

# Kingborough



## COUNCIL MEETING AGENDA

NOTICE is hereby given that an Ordinary meeting of the Kingborough Council will be held in the Kingborough Civic Centre, 15 Channel Highway, Kingston on  
Monday, 1 February 2021 at 5.30pm

# Kingborough Councillors 2018 - 2022



**Mayor**  
**Councillor Dean Winter**



**Deputy Mayor**  
**Councillor Jo Westwood**



**Councillor Sue Bastone**



**Councillor Gideon Cordover**



**Councillor Flora Fox**



**Councillor David Grace**



**Councillor Amanda Midgley**



**Councillor Christian Street**



**Councillor Steve Wass**



**Councillor Paula Wriedt**

# QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports contained in Council Meeting Agenda No. 2 to be held on Monday, 1 February 2021 contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendations.



Gary Arnold  
GENERAL MANAGER

Tuesday, 26 January 2021

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Public Copy

## **GUIDELINES FOR PUBLIC QUESTIONS**

### **Section 31 of the *Local Government (Meeting Procedures) Regulations 2015***

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Questions from the public may either be submitted to the General Manager in writing or asked verbally at an Ordinary Council meeting. Any question asked must only relate to the activities of Council [Section 31(2)(b)].

This guideline is provided to assist the public with the requirements of Public Question Time as set out in the *Local Government (Meeting Procedures) Regulations 2015* as well as determinations made by Council. You are reminded that the public question forum is designed to accommodate questions only and neither the questions nor answers will be debated.

#### **Questions on Notice**

Written questions on notice must be received at least seven (7) days before an Ordinary Council meeting [Section 31(1)] and must be clearly headed 'Question/s on Notice'. The period of 7 days includes Saturdays, Sundays and statutory holidays but does not include the day on which notice is given or the day of the Ordinary Council meeting [Section 31(8)].

#### **Questions Without Notice**

The Chairperson of an Ordinary Council meeting must ensure that, if required, at least 15 minutes is made available for public questions without notice [Section 31(3)]. A question without notice must not relate to any matter that is listed on the agenda for that meeting.

A question by any member of the public and an answer to that question is not to be debated at the meeting [Section 31(4)]. If a response to a question cannot be provided at the meeting, the question will be taken on notice and will be included in the following Ordinary Council meeting agenda, or as soon as practicable, together with the response to that question.

There is to be no discussion, preamble or embellishment of any question asked without notice, and the Chairperson may require that a member of the public immediately put the question.

The Chairperson can determine whether a question without notice will not be accepted but must provide reasons for refusing to accept the said question [Section 31 (6)]. The Chairperson may require a question without notice to be put on notice and in writing.

The Chairperson may rule a question inappropriate, and thus inadmissible if in his or her opinion it has already been asked, is unclear, irrelevant, offensive or relates to any matter which would normally be considered in Closed Session. The Chairperson may require that a member of the public immediately put the question.

AGENDA of an Ordinary Meeting of Council  
Kingborough Civic Centre, 15 Channel Highway, Kingston  
Monday, 1 February 2021 at 5.30pm

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**1      AUDIO RECORDING**

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The Chairperson will declare the meeting open, welcome all in attendance and advise that Council meetings are recorded and made publicly available on its website. In accordance with Council's policy the Chairperson will request confirmation that the audio recording has commenced.

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**2      ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS**

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The Chairperson will acknowledge the traditional custodians of this land, pay respects to elders past and present, and acknowledge today's Tasmanian Aboriginal community.

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**3      ATTENDEES**

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**Councillors:**

Mayor Councillor D Winter  
Deputy Mayor Councillor J Westwood  
Councillor S Bastone  
Councillor G Cordover  
Councillor F Fox  
Councillor D Grace  
Councillor A Midgley  
Councillor C Street  
Councillor S Wass

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**4      APOLOGIES**

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Councillor P Wriedt

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**5      CONFIRMATION OF MINUTES**

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**RECOMMENDATION**

That the Minutes of the open session of the Council Meeting No. 1 held on 18 January 2021 be confirmed as a true record.

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**6      WORKSHOPS HELD SINCE LAST COUNCIL MEETING**

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There have been no workshops held since the last Council meeting.

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**7 DECLARATIONS OF INTEREST**

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

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**8 TRANSFER OF AGENDA ITEMS**

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Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

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**9 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC**

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**10 QUESTIONS ON NOTICE FROM THE PUBLIC**

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At the time the Agenda was compiled there were no Questions on Notice from the Public.

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**11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS**

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**12 QUESTIONS ON NOTICE FROM COUNCILLORS**

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**12.1 Adventure Bay Beach**

At the Council meeting on 18 January 2021, **Cr Wass** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

*Could I have a brief update on the Adventure Bay Beach and surrounding areas following the report of the burst bean bag, whether or not Parks and Wildlife were able to clean up the entire beach and the surrounding areas, whether Council has had to be involved and also including whether anyone has owned up to this incident or has been traced?*

**Officer's Response:**

Parks and Wildlife (PWS) organised a very successful community 'pop up' Discovery Ranger activity for the clean-up at Adventure Bay Beach with approximately 25 people assisting. The clean-up was led by PWS, primarily from a logistical perspective as they have a Discovery Ranger on the Island who is also working on a number of beach projects. Overall, despite being an unusual and less than ideal situation, it generated positive community input for a quick and ongoing response. At this stage there is no further information on who was responsible for the incident.

*Abylene McGuire, Senior Environmental Health Officer*

## 12.2 Efficiency Dividend

At the Council meeting on 18 January 2021, **Cr Cordover** asked the following question without notice to the Mayor, with a response that the question would be taken on notice:

*Do you agree with the reasoning provided in the governments budget that the removal of efficiency dividends will support the ongoing delivery of services and support the local economy to recover from Covid?*

### Response:

The 2019-20 Tasmanian Budget introduced a 0.75% efficiency dividend on all spending. It was abandoned in March 2020 during the onset of the COVID-19 pandemic. Kingborough Council put an efficiency dividend in place for the 2020-21 Budget, where it sought to find savings of \$380,000 which was the equivalent of 0.12% of total spending. In December 2020, Council reported the completion of this work.

My view is that the Tasmanian Government's efficiency dividend was ambitious during a 'normal' financial year, but unachievable during a global pandemic. By comparison, Kingborough Council's efficiency dividend was more modest and proved achievable.

*Mayor, Cr Dean Winter*

## 12.3 Recent Dog Attacks

At the Council meeting on 18 January 2021, **Cr Bastone** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

*There have been two dog attacks in Middleton and in Kettering and I'm wondering whether the dogs that have bitten the people have been destroyed because they were both taken to the Council pound?*

### Officer's Response:

Neither dog has been destroyed. The Middleton matter has been resolved by way of an abatement notice pursuant to the *Dog Control Act 2000*. This dog is required to be on a lead and muzzled at all times, when not contained to its primary premises. It is intended that the Kettering matter will be referred to the Magistrate's Court for determination.

*Daniel Smee, Director Governance, Recreation & Property Services*

## 12.4 Responsibility of Clearing of Land

At the Council meeting on 18 January 2021, **Cr Bastone** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

*Who is responsible for clearing the areas of land that are either the result of a road re-alignment or a road reserve that it is not going to be progressed to a road in regards to clearing because of bushfire danger and things like this?*

### Officer's Response:

Council's compliance team undertake a fire hazard inspection when matters of this type are brought to our attention.



Council's property officer is also requested to investigate whether the land is required as a future road. If the land is not required for road purposes we also investigate other options including possible sale to adjoining land owners.

The responsibility in acting on a fire abatement notice or similar would be the responsibility of the property owner as listed on the land title.

*Darren Johnson, Manager Works*

## 12.5 City Deal Update

At the Council meeting on 18 January 2021, **Cr Midgley** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

*What is the status of the park and rides, the bus shelter audits and the possibility of the date for the frequent bus services?*

### Officer's Response:

The Department of State Growth (DSG) have lodged development applications for a park and ride facility at Firthside and Huntingfield. A tender has been awarded for the first stage of the works at Firthside, including construction of footpaths and shelters.

Construction of the Huntingfield park and ride facility and the second stage of works at Firthside, including works to progress the parking facility, are anticipated to commence in early 2021.

The first stage of the DSG audit has identified 194 bus stops in the municipality, many of which are currently not DDA compliant. DSG have invited council officers onto a working group that will conduct an analysis of each bus stop and list the bus stops with the highest priority. Individual designs would then be done. The designs would then be costed and a final prioritisation of works and implementation schedule done. This planning work is proposed to be done in the first 6 months of this year and the on-ground works to be scheduled during 2021/22. The work has to be completed by the end of 2022.

A trial of additional bus services to service the park and ride facilities and improve provision of bus services in Kingborough will commence in mid 2021.

*Gary Arnold, General Manager*

## 12.6 Annual Report 2019/20

At the Council meeting on 18 January 2021, **Cr Midgley** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

- 1 *As regards the Annual Report at page 181, it's in regards to the performance measures and the status at 1.4.1 it states 50% and the reasoning says that "it is unable to fully implement due to resourcing restraints". How can we aim to have 100% in that, what sort of resourcing restraints were there?*
- 2 *At 1.4.4 in regards to the development and implement strategy to reduce Council's carbon footprint, I understand that the draft strategy has been prepared but not endorsed by Council. Again, I'm hoping this will still be on the cards for this area. How can we again look forward to 100% in that regard?*

**Officer's Response:**

- 1 The Kingborough Council Climate Change Plan (2019 to 2024) was endorsed by Council in March 2019 "with resourcing of actions subject to annual budget deliberations."

During an Operational Budget estimate workshop for councillors for the 2020/21 financial year it was highlighted that to fully implement actions in the Plan identified for the 2019/20 (uncompleted) and 2020/21 financial years it would cost an estimated:

- Human Resourcing – Climate Change Officer (\$100,000 per annum) plus
- Plan actions (\$200,000 total operational funding for 2020/21).

- 2 Staff are continuing to progress initiatives to reduce the carbon footprint of council activities particularly with regards the avoidance and reduction of waste sent to landfill. In the Kingborough Council Greenhouse Gas Emissions Report (2019-20) it was highlighted that 92.7% of Kingborough Council's greenhouse gas emissions emanated from waste sent to landfill (ie: Copping). It is anticipated that progress towards an aspirational target of Net Zero Emissions for Council activities by 2050 will be maintained.

*Jon Doole, Manager Environmental Services*

### **13 NOTICES OF MOTION**

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At the time the Agenda was compiled there were no Notices of Motion received.

### **14 PETITIONS STILL BEING ACTIONED**

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A report on the petition headed "Repair or Replace Collapsed Road Surface in Village Drive, Kingston" will be submitted to Council in the near future.

### **15 PETITIONS RECEIVED IN THE LAST PERIOD**

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#### **15.1 DEVELOPMENT OF WALKING TRACK IN SPRING FARM AND WHITEWATER PARK ESTATES TO CONNECT TO HUNTINGFIELD, WITH PROVISION OF OPEN SPACE/PLAY SPACE IN THESE AREAS**

A petition containing **546** signatures has been received by Council petitioning Council to:

1. Provide a walking track along Whitewater Creek through the Spring Farm and Whitewater Park Estates, including the provision of connectivity to the Kingston shopping precinct and Huntingfield area.
2. Develop and implement open space provision, including play spaces and recreation areas, along Whitewater Creek through Spring Farm and Whitewater Park Estates

### **RECOMMENDATION**

That the petition containing **546** signatures be received and referred to the appropriate Department for a report to Council.

## 16 OFFICERS REPORTS TO COUNCIL

### 16.1 PROPOSED AMENDMENT TO THE URBAN GROWTH BOUNDARY OF THE SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY, 66 SUMMER HILL ROAD, WEST HOBART

**File Number:** 17.01

**Author:** Adriaan Stander, Strategic Planner

**Authoriser:** Tasha Tyler-Moore, Manager Development Services

#### Strategic Plan Reference

**Key Priority Area:** 3 Sustaining the natural environment whilst facilitating development for our future.

**Strategic Outcome:** 3.4 Best practice land use planning systems are in place to manage the current and future impacts of development.

#### 1. PURPOSE

- 1.1 The City of Hobart City has requested an amendment to the Urban Growth Boundary of the Southern Tasmania Regional Land Use Strategy (STRLUS). Requests for an amendment to a Regional Land Use Strategy must be supported by all councils within the region. This report seeks Council's 'in principle' support of the proposed amendment to STRLUS.

#### 2. BACKGROUND

- 2.1 The City of Hobart has requested an amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS) to increase the Urban Growth Area to include land located at 66 Summerhill Road, West Hobart.
- 2.2 The site is located on the fringe of existing residential development at the end of Summerhill Road in West Hobart and adjoins the Knocklofty Reserve (see Figure 1). The intention is to rezone the land from Environmental Management, Environmental Living and General Residential to Low Density Residential. The proposed zoning change requires an amendment to STRLUS to include part of the lot that is located outside the Urban Growth Boundary.



**Figure 1- Subject site (66 Summerhill Road, West Hobart)**

- 2.3 Requests for an amendment to a Regional Land Use Strategy must be supported by all councils within the region. As Kingborough Council is one of the southern region councils, the City of Hobart is seeking Council's view on the proposal and an indication as to whether Council supports the proposal. A copy of the request and supporting documentation is provided as Attachment 1.

### 3. STATUTORY REQUIREMENTS

- 3.1 Under Section 30C(3) of LUPAA the Minister for Planning may declare a regional land use strategy.
- 3.2 Section 30C(4) specifies that the Minister must keep all regional land use strategies under regular and periodic review. There is no formal statutory process for individuals or planning authorities to apply to amend the STRLUS.
- 3.3 Section 30O(1) of LUPAA (for Interim Schemes) and S.34 - LPS Criteria (for the future Tasmanian Planning Scheme), requires that planning schemes (and any amendments to an existing planning scheme) to be, as far as practicable, consistent with the relevant regional land use strategy.
- 3.4 Pursuant to Section 32(ea) [and 30O(1)] of LUPAA, before certifying and publicly exhibiting a draft planning scheme amendment council needs to be satisfied that the draft amendment is consistent with the relevant regional land use strategy.
- 3.5 Pursuant to Section 30O(1) of LUPAA, the Tasmanian Planning Commission must be satisfied that a draft planning scheme amendment is consistent with the relevant regional land use strategy before approving an amendment. Similar legislative requirements apply to all future LPSs, and amendments to LPSs that will be in place under the Tasmanian Planning Scheme.

### 4. DISCUSSION

- 4.1 The strategic directions, policies and actions contained within the STRLUS aim to deliver sustainable settlements that are integrated across the region. The strategy represents the agreed and approved strategic directions for the 'entire' southern region and provides certainty to the broader community, infrastructure providers and governments as to medium and long-term investment decisions.
- 4.2 There is no formal statutory process for individuals or planning authorities to apply to amend the STRLUS. The Department of Justice, Planning Policy Unit has released an information sheet *RLUS1 – Reviewing and Amending The Regional Land Use Strategies*. It provides guidance on when and under what circumstances the regional land use strategies can be amended. It also sets out the requirements and process for reviewing and considering amendments. In short, any request to substantially modify the Urban Growth Boundary, is required to provide a holistic overview and analysis of current residential land supply and demand for the region in its entirety.
- 4.3 There has been no substantial change to the Urban Growth Boundary in the STRLUS since it was declared. There have only been 5 amendments to date with all being very minor changes, largely to correct errors or anomalies.
- 4.4 The proposal to amend the Urban Growth Boundary and associated zoning change will result in a larger area of land available for residential purposes, but not a significantly greater number of permitted dwellings or lots, compared to the existing situation. The proposal will provide the opportunity for the land to be subdivided into 3 to 4 lots.

- 4.5 The request by the City of Hobart represents a minor adjustment to the Urban Growth Boundary and will have no effect on the overall attainment of the residential and settlement policies within STRLUS.

## **5. FINANCE**

- 5.1 There are no financial implications associated with this report and recommendation.

## **6. ENVIRONMENT**

- 6.1 There are no environmental implications associated with this report and recommendation.

## **7. COMMUNICATION AND CONSULTATION**

- 7.1 The City of Hobart has requested an amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS) to increase the Urban Growth Area to include land located at 66 Summerhill Road, West Hobart.
- 7.2 Requests for an amendment to a Regional Land Use Strategy must be supported by all councils within the region. As Kingborough Council is one of the southern region councils, the City of Hobart is seeking Council's view on the proposal and an indication as to whether Council supports the proposal.

## **8. RISK**

- 8.1 There are no risks associated with this report and the recommendation.

## **9. CONCLUSION**

- 9.1 The City of Hobart has requested an amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS) to increase the Urban Growth Area to include land located at 66 Summerhill Road, West Hobart. The request represents a minor adjustment to the Urban Growth Boundary and will have no effect on the overall attainment of the residential and settlement policies within STRLUS.
- 9.2 It is recommended that Council indicates its 'in principle' support of the amendment.

## **10. RECOMMENDATION**

That Council notes the proposal being considered by the City of Hobart and indicates 'in principle' support for amendment to STRLUS.

## **ATTACHMENTS**

- 1. Request by City of Hobart to amend the Urban Growth Boundary**



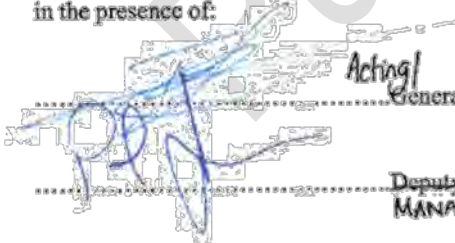


HOBART INTERIM PLANNING SCHEME 2015

## PSA-18-2 AMENDMENT INSTRUMENT OF CERTIFICATION

It is hereby certified that draft Amendment PSA-18-2 to the Hobart Interim Planning Scheme 2015 meets the requirements specified in section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993*.

The Common Seal of the Hobart City Council is fixed hereon, pursuant to Council's resolution of 26 October 2020 in the presence of:

  
Acting  
General Manager

Deputy General Manager  
MANAGER LEGAL & GOVERNANCE



Date: 30/10/20



HOBART INTERIM PLANNING SCHEME 2015

# PSA-18-2 AMENDMENTS

The Common Seal of the City of Hobart  
is fixed hereon, pursuant to  
Council's resolution of 26 October 2020  
in the presence of:

*[Signature]*  
Acting  
General Manager

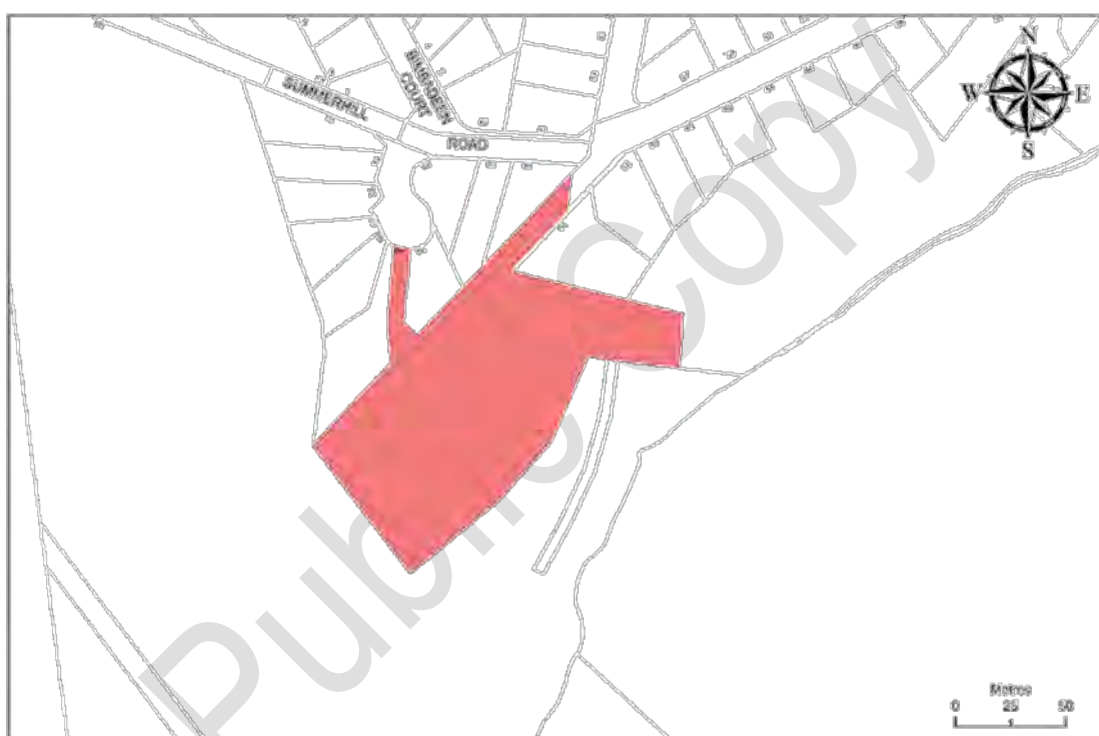
*[Signature]*  
Deputy General Manager  
MANAGER LEGAL & GOVERNANCE



## PSA-18-2 Amendment

**AMENDMENTS TO THE PLANNING SCHEME ZONING AND OVERLAY  
MAPS****Amendment PSA-18-2-1**

Amend the zoning map by rezoning the land indicated at 66 Summerhill Road West Hobart (CT 178330/1) from the Environmental Management Zone, Environmental Living Zone and General Residential Zone to the Low Density Residential Zone.



## PSA-18-2 Amendment

**Amendment PSA-18-2-2**

Amend the overlay map by extending the Biodiversity Protection Area Overlay over the land indicated, resulting in this overlay applying to the entire title at 66 Summerhill Road (CT 178330/1).



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**REPORT TITLE:** **AMENDMENT PSA-18-2 - HOBART INTERIM  
PLANNING SCHEME 2015 - 66 SUMMERHILL ROAD  
REZONING**

**REPORT PROVIDED BY:** Development Planner  
Director City Planning

**1. Report Purpose and Community Benefit**

- 1.1. The purpose of this report is to consider an application under the former provisions of the *Land Use Planning and Approvals Act 1993* (LUPAA), from ERA Planning on behalf of Newdegate Nominees Pty Ltd, to amend the *Hobart Interim Planning Scheme 2015* (HIPS 2015) by rezoning the property at 66 Summerhill Road to Low Density Residential from Environmental Management, Environmental Living and General Residential. The amendment is described in the applicant's rezoning plan and accompanying submission in **Attachments A and B**.
- 1.2. The Biodiversity Protection Area overlay is also proposed to be extended across the entire area rezoned to Low Density Residential.
- 1.3. As requested by the applicant, this report also recommends the initiation of an amendment to the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) to amend the Urban Growth Boundary (UGB) to allow for the rezoning to occur.
- 1.4. The proposal benefits the community by ensuring that land is appropriately zoned and that use and development is undertaken in a fair and orderly manner.

**2. Report Summary**

- 2.1. The proposal is to rezone 66 Summerhill Road (title reference: CT 178330/1) to Low Density Residential. The site is currently zoned General Residential, Environmental Management and Environmental Living.
- 2.2. The proposed rezoning plan is provided as **Attachment A**.
- 2.3. The applicant's supporting documentation relating to the rezoning is provided as **Attachment B**.
- 2.4. The site is located on the fringe of existing residential development at the end of Summerhill Road in West Hobart, and adjoins the City-owned Knocklofty Reserve.
- 2.5. The land is generally east facing and partly vegetated. The dominant vegetation type is *Eucalyptus globulus* dry forest and woodland, although it is significantly weed infested.



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- 2.6. The subject site comprises part of the balance lot of a previous subdivision for 9 lots plus balance at 66 Summerhill Road (PLN-16-1296).
- 2.7. Council purchased some of this balance lot following the subdivision to formalise existing informal use of the area by the public and provide a strategic link between the southern and northern parts of Knocklofty Reserve.
- 2.8. Submitted documentation demonstrates that the land subject to the rezoning is capable of being developed to a density commensurate with the Low Density Residential Zone.
- 2.9. In order for the rezoning to occur, the Urban Growth Boundary (UGB) of the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) will need to be extended.
- 2.10. The applicant has also requested that Council initiate an amendment to the STRLUS. Justification for this change is provided as **Attachment C**.
- 2.11. It is considered that both the proposed rezoning and the amendment to the STRLUS are capable of meeting the requirements of LUPAA for the following reasons:
  - 2.11.1. The land is not considered to be suitable for retention under the Environmental Management Zone given it does not contain high conservation value vegetation;
  - 2.11.2. The Low Density Residential Zone provides for a transition in residential density between the adjacent General Residential Zone and neighbouring Council-owned Knocklofty Reserve;
  - 2.11.3. The development potential following the rezoning is not significantly different in terms of number of permitted dwellings compared to the existing situation;
  - 2.11.4. The rezoning is not considered to increase potential for land use conflicts considering surrounding land uses and the likely location and number of future dwellings.
- 2.12. It is recommended that the Biodiversity Protection Area Overlay should be extended across the entire rezoned area, in order to consider existing vegetation at the development stage and to protect a significantly old, large, hollow-bearing white gum.
- 2.13. The proposed amendment is recommended for initiation, and it is recommended that a letter be sent to the Minister for Planning to request a STRLUS amendment to extend the UGB.

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**3. Recommendation**

**That:**

- 1. Pursuant to Section 34(1) (a) of the former provisions of the Land Use Planning and Approvals Act 1993, the Council resolve to initiate an amendment to the Hobart Interim Planning Scheme 2015 to rezone the property at 66 Summerhill Road to Low Density Residential from General Residential, Environmental Living and Environmental Management, as indicated in the rezoning plan provided in Attachment A, and to extend the Biodiversity Protection Area Overlay over the entire area rezoned to Low Density Residential.**
- 2. Pursuant to Section 35 of the former provisions of the Land Use Planning and Approvals Act 1993, the Council certify that the amendment to the Hobart Interim Planning Scheme 2015 PSA-18-2 meets the requirements of Section 32 of the former provisions of the Land Use Planning and Approvals Act 1993 and authorise the General Manager and the Deputy General Manager to sign the Instrument of Certification (Attachment E).**
- 3. Pursuant to Section 38 of the former provisions of the Land Use Planning and Approvals Act 1993, the Council place Amendment PSA-18-2 to the Hobart Interim Planning Scheme 2015 on public exhibition for a 28 day period following certification.**
- 4. Council resolve to request the Minister for Planning to amend to the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) to extend the Urban Growth Boundary to include the area of 66 Summerhill Road to be rezoned Low Density Residential.**

**4. Background**

- 4.1. The land subject to the rezoning comprises part of the balance lot of a previous subdivision at 66 Summerhill Road (PLN-16-1296). This subdivision was for 9 lots plus balance.
- 4.2. Council purchased some of the balance lot following the subdivision to formalise existing informal use of the area by the public and provide a strategic link between the southern and northern parts of Knocklofty Reserve. The remainder of the balance lot is the subject of this application.
- 4.3. The ownership of the subject site has changed since the amendment request was submitted.
- 4.4. Since submission, a parcel of land acquired through an adverse possession claim has been adhered to the title for 66 Summerhill Road, and forms part of the proposal.
- 4.5. There is no application for subdivision or development as part of this amendment, although an indicative subdivision and servicing plan has been submitted to demonstrate a possible scenario.

***Existing situation***

- 4.6. The site is located on the fringe of existing residential development at the end of Summerhill Road in West Hobart, and adjoins the City-owned Knocklofty Reserve (see Figure 1).
- 4.7. The land is generally east facing and partly vegetated. The dominant vegetation type is *Eucalyptus globulus* dry forest and woodland, although it is significantly weed infested.
- 4.8. The site is currently partly zoned General Residential, Environmental Living and Environmental Management.
- 4.9. It is noted that the zoning maps of the Council's GIS overlays (see Figure 1) align differently with the underlying property boundaries compared to the State Government's LISTmap property boundaries (see Figure 2).
- 4.10. Advice from the Tasmanian Planning Commission (TPC) GIS unit is that this is due to adjustments made to the LISTmap cadastre to align property boundaries more closely with zone boundaries, although there does not appear to have been any formal amendments to the zoning maps to reflect this. It is recommended that the TPC formally resolve this mapping inconsistency.

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**Figure 1: Subject site showing existing zoning (Council GIS)**



**Figure 2: Subject site showing existing zoning (LISTmap)**

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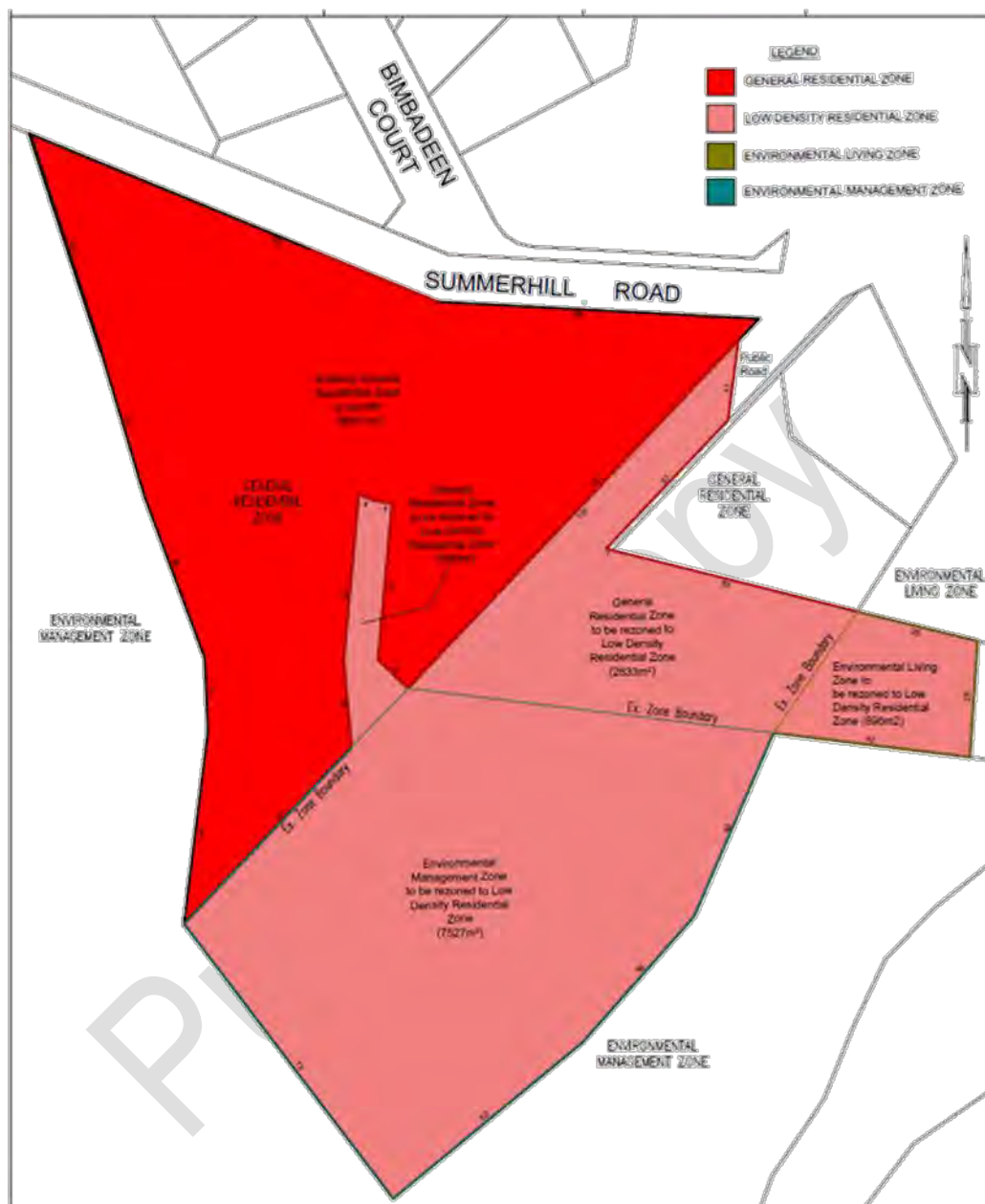


Figure 3: Proposed rezoning of subject site



**Planning Scheme Provisions**

- 4.11. The Zone Purpose Statements of the Environmental Management Zone are:

*To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value or with a significant likelihood of risk from a natural hazard.*

*To only allow for complementary use or development where consistent with any strategies for protection and management.*

*To facilitate passive recreation opportunities which are consistent with the protection of natural values in bushland and foreshore areas.*

*To recognise and protect highly significant natural values on private land.*

*To protect natural values in un-developed areas of the coast.*

- 4.12. Allowable uses under the Environmental Management Zone are generally limited to those that have a public benefit. Permitted uses are generally only those compatible with a reserve management plan. Use and development standards under this zone are primarily focussed towards protecting vegetation and landscape values.

- 4.13. The Zone Purpose Statements of the Environmental Living Zone are:

*To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.*

*To ensure development is reflective and responsive to the natural or landscape values of the land.*

*To provide for the management and protection of natural and landscape values, including skylines and ridgelines.*

*To protect the privacy and seclusion that residents of this zone enjoy*

*To provide for limited community, tourism and recreational uses that do not impact on natural values or residential amenity.*

*To encourage passive recreational opportunities through the inclusion of pedestrian, cycling and horse trail linkages.*

- 4.14. Allowable uses under the Environmental Living Zone are generally focussed towards residential or recreation uses, as well as some discretionary community uses. Use and development standards are

primarily focussed towards retaining residential amenity and natural values.

4.15. The Zone Purpose Statements of the General Residential Zone are:

*To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.*

*To provide for compatible non-residential uses that primarily serve the local community*

*To provide for the efficient utilisation of services.*

*To encourage residential development that respects the neighbourhood character.*

*To provide a high standards of residential amenity.*

*To allow commercial uses which provide services for the needs of residents of a neighbourhood and do not displace an existing residential use or adversely affect their amenity particularly through noise, traffic generation and movement, and the impact of demand for on-street parking.*

4.16. Allowable uses under the General Residential Zone are focussed towards residential uses, with some commercial uses (primarily in existing commercial buildings) that serve the local community. Use and development standards are generally focussed towards achieving residential amenity, allowing for suburban level of density.

4.17. The Zone Purpose Statements of the Low Density Residential Zone are:

*To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.*

*To provide for non-residential uses that are compatible with residential amenity.*

*To encourage residential development that respects the neighbourhood character.*

*To provide a high standard of residential amenity.*

*To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.*

4.18. Allowable uses under the Low Density Residential Zone are generally focussed towards residential uses, with a limited number of other

community-focussed uses. The only allowable commercial use is Domestic animal breeding, boarding or training, with discretion.

- 4.19. Use and development standards under the Low Density Residential Zone are generally focussed towards achieving residential amenity, at a lower density level than for general urban areas.

***Tasmanian Planning Scheme***

- 4.20. The Environmental Management, General Residential and Low Density Residential zones under the Tasmanian Planning Scheme (TPS) are substantially similar to the equivalent zones under the HIPS 2015. There is no equivalent 'Environmental Living' zone.
- 4.21. Some differences in the Low Density Residential Zone under the TPS compared to the HIPS 2015 include that a slightly wider range of discretionary non-residential uses are allowable. In addition, the site area per dwelling for multiple dwellings is set at the same area as the minimum lot size for serviced lots (1500m<sup>2</sup>), and there is no maximum permitted lot size. The absolute minimum lot size is 1200m<sup>2</sup>.
- 4.22. Under the HIPS 2015, the site area per dwelling requirement under the Low Density Residential Zone is greater than the minimum lot size (1500m<sup>2</sup> and 1000m<sup>2</sup> respectively), and there is a maximum lot size of 2,500m<sup>2</sup>. There is no discretion to approve lots either below the minimum or above the maximum permitted lot sizes unless for open space purposes.

**5. Proposal and Implementation**

- 5.1. The proposal is to amend the *Hobart Interim Planning Scheme 2015* (HIPS 2015) zoning maps by rezoning part of the property at 66 Summerhill Road to Low Density Residential from Environmental Management, Environmental Living and General Residential.
- 5.2. The proposal is also to submit a request to the Minister of Planning to amend the STRLUS by extending the UGB to include the rezoned area.

***Justification – Applicant's Submission***

- 5.3. The applicant considers that the requested rezoning amendment is justified for the following reasons:
- 5.3.1. The subject site is capable of being serviced by sewer and water infrastructure.
- 5.3.2. A natural values report indicates that the conservation value of the vegetation community on the site is significantly diminished due to substantial weed infestation. Many of the large trees on the site can be retained even following subdivision.

- 5.3.3. It is considered that following the proposed rezoning, three lots and a balance could be provided. This would provide for a transition of density from the General Residential Zone through to Environmental Management and Environmental Living zoned land, reflecting orderly development and reducing bushfire clearance and vegetation maintenance on non-residentially zoned land.
- 5.3.4. The proposal includes an element of 'back-zoning' from General Residential to Low Density Residential, and therefore the change in overall development potential will not be significantly altered.
- 5.3.5. The proposed rezoning removes split zoning of the site and provides for a more logical and systematic pattern of residential development reflective of site constraints.
- 5.3.6. The proposed rezoning and development potential will not have an unreasonable impact on visual landscape values. The land is at a similar or lower contour level compared to adjoining land that is already developed, and the vegetated ridgeline will remain.
- 5.3.7. The site is highly modified already and the area that is suitable for development is substantially cleared of vegetation.
- 5.3.8. While part of the site is subject to the Landslide Hazard Area Overlay, building envelopes can be accommodated outside of these areas. A submitted landslide risk management report concludes the risk posed on the site is low, instability and erosion from vegetation removal is low and acceptable, and expected development should not have a significant effect on land stability on the site or neighbouring properties.
- 5.3.9. A submitted Bushfire Hazard Management Plan (BHMP) indicates that hazard management areas based on BAL-19 construction could be contained within the lot boundaries for a four lot subdivision with building envelopes close to the northern lot boundary.
- 5.3.10. The proposal is consistent with the STRLUS in that:
- Future lot sizes are such that house sites and associated bushfire hazard management areas can be adequately accommodated within the lot boundaries, minimising the impact on broader vegetation values and managing bushfire risk;
  - Adequate land area will be provided to enable a future subdivision that incorporates house sites outside of landslide hazard risk areas;

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- An area of the original site has been provided to Council to formalise walking tracks and links to Knocklofty Reserve;
- The rezoning presents a logical transition in the pattern of development and the existing potential of the site;
- the proposal does not represent residential growth but rather an alternative layout for residential development that is more sustainable and responsive to site characteristics;
- the application of the Low Density Residential Zone is reflective of the constraints of the site;

5.3.11. The proposal is consistent with the Objectives of the Resource Management and Planning System, in particular that it:

- Promotes sustainable development given it minimises impacts on bushland while allowing for appropriate residential development;
- Provides for the fair, orderly and sustainable use and development of land given it enables a transition of density without further impacting on significant vegetation or landscape values;
- Encourages public involvement through a public exhibition process;
- Facilitates economic development in that it contributes to the provision of housing and maximises use of infrastructure and services;
- Promotes the sharing of responsibility between government, community and industry by way of the rezoning process;
- Represents sound strategic planning as it is a logical and orderly expansion of a residential area at an appropriate density, removing split-zoning of sites;
- Does not affect the established system of planning instruments, allowing future development of the land to be considered against the planning scheme;
- Considers effects on the environment and social and economic impacts as environmental values on the land can be managed appropriately;
- Contributes to a pleasant, efficient and safe working, living and recreational environment in that it allows of a transition of land between established residential areas and Knocklofty Reserve;

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- Conserves places of aesthetic interest as it retains the existing contour line beyond which the existing development pattern does not currently extend.
  - Does not impact on the coordination of public and other facilities and infrastructure.
- 5.3.12. The proposal does not contravene the *State Policy on Water Quality Management 1997* as the planning scheme provisions will ensure use and development is undertaken in accordance with the policy.
- 5.3.13. There are unlikely to be any potential land use conflicts as the proposal provides for an orderly graduation of lot sizes and sustainable utilisation of land that is otherwise constrained.
- 5.3.14. The size and configuration of potential lots means development opportunities will be limited on the site, and therefore the regional impact of the proposal is negligible.
- 5.4. In relation to the amendment to the STRLUS to extend the UGB, the applicant considers the request is justified for the following reasons:
- 5.4.1. The STRLUS was declared 9 years ago, and has had little review since.
- 5.4.2. Maintaining a forward rolling supply of residential land is critical to orderly land release that does not have adverse effects on affordability of housing supply.
- 5.4.3. The UGB was originally intended to be a 'management' tool to control orderly release of new land, not a 'restrictive' tool requiring all land to be converted and used for urban purposes before more is released.
- 5.4.4. The UGB was developed through a relatively inexact process that took into account the best available data on capacity of infrastructure, values, hazards, existing zoning and proposed zoning amendments. There were some constraints associated with this data, and with the dwelling forecast and dwelling yield analysis conducted.
- 5.4.5. Originally the UGB was not intended to be read at a cadastral level and the map was notated to reflect the indicative nature of the line, which was anticipated to adjust taking into account local investigations into values, hazards and other constraints.
- 5.4.6. In 2013 the UGB was changed from a 'fuzzy' line to a 'black and white line', at the behest of some councils in order to provide for easier application. This has caused an unreasonable degree of regulatory burden on proposed small

scale land releases around the UGB such as the one proposed for this amendment.

- 5.4.7. Population increase in greater Hobart since the STRLUS was prepared has been greater than predicted, and 2019 predictions from the Department of Treasury and Finance confirms greater increases into the future than accounted for under the STRLUS.
- 5.4.8. The rezoning at 66 Summerhill Road would facilitate potentially 3 additional lots suited to single dwellings in a well serviced and located area. This is only 0.01% of the dwelling demand underlying the UGB which is negligible and has no effect on the overall attainment of the residential and settlement policies within the STRLUS.

***Justification - Comment***

- 5.5. The applicant has submitted some valid reasons in support of the rezoning.
- 5.6. As the land has been assessed to not contain vegetation that is of high conservation value, and the potential hazards are manageable, retention of the site within the Environmental Management Zone is not warranted.
- 5.7. It is not considered that the land reflects the Zone Purpose Statements of the Environmental Management Zone, particularly:  
  
*To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value or with a significant likelihood of risk from a natural hazard.*
- 5.8. The area of the original site that did have conservation and recreation value has now been transferred to City of Hobart ownership.
- 5.9. It is considered that the Low Density Residential Zone is a reasonable alternative zone for the remainder of the site, including the portion currently zoned General Residential which includes site constraints, such as landslide hazard areas, that will likely limit potential development density.
- 5.10. The replacement of the small section zoned Environmental Living is appropriate as the vegetation community is compromised and it is unlikely any housing will be developed in this area. The indicative subdivision plan suggests this area will likely remain part of a large balance lot that does not have further subdivision potential. The Low Density Residential Zone with a Biodiversity Protection Area Overlay will still allow consideration of any hazards and values in this section of land if further development were to be proposed.
- 5.11. The Low Density Residential Zone will recognise existing site constraints and limit high density development in the area. Future

development on the site is considered to be capable of meeting the zone purpose statements of the Low Density Residential Zone.

- 5.12. The zone provides for a transition in density between the General Residential Zone and adjoining Environmental Living and Environmental Management zoned areas.
- 5.13. In terms of development potential, the difference in the number of lots or developments theoretically possible is not significant.
- 5.14. Under the current zoning, there is the theoretical capacity for 5-6 permitted dwellings on the site (0 on the Environmental Management zoned land and 5-6 on the General Residential/Environmental Living zoned land).
- 5.15. If the site were to be rezoned as proposed, under the HIPS 2015, the Low Density Residential Zone could theoretically yield up to 11 lots or 7 multiple dwellings (minimum lot size of 1000m<sup>2</sup>, minimum land per multiple dwelling of 1500m<sup>2</sup>). It is noted however that, in terms of subdivision, available frontage to a road is restricted and therefore the maximum number of lots would not be achievable.
- 5.16. The draft Hobart Local Provisions Schedule (LPS) currently proposes that the areas of this site currently zoned Environmental Living or Environmental Management be zoned Rural Living C. This zone has a minimum permitted lot size of 5 hectares.
- 5.17. Under the LPS, the multiple split zoning of the site would continue. Removal of the site's split zoning as proposed by the amendment will be a positive outcome as it consolidates development potential and simplifies assessments.
- 5.18. Under the draft LPS as currently zoned, the development potential would theoretically allow for approximately 6-7 permitted dwellings (1 on the Rural Living C zoned portion of land, 5-6 on the General Residential zoned portion of land.) If the site were to be rezoned as proposed when the LPS is approved, the development potential would be approximately 7 lots or 7 multiple dwellings.
- 5.19. The number of lots or dwellings that could be practically realised on the site following rezoning is highly likely to be lower than the maximum theoretical number due to access constraints, servicing constraints, natural hazards and gradient.
- 5.20. The applicant has provided an indicative subdivision plan that shows three additional lots plus balance. This is considered to be a more realistic potential, assuming servicing for each potential dwelling can be achieved.
- 5.21. Essentially, the rezoning will result in a larger area of land available for residential purposes, but not a significantly greater number of permitted dwellings or lots, compared to the existing situation.



- 5.22. Avoiding zoning privately owned land as Environmental Management is consistent with the established strategic direction favoured under the Tasmanian Planning Scheme.
- 5.23. It is agreed that the development of additional houses in the northern section of the site will not have a significant adverse impact from a visual point of view, given the existing line of development, the recently approved subdivision, the primarily cleared nature of the building areas, and the small number of possible dwellings.
- 5.24. The proposal was referred to relevant Council officers. Comments are provided below:

*Open Space and Recreation*

- 5.24.1. There does not appear to be any clearing for bushfire protection required on Council land outside the indicative new blocks.
- 5.24.2. Almost all trees could be retained on the new lots, and there would be some reduction in the area covered by gorse. Ongoing gorse control to provide a buffer for the reserve is highly desirable.
- 5.24.3. Pedestrian access between the existing cul-de-sac and Knocklofty Reserve is desirable in the subsequent subdivision;
- 5.24.4. The rezoning proposal is supported in principle.

*Stormwater*

- 5.24.5. The indicative subdivision plan shows 4 building areas clustered to the north of the site to allow access, servicing, avoid landslide areas and minimise bushfire clearing.
- 5.24.6. Both the Northern and Southern tributaries of Providence Rivulet have identified capacity issues, as does the public stormwater system in Hillside Crescent. Flow maintenance would be required for future subdivision/development, including for the proposed zone's acceptable density. This would likely be conditioned on any subdivision permit as a Part 5 agreement.
- 5.24.7. The submitted concept servicing plan shows only a very small area of the indicative Lots could drain via gravity. Some lots (particularly 'lot 11' and the balance lot) of the indicative subdivision would struggle to get through LG(BMP) or the planning scheme provisions relating to services for subdivision (HIPS 2015 Clause 12.5.4) if not submitted simultaneously with house plans as the building area (considered as the ground surface) could not drain by gravity. Onsite disposal would not be supported due to the steepness and landslip risk, and

Council does not accept pumped drainage disposal for subdivisions.

- 5.24.8. There are, however, possible alternative servicing layouts (for example mains below the building area roughly following 186m contour but above the landslide zone, subject to geotechnical advice, rather than confined to access strips). The majority of the rezoned area is not able to be developed - the building areas must be clustered along the northern boundary, as indicated in the concept subdivision layout.
- 5.24.9. The fire trail to the west of the site has previously concentrated water, causing issues over the site. As part of the Council contract to purchase land, it was proposed to redirect some of these flows to above Bimbadeen Court. The remaining section would sheet flow to Providence Rivulet. If these works have been carried out, the proposed land will be largely unaffected. If it has not, this is still unlikely to be an issue given the likely building areas.
- 5.24.10. The new outcome for maximum acceptable developed area following the rezoning is difficult to judge, but theoretically stays fairly consistent (1924m<sup>2</sup> of existing General Residential land could yield 5 multiple dwellings with 75% impervious surfaces. Approx. 11,000m<sup>2</sup> of Low Density Residential land could yield 7 dwellings).
- 5.24.11. In reality, however, it would be difficult to develop the current General Residential zoned lot to this density given the site constraints. The proposed rezoning will therefore slightly increase the practicable development potential of the land.
- 5.24.12. In summary, the rezoning is supported, noting:
- Only a small area of the proposed rezoned land is able to be serviced by future public stormwater, and Council would not support the development of the unserviced land. Future subdivision/development would require extensive stormwater design.
  - Future subdivision/development would require flow management/detention.
  - Whilst development suited to the proposed zone could occur, the indicative subdivision would face some challenges in its current form.

*Development Engineering*

- 5.24.13. There are concerns that the recently constructed cul-de-sac head on Summerhill Road is insufficiently sized to allow fire

trucks to turn around. As such, a sign was installed as part of that subdivision which prohibits fire trucks to enter the cul-de-sac. Inability for fire trucks to access the Fire Hydrant would mean the Bushfire Hazard Management Plan (BHMP) does not adequately cover fire protection.

- 5.24.14. Despite these concerns, however, the Tasmania Fire Service (TFS) have provided some advice that indicates they consider access to the cul-de-sac fire hydrant as viable and adequate for appliance manoeuvring. However, the TFS do have concerns regarding all building areas being within 120m unobstructed hose lay of the hydrant, and do not believe the BHMP adequately addresses this issue and proposes an adequate solution. An updated BHMP will need to be provided at subdivision stage to demonstrate an adequate water access solution can be achieved
- 5.24.15. Notwithstanding the TFS advice relating to access, a suggestion to improve ease of access to the Fire Hydrant is to connect the shared driveway servicing indicative lots 10 and 11. From review of JMG Concept Servicing Plan C100 it appears this may be possible (with alterations to driveway gradients requiring review) with realignment permitting a fire truck to drive through from one shared driveway to the other.

#### *Environmental Planning*

- 5.24.16. A full report by Council's Environmental Development Planner is provided as **Attachment D**.
- 5.24.17. Generally, it is concluded that the site can reasonably accommodate development consistent with the proposed zone (Low Density Residential).
- 5.24.18. It is noted that some design alterations may need to be made to the indicative subdivision plan to meet bushfire hazard management requirements. A Bushfire Hazard Management Plan prepared for a subsequent subdivision will need to resolve the issue of adequate hose-lay distance to each building site to ensure compliance with the Bushfire Prone Areas Code.
- 5.24.19. It is recommended that as part of the rezoning the Biodiversity Protection Area should be extended to cover all areas of the site that were previously not covered by this overlay. This will help to protect a particular very large white gum which may represent the most significant value on the lot from a conservation perspective for its age, size and habitat potential (including hollows). Protection of this tree and other existing vegetation that is outside of the current extent of the

Biodiversity Protection Area is considered to go a considerable way in offsetting the impact of any future development of the land.

- 5.25. In relation to the request to amend the UGB under the STRLUS, it is considered that this is a reasonable request given the minor nature of the extension, and the suitability of the site to be used for low density residential purposes.
- 5.26. An information sheet (RLUS 1) was issued by the Planning Policy Unit (Department of Justice) to provide guidance on amending regional land use strategies.
- 5.27. Under the RLUS 1, amendments to strategies must include justification on how the change being sought:
- (a) *Further the Schedule 1 objectives of LUPAA;*
  - (b) *Is in accordance with State Policies made under section 11 of the State Policies and Project Act 1993;*
  - (c) *Is consistent with the Tasmanian Planning Policies, once they are made; and*
  - (d) *Meets the overarching strategic directions and related policies in the regional land use strategy.*
- 5.28. Further justification is required for those amendments that relate to the development of greenfield sites, including impacts on natural values, risks from hazards, impacts on road networks, impacts on adjoining land use and consideration of agricultural values.
- 5.29. It is considered that each of the above issues have been adequately covered in this report in relation to the proposed rezoning.
- 5.30. The RLUS 1 strongly recommends that proposed amendments are accompanied by an endorsement from other planning authorities in the relevant region, and that State Service agencies, State authorities and infrastructure providers are consulted. However, given the minor nature of this proposal and the unlikely event of any impact on other planning authorities, this is considered unnecessary at this stage. TasWater will be notified during the exhibition process if the amendment is initiated, as per usual process.
- 5.31. The RLUS 1 specifically requests the following information where a modification to the Urban Growth Boundary is sought:
- (a) *Justification for any additional land being required beyond that already provided for under the existing regional land use strategy. This analysis should include the current population growth projections prepared by the Department of Treasury and Finance;*

- (b) Analysis and justification of the potential dwelling yield for the proposed additional area of land;*
  - (c) Analysis of land consumption (i.e. land taken up for development) since the regional land use strategy was declared;*
  - (d) Justification for any additional land being located in the proposed area, considering the suitability of the area in terms of access to existing physical infrastructure, public transport, and activity centres that provide social services, retail and employment opportunities;*
  - (e) Consideration of appropriate sequencing of land release within the local area and region;*
  - (f) Consideration of any targets for infill development required by the regional land use strategy;*
  - (g) Potential for land use conflicts with use and development on adjacent land that might arise from the proposed amendment.*
- 5.32. The applicant has submitted a response to these requirements (see **attachment C**). The position of the applicant generally is that the minor nature of the extension and the low potentially dwelling yield means detailed analysis against many of the RLUS 1 requirements are unnecessary.
- 5.33. It is considered that this is a reasonable position, and the Planning Policy Unit under the Department of Justice has confirmed that in this instance the documentation provided is sufficient to advance the request to amend the STRLUS.
- 5.34. The proposal to amend the Urban Growth Boundary under the STRLUS is supported.

## **6. Strategic Planning and Policy Considerations**

- 6.1. The proposed amendment is consistent with the objectives of the Capital City Strategic Plan 2019-29, in particular with the following outcomes:
- 6.1.1. Hobart keeps a strong sense of place and identity, even as the city changes;
  - 6.1.2. Hobart's cityscape reflects the heritage, culture and natural environment that make it special;
  - 6.1.3. In City decision-making, we consider how different aspects of Hobart life connect and contribute to sense of place;
  - 6.1.4. The natural environment is part of the city and biodiversity is preserved, secure and flourishing;

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- 6.1.5. Development enhances Hobart's unique identity, human scale and built heritage;
- 6.1.6. Community involvement and an understanding of future needs help guide changes to Hobart's built environment.

**7. Financial Implications**

**7.1. Funding Source and Impact on Current Year Operating Result**

- 7.1.1. None.

**7.2. Impact on Future Years' Financial Result**

- 7.2.1. None.

**7.3. Asset Related Implications**

- 7.3.1. None.

**8. Legal, Risk and Legislative Considerations**

- 8.1. The *Land Use Planning and Approvals Act 1993* (LUPAA) requires that planning scheme amendments must seek to further the Objectives of Schedule 1 of the Act and be prepared in accordance with the State Policies.
- 8.2. The Objectives of LUPAA require use and development to occur in a fair, orderly and sustainable manner and for the planning process to facilitate economic development in accordance with the other Schedule 1 Objectives.
- 8.3. It is considered that the proposed amendment meets the Objectives of LUPAA, in particular it:
  - 8.3.1. Does not unreasonably compromise natural resources or ecological processes and encourages serviced land with easy access to public infrastructure to be effectively utilised;
  - 8.3.2. Is a fair, orderly and sustainable use of the site as it does not adversely impact on environmental values, and provides for economic development through increased housing provision in close proximity to the city;
  - 8.3.3. Assists sound strategic planning by not prejudicing the achievement of the relevant zone objectives or the STRLUS objectives;
  - 8.3.4. Is consistent with the objective 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;

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- 8.3.5. Provides greater flexibility to address changes in local, environmental, social and economic circumstances;
  - 8.3.6. Allows for more efficient use of existing infrastructure and facilities;
  - 8.3.7. Considers the provision of a pleasant, efficient and safe environment for residents and visitors to Hobart;
  - 8.3.8. Considers the capability of the zone and allowable uses that are likely to have minimal land use conflict with surrounding uses.
- 8.4. The only State Policy relevant to the proposed rezoning is the State Policy on Water Quality Management 1997. As the HIPS 2015 includes provisions that ensure use and development is undertaken in accordance with the policy, it is considered that the rezoning and future development on the site will not contravene this policy.
- 8.5. S32(e) of the former provisions of LUPAA requires that planning scheme amendments must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area. This amendment is considered to be appropriate in the context of adjoining land use. It provides for a transition in residential density, and the area of the site that is capable of containing dwellings is concentrated close to the existing General Residential Zone boundary. The site is not adjacent to any areas controlled by a different planning scheme.
- 8.6. S32(f) of the former provisions of LUPAA requires that planning scheme amendments must have regard to the impact that use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms. The proposed amendment is relatively minor in nature, and will not have any significant impact on use or development at a regional level. The proposal is not considered to impact negatively on environmental values of the site, given the extent and condition of vegetation on the site. Supporting use of appropriate city fringe land for housing supports economic development, housing choice, and accessibility to transport and services for future residents.
- 8.7. S30O of LUPAA requires that an amendment to an interim planning scheme is as far as practicable consistent with the regional land use strategy. It is considered that this amendment is consistent with the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS), in particular that it:
- 8.7.1. Manages significant native vegetation at the earliest possible stage of the land use planning process by considering the conservation value of the site, and extending the Biodiversity Protection Area Overlay to include some currently unprotected

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vegetation (particularly a very old and large white gum with hollows) – in accordance with policy BNV 1;

- 8.7.2. Adequately manages the risk from natural hazards from bushfire and land instability, in accordance with policies MRH 1 and MRH 3;
  - 8.7.3. Maximises the efficiency of existing physical infrastructure, in accordance with policy PI 1;
  - 8.7.4. Gives preference to urban expansion in close physical proximity to existing transport corridors and higher order Activity Centres, in accordance with policy LUTI 1;
  - 8.7.5. Provides a sustainable and compact pattern of residential development, only utilising the Low Density Residential Zone where it is necessary to manage land constraints in accordance with policy SRD 1 and SRD 2.
- 8.8. It is noted that consistency with the UGB of the STRLUS is dependent on the Minister's determination of the concurrent application to amend the STRLUS.

## **9. Environmental Considerations**

- 9.1. The proposed amendment has been considered in terms of its impact on the environmental values of the site. The documentation submitted indicates the proposed rezoning will not have an unreasonable environmental impact, and this has been supported by Council's Environmental Development Planner.

## **10. Social and Customer Considerations**

- 10.1. The proposal is not considered to have any negative impact on social inclusion.

## **11. Marketing and Media**

- 11.1. There are no marketing or branding implications of this amendment.

## **12. Community and Stakeholder Engagement**

- 12.1. The Council has requested that reports which recommend the initiation of planning scheme amendments address the need to conduct a public meeting or forum to explain the proposed amendments and also outline the explanatory information to be made available. These are addressed below:
  - 12.1.1. It is not considered that a public forum is necessary to explain the proposed amendment to the public as it is relatively simple and self-explanatory.



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12.1.2. The following information will be made available on the website:  
a copy of this report, a copy of the formal amendment  
document and the applicant's submission.

### 13. Delegation

13.1. Delegation rests with the Council.

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*








Sarah Crawford  
**DEVELOPMENT PLANNER**



Neil Noye  
**DIRECTOR CITY PLANNING**

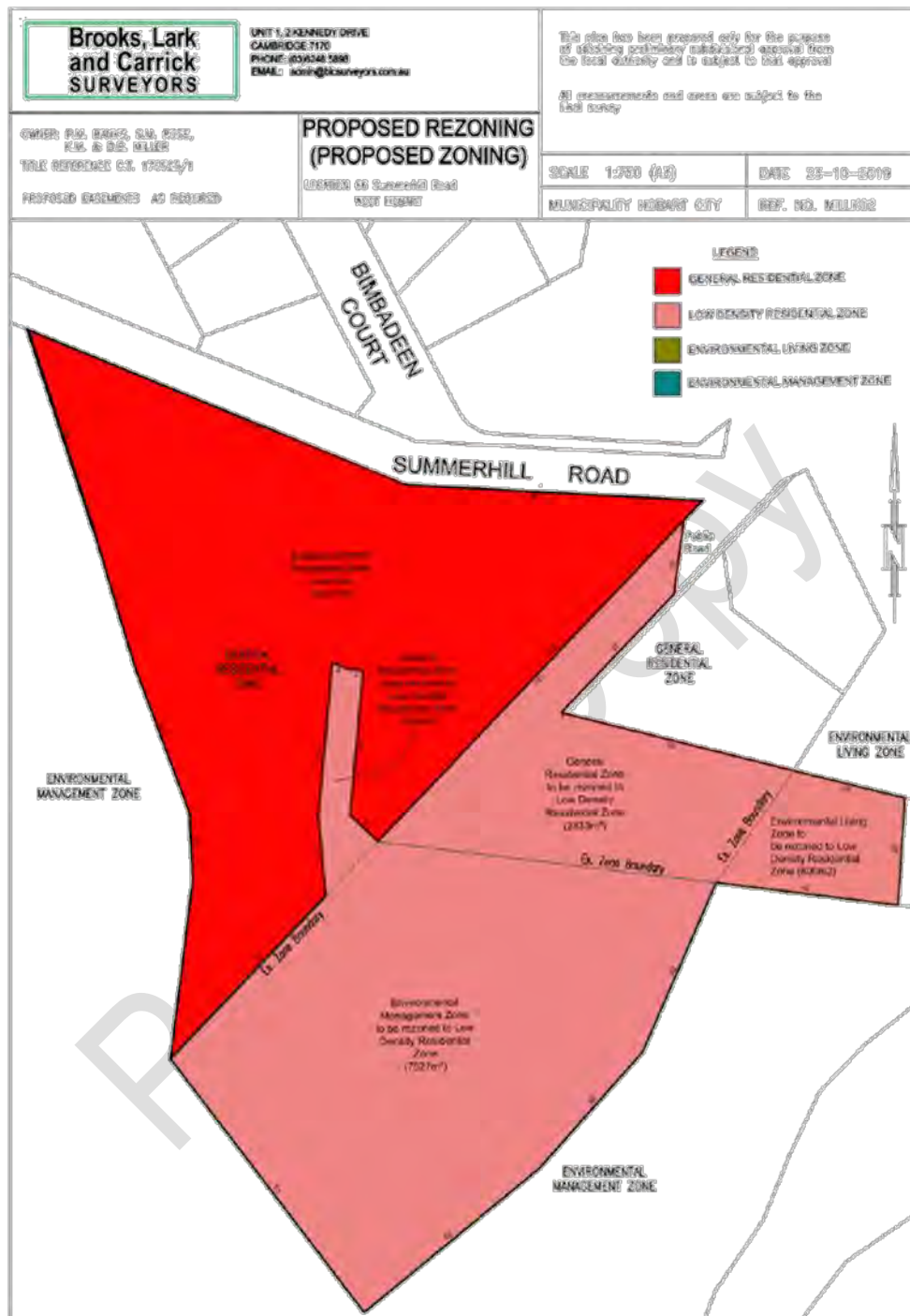
Date: 13 October 2020  
File Reference: F20/97691; PSA-18-2

Attachment A: Rezoning Plan   
Attachment B: Rezoning Supporting Documentation   
Attachment C: STRLUS Amendment Justification   
Attachment D: Environmental Development Planner Assessment   
Attachment E: Instrument of Certification 

Item No. 8.1

Agenda (Open Portion)  
City Planning Committee Meeting - 19/10/2020

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ATTACHMENT A





## 66 Summerhill Road, West Hobart

Submission to City of Hobart in support of  
a Section 33 request to amend the  
Hobart Interim Planning Scheme 2015

3 May 2018



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- A. Titles
- B. Owners Consent
- C. Supporting Natural Values letter

**NOTE**

References in this document to the provisions of the *Land Use Planning and Approvals Act 1993* are references to the former provisions of the Act as defined in Section 2 of Schedule 6 – Savings and transitional provisions of the Act.

## 1. Introduction

### 1.1 Purpose of the Report

ERA Planning have been engaged by David Miller on behalf of Phillip Banks, Sharon Rose, David and Kim Miller to request an amendment to the *Hobart Interim Planning Scheme 2015 (Interim Planning Scheme)* pursuant to Section 33 of the *Land Use Planning and Approvals Act 1993 (the Act)*.

The proposed amendment has a number of elements and involves two separate land titles, which are zoned Environmental Management, General Residential and Environmental Living and will be rezoned to Low Density Residential and Environmental Living. This is shown in map form in Figure 1.

This report forms the basis of the application and has been prepared taking into account the provisions of the Interim Planning Scheme, the requirements under Section 32 of the Act and other relevant strategic documents.

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**Figure 1:** Proposed rezoning of the subject site.

An electronic copy of the shapefile is available on request.

## 1.4 Statutory References

### 1.4.1 Name of Planning Instrument

The subject of the proposed amendment is the *Hobart Interim Planning Scheme 2015* (hence forth referred to as the Interim Planning Scheme).

### 1.4.2 Name of Planning Authority

The Planning Authority is the **City of Hobart**.



### 1.5 Title Information

The proposed amendment relates to the following titles:

Address	Owner(s)	Title Reference	Land Area
66 Summerhill Road	Phillip Banks, Sharon Rose, David Miller and Kim Miller	199596/1	10.67 ha
Land to east of 66 Summerhill Road	Phillip Banks, Sharon Rose, David Miller and Kim Miller (in accordance with the conveyancing agreement dated 8 <sup>th</sup> July 2016.)	General Law Deed GL7424	5020m <sup>2</sup> .

The Certificates of Title is attached for this property and can be found in **Appendix A**.

Owners consent has been provided in **Appendix B** along with the conveyancing information in relation to the smaller parcel of land.

### 1.6 Description of Proposed Amendment

The proposed amendment is the second stage of a broader redevelopment on this site. The site is partially zoned General Residential and was the subject of planning approval for subdivision into 9 lots and balance (PLN-16-1296).

The remainder of certificate of Title 199596/1 is zoned Environmental Management. It is currently utilised as open space and part of Knocklofty Reserve, although it is in private ownership.

The amendment involves rezoning to Low Density Residential, a 7095m<sup>2</sup> parcel of land which is currently zoned Environmental Management to the south of the General Residential zoned land.

In addition, the lot over which the developers are seeking adverse possession (see the conveyancing documentation provided and the previous agreement) is currently zoned partially General Residential, and partially Environmental Living Zone. Part of this land is proposed to be zoned Low Density Residential also, with a section left as Environmental Living which is not being claimed through the adverse possession process by our clients, but rather will be adhered to the adjacent title at 44 Summerhill Road through the same process.

This parcel of land has an easterly orientation and is partially vegetated with *Eucalyptus globulus* dry forest and woodland with a shrubby/weedy understorey.

The section of land which has already been subdivided is primarily cleared and heavily covered in weeds. The area proposed for rezoning is also heavily modified with occasional *Eucalyptus globulus* and *Eucalyptus viminalis* present.

The rezoning to Low Density Residential will assist in the retention of the more important vegetation values that exist on the site, including a number of *Eucalyptus globulus* and *Eucalyptus viminalis* trees that were specified to be retained in the subdivision permit PLN-16-1296. Any future building areas will be located close to the boundary with the General Residential zone. This will ensure that they remain on the flatter sections of the site. It will also ensure that any bushfire management is

clustered within the existing approved impact area and does not extend onto Council land, or onto land with more significant vegetation values.

**66 Summerhill Road, West Hobart**  
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## 2. The Site and Surrounds

### 2.1 The Subject Land

The subject site is irregular in shape and is located to the south of Summerhill Road and Knocklofty Reserve to the west. There is a walking track that bisects the land that is not formally for public access, however is used by local residents with some regularity.



**Figure 2:** The subject sites are large parcels of predominantly bushland on the urban/bushland interface in West Hobart.

The site is large with a generally eastern facing slope with varying vegetation types. For the most part the site contains intact native vegetation dominated by *Eucalyptus globulus* dry forest and woodland and patches of *Eucalyptus viminalis*. There are however substantial weed infestations along the access track and on the eastern side of the access track. Recorded weeds on the site include boneseed, gorse, English broom, cotoneaster, pampas grass, blackberry and forget me nots.





Figure 3: The properties are currently zoned General Residential at the Summerhill Road end, Environmental Management for the remainder of the larger lot, and Environmental Living on half of the smaller lot to the east. (source: [www.maps.thelist.tas.gov.au](http://www.maps.thelist.tas.gov.au)).

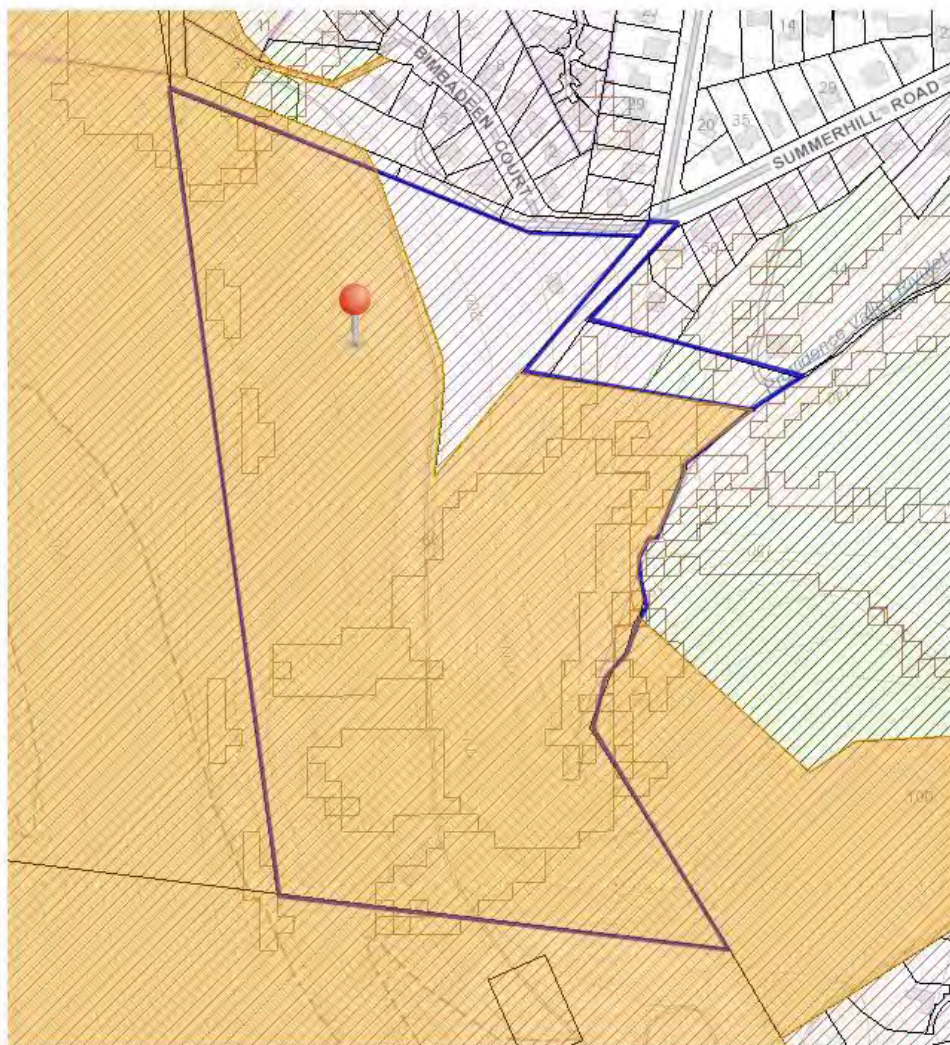


Figure 4: The Biodiversity protection area as it applies to the site. The section it doesn't apply to includes the existing General Residential zone.

The land is currently vacant except for the remains of a derelict building to the northern edge of the lot. This building is proposed to be removed as part of the approved subdivision application within the General Residential Zone.



The remainder of the land is bushland in variable condition and is dominated by *Eucalyptus globulus* dry forest and woodland. The land closest to the residential development areas includes significant weed infestations. This area has historically been used as a chicken farm and more recently for residential purposes and passive recreation which is occurring informally through the lot.

A number of overlays apply to the site including the Biodiversity Code as shown in Figure 4, and the Landslide Code as shown in Figure 5 and 6,

A natural values letter supporting the previously approved subdivision application confirms the vegetation values found in this area and is attached in Appendix C. These values include *Eucalyptus globulus* dry forest and woodland and sections of *Eucalyptus viminalis*. The *E. globulus* forest is however considered to be of poor condition on account of significant weed infestations and modifications through historic ground works. As such, the conservation value has been diminished.

The natural values letter identifies trees to be retained as part of the previously approved subdivision. A subdivision layout has not been finalised for consideration in the event of the approval of the rezoning, however the majority of the trees identified in this letter are within the bushfire hazard management area for the approved subdivision. These trees will still be able to be retained as building areas can be located around them. Of note is the fact that trees 4 and 5 as identified in this letter, are within the General Residential zoned land and not within the Biodiversity Code overlay. Despite this they have still been identified for retention.

In regard to the remaining land within the subject site zoned Environmental Management, the applicants have come to an agreed position with Council. This is that it is to be purchased by Council as public open space to formalise the informal use of this area by the public, and to provide a strategic link between the southern and northern parts of Knocklofty Reserve.

## 2.2 Description of Surrounding Area

The subject site is located on the western edge of Hobart, at the foothills of Mount Wellington. It is one of the last remaining parcels of privately owned land in this area of Hobart, and the owners have been in negotiation with Council regarding selling the balance lot to the City of Hobart as part of Knocklofty reserve in this area.

To the west and south the area is dominated by vegetation as part of Knocklofty Reserve. To the north the area is zoned General Residential and for the most part has an established pattern of development of single dwellings on average residential sized lots. To the east there are several titles of Environmental Living zoned land, which adjoin the second title which is also partially zoned Environmental Living. This land is steeply sloping forming part of the Providence Rivulet gully. These lots are more substantial in size and may be constrained by vegetation values, or by infrastructure provision.

## 2.3 Servicing

The subject site is capable of being serviced by sewer and water infrastructure being within the relevant districts, and given the proximity of the site to the General Residential land to the north. Furthermore, considering the recently approved subdivision on this land to the north, it is anticipated that connections to services should be achievable.

This will be considered in further detail at the subdivision stage of any future development.

## 2.4 Consideration of Natural Values

The subject site overall is heavily vegetated, and as part of the application for a subdivision on the General Residential zoned land, a number of Natural Values Reports were undertaken. This report highlights that the area to be rezoned to Low Density Residential is a mixture of *Eucalyptus Globulus* dry forest and woodland vegetation community, with patches of *Eucalyptus viminalis* and cleared urban land overlain by a woody weeds area. In addition, a large area of the lot is within the Bushfire Hazard Management Zone for the recently approved subdivision to the north.

The conservation value of this vegetation community has been significantly diminished on account of the substantial weed infestations occurring on the site. This results in the remaining vegetation community being of low conservation value.

Notwithstanding this, the supporting letter from enviro-dynamics provides details of the trees to be retained from the previously approved subdivision. These trees are within the area to be rezoned Low Density Residential and given the potential size of the lots, will continue to be able to be retained in the event of a subdivision.

## 2.5 Consideration of Landslide Hazards

The Landslide Hazard overlay as shown in Figure 5 below, includes the medium level landslide hazard risk area. It is considered that the future size of the lots facilitated by the proposed rezoning will provide opportunities for development outside of these overlay areas. If necessary, at the subdivision stage supporting geotechnical reports can be provided to demonstrate safe building sites for future development.



Figure 5: The Medium landslide hazard area applies to the sections shown above.

## 2.6 Consideration of Bushfire Risk

The land is within a bushfire prone area. As part of the subdivision for the area to the north, a Bushfire Hazard Management plan was undertaken which determined clearance areas necessary for residential development on those lots. Part of these clearance areas extend into the land proposed to be zoned Low Density Residential. Subject to a future subdivision approval, future house sites could be located within the Bushfire hazard management areas, further limiting the risk.

Whilst a bushfire hazard management plan is not necessary for a rezoning, considering the plan provided for the north of the site, and the fact that the Low Density Residential area is limited in scope and therefore cannot provide for substantial tracts of housing, means that it is anticipated a bushfire hazard management plan showing all management areas within the property boundaries of a future subdivision, could be achieved.

## 2.7 Future Development Potential

As part of the owner's due diligence regarding the proposed rezoning, the future development potential of this site has been considered. It has been concluded that following a rezoning to Low Density Residential and over the two titles, three lots and a balance could be provided. This would provide for a transition of density from the General Residential zoned land through to the Environmental Management and Environmental Living zoned land. This not only reflects orderly development, but also reduces any necessary bushfire clearance and maintains vegetation values.

It is of note that as the proposal includes an element of back-zoning from General Residential, to Low Density Residential, the change in overall development potential will not be increased.

The parcel of land half zoned General Residential and half zoned Environmental Living, is able to be developed with up to 5 dwelling units and still comply with the density provisions under the existing situation. The development potential therefore does change. Rather the proposed rezoning provides for a more logical and systematic pattern of residential development reflective of site constraints and avoids the challenges of split zonings on parent titles.

## 2.8 Consideration of Landscape Values

The site is on the western edge of the established residential area of West Hobart. To the west it adjoins Knocklofty Reserve which represents one of the more significant vegetated back drops to the City of Hobart and is part of the Toothhills of mountain.

Much of the land above the 210-220 contour is in the ownership of the City of Hobart and it links into kunyari/Wellington Park. This is one of the special landscape characteristics of Hobart that is valued by the community. It allows for the edge to the urban environment to be easily read within the broader landscape.

The physical link between urban areas and the bushland setting of the City of Hobart is also valued from a recreational perspective.

The area subject to the proposed rezoning within the subject site sits at the 200-210 contour. To the north of the site, the General Residential area extends to the 200m – 210m contour with housing and cleared sections up until that point. To the south the area around Fielding Drive extends beyond the 210m contour with development up until that point.



The proposed rezoning will extend at a maximum point to the 210m contour however the majority of the area to be rezoned is well below the 200m contour. This is consistent with the pattern of urban development along the foothills of the mountain in the surrounding area. Furthermore, the site is highly modified and the area which is suitable for future development is for the most part cleared of vegetation already.

In summary the proposed rezoning not only reflects of the pattern of development along the urban fringe in the City of Hobart, but also responds to the vegetation values and location of vegetation on the site. This will ensure that the visual impact of the development, when viewed from afar, will be minimised and the landscape value placed on the vegetated backdrop, will be retained.

## 2.9 Photos



*Photo 1: The subject site, including the General Residential zoned land already subdivided, looking east.*



*Photo 2: Looking north across the area to be rezoned and into the General Residential zone. The tree to the right of the picture is tree 5 as marked in the enviro-dynamics report.*



*Photo 3: Looking south across the area to be rezoned. The trees include those in the cluster marked 6-13 in the enviro-dynamics report.*





*Photo 4: Looking down the land acquired through adverse possession which will be rezoned from General Residential to Low Density Residential and Environmental Living to the south.*



*Photo 5: Looking down the access way on the land zoned General Residential which is being acquired through adverse possession.*

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### 3. Assessment of Proposed Amendment

#### 3.1 Requirements of the Act

Section (2)(b) of Schedule 6 of the *Land Use Planning and Approvals Act 1993* (the Act) saves Parts 2A and 3 of the former provisions under the Act.

Pursuant to Section 32(1) of the former provisions, a draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–

*(a)....*

*(b)....*

*(c)....*

*(d)....*

*(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

*(ea) must not conflict with the requirements of section 30O; and*

*(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

*(2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

Section 30O of the Act requires that an amendment to an interim planning scheme is as far as practicable, consistent with the regional land use strategy. Section 30O also sets a number of requirements relating to the insertion of a local provision and its relationship to a common provision.

In addition to these requirements, Section 20(1) is also relevant, as a planning scheme amendment is also the making of a planning scheme:

*(1) A relevant decision-maker, in preparing, accepting, declaring or making a relevant scheme, or giving approval in relation to the making or approving of a relevant scheme, must, in the opinion of the relevant decision-maker–*

*(a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*

*(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*

*(c) ...*

*(d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*

*(e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

### 3.2 Southern Tasmanian Regional Land Use Strategy

The *Southern Tasmanian Regional Land Use Strategy* was declared in October 2011 with an amended strategy declared in October 2013 and then again on 14 September 2016. This *Regional Land Use Strategy* provides direction on future use and development within the Southern Region.

#### 3.2.1 Strategic Directions

There are certain Strategic directions within this strategy that are critical for consideration. These include:

- Managing Risks and Hazards;
- Recreation and Open Space;
- Settlement and Residential Development;

#### 3.2.2 Managing Risks and Hazards

The site is located on an east facing slope which is vegetated and adjacent to Knocklofty Reserve. It is covered by a Landslide Hazard Risk Area (medium-risk) and Bushfire Prone Area.

Accordingly, the following Regional Policies require consideration:

*MRH 1.1 Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning is required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.*

The land in question is to the south and east of a recently approved general residential subdivision. Part of the bushfire hazard management area covers the land to be rezoned and as such there is already a level of impact on this land and its biodiversity values. In addition, the land currently zoned General Residential and Environmental Living which is proposed for rezoning to Low Density Residential also, can accommodate a level of development consistent with residential densities for at least part of the site. This proposed rezoning will allow for 1.16ha area of land to be zoned Low Density Residential. The future lot sizes are such that house sites and associated hazard management areas can be adequately accommodated within the low density residential land. This

will ensure that the impact is minimised on the broader vegetation values and that there will be no impact upon Council land to the west and south, but also that any subsequent houses can be clustered with General Residential land to the north, thereby reducing the bushfire risk.

Sections of the land are covered by the medium landslide hazard risk. The following policies require consideration:

*MRH 3.1 Prevent further development in declared landslip zones*

*MRH 3.2 Require the design and layout of development to be responsive to the underlying risk of land instability.*

The proposed rezoning provides for adequate land to enable a future subdivision which can incorporate house sites outside of the medium landslide hazard risk area.

Future residential development will be able to locate within the area close to the General Residential zone for the western lots and outside of the Landslide hazard area, or to the east of any landslide hazard risk on the land currently zoned General Residential.

This ensures the land to be rezoned, is capable of residential development that is responsive to the underlying risk of land instability. It also highlights the appropriateness of applying the Low Density Residential zone, as opposed to the General Residential zone, as it facilitates a density more appropriate to addressing risks on the site.

This will be addressed in greater detail in any future subdivisions.

### **3.2.3 Recreation and Open Space.**

The land is currently privately owned. However, the zoning of the Title CT 199596/1 as Environmental Management, the informal use of parts of the land by the community, as well as the ongoing negotiations between Council and the landowners suggests at Council's interest in having it as part of their Open Space network. The following regional policies are relevant:

*ROS 1.5 Ensure residential areas, open spaces and other community destinations are well connected with a network of high quality walking and cycling routes.*

Providing the remaining Environmental Management land to Council and formalising the walking track will secure the missing spatial link between Knocklofty Reserve and Bimbaddeen Court and Weerona Avenue to the north, as well as other trails within the reserve such as Fiona Allan Memorial Walkway. It will also enable Council to undertake formal maintenance works within the reserve improving on the quality of tracks in the area. This is consistent with the strategic objective.

### **3.2.4 Settlement and Residential Development**

The City of Hobart is an established settlement and is the primary urban centre for the region as identified in the Regional Land Use Strategy. Its expansion as a settlement is managed through an urban growth boundary of which this site exists on the edge of. The strategic direction in relation to the Low Density Residential zone is reflected in the current policies:

*SRD 1.6 Utilise the low density residential zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas.*

Broader residential policy requirements that should be considered include:

*SRD 1 Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.*

*SRD 2 Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the need for greater sustainability, housing choice and affordability.*

When considering the Regional Land Use Strategy and consistency with it or otherwise, it is important to consider 30O(1) which states:

*(1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.*

The strategy provides guiding principles for the development pattern of the southern region. This strategy was drafted in a way to promote a broad interpretation of the rules applicable, rather than strict application of policies as assessment test as is required under a planning scheme.

Furthermore, the act specifies "consistency". The legal meaning of this term has been established through a number of Planning Appeal Tribunal decisions as being "in harmony with". Accordingly, in our opinion, the assessment of any rezoning must be in harmony with the regional land use strategy.

The land is currently zoned Environmental Management which is not suitable for residential development. However, the site is on the urban fringe and has the characteristics of an urban area with heavily modified vegetation, and substantial cleared sections. Additionally, the proposed rezoning is at the same contour as the developed area nearby. Both of these factors provide the visible edge to the urban areas as viewed in the landscape.

When considering managing residential growth on a whole of settlement basis in a sustainable manner, this rezoning represents a logical transition in the pattern of development and the existing potential of the site.

On the land in question, currently three separate zonings apply; Environmental Management, General Residential, and Environmental Living Zone. The General Residential zone has the capacity to accommodate 5 dwelling units through a multiple dwelling scenario, although it exists on the same title as the Environmental Living zone land.

With the application of the Low Density Residential zone to this parcel of land 1.16ha in area, due to constraints on site such as landslide hazards and bushfire restrictions, the anticipated number of lots is likely to be 4-5. Accordingly, the dwelling yield is comparable to what could occur now.

As such, it is our position that this does not represent residential growth, but rather represents an alternative layout for the residential development within this area that is more sustainable and more responsive to the restrictions on site.

The proposed rezoning is considered to be consistent with the Regional Land Use Strategy as it is in harmony with the intent of the strategy; that being the land should be zoned Low Density in reflection of the constraints on site, whilst providing a more logical and considered pattern of development without increasing the possible dwelling yield. This is managing the development potential sustainably and on a whole of settlement basis.



### 3.3 Local and Common Provisions

### 3.4 Municipal Plan

Section 20(d) of the Act requires the Commission to have regard to the strategic plan of a Council prepared in accordance with Division 2 of Part 7 of the *Local Government Act 1993*.

The following strategic plans from the City of Hobart are relevant for consideration:

- Hobart 2025 Strategic Framework;
- Capital City Strategic Plan 2015;
- City of Hobart Housing and Homelessness Strategy, 2016-2019;

None of these strategies articulate the future pattern of housing development that the City of Hobart wants to see.

Beyond the planning scheme, there is no local strategic document that informs the areas to be considered for future residential development that appropriately respond to infrastructure constraints, environmental constraints, or accessibility.

The proposed rezoning will enable additional lots, within 3km of the city centre to be created which will respond to the bushfire, environmental and geological constraints on the site more appropriately, and utilise land that will provide sensible lot sizes given the constraints on site.

### 3.5 Objectives of the Resource Management and Planning System.

Objective	Response
<i>Part 1</i>	
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The subject land is adjacent to an established residential area to the north and east, and bushland to the south and west. The proposed rezoning represents an orderly staggering of residential development that is at an appropriate density to minimise impacts on the bushland, whilst still allowing for an appropriate residential development. As part of this proposal, the finalisation of the transfer of land to the Council will be resolved facilitating an environmental benefit for the broader community.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	<p>The proposed rezoning represents orderly and sustainable use and development of air, land and water.</p> <p>The proposed rezoning enables a transition of density from general residential, to low density.</p>



Objective	Response
	residential through to the Environmental Management Zone without further impacting on vegetation values or landscape values as part of the backdrop to the City of Hobart.
<i>(c) to encourage public involvement in resource management and planning</i>	Public involvement will be achieved through the public exhibition process for the draft amendment and draft permit.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	The proposed rezoning will facilitate economic development through the change of use for residential. It will contribute to the provision of housing, maximising use of infrastructure and services existing in the area.
<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>	The rezoning process demonstrates the sharing of responsibility for resource management and planning between different spheres of government, the community and industry.
<b>Part 2</b>	
<i>(a) to require sound strategic planning and co-ordinated action by State and local government</i>	<p>The proposed rezoning is consistent with the Southern Tasmania Regional Land Use Strategy.</p> <p>The area to be rezoned is a logical and orderly expansion of residential use in an area that does have constraints, inhibiting its development to higher densities. In addition, the rezoning reflects a reconsideration of the zone boundaries in general in this area, enabling the removal of the split zoning by rezoning the section Environmental Living to Low Density Residential.</p>
<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</i>	The proposed rezoning does not affect the established system of planning instruments; it will allow for the future development of the land to be considered against the provisions of the planning scheme.

Objective	Response
<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</i>	<p>The proposed rezoning will enable a low density residential use and development, adjacent to existing and approved general residential use and development.</p> <p>It has been demonstrated that the residual environmental values on the land on which there will be residential potential under the proposed rezoning can be appropriately managed through the existing planning scheme provisions.</p> <p>The remainder of the site which has high environmental and recreational value will be retained in the Environmental Management Zone and ultimately transferred to Council ownership.</p>
<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</i>	The proposed rezoning does not affect the attainment of 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</i>	The proposed rezoning does not affect the attainment of this objective.
<i>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania</i>	The proposed rezoning will provide for low density residential lots. The previous subdivision and agreement with Council enables an expansion of an established and well used recreational area and this rezoning allows for a transition from the General residential land, to the Environmental Management land of the reserve beyond, representing a sustainable development response.
<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</i>	<p>The subject site has not been identified with having heritage values.</p> <p>The site more broadly does have landscape value forming part of the vegetated back drop</p>

Objective	Response
	of the City and forming part of the foothills of kunyoni/Mt Wellington. The proposed rezoning appropriately responds to this by ensuring the low density residential zone does not extend further upslope than the existing pattern of development, and is occurring on an area that is already highly modified.
<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.</i>	The proposed rezoning will support the orderly provision of residential use and will have no adverse impact on the coordination of public utilities and other facilities.  There are adequate safeguards through the permit application process to protect the public infrastructure that is within the subject site and adjacent.
<i>{i) to provide a planning framework which fully considers land capability.</i>	The proposed rezoning does not affect the attainment of this objective.

### 3.6 State Policies

#### 3.6.1 State Policy on the Protection of Agricultural Land 2009

The *State Policy on the Protection of Agricultural Land 2009* does not apply to the proposed rezoning.

#### 3.6.2 State Policy on Water Quality Management 1997

The existing Interim Planning Scheme includes provisions that ensure that future use and development is undertaken in accordance with the *State Policy on Water Quality Management 1997*. Given the physical characteristics of the site these are considered to provide adequate safeguards.

#### 3.6.3 State Coastal Policy 1996

The subject site is over 1 kilometre from the coast. The *State Coastal Policy* therefore does not apply to the proposed rezoning.

#### 3.6.4 National Environmental Protection Measures

National Environmental Protection Measures (NEPMs) are developed under the *National Environment Protection Council (Tasmania) Act 1995* and outline objectives and protections for aspects of the environment. Section 12A of the *State Policies and Projects Act 1993* provides NEPMs with the status of a State Policy.

Seven NEPMs have been made to date that deal with:

- Ambient air quality;
- Air Toxins;
- Assessment of Site Contamination;
- Diesel Vehicle Emissions;
- Movement of Controlled Waste Between States and Territories;
- National Pollutant Inventory; and
- Used Packaging Materials.

The site is not identified as potentially contaminated and the rezoning does not involve any potential use or development that will give rise to the environmental considerations under the NEPMs.

### 3.7 Gas Pipelines Act 2000

The subject land is not affected by a Gas Pipeline. This requirement is therefore not applicable.

### 3.8 Potential Land Use Conflict

The subject land is currently zoned Environmental Management, General Residential and Environmental Living. The proposed rezoning will rezone a section of Environmental Management Zoned land to Low Density Residential providing a transition in residential density, to the bushland of Knocklofty Reserve.

The second element of the proposed rezoning is to zone a parcel of General Residential land and Environmental Living zoned land, to Low Density Residential, in recognition of the constraints on site.

Given the residential development nearby, and the proposed rezoning facilitating lower density residential development, it is unlikely there will be any potential land use conflicts. It provides for an orderly graduation of lot size, and a sustainable and efficient utilisation of land on a site that is otherwise constrained.

### 3.9 Regional Impact

The proposed rezoning will facilitate additional low density residential land adjacent to existing residential land. The size and configuration of the lots means that the development opportunities are limited. Therefore, the regional impact is negligible in this instance.

### 3.10 Other requirements of Section 20

The proposed rezoning is also consistent with the other requirements under Section 20(2), (3), (4), (5), (6), (7), (8) and (9) of the Act. In particular, the proposed rezoning does not:

- prevent the continuance or completion of any lawful use or development.

As there are no buildings on site, there is no impact upon the ongoing use of buildings on the property.

## 4. Conclusion

The application is a request pursuant to Section 33 of the former provisions of the *Land Use Planning and Approvals Act 1993*.

The proposed rezoning is in two parts:

1. to rezone part of the land from Environmental Management to Low Density Residential Zone, and
2. to rezone part of the land from General Residential and Environmental Living, to Low Density Residential.

In the proposed rezoning results a number of overall land use benefits.

Firstly, it provides for an improved and appropriate transition of lot size from the General Residential, through Low Density Residential to the Environmental Management Zone. Secondly it removes the difficulty of assessing applications, particularly for subdivision, over split zones, where the lot size may be met for one zone, but the balance of the land in the second zone may not be met (and indeed may be unable to be met irrelevant of the subdivision). This ensures that the zone intent and provisions of the zone can be carried out as drafted by the scheme provisions.

Overall the proposed rezoning does not affect the total capacity of the land to accommodate a given number of dwellings. The area to be rezoned is primarily cleared and it has been demonstrated that the low density residential zone is appropriate to accommodate bushfire hazard management, protection of natural values and a response to land stability risk in accordance with the existing provisions within the Interim Planning Scheme.

The proposed rezoning is considered to further the relevant legislative requirements under *Land Use Planning and Approvals Act 1993* and is consistent with the *Southern Tasmanian Regional Land Use Strategy*, and the *Hobart Interim Planning Scheme 2015*. It provides for a logical and systematic use of land, adjacent to an existing residential area.

Appendix A  
Titles

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980***SEARCH OF TORRENS TITLE**

VOLUME 178330	FOLIO 1
EDITION 2	DATE OF ISSUE 29-Jul-2020

SEARCH DATE : 12-Oct-2020

SEARCH TIME : 02.41 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 178330

Derivation : Part of 317A-2R-0P and Part of 19A-1R-0P Granted to Susan Ross and Valentine Griffiths.

Prior CT 176525/1

SCHEDULE 1

M825359 TRANSFER to NEWDEGATE NOMINEES PTY LTD Registered  
29-Jul-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C834186 BURDENING EASEMENT: a pipeline and services easement in favour of Tasmanian Water and Sewerage Corporation Pty Limited over the land marked Pipeline & Services Easement 6.00 wide on Plan 178330 Registered 03-Jul-2018 at 12.03 PM

3/8993 BURDENING EASEMENT: Subject to such Rights of Way created by and more fully set forth in Indenture No. 3/8993 over that part of the said land within described formerly comprised in folio of the Register Volume 173296 Folio 1

E139574 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 29-Jan-2019 at noon

UNREGISTERED DEALINGS AND NOTATIONS

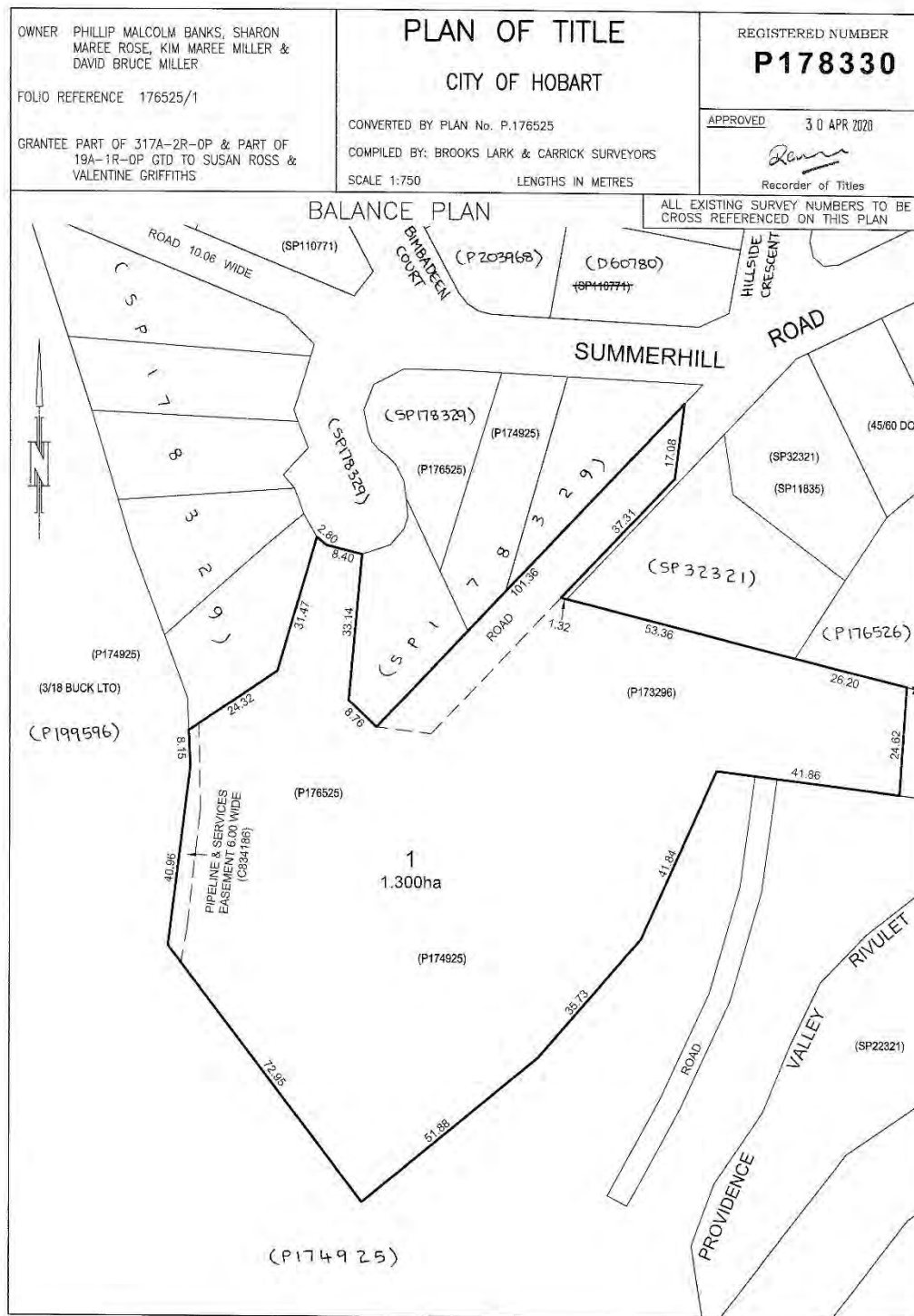
No unregistered dealings or other notations



# FOLIO PLAN

## RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





Appendix B  
Owners Consent

TASMANIAN PLANNING COMMISSION

## Form No. 1

## Owners' consent

Accompanying draft planning scheme amendment requests under section 33(1), including combined permit applications under section 43A of the *Land Use Planning and Approvals Act 1993*.

Requests for draft amendments or combined permit applications require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

## 1. Request made by:

Name(s): John Kelly - Director  
Newdegate Nominees  
PK.

Address: 375 Elizabeth St  
North Hobart 7000.

Email address: jkellycontact@gmail.com

Contact number: 0417 300 111

## 2. Site address:

Address:

66 Summerhill Rd  
West Hobart 7000.

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner : *Neudegate Nominees P/L*

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable): *Sole Director*

Signature: *Joey*

Date: *14/9/20*

Registered owner (please print):

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:

Registered owner (please print):

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:

Appendix C

Supporting Natural Values letter

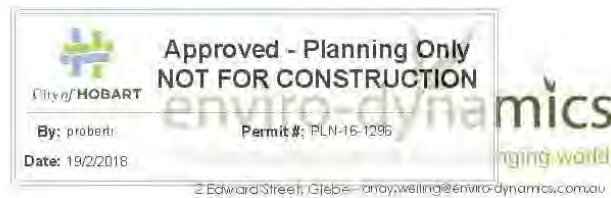
183 Macquarie Street, Hobart  
T: 03 6105 0443  
E: enquiries@eraplanning.com.au

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**Document Status**

Author:	Caroline Lindus
Reviewer:	Emma Riley
Version:	Final Draft for Client Review



22<sup>nd</sup> December 2017

Hobart City Council  
16 Elizabeth Street  
Hobart.

Attention: Planning Officer

**RE: Request of additional information re 10 lot subdivision at 66 Summerhill Road, West Hobart (Application No. PLN-16-1296).**

Dear Planner,

This letter provides additional information regarding the provisions of the Biodiversity Code in relation to vegetation clearance for bushfire hazard management as your letter dated 21<sup>st</sup> December 2017.

**BC1** *Details (location, extent, species and numbers) of the clearing/modification of native vegetation required to comply with the hazard management area requirements in section 5.1 of the submitted bushfire report, and any clearing of native vegetation for the proposed fire trail and track and drainage works.*

Vegetation modification for bushfire hazard management

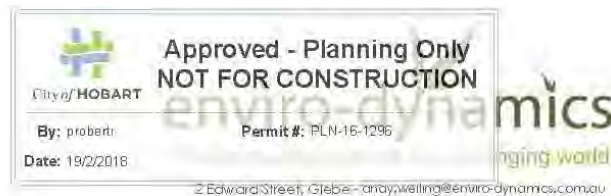
Further to the detailed provided in the revised report (August 2017) the following outlines the number of trees, size and species within the HMA and which can be retained (refer to Table 1 and Figure 1).

The Bushfire Hazard Management Plan (JMG, 2017) outlines the vegetation removal to reduce fuel loads within the HMA as per the following;

Trees – canopies to be separated by a minimum of 2.0 m; tree branches to be removed from a height of 2.0m above ground, no branches to overhang dwellings.

Understorey – maintain grass <100mm in height; maintain shrubs < 2.0m in height; shrubs to be maintained in clumps <10m<sup>2</sup> and separated by at least 10.0m from each other; avoid planting directly under trees and periodically remove dead branches, bark and leaves from under trees.





Based on these parameters the majority of the larger trees within the HMA will be retained. An estimated 12 – 15 white gum (*E. viminalis*) saplings and small trees will need to be removed to achieve the fuel reduction however all trees indicated in Figure 1 and listed in Table 1 can be retained. Whist clumps of shrubs can be retained with the HMA downslope on the balance lot (as per the bushfire plan) as the understorey is predominantly woody weed species the clearance of the shrub layer and maintenance in a low fuel condition is recommended to assist with weed control on the site (approximate area to be modified 3000m<sup>2</sup>).

The vegetation along the rear of lots 5 – 9 will be modified to remove most understorey and most saplings and small trees will be cleared (approximate area 850m<sup>2</sup>). The understorey in this area is the same as mentioned above and can be managed in the same manner. A small number of larger blue gums (*E. globulus*) that occur within the HMA are can be retained.

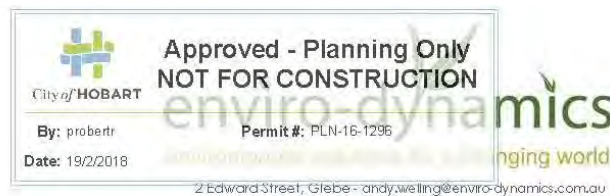
Table 1 – List of trees within HMA

Tree #	Species Name	Common Name	Height	DBH (cm)	Comment
1	<i>Eucalyptus globulus</i>	Blue gum	20 m	80 cm	Retain
2	<i>Eucalyptus globulus</i>	Blue gum	15-20m	60, 90, 70cm	Retain – 3 trees clustered close together
3	<i>Eucalyptus globulus</i>	Blue gum	20m	70cm	Retain
4	<i>Eucalyptus globulus</i>	Blue gum	20m	70cm	Retain
5	<i>Eucalyptus viminalis</i>	white gum	20m	150cm	Retain – within residential zoning. Remove lower branches
6	<i>Eucalyptus globulus</i>	Blue gum	20m	90cm	Retain
7	<i>Eucalyptus viminalis</i>	white gum	12m	70cm	Retain
8	<i>Eucalyptus viminalis</i>	white gum	15m	40 and 30 cm	Retain – double stem
9	<i>Eucalyptus viminalis</i>	white gum	15m	40 cm	May need to be removed or treated as cluster with tree # 9, 12 and 12
10	<i>Eucalyptus globulus</i>	Blue gum	18m	80cm	Retain
11	<i>Eucalyptus globulus</i>	Blue gum	18 m	70 cm	Retain
12	<i>Eucalyptus viminalis</i>	white gum	12m	60 cm	May need to be removed or treated as cluster with tree # 9, 12 and 12
13	<i>Eucalyptus viminalis</i>	white gum	20m	100cm	Retain
14	<i>Eucalyptus viminalis</i>	white gum	12 m	90cm	Retain
15	<i>Eucalyptus viminalis</i>	white gum	10m	2 x 30cm	Retain– double stem
16	<i>Eucalyptus viminalis</i>	white gum	15m	50cm	Retain



Figure 1 – location of mature trees within bushfire hazard management area.





#### Vegetation Impacts from fire trail relocation and drainage works

An assessment of the vegetation on the top side of the existing fire trail (for a width of 5-10m) along the length of 51 Summerhill Road (Figure 1) was undertaken on the 14<sup>th</sup> December 2017.

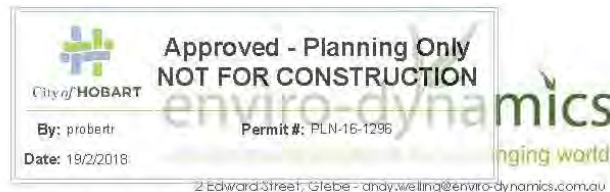
The area was found to contain degraded regrowth eucalypt woodland with an understorey dominated by exotic species (Figure 2). The tree layer contains a mixture of white gum (*E. viminalis*), blue gum (*E. globulus*) and white peppermint (*E. pulchella*) saplings with most <10m high. The understorey is dominated by winter euryops daisy (*Euryops abrotanifolius*), boneseed seedlings (*Chrysanthemoides monilifera*) and scotch thistle (*Cirsium vulgare*). There are also a range of native grasses and herbs along the drain and on the bank. This includes wallaby grass (*Rytidosperma caespitosum* and *R. racemosa*), speargrass (*Austrostipa stuposa* and *A. mollis*), tussock grass (*Poa labillardierei*), native cranberry (*Astroloma humifusum*) and raspwort (*Gonocarpus tetragynus*).

No threatened flora species were recorded and the site contain no significant habitat for threatened fauna species.



Figure 2 – vegetation along top side of existing fire trail.

The required vegetation removal for fire trail and drainage works will require the removal of most vegetation across a narrow strip above the existing fire trail. No significant natural values



were recorded and as such the works will have no significant detrimental impacts. The area is heavily infested with weed species (as is the adjoining subdivision land) and as such all works will need to be carried out to ensure weeds do not spread into uninfested areas as a result of the works.

Please do not hesitate to contact me if you require any further information or clarification on the information provided in this letter.

Yours sincerely

Andrew Welling  
 Enviro-dynamics Pty Ltd  
 Mobile: 0400151205  
 Email: andy.welling@enviro-dynamics.com.au



27 March 2019

Mr James McIlhenny  
Manager Planning Policy and Heritage

Email: [rfi@information@hobartcity.com.au](mailto:rfi@information@hobartcity.com.au)

Dear Sir,

**66 SUMMERHILL ROAD, WEST HOBART  
PLANNING SCHEME AMENDMENT PSA-18-2,**

Thank you for your letter dated 12 June 2018 regarding the Planning Scheme amendment for 66 Summerhill Road, West Hobart. Please find attached our responses below:

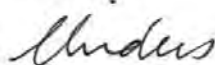
1. Please find attached (Appendix A) the zoning plan overlain with the potential subdivision layout as existing, and as proposed. This includes reference to the approximate areas of each zone, a legend showing zoning colours, and a Title reference.
2. A Bushfire Hazard Management report was undertaken by Andrew Welling at Enviro Dynamics as associated with PLN-16-1296. This application is not for a subdivision at this stage so there is not the requirement to provide a Bushfire Hazard Management Report in the same manner as a standard subdivision would need. Notwithstanding this, a subsequent Bushfire Hazard Management Report has been undertaken and is provided in Appendix E which addresses the area to be rezoned.
3. The Environmental Management Report in Appendix B provides commentary regarding the vegetation values of the adverse possession lot.
4. The Environmental Management Report within Appendix B provides commentary regarding the risk of bird collisions, weed spread and threatened vegetation communities.
5. Council has requested a landslide hazard risk assessment. It is our position that this is not necessary as all building envelopes are outside of the medium level landslide hazard area, as is the access points to the site.
6. Please provide attached a concept servicing plan to support the rezoning (Appendix C).
7. The concept servicing plan provides details around existing and proposed vehicular access for all proposed rezoned land.
8. In relation to overland flow from Council's reserve, all stormwater should be contained within Council's reserve and not impact upon adjoining properties, irrelevant of the zoning. None the less the approach taken is to cluster the building areas for the proposed dwellings on the Low Density Residential Zoned land closer to the General Residential Zone. This serves to minimise any impacts of development on the broader landscape, but in addition, the contours of the land suggest that any overland flow would need to traverse the General Residential zone in the first instance, before crossing the building envelopes on the rezoned parcels of land. The JMG Stormwater Report for

■ [enquiries@eraplanning.com.au](mailto:enquiries@eraplanning.com.au) ■ (03) 6105 0443 ■ 183 Macquarie Street, Hobart, 7000 ■ abn: 67 141 991 004

66 Summerhill Road, dated December 2016 that supported that subdivision application for the General Residential Zone provide a Concept Services Stormwater Catchments Plan, Sheet 2, show the overland flow path being directed to Summerhill Road in reflection of the contours on the site, and the most logical design outcome. This plan is provided as Appendix D.

Should you have any queries regarding this response do not hesitate to contact me at caroline@eraplanning.com.au or on 0417 246 474.

Yours sincerely,



Caroline Lindus, MPiA  
**Senior Planner**

Appendix A: Subdivision and Zoning Plan

Appendix B: Addendum to Environmental Values Report

Appendix C: Concept Servicing Plan

Appendix D: Subdivision Development Stormwater Flow Calculation

Appendix E: Bushfire Hazard Management Plan

p2

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e:enquiries@erassociates.com.au m: (03) 6105 0443 a:183 Macquarie Street, Hobart, 7000 abn: 67 141 991 004



**Brooks, Lark  
and Carrick  
SURVEYORS**

UNIT 1, 2 KENNEDY DRIVE  
CAMBRIDGE 7170  
PHONE: (03)6248 5886  
EMAIL: admin@bolcsurveyors.com.au

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

All measurements and areas are subject to the final survey

OWNER: P.M. BANKS, S.M. ROSE,  
K.M. & D.B. MILLER

TITLE REFERENCE C.T. 174925/50 &  
A24780 & A24781

PROPOSED EASEMENTS AS REQUIRED

**PROPOSED REZONING  
(EXISTING ZONING)**

LOCATION 66 Summerhill Road  
WEST HOBART

SCALE 1:750 (A3)	DATE 9-7-2018
MUNICIPALITY HOBART CITY	REF. NO. MILLK02

LEGEND

- GENERAL RESIDENTIAL ZONE
- LOW DENSITY RESIDENTIAL ZONE
- ENVIRONMENTAL LIVING ZONE
- ENVIRONMENTAL MANAGEMENT ZONE

**Site Plan Details:**

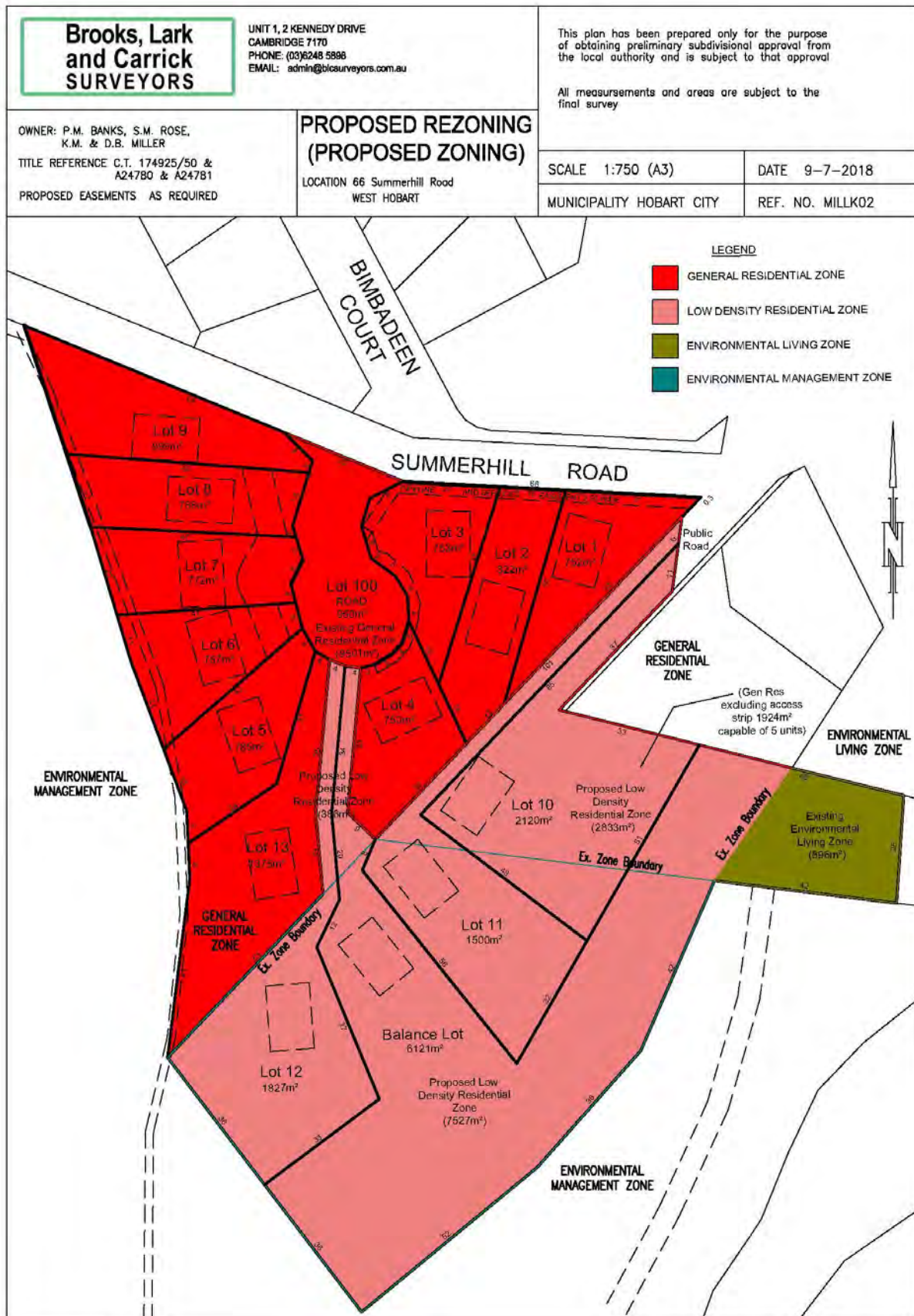
- Lot 1:** 752m<sup>2</sup>
- Lot 2:** 524m<sup>2</sup>
- Lot 3:** 753m<sup>2</sup>
- Lot 4:** 750m<sup>2</sup>
- Lot 5:** 780m<sup>2</sup>
- Lot 6:** 757m<sup>2</sup>
- Lot 7:** 772m<sup>2</sup>
- Lot 8:** 748m<sup>2</sup>
- Lot 9:** 829m<sup>2</sup>
- Lot 10:** 2120m<sup>2</sup>
- Lot 11:** 1650m<sup>2</sup>
- Lot 12:** 1927m<sup>2</sup>
- Lot 13:** 1370m<sup>2</sup>
- Balance Lot:** 7121m<sup>2</sup>
- Lot 100 Road:** 890m<sup>2</sup>

**Existing Zoning Areas:**

- Existing General Residential Zone (19521m<sup>2</sup>)
- Existing General Residential Zone (370m<sup>2</sup>)
- Existing General Residential Zone (21032m<sup>2</sup>)
- Existing Environmental Living Zone (896m<sup>2</sup>)
- Existing Environmental Management Zone (7527m<sup>2</sup>)

**Other Features:**

- Public Road:** Summerhill Road
- Private Road:** Bimbadeen Court
- Zone Boundary:** Indicated by dashed lines.
- General Residential Zone:** Red area.
- Low Density Residential Zone:** Pink area.
- Environmental Living Zone:** Olive area.
- Environmental Management Zone:** Teal area.
- North Arrow:** Points North.





Appendix B: Environmental Management  
Report

# Addendum to Natural Values Report

For proposed rezoning of land at 66 Summerhill Road, West Hobart



For: P. Banks, S. Rose, D & K Miller

3<sup>rd</sup> October 2018

  
environmental solutions for a changing world

Level 1, 2 Edward Street, Glebe – [andy.welling@enviro-dynamics.com.au](mailto:andy.welling@enviro-dynamics.com.au)



*Addendum to Natural Values Report for proposed rezoning at 66 Summerhill Road, West Hobart -October '18*

## Contents

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1. INTRODUCTION .....	1
2. NATURAL VALUES ASSESSMENT .....	2
VEGETATION COMMUNITIES .....	2
FLORA VALUES .....	6
FAUNA VALUES .....	7
3. REZONING IMPACTS .....	8
3. SUMMARY .....	10

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*andy.welling@enviro-dynamics.com.au*

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*Addendum to Natural Values Report for proposed rezoning at 66 Summerhill Road, West Hobart -October '18*

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## 1. Introduction

The following *Addendum to the Natural Values Report* has been carried out to accompany an application to the Hobart City Council for the rezoning of land at 66 Summerhill Road from Environmental Management, General Residential and Environmental Living to Low Density Residential and Environmental Living (refer to Submission Document – ERA Planning, May 2018).

The natural values of the site were initially assessed in 2016 as part of a subdivision application for 9 lots. The initial assessment surveyed all land that was to be impacted by the subdivision including land downslope to the south which forms part of the bushfire hazard management areas for that subdivision.

An additional assessment of the land further downslope to the south east was carried out on the 25<sup>th</sup> September 2018. The area assessed will be within the proposed low density residential zone and will form the bushfire hazard management area for any new lots formed in the future. An assessment of the bushfire requirements has been carried out as part of the rezoning submission to broadly quantify the potential environmental impacts associated with a future subdivision development of the rezoned area (refer to Bushfire Hazard Risk Assessment, Enviro-dynamics October 2018).

### Limitations of the survey

Whilst every effort was made to compile a complete list of vascular plant species occurring at the site, limitations of the survey method (Time Meander Method), seasonal conditions and the timing of the survey means that additional flora species may be present on the site and be revealed during subsequent surveys.

Addendum to Natural Values Report for proposed rezoning at 66 Summerhill Road, West Hobart -October '18



Figure 1 - Location Plan (Source LIST 2016)

## 2. Natural Values Assessment

### Vegetation Communities

The intact vegetation on the site was identified as *Eucalyptus globulus* grassy forest (DGL) in the April 2017 natural values report for the site.

The 2018 survey of the vegetation further down slope (which was not initially assessed) identified a higher percentage of white gums (*E. viminalis*) than the higher slope with blue gums sub-dominant. The broad classification of the community remains as DGL however. The slope is heavily degraded by woody weeds and historic quarrying and earthworks which have altered the hillside (Figures 2 and 3).

Addendum to Natural Values Report for proposed rezoning at 66 Summerhill Road, West Hobart -October '18

There are scattered native cherry (*Exocarpos cupressiformis*), silver wattle (*Acacia dealbata*) and isolated prickly box (*Bursaria spinosa*) trees over a shrub layer that is dominated by exotic woody weeds including boneseed (*Chrysanthemoides monilifera*), gorse (*Ulex europaeus*), cotoneaster (*Cotoneaster frigida*), pampas grass (*Cortaderia selloana*), blackberry (*Rubus fruticosus*) and english broom (*Cytisus scoparius*). The ground layer is dominated by exotic grasses and herbs and large areas of forget me nots (*Myosotis sylvatica*), fumitory (*Fumaria muralis*) and cleavers (*Galium aparine*). Native species including fireweed (*Senecio linearifolius*), bracken (*Pteridium esculentum*), tussock grass (*Poa labillardierei*) amongst the weeds.

Due to the weed infestations the community is considered to be in poor to moderate condition.



Figure 2 – quarried area downslope with eucalypt over storey and weedy understorey.



*Addendum to Natural Values Report for proposed rezoning at 66 Summerhill Road, West Hobart -October '18*



*Figure 3 – Vegetation broadly classified as DGL with understorey dominated by woody weeds.*

*Addendum to Natural Values Report for proposed rezoning at 66 Summerhill Road, West Hobart -October '18*

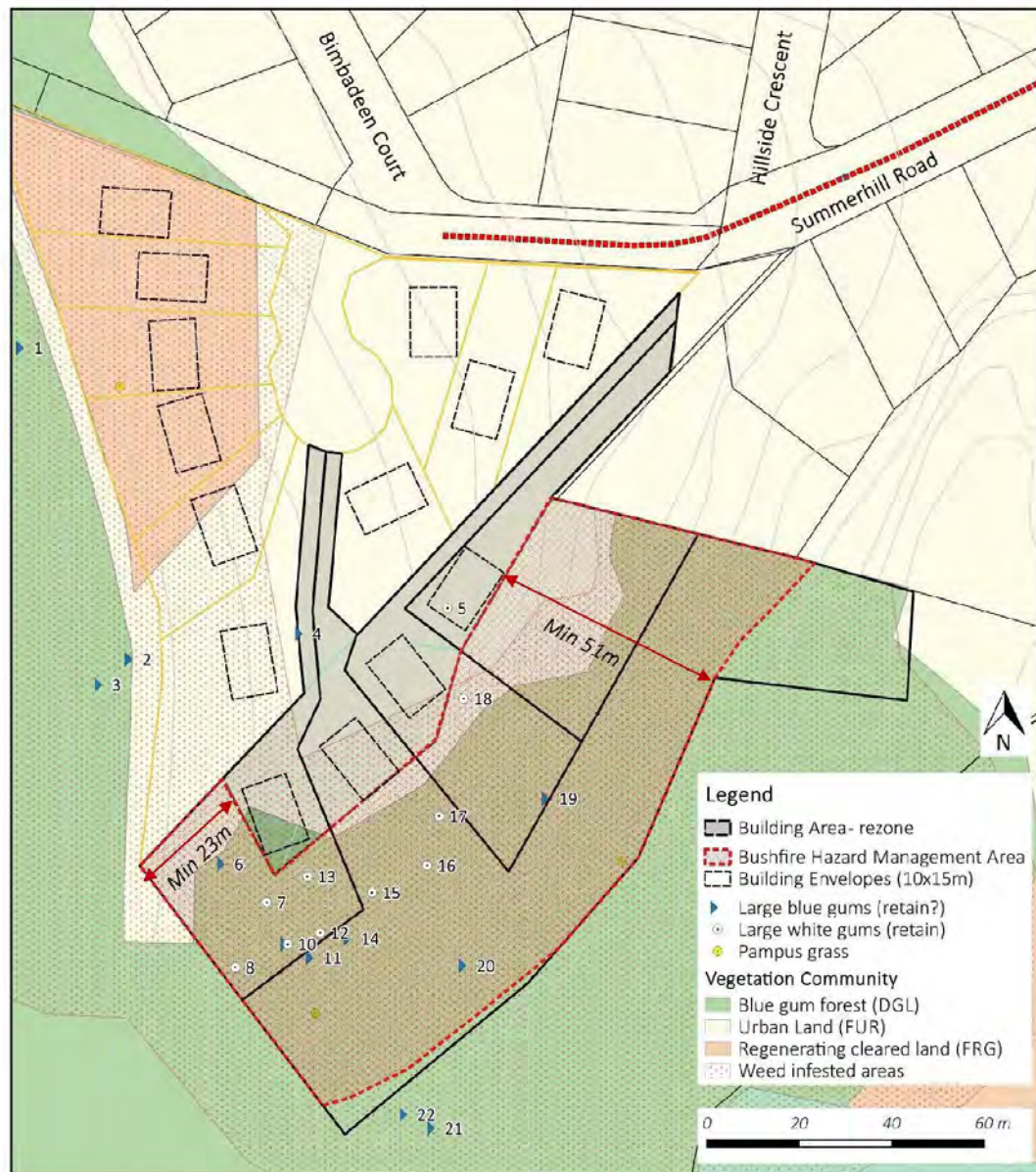


Figure 4 - Vegetation communities, weeds and significant trees and potential impacts of rezoning.



Addendum to Natural Values Report for proposed rezoning at 66 Summerhill Road, West Hobart -October '18

## Flora Values

No threatened flora species were recorded during the additional survey. Species known from within 1km of the site were outlined in the initial report with a comment on the likelihood of them occurring on this site. The initial comments remain relevant for the additional area that was surveyed.

The slope contains a number of larger trees that were plotted and measured during the previous survey with additional trees further downslope measured as part of the rezoning survey. Larger trees are shown in Figure 4 and list in Table 1 below.

Table 1 – List of trees within land to be rezoned.

Tree #	Species Name	Common Name	Height	DBH (cm)	Comment
1	<i>Eucalyptus globulus</i>	blue gum	20 m	80 cm	Retain
2	<i>Eucalyptus globulus</i>	blue gum	15-20m	60, 90, 70cm	Retain
3	<i>Eucalyptus globulus</i>	blue gum	20m	70cm	Retain
4	<i>Eucalyptus globulus</i>	blue gum	20m	70cm	To be removed
5	<i>Eucalyptus viminalis</i>	white gum	20m	150cm	To be removed
6	<i>Eucalyptus globulus</i>	blue gum	20m	90cm	Retain
7	<i>Eucalyptus viminalis</i>	white gum	12m	70cm	Retain
8	<i>Eucalyptus viminalis</i>	white gum	15m	40 and 30 cm	Retain – double stem
9	<i>Eucalyptus viminalis</i>	white gum	15m	40 cm	May need to be removed or retained in cluster.
10	<i>Eucalyptus globulus</i>	blue gum	18m	80cm	Retain
11	<i>Eucalyptus globulus</i>	blue gum	18 m	70 cm	Retain
12	<i>Eucalyptus viminalis</i>	white gum	12m	60 cm	May need to be removed or treated as cluster with tree # 9, 10 and 11
13	<i>Eucalyptus viminalis</i>	white gum	20m	100cm	Retain
14	<i>Eucalyptus viminalis</i>	white gum	12 m	90cm	Retain
15	<i>Eucalyptus viminalis</i>	white gum	10m	2 x 30cm	Retain– double stem
16	<i>Eucalyptus viminalis</i>	white gum	15m	50cm	Retain
17	<i>Eucalyptus viminalis</i>	white gum	?	?	Retain – may need to prune canopy
18	<i>Eucalyptus viminalis</i>	white gum	15m	50cm	May need to be removed depending on location of future dwelling
19	<i>Eucalyptus globulus</i>	blue gum	20m	120cm	Retain
20	<i>Eucalyptus globulus</i>	blue gum	15m	60cm	Retain
21	<i>Eucalyptus globulus</i>	blue gum	20m	70cm	Retain - Outside HMA
22	<i>Eucalyptus globulus</i>	blue gum	18m	80cm	Retain - Outside HMA

---

*Addendum to Natural Values Report for proposed rezoning at 66 Summerhill Road, West Hobart -October '18*

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### Fauna Values

The fauna habitat provided by the vegetation is similar to that outlined in the initial report. The slope contains scattered mature blue gums which provide potential foraging habitat for the swift parrot. There are also mature white gums downslope. No trees with hollows were recorded downslope. A mature white gum with hollows and a mature blue gum are present within the cleared land that is zoned as general residential (Figure 4 – trees 4 and 5).

The vegetation downslope (including the weed infestations) provides some foraging and shelter habitat for the eastern barred bandicoot and other native mammals. This species may shelter in the understorey amongst woody weeds such as gorse and forage over the cleared land in the evenings. The rocky outcrops and rubble piles down the slope may also provide marginal shelter sites for the Tasmanian devil however there were no suitable den sites recorded.

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*Addendum to Natural Values Report for proposed rezoning at 66 Summerhill Road, West Hobart -October '18*

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### 3. Rezoning Impacts

The following section outlines the impacts of the proposed rezoning of a portion the site. A rezoning to low density residential would allow for the subdivision of the land to create new lots. Given the steep slope of most of the land any residential development would be restricted to the hill top. The natural values of the hill top area are limited to an isolated white gums and blue gums over introduced woody weeds, grasses and herbs.

#### Impacts of the future Bushfire Hazard Management Areas

Due to the bushfire prone nature of the surrounding vegetation any future development of residential lots would require bushfire hazard management areas to be established around dwellings.

Hazard Management Areas (HMA) for any new lots within the rezoned area would extend downslope for a minimum distance of 51m and across and up slope for 23m from the edge of designated building envelopes (refer to bushfire hazard assessment, Enviro-dynamics 2018). The existing approved subdivision to the north will provide a managed area in this direction.

A restrictive building area is proposed on the south eastern side of the hilltop to ensure that the required HAM for A BAL 19 solutions can be contained within the area of the site to be rezoned to Low Density residential. No vegetation on the adjoin HCC title in the bottom of the gully will be impacted by the proposal.

The majority of the HMA downslope and across slope contains degraded DGL vegetation. This vegetation would need to be modified to reduce fuel loads in the event of development on the hilltop. Modification of the vegetation would include the removal of most understorey vegetation and the thinning of the trees to reduce the canopy density and separation trees. As the understorey is dominated by woody weeds the clearance of the understorey will not have significant environmental impact.

Within the HMA larger blue gums and white gums can be retained provided they do not overhang dwellings, separation between canopies is established and maintained (min 2-6m) and have

*Addendum to Natural Values Report for proposed rezoning at 66 Summerhill Road, West Hobart -October '18*

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branches below 2m removed. Smaller eucalypts and silver wattles would need to be removed to reduce fuel loads however. All significant trees within the rezone area were plotted during the site survey (Figure 2). The majority of large the trees could be retained within the HMA for hence most important natural values of the hills side can be retained. The management of the understorey would remove a significant seed source for weed species and contribute to the ongoing management of the intact vegetation within the adjacent Knocklofty Reserve.

An estimated 3000m<sup>2</sup> of degraded regrowth DGL vegetation will need to be managed to significantly reduce the fuel loads.

Overall the area of native vegetation to be impacted by the formation of the HMA for the subdivision will be approximately 1.2ha. Provided larger blue gums are retained within the HMA to protect the foraging habitat for the endangered swift parrot, the impacts will be limited. The majority of the vegetation to be removed to reduce the fuel load will be woody weed species. Some clusters of understorey shrubs can be retained or planted within the HMA provided clusters are less than 10m<sup>2</sup>, there is separation between clusters (minimum 10m) and they are not located under retained trees.

The removal of the woody weeds within the HMA will reduce shelter habitat for mammals such as the eastern barred bandicoot and wallabies. This is unlikely to have a significant impact these species as there are large areas of similar habitat within the adjoining HCC land and the management of the HMA area is likely to lead to an increased foraging resource for these species.

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*Addendum to Natural Values Report for proposed rezoning at 66 Summerhill Road, West Hobart -October '18*

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### 3. Summary

An assessment of the natural values of land at Summerhill Road, West Hobart were undertaken as part of a proposed rezoning of the balance lot to the south east of the site. The proposed rezoning of the land to Low Density Residential would allow for the subdivision of the land to form new lots. Due to the steepness of the site and access restrictions, any building envelopes for new lots would be restricted to the upper slope of the land.

The survey found that the upper slope contains cleared land with remnant white gum and blue gum trees and scattered introduced species. The steep slope contains degraded DGL vegetation dominated by white gums and blue gums with an understorey of woody weeds including gorse, broom, pampas grass and boneseed.

The rezoning and future subdivision of the balance lot would require the clearing of vegetation with the building area the modification of vegetation downslope to accommodate the bushfire hazard management areas (HMA) for each new lot. Whilst the vegetation in the building areas has limited significance a large white gum and a blue gum tree will need to be removed.

An assessment of the bushfire risk of the surrounding land determined that a HMA would need to extend across the entire balance lot or to a minimum of 51m wide downslope and 23m wide across slope or upslope.

on the naturvla alvaleu of the Balance land he impacts of a proposed subdivision on the natural values of land at 60 Summerhill Road, West Hobart were assessed during a site survey in July 2016. The impact of the required Bushfire Hazard Management Areas on the land than is zoned Environmental Management and is within a Biodiversity Protection Area was assessed.

Some additional natural values occur on the land zoned general residential including mature blue gums and white gums however this impact is not assessed as part of this report as they occur within the general residential zone and a NVR of this area is not required under the scheme.

The vegetation to be impacted (for the establishing of the HMA) is generally in poor condition with significant infestations of the declared weeds boneseed, gorse and pampas grass. The control of

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*Addendum to Natural Values Report for proposed rezoning at 66 Summerhill Road, West Hobart -October '18*

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these weeds as part of the development may be required to prevent the spread of weeds of the site.

The area of vegetation which was classified as blue gum forest (DGL - listed as a threatened vegetation community under the *Nature Conservation Act 2002*) contained a layer of blue gum saplings and some smaller trees. The understorey contains significant woody weed infestations. Some mature trees (in particular blue gums) can be retained within the HMA provided there is minimum 2m separation between canopies and there is separation between the ground and the canopy. Clusters of native understorey can also be retained as per the provisions of the bushfire hazard report (Section 5.1 - JMG).

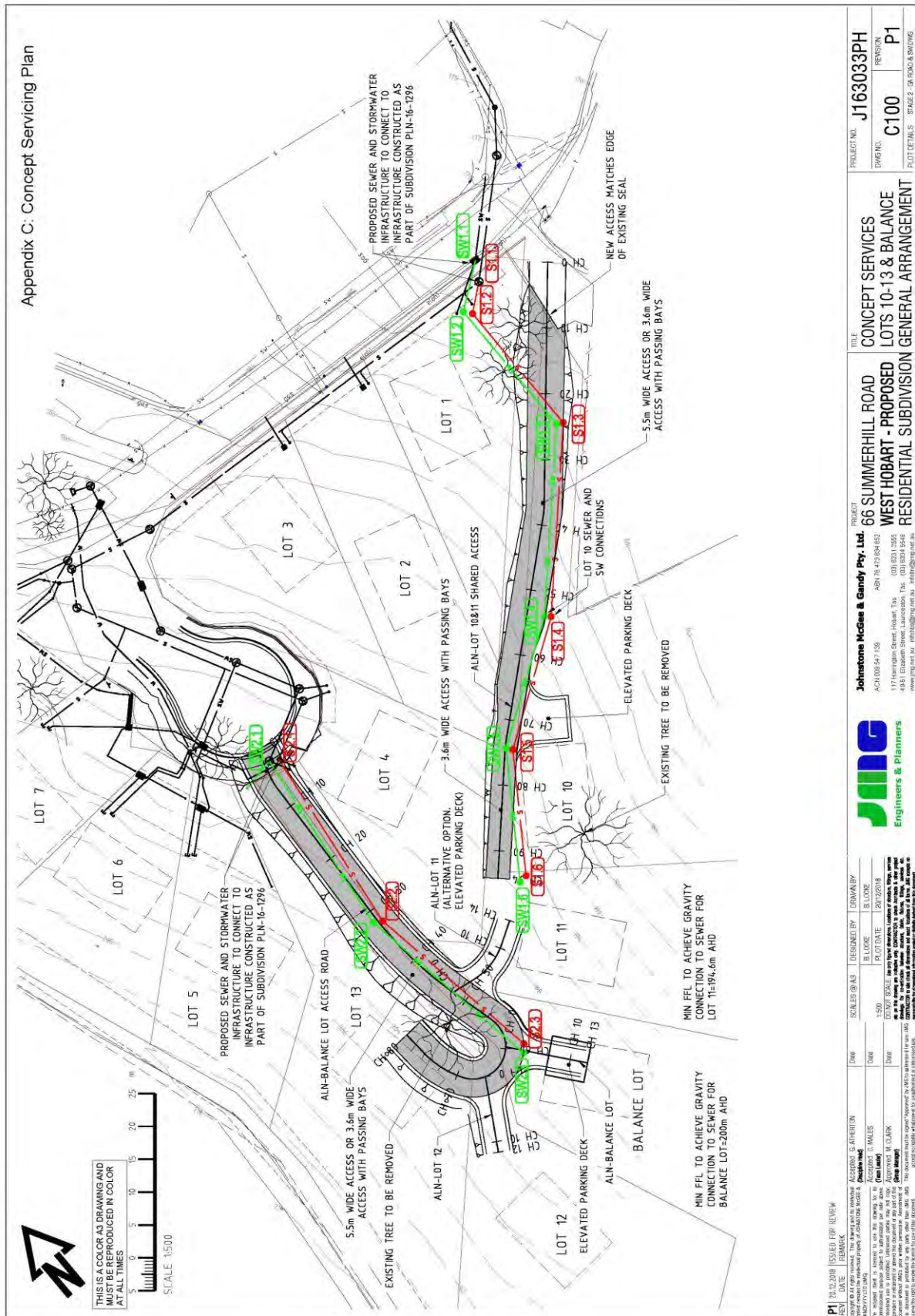
No threatened flora species were recorded on the site and the habitat for threatened fauna species was limited to regrowth blue gum - which provide a minor foraging resource for the swift parrot; and some habitat for the eastern barred bandicoot. Due to the present of large area of similar vegetation, in better condition, adjacent to the site the impact on the fauna habitat is very limited.

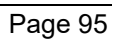
The removal of the vegetation was able to meet the performance criteria under E10.0 for a high priority community due to its degraded condition. An estimated 3850m<sup>2</sup> of DGL will be impacted by the subdivision which represents < 0.2% of the DGL within local area. The vegetation to be modified is also degraded by weeds including gorse and as such the vegetation clearance will be largely restricted to weed control and removal of the shrub layer with any mature blue gums to be retained. The blue gums within the HMA are generally small (<10m – 15m high) and provide a limited foraging resource for the swift parrot. Any larger blue gum trees within the HMA will be retained.

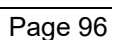
and the presence of the adjoining DGL forest (on proposed balance lot which may be transferred to the HCC) and within the Knocklofty Reserve.



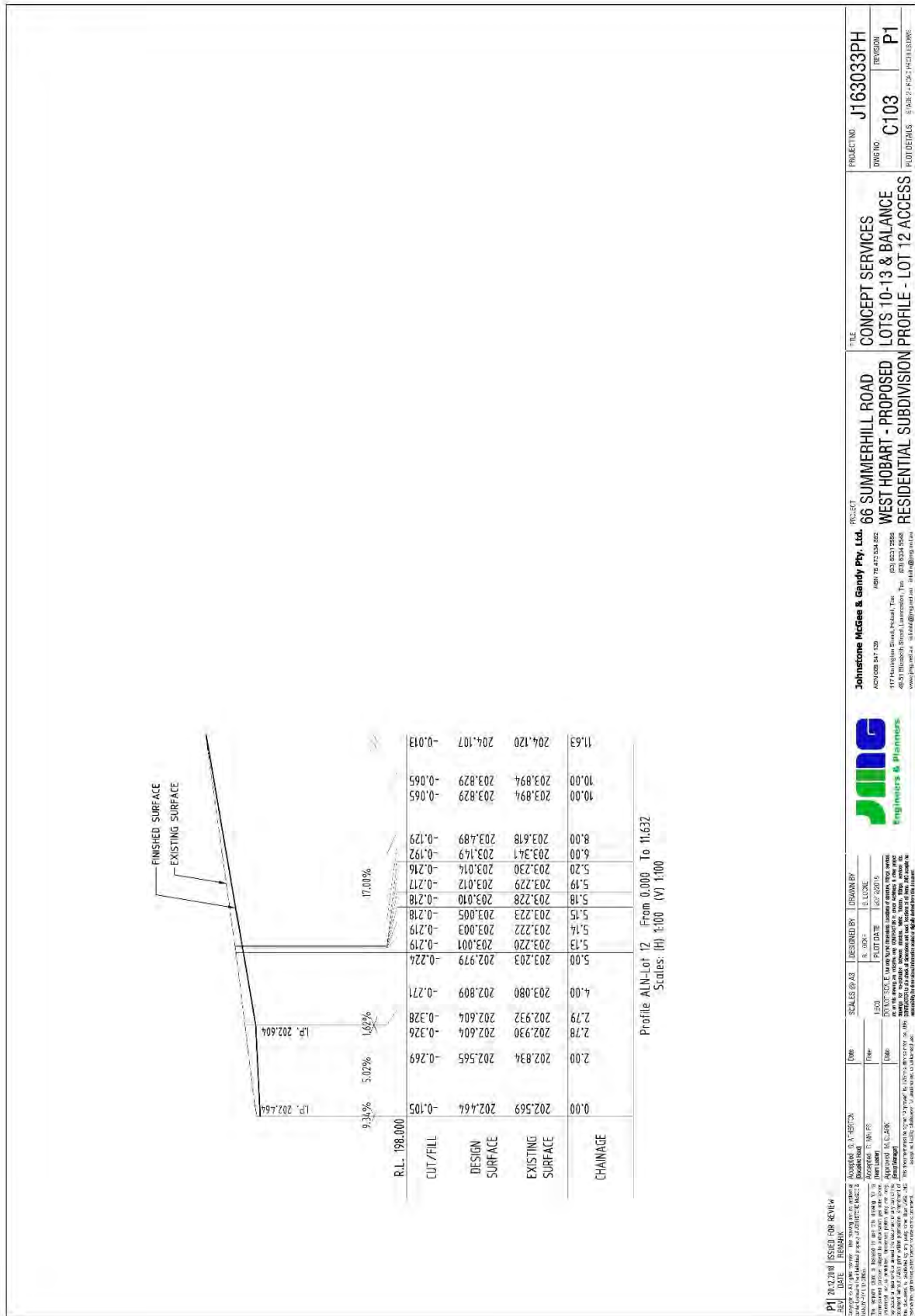
## Appendix C: Concept Servicing Plan











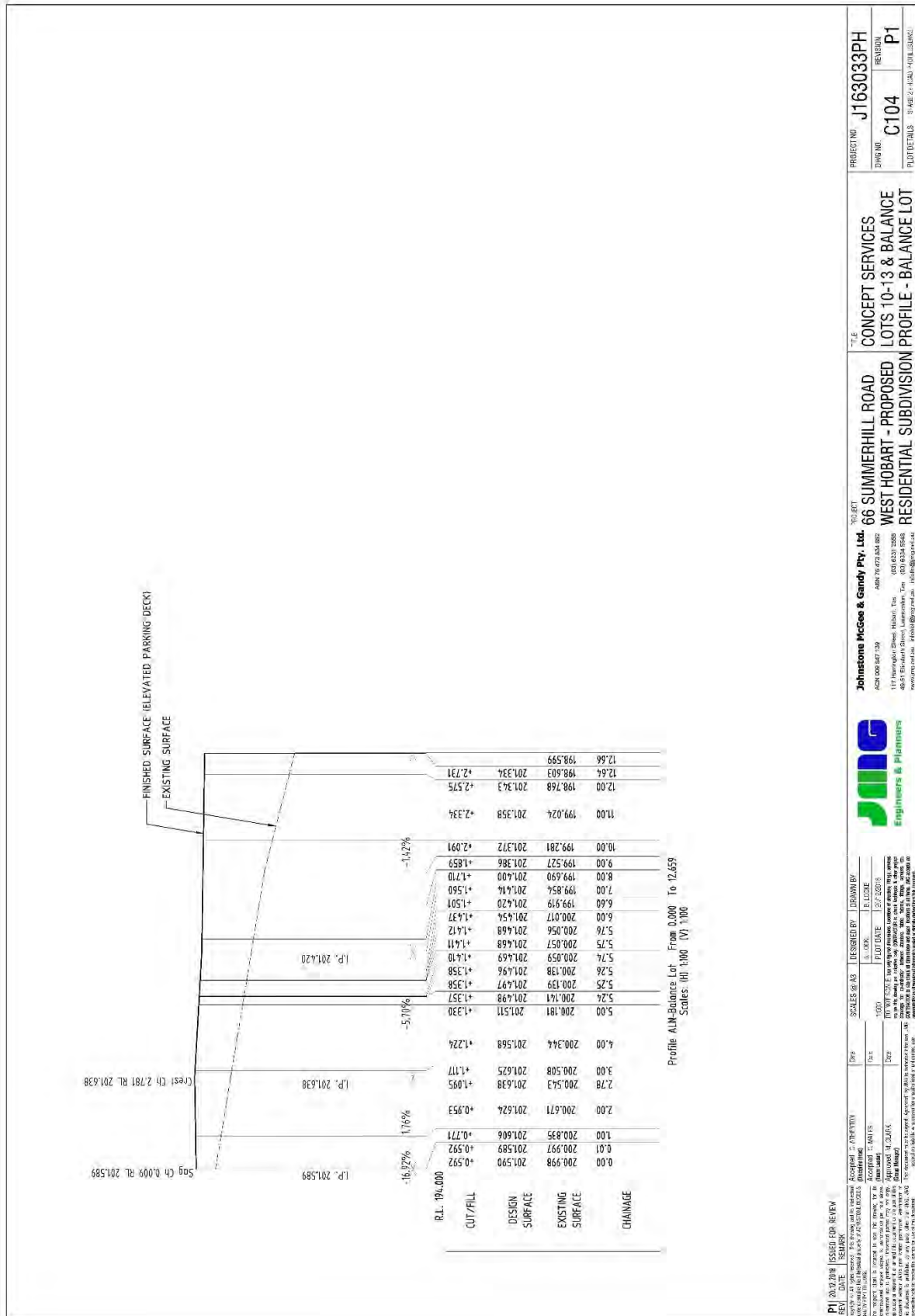
P1 20/2/2018 ISSUED FOR REVIEW

DATE: 20/2/2018  
 DRAWN BY: J. L. LUCAS  
 CHECKED BY: J. L. LUCAS  
 DESIGNED BY: J. L. LUCAS  
 SCALE: 1:100 (H) 1:100 (V)  
 PLOT DATE: 20/2/2018  
 PLOT SCALE: 1:100 (H) 1:100 (V)  
 PROJECT NO: J163033PH  
 DWG NO: C103  
 REGION: P1  
 PROJECT TITLE: 66 SUMMERHILL ROAD WEST HOBART - PROPOSED RESIDENTIAL SUBDIVISION PROFILE - LOT 12 ACCESS



**Johnstone McGee & Gandy Pty. Ltd.**  
 PROJECT: 66 SUMMERHILL ROAD WEST HOBART - PROPOSED RESIDENTIAL SUBDIVISION  
 PROJECT NO: J163033PH  
 DWG NO: C103  
 REGION: P1  
 PROJECT TITLE: 66 SUMMERHILL ROAD WEST HOBART - PROPOSED RESIDENTIAL SUBDIVISION PROFILE - LOT 12 ACCESS

PROJECT NO: J163033PH  
 DWG NO: C103  
 REGION: P1  
 PROJECT TITLE: 66 SUMMERHILL ROAD WEST HOBART - PROPOSED RESIDENTIAL SUBDIVISION PROFILE - LOT 12 ACCESS



PI 2012/2018 ISSUED FOR REVIEW

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NO.	DESCRIPTION	APPROVED BY	DATE
1	ISSUED FOR REVIEW	APPROVED BY	DATE

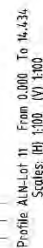


**Johnstone McGee & Gandy Pty. Ltd.**  
ACN 000 847 139  
117 Hargrave Street, Hobart, Tas 7000  
03 6231 5280  
info@jmgpl.com.au

**CONCEPT SERVICES**  
**WEST HOBART - PROPOSED**  
**RESIDENTIAL SUBDIVISION PROFILE - BALANCE LOT**

PROJECT NO	J163033PH
DWG NO.	C104
REVISION	P1

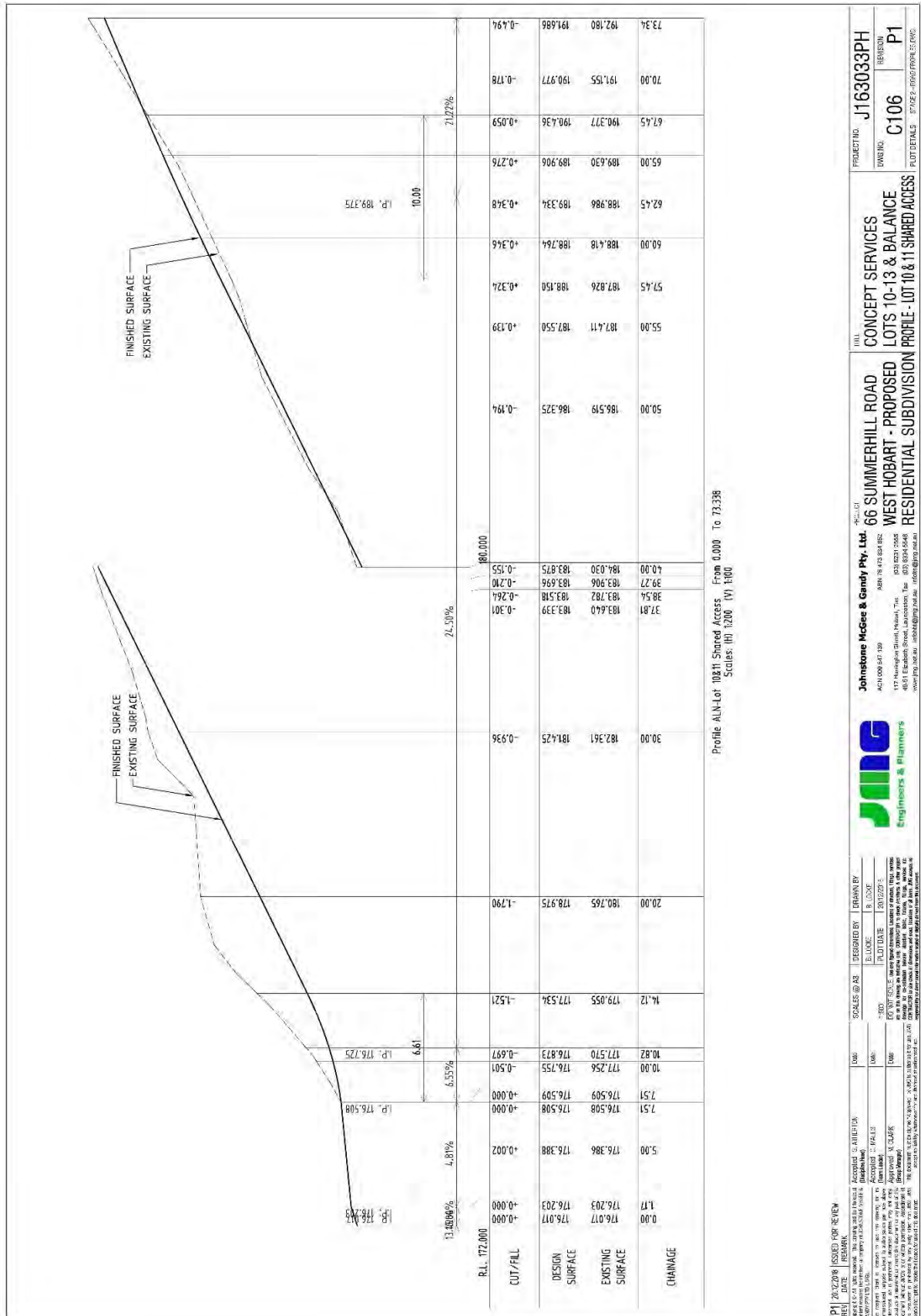
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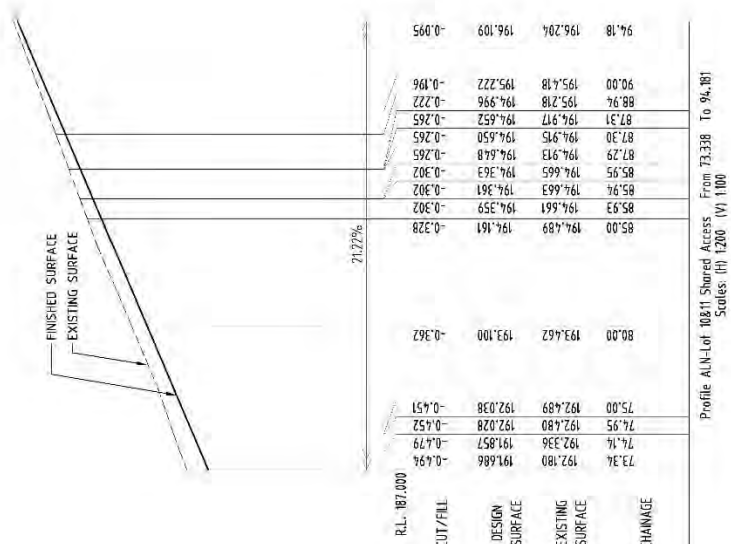


ALTERNATE OPTION 2 - REFER ALN-LOT 10 &amp; 11 SHARED ACCESS FOR OPTION 11

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P1	20.12.2018	ISSUED FOR REVIEW
REV	DATE	REMARK

[illegible]

Accepted for publication	22	SPALES AT A3	DESIGNED BY	DRAWN BY
Reviewed for publication	23			
Approved for release	24			
Final Review	25			
Plot Date	26			
Plot Date	27			
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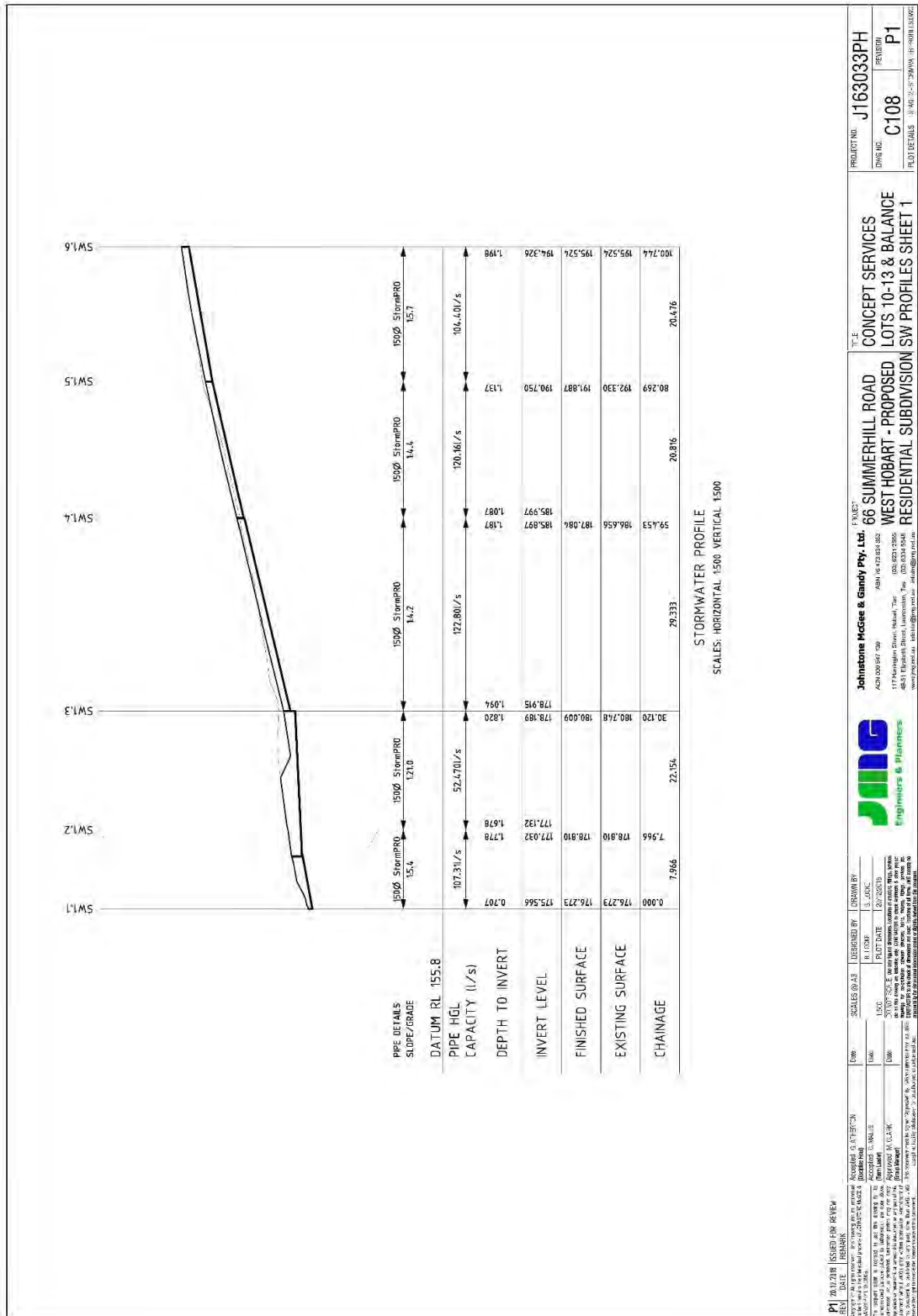


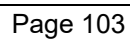
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 WCN 009 347 139 AHN 76 473 834 852  
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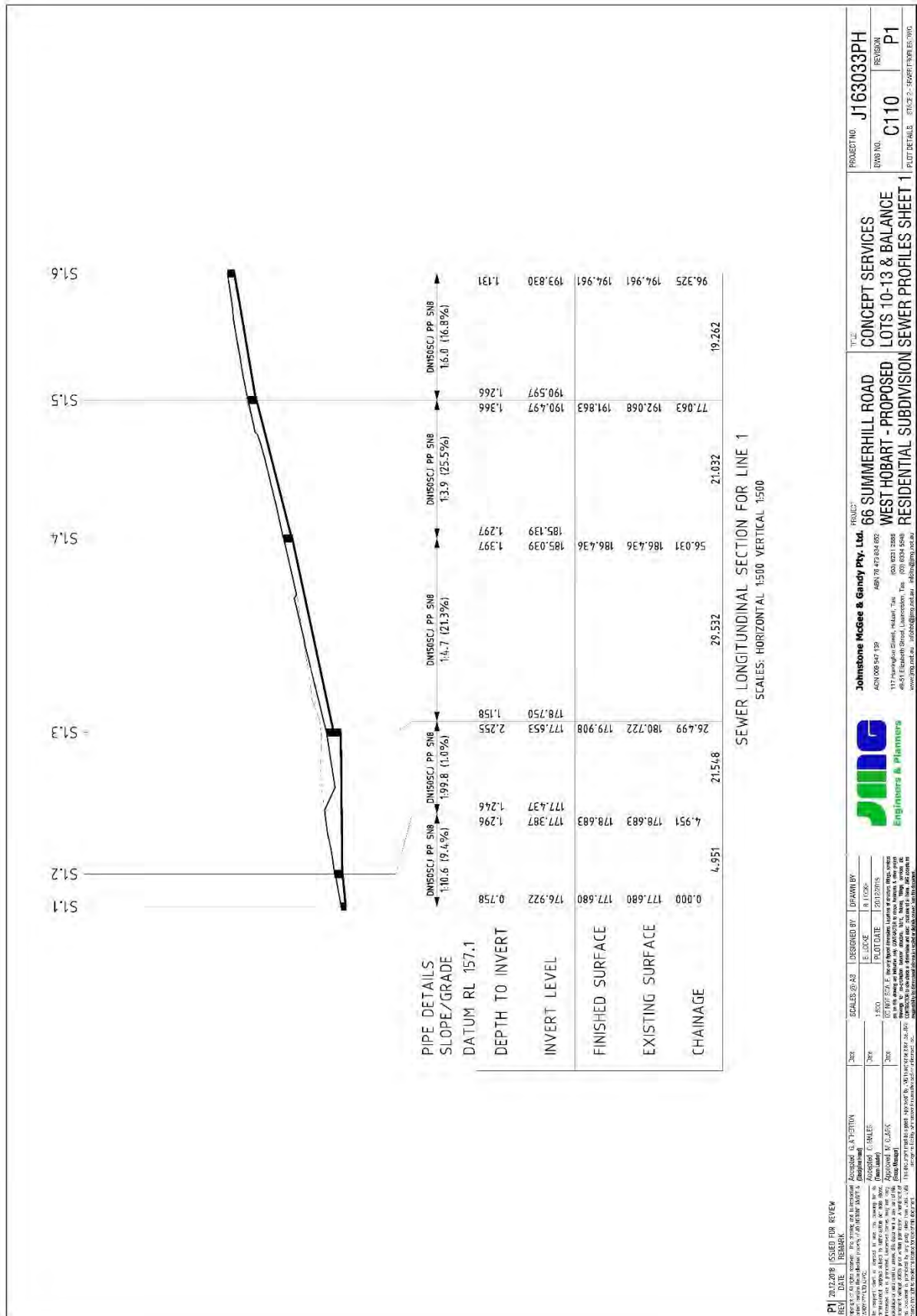
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 T HOBART - PROPOSED  
 IDENTIAL SUBDIVISION

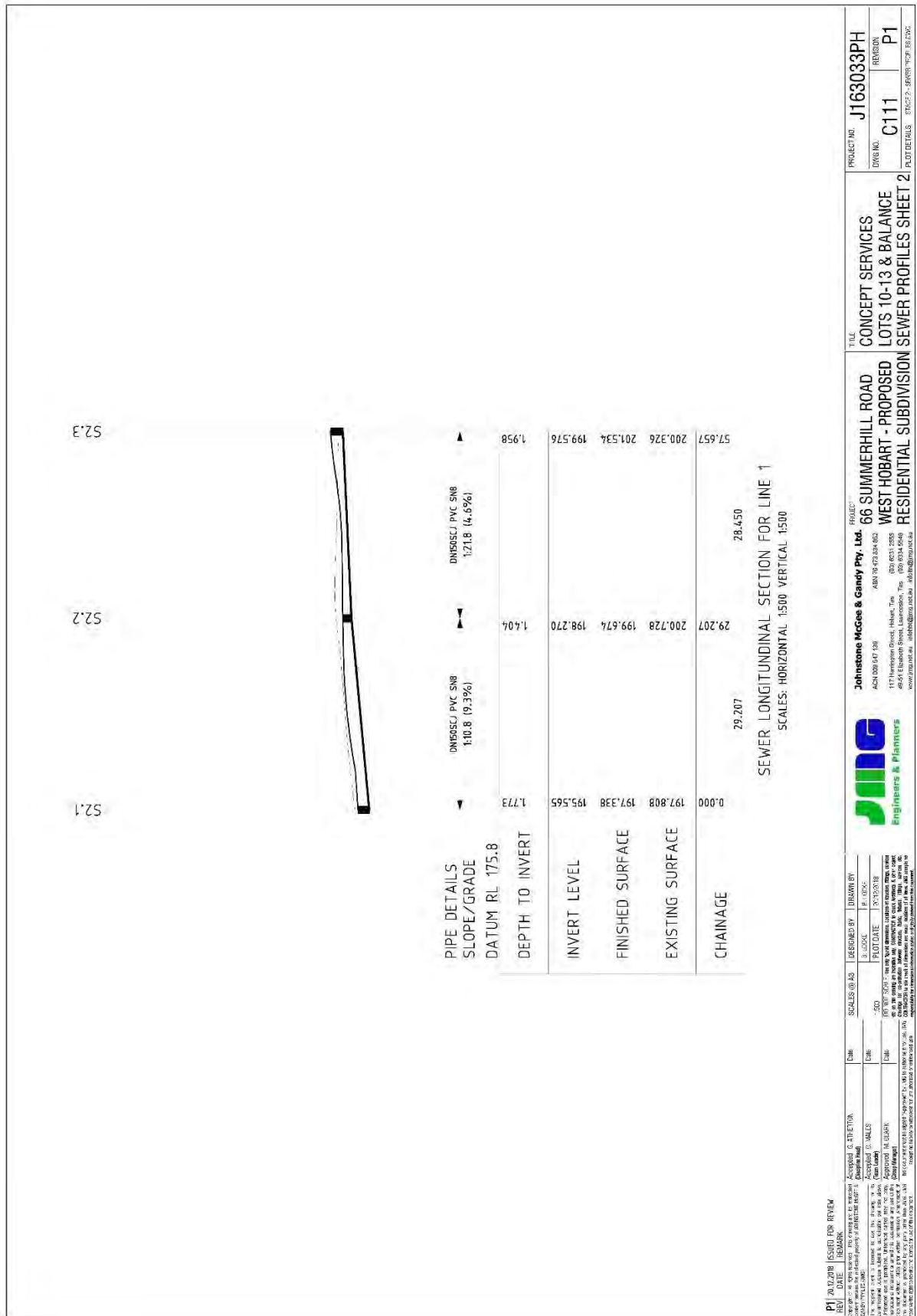
CONCEPT SERVICES  
LOTS 10-13 & BALANCE  
PROFILE - LOT 10 & 11 SHARED ACCESS

PROJECT NO.	J163033PH
DWG NO.	C107
REVISION	P1
PLOT DETAILS	SHEET 2 - FOUNDATION & WALLS











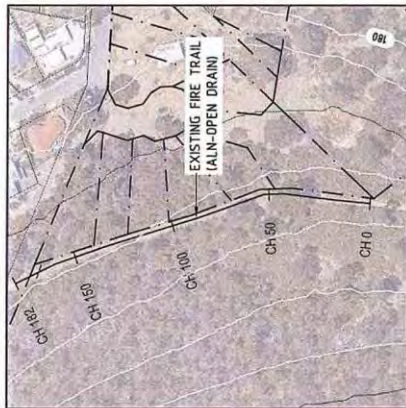
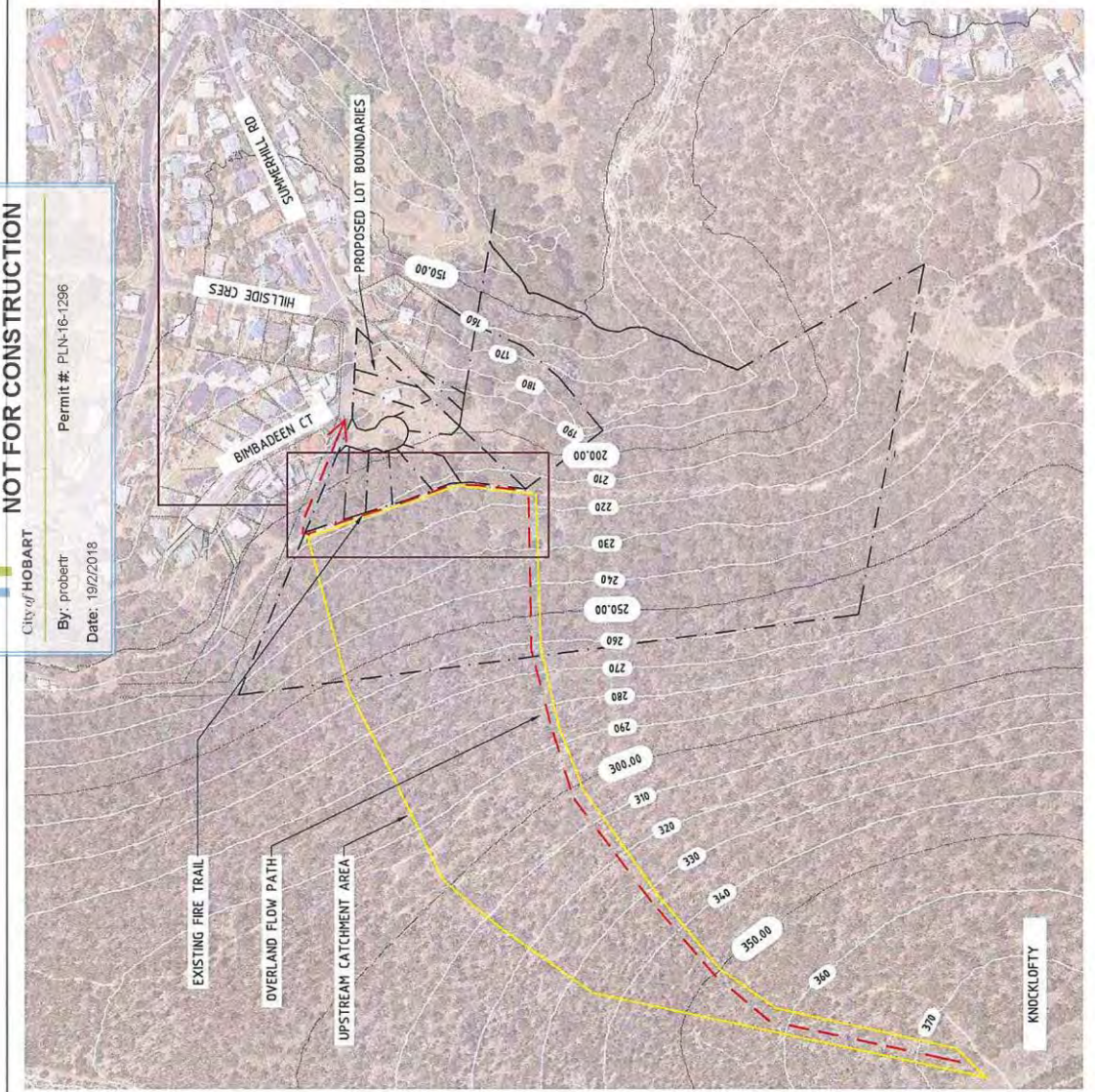
Appendix D: Stormwater Overland Flow plan

**Approved - Planning Only**  
**NOT FOR CONSTRUCTION**

City of HOBBART

By: probetr  
Date: 19/2/2018

Permit #: PLN-16-1296



P2 22.12.2016 ISSUED FOR DEVELOPMENT APPROVAL  
P1 11.02.2016 ISSUED FOR CLIENT REVIEW  
REV DATE REASON

**JMC**  
**Engineers & Planners**

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PROJECT  
66 SUMMERHILL ROAD  
WEST HOBBART  
PROPOSED RESIDENTIAL SUBDIVISION

TITLE  
CONCEPT SERVICES  
STORMWATER CATCHMENTS  
SHEET 2

Authorised by	Date
Accepted & Approved	Date
Drawn by	Date
Checked by	Date
Approved	Date

Drawn by: B. LOOKE  
Checked by: B. LOOKE  
Approved by: B. LOOKE  
Date: 12/02/2018

Scale: 1:500  
Plot Date: 12/02/2018  
Project No: J163033PH

Revision: P10 P2

Project No: J163033PH  
Revision: P10 P2



## Bushfire Hazard Assessment

For proposed Rezone application at 66 Summerhill Road, West Hobart



Landowner: P. Banks, S. Rose, D & K Miller

Prepared by: Andrew Welling (BFP-135)

Date of Assessment: 13<sup>th</sup> September 2018

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Level 1, 2 Edward Street, Glebe – [andy.welling@enviro-dynamics.com.au](mailto:andy.welling@enviro-dynamics.com.au)

*Bushfire Hazard Assessment for rezoning application, 66 Summerhill Road, West Lobar – September 2018*

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## Disclaimer

The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment. Whilst measures outlined in this report are designed to reduce the bushfire risk to future dwellings located within the subdivision, due to the unpredictable nature of wildfires and impacts of extreme weather conditions the survival of the structures on the site during a fire event cannot be guaranteed.

andy.welling@enviro-dynamics.com.au

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*Bushfire Hazard Assessment for rezoning application, 66 Summerhill Road, West Hobart – October 2018*

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## 1. Introduction

The following Bushfire Hazard Assessment has been undertaken as part of a rezoning application for land at 66 Summerhill Road, West Hobart (FR 199596/1).

The document provides an assessment of the risk that bushfire poses to future dwellings which may be developed on the lot, within a designated building area. In addition, the document outlines the extent of bushfire hazard management areas required to achieve a Bushfire Attack Level of  $>12.5 \text{ kW/m}^2$  to  $\leq 19 \text{ kW/m}^2$  (BAL 19). The assessment has been used to inform the likely impacts on the natural values of the lot (refer to Addendum to Natural Values Report, Enviro-dynamics October 2018).

The designated building area is located along the northern side of the area to be rezoned (Figure 1).

### 1.2 Site Description

The bushfire hazard assessment relates to the southern portion of land at 66 Summerhill Road, West Hobart (FR 174925/50) and the adjoining lot (FR 173296/2) acquired through adverse possession. The land subject to a rezoning application includes the eastern side of small hilltop and the steep east facing slope. The land is proposed to be rezoned from Environmental Management, General Residential and Environmental Living to Low Density Residential and Environmental Living (refer to Submission Document – ERA Planning, May 2018).

The natural values of the site were initially assessed in 2016 as part of a subdivision application for 9 lots. The initial assessment surveyed all land that was to be impacted by the subdivision including land downslope to the south which formed part of the bushfire hazard management areas for the subdivision.

An additional assessment of the land further downslope to the south east was carried out on the 25<sup>th</sup> September 2018. The area assessed will be within the proposed low-density residential zone and will form the bushfire hazard management area for any new lots formed in the future.

*andy.welling@enviro-dynamics.com.au*

*Bushfire Hazard Assessment for rezoning application, 66 Summerhill Road, West Hobart – October 2018*

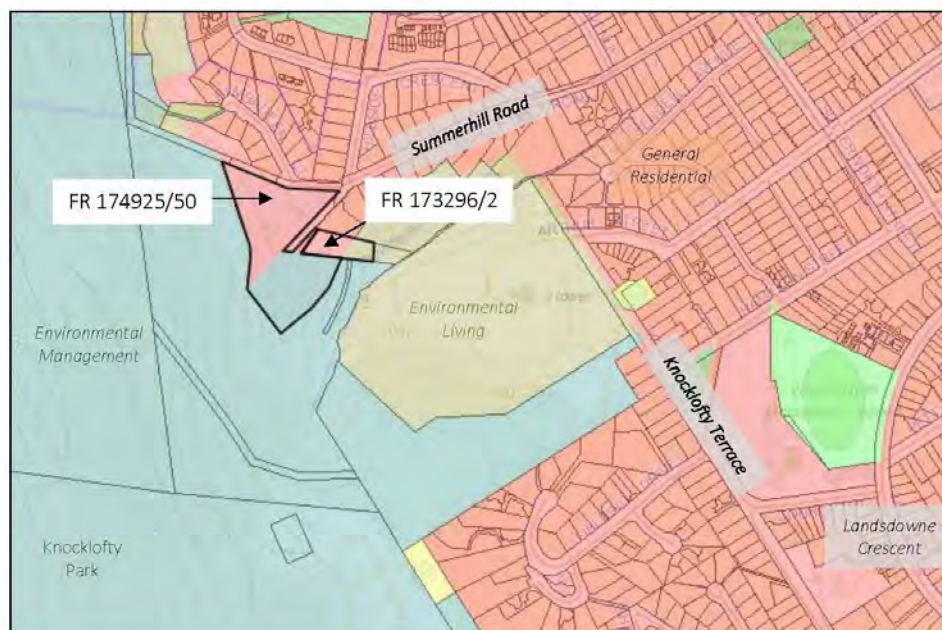


Figure 1: Location of Lots on Summerhill Road and adjacent to Environmental Management Zone



## 2. Bushfire Site Assessment

The following is a summary of the bushfire risk at the property.

**Bushfire Hazard:** Slope and forest vegetation

**Bushfire Attack Mechanisms:** Radiant heat, ember attack, wind, direct flame and smoke

**Bushfire Threat Direction:** The bushfire threat to the land, subject to the proposed subdivision, is from the north and northwest which is mainly developed and zoned general residential. Due to the managed land to the north, the bushfire risk is reduced.

Fires have burned in the hills to the northwest but would have to travel downslope to reach the proposed subdivision. It is noted that a fire in this forest could be a source of embers from the west and northwest. The fire threats from the west and northwest are moderate due to distance to forest vegetation, refer to Figure 2 and Appendix 1 for Photos.

**Fire Danger Index:** FDI 50 (this index applies across Tasmania).

**Vegetation:** Vegetation was assessed within 100 m in all directions from the proposed building area and classified as per Table 2.3 of AS 3959-2009.

The site contains managed land to the north and forest vegetation to the east and west. There are a number of established residences surrounding the site to the north and east.

Refer to Table 1 for the summary of the BAL Assessment.

Table 1 – Summary of Bushfire Site Assessment

Direction of slope	Northeast	Southeast	Southwest	Northwest
Balance Lot				
Vegetation Classification <sup>a</sup>	MANAGED LAND	FOREST	FOREST	MANAGED LAND
Distance to classified vegetation	0 m	0 - 20 m	0 m	0 m
Effective slope under vegetation	Downslope >5-10°	Downslope >15-20°	Upslope	Across slope
Current BAL value for each side of the site	BAL LOW	BAL FZ	BAL FZ	BAL LOW
Separation distances to achieve BAL-19	n/a	51-<67 m	23-<32 m	n/a

<sup>a</sup> Vegetation within 100 m of the proposed lots identified as *Forest* has a woody weed understorey with some native trees and shrubs.

Managed Land surrounding the development is classified as an exclusion as per definitions in paragraph 2.2.3.2 of AS3959-2009, an 'Exclusion' is provided by Low threat vegetation and non-vegetated areas:

*Bushfire Hazard Assessment for rezoning application, 66 Summerhill Road, Weya Hebar - October 2018*

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(e) Non-vegetated areas, including roads and buildings; and

(f) Low threat vegetation, including grassland managed in a minimal fuel condition such as maintained lawns, cultivated gardens and windbreaks. NOTE: minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognised as short-cropped grass to a nominal height of 100 mm).

3

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Bushfire Hazard Assessment for rezoning application, 66 Summerhill Road, West Hobart – September 2018

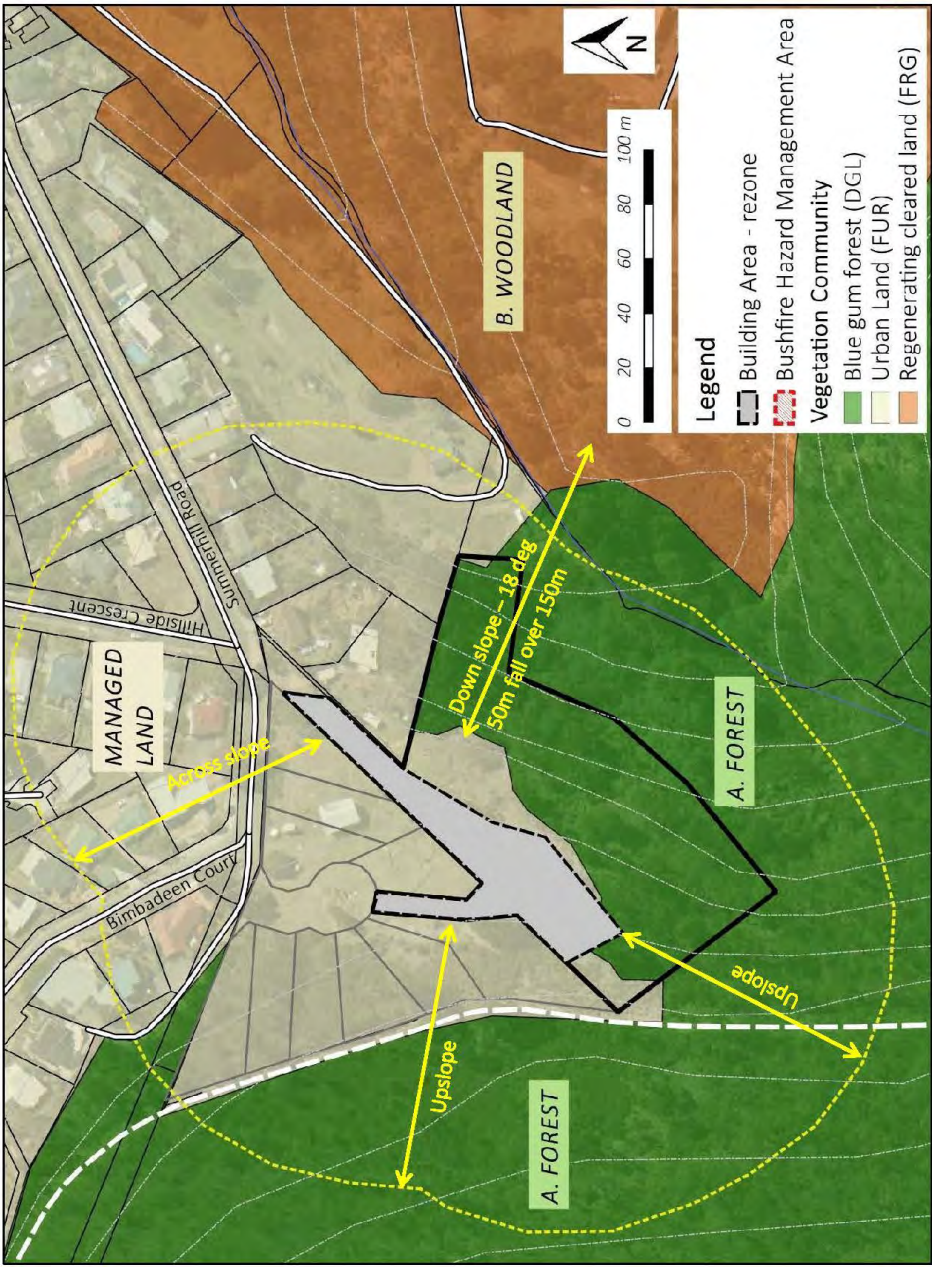


Figure 2 – Bushfire hazard assessment area (100m radius yellow dash line) showing surrounding managed areas and vegetation

### 3. Bushfire Management Measures

#### 3.1 Hazard Management Areas

Future development within the designated building area will require the establishment of a bushfire hazard management area (HMA). The HMA provides a cleared space between the buildings and the bushfire hazard. Vegetation within the HMA needs to be strategically modified and then maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat thereby allowing built infrastructure to be defended from lower intensity bushfires. Fine fuel loads must be minimal: to reduce the quantity of windborne sparks and embers reaching buildings, to reduce the radiant heat at the building, and to halt or check direct flame attack.

Further information on the maintenance of the equivalent 'defendable space' are provided in the Tasmania Fire Service document: Guidelines for Development in Bushfire Prone Areas of Tasmania (2005). This document identifies different protection zones including a Bushfire Protection Zone and a Fuel Modified Buffer Zone.

#### Requirements

To comply with PD5.1 Acceptable solutions under E1.6.1 – A1. Acceptable solutions A1 future subdivision must:

- show building areas for each lot; and
- indicate HMAs which separate building areas from bushfire prone vegetation with separation distances required for BAL 19 as a minimum as per Table 2.4.4 of AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

Indicative building areas have been designated on the lots subject to the rezone application and an HMA with separation distances sufficient to achieve BAL 19 as set out in Table 1 and are shown in Attachment 1.

#### Current conditions:

- The land subject to the rezoning application contains cleared land on the hilltop and intact forest vegetation with a weedy understory downslope to the southeast and upslope to the southwest. The land to the northwest and northeast is cleared and will be developed as residential lots in the future. There are existing suburban areas beyond the cleared land in these directions.

#### Compliance:

- The future development of the land (subdivision and then housing) will require the modification of vegetation to the northeast and northwest as indicated in Attachment 1. Vegetation modification will require reduction of fuel loads by the removal of trees, shrubs and groundcover fuels. The HMA does not need to be cleared of all vegetation. The retention of some trees can act to reduce wind speeds and catch embers in the event of bushfire.
- The following vegetation management requirements apply within the HMA:

*Bushfire Hazard Assessment for rezoning application, 66 Summerhill Road, West Hobart – October 2018*

- All vegetation including trees to be cleared from within 10m of future buildings;
- Non-flammable features such as paved areas, lawns, driveways and paths should be included around buildings.
- Trees can be retained within the HMA provided there is: horizontal separation between canopies (min 2m); and vertical separation between the ground and the canopy. This can be achieved by removing low branches up to a minimum height of 2m from ground level. No trees to overhang dwellings. Most of the large trees within the HMA can be retained at the site (refer to Natural Values Report, enviro-dynamics Oct 2018).
- Understorey shrubs may be retained provided they are not contiguous with dwellings. Clusters should be a maximum of 10m<sup>2</sup> in area with a minimum 10m separation between clusters. Clusters should not be located under retained trees. This can be largely achieved through the removal of woody weeds from the HMA.
- The ground layer (grasses) is always to be maintained at a height of <100mm.
- All leaf litter, twigs, branches and bark are to be removed and will require on-going management.

#### Maintenance of Hazard Management Areas

The HMA around all the building areas (existing and proposed) must always be maintained in a minimal fuel condition to ensure bushfire protection mechanisms are effective. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season and any flammable material such as leaves, litter and wood piles should be removed.

### **3.2 Access**

Access to the land for future development will be from the end of newly formed cul-de-sac or from Summerhill Road via a right-of-way. All access requirements of PD5.1, Section E.1.6.2 and Table E2 can be satisfied for future site development (i.e. subdivision).

### **3.3 Water Supply**

Water supply for fire-fighting will be available to the site through a reticulated system with water hydrants. As such all requirements PD5.1, Section E1.6.3 and Table E5 can be satisfied for future site development (i.e. subdivision).



*Bushfire Hazard Assessment for rezoning application, 66 Summerhill Road, West Hobart – October 2018*

#### 4. Conclusions

The assessment of the bushfire risk of the proposed four Lot subdivision at 66 Summerhill Road, West Hobart indicates that it is able to meet the requirements of PD5.1, E1.0 Bushfire-Prone Areas Code for a BAL 19 rating provided compliance with the following measures:

- Building areas are designated for the new lots and minimum Hazard Management Areas are maintained as per Table 1 of this report and the Bushfire Hazard Management Plan (Attachment 1).
- Subdivision access to the lots meets the relevant requirements of PD5.1 E.1.6.2.
- Provision of reticulated water supply meets the requirements of PD5.1 E1.6.3.

Based on this bushfire risk assessment the property is suitable for rezoning.

#### Limitations of Plan

The bushfire protection measures outlined in this plan are based on a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2009 on days when the fire danger rating is greater than FDI 50 (i.e. 'severe' or higher) is not recommended. Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

This report does not include a certified Bushfire Hazard Management Plan, as the information provided is intended to inform the decision whether the area is suitable for rezoning from Environmental Management to General Residential.

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*Bushfire Hazard Assessment for rezoning application, 66 Summerhill Road, West Hobart – October 2018*

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**APPENDIX 1 – Photos of vegetation surrounding land to be rezoned**



*Photo 1: SOUTH EAST - Forest Vegetation downslope (15°-20°)*

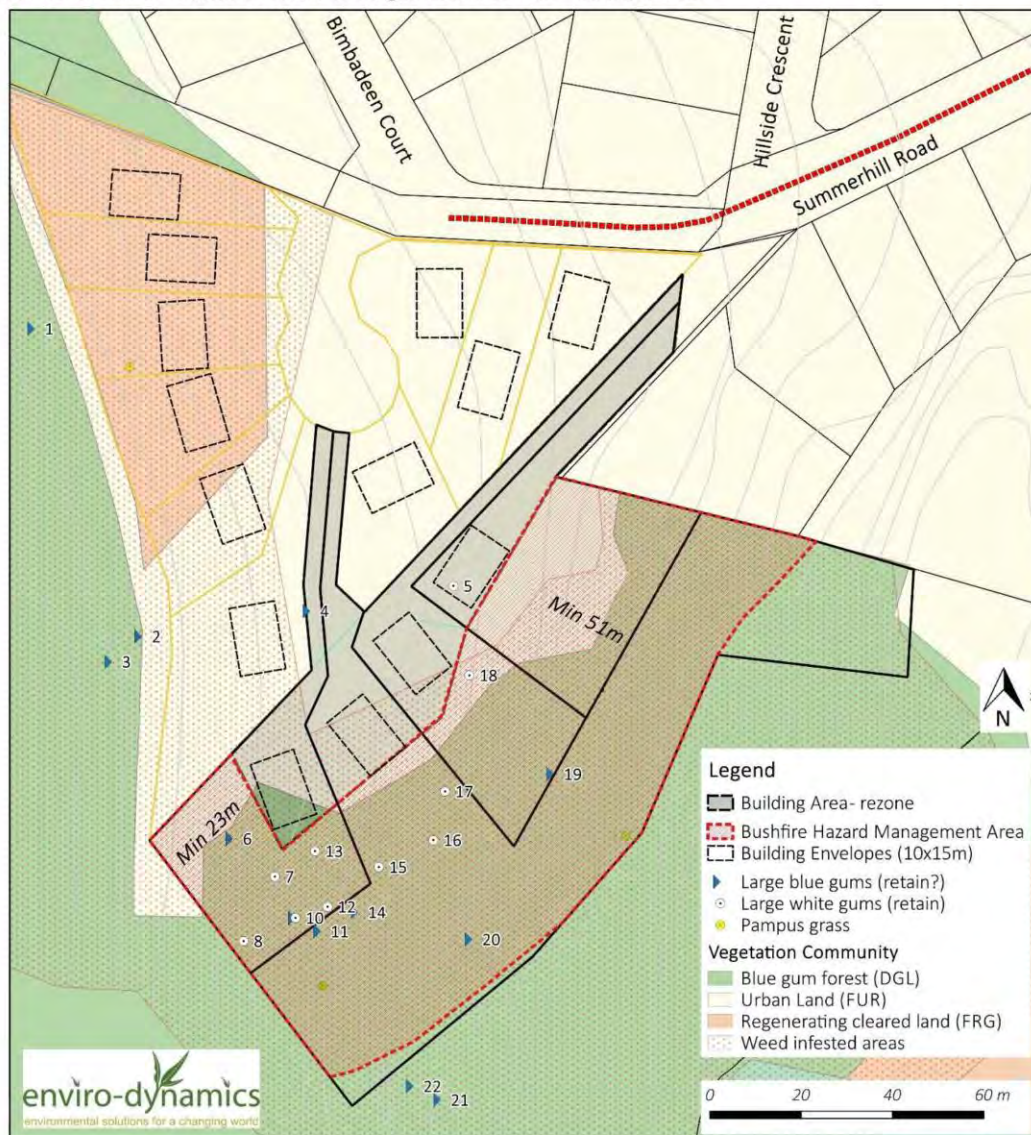


*Photo 2: SOUTH WEST - Forest Vegetation upslope*



Bushfire Hazard Assessment for rezoning application, 66 Summerhill Road, West Hobart – September 2018

# ATTACHMENT 1 – Bushfire Hazard Management Area Plan – October 2018



## NOTES

### Construction Standards

- Future dwellings on new lots to be constructed to comply with BAL 19 as per AS3959-2009 (Sections 3 and 6).

### Hazard Management Zone

- HMAs to be established and/or maintained to distances indicated on this plan and as set out in Table 1 of Bushfire Attack Level Assessment for BAL 19 as a minimum.
- Vegetation in HMA to be strategically modified and maintained in low fuel state to protect future dwellings from direct flame contact and intense radiant heat. Annual inspections and maintenance of HMA is to be conducted prior to bushfire season. All grasses or pastures to be kept short (<100 mm) within the HMA. Fine fuel loads at ground level (leaves, litter and wood piles) must be minimal to reduce the windborne sparks and embers; and halt flame attack.
- Some trees can be retained provided horizontal separation between canopies; and low branches are removed to create vertical separation between ground and canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
- No trees to overhang houses to prevent branches or leaves from falling on the building.
- Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.

### Access Requirements

- Public and fire-fighting access to house sites to comply with Section 3.4 of the Bushfire Hazard Report.

### Water Supply

- Reticulated fire-fighting water supply to comply with Section 3.5 of the Bushfire Hazard Report to ensure reliable water supply for fire-fighting at all dwellings.

This plan should be printed at A3 and read in conjunction with the preceding Bushfire Hazard Assessment Report (enviro-dynamics October 2018).

andy.welling@enviro-dynamics.com.au

For: P. Banks, S. Rose, D & K Miller –  
Summerhill Road, West Hobart

Titles: FR 199596/1 and FR 173296/2

Oct 2018 Assessment #: ED1872

Appendix B: Andy Welling letter



13<sup>th</sup> November 2019

Sarah Crawford  
Hobart City Council  
crawfords@hobartcity.com.au

Dear Sarah,

**RE: HOBART INTERIM PLANNING SCHEME – PLANNING SCHEME AMENDMENT PSA-18-2 – 66 SUMMERHILL ROAD, WEST HOBART**

The following letter addresses a request for additional information (letter dated 19<sup>th</sup> April 2019) regarding a rezoning application and in particular dot point 2.

*2. Please provide a clear statement regarding the long-term viability of the DGL community on the area previously part of the 'adverse possession lot' with regard to clause (b) in the definition of 'special circumstances' in the Biodiversity Code.*

#### Response

The lower half of the 'adverse possession lot' contains vegetation classified as *Eucalyptus globulus* forest and woodland (DGL). DGL is a threatened vegetation community as per the *Nature Conservation Act 2002* and is a high priority biodiversity value under Table E10.1 of the Hobart Interim Planning Scheme 2015. Approximately half of the DGL in the far eastern portion of the lot is within a Biodiversity Protection Area (BPA).

The rezoning of the portion of the DGL that is outside the BPA to low density residential is likely to facilitate future subdivision development. A future subdivision would require modification of a portion of the DGL vegetation to establish bushfire hazard management areas.

Under the Biodiversity Code (E10.0) clearance (or modification) of a high priority vegetation must satisfy the 'special circumstances' clause of the Code. Whilst the area of the site to be rezoned is outside the BPA the special circumstances (b) can be met as per the following.

The DGL vegetation to be rezoned is in poor condition due to significant woody weed infestations and a long-term history of disturbance. Without significant sustained management of the woody weeds in conjunction with revegetation works the remnant will continue to degrade. The management of the DGL area for bushfire hazard reduction will predominantly involve the removal of the woody weeds with mature trees able to be retained. As such the highest value of the vegetation (the mature trees) can be retained and the modification will not lead to a loss of biodiversity value.

Please do not hesitate to contact me if you require further clarification regarding the biodiversity value associated with the rezoning application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Welling', with a stylized flourish at the end.

Andrew Welling  
Ecological Consultant



**GEOTECHNICAL SITE ASSESSMENT**

***66 Summerhill Road***

***West Hobart***

***April 2017***



Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Geo-Environmental Solutions – 66 Summerhill Road - Geotechnical Assessment

### Introduction

**Client:** ERA Planners  
**Date of inspection:** 10/2/20  
**Location:** 66 Summerhill Road, West Hobart, Tasmania  
**Land Zoning:** General Residential  
**Building type:** Proposed future subdivision  
**Investigation:** 5.5 Tonne Excavator  
**Inspected by:** A. Plummer

### Background information

**Map:** Mineral Resources Tasmania sheet 1:25 000  
**Rock type:** Triassic Sandstone.  
**Soil depth:** ~1.0m  
**Planning Overlays:** None Known  
**Local meteorology:** Annual rainfall approx 550 mm  
**Local services:** Reticulated water and services on site.

### Site conditions

**Slope and aspect:** Approx. 20-30% slope to the South East.  
**Site drainage:** Moderately drained  
**Vegetation:** Grass & weed species & native scrub  
**Weather conditions:** Fine, approx. 5 mm rainfall received in preceding 7 days.  
**Ground surface:** Disturbed

### Investigation

Geo-Environmental Solutions Pty. Ltd. (GES) were engaged by ERA Planners (“the Client”) to undertake a Geotechnical Investigation at 66 Summerhill Road (“The Site”) (see Figure 1). This report presents the findings of the Geotechnical Investigation undertaken by GES at the investigation site in West Hobart, Tasmania.



**Figure 1 – Location of the site.** (Indicated by blue dot)

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. Auger holes completed on site were used for testing and classification according to AS1726-1993 (see Profile Summary).

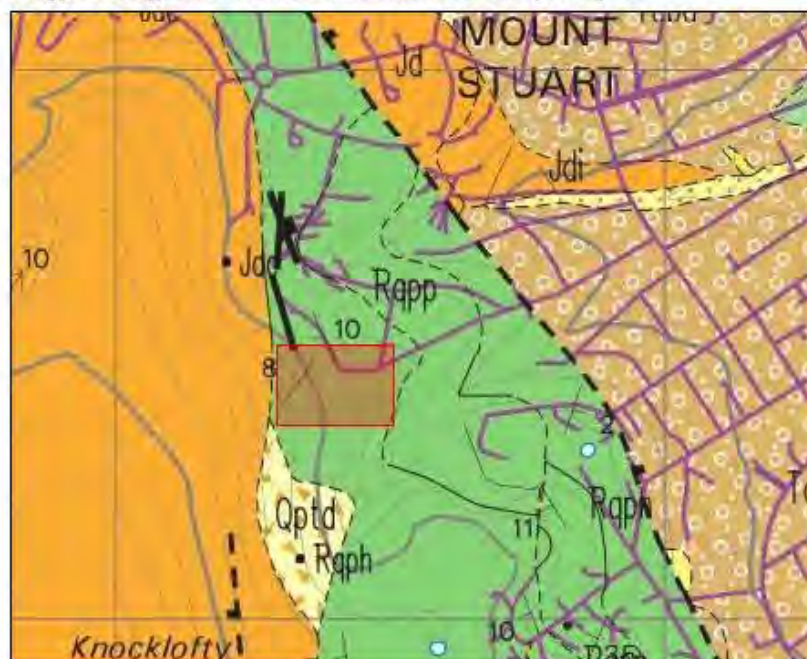
The purpose of the investigation was to:

- Provide information on the geotechnical conditions encountered.
- Provide advice on the depth to underlying rock.
- Comment on stability of any existing slopes
- Assess the impact of vegetation removal upon slope stability
- Address the relevant code within the Hobart City Council Interim Planning Scheme

### Profile Summary

The subsurface conditions encountered during field drilling were generally consistent with available geological mapping of Triassic aged sediments (MRT 1:25 000 sheets). See Plate 1 & Table 1 below.

**Plate 1** – Mapped Geology of the area with the site assessed marked by red square.



**Table 1** – Typical soil conditions on site

Depth (m)	USCS/Rock	Description
0 – 0.20	SC	<b>CLAYEY SAND:</b> dark brown, slightly moist, very dense, some fine to coarse gravel
0.20 – 0.90	CI	<b>Sandy CLAY:</b> orange-brown/grey/brown, slightly moist, very stiff, medium plasticity
0.90 – 1.0	MW	<b>Moderately Weathered Rock (SANDSTONE):</b> orange/yellow, dry, low to moderate rock strength. Refusal

#### Soil Profile Notes

The site is situated on a mid-slope of 'Knocklofty' hill with a moderate to steep slope angle of approx. 20-30% with some undulations, the soil profile across the site is generally consistent and moderately shallow over weathered basement material of Triassic Sandstone, weathering degree is relatively uniform with some variables. The site has undergone

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Geo-Environmental Solutions – 66 Summerhill Road - Geotechnical Assessment

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previous excavation with isolated cut and fill evident, and prior removal of vegetation. From the field assessment there was no instability noted.

<b>Geotechnical Assessment of site stability</b>
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Site and published geological information was integrated to complete a detailed geotechnical assessment of the site according to the principles outlined in AS1726-1993 *Geotechnical Site Investigations* and the *Australian Geomechanics Society* (2007).

**Site location and context**

The proposed development site is located on Triassic aged sandstone, in an upper slope position. The site has a moderately steep slope of up to 15°, and the slope morphology shows no visible signs of past land instability. The site is not in a declared landslip zone, but is close to an area mapped by Mineral Resources Tasmania (Mazengarb 2004) as having possible geological hazards (see figure 1). Therefore, in accordance with local government requirements an investigation of possible land instability hazards has been undertaken in the following sections.

**Geological setting**

The site is underlain by Triassic aged sandstone (knocklofty formation) which is known to be a stable foundation material and construction product where quarried. The rock at depth has a relatively high load point index, but the surface of the rock has generally undergone moderate weathering. The excavated profiles examined in the current development area appear to be stable in its present state. Therefore, the local geology confirms the general stable nature that sandstone is renowned for. Sites developing on sandstone on easterly facing slopes generally feature shallow residual soils less than 1m in depth with medium reactivity, therefore the parent material generally imparts a low geological hazard to a site. However, where deeper weathered soils or colluvial deposits overly the bedrock, then localised slope stability may be an issue as some of the dolerite soils can be prone to soil creep. The soils examined in site appear to be largely residual in their nature and the profiles are generally less than 1.0m in depth, therefore the risk posed by the underlying geology of the site is rated as low.



## Geo-Environmental Solutions – 66 Summerhill Road - Geotechnical Assessment



**Figure 1** – extract of landslide hazard area and proposed vegetation removal

#### Potential for landslip

The site has a moderately steep slope of approximately 10-15°, with vegetative cover of mixed scrub and a few large eucalypt species. The slope angle in the proposed construction area is far less than the modelled instability threshold for sandstone bedrock in the MRT hazard analysis. There was no evidence of landslip or soil creep, notably those trees still present on the site on the slope were growing straight and vertical. Further, the ground surface showed no hummocks, terracing or patterns from past slips or soil creep. The site therefore appears stable in its present state, and there is no evidence of mass movement of soil materials on site. There is however evidence of previous construction/demolition and excavation with cut and fill on parts of the site. This historical activity has not resulted in any significant instability and it appears much of the material has remained in place for a considerable amount of time. The assessment of possible land instability has been undertaken for the most likely failure mechanisms, a shallow debris slide in soil material on site.

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Geo-Environmental Solutions – 66 Summerhill Road - Geotechnical Assessment

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***Debris Flow hazard***

The possibility of a debris flow in the highly weathered upper layer of the soils and weathered rock in the local area has been modelled due to the moderate slope. In particular where excavation and filling has occurred there is a small possibility of shallow seated instability if the ground cover conditions altered. Field inspection on the subject site revealed predominantly shallow residual soils overlying weathered sandstone with an inherent low potential for slope movement. Therefore, any shallow surface instability would only have some chance of occurring where deep excavation and poorly placed fill is present. The proposed future residential construction is likely to result in some disturbance to the site in its present state, and as such the risk of slope instability has been modelling for this scenario.

Based upon the scale of development and the site conditions the risk is considered low and acceptable (see quantitative risk model).

**Potential for vegetation removal to cause instability & erosion**

There is open forest present on site, the removal of which is likely to only have a small effect upon surface soil stability. The shallow sandstone-based soils are well structured and resistant to erosion, therefore the risk of site instability and erosion from vegetation removal is low and acceptable. Care must be taken following the removal of trees in any future construction footprint to ensure any voids and roots are removed, and all foundations in the area must ensure founding into underlying rock. It is also recommended that any root balls removed are backfilled with suitable material to prevent any water accumulation and potential for weakening of soils on the site. The risk of soil erosion should not be ignored either, such that I recommend standard Soil and Water Management Planning (SWMP) is undertaken prior to any earthworks. The SWMP must also address the potential for liberated soil and rocks to move downslope and ensure adequate barriers are in place during excavation.

<b>Geotechnical Risk Assessment</b>
-------------------------------------

The following quantitative risk assessment is based upon the Australian Geomechanics Society Sub-committee report (March 2007) Landslide Risk Management Concepts and Guidelines. The risk assessment has been undertaken for the most limiting hazard identified for the site – potential for shallow seated instability – debris flow.

Geo-Environmental Solutions – 66 Summerhill Road - Geotechnical Assessment

**Landslide Risk Management Model**

Adapted from AGS Sub-committee (March 2007) Landslide Risk Management Concepts and Guidelines.

**Date** 16/04/20

**Site** 66 Summerhill Road

**Project** Proposed residential subdivision

**Scoping** Residential dwelling on Triassic Sandstone with slope angle up to 15°  
Hypothetical Shallow (<2m deep) slide develops in soil/fill on site above adjacent properties

**1. Hazard Identification**

- |  |                                     |
|--|-------------------------------------|
| a. Type of potential instability             | Debris slide                        |
| b. Location                                  | down-slope of proposed dwelling     |
| c. Estimated area affected (m <sup>2</sup> ) | 100 (10m across and 10 m downslope) |
| d. Estimated volume (m <sup>3</sup> )        | 100 (soil/sediments 1 m deep)       |
| e. Initiating event(s)                       | Extreme heavy/prolonged rainfall    |
| f. Estimated velocity of movement            | Slow ( $5 \times 10^{-5}$ mm/sec)   |
| g. Estimated travel distance                 | 10m                                 |

**2. Frequency Analysis**

- |   |  |
|---|--|
| a. Estimated frequency of event ( $P_H$ ) | 0.002 (1 in 500 yr event)                          |
| b. Justification of frequency             | Stability of sediments on site & existing cuttings |

**3. Consequence Analysis**

- |   |   |
|---|---|
| a. Element at risk                      | Property, services & occupants                  |
| b. Value at risk (E)                    | \$300 000 (dwelling)                            |
| c. Temporal probability ( $P_{T,S}$ )   | 0.5 (probability of occupation)                 |
| d. Property vulnerability ( $V_{P,S}$ ) | 0.10 (proportion of property value lost)        |
| e. Probability of effect ( $P_{S,H}$ )  | 0.10 (probability of debris affecting building) |
| f. Human vulnerability ( $V_{D,T}$ )    | 0.001 (probability of loss of life)             |

**4. Quantitative Risk Calculation**

- |   |                                      |
|---|--------------------------------------|
| a. Property [ $R_{prop} = (P_H) \times (P_{S,H}) \times (V_{P,S}) \times (E)$ ]         | = \$15 (annual loss of dollar value) |
| b. Loss of life [ $R_{DL} = (P_H) \times (P_{S,H}) \times (P_{T,S}) \times (V_{D,T})$ ] | = $2.5 \times 10^{-7}$               |

**5. Semi-quantitative risk estimation for property**

- |                            |  |
|----------------------------|--|
| a. Likelihood of event     | Level E- Rare (exceptional conditions req) |
| b. Consequence to property | Level 4 – Minor (limited damage)           |
| c. Combined level of risk  | Very Low – risk acceptable                 |

**6. Sensitivity Analysis**

Most uncertainty surrounds frequency of event (item 2a)

**7. Risk Evaluation (should the risk be accepted, reduced, avoided or rejected?)**

From the assessment in 4a&4b the risk to life and property is acceptable

**8. Risk Treatment**

- |  |   |
|--|---|
| a. Options   |   |
| Accept risk  | Recommended                                   |
| Avoid risk   |   |
| Reduce likelihood  | Yes – utilise drainage controls on site       |
| Reduce consequences  | yes – footing design based upon best practice |
| Transfer   |   |
| b. Treatment Plan  |   |
| Installation of appropriate drainage   |   |
| Stormwater and wastewater correctly connected to council services                          |   |
| Any site cuts to be adequately retained and fill minimised                                 |   |
| c. Implement Plan  |   |
| Yes  |   |
| d. Monitoring  |   |
| Project monitoring required – professional supervision of sensitive earthworks recommended |   |

Geo-Environmental Solutions – 66 Summerhill Road - Geotechnical Assessment

### Conclusions

The geotechnical risk associated with residential development on the site is classified as **Very low** according to *Australian Geomechanics Society* Guidelines and **minor** according to *AS1726-2011 Geotechnical Site Investigations*.

- The development is not expected to have any significant effect upon land stability on the subject or neighbouring properties.
- All excavation and placement of fill should be in accordance with Australian Geomechanics Society Guidelines for Hillside Construction (please refer to appendix 2) - In particular batter angles of 45° in natural soils and 70° in weathered sandstone should not be exceeded unless cuts are retained where over 1m height
- Any controlled fill on site should have a Plasticity Index of less than 10 and ensure adequate compaction in controlled layers
- All earthworks on site must comply with AS3798-2007 and sediment and a sediment and erosion control plan should be implemented on site during and after construction
- In particular the felling any clearing of any large trees should ensure adequate controls are in place
- All stormwater should be immediately directed to appropriately designed absorption areas upon the construction of hard surfaces to minimise any possible water accumulation and excess flows onto the slopes below
- It is concluded that the development proposal complies with the landslide hazard code of the Hobart City Interim Planning Scheme 2015

It is my opinion that the risk of land instability will not increase substantially as a result of the proposed development provided that current best practice for construction on sloping sites and soil and water management practices are followed.

I do however recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD  
*Environmental and Engineering Soil Scientist*



Geo-Environmental Solutions – 66 Summerhill Road - Geotechnical Assessment

### Appendix 1 – Geotechnical risk assessment terminology

#### Geotechnical Risk Assessment – Example of Qualitative Terminology

Adapted from AGS Sub-committee (March 2007) Landslide Risk Management Concepts and Guidelines.

##### Qualitative Measures of Likelihood

Level	Descriptor	Description	Indicative Annual Probability
A	Almost Certain	The event is expected to occur	$> \sim 10^{-1}$
B	Likely	The event will probably occur under adverse conditions	$\sim 10^{-2}$
C	Possible	The event could occur under adverse conditions	$\sim 10^{-3}$
D	Unlikely	The event might occur under very adverse circumstances	$\sim 10^{-4}$
E	Rare	The event is conceivable only under exceptional circumstances	$\sim 10^{-5}$
F	Barely Credible	The event is inconceivable or fanciful	$\sim 10^{-6}$

Note: “~” means approximate

##### Qualitative Measures of Consequences to Property/Element at risk

Level	Descriptor	Description
1	Catastrophic	Structure completely destroyed or large scale damage requiring major engineering works for stabilization.
2	Major	Extensive damage to most of structure, or extending beyond site boundaries requiring significant stabilization works.
3	Medium	Moderate damage to some of structure, or significant part of site requiring large remedial works.
4	Minor	Limited damage to part of structure or part of site requiring some reinstatement or remedial works.
5	Insignificant	Little damage or effect.

Note: The “Description” may be edited to suit a particular case.

##### Qualitative Risk Analysis Matrix – Level of Risk to Property/Element at Risk

Likelihood	Consequences to Property				
	1: Catastrophic	2: Major	3: Medium	4: Minor	5: Insignificant
A – Almost Certain	VH	VH	VH	H	M or L
B – Likely	VH	VH	H	M	L
C – Possible	VH	H	M	M	VL
D – Unlikely	H	M	L	L	VL
E – Rare	M	L	L	VL	VL
F – Not Credible	L	VL	VL	VL	VL

##### Risk Level Implications

Risk Level	Example Implications
VH	Very High Risk
H	High Risk
M	Moderate Risk
L	Low Risk
VL	Very Low Risk

- Notes:** (1) The implications for a particular situation are to be determined by all parties to the risk assessment; these are only given as a general guide.
- (2) Judicious use of dual descriptors for likelihood, Consequence and Risk to reflect the uncertainty of the estimate may be appropriate in some cases.



## Appendix 2 – Guidelines for Hillside Construction

## PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

## APPENDIX G SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

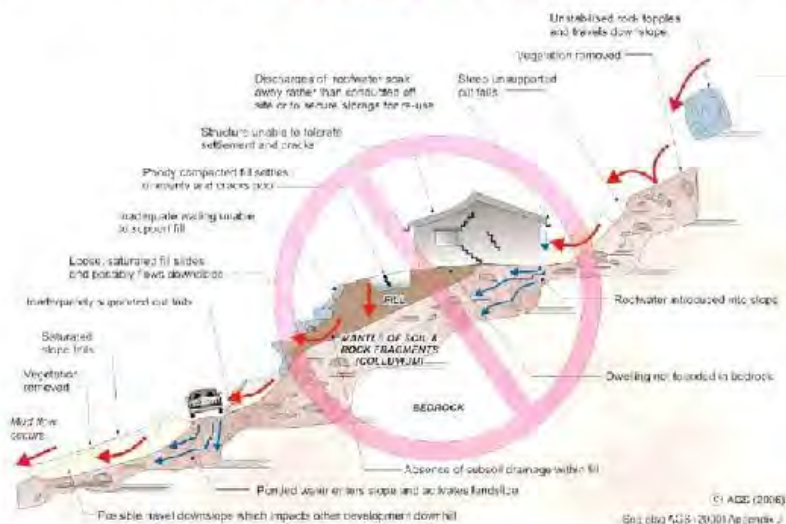
GOOD ENGINEERING PRACTICE		POOR ENGINEERING PRACTICE
ADVICE		
GEOTECHNICAL ASSESSMENT	Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING		
SITE PLANNING	Timing obtained, geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
DESIGN AND CONSTRUCTION		
HOUSE DESIGN	Use flexible structures which incorporate properly designed braced walls, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate. Retain natural vegetation wherever practicable.	Float plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING		Indiscriminately clear the site.
ACCESS & DRIVEWAYS	Satisfy requirements below for cuts, fills, retaining walls and drainage. Consult specifications for grades may need to be modified. Driveways and parking areas may need to be fully supported on piers. Retain natural contours wherever possible.	Excavate and fill for site access before geotechnical advice.
ROADWORKS		Indiscriminatory bulk earthworks.
CUTS	Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control. Minimise height.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements. Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below.
FILLS	Strip vegetation and topsoil and lay into natural slopes prior to filling. Use clean fill materials and conform to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, riprap, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS	Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS	Engineer design to resist applied soil and water forces. Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS	Found within rock where practicable. Use rows of piles or steel footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS	Engineer design. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE		
SURFACE	Provide at top of cut and fill slopes. Discharge to street drainage or natural water courses. Provide general falls to prevent blockages by siltation and incorporate all traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SUBSURFACE	Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge roof runoff into absorption trenches.
SEPTIC & SULLAGE	Usually requires pump-out or mains sewer system; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge effluent directly onto and into slopes. Use absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING	Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION		
DRAWINGS	Building Application drawings should be checked by geotechnical consultant.	
SITE VISITS	Site visits by consultant may be appropriate during construction.	
INSPECTION AND MAINTENANCE BY OWNER		
OWNER'S RESPONSIBILITY	Clean drainage system, report broken joints in drains and leaks in supply pipes. Where structural distress is evident see advice. If seepage observed, determine causes or seek advice on consequences.	

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

EXAMPLES OF **GOOD** HILLSIDE PRACTICE



EXAMPLES OF **POOR** HILLSIDE PRACTICE





28 September 2020

City Planning Unit  
Hobart City Council  
GPO Box 503  
HOBART TAS 7000

Attn: Sarah Crawford  
By email: [crawfords@hobartcity.com.au](mailto:crawfords@hobartcity.com.au)

Dear Sarah,

**PSA-2018-2 – 66 SUMMERHILL ROAD  
RESPONSE TO INFORMATION SHEET RLUS 1**

I refer to your email of 2 September 2020 and a request for further information to satisfy *Information Sheet RLUS 1 – Reviewing and Amending the Regional Land Use Strategies* in order to progress with the formal consideration of PSA-18-2 to rezone part of 66 Summerhill Road to Low Density Residential.

While I understand that following conversations with the Planning Policy Unit you are now of the opinion that the further information may not be necessary, I provide the following response in any event.

- 1.1 The Southern Tasmania Regional Land Use Strategy (STRLUS) was initially declared on 27 October 2011 after a lengthy 2 year preparation. Since its initial declaration, there has been one housekeeping review in 2013 followed by a series of minor 'ad-hoc' amendments in response to various requests as well as the inclusion of an addendum to assist in the implementation of the Tasmanian Planning Scheme.
- 1.2 The STRLUS provides for an overall settlement network and growth strategy for all settlements within the southern region. At its core is the Greater Hobart area. The growth strategy and growth scenario for Greater Hobart is by way of an Urban Growth Boundary (UGB) shown in Map 10 of the STRLUS.
- 1.3 The UGB was identified in the original version of the STRLUS on the basis of a dwelling yield analysis (Background Report No. 14), a forecast of 26,500 additional dwellings for Greater Hobart and a policy goal of 50:50 ratio of infill development to greenfield development.
- 1.4 Importantly the UGB includes around a 15-year supply of land and was intended to be maintained as a rolling supply of land. Maintaining a forward rolling supply of land is absolutely critical to effective and orderly land release that does not have adverse effects on affordability of the housing supply. Sufficient supply within the UGB must be maintained in order to accommodate the relatively long lead times required to progress land through the rezoning, subdivision and land release process and provide sufficient options within the market to suit a broad range of housing needs. The UGB boundary was intended to be a 'management' tool to control this orderly release of new land; not a 'restrictive' tool requiring all land to be converted and used for urban purposes before more is released.
- 1.5 The actual setting of the UGB was a relatively inexact 'science'. It was a GIS based exercise that took into account the best available data on capacity of infrastructure, existing and recognised values (such as



biodiversity, heritage and landscape) and potential hazards and mapping on existing residentially zoned land. There were clearly some constraints associated with this data.

- 1.6 At the time of its preparation (first half of 2011), the UGB also took into account known draft amendments already initiated and certified, as well as seriously entertained rezoning proposals, as far as these were practicable and consistent with other policies in the Regional Land Use Strategy.
- 1.7 Because of potential limitations of the data used to support the mapping, it was recognised by the authors at the time that the UGB was not spatially perfect. Hence the notation on Map 10 in the original version of the UGB that the features on the map are indicative and require local investigations such as the identification of values, hazards and other constraints to determine their specific application.
- 1.8 It should also be recognised that the identification of greenfield areas in the UGB was focused on either single very large lots or conglomerations of small lots with significant potential dwelling yields. The potential dwelling yields from this land was a theoretical calculation assuming net densities of 15 dwelling per hectare.
- 1.9 It was envisaged at the time that the STRLUS was prepared that the refinement of the Urban Growth Boundary would occur through the preparation of zoning maps in the new planning schemes. There was a clear intention at that time that the UGB should not be read to the cadastral level and that there would be adjustments once read at a site level, taking into account specific site analysis.
- 1.10 Unfortunately in 2013, at the behest of some Council's in order to provide an 'easier' application, the UGB was changed from a 'fuzzy' line to a 'black and white' line in the absence of any further site specific analysis. This has in my opinion caused an unreasonable degree of regulatory burden on proposed small scale land releases around the UGB, such as the one proposed under this amendment.
- 1.11 The dwelling yield analysis informing the UGB was also a desktop GIS exercise to determine vacant land parcels across the range of residential zones in the Greater Hobart area at that time. To determine developability of vacant land a 5% sample of the different categories was undertaken. All in all the dwelling yield analysis while important and useful was still high level being premised on the basis of broad assumptions.
- 1.12 The 26,500 additional dwelling forecast was on the basis of predicted growth (which is outlined in Background Report No.2: The Regional Profile), predicted demographic changes (such as a reduction in average household size), as well as a known undersupply of housing at that time. The population forecast came from the then Demographic Change Advisory Council under the auspices of the Department of Treasury and Finance. It assumed that across Greater Hobart the population was to increase by 38,698 persons through to 2032, of which 16,715 would be by 2017 (based on the medium scenario). As of the 2016 Census, the population of Greater Hobart has increased to 222,356 persons from 200,525 persons at the 2006 Census or 205,113 persons which was the estimated residential population in 2009. The population increase in Greater Hobart since the STRLUS was prepared has been greater than what was predicted. By 2016 the predicted population increase of 16,715 persons had already been exceeded.
- 1.13 The Department of Treasury and Finance in 2019 released population projections for Tasmania and local government areas. This population projects unfortunately do not provide a clear understanding for the Greater Hobart area which includes all of four LGAs and part of two LGAs. However, as an indication across those 6 LGAs, the population is predicted to grow by an additional 37,179 persons (based on the medium scenario) from the 2016 actual population.
- 1.14 In summary the STRLUS predicted a population increase of 38,698 across Greater Hobart from 2008 to 2032. We have already experienced a known increase to 2016 of 16,715 persons and the new Department of Treasury and Finance predicts a further 37,179 persons, in total being 53,894 additional persons by 2032.

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- 1.15 It is undeniable that the growth experienced over the last 10 years and that predicted to continue through to 2032 under the Department of Treasury and Finance's predictions well exceed the growth analysis underlying the setting of the UGB. This alone should be sufficient justification to require a complete review of the STRLUS.
- 1.16 Turning more specifically to the subject site (66 Summerhill Road), the proposed amendment would facilitate potentially 3 additional lots suited to single dwellings and in an area in close proximity to services and the largest activity centre for the Southern Tasmania region (indeed for some people in walking distance). This is 3 additional dwellings of the 26,500 forecast additional dwellings or 0.01% of the dwelling demand underlying the UGB. In anyone's mind this is negligible and has no effect on the overall attainment of the Residential and Settlement policies within the STRLUS.

In summary, it is my opinion that there is clear and apparent justification for amending the UGB in the STRLUS to accommodate the proposed amendment.

For the record, I do note that the requirements outlined in Information Sheet RLUS No. 1 are very burdensome for individual proponents and completely out of proportion with the scale of the majority of land releases across Greater Hobart. It does not take into account the approach and data that informed the setting of the policies under the STRLUS and in particular the UGB. That the UGB continues to be maintained as a hard and fast 'black and white' line when it was never designed to be such in the continuing delay full review of the STRLUS, is in my opinion particularly problematic for effective and sound strategic planning that keeps pace with changing conditions across the urban environment.

Our discussions with the Planning Policy Unit indicates that a full review of the STRLUS is still approximately 5 years away. If the economic and social consequences of continuing to plan for what is Tasmania's largest urban area and an important 'engine of economic growth' (including the current very significant roll out of transport related infrastructure), on the basis of a Strategy which is so clearly outdated, has serious long term consequences and is hardly 'sound strategic planning'.

Instead collectively Tasmania continues to focus its planning effort on regulatory changes and development assessment rather than strategic planning systems. The latter would not only bring significant cost-benefit to the Tasmanian economy, but overtime be the most effective way to reduce regulation.

I trust that Council can progress the proposed amendment for 66 Summerhill Road under PSA-18-02 through to initiation and certification along with a formal request from Council to amend the UGB. Should you have any queries please do not hesitate to contact me on 0409 787 715 or at [emma@eraplanning.com.au](mailto:emma@eraplanning.com.au).

Yours sincerely,



Emma Riley, RPIA (Fellow), GAICD  
*Director*

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### Environmental Development Planner Assessment

The applicant has requested that Council initiate an amendment to the planning scheme to rezone land at 66 Summerhill Road, West Hobart.

The land is currently zoned General Residential, Environmental Living and Environmental Management and it proposed to amend the zoning to Low Density Residential.

The effect of the rezoning would be provide greater flexibility for development of the lot.

#### Bushfire

All of the land is within a bushfire-prone area. A bushfire hazard management plan for an indicative four-lot subdivision was submitted to demonstrate the land can be developed with adequate bushfire risk mitigation measures.

The submitted BHMP indicates that hazard management areas based on BAL-19 construction could be contained within the lot boundaries for a four-lot subdivision with building envelopes close to the northern lot boundary. Future buildings will be required to have hazard management areas of 51m to the south-east and 23m to the south-west.

The additional area of the lot that would be required as a bushfire hazard management area (HMA) beyond that approved for the existing subdivision, based on the indicative building envelope for future dwellings is shown in Figure 1 below.



Figure 1: Additional area required for hazard management area (between orange lines)

Vegetation management requirements to establish the indicative HMA are discussed in



greater detail below with regard to biodiversity, however in summary the future development of the land will require the modification of vegetation to the northeast and northwest including reduction of fuel loads by the removal of trees, shrubs and ground-level fuels.

With regard to access, the submitted BHMP states the following:

*Access to the land for future development will be from the end of newly formed cul-de-sac or from Summerhill Road via a right-of-way. All access requirements of PD5.1, Section E.1.6.2 and Table E2 can be satisfied for future site development (i.e. subdivision).*

An indicative access design was submitted showing an access off the existing cul-de-sac serving four lots. The access design appears not to comply with the design parameters specified in the Bushfire Code, particularly with regard to the proposed inner radius of the bend. However, it appears there is ample room to redesign the access to comply with the design parameters.

With regard to fire-fighting water supply, the submitted BHMP states the following:

*Water supply for fire-fighting will be available to the site through a reticulated system with water hydrants. As such all requirements PD5.1, Section E1.6.3 and Table E5 can be satisfied for future site development (i.e. subdivision).*

All of the indicative building envelope is within 120m of fire hydrants in Summerhill Road and the new cul-de-sac. However, the hydrant in the cul-de-sac was not an element of the approved BHMP for the existing subdivision, and that BHMP proposed a hydrant at the entrance to the cul-de-sac as the cul-de-sac does not have the required turning area dimensions. The TFS was contacted to determine if the hydrant in the cul-de-sac could be relied upon to satisfy the water supply provisions of the Bushfire-prone Areas Code, and the advice was that 'given the cul-de-sac head is a no standing zone, we are satisfied it is adequate in terms of access to the hydrant in the cul-de-sac head and for appliance manoeuvring'.

While the indicative building area is entirely within 120m of existing fire hydrants with hose paths over public land and the subject lot only, the TFS raised concern that boundary fencing between future lots could obstruct fire hose-lays to all areas of the indicative building envelope. This will certainly need to be addressed in any BHMP submitted for a future subdivision application however I am confident an acceptable solution can be found by the bushfire practitioner. A solution could be a prohibition on complete boundary fencing, a requirement for an unlocked gate through boundary fencing or alternatively reliance on static water supplies (e.g. tanks) rather than mains supply. Obstructions to hose lays are a standard issue that need consideration during any bushfire hazard management plan assessment.

It is recommended that advice be included to the applicant that this issue will need to be addressed as part of any future subdivision application.

#### Landslide

Parts of the lot are within Landslide Hazard Areas specified in the Landslide Code of the planning scheme (orange areas in Figure 1 above). This is a medium landslide hazard area due to the modelled risk of rockfall and debris flow (source area).

The indicative building envelope for future dwellings is wholly outside the landslide hazard area, so the main risk is that development works could increase the likelihood of a landslide occurring that impacts down-slope properties (e.g. vegetation removal in source area leads

to debris flow).

A landslide risk management report was submitted that concluded:

- the risk posed by the underlying geology of the site is rated as low;
- the shallow sandstone-based soils are well structured and resistant to erosion, therefore the risk of site instability and erosion from vegetation removal is low and acceptable; and
- the development is not expected to have any significant effect upon land stability on the subject or neighbouring properties.

Some recommendations are included in the report to further reduce the risk to 'as low as reasonably practicable'. These recommendations can be easily implemented.

#### Biodiversity

The Natural Values Assessment submitted for the subdivision application covers most of the land subject to the proposed rezoning. An addendum to that report covers the additional land subject to the proposed rezoning.

The findings of the NVA and addendum in relation to the land proposed for rezoning include:

- the land supports a native vegetation community (*Eucalyptus globulus* dry forest/woodland) and areas that don't constitute native vegetation communities (refer to Figure 2 below);
- No threatened flora species were recorded during the survey and the species recorded within 1km of the site are all unlikely to occur on the site due to the highly-degraded nature of the vegetation.
- The site is heavily dominated by woody weeds with gorse dominant on the western perimeter of the vegetation and boneseed dominant on the southern and eastern portions of the area assessed. English broom and pampas grass are also scattered across the site. The complete dominance of these weeds across large portions of the property means that the native species have been suppressed.
- No threatened fauna species were recorded on the site.
- Four listed fauna species have previously been recorded within 1km of the site - *Chaostola* skipper, eastern quoll, swift parrot and eastern-barred bandicoot.



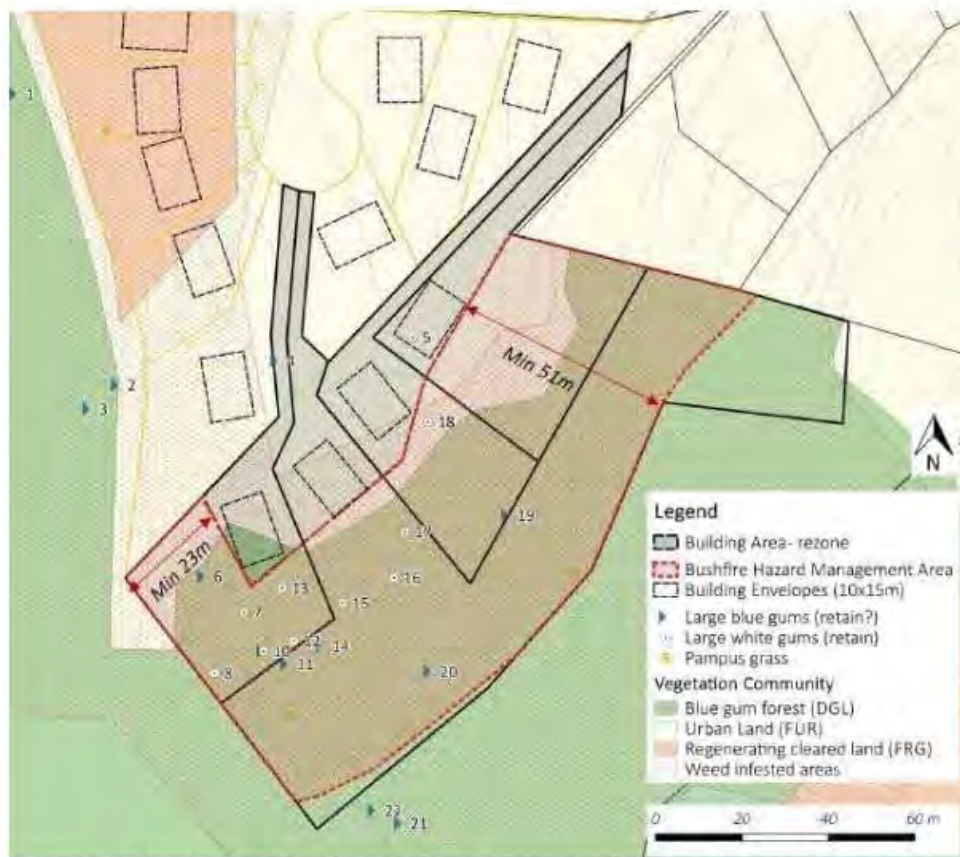


Figure 2: TASVEG mapping units (also showing mature trees, indicative subdivision and associated bushfire hazard management area)

It should be noted that not all mature trees on the site are shown on this map, and there are a number of mature trees in the north-eastern part of the lot on the lower slopes that are not shown.

*Eucalyptus globulus* dry forest/woodland ('DGL') is listed as a threatened native vegetation community under the *Nature Conservation Act 2002*. The DGL community on the land is described as follows:

*This community occurs across the majority of the site and into the reserved land to the west... Blue gum is the dominant tree species although both white peppermint (E. pulchella) and white gum (E. viminalis) are present and in small areas may be dominant. The shrub layer is almost entirely dominated by boneseed, gorse and English broom... There are isolated occurrences of native cherry (Exocarpos cupressiformis), Prickly box (Bursaria spinosa), Blanketleaf (Bedfordia salicina) and silver banksia (Banksia marginata).*

*The ground layer in areas where weeds are not entirely dominant contains isolated occurrences of groundcover shrubs, native grasses and sedges such as peachberry heath (Lissanthe strigosa), native cranberry (Astroloma humifusum), spear grass (Austrostipa sp.), tussock grass (Poa rodwayi), sagg (Lomandra longifolia) and white flag iris (Diplarrena*

*morea*).

The community is in poor condition due to the infestations of boneseed and gorse and other weeds including english broom (*Cytisus scoparius*), cotoneaster (*Cotoneaster frigida*), pampas Grass (*Cortaderia selloana*), blackberry (*Rubus fruticosus*) and forget me nots (*Myosotis sylvatica*).



Figure 3: Typical DGL vegetation on the lot





Figure 4: Typical DGL vegetation on the lot in former quarry site

*Eucalyptus globulus* dry forest and woodland has an approximate Tasmania-wide extent of 19 800 hectares. Of this, 25% of the community is mapped within the secure National Reserve System increasing to 29% in the wider Tasmanian Reserve Estate, which also includes informal and fixed-term reserves. In the Hobart Municipal Area, approximately 100ha of DGL vegetation has been mapped, or around 1% of the total mapped in Tasmania. Of the mapped community in Hobart, approximately 32% is located within reserves.

With regard to the long-term viability of the DGL community, the NVA includes the following statement:

*Due to the high level of woody weeds in the site, only trees are likely to persist in the area to be cleared without significant long-term management. In its current form with a dominant understorey of gorse the persistence of native grasses is unlikely to occur.*

The remaining 'FUR' areas are described as follows:

*The north eastern section of the site is classified as FUR as it has been cleared of most native vegetation including most trees. The remaining ground layer is predominately exotic grasses and plants including boneseed, gorse and broom... There are scattered regrowth blue gums and silver wattle around the edge of the site and one mature blue gum and white gum (with hollows) in the southern end of the site.*

It should be noted that the white gum and blue gums referred to are not currently within a biodiversity protection area, however they are on, or at least partially on, the land proposed for rezoning.



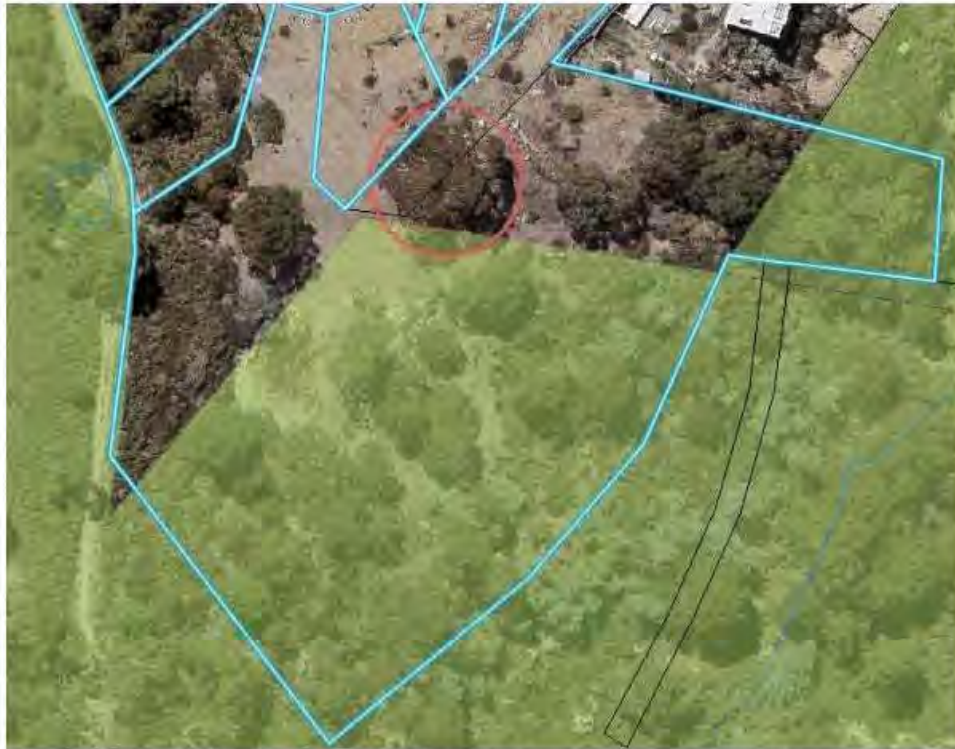


Figure 5: Extent of Biodiversity Protection Area on lot and location of large White Gum with hollows

With regard to the general habitat values of the vegetation, the NVA makes the following comments:

*The native vegetation on the site provides foraging habitat for a range of common fauna species such as wallabies and possums and variety of native bird, reptile, and invertebrate species. The habitat is part of a large intact area of vegetation on the eastern side of Knocklofty Reserve.*

*There are scattered blue gums and the occasional white gum present on the site which provide potential feeding habitat for the swift parrot. A mature white gum with hollows and a mature blue gum are present within the cleared land that is zoned as general residential...*

*The vegetation also provides some foraging and shelter habitat for the eastern barred bandicoot as the bandicoot may shelter in the bushland vegetation (including amongst woody weeds such as gorse) and forage over the cleared land at night. No potential denning habitat for the Tasmanian devil occurs on the site.*

With regard to the four threatened species previously recorded from within 1km of the site, the NVA makes the following comments:

*Chaostola skipper - Species relies on Gahnia spices. Small number of G. radula within survey site however no sign of this species present*



Eastern quoll - Site provides habitat for this species and likely to occur on site. Impacts of residence will be the removal of small area of forest only and no significant habitat located in this area.

Swift parrot - This species has a strong association with blue gum and black gum which provide their primary foraging resource. Site contain a number of saplings and scattered mature trees within the land zoned general residential. The loss of saplings will not significantly impact on current foraging habitat but will remove potential future foraging habitat.

Eastern-barred bandicoot - Widespread and common species. Likely to occur on site. Loss of vegetation associated with HMA will not impact on this species.

The NVA addendum summarises the impact of future development (based on the indicative subdivision arrangement) as follows:

*Given the steep slope of most of the land any residential development would be restricted to the hill top. The natural values of the hill top area are limited to an isolated white gums and blue gums over introduced woody weeds, grasses and herbs...*

*Due to the bushfire prone nature of the surrounding vegetation any future development of residential lots would require bushfire hazard management areas to be established around dwellings.*

*Hazard Management Areas (HMA) for any new lots within the rezoned area would extend downslope for a minimum distance of 51m and across and up slope for 23m from the edge of designated building envelopes...*

*The majority of the HMA downslope and across slope contains degraded DGL vegetation. This vegetation would need to be modified to reduce fuel loads in the event of development on the hilltop. Modification of the vegetation would include the removal of most understorey vegetation and the thinning of the trees to reduce the canopy density and separation trees. As the understorey is dominated by woody weeds the clearance of the understorey will not have significant environmental impact.*

*Within the HMA larger blue gums and white gums can be retained provided they do not overhang dwellings, separation between canopies is established and maintained (min 2-6m) and have branches below 2m removed. Smaller eucalypts and silver wattles would need to be removed to reduce fuel loads however. All significant trees within the rezone area were plotted during the site survey... The majority of large the trees could be retained within the HMA for hence most important natural values of the hills side can be retained. The management of the understorey would remove a significant seed source for weed species and contribute to the ongoing management of the intact vegetation within the adjacent Knocklofty Reserve.*

*An estimated 3000m<sup>2</sup> of degraded regrowth DGL vegetation will need to be managed to significantly reduce the fuel loads...*

*Provided larger blue gums are retained within the HMA to protect the foraging habitat for the endangered swift parrot, the impacts will be limited. The majority of the vegetation to be removed to reduce the fuel load will be woody weed species. Some clusters of understorey shrubs can be retained or planted within the HMA provided clusters are less than 10m<sup>2</sup>, there is separation between clusters (minimum 10m) and they are not located under retained trees.*



*The removal of the woody weeds within the HMA will reduce shelter habitat for mammals such as the eastern barred bandicoot and wallabies. This is unlikely to have a significant impact these species as there are large areas of similar habitat within the adjoining HCC land and the management of the HMA area is likely to lead to an increased foraging resource for these species...*

*An estimated 3850m<sup>2</sup> of DGL will be impacted by the subdivision which represents < 0.2% of the DGL within local area. The vegetation to be modified is also degraded by weeds including gorse and as such the vegetation clearance will be largely restricted to weed control and removal of the shrub layer with any mature blue gums to be retained. The blue gums within the HMA are generally small (<10m – 15m high) and provide a limited foraging resource for the swift parrot. Any larger blue gum trees within the HMA will be retained.*

It should be noted that approximately two thirds of the indicative HMA for future dwellings on the land is within the approved HMA for the existing subdivision, however the lower slope supports more vegetation than the upper slope.

It should also be noted that approximately 500m<sup>2</sup> of that additional HMA area is not covered by the Biodiversity Protection Area overlay, so current opportunities to enforce retention of that vegetation are limited (refer to Figure 5 above).

While land use planning decisions should generally try to avoid placing threatened native vegetation communities at risk of further decline, the vegetation on this land a poor candidate for the biodiversity conservation of this community generally. The vegetation community has been substantially modified through historical disturbance and weed infestation and does not reflect an intact DGL community. Based on the submitted natural values assessments, the weed infestation is so severe that in the short term the vegetation would be reduced to a native canopy with an exotic understorey. In the long term, if the weed infestation is not controlled it is reasonably likely that the canopy will be lost as the existing trees die and the exotic understorey precludes recruitment of new trees.

It is likely that the vast majority of large trees on the lot could be retained if the lot was developed for several dwellings. Several may need to be removed, however some of these trees are not within a Biodiversity Protection Area so are afforded little protection currently. While some native saplings and understorey vegetation would need to be removed to establish bushfire hazard management areas, for a large part the HMA can be established through the removal of exotic species.

If it is proposed to rezone the land, Council could recommend that those parts of the lot not currently within the Biodiversity Protection Area overlay be included, providing much greater protection for that vegetation. That vegetation includes very large white gum which may represent the most significant specific value on the lot from a conservation perspective. The tree has a diameter of 1.5m and contains hollows that will provide important habitat for local fauna. Protection of this tree and other vegetation outside the BPA would go a considerable way in offsetting the impact of any future development of the land.

Another conservation advantage of allowing the land to be developed is that any approval could be conditional upon the implementation of a weed management plan to address the current weed infestation. This would not only benefit the condition of the community on the lot, but also reduce the risk of weed spread to the neighbouring Council land which also supports DGL vegetation. Even if not subject to a weed management plan, the weed infestation is likely to be reduced if the land is developed given the requirements for bushfire hazard management and landowner's personal motivations for managing weeds.

The vegetation is not considered to be highly significant habitat for fauna, and the majority of



the blue gums could be retained meaning a food source for the endangered swift parrot would not be lost.

On balance, the proposed rezoning is supported from a biodiversity perspective, subject to the lot (excluding access strip) being included within the biodiversity protection area overlay, because:

- the area of DGL vegetation is relatively small, and an insignificant proportion of the total area of this community in the Municipality and the State;
- the community is significantly degraded and unlikely to persist in the long-term without concerted active management;
- much of the land is within the approved bushfire hazard management area of the existing subdivision;
- any future proposal to clear vegetation on the land would be subject to assessment under the Biodiversity Code;
- development of the land will provide an opportunity to address the weed infestations on the lot;
- it would provide an opportunity to provide protection for the significant white gum on the lot; and
- the mature trees on the lot could largely be retained.

#### Waterway

While a development proposal on the land is likely to require assessment against the Waterway and Coastal Protection Code, I am confident an application can comply with the Code provisions and that the land can be developed without unacceptable impacts upon Providence Valley Rivulet. The minimum setback of the lot from the creek is approximately 40m.

#### **Recommendation**

The proposed rezoning is supported subject to amendment of the Biodiversity Protection Area overlay to include the entirety of the lot excluding the access strips.

#### **Advice to applicant**

Please note that the submitted indicative access design may not comply with the relevant standards of the Bushfire-prone Areas Code. The access off the existing *cul-de-sac* appears to serve three or more properties and is longer than 30m so it is understood that the access would have to comply with the specifications for Element D in Table E2 of the Code. Element D requires private accesses to have curves with an inner minimum radius of 10m, however the submitted plans appear to show a curve with a radius of less than 10m. Therefore the access design may need to be amended or compliance with the relevant performance criterion certified.

*The Natural Values Assessment that was submitted as part of the previous subdivision for 9 lots plus balance at 66 Summerhill Road (PLN-16-1296) is attached for reference.*





# Natural Values Report

For proposed 9 lot subdivision at 66 Summerhill Road, West Hobart



For: P. Banks, S. Rose, D & K Miller

December 2016 (ver 2)

Project No. ED1603



Level 1, 32 Murray Street, Hobart – [andy.welling@enviro-dynamics.com.au](mailto:andy.welling@enviro-dynamics.com.au)

Natural Values Report for



66 Summerhill Road, West Hobart

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Natural Values Report for



Hobart

## 1. Introduction

The following *Environmental Values Report* has been carried out as a requirement of a subdivision application under the Hobart Interim Planning Scheme (HIPS) 2015. The site at 66 Summerhill Road, West Hobart (PID 5560461; Grid ref. 524470E, 5252465N – GDA94) is partially zoned 'General Residential' in the northeast corner of the site (approx. 1.7 ha) and 'Environmental Management' across the remaining approx. 8.7 ha. The land has a Biodiversity Protection Area (BioPA) across the environmental management zone and Landslide Hazard Areas (LHA) associated with steeper parts of the site. Due to the presence of the BioPA a 'Natural Values Assessment' (as per E10.0 Biodiversity Code) is required to assess the impacts of the subdivision.

### Property Information

The 10.4 ha site (approx.) is located at the west end of Summerhill Road and extends from the road up the hill slope to the Knocklofty Reserve boundary (Figure 1).

The site contains a derelict building adjacent to Summerhill Road. There is cleared land in the vicinity of the building and across the General Residential zone portion of the site. The site is bisected by an access track which runs from the southern boundary through to the northern boundary and onto Weerona Avenue, Mount Stuart. The site has an east facing slope except in the southeast corner where a gully causes the slope to face north. The majority of the site contains intact native vegetation (Figure 2). However weed infestations are dense along the access track and on the eastern side of the access track.

The site is bordered by Knocklofty Park to the west, south and southeast. Along the middle of the eastern boundary the adjoining land is zoned Environmental Living and consists of an old quarry, Telstra Utilities and Providence Valley Rivulet. Adjacent to the northeast boundary of the site are existing residences at the top of Summerhill Road (Figure 2).

An assessment of the natural values on the site was conducted on the 19th July 2016. The assessment was restricted to the area of the site that is zoned as environmental management and is within the proposed bushfire hazard management area for the proposed subdivision. The balance of the land to the west – south west of the development area was not surveyed. Within



Natural Values Report for proposed subdivision at 66 Summerhill Road, West Hobart

City of HOBART

By: probertr Permit #: PLN-16-1296

Date: 19/2/2018

the survey area the broad vegetation communities were determined, vascular plants and significant fauna habitat assessed and the impact of the proposed subdivision investigated.

Whilst the natural values assessment is not required for the land zoned as general residential, an assessment of the declared weeds present was undertaken during the survey.

#### Limitations of the survey

Whilst every effort was made to compile a complete list of vascular plant species occurring at the site, limitations of the survey method (Time Meander Method), seasonal conditions and the timing of the survey means that additional flora species may be present on the site and be revealed during subsequent surveys.



Figure 1 - Location Plan (Source LIST 2016)





## 2. Natural Values Assessment

### Vegetation Communities

The site contains one native vegetation community and two disturbance induced communities as per the TASVEG (v3.0) vegetation classification system (Figure 2).

#### **TASVEG Unit – *Eucalyptus globulus* dry forest and woodland**

**Community Description – Eucalypt forest dominated by blue gum with a shrubby/weedy understorey.**

#### **TASVEG Code – DGL**

General Description – DGL is a community of *E. globulus* (and occasionally *E. viminalis* and *E. pulchella*) dominated forest and woodland associated with drainage flats and moderate to poorly-drained fertile soils. Most typically characterised by shrubby or sedgy understoreys although grassy and even broad leaved facies occur.

Site Specific Description – This community occurs across the majority of the site and into the reserved land to the west (Figure 2). Blue gum is the dominant tree species although both white peppermint (*E. pulchella*) and white gum (*E. viminalis*) are present and in small areas may be dominant. The shrub layer is almost entirely dominated by boneseed, gorse and English broom (see Figure 3) There are isolated occurrences of native cherry (*Exocarpos cupressiformis*), Prickly box (*Bursaria spinosa*), Blanketleaf (*Bedfordia salicina*) and silver banksia (*Banksia marginata*).

The ground layer in areas where weeds are not entirely dominant contains isolated occurrences of groundcover shrubs, native grasses and sedges such as peachberry heath (*Lissanthe strigosa*), native cranberry (*Astroloma humifusum*), spear grass (*Austrostipa* sp.), tussock grass (*Poa radwayi*), sagg (*Lomandra longifolia*) and white flag iris (*Diplarrena moraea*).

The community is in poor condition due to the infestations of boneseed and gorse and other weeds including english broom (*Cytisus scoparius*), cotoneaster (*Cotoneaster frigida*), pampas Grass (*Cortaderia selloana*), blackberry (*Rubus fruticosus*) and forget me nots (*Myosotis sylvatica*).



Figure 2 - Distribution of vegetation communities, threatened flora and weeds across site.

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Enviro-Dynamics – andy.welling@enviro-dynamics.com.au



Natural Values Report for

 <b>Approved - Planning Only NOT FOR CONSTRUCTION</b>	
City of HOBART	
By: probertr	Permit #: PLN-16-1296
Date: 19/2/2018	

Proposed Subdivision at 20 Sumner Hill Road, West Hobart

#### TASVEG Unit – Cleared urban land

**Community Description - Urban areas (FUR)** include urban and suburban landscapes. These areas are largely or wholly devoid of vegetation apart from areas such as suburban gardens, street trees and parks.

#### TASVEG Code – FUR

The north eastern section of the site is classified as FUR as it has been cleared of most native vegetation including most trees. The remaining groundlayer is predominately exotic grasses and plants including boneseed, gorse and broom (Figure 3). There are scattered regrowth blue gums and silver wattle around the edge of the site and one mature blue gum and white gum (with hollows) in the southern end of the site (Figure 2).



*Figure 3 – Cleared land with dense gorse and boneseed around the edges.*



#### TASVEG Unit – Regenerating cleared

Community Description – Regenerating cleared land (FRG) is used to map abandoned farmland or other degraded land (e.g. abandoned mines, quarries etc.) where there has been significant natural recolonisation by native species of rushes and shrubs. Native restoration plantings are also included within FRG.

#### TASVEG Code – FRG

A portion of the central northern area of the site has been classified as regenerating cleared land. Whilst the vegetation on the site does not fit exactly with the TasVeg description it provides the best fit. The community is dominated by an over storey of a regenerating blue gum saplings with a dense understorey of woody weeds including gorse, broom and boneseed (Figure 4). This area contains no mature trees and has clearly regenerated following historical clearance and long term use as farmland.

#### Conservation status of the vegetation communities

*Eucalyptus globulus* dry forest and woodland (DGL) is classified as a threatened native vegetation community under Schedule 3A of the *Nature Conservation Act 2002*.

Under 'Table E10.1 Priority Biodiversity Values' of the Hobart Interim Planning Scheme *Eucalyptus globulus* forest and woodland (DGL) is considered to have 'High Priority Biodiversity Value' due to the listing under the NCA and/or the presence of threatened species habitat.





Figure 3 – Vegetation classified as FRG due to regenerating blue gum layer with weed understorey

### Flora Values

During the survey 41 native plant species were recorded at the site plus 9 common exotic weed species (refer to Appendix 1). Whilst every effort was made to compile a complete list of native plant species in the area surveyed, limitations of the survey technique and factors such as seasonality and absence of identifying features of some plants means that additional species may be found in subsequent surveys.

The search of the Natural Values Atlas (DPIPWE database) revealed that 7 threatened species has been recorded within 500m of the site and a further 4 species within a 1km radius of the site. These species are listed in Table 1 & 2 including a likelihood of them occurring at this site.

Natural Values Report for



Hobart

Table 1 – Threatened flora recorded within a 250m radius of site

Species	Status TSPA	Status EPBC	Comments
<i>Prasophyllum apoxychilum</i> tapered leek-orchid	e-v	EN	Not recorded. Survey outside flowering period however unlikely to occur due to highly disturbed nature of the vegetation.
<i>Prasophyllum perangustum</i> Knocklofty leek-orchid	e	CR	Not recorded. Survey outside flowering period however unlikely to occur due to highly disturbed nature of the vegetation.
<i>Pterostylis squamata</i> Ruddy greenhood	r-v		Not recorded. Survey outside flowering period however unlikely to occur due to highly disturbed nature of the vegetation.
<i>Rytidosperma indutum</i> Tall wallabygrass	r		Multiple records nearby to site however records from intact vegetation. Not recorded within survey site and unlikely to occur due to highly disturbed nature of vegetation.
<i>Senecio squarrosus</i> Leafy groundsel			Not recorded during survey
<i>Velleia paradoxa</i> Spur Velleia	v		Not recorded during survey
<i>Vittadinia muelleri</i> Narrowleaf new-holland daisy	r		Not recorded during survey

Table 2 – Threatened flora recorded within a 1km radius of site

Species	Status TSPA	Status EPBC	Comments
<i>Dianella anaemia</i> Grassland flaxlily			No <i>Dianella</i> plants recorded on site. Unlikely to occur in impact are due to degraded nature of site.
<i>Goodenia geniculata</i> bent native-primrose	e		Not recorded during survey. Unlikely to occur in impact are due to degraded nature of site.
<i>Lachnagrostis punicea</i> subsp. <i>filifolia</i> narrowleaf blowgrass	r		No <i>Lachnagrostis</i> species recorded. Unlikely to occur in impact are due to degraded nature of site.
<i>Epacris virgata</i> Pretty Heath			Distinctive species – Not recorded at site.
<i>Prasophyllum apoxychilum</i> tapered leek-orchid	e-v	EN	As per Table 1
<i>Prasophyllum perangustum</i> Knocklofty leek-orchid	e	CR	As per Table 1
<i>Pterostylis squamata</i> Ruddy greenhood	r-v		As per Table 1
<i>Rytidosperma indutum</i>	r		As per Table 1

Natural Values Report for		 <b>Approved - Planning Only NOT FOR CONSTRUCTION</b> City of HOBART By: proberir Date: 19/2/2019 Permit #: PLN-16-1296	
Tall wallabygrass			
<i>Senecio squarrosus</i> Leafy groundsel			As per Table 1
<i>Velleia paradoxa</i> Spur Velleia	v		As per Table 1
<i>Vittadinia muelleri</i> Narrowleaf new-holland daisy	r		As per Table 1

#### Significant flora species

No threatened flora species were recorded during the survey and the species recorded within 1km of the site are all unlikely to occur on the site due to the highly degraded nature of the vegetation. A number of orchid species are also known from nearby and whilst the survey was carried out outside optimal flowering period for these species rosettes of all species would be apparent at this time if the species were present.

#### Introduced Plants

The site is heavily dominated by woody weeds with gorse dominant on the western perimeter of the vegetation and boneseed dominant on the southern and eastern portions of the area assessed (Figure 2). English broom and pampas grass are also scattered across the site. The complete dominance of these weeds across large portions of the property means that the native species have been suppressed and that weed control must be a priority in the future as the infestation represents a fire hazard and they provide a constant seed source for the adjacent to Knocklofty Reserve.





Figure 4 - Photos of weed infestations at site.

### Fauna Values

To assess the conservation significance of the site for fauna species a visual search and a search for scats, tracks and diggings was undertaken and habitat types were recorded. This data was then assessed against the requirements of threatened species known to occur in the area.

No threatened fauna species listed under Schedule 3, 4 or 5 of the Threatened Species Protection Act 1995 or under the Environmental Protection and Biodiversity Act 1999 were recorded during the survey.





The search of the Natural Values Assessment (NVA) database revealed that four (4) threatened species have been recorded within a 1km radius of the site. These species are listed in Table 3 including a comment on the likelihood of them occurring at this site.

Table 2 – Threatened Fauna recorded within a 1km radius of site

Species	Status TSPA	Status EPBC	Comments
<i>Antipodia Chaostola</i> Chaostola Skipper	e	EN	Species relies on <i>Gahnia</i> species. Small number of <i>G. radula</i> within survey site however no sign of this species present.
<i>Dasyurus viverrinus</i> eastern quoll		EN	Site provides habitat for this species and likely to occur on site. Impacts of residence will be the removal of small area of forest only and no significant habitat located in this area.
<i>Lathamus discolor</i> Swift parrot	e	CR	This species has a strong association with blue gum and black gum which provide their primary foraging resource. Site contains a number of saplings and scattered mature trees within the land zoned general residential. The loss of saplings will not significantly impact on current foraging habitat but will remove potential future foraging habitat.
<i>Perameles gunnii</i> Eastern Barred Bandicoot		VU	Widespread and common species. Likely to occur on site. Loss of vegetation associated with HMA will not impact on this species.

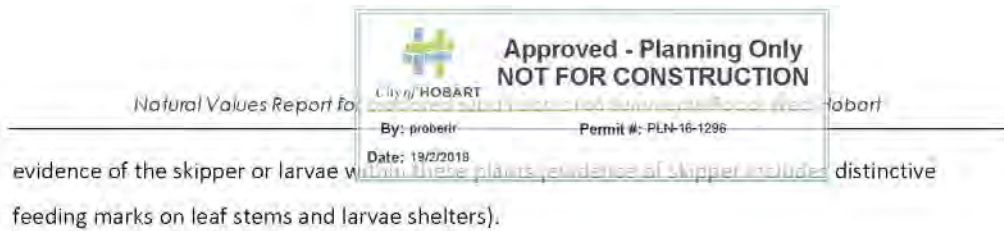
#### General Habitat Values

The native vegetation on the site provides foraging habitat for a range of common fauna species such as wallabies and possums and variety of native bird, reptile and invertebrate species. The habitat is part of a large intact area of vegetation on the eastern side of Knocklofty Reserve.

There are scattered blue gums and the occasional white gum present on the site which provide potential feeding habitat for the swift parrot. A mature white gum with hollows and a mature blue gum are present within the cleared land that is zoned as general residential (Figure 2).

The vegetation also provides some foraging and shelter habitat for the eastern barred bandicoot as the bandicoot may shelter in the bushland vegetation (including amongst woody weeds such as gorse) and forage over the cleared land at night. No potential denning habitat for the Tasmanian devil occurs on the site.

A record of Chaostola skipper is known from nearby to the site. This species has an intrinsic link with *Gahnia radula* and other *Gahnia* species. A small number of *G. radula* plants were recorded in the survey area however they represent very marginal habitat for this species and there was no



### 3. Development Impacts

The following section outlines the impacts of the proposed subdivision development on the natural values of the lot.

#### Subdivision Proposal

The proposed subdivision will see 9 new lots and a balance lot created within the area of the lot zoned as General Residential (Figure 5) and an additional lot containing the remaining native vegetation which borders Knocklofty Reserve (Lot 200 on Plan). As there is no Biodiversity Protection Area designated across the portion of the site to be developed a natural values assessment of this area was not carried out. There is a mature white gum with hollows and a mature blue gum are present within the land zoned as general residential however these trees have not been assessed as part of the impacted to be offset as they are outside the biodiversity protection area.

The subdivision is however within a Bushfire Prone Area (as per E1.0 of the HIPC) and as such a bushfire hazard assessment and Bushfire Hazard Management Plan are required for the subdivision.

#### Area to be impacted

The HMA for lots 5 - 9 extends upslope to the west for a distance of 10m onto land outside of the individual lots (onto proposed Lot 200 which may be transferred to the HCC in the future) (Figure 6). Approximately half of this additional land contains native vegetation (estimated as 850m<sup>2</sup> of DGL) which will need to be altered to reduce the fuel loads. This will involve the removal of all understorey vegetation and the shrub layer. Mature trees can be retained provided there is separation between canopies of a least 2m and there is separation between the ground and the canopy (may require pruning of lower branches). The other half of the HMA contains an existing fire trail.

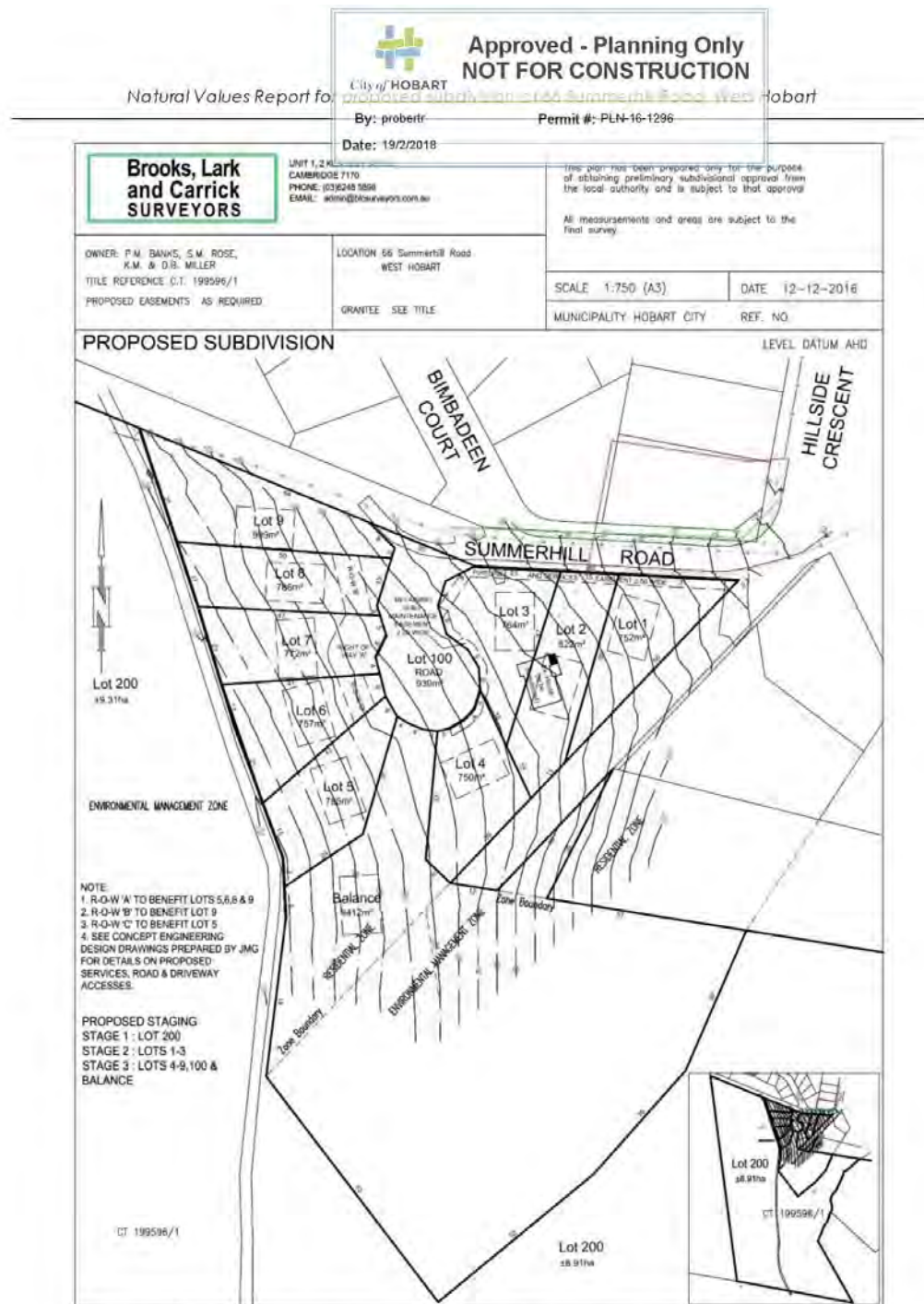
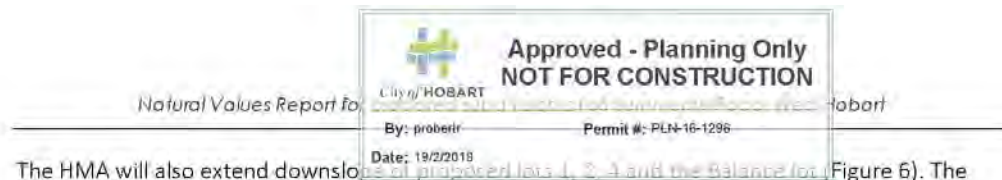


Figure 5 – Subdivision proposal (reproduced from Brooks Lark and Carrick Subdivision Plan).





The HMA will also extend downslope of proposed lots 1, 2, 3 and the Balance lot (Figure 6). The majority of the HMA will be within cleared land which will require limited clearance of exotic vegetation and scattered regrowth native species; whilst an estimated 2400m<sup>2</sup> of degraded DGL vegetation will also need to be managed to significantly reduce the fuel loads. As mentioned previously this will include the clearance of the understorey and shrub layer however trees can be retained provided there is protection between trees. When selecting trees to be retained blue gums should be preferred as they provide potential swift parrot foraging habitat.

This equates to an area of approximately 3250m<sup>2</sup> needs to be modified to meet bushfire requirements.

#### Requirements under the Biodiversity Code (E10.0)

The clearance of vegetation within the HMA that is also within the Biodiversity Protection Area must meet Performance Criteria as per the Biodiversity Code (E10.0) per the Hobart Interim Planning Scheme 2015. As such development within this area must comply with the objective and criteria of the Biodiversity Code (E10.0).

The biodiversity values of the vegetation (DGL) under E10.7.1 is 'high due to the presence of the vegetation community listed as threatened under the Nature Conservation Act 2002.

As such the following performance criteria must be addressed (text in bold provides comment on each criteria);

- i. *development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; The proposed subdivision is on land zoned as General Residential that is predominantly cleared. The majority of the HMA is within degraded land with only 1/3 of the area containing an intact vegetation community. As such the design of the subdivision minimises impact on priority nature values as much as possible. In addition the DGL vegetation to be impacted is severely degraded by weed infestations and the more intact healthy vegetation is retained.*



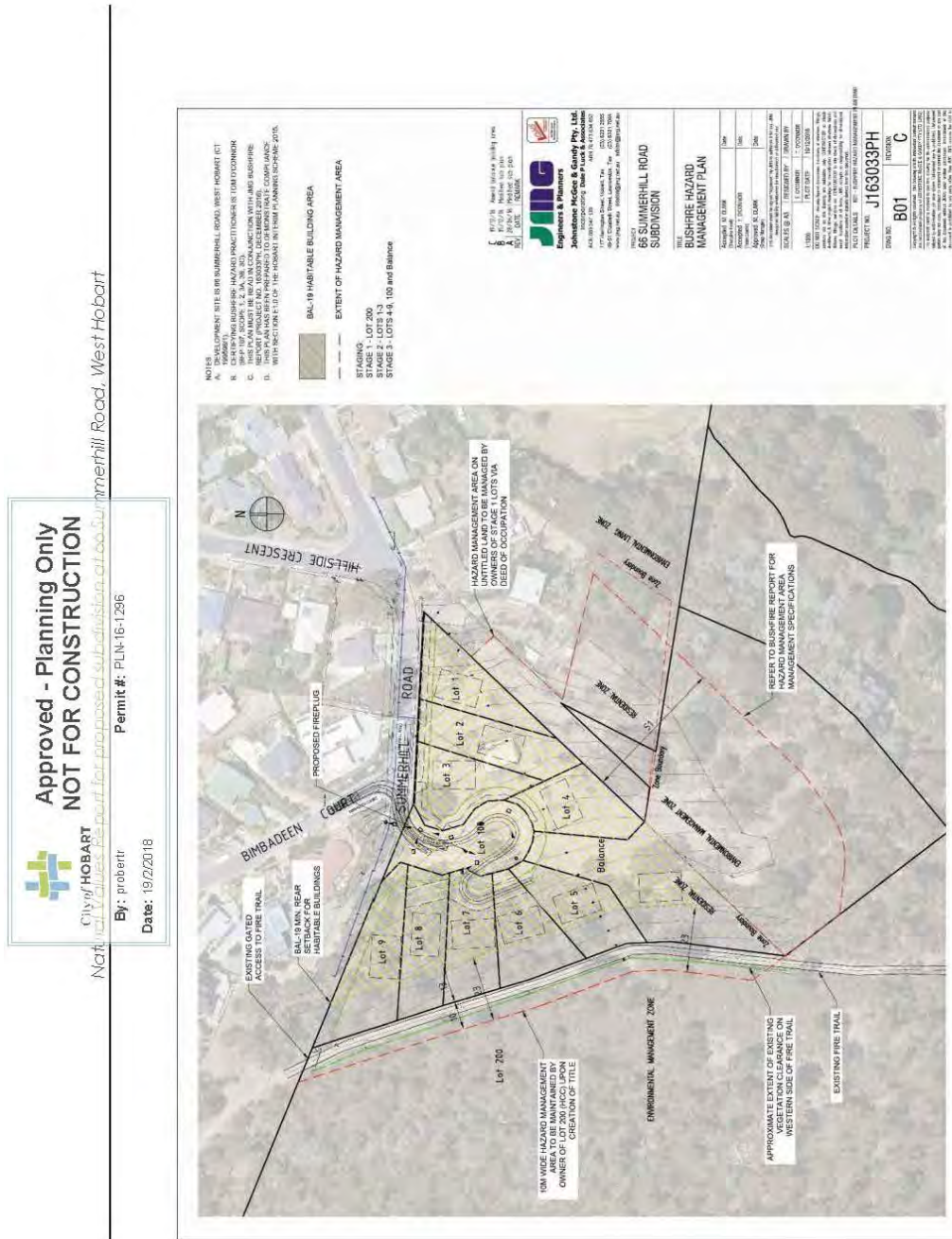


Figure 6 – Bushfire Hazard Management Plan (Reproduced from Drawing B01 v3 - Project # J163033PH) JMG Engineers and Planners

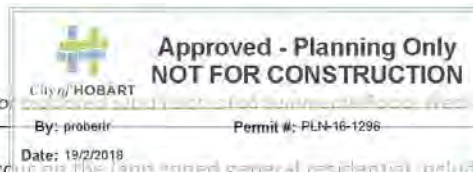


- ii. impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area; **The subdivision is design to meet BAL19 separation distances which is a minimum requirement. The building envelopes have been located on each lot so as to minimise clearance to the west and to the south east of the general residential area the HMA is predominantly located within cleared land or degraded vegetation.**
- iii. high priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures are retained and protected by appropriate mechanisms on the land title; **The remaining DGL (outside HMA) on the title is to be retained and will not be impacted. The vegetation (Lot 200 on survey drawing) may be transferred to the HCC in the future. This vegetation is generally in better condition with fewer woody weeds present than the area to be cleared.**
- iv. *special circumstances exist*; **Development can comply with (b) and (c):**
  - (b) ongoing management cannot ensure the survival of the high priority biodiversity values on the site and there is little potential for recruitment or for long term persistence. **Due to the high level of woody weeds in the site the only trees are likely to persist in the area to be cleared without significant long term management.**
  - (c) the extent of proposed removal of high priority biodiversity values on the site is insignificant relative to the extent of the community elsewhere in the vicinity. **Less than 0.1% of the DGL within immediate area will be impacted.**

#### 4. Summary & Recommendations

The impacts of a proposed subdivision on the natural values of land at 60 Summerhill Road, West Hobart were assessed during a site survey in July 2016. In particular the impact of the required Bushfire Hazard Management Areas on the land than is zoned Environmental Management and is within a Biodiversity Protection Area were assessed.

Natural Values Report for



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Some additional natural values occur on the land zoned general residential including mature blue gums and white gums however this impact is not assessed as part of this report as they occur within the general residential zone and a NVR of this area is not required under the scheme.

The vegetation to be impacted (for the establishing of the HMA) is generally in poor condition with significant infestations of the declared weeds boneseed, gorse and pampas grass. The control of these weeds as part of the development may be required to prevent the spread of weeds of the site.

The area of vegetation which was classified as blue gum forest (DGL - listed as a threatened vegetation community under the *Nature Conservation Act 2002*) contained a layer of blue gum saplings and some smaller trees however the understorey was also largely degraded by weeds. Some mature trees (in particular blue gums) can be retained within the HMA provided there is minimum 2m separation between canopies and there is separation between the ground and the canopy.

No threatened flora species were recorded on the site and the habitat for threatened fauna species was limited to blue gum saplings- which provide a minor foraging resources; and some habitat for the eastern barred bandicoot. Due to the presence of large area of similar vegetation in better condition adjacent to the site the impact on the fauna habitat is very limited.

The removal of the vegetation was able to meet the performance criteria under E10.0 for a high priority community due to its degraded condition and the presence of the adjoining DGL forest (on proposed Lot 200 which may be transferred to the HCC) and within the Knocklofty Reserve.

Overall the proposed subdivision will have very limited impacts on the natural values in the local vicinity.



Natural Values Report for



City of HOBART

By: proberir

Permit #: PLN-16-1296

Date: 19/2/2019

## Appendix 1 – Species list for 66 Summerhill Road, West Hobart

Recorder: J. Kelman Date: 19th July 2016

e = endemic i = introduced d = declared weed

### Dicotyledonae

Family name	Species name	Common name
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#### ASTERACEAE

e	<i>Bedfordia salicina</i>	Tasmanian Blanket Leaf
i	<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	Boneseed
i	<i>Cirsium vulgare</i>	Spear Thistle
i	<i>Hypochoeris radicata</i>	Cat's ear
	<i>Senecio linearifolius</i> var. <i>linearifolius</i>	
i	<i>Sonchus oleraceus</i>	Sow Thistle

#### BORAGINACEAE

i	<i>Myosotis sylvatica</i>	
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#### EPACRIDACEAE

	<i>Astralaria humifusum</i>	Native Cranberry
	<i>Lissanthe strigosa</i> subsp. <i>subulata</i>	

#### FABACEAE

i	<i>Cytisus scoparius</i>	Scotch Broom
i	<i>Ulex europaeus</i>	Gorse

#### FUMARIACEAE

i	<i>Fumaria muralis</i>	Fumitory
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#### GENTIANACEAE

i	<i>Centaurium erythraea</i>	Common centaury
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<div> <div>  <div> <div>Approved - Planning Only</div> <div>NOT FOR CONSTRUCTION</div> </div> </div> <div> <div>City of HOBART</div> <div>By: proberir</div> <div>Date: 19/2/2019</div> </div> <div> <div>Permit #: PLN-16-1296</div> </div> </div>		
<div> <div>Natural Values Report for</div> <div>City of Hobart</div> </div>		
MIMOSACEAE	<i>Acacia dealbata</i> subsp. <i>dealbata</i>	Silver Wattle
MYRTACEAE	<i>Eucalyptus globulus</i> subsp. <i>globulus</i>	Tasmanian Blue Gum
e	<i>Eucalyptus pulchella</i>	White peppermint
	<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>	White gum
OXALIDACEAE	<i>Oxalis perennans</i>	Native Oxalis
PITTOSPORACEAE	<i>Bursaria spinosa</i> subsp. <i>spinosa</i>	Prickly box
PRIMULACEAE	i <i>Anagallis arvensis</i> var. <i>arvensis</i>	Scarlet Pimpernel
PROTEACEAE	<i>Banksia marginata</i>	Silver Banksia
ROSACEAE	i <i>Cotoneaster franchetii</i>	Cotoneaster
i	<i>Rubus fruticosus</i>	Blackberry
SANTALACEAE	<i>Exocarpos cupressiformis</i>	Native Cherry
SAPINDACEAE	<i>Dodonaea viscosa</i> subsp. <i>spatulata</i>	
<i>Monocotyledonae</i>		
Family name	Species name	Common name
CYPERACEAE		

Natural Values Report for		 <b>Approved - Planning Only NOT FOR CONSTRUCTION</b>	
		By: proberir	Permit #: PLN-16-1296
		Date: 19/2/2019	Thomas Sandridge
<i>Gahnia radula</i>			
<i>Lepidosperma laterale</i>			Variable Sword-sedge
IRIDACEAE			
<i>Diplazene moraea</i>			White Flag Iris
JUNCACEAE			
<i>Juncus pallidus</i>			Pale Rush
POACEAE			
<i>Austrodanthonia caespitosa</i>			Common Wallaby-grass
<i>Austrostipa mollis</i>			Soft Spear Grass
<i>Cortaderia seloana</i>			Pampas Grass
<i>Dactylis glomerata</i>			Cock's Foot
<i>Poa labillardierei</i> var. <i>labillardierei</i>			Tussock Grass
XANTHORRHOEACEAE			
<i>Lomandra longifolia</i>			Sagg

Item No. 8.1

Agenda (Open Portion)  
City Planning Committee Meeting - 19/10/2020

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**ATTACHMENT E**



HOBART INTERIM PLANNING SCHEME 2015

## PSA-18-2 AMENDMENT INSTRUMENT OF CERTIFICATION

It is hereby certified that draft Amendment PSA-18-2 to the Hobart Interim Planning Scheme 2015 meets the requirements specified in section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993*.

The Common Seal of the Hobart City Council is fixed hereon, pursuant to Council's resolution of ????

in the presence of:

.....General Manager

.....Deputy General Manager

Date: .....



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

Dear Mr Arnold

**REQUEST TO AMEND THE SOUTHERN TASMANIA REGIONAL  
LAND USE STRATEGY 2010-2035 – URBAN GROWTH  
BOUNDARY AT 66 SUMMERHILL ROAD**

The Minister for Planning has requested that the City of Hobart seek endorsement for this amendment to the STRLUS from all councils within the southern region, in the form of a Council resolution.

Documentation relating to this amendment request is available to view here:  
<https://hobartcitycouncil.sharefile.com/d-s4743a0d4878459db>.

Please advise Sarah Crawford (62382157 or [crawfords@hobartcity.com.au](mailto:crawfords@hobartcity.com.au)) whether you foresee any issues with the proposed STRLUS amendment, and when it is likely this proposal can be considered at a Council meeting.

Yours sincerely

Phil Chase

(Neil Noye)  
**DIRECTOR CITY PLANNING**





## 16.2 KINGBOROUGH SPORTS PRECINCT GOVERNANCE MODELS

**File Number:** 22.247

**Author:** Daniel Smee, Director Governance, Recreation & Property Services

**Authoriser:** Gary Arnold, General Manager

### Strategic Plan Reference

Key Priority Area: 1 Encourage and support a safe, healthy and connected community.

Strategic Outcome: 1.5 An active and healthy community, with vibrant, clean local areas that provide social, recreational and economic opportunities.

### 1. PURPOSE

- 1.1 The purpose of this report is to respond to the following Notice of Motion passed at the 3 September 2020 Council meeting (Minute C521/17-2020 refers):

*That a report be provided examining alternative governance models for the Kingborough Sports Precinct, including:*

- *Potential transfer of Kingborough Sports Precinct assets to a separate, publicly-owned entity;*
- *options for independent board arrangements;*
- *potential benefits to Council, particularly the ability to decrease depreciation costs from Council's annual results; and*
- *potential benefits to sporting organisations in the precinct.*

*Privatisation of any assets should not be considered.*

### 2. BACKGROUND

- 2.1 The Kingborough Sports Precinct is home to 33 community and sporting groups and is one of the most significant recreational venues in the State, with six of Tasmania's largest sporting organisations located at the site.
- 2.2 The Precinct is currently wholly owned and managed by Council, with the various users having a mix of tenancy arrangements ranging from simple hire agreements through to long term lease arrangements.
- 2.3 With the exception of the Indoor Cricket Centre, all of the leases are with not-for-profit groups.
- 2.4 The Precinct includes non-sporting groups such as the Kingston Men's Shed and Community Garden and the Southern Dog Obedience Club and passive recreational infrastructure such as the Mount Pleasant Walking Track and Dog Exercise Area.
- 2.5 Except where specified in lease agreements, Council is responsible for the maintenance of all assets within the Precinct.
- 2.6 The Kingston High School utilises facilities within the Precinct under a Deed of Agreement with Council and is co-located on the site.

- 2.7 The development of the Precinct is guided by a Future Directions Plan endorsed by Council in 2020.

### 3. STATUTORY REQUIREMENTS

- 3.1 Section 20 of the *Local Government Act 1993* states that one of the functions of Council is to provide for the health, safety and welfare of the community.
- 3.2 The Precinct has been historically managed by Council with the health and wellbeing of the community in mind, with the provision of facilities offered first and foremost as a community service obligation.

### 4. DISCUSSION

- 4.1 There are six management options applicable to the management of Council owned sport and recreation facilities:
- a) Direct management by Council staff;
  - b) Indirect management via a Committee of Management;
  - c) Indirect management via a Council owned corporation;
  - d) Contract Management to an external organisation;
  - e) Lease/licence to an external organisation; and
  - f) Shared management with an external agency.
- 4.2 The choice of management model is determined by consideration of the following factors:
- a) The extent to which Council wants to control the standard to which facilities are maintained;
  - b) The extent to which Council wants to control the type of facilities and services provided;
  - c) The degree to which the intended purpose of the facility is to provide a commercial return on investment;
  - d) The level of expertise required to manage the facility; and
  - e) The extent to which the facility competes within the open market.
- 4.3 Assessment of the most appropriate management model for the entire Precinct is complicated by the fact it is home to a relatively large number of user groups that have a mix of tenancy arrangements.
- 4.4 An Advisory Committee constituted as a Special Committee of Council under Section 24 of the *Local Government Act 1993* has been tried previously but disbanded due to declining interest from members.
- 4.5 There may be some benefit in establishing a stakeholder reference group (or groups) to provide input into new ideas, cooperative growth, development opportunities and marketing strategies for the Precinct and concept will be explored further by staff.

- 4.6 Contract management to an external organisation is generally an option that is pursued when specialist services are required. This is often the case for sports stadiums that cater for large crowds on a regular basis.
- 4.7 To date, the Precinct has not required specialist management services other than for some of the individually leased facilities such as the Gymnastics Centre and Indoor Cricket Centre.
- 4.8 Management by a public/Council owned entity has not previously been considered and the appropriateness of this option is discussed further below.
- 4.9 Council could establish a company to manage the Precinct with oversight by an independent board of directors (i.e., a similar model to Kingborough Waste Services).
- 4.10 The potential advantages of this model are greater flexibility in relation to employment contracts (as staff would be company rather than Council employees) and a stronger focus on the operations of the Precinct as a business.
- 4.11 This may result in marginally improved overheads for Council – although it is recognised that Kingborough Sports Centre staff currently operate under a separate Enterprise Agreement to that of the main organisation that reflects the operating hours of the facility.
- 4.12 The Turf Maintenance Crew work under a flexible work agreement that reflects the seasonal nature of their workload. This enables time to be accrued during the busy summer season and taken over the winter months.
- 4.13 However, it should be noted that whilst the Turf Crew are based at the Twin Ovals, they maintain sportsgrounds throughout the whole Municipal Area. This is a further complicating factor in considering the establishment of a corporation to manage the Precinct.
- 4.14 The responsibility for asset replacement and depreciation costs under this model still rests with Council.
- 4.15 Other business structures for the management of sporting facilities include sole proprietorships, partnerships, trusts and corporations. These cover the full spectrum of sporting facilities from commercial stadiums, where the main goal is to make a profit, to non-profit facilities where the focus is on public benefit.
- 4.16 Given that the Precinct is provided for community health and well-being with an associated level of subsidisation from the general rate, establishment of a public company is not a realistic option.
- 4.17 Individual facilities that have the potential to stand alone within a competitive market (eg the Fitness Centre) could conceivably operate as a publicly owned entity but it is difficult to see how the whole Precinct could be governed in this manner.
- 4.18 Irrespective of the governance model in place, the lifecycle asset costs remain the same. The only way for Council to remove depreciation costs is to transfer ownership of the asset.

## 5. FINANCE

- 5.1 The operations of the Kingborough Sports Precinct (including the Sports Centre) receive an annual general rate subsidy of \$1.2m.

- 5.2 Adopting an alternate governance model will not change the cost of maintaining and depreciating the facilities within the Precinct unless there are changes to either the service levels provided or the ownership of assets.

## **6. ENVIRONMENT**

- 6.1 Whilst the Precinct is primarily sport and recreation focussed, its environmental values are protected and enhanced where possible.

## **7. COMMUNICATION AND CONSULTATION**

- 7.1 Any potential change to the governance model for the Precinct would require comprehensive consultation with user groups.

## **8. RISK**

- 8.1 There is a risk that any proposal to change the management model for the Precinct may be perceived as a reduction in Council's commitment to community health and wellbeing.

## **9. CONCLUSION**

- 9.1 The Kingborough Sports Precinct is currently managed directly by Council with a focus on the public benefits of investment in recreational infrastructure and services.
- 9.2 Consideration of alternate governance models for the site is complicated by the following factors:
- a) The large number of diverse user groups within the Precinct;
  - b) The variability of tenancy arrangements for these groups;
  - c) The level of general rate subsidy currently provided to support the operations of the Precinct; and
  - d) The work of the Turf Maintenance Crew is not solely confined to the Precinct but spread across sportsgrounds throughout the Municipal Area.
- 9.3 It is difficult to envisage a governance model that has the flexibility to cater for the above considerations whilst continuing to deliver services to current levels.
- 9.4 Asset depreciation costs cannot be obviated without privatisation and the capacity to reduce overheads through changes to employment structures is minimal due to the fact that staff employed within the Precinct already operate under either a separate Enterprise Agreement or Flexible Work Arrangement.
- 9.5 Oversight by an independent board may bring a sharper business focus to the operations of the Precinct but the opportunities to reduce costs without changing the product mix or service delivery level is considered to be negligible.
- 9.6 The option to establish a reference group (or groups) to assist with the development and marketing of the Precinct will be given further consideration by staff.

## **10. RECOMMENDATION**

That the report in relation to alternate governance models for the Kingborough Sports Precinct be received and noted.



**16.3 KINGBOROUGH COMMUNITY HALLS STRATEGY****File Number: 20.117****Author: Daniel Smee, Director Governance, Recreation & Property Services****Authoriser: Gary Arnold, General Manager****Strategic Plan Reference****Key Priority Area: 2** Deliver quality infrastructure and services.**Strategic Outcome: 2.1** Service provision meets the current and future requirements of residents and visitors.**1. PURPOSE**

- 1.1 The purpose of this report is to recommend the adoption of a Strategy for the maintenance and upgrading of Council's community halls.

**2. BACKGROUND**

- 2.1 Council has 16 community halls throughout its Municipal Area that provide a focal point for local events, activities and social interaction.

**3. STATUTORY REQUIREMENTS**

- 3.1 One of the key aims of this Strategy is to bring facilities up to contemporary standards, including compliant disability access.

**4. DISCUSSION**

- 4.1 The Strategy has been developed following consultation with user groups and hall management committees, as well as an assessment by a Building Surveyor to determine the condition of each hall.
- 4.2 The process has identified a mix of maintenance and capital upgrade works that have been prioritised on the basis of public safety, compliance with standards, usage rates and community benefit.
- 4.3 No rationalisation of facilities is proposed in this Strategy. Whilst there are some halls that receive a relatively low level of usage, it is evident that they are still important assets within their local community.
- 4.4 To some extent, usage rates reflect the design and condition of facilities, with those that don't meet contemporary expectations less likely to be used.
- 4.5 The Strategy acknowledges the important contribution of volunteer Hall Management Committees in providing community halls, with 10 facilities managed under this arrangement.

**5. FINANCE**

- 5.1 The Strategy recommends an annual capital allocation of \$250,000 over the next five years to address the upgrading requirements identified through the consultation and assessment processes.

- 5.2 This funding allocation will be subject to individual projects being submitted on a competitive bid basis through Council's annual budget preparation process.

**6. ENVIRONMENT**

- 6.1 There are no specific environmental issues that relate to this matter.

**7. COMMUNICATION AND CONSULTATION**

- 7.1 The development of the Strategy has involved consultation with user groups and Hall Management Committees.

**8. RISK**

- 8.1 The report provided by the Building Surveyor made recommendations in relation to safety risks and compliance with standards.

**9. CONCLUSION**

- 9.1 A Strategy has been developed to a framework for the maintenance and upgrade of the 16 community halls within the Kingborough Municipal Area.
- 9.2 It includes a schedule of capital improvements to be implemented over a five-year period, as well as recommendations for operational maintenance.
- 9.3 The Strategy has been developed in consultation with stakeholders and having been workshopped with Councillors, is now recommended for endorsement.

**10. RECOMMENDATION**

That Council endorse the Kingborough Halls Strategy 2021-2026 as attached to this report.

**ATTACHMENTS**

- 1. Kingborough Community Halls Strategy 2021 - 2026**



## Kingborough Community Halls Strategy



**2021 -2026**

### 1. Executive Summary:

The purpose of this strategy is to provide a framework for the ongoing maintenance and upgrade of Council's community halls. There are 16 community halls within the Kingborough Municipal Area that fulfill a range of community needs. These facilities need the community to make them work – not only through events and activities but through local management. Council recognises the important contribution that community members and volunteer groups make to these halls a focal point of social interaction and a source of pride and local identity.

In order to ensure the ongoing viability of community halls, it is necessary that they be maintained to current standards and upgraded (where necessary) to ensure that they are able to meet contemporary expectations in regard to their functionality and amenity. The process adopted in this strategy for assessing the extent to which Council's halls are meeting the needs of local communities included:

- i) A survey of Hall Management Committees to ascertain usage levels, issues of concern and upgrading needs;
- ii) For halls directly managed by Council, consultation with user groups to assist with the identification of issues and required future upgrades; and
- iii) An assessment by a Building Surveyor to identify the condition of each building, compliance with current standards, defects and maintenance requirements.

The key findings of the above assessments can be summarised as follows:

- i) Council's halls are well utilised, with most used at least three times per week;
- ii) Despite their age, the majority of halls are rated as being in good condition;
- iii) There is a need for the development of scheduled maintenance routines;
- iv) Provision of compliant disability access is a priority across all halls;
- v) Kitchen and toilet facilities are the most common elements in need of upgrading;
- vi) User groups have identified the replacement of dated heating systems as a priority; and
- vii) Hall Management Committees are keen to pursue energy efficiency initiatives to improve thermal regulation and lower power costs.

The recommended actions outlined in this strategy relate both to operational maintenance and capital upgrades. The maintenance issues identified within the Building Condition Assessment Report have been provided to Council's Building Maintenance Unit to address as part of their annual schedules. Some of these items (eg roof and floor replacements) will require future capital allocations. These have been prioritised along with identified capital upgrade projects to provide a schedule of works over the next five years. There is the potential that some of these works may be externally funded through grant opportunities (eg installation of solar panels).



## 2. Introduction and Strategic Context:

Community halls are not just buildings. They provide a range of services and opportunities for people to come together to gather, connect, participate, learn, share and help each other. These facilities are used for many different activities including community events, art exhibitions, recreational activities, playgroups, birthdays, markets, information sessions and more. Some of these facilities hold significant historical interest and memories of generations of local families dating back over 100 years. Some of Council's halls were constructed as war memorials and showcase honour boards listing the names of service men and women from the local area, whilst others have historical significance and are listed on the Tasmanian Heritage Register.

Council's Strategic Plan 2020 – 2025 has as its core vision that "our community is at the heart of everything we do". For many residents, their local hall is the heart of their community and plays a crucial role in building social connectivity and local identity. The provision of community halls fulfills many of the desired strategic outcomes identified in this plan, including:

- 1.1 A Council that engages with and enables its community;*
- 1.2 An inclusive community that has a strong sense of pride and local identity;*
- 1.3 A resilient community with the capacity to flourish; and*
- 1.5 An active and healthy community, with vibrant, clean local areas that provide social, recreational and economic opportunities;*

This strategy aims to meet one of the strategic outcomes identified under Key Priority Area 2 (Deliver quality infrastructure and services) being:

- 2.3 Community facilities are safe, accessible and meet contemporary standards.*

Other strategic and policy documents relating to the development of the Kingborough Community Halls Strategy include:

- Kingborough Public Toilet Strategy;
- Long Term Financial Plan;
- Asset Management Strategy; and
- Kingborough Access Policy

## 3. Management Arrangements:

Ten of Council's Halls are managed by Hall Management Committees which are made up of volunteer community members and constituted as Special Committees of Council under Section 24 of the *Local Government Act, 1993*. The Kingston Community Centre (formerly known as the Senior Citizens Hall) is leased, as is the Barnes Bay CWA Hall. The respective lessees have full autonomy over the management of these facilities, including the setting of hire fees. The Middleton Hall is managed under a contractual agreement with the South Channel Ratepayers Association who in effect operate as a management committee without being a formal committee of Council. The Kingston Beach, Blackmans Bay, Margate and Sandfly Halls are directly managed by Council, with bookings taken through the Customer Services team.

Hall Management Committees operate under Terms of Reference endorsed by Council and are provided with an Operating Manual to assist in the understanding of their responsibilities. A maximum of 11 members are appointed by Council to each committee for a term of two years and elect their own chairperson, secretary and treasurer. The primary role of the committee is to oversee the operations of the hall including taking bookings, issuing keys and arranging cleaning. Hire fees are set by Council and cannot be altered without Council's approval. All income derived from hall hire and any fundraising activities is retained by the Hall Management Committee and used to meet the operating expenses for the hall, including power, cleaning, consumables and minor maintenance. At the end of each financial year committees are required to provide their financial information to Council for auditing.

#### 4. Maintenance & Upgrading:

Apart from minor maintenance work, Council takes full responsibility for maintaining community halls. Committees do not have the authority to engage tradespersons to undertake maintenance work and are required to seek prior approval from Council before undertaking any major voluntary maintenance projects. Council's annual budget allocation for hall maintenance and cleaning is \$200,000. This excludes any expenditure on upgrades that are funded from the capital account (generally for projects in excess of \$5,000). Capital projects associated with hall upgrades are subject to a competitive bid process involving the preparation of a business case and risk assessment. Hall Management Committees can apply for external funding for capital upgrades subject to approval from Council.

Council does not have the resources to maintain every asset to the same level of service. Placing the asset within a hierarchy and assigning different levels of service to each level of the hierarchy (based upon importance in terms of such things such as age, replacement costs, income, function, etc.) enables Council to more easily resource the particular asset class. This means that the higher order assets attract greater resource because they carry greater risk and are of greater importance to the community. They may have shorter lead times to intervention to repair, maintain or renew the asset. Whereas assets that sit lower down the asset hierarchy, do not carry the same level of importance and lead times to intervention may be greater.

Council's Building Maintenance Unit undertakes regular inspections of each hall in accordance with the following schedule:

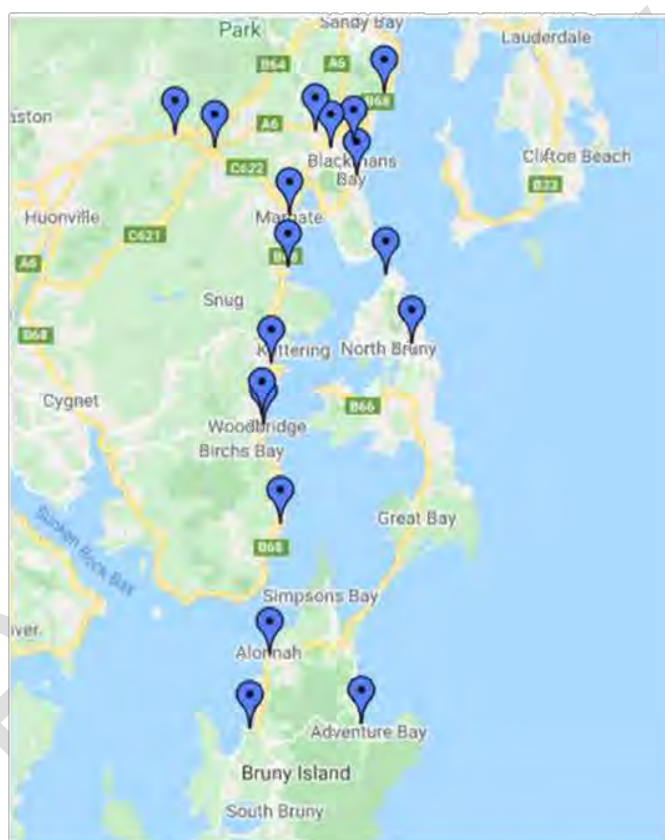
- a) **Essential building services and safety features** - these are generally undertaken every three months to capture compliance with regulations relating to safety features of the building
- b) **Condition assessments** - typically undertaken every three years to capture the useful life and remaining life of the building assets and components such as the roof and floors
- c) **Reactive maintenance** - annual inspections to assess damage, condition and general wear and tear. This inspection can trigger renewal or refurbishment works. This work would be programmed either immediately or as future works depending on the outcome of a risk assessment.

### 5. Insurance:

Council provides insurance cover for all of its halls (including fittings and fixtures). This cover does not extend to items stored in the hall belonging to user groups. Hall Management Committees are covered for public liability insurance under Council's policy, as well as personal accident and injury insurance arising from incidents directly associated with the activities of the committee. Council has an additional insurance policy to provide public liability insurance cover to casual hirers. Under this policy, any uninsured group or individual using a Council owned hall is provided with public liability insurance cover for a maximum of 12 uses per year. Any group that hires a hall more regularly than once per month is not covered by Council's insurance policy and should carry their own insurance.

### 6. Location:

Council's community halls are well spread throughout the Municipal Area as shown in the following map:



In addition to these facilities, there are a number of Scout and Guide Halls, some of which are available for hire or use for community activities. In Kingston, the recently constructed Community Hub includes a multi-purpose hall and meeting rooms that can be hired for a wide range of purposes

### 7. Usage:

The extent to which halls are utilised is an important factor in determining an asset hierarchy that is linked to service levels. Usage rates have been determined from bookings and information received from Hall Management Committees via survey forms. The following table outlines the level of use for each of Council's community halls:

Usage Rate	Facility
High (daily)	<ul style="list-style-type: none"> <li>• Kingston Beach Hall</li> <li>• Blackmans Bay Hall</li> <li>• Tarooma Hall</li> <li>• Kingston Community Centre</li> </ul>
Medium (3-5 times per week)	<ul style="list-style-type: none"> <li>• Margate Hall</li> <li>• Kettering Hall</li> <li>• Snug Hall</li> <li>• Middleton Hall</li> <li>• Alonnah Hall</li> <li>• Woodbridge</li> </ul>
Low (3-5 times per month)	<ul style="list-style-type: none"> <li>• Dennes Point Hall</li> <li>• Lunawanna Hall</li> <li>• Adventure Bay Hall</li> <li>• Barnes Bay Hall</li> <li>• Sandfly Hall</li> <li>• Longley Hall</li> </ul>

### 8. Rationalisation:

Over the years, a number of reviews of Council's community halls has been undertaken during which the rationalisation of the number of facilities has been proposed. In 1994, Council resolved to keep under review the performance of the committees managing both the Woodbridge and Lower Longley halls due to low usage rates. It was also proposed at this time that the Barnes Bay Hall be sold given its proximity to the Dennes Point Hall and the small resident population on North Bruny Island. Following resistance to this proposal from the local community, Council agreed in 1996 to lease the facility to the Country Womens Association for a 25 year period for the purpose of conducting meetings and social functions of the North Bruny Branch of the CWA.

Included within the terms of a lease was a clause requiring the lessee to be responsible for all interior and exterior maintenance, failing which, "Council will exercise an option to sell the property". Inevitably, the upkeep of the building has proven to be beyond the capacity of the local CWA members and Council has contributed to both maintenance and upgrades during the term of the lease. The CWA has an option to renew the lease "for a further period to be negotiated from 1 July 2021". Council will need to give consideration to the future management options for this facility in the lead up to the expiration of the current lease.



Council's 1997 Recreation, Sport and Open Space Plan recommended that:

*One existing hall per local community generally, should be retained as one of the core service levels Council provides for rural areas, where local community groups or a committee is formed to oversee use and management. Where two halls exist in the one community: such as Woodbridge (Westwinds Community Centre and hall) Council should investigate alternative uses for one (eg, accommodation); or the leasing of the hall to other community groups, allowing public hire at agreed rates.*

In 1999, it was noted that both the Woodbridge and Longley Halls had active management committees and that the usage of these respective facilities had increased to an acceptable level. The Woodbridge Hall Management Committee has continued to remain strong since this date and usage levels indicate that the facility plays an important role in the life of the local community that is distinct from the role played by the Westwinds Community Centre. Whilst the usage of the Longley Hall has remained low, it is well supported in terms of representation on the management committee and it is evident that the facility is important to the local community.

In 2003, a staff report to Council recommended the sale of the Dennes Point Hall on the basis that it was rarely used and in poor condition. Council resolved to undertake community consultation in relation to the future of the hall and subsequently decided to retain the facility and seek external funding for its upgrading. In 2004, a proposed lease to the Returned and Services League of Australia (Tasmanian Branch) was entertained but not pursued and the following year, Council agreed to support a proposal from the management committee for the development of a business plan for the facility that included a vision for a café, shop and art gallery adjoining the main hall. This proposal came to fruition in 2009 with the completion of the Dennes Point Community Centre.



The Jetty Café - Dennes Point

Rationalisation of Council's halls is not considered justifiable at this point in time, with all facilities currently used and supported by their local communities. Ongoing monitoring of usage rates should continue but unless there is a significant decline in support for a facility, the status quo in terms of retention of the number of facilities is considered appropriate.

## 9. Implementation:

### 9.1 Operational Works

The Building Condition report prepared by Optimus Building Surveyors (Appendix 1) has provided specific recommendations for each hall that can be used to inform the maintenance schedule for Council's Building Maintenance Unit over the next few years. The majority of requests from Hall Management Committees relate primarily to maintenance items and it is evident that this has been an area of under investment by Council over a period of time. As with the recommendations for the Kingborough Public Toilet Strategy, the development of a proactive building maintenance schedule for Council's halls would be most beneficial.

### 9.2 Capital Works

Where the scope of required upgrades falls outside of the realms of Council's Building Maintenance program, capital funding will be required. Given that it is not possible to undertake all of the desired capital upgrades in one year, it is necessary to undertake these as part of a schedule of progressive works program over a number of financial years. The implementation schedule in Appendix 1 has been prepared with priority given to works that relate to:

- i) Public safety;
- ii) Accessibility standards;
- iii) Structural integrity;
- iv) Usage rates; and
- v) Community benefit.

### 9.3 Externally Funded Projects

There is the potential for some of the above projects to be funded via grant programs. The Woodbridge Hall Management Committee was successful in securing funding to upgrade their kitchen in 2019 and an upgrade of the Senior Citizens Hall was undertaken with the assistance of grant funding in 2018. A number of Hall Management Committees have expressed a desire to install solar panels as a means of reducing power costs on their respective facilities. There is the potential that this could be funded through a targeted grants program. However, it should be noted that solar panels are only of benefit on facilities that have a high level of usage during daylight hours. Most of Council's halls receive the majority of their usage during the evening and until such time as battery storage becomes financially viable, the business case for the installation of solar panels does not stack up.

## 10. Facility Details:

### 9.1 Adventure Bay Hall



**Address** – 8 Kellaway Street, Adventure Bay, Bruny Island

**Description** – Weatherboard building constructed in 1950 with a corrugated roof. Contains main hall, stage, kitchen and meeting room.

**Management** – Management Committee

**Usage** – Used on average twice per week for the following purposes playgroups, meetings and concerts.

**Current Condition** – Most elements of the building were assessed as either good or very good condition. The one issue itemised as being in poor condition was the roof at the rear of the building and shingles above the exit door.

**Issues** – Issues identified by the Hall Management Committee were sealing the carpark, replacement of gas heaters to heat pump, insulation in the roof and solar panels.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (roof, shingles and painting)

**Capital Works:**

1. Replacement of gas heating system with heat pumps
2. Sealing of carpark
3. Installation of energy efficiency initiatives (solar and insulation)

**9.2 Bruny Island Community Centre (Alonnah)**



**Address** – 14 School Road, Alonnah, Bruny Island

**Description** – Architecturally designed building constructed in 1975 with brick and timber and colorbond roof.

**Management** – Management Committee (bookings through Council Bruny Island Service Centre).

**Usage** – Used on average twice a week for badminton and table tennis with the occasional meeting or art exhibition. The community library is also located in the hall and opened several days a week.

**Current Condition** – The facility is rated as being good to very good and has recently been upgraded via a state government grant.

**Issues** – With the completion of the recent upgrading works, there are only minor maintenance issues to be addressed.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (doors and walls)
2. Re-oil external timber walls
3. Relocate cleaning supply cupboard
4. Repair leaks in roof and guttering

**Capital Works:**

1. Upgrade toilet facilities to meet disability access standards.



**9.3 Blackmans Bay Hall**



**Address** – 24 Ocean Esplanade, Blackmans Bay

**Description** – Concrete block building with corrugated iron roof. Contains a main hall, stage, kitchenette and meeting room.

**Management** – Council direct management.

**Usage** – Used on a daily basis for a wide range of community activities.

**Current Condition** – Most elements of the building are rated in either fair or poor condition.

**Issues** – the building is showing signs of age with cracking to the block work, subsidence to the floor in the stage area and water damage to the carpet and floor of the meeting room.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (walls, ceilings and floors)

**Capital Works:**

1. Address the subsidence issues pending outcome of investigations
2. Roof replacement

**9.4 Dennes Point Hall**



**Address** – 18 Bruny Island Main Road, Dennes Point, Bruny Island

**Description** – Main hall is block with a corrugated iron roof. Attached to the hall is a café and gift shop constructed of timber.

**Management** – Management Committee

**Usage** – Used on average twice per week for the following activities yoga, badminton, music and the occasional meeting.

**Current Condition** – The majority of the building elements are rated in good condition.

**Issues** – The side entrance to the hall requires updating as it is not easy to identify and is required when the café is closed.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (blockwork investigation and windows)

**Capital Works:**

1. Upgrade of side entrance

### 9.5 Kettering Hall



**Address** – 2963 Channel Highway, Kettering

**Description** – Brick building with corrugated iron roof constructed in 1940 and contains a main hall, stage, kitchen and meeting room

**Management** – Management Committee

**Usage** – Used regularly during the week for a range of activities such as exercise classes, meetings, birthdays and concerts.

**Current Condition** – most elements of the building are rated as either good or very good.

**Issues** – the two highest priority issues are the lack of a compliant disability access toilet inside the hall and the need to upgrade the kitchen.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (exit doors and plumbing in the male toilets).

**Capital Works:**

1. Compliant disability access toilet inside the hall
2. Kitchen upgrade
3. Floor replacement

#### 9.6 Kingston Beach Hall



**Address** – 20 Beach Road, Kingston

**Description** – Brick building with corrugated iron roof contains main hall, stage, kitchen, meeting rooms and gallery.

**Management** – Council direct management.

**Usage** – Used on a daily basis for a wide range of community activities.

**Current Condition** – The building is rated as being in good condition except for windows, doors, and toilets that are rated fair.

**Issues** – The disability access toilet is non-compliant, the front ticket room is currently used for storage but is in poor condition and better use could be made of this space.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (doors and windows)

**Capital Works:**

1. Compliant disability access toilet
2. Upgrade of ticket room
3. Disability access to gallery space



#### 9.7 Lower Longley Hall



**Address** – 9 Hovingtons Road, Lower Longley

**Description** – Weatherboard building with corrugated iron roof contains main hall, kitchen, meeting room and mezzanine floor.

**Management** – Management Committee

**Usage** – Used monthly for meetings, birthdays parties, markets and information sessions.

**Current Condition** – the building is rated as being in fair condition with some elements being rated as poor (ceilings and external paths).

**Issues** – the hall is dated and it is questionable as to whether its design is suitable for the current and future needs of the community. However, there is currently no consensus as to whether the facility should be refurbished or replaced.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (ceilings, doors and paths).

**Capital Works:**

1. Refurbishment or replacement pending further consultation with the Hall Management Committee and local community.

**9.8 Lunawanna Hall**



**Address** – 4600 Bruny Island Main Road, Lunawanna, Bruny Island

**Description** – timber building constructed in 1920 with a corrugated iron roof contains main hall, stage, kitchen and meeting room. External toilets (renewed in 2019).

**Management** – Management Committee

**Usage** – Used on average of twice a week for dance classes, meetings and other times during the year for concerts and jamborees.

**Current Condition** – The building is rated as being in good condition.

**Issues** – The gravel carpark is the major issue of concern to the Hall Management Committee.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (disability access and general maintenance)

**Capital Works:**

1. Sealing of the carpark
2. Construction of a deck on the water side

#### 9.9 Margate Hall



**Address** – 1744 Channel Highway, Margate

**Description** – Brick building constructed in 1930 with a new colorbond roof contains main hall, stage, kitchen and meeting room.

**Management** – Council direct management.

**Usage** – Used six times a week for classes and occasionally for meetings

**Current Condition** – Most elements of the building are rated as being in good condition with the exception of windows, doors and the stage floor.

**Issues** – The toilets are in poor condition and there is no compliant disability access facility. The external ramp to the hall is also non-compliant.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (entrance landings and windows).

**Capital Works:**

1. Toilet upgrade as per Toilet Strategy
2. Main entrance access ramp

**9.10 South Channel Community Hall (Middleton)**



**Address** – 21 McDowell Street, Middleton

**Description** – Concrete block building constructed in 1972 with a corrugated iron roof contains main hall, kitchen and meeting room.

**Management** – Managed under contract by South Channel Ratepayers Association.

**Usage** – Used several times a week for a variety of community activities.

**Current Condition** – The building is rated as being in good condition with the exception of some minor maintenance required on doors and walls.

**Issues** – The majority of issues raised by the management authority relate to maintenance issues.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report some minor works need to be completed (doors and footpaths to building).

**Capital Works:**

1. Upgrade of internal toilet facilities



#### 9.11 Sandfly Hall



**Address** – 811 Sandfly Road, Sandfly

**Description** – Weatherboard building with a corrugated iron roof contains hall, stage, kitchen and meeting room.

**Management** – Council direct management.

**Usage** – Used monthly for a community market.

**Current Condition** – The building is rated as fair and good condition with some elements rated as poor.

**Issues** – The building is showing its age and many elements need upgrading (kitchen, toilets, roof, floor and external access).

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (side door, gutter clean, not fully disability compliant, chimney inspection)

**Capital Works:**

1. Roof, sub floor/foundations
2. Toilet facilities
3. External access
4. Kitchen upgrade

#### 9.12 Snug Hall



**Address** – 62 Beach Road, Snug

**Description** – Weatherboard building with a corrugated iron roof contains main hall and kitchen.

**Management** – Management Committee.

**Usage** – Used weekly for a range of community activities.

**Current Condition** – Most of the elements of the building are rated in fair condition.

**Issues** – Most elements of this facility require upgrading. The Hall Management Committee has requested that Council give consideration to solar panels and replacement of the heating system. The roof is scheduled for replacement in the 2020/21 financial year.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (windows, main door push bars and no disability access at entrance).

**Capital Works:**

1. Kitchen upgrade
2. Heating system upgrade

**9.13 Tarooma Hall and Cottage**



**Address** – Nubeena Crescent, Tarooma

**Description** – Brick building with corrugated roof contains main hall, stage, kitchen and RSL Office. Adjoining Cottage is a weatherboard building with a corrugated iron roof and contains several meeting rooms.

**Management** – Management Committee

**Usage** – Both facilities are used frequently during the week for a range of community activities

**Current Condition** – Overall the facilities are rated as being in good condition with some general maintenance required on windows and doors. There are some cracks evident in the brick work that have been assessed by an Engineer and found to be of minor concern.

**Issues** – Council has worked with the Tarooma Hall Management Committee and other main stakeholders to develop a Masterplan that addresses the current issues associated with the facility and incorporating desired future upgrades.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report.

**Capital Works:**

1. As identified in Tarooma Hall Masterplan.

**9.14 Woodbridge Hall**



**Address** – 3445 Channel Highway, Woodbridge

**Description** – Weatherboard building constructed in 1983 with a corrugated roof contains main hall, stage, kitchen and meeting room.

**Management** – Management Committee

**Usage** – Used 2-3 times a week for meetings, movie nights, birthday parties, markets and the occasional wedding.

**Current Condition** – Overall the building is rated as being in fair condition except apart from the kitchen which was recently upgraded. An upgrade of the toilets and front porch is being undertaken in the current financial year along with the replacement of the roof.

**Issues** – The two main issues for the Hall Management Committee are the toilets and roof, both of which are being addressed in the 2020/21 financial year. Future projects include the provision of a deck on the northern side of the building and improved carparking.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (chimney, accessibility at entrance, windows and entry door)

**Capital Works:**

1. Heating upgrade
2. Deck on the northern side (subject to tree removal)



**9.15 CWA Barnes Bay Hall**



**Address** – 678 Bruny Island Main Road, Barnes Bay, Bruny Island

**Description** – Weatherboard building constructed in 1974 with a corrugated iron roof.

**Management** – Leased by the Barnes Bay Country Womens Association (CWA).

**Usage** – Used rarely for meetings and gatherings.

**Current Condition** – Overall the facility is rated in good condition.

**Issues** – Current lease conditions state that if the building is not properly maintained, then Council reserves the right to sell it.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (general maintenance schedule) in accordance with lease conditions.

**Capital Works:**

1. Nil

**9.16 Kingborough Community Centre (Senior Citizens Club)**



**Address** – 35 Redwood Road, Kingston

**Description** – Brick building constructed in 1978 with a corrugated iron roof contains main hall, kitchen and meeting rooms. Meals on Wheels is also located in part of the building.

**Management** – Leased by the Senior Citizens Club.

**Usage** – Used frequently during the week by a range of community groups.

**Current Condition** – Overall the facility is rated in good condition.

**Issues** – In recent years Council has assisted with the upgrade of the kitchen, heating and flooring in the building. The Senior Citizens Club (the lessee) has not identified any upgrading needs.

**Recommendations:**

**Maintenance:**

1. Address the maintenance items as per Optimus Building Surveyors report (facias, walls, ceiling in kitchen and areas in the Meals on Wheels room) in accordance with lease conditions.

**Capital Works:**

1. Address accessibility access

## 11. Implementation Program:

### 10.1 Operational

The Building Condition report prepared by Optimus Building Surveyors has provided specific recommendations for each hall that can be used to inform the maintenance schedule for Council's Building Maintenance Unit over the next few years. The majority of requests from Hall Management Committees relate primarily to maintenance items and it is evident that this has been an area of under investment by Council over a period of time. As with the recommendations for the Kingborough Public Toilet Strategy, the development of a proactive building maintenance schedule for Council's halls would be most beneficial.

### 10.2 Capital Works

Where the scope of required upgrades falls outside of the realms of Council's Building Maintenance program, capital funding will be required. Given that it is not possible to undertake all of the desired capital upgrades in one year, it is necessary to undertake these as part of a schedule of progressive works program over a number of financial years. The following schedule has been prepared with priority given to works that relate to:

- vi) Public safety;
- vii) Accessibility standards;
- viii) Structural integrity; and
- ix) Community benefit (including usage rates).

The costs listed are estimates, with detailed costings to be determined following resolution of the design and scope of works for the respective facilities in the lead up to each financial year.

Financial Year	Works	Cost Estimate
2021/2022	Adventure Bay Hall electrical upgrade	\$10K
	Longley Hall Masterplan development	\$20K
	Margate Hall accessibility toilet and access ramp	\$120K
	Taroona Hall Masterplan implementation (Stage 1)	\$100K
	<b>Total</b>	<b>\$250K</b>
2022/2023	Sandfly Hall roof replacement	\$60K
	Adventure Bay Hall floor replacement	\$30K
	Kettering Hall accessibility toilet	\$100K
	Sandfly Hall foundations	\$60K
	<b>Total</b>	<b>\$250K</b>
2023/2024	Adventure Bay Hall roof replacement	\$40K
	Blackmans Bay Hall accessibility toilet	\$100K
	Kingston Beach Hall toilet upgrade	\$10K
	Kettering Hall kitchen upgrade	\$40K
	Middleton Hall toilet upgrade	\$10K

	Snug Hall heating upgrade Dennes Point Hall side entry Alonnah Hall Toilet upgrade <b>Total</b>	\$10K \$15K \$25K <b><u>\$250K</u></b>
2024/2025	Longley Hall redevelopment <b>Total</b>	\$250K <b><u>\$250K</u></b>
2025/2026	Kingston Beach Hall roof replacement Kettering Hall floor replacement Adventure Bay Hall carpark seal Lunawanna Hall carpark seal Woodbridge Hall carpark <b>Total</b>	\$100K \$40K \$35K \$50K \$25K <b><u>\$250K</u></b>

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## Appendix 1

### Asset Management

Kingborough Community Halls Condition Report

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### Introduction

The purpose of this report is to assist the Kingborough Council with the development of the Kingborough Halls Strategy. The management and maintenance of the halls will ensure the longevity of each building and provide the community with quality meeting spaces.

An inspection and assessment of each building has been carried out and the results have been described in this report, including details of minor and major defects, recommendations for maintenance and overall condition of the building.

This report is issued subject to the scope, exclusions and definitions as set out in this document.

### Condition Ratings & General Definitions

**Poor** - The asset is in poor condition, deteriorated surfaces require significant attention, services are functional but are failing often.

The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance, deterioration or not finished to an acceptable standard of workmanship.

**Fair** - The asset is in average condition, deteriorated surfaces require attention, services are functional but require attention.

The item or area inspected exhibits some minor defects, minor damage or wear and tear, may require some repairs or maintenance.

**Good** - The asset exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes, but does not require major maintenance, no major defects exist.

The item or area inspected appears to be in serviceable and/or sound condition without any significant visible defects at the time of inspection.

**Very Good** - The asset has no defects; appearance is as new. Maintained at a good general standard.

The item or area inspected appears to be in as new condition without any significant visible defects at the time of inspection.



## Adventure Bay Hall



Address: 5 Kellaway Road Adventure Bay

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves				x
External Walls			x	
External Stairs & Ramps		n/a		
Carparking	x			
Building Access	x			
Internal Building Elements				
Ceilings			x	
Walls			x	
Floors		x		
Windows		x		
Doors		x		
Kitchen		x		
Sanitary Facilities		x		
Stage			x	
Fire Services				
Extinguishers/Blankets	x			
Exit Signage	x			



## External

### *Roof, gutters, facias etc*

It appeared that the lean-to and entrance porch had been fitted with new gutters and downpipes recently and these were still in good condition. The condition at the rear of the building was poor and repair will be required. The roof to the rear of the building was in poor condition with some dips in the sheeting which may lead to future problems.

The shingles to the side of the building above the exit door were in poor condition and require replacement.

### *Walls*

The weatherboards to the exterior of the building were in good condition around the front of the building, however the sides and rear of the building were in fair condition. General maintenance is recommended.

### *Building Access & Carparking*

There were no designated disabled carparking spaces however there was a large gravel area in front of the building.

The path from the carparking area to the main building entrance was via a level gravel path, onto a concrete porch leading to the main door.

## Internal

### *Walls, Ceilings & Floors*

Internal paint was in fair condition and showing signs of normal wear and tear.

The floor was uneven and bouncy throughout the main hall area however it did appear to be performing adequately and is expected for the time of construction.

### *Windows*

Windows throughout the building appeared to be quite old and some of the windows had been boarded up in the main hall area. The timber frames will require regular maintenance. No windows appeared to be cracked.

### *Doors*

The designated exit door located to the side of the building was fitted with a functioning pushdown bar. There was a step to the door that exceeds the maximum allowable threshold height.

The main entrance door was not fitted with a compliant pushdown bar however it did provide level access to the building.

### *Kitchen*

The kitchen was in good condition, well maintained and appears to be used frequently.





### Sanitary facilities

Sanitary facilities were located externally and the following was provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>	<i>Baby Change</i>
<i>Female</i>	3		2	1
<i>Male</i>	2	2	2	
<i>Disabled</i>	1		1	

These appeared to be in good condition and well maintained. Braille signage has been installed where required.

### Stage

The stage floor needs repair as some of the floorboards were loose or damaged, the condition is fair.

### Fire Services

There was a non-compliant exit sign to the side of the stage which should be removed as soon as possible, the sign is currently misleading and directs occupants to a blocked exit.

Exit signage has been provided to the main exit door and was functioning at the time of the inspection.

Fire extinguishers and fire blankets were installed in the building and regular tagging and testing is being carried out.

### Disability

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Compliant sanitary facilities were available and level access to and within the building had been achieved. Only minor elements, such as door circulation spaces and door furniture were non-compliant.

### Other

The rear storage room was not accessible at the time of the inspection.

There was a main switchboard adjacent to the exit and several electrical cables were exposed. This poses a safety concern given the likely occupants of the building. It is suggested these are protected to avoid potential injury.



## Alonnah Hall



Address: 14 School Road Alonnah

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves	x			
External Walls	x			
External Stairs & Ramps	x			
Carparking		x		
Building Access	x			
Internal Building Elements				
Ceilings	x			
Walls	x			
Floors	x			
Windows	x			
Doors			x	
Kitchen	x			
Sanitary Facilities		x		
Stage	n/a			
Fire Services				
Extinguishers/Blankets	x			
Exit Signage	x			



## External

### *Roof, gutters, facias etc*

The roof was in very good condition and appears to be well maintained. Upkeep maintenance is recommended with no significant work expected in the near future.

### *Walls*

External cladding was in very good condition and does not appear to be showing signs of defects. General maintenance is recommended.

### *Building Access & Carparking*

There were no designated carparking spaces however there was a large sealed area in front of the building.

The path from the carparking area to the main building entrance was via a sealed path and compliant access ramp.

## Internal

### *Walls, Ceilings & Floors*

Interior walls and floor are of timber construction and were in very good condition, general maintenance is recommended with no expected major works in the foreseeable future.

New acoustic panels had been installed to the ceiling.

### *Windows*

Very good condition, no works required other than general maintenance.

### *Doors*

The main exit doors were fitted with pushdown rails however they were not functioning as intended and maintenance is required – doors catch when opened together.

The exit in the library area was blocked with furniture and should be cleared as soon as possible. There was an additional exit to this area however the blocked exit is a required exit.

### *Kitchen*

The kitchen was in very good condition, well maintained and appears to be used frequently.

### *Sanitary facilities*

The sanitary facilities were accessed through a narrow corridor and could also be accessed externally. The following was provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>	<i>Shower</i>
<i>Female</i>	<i>3</i>		<i>2</i>	<i>1</i>
<i>Male</i>	<i>2</i>	<i>2</i>	<i>2</i>	<i>1</i>
<i>Disabled (not fully compliant)</i>	<i>1</i>		<i>1</i>	



These appeared to be in good condition and well maintained. Braille signage has not been installed where required and the accessible sanitary facility does not achieve the required circulation spaces.

#### *Stage*

n/a

#### *Fire Services*

Exit signage had been provided to the main exit door and was functioning at the time of the inspection.

Fire extinguishers and fire blankets were installed in the building and regular tagging and testing is being carried out. The building was also fitted with a fire hose reel which is also being regularly maintained.

#### *Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Compliant sanitary facilities were not present however level access to and within the building had been achieved. Only minor elements, such as door circulation spaces and door furniture were non-compliant.

#### *Other*

The building was in very good condition and regular normal maintenance routines are recommended.





## Lunawanna Hall



Address: 4586 Bruny Island Main Road Lunawanna

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves		x		
External Walls			x	
External Stairs & Ramps	n/a			
Carparking			x	
Building Access		x		
Internal Building Elements				
Ceilings		x		
Walls		x		
Floors		x		
Windows		x		
Doors		x		
Kitchen	x			
Sanitary Facilities	x			
Stage		x		
Fire Services				
Extinguishers/Blankets	x			
Exit Signage	x			



## External

### *Roof, gutters, facias etc*

The roof was in good condition however there were several gaps around the valley's which could lead to vermin entering the building. Upkeep maintenance recommended.

### *Walls*

The weatherboards to the exterior of the building were in fair condition with only minor damages. General maintenance is recommended.

### *Building Access & Carparking*

There was a steep gravel carparking area in front of the building with an additional level gravel carpark to the side of the building. There were no designated spaces and the path leading to the main entrance was quite steep.

## Internal

### *Walls, Ceilings & Floors*

The interior was in good condition and appeared to be frequently used. General maintenance is recommended with no expected major works in the foreseeable future.

### *Windows*

Good condition, no works required other than general maintenance.

### *Doors*

There were 3 main exit doors from the building and some, including the compliant level exit were fitted with pushdown rails. The doors were functioning as intended.

### *Kitchen*

There was a large bar area within the main hall space which was in very good condition, well used and maintained.

### *Sanitary facilities*

The sanitary facilities are located externally and are of new construction, the following is provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>
<i>Female</i>	<i>1</i>		<i>1</i>
<i>Female (ambulant)</i>	<i>1</i>		<i>1</i>
<i>Male</i>	<i>1</i>		<i>1</i>
<i>Male (ambulant)</i>	<i>1</i>		<i>1</i>
<i>Disabled</i>	<i>1</i>		<i>1</i>

These appeared to be in very good condition and well maintained. Braille signage has been installed where required.



### *Stage*

The stage was in good condition with no obvious signs of floor damage, however there was equipment set up at the time of the inspection so some areas were not visible.

### *Fire Services*

Exit signage had been provided to the main exit door and was functioning at the time of the inspection.

Fire extinguishers and fire blankets were installed in the building and regular tagging and testing is being carried out.

### *Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Compliant sanitary facilities were provided however level access into the building from the main parking area had not been achieved. Other minor elements such as door circulation spaces and door furniture were also non-compliant.

### *Other*

There was a sitting area adjacent to the main entrance where a wood heater had been installed. A hearth was present however full compliance could not be determined as the chimney/flue could not be inspected.

There was a room to the side of the stage which could not be inspected as access was not available.

The building was in good condition and regular normal maintenance routines are recommended.



## Dennes Point Hall



Address: 18 Bruny Island Main Road, Dennes Point

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves			x	
External Walls			x	
External Stairs & Ramps		x		
Carparking	n/a			
Building Access		x		
Internal Building Elements				
Ceilings		x		
Walls			x	
Floors		x		
Windows		x		
Doors	x			
Kitchen	n/a			
Sanitary Facilities		x		
Stage	n/a			
Fire Services				
Extinguishers/Blankets	x			
Exit Signage	x			





## External

### *Roof, gutters, facias etc*

The roof was in fair condition however there were some timber facias in need of replacement. The gutters appeared to be in good condition.

### *Walls*

The exterior walls are comprised of mostly blockwork to the existing building. Upon inspection, it was found that there were cracks in most of the blockwork walls with the size of the crack varying.

### *Building Access & Carparking*

There were no designated carparking spaces for this building. Access from the main road to the side of the building was via an uneven natural ground path. There was a ramp to the café side of the building which provided access into the café and hall through connecting doors.

## Internal

### *Walls, Ceilings & Floors*

The interior was in good condition and appeared to be frequently used. General maintenance is recommended.

There was some cracking to the external blockwork walls, further investigation may be required.

### *Windows*

Generally good condition however the front window was broken and requires replacement, no works required other than general maintenance.

### *Doors*

There were several required exit doors from within the main hall, all fitted with the required door furniture. There was also an exit door leading into the café which was locked at the time of the inspection.

### *Kitchen*

n/a

### *Sanitary facilities*

The sanitary facilities are located externally and are of new construction, the following is provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>
<i>Female</i>	<i>3</i>		<i>3</i>
<i>Male</i>	<i>1</i>	<i>2</i>	<i>2</i>
<i>Disabled</i>	<i>1</i>		<i>1</i>

These appeared to be in good condition and well maintained.

### *Stage*

n/a



### *Fire Services*

Exit signage had been provided to the main exit door and was functioning at the time of the inspection.

Fire extinguishers and fire blankets were installed in the building and regular tagging and testing is being carried out.

### *Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Compliant sanitary facilities were provided however level access into the building could only be achieved via the cafe. Other minor elements such as door circulation spaces and door furniture were also non-compliant.

### *Other*

The existing hall had recently been added onto and a café had been constructed to the side of the building. At the time of the inspection we could not access the café however we could access the hallway separating the two uses. The fire separation between the two uses would need further investigation and would be subject to the café approval documentation and any Performance Solutions.

The building was in fair condition and regular normal maintenance routines are recommended.



## Middleton Hall



Address: 21 McDowall Street Middleton

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves		x		
External Walls		x		
External Stairs & Ramps		x		
Carparking		x		
Building Access		x		
Internal Building Elements				
Ceilings		x		
Walls			x	
Floors		x		
Windows		x		
Doors			x	
Kitchen	x			
Sanitary Facilities			x	
Stage		n/a		
Fire Services				
Extinguishers/Blankets	x			
Exit Signage			x	



## External

### *Roof, gutters, fascias etc*

The roof and eaves were in good condition however some barge boards and fascias will need repair or replacement. There was a new roof section to the rear of the building where an undercover storage area had recently been constructed, this part is in very good condition.

### *Walls*

The external blockwork to the exterior of the building is in good condition. General maintenance is recommended.

### *Building Access & Carparking*

There was a large gravel area in front of the building set aside for carparking with one space marked as a disabled parking space.

The path from the carparking area to the main building entrance was of gravel construction and leads to a concrete porch and to the main entrance door. There was also a concrete path from the main hall to the newly constructed disabled toilet. Some compliant features were present however the grade of the path was non-compliant.

## Internal

### *Walls, Ceilings & Floors*

Generally, the internal parts of the building are well maintained. It was noted that there was a minor fall to the main hall floor however it was not significant. There were no obvious signs of cracking to the blockwork. The paint was in fair/good condition and showing signs of normal wear and tear.

Some minor damage was noted to the room located off the kitchen area.

### *Windows*

Windows throughout the building were in good condition with no evident signs of cracks or breakage, window frames were also well maintained.

### *Doors*

The designated exit doors were fitted with pushdown bars however some maintenance is required as some doors did not freely function.

The exit to the side of the building leads to a ramp that is not fully compliant and quite steep. This ramp does not lead to a path but to a clear open space to the rear of the building.

### *Kitchen*

The kitchen was in very good condition, well maintained, recently updated and appeared to be used frequently.





### Sanitary facilities

The sanitary facilities were located internally with the disabled sanitary facility located externally, the following is provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>
<i>Female</i>	2		2
<i>Male</i>	1	1	1
<i>Disabled</i>	1		1

The external disabled toilet has been recently constructed and was nearly fully compliant. Some minor features such as the pan back rest and compliant toilet roll location were not provided. Braille signage has been installed where required.

The internal sanitary facilities are in fair condition. Some minor cracks were evident in the ceiling and walls of both the male and female facilities. The door furniture is non-compliant and should be reviewed for ease of use by the occupants.

### Stage

n/a

### Fire Services

Exit signage was provided to the main exit door however it was not functioning at the time of the inspection.

Fire extinguishers and fire blankets were installed in the building and regular tagging and testing is being carried out.

### Disability

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Compliant sanitary facilities were available and level access to and within the building had been achieved. Only minor elements, such as door circulation spaces and door furniture were non-compliant.

### Other

The rear storage room appears to be a recent addition to the building and was in very good condition.

At the time of the inspection a new wastewater treatment system/septic tank was being installed.



## Woodbridge Hall



Address: 3445 Channel Highway Woodbridge

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves				x
External Walls			x	
External Stairs & Ramps			x	
Carparking		n/a		
Building Access			x	
Internal Building Elements				
Ceilings			x	
Walls			x	
Floors			x	
Windows				x
Doors				x
Kitchen	x			
Sanitary Facilities			x	
Stage			x	
Fire Services				
Extinguishers/Blankets	x			
Exit Signage	x			



## External

### *Roof, gutters, facias etc*

The roof of the building was in poor condition and repair/replacement will be required in the near future. Downpipes and some gutters were in fair condition.

There was evidence the roof is leaking from inside the building.

### *Walls*

The weatherboards and masonry areas to the exterior of the building were in fair condition. General maintenance is recommended.

There was a chimney to the rear of the building which has degraded and requires attention.

### *Building Access & Carparking*

There were no designated carparking spaces for this building. There is space for 2 vehicles in front of the building however this does partially block the main entrance door. If there were a number of occupants in the building and an evacuation was necessary, any vehicles in this area would pose a problem to egress.

Main access was via a steep short ramp and a small step up into the building.

## Internal

### *Walls, Ceilings & Floors*

Internal paint was in fair condition and showing signs of normal wear and tear.

The floor was uneven throughout the main hall area. This, along with the deteriorated chimneys, indicates there has been ground movement in the far corner of the building.

### *Windows*

Windows throughout the building appeared to be quite old and were not operational at the time of the inspection, poor condition.

### *Doors*

There were 2 designated exit doors, the main exit and an additional door located to the side of the building, both were fitted with a functioning pushdown bar. The main exit door furniture was in poor condition and maintenance is required. There was a step to the door that exceeds the maximum allowable threshold height.

There were also additional non required doors which were blocked.

### *Kitchen*

The kitchen was in very good condition, recently replaced, well maintained and appeared to be used frequently.



### Sanitary facilities

The sanitary facilities were located externally and the following was provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>
<i>Female</i>	<i>1</i>		<i>1</i>
<i>Male</i>	<i>1</i>	<i>1</i>	<i>1</i>
<i>Disabled</i>			

These appeared to be in fair condition and well maintained.

There was an additional toilet marked as female located inside the building. There was water damage to the ceiling and generally in fair condition.

### Stage

Access to the stage was via a steep ramp, the stage floor needs repair and was in fair condition.

### Fire Services

Exit signage had been provided to the main exit door and was functioning at the time of the inspection.

Fire extinguishers and fire blankets were installed in the building and regular tagging and testing is being carried out.

### Disability

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Compliant sanitary facilities were not available and level access to and within the building was only partially achieved. Only minor elements, such as door circulation spaces and door furniture were non-compliant.

### Other

This building is permanently listed on the Tasmanian Heritage Register.





## Kettering Hall



Address: 2963 Channel Highway Kettering



### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves	x			
External Walls		x		
External Stairs & Ramps	x			
Carparking	x			
Building Access		x		
Internal Building Elements				
Ceilings	x			
Walls		x		
Floors		x		
Windows		x		
Doors			x	
Kitchen		x		
Sanitary Facilities			x	
Stage		x		
Fire Services				
Extinguishers/Blankets		x		
Exit Signage	x			



## External

### *Roof, gutters, facias etc*

The roof was in very good condition and well maintained. Upkeep maintenance recommended with no significant work expected in the near future.

### *Walls*

The external walls were predominately blockwork with a mix of old and new construction. Some minor cracking to the blockwork was observed, this was generally limited to the older existing part of the building and general maintenance is recommended. Some repair work was evident at the time of the inspection.

### *Building Access & Carparking*

There was a large sealed area in front of the building with several carparking spaces available, designated disabled carparking spaces were located at the front of the building near the main access ramp.

An additional pathway leads to the rear of the building where the public toilets were located. This path was generally sealed however there was a small section of natural ground forming the pathway in front of the toilet.

The path from the carparking area to the main building entrance was via a sealed path and access ramp. The ramp was generally in very good condition however there are some features, such as tactile indicators and kick rails that were not installed, making the ramp non-compliant.

A ramp from the main carparking area to the front entrance was provided however the main hall was accessed via steps from the lobby area. Given access to the hall cannot be provided, an additional door is located to the side of the building. The alternative entrance was well signed however the path was uneven and the door threshold was non-compliant. This alternative access to the main hall should be upgraded to provide an accessible entrance.

## Internal

### *Walls, Ceilings & Floors*

Interior walls and floor coverings to the newer addition, the cricket club rooms, were in very good condition. There is also a fairly newly constructed club rooms to the rear of the building, the timber linings are all in very good condition.

The main hall internal linings were in good condition and showing signs of normal wear and tear.

### *Windows*

Good condition, no works required other than general maintenance.

### *Doors*

The main exit doors to the front lobby are not fitted with pushdown rails as required. Non-compliant locks have been placed on the doors between the main hall and lobby area, however there was an additional exit door located within the hall which could be used in an emergency.

The required exit door from the side of the hall area was blocked by seating at the time of the inspection. This should be removed.



### *Kitchen*

The kitchen was dated but in good condition, well maintained and appeared to be used frequently.

### *Sanitary facilities*

Sanitary facilities were provided both internally and externally

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>	<i>Shower</i>
<i>Female</i>	<i>4</i>		<i>3</i>	
<i>Male</i>	<i>2</i>	<i>1</i>	<i>3</i>	

The internal male toilet appeared to be well maintained and in good condition however there was a strong smell and further plumbing investigation may be required. The internal female toilets were in a fair condition and will require some work. Attention should be paid to water damage to the ceiling and wall and to the paintwork.

An additional sanitary facility to the clubrooms was provided however at the time of the inspection it was being used as a storage area. A pan, basin and shower were provided in this space.

External toilets were in fair condition and some maintenance will be required. The facilities had been graffitied, the light to the male toilet did not work and limited ventilation was provided. There was also a strong smell to both facilities. A door from the female sanitary facility leads to the subfloor area and can be accessed by the public, this access should be restricted.

### *Stage*

The stage area was in good condition and general maintenance is recommended.

### *Fire Services*

Exit signage was provided to the required exit doors and was functioning at the time of the inspection.

Fire extinguishers and fire blankets were installed in the clubrooms and regular tagging and testing is being carried out. Additional extinguishers (some provided but not mounted) and blankets are required to the main building.

### *Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Compliant sanitary facilities were not present however level access to and within the building had been achieved. Only minor elements, such as door circulation spaces and door furniture were non-compliant.

### *Other*

The works to the rear clubrooms appeared to have been recently carried out. Further investigation would be required to identify any non-compliances in this area as any approvals may have been subject to a Performance Solution under the Building Code.

New plumbing work to the clubrooms including a solar array and heating system were noted.

The newly constructed areas of the building were in very good condition and regular normal maintenance routines are recommended.



## Snug Hall



Address: 62 Beach Road Snug

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves			x	
External Walls		x		
External Stairs & Ramps			x	
Carparking		x		
Building Access			x	
Internal Building Elements				
Ceilings			x	
Walls			x	
Floors			x	
Windows			x	
Doors			x	
Kitchen		x		
Sanitary Facilities			x	
Stage		n/a		
Fire Services				
Extinguishers/Blankets	x			
Exit Signage	x			





## External

### *Roof, gutters, facias etc*

The roof was in fair condition however there were some signs of rust damage to the roofing iron and other external metal elements. The building is located close to the nearby bay which may accelerate the rust spread. A newer roof lean-to had been constructed to the side of the building and was in very good condition.

Facia boards were in poor condition.

### *Walls*

The weatherboards to the exterior of the building were in good condition however the paintwork was only in fair condition. General maintenance will be required.

The blockwork walls were showing signs of cracking around the building. Some of these cracks were minor however some will require attention, particularly around the external wall to the storeroom.

### *Building Access & Carparking*

There were no designated carparking spaces, disabled or otherwise, however there was a large gravel area in front of the building.

The path from the carparking area to the main building entrance was via a level gravel path and onto a concrete porch leading to the main door. There were steps from the gravel path to the concrete porch and again to the entrance of the building, these did not provide an accessible entrance into the building and there were no alternative compliant accessible entrances.

## Internal

### *Walls, Ceilings & Floors*

Internal paint was in fair condition and showing signs of normal wear and tear. Scuff marks were evident on the walls and floor.

The ceiling lining was sagging in some areas and in fair condition.

### *Windows*

Windows throughout the building appeared to be quite old and the timber frames will require maintenance. No windows appeared to be cracked.

### *Doors*

The main door was fitted with a pushdown bar however this will require maintenance as it was not functioning as required. An additional exit door was located to the side of the main hall area.

There was a step to the exit doors that exceeds the maximum allowable threshold height and a steep ramp leading to the rear of the building. Compliant door furniture to the exit had been provided.

### *Kitchen*

The kitchen floor was in good condition and well maintained, however the benches and appliances were dated and general maintenance is required.



### *Sanitary facilities*

The sanitary facilities were located internally, and the following was provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>	<i>Baby Change</i>
<i>Female</i>	<i>2</i>		<i>1</i>	
<i>Male</i>	<i>1</i>	<i>1</i>	<i>1</i>	

These appeared to be in fair condition, however the female facilities will require maintenance, particularly the walls. No accessible sanitary facilities had been provided.

### *Stage*

n/a

### *Fire Services*

Exit signage had been provided to the main exit door and was functioning at the time of the inspection.

Fire extinguishers and fire blankets were installed in the building and regular tagging and testing is being carried out.

### *Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Minor elements, such as door circulation spaces and door furniture were non-compliant.

### *Other*

The external ground surface to the rear of the building was quite wet and it appeared that a stormwater pipe was discharging onto the ground. This could lead to building movement with excess moisture changes in the surrounding ground, it is recommended the plumbing is investigated further.



## Margate Hall



Address: 1744 Channel Highway Margate

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves				x
External Walls		x		
External Stairs & Ramps			x	
Carparking		x		
Building Access		x		
Internal Building Elements				
Ceilings		x		
Walls		x		
Floors		x		
Windows			x	
Doors			x	
Kitchen		x		
Sanitary Facilities		x		
Stage			x	
Fire Services				
Extinguishers/Blankets	x			
Exit Signage	x			



## External

### *Roof, gutters, facias etc*

The roof to the main hall area was in poor condition and maintenance will be required to ensure further damage to the interior of the building does not occur.

### *Walls*

The external brickwork was performing well and in good condition for the age of the building, minimal signs of cracking are evident externally. The timberwork to the exterior of the building was in fair condition and general maintenance is recommended.

### *Building Access & Carparking*

There were no designated carparking spaces however there was a large sealed area in front of the building. There were three doors into the building.

The main access was via a short non-compliant ramp, a landing has not been provided at the door and the rails are non-compliant.

Side access (Van Morey Road side) is via a steep ramp which was in disrepair and in need of replacement.

The remaining access was via a set of stairs which were also in disrepair and in need of replacement.

## Internal

### *Walls, Ceilings & Floors*

The floor was in good condition in the main hall area however there is evidence of some movement to the kitchen floor which should be investigated.

Internal paint was in good condition and showing signs of normal wear and tear, also appeared to have been recently repainted.

The area behind the stage was used as storage and not maintained. There were some holes in the floorboards, significant cracking to the blockwork wall and a strong musty smell. Generally, this area was in poor condition.

The ceiling to the main hall area was in fair condition and will require some maintenance. Natural ventilation appeared to be blocked however it is not required.

### *Windows*

The timber windows throughout the building appeared to be quite old and the frames require maintenance. No windows appeared to be cracked.

### *Doors*

The main required exit door was fitted with a pushdown bar however adjustments will be required for the door operation to function correctly.

Other external doors lead to unsafe landings that should be replaced.

### *Kitchen*

The kitchen was in good condition, well maintained and appeared to be used frequently.





### *Sanitary facilities*

Sanitary facilities were located externally and the following was provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>	<i>Baby Change</i>
<i>Female</i>	3		2	
<i>Male</i>				
<i>Disabled</i>				

They appeared to be in good condition and well maintained. Access to the sanitary facilities was provided from inside the building via a door and corridor. No disabled toilet had been provided.

### *Stage*

The stage floor was in fair condition and requires repair.

### *Fire Services*

Exit signage had been provided to the main exit door and was functioning at the time of the inspection.

Fire extinguishers and fire blankets were installed in the building and regular tagging and testing is being carried out.

### *Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Elements, such as door circulation spaces and door furniture were non-compliant.

### *Other*

It appeared subfloor ventilation had been installed around the perimeter of the building providing additional ventilation to the subfloor space.



## Blackmans Bay Hall



Address: 24 Ocean Esplanade Blackmans Bay

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves				x
External Walls				x
External Stairs & Ramps	x			
Carparking	x			
Building Access	x			
Internal Building Elements				
Ceilings		x		
Walls				x
Floors				x
Windows			x	
Doors			x	
Kitchen	x			
Sanitary Facilities			x	
Stage				x
Fire Services				
Extinguishers/Blankets		x		
Exit Signage	x			



## External

### *Roof, gutters, facias etc*

As the building was of new construction, the roof was in very good condition and well maintained. It was noted that corrosion was occurring to the external metal work and maintenance should be carried out as soon as possible to prevent further damage.

### *Walls*

External blockwork around the perimeter of the building was showing signs of movement and cracking. The attached cladding to sections around the building was also coming away. Further investigation to the blockwork movement should be carried out as soon as possible as cracking was also observed internally.

### *Building Access & Carparking*

There was a carpark to the front of the building with a clear designated disability spaces. There was level, sealed access into the building.

The path from the carparking area to the main building entrance was via a level sealed path and compliant access ramp.

## Internal

### *Walls, Ceilings & Floors*

There were two main areas in the building, the rear function room and front stage area.

Stage Area: The floor in the stage area had subsided on one side which was consistent with the cracking to the blockwork. There were large cracks to the blockwork behind the stage particularly above the window. Other surfaces were in good condition.

Function Room: This part of the building was in good condition however there was water damage to the carpet and floor near the sliding door. Maintenance should be carried out as soon as possible, see *Other* at the end of this section.

### *Windows*

The window seals and broken windows above the stage, require maintenance.

### *Doors*

The main exit doors were fitted with pushdown rails however they were not functioning as intended and maintenance is required – doors catch when opened together. The doors from the kitchen and lobby to the playground will also require maintenance.

The doorways and corridor into the function room were quite narrow and did not provide an accessible path of travel through the building.

### *Kitchen*

The kitchen was in very good condition, well maintained and appeared to be used frequently. Although a cooktop was provided, a rangehood had not been installed.



### *Sanitary facilities*

The sanitary facilities were located internally and the following were provided

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>
<i>Female</i>	2		2
<i>Male</i>	1	2	1
<i>Disabled</i>			

The walls in the female facility were in fair condition and will require maintenance. Accessible sanitary facilities had not been provided in this building.

The male toilet is also in fair condition.

### *Stage*

The stage floor was also showing signs of subsidence and further investigation will be required.

### *Fire Services*

Exit signage had been provided to the main exit door and was functioning at the time of the inspection.

The fire extinguisher requires testing and had passed the test date.

### *Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Compliant sanitary facilities were not present however level access to and within the building had been achieved. Only minor elements, such as door circulation spaces and door furniture were non-compliant.

### *Other*

The rear patio area outside the function room sliding door was sloping towards the building and contributing to the water problem inside the door. A small drain had been formed in the concrete however it is not adequate, this should be investigated before further damage is caused.





## Kingston Beach Hall



Address: 20 Beach Road Kingston Beach



### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves		x		
External Walls		x		
External Stairs & Ramps		x		
Carparking		x		
Building Access		x		
Internal Building Elements				
Ceilings		x		
Walls		x		
Floors		x		
Windows			x	
Doors			x	
Kitchen	x			
Sanitary Facilities			x	
Stage		x		
Fire Services				
Extinguishers/Blankets	x			
Exit Signage	x			



## External

### *Roof, gutters, facias etc*

The gutters appeared to have been replaced and the fascia was in good condition, the overflow is directed into the carpark area. The roofing will require general maintenance.

### *Walls*

The exterior of the building was in good condition and well maintained. The brick work had been painted and was in very good condition. Some external wires were exposed to the laneway side of the building.

### *Building Access & Carparking*

A sealed carpark was located to the side of the building and provided a level accessway into the building. No disabled carparking spaces were provided in the carpark.

## Internal

### *Walls, Ceilings & Floors*

In the main hall area and rear craft room the internal finishes were in good condition. The front ticket room was being used for storage and had not been maintained to the same standard with the ceiling requiring maintenance. Debris could be seen at the ceiling/wall junction in the main hall area, possibly coming from the ceiling cavity, further investigation is required.

### *Windows*

Windows throughout the building appeared to be quite old and were not operational at the time of the inspection, likely painted shut. The timber window sashes require maintenance.

### *Doors*

The external main entrance doors require painting and the push down bar is to be adjusted. Other external doors around the building also require attention to avoid further deterioration. It was also noted that the rear exit was locked at the time of the inspection and a non-compliant sign was located above the door.

A ramp was provided to the rear door and was generally compliant however tactile indicators have not been provided.

The main doors from the lobby into the hall were fitted with a lock and were missing the required door furniture. The internal doors leading to the kitchen and sanitary facility area were sticking and will require attention. All internal doorways were narrow and did not provide an assessable path of travel around the building, including the path to the accessible sanitary facilities.

### *Kitchen*

The kitchen was in very good condition, recently replaced, well maintained and appeared to be used frequently.



### Sanitary facilities

The sanitary facilities were located externally and the following was provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>
<i>Female</i>	<i>2</i>		<i>1</i>
<i>Male</i>	<i>2</i>	<i>1</i>	<i>1</i>
<i>Disabled (non compliant)</i>	<i>1</i>		<i>1</i>

Facilities were in fair condition and well maintained however the floor in the female facilities needs repairing and the tap was leaking at the time of the inspection.

The accessible sanitary facility did not meet the required circulation spaces and the door furniture into the room did not provide for easy use.

### Stage

The stage floor was in good condition however the surface was not level. No obvious signs of movement were evident under the stage and the condition was expected for its age.

### Fire Services

Exit signage had been provided to the main exit door and was functioning at the time of the inspection.

Fire extinguishers and fire blankets were installed in the building and regular tagging and testing is being carried out.

### Disability

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Compliant sanitary facilities were not available however level access to and within the building had been achieved. Only minor elements, such as door circulation spaces and door furniture were non-compliant.

### Other

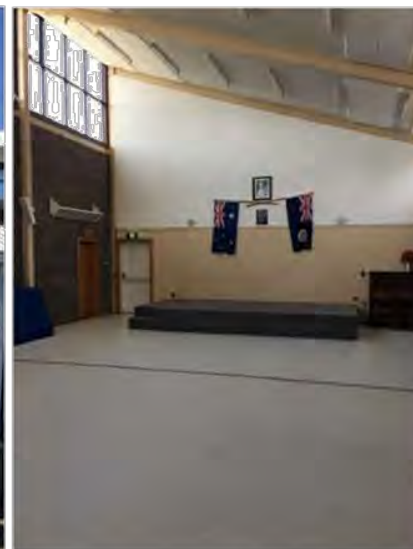
The rear room of the building was being used as a craft room and appeared to be well maintained.



## Taroona Hall



Address: Batchelor Way Taroona



### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves		x		
External Walls		x		
External Stairs & Ramps		x		
Carparking	n/a			
Building Access	x			
Internal Building Elements				
Ceilings	x			
Walls		x		
Floors	x			
Windows		x		
Doors			x	
Kitchen	x			
Sanitary Facilities		x		
Stage	n/a			
Fire Services				
Extinguishers/Blankets	x			
Exit Signage		x		





## External

### *Roof, gutters, facias etc*

The roof was in good condition with few rust spots, however some barge boards and facias will need repair or replacement. Drains were performing well, and general maintenance is recommended.

### *Walls*

The external brickwork to the perimeter of the building was in good condition. General maintenance is recommended – some mortar patch work had been carried out throughout the building. Some larger cracks were evident in the store room.

### *Building Access & Carparking*

No on-site carparking spaces were provided for this building however there were several spaces available along the street in front of the building. There was a short path from the street to the main entrance doors. Level access into the building was provided from the main doors into the hall area.

## Internal

### *Walls, Ceilings & Floors*

Generally, the internal parts of the building appeared well maintained and in very good condition. Although some of the internal linings such as the carpet were dated, the condition was good and replacement is not required. Some of the flooring had been replaced and is in very good condition. Other internal surfaces such as ceilings and walls were all in good condition.

### *Windows*

Windows throughout the building were in good condition with no evident signs of cracks or breakage. Window frames, particularly highlight windows, do require general maintenance.

### *Doors*

The main exit doors were fitted with pushdown bars that function as intended however the internal doors catch on the doormat in the lobby area. An additional exit was located to the side of the building which lead to a ramp that had subsided on one side.

### *Kitchen*

The kitchen was in very good condition, recently updated, well maintained and appears to be used frequently.

### *Sanitary facilities*

The sanitary facilities were located internally and the following was provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>
<i>Female</i>	<i>3</i>		<i>2</i>
<i>Male</i>	<i>1</i>	<i>1</i>	<i>2</i>
<i>Disabled</i>	<i>1</i>		<i>1</i>

Generally, the facilities were in good condition. The accessible sanitary facility was blocked with furniture and the circulation spaces could not be checked, however the entrance corridor was narrow and did not achieve the required width.



*Stage*

n/a

*Fire Services*

Exit signage was provided to the main exit door however it was not functioning at the time of the inspection.

Fire extinguishers, fire blankets and a fire hose reel were installed in the building and regular tagging and testing is being carried out.

*Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Only minor elements, such as door circulation spaces and door furniture were non-compliant.

*Other*

The rear of the building was very damp, particularly around the windows and should be investigated further.

Public Copy



## Taroona Cottage



Address: Batchelor Way Taroona

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves	x			
External Walls		x		
External Stairs & Ramps		n/a		
Carparking		n/a		
Building Access		x		
Internal Building Elements				
Ceilings			x	
Walls		x		
Floors		x		
Windows		x		
Doors		x		
Kitchen				x
Sanitary Facilities				x
Stage		n/a		
Fire Services				
Extinguishers/Blankets	x			
Exit Signage		n/a		



## External

### *Roof, gutters, facias etc*

The roof was in very good condition and had been replaced along with the gutters. General maintenance recommended.

### *Walls*

The weatherboards to the exterior of the building were in good condition and had been recently painted. General maintenance is recommended.

### *Building Access & Carparking*

No on-site carparking spaces were provided for this building however there were several spaces available along the street in front of the building. There was a path from the street to the main entrance doors. Access into the building was not level and there was a step at the threshold.

## Internal

### *Walls, Ceilings & Floors*

Internal surfaces were quite dated but in good condition. Some surfaces had been recently painted.

Internal paint was in reasonable condition and showing signs of normal wear and tear.

Floor was uneven and squeaking in the large room and kitchen areas. Cracking was evident around the perimeter of the room at the ceiling level.

The ceiling in the kitchen will require repair as some panels are water damaged.

### *Windows*

Windows throughout the building appeared to be quite old and possibly original. No windows appeared to be cracked and the timber frames had been painted recently.

### *Doors*

There were two doors from the building. As the building had been converted from the original use, it did not comply with all the building code requirements, however the main entrance door was clear and apparent to the occupants. The side exit door was blocked but unlikely to be used. The door furniture did not comply for either door.

### *Kitchen*

The kitchen was in poor to fair condition, very dated and the building did not appear to be used frequently.

### *Sanitary facilities*

The sanitary facilities were located internally and the following was provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>
<i>Facilities</i>	<i>1</i>		<i>1</i>

The sink in the sanitary facility was blocked and not functioning. The toilet was also in poor condition and will require replacement. A splashback should be installed to the sink to avoid water damage to the wall.



*Stage*

n/a

*Fire Services*

Exit signage had not been provided to the main exit door.

A fire extinguisher is installed in the building and regular tagging and testing is being carried out. A fire blanket had not been provided.

*Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard.

*Other*

The building had a strong musty smell which could be from mould and mildew. This may require further investigation.

Public Copy





## Sandfly Hall



Address: 811 Sandfly Road Sandfly

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves			x	
External Walls			x	
External Stairs & Ramps				x
Carparking		x		
Building Access				x
Internal Building Elements				
Ceilings			x	
Walls		x		
Floors		x		
Windows		x		
Doors			x	
Kitchen		x		
Sanitary Facilities			x	
Stage				x
Fire Services				
Extinguishers/Blankets	x			
Exit Signage	x			



### External

#### *Roof, gutters, facias etc*

The roof was in fair condition. There were several gaps around the ridge and between sheets which had caused weeds to build up in the cavity which could be seen from inside the building. Maintenance is required to the roof area as soon as possible. The gutters appeared to be in good condition.

#### *Walls*

Weatherboards to the exterior of the building were in fair condition with only minor damages. General maintenance is recommended. The front of the building had been maintained to a better standard than the sides and rear of the building.

#### *Building Access & Carparking*

There was a gravel carparking area to the side of the building. There were no designated spaces and the path leading to the front entrance was quite steep. The main door had been provided with a ramp however the concrete had deteriorated and will require repair or replacement.

### Internal

#### *Walls, Ceilings & Floors*

The interior was in fair condition and appeared to be frequently used. The ceiling in the main hall area will require repair due to water damage, this is also evident in the storage room to the side of the stage.

The floorboards and walls were in good condition.

#### *Windows*

Good condition, no works required other than general maintenance.

#### *Doors*

The main entrance door, although narrow, was fitted with a push down bar and was functioning correctly at the time of the inspection. The side door was difficult to use as there was water damage to the door, this may need replacement.

#### *Kitchen*

The kitchen was in good condition, well maintained and appeared to be well used. New flooring was in very good condition.

#### *Sanitary facilities*

The sanitary facilities were located both internally and externally, the following was provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>
<i>Female</i>	2		1
<i>Male</i>	1	2	1
<i>Disabled</i>			

Both the internal and external facilities were in fair condition. A splashback should be installed to the internal sink to avoid future water damage to the wall.



### *Stage*

The stage had sagged to one side. This was also apparent to the floor in front of the stage area and could be due to moisture changes around the outside of the building. It was noted that the high side of the building was quite damp although it had not been raining in the days preceding the inspection.

### *Fire Services*

Exit signage had been provided to the main exit door and was functioning at the time of the inspection.

Fire extinguishers were installed in the building and regular tagging and testing is being carried out.

### *Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Access into the building, and other minor elements such as door circulation spaces and door furniture, were also non-compliant.

### *Other*

The chimney at the rear of the building was damaged and deteriorating which is expected for the age of the building. As the chimney is likely to be supporting the building, which is common for this type/era of construction, this could be contributing to the sagging in the floor. The chimney had been boarded up from the inside and was not visible internally.

Drainage around the high side of the building should be reviewed and upgraded.



## Longley Hall



Address: 9 Hovingstons Road Lower Longley



### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves		x		
External Walls		x		
External Stairs & Ramps				x
Carparking			x	
Building Access		x		
Internal Building Elements				
Ceilings				x
Walls			x	
Floors		x		
Windows		n/a		
Doors			x	
Kitchen			x	
Sanitary Facilities			x	
Mezzanine		x		
Fire Services				
Extinguishers/Blankets	x			
Exit Signage	x			



## External

### *Roof, gutters, facias etc*

The roof was in good condition and repair will not be required in the near future. General maintenance recommended.

### *Walls*

Blockwork around the perimeter of the building was in good condition however it is recommended that general maintenance is carried out as moss was starting to grow on the far side of the building. Some minor cracking was evident in the mortar lines of the blockwork, however more significant cracking was evident from the internal kitchen area. The areas of cladding also require general maintenance.

### *Building Access & Carparking*

No on-site carparking spaces were provided for this building, however there was a gravel area in front of the building which was level with the main access doors.

The rear exit door lead to a concrete landing which had deteriorated and will require replacement, this exit was unsafe and should not be used. The path from this exit to the front of the building was uneven natural ground.

## Internal

### *Walls, Ceilings & Floors*

The internal surfaces were in good condition aside from the ceiling linings, water damage is evident to these areas, particularly the lean-to area. The main hall ceiling was coated with an unknown product. The floor and walls were in good condition and showing signs of normal wear and tear.

Asbestos is present in this building and should be factored into any maintenance routine.

### *Windows*

n/a

### *Doors*

There were two doors from the building, the front main exit and the side exit door. Exits had been fitted with compliant door furniture which will require repair as the doors did not freely operate from the closed position. The lock to the main door will also require repair.

### *Kitchen*

The kitchen was in poor to fair condition, very dated and the building did not appear to be used frequently.

### *Sanitary facilities*

The sanitary facilities were located internally and the following was provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>
<i>Female</i>	<i>1</i>		<i>1</i>
<i>Male</i>	<i>1</i>		<i>1</i>





The sanitary facilities were in fair condition, however a strong odour was noted at the time of the inspection. General maintenance is recommended. Mechanical ventilation had been ducted into the store room behind the sanitary facility, the building code requires this type of ventilation to be ducted externally.

#### *Stairs*

Internal stairs leading to the mezzanine inside the main hall were in good condition. A gate is located at the bottom of the stairs and should remain open if the upper area is to be used. The stairs did not fully comply with the building code, predominately accessibility provisions, but were in very good condition.

#### *Mezzanine*

The mezzanine level was in good condition. A balustrade had been provided to the edge and was also in good condition. Maintenance should be upkept to ensure the balustrade does not deteriorate given the public can access this area and there is a significant fall.

#### *Fire Services*

Exit signage had been provided to the main exit door.

A fire extinguisher is installed in the building and regular tagging and testing is being carried out. A fire blanket had not been provided.

#### *Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Level access to and within the building had been achieved and only minor elements, such as door circulation spaces and door furniture were non-compliant.

#### *Other*

The building was clearly tagged with asbestos warnings, any future maintenance should factor in safe practices.



## CWA Barnes Bay Hall



Address: 680 Bruny Island Main Road Barnes Bay

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves		x		
External Walls		x		
External Stairs & Ramps		x		
Carparking		x		
Building Access		x		
Internal Building Elements				
Ceilings		x		
Walls		x		
Floors		x		
Windows		x		
Doors		x		
Kitchen		x		
Sanitary Facilities		x		
Stage	n/a			
Fire Services				
Extinguishers/Blankets	x			
Exit Signage	x			



## External

### *Roof, gutters, facias etc*

The roof, gutters and facias all appeared to be in good condition for the age of the building. General maintenance is recommended.

### *Walls*

Weatherboards to the exterior of the building were in good condition with only minor damages. General maintenance is recommended.

### *Building Access & Carparking*

There was a gravel carparking area to the front and side of the building however there were no designated spaces. The path leading to the front entrance was level natural ground and gravel path. A concrete apron to the main doors provided level access into the building.

## Internal

### *Walls, Ceilings & Floors*

Internal surfaces had been well maintained and were in good condition. Some walls and the floor are uneven but as expected for the age of the building. The building appeared to be frequently used.

### *Windows*

Good condition old and replaced windows, no works required other than general maintenance.

### *Doors*

The main entrance door was fitted with a push down bar that was functioning correctly at the time of the inspection. An additional external door was located to the side of the building. Internal doors were functioning well.

### *Kitchen*

The kitchen was in good condition, used frequently and surfaces were being well maintained.

### *Sanitary facilities*

The sanitary facilities were located internally, the following was provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>
<i>Female</i>			
<i>Male</i>	1		1
<i>Disabled</i>	1		1

The female facility was also used as the accessible sanitary compartment. Circulation spaces were close to compliant but did not meet current standards. Both compartments were in good condition and used frequently.

### *Stage*

n/a



#### *Fire Services*

Exit signage had been provided to the main exit door and was functioning at the time of the inspection.

Fire extinguishers were installed in the building and regular tagging and testing is being carried out.

#### *Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Level access into the building from the main parking area had been achieved. Other minor elements, such as door circulation spaces and door furniture were non-compliant.

#### *Other*

The building was clearly tagged with asbestos warnings, any future maintenance should factor in safe practices.

Power was turned off at the main switchboard at the time of the inspection. Signage indicated the power is turned off when the building is not in use.

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## Kingborough Community Centre



Address: 35 Redwood Road Kingston

### BUILDING RATING

Building Item	Very Good	Good	Fair	Poor
External Building Elements				
Roof, Gutters & Downpipes, Facias, Bargeboards & Eaves		x		
External Walls	x			
External Stairs & Ramps		x		
Carparking	x			
Building Access		x		
Internal Building Elements				
Ceilings		x		
Walls		x		
Floors	x			
Windows		x		
Doors			x	
Kitchen		x		
Sanitary Facilities		x		
Stage	x			
Fire Services				
Extinguishers/Blankets			x	
Exit Signage			x	





## External

### *Roof, gutters, facias etc*

The roof was in good condition. Upkeep maintenance is recommended with no significant work expected in the near future. Some water damage to the ceiling inside was present indicating a leak. Further investigation may be required.

The gable and fascia boards require maintenance.

### *Walls*

External brickwork to the perimeter of the building was in very good condition and did not appear to be showing signs of defects. General maintenance is recommended.

External timber work is likely to require maintenance in the near future to ensure its longevity.

### *Building Access & Carparking*

There was a large sealed carparking area provided adjacent to the building and several designated accessible spaces were also provided.

A sealed level accessway was provided to the main entrance doors, into the front lobby and through to the main hall.

An additional exit door was provided to the rear of the building that lead to a grassed open space.

## Internal

### *Walls, Ceilings & Floors*

Interior timber floors were in very good condition. General maintenance is recommended with no expected major works in the foreseeable future.

Ceiling and walls were also in good condition throughout the building with exception to the storage area nearest the commercial kitchen and cleaners room where the ceiling will need repairing.

The backstage room had been renewed and the surfaces in the room were in very good condition.

### *Windows*

Good condition, no works required other than general maintenance.

### *Doors*

Internal doors into the main hall area were not fitted with compliant door furniture and should be upgraded. Adjustments should also be made to the operation as they were catching when opened together and on the matting. There was a slight step at the threshold to the main door and a threshold or step ramp could be installed to provide level access into the building.

An additional exit was provided from the main hall however the door furniture was non-compliant.

Internal doors were functioning well.

### *Kitchen*

There were two kitchen areas to this building, the small kitchen inside the hall and the larger commercial kitchen which was accessed externally. The large commercial kitchen was dated but in very good condition, well maintained and appeared to be used frequently by Meals on Wheels.



It was reported that the exhaust canopy will require maintenance and some of the lights were not working. The smaller kitchen was also in very good condition and well maintained.

### *Sanitary facilities*

The sanitary facilities were located internally, the following was provided;

	<i>Pan</i>	<i>Urinal</i>	<i>Basin</i>
<i>Female</i>	<i>3</i>		<i>3</i>
<i>Male</i>	<i>2</i>	<i>2</i>	<i>2</i>
<i>Disabled (not fully compliant)</i>	<i>1</i>		<i>1</i>

The sanitary compartments appeared to be in good condition and well maintained. There is some minor damage to the wall next to the urinal which will require repair to avoid further deterioration. The accessible sanitary facility had good circulation spaces but did not comply with the current requirements, it is likely to have complied with the time of construction.

### *Stage*

The stage was in very good condition and well maintained. No upgrade works will be required in the near future.

### *Fire Services*

Exit signage had been provided to the main exit door and was functioning at the time of the inspection. An exit sign had been placed in the room behind the stage which was misleading and did not clearly lead the occupants to the exit. This sign should be removed to avoid confusion.

Fire extinguishers and fire blankets were installed in the building and regular tagging and testing is being carried out. It is recommended that an additional fire extinguisher be located in the main hall. The building was also fitted with a fire hose reel which is being maintained.

### *Disability*

Generally, the building did have some accessible features and facilities however it was not fully compliant with the current Australian Standard. Compliant sanitary facilities were not present however level access to and within the building could be easily achieved. Only minor elements, such as door circulation spaces and door furniture were non-compliant.

### *Other*

The building was in very good condition and regular normal maintenance routines are recommended.



### General and Important Information

**Glass Caution:** Glazing in older buildings may not necessarily comply with current glass safety standard. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

**Stairs & Balustrades:** Balustrades and stairs may not comply with the current standard however they may comply with the requirements at the time of construction.

**Trees:** Where trees are too close to the building, the performance of the footing may be affected. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to tree placement.

**Septic tanks:** Should be inspected by a licensed plumber for current performance.

**Surface & Subsurface Water Drainage:** Surface run off could have an effect on the foundation material which in turn could affect the foundations. Best practice is to monitor the flow of surface water and stormwater run off and ensure it is directed away from the building.

**Disability Access:** The buildings are unlikely to comply with the current Standards however all obligations under the Disability Discrimination Act are mandatory. Significant works may be required to upgrade the building which may affect the heritage nature of the building. Further advice should be sought from an access consultant if a detailed analysis is required.

**Services:** Hydraulics, ventilation, air-conditioning, and other mechanical services are of a specialist nature and should be inspected by an appropriately qualified person. General function was tested only.

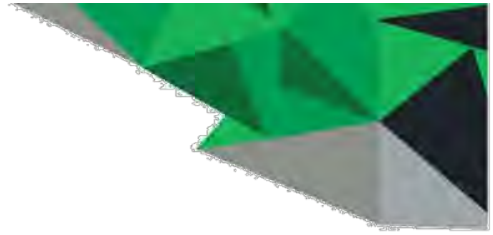
**Cracking:** Where any cracking is present in a building element, that cracking may be the result of one or more of a range of factors and that the significance of cracking may vary. The criteria for determining whether cracking is a structural defect is not solely related to crack width. Cracking in a structural element does not necessarily indicate a structural defect.



### Scope and Limitations

Any person who relies upon the contents of this report, does so acknowledging that the following clauses form an integral part of the report.

1. This report is limited to a visual inspection of areas where safe and reasonable access is available and permitted at the time of the inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services.
2. This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Building Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
3. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures.
4. This Report does not and cannot make comment upon defects that may have been concealed. The assessment or detection of defects (including rising damp and leaks) may be subject to the prevailing weather conditions and whether or not services have been used for some time prior to the inspection. Accordingly, this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.
5. No inspection for asbestos, mould or mildew was carried out at the property and no report on the presence or absence of such is provided. If during the inspection asbestos or materials containing asbestos happened to be noticed, then this may be noted in the report.
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**16.4 NAMING OF WOODBRIDGE RECREATION GROUND**

**File Number:** 22.79

**Author:** Daniel Smee, Director Governance, Recreation & Property Services

**Authoriser:** Gary Arnold, General Manager

**Strategic Plan Reference**

Key Priority Area: 1 Encourage and support a safe, healthy and connected community.

Strategic Outcome: 1.1 A Council that engages with and enables its community.

**1. PURPOSE**

- 1.1 The purpose of this report is to consider a request from the Woodbridge Cricket Club for Council to support the naming of the Woodbridge Oval (or Recreation Ground) after Lily Poulett-Harris.

**2. BACKGROUND**

- 2.1 Correspondence has been received from the Woodbridge Cricket Club (see attached) asking Council to endorse a submission to the Nomenclature Board of Tasmania (now the Place Names Advisory Panel) that the Woodbridge Oval be named after Ms Lily Poulett Harris.
- 2.2 Ms Poulett-Harris lived in Woodbridge from 1885 to 1894 and during this time established a Women's Cricket League, in which she played for the Oyster Cove Ladies Cricket Club (based at Kettering).

**3. STATUTORY REQUIREMENTS**

- 3.1 The Place Names Advisory Panel replaced the Nomenclature Board when the *Place Names Act 2020* came into effect on 1 July 2020.
- 3.2 Under this Act, the Minister for Primary Industries and Water is responsible for assigning a name to a place, other than a road or street, upon advice and recommendation from the Place Names Advisory Panel.

**4. DISCUSSION**

- 4.1 The correspondence from the Cricket Club indicates that naming the oval after Lily Poulett-Harris would be a fitting tribute to her achievements and the esteem in which she was held by the Woodbridge community.
- 4.2 It is suggested that the naming of the oval after her would be an attraction for tourists and a reference point for young aspiring female cricketers.
- 4.3 The Club's preference is for the oval to be formally named the "Lily Poulett-Harris Oval", with an alternative being to name the entire recreation ground after her.
- 4.4 The 175<sup>th</sup> Anniversary of Woodbridge in 2022 is proposed as an ideal time to formally mark the naming of the facility.

- 4.5 In submitting the request to Council, the Club has indicated that it has the support of the Woodbridge Soccer Club (the winter tenant of the oval), the Woodbridge Community Association and the Woodbridge 175th Anniversary Organising Committee.
- 4.6 The Club has acknowledged that the proposal does not have universal support within the local community, with some noting that the Recreation Ground has historically been the venue for many sports and to rename it after someone with an association with cricket is not appropriate.
- 4.7 The naming the pavilion after Lily Poulett-Harris has been suggested as an appropriate alternative but this is not supported by the Cricket Club as it would not provide formal recognition and would not therefore feature in official maps and publications.
- 4.8 Council has received separate correspondence from local community members questioning the accuracy and credibility of the claims that Ms Poulett-Harris was the founder of women's cricket in Australia.
- 4.9 Information provided by the Channel Heritage Museum suggests that the first women's cricket game in Australia may well have taken place in 1815 and that there is no record of Ms Poulett-Harris' involvement with the Woodbridge Cricket Club or indeed the oval.
- 4.10 The Museum makes no representation in relation to the renaming other than to note that it may be more fitting that the Kettering Oval bear her name as this is the town in which she played her cricket.
- 4.11 Given the lack of consensus on this issue, it would not appear appropriate for Council to support the request from the Cricket Club at this stage.
- 4.12 Further engagement with the local community by Council (as suggested by the Channel Heritage Museum) is therefore recommended.

## **5. FINANCE**

- 5.1 There are no financial issues associated with this matter.

## **6. ENVIRONMENT**

- 6.1 There are no environmental issues associated with this matter.

## **7. COMMUNICATION AND CONSULTATION**

- 7.1 The Club has indicated that the Woodbridge Community Association has undertaken a resident survey in relation to the proposal. However, it is unclear as to the circulation of this survey within the community or the response rate.

## **8. RISK**

- 8.1 Given that there are differing views in relation to this matter, there is a reputational risk to Council if it makes a decision without having fully engaged with the local community.

## **9. CONCLUSION**

- 9.1 The Woodbridge Cricket Club is seeking Council's support for the naming of the Woodbridge Oval after Ms Lily Poulett-Harris.

- 9.2 Whilst Council is the owner of the facility, the decision to approve the renaming rests with the Tasmanian Place Names Advisory Panel.
- 9.3 There is not unanimous support amongst Woodbridge residents for the proposal and further community engagement with the local community is recommended before Council resolves to lend its support to the renaming.

**10. RECOMMENDATION**

That Council undertake further community consultation in relation to the proposal to name the Woodbridge Oval after Ms Lily Poulett-Harris.

**ATTACHMENTS**

- 1. **Woodbridge Oval Naming - WCC Submission**
- 2. **Woodbridge Oval Naming - Channel Heritage Musuem Submission**

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Woodbridge Cricket Club  
c/- Post Office  
Woodbridge TAS 7162

18 December 2020

Kingborough Council  
Attention: Daniel Smee  
cc Councillor Sue Bastone

**PROPOSAL THAT THE WOODBRIDGE RECREATION GROUND OR WOODBRIDGE OVAL WITHIN THE  
RECREATION GROUND BE NAMED THE LILY POULETT-HARRIS OVAL**

Please find attached a proposal asking Council to agree to and to endorse a submission to the Nomenclature Board that the Woodbridge Recreation Ground, or the oval within the Woodbridge Recreation Ground, be named after Ms Lily Poulett Harris. Lily has become recognised as the founder of women's cricket both in Tasmania and more widely in Australia as a whole. Naming the Recreation Ground or oval after her would be a fitting tribute to her achievements and the esteem in which she was held by the village from the time she moved here in 1885 until her premature death in 1897. This proposal is from the Woodbridge Cricket and has the support of the other principal user of the ground – the Woodbridge Soccer Club. Support for the proposal has also been forthcoming from Cricket Tasmania, the Woodbridge Community Association as well as many Woodbridge residents.

Yours faithfully,

Steve Jackson  
Secretary  
Woodbridge Cricket Club  
Ph: 0439295122  
Email: rectory1@bigpond.com

**PROPOSAL FOR THE NAMING OF THE WOODBRIDGE OVAL****PURPOSE**

To secure the agreement of Council to naming the oval within the Woodbridge Recreation Ground or alternatively the Woodbridge Recreation Ground itself after Ms Lily Poulett-Harris and to ask Council to forward this proposal to the Nomenclature Board with a recommendation in support.

**BACKGROUND**

The Woodbridge Recreation Ground is a complex of sporting facilities consisting of the clubrooms/pavilion, the oval, cricket practice nets, parking space and grassed areas located on Woodbridge Hill Road some 400 metres west of the crossroads with the Channel Highway. Although the Woodbridge Recreation Ground is the formal name of the complex (as per Placenames Tasmania) it is rarely now used with its only reference being on the memorial plaque on the Woodbridge Hill Road entrance. The grounds are now generally referred to as the Woodbridge Oval.

The pavilion was built some 7 or so years ago and was awarded a design award at that time. The Oval has a beautifully maintained playing surface, and good quality cricket nets. The Recreation Ground is used all year round for cricket, soccer and the Woodbridge District School for sporting events. Council is currently considering a plan for the upgrade of the oval, in consultation with the Woodbridge Cricket Club.

Woodbridge will celebrate its 175<sup>th</sup> Anniversary in 2022, which is when the oval improvements are hoped to be finished. The oval itself has not formally been named. The club would like to retain the Recreation Ground name for the whole complex (oval, cricket nets, pavilion, playground, grounds etc) if the oval itself can be formally named after Lily and gazetted as a formal place name (Lily Poulett-Harris Oval). The Recreation Ground carries a lot of memories for some members of past village cricket and football teams. However, if the oval cannot be formally gazetted then the Club seeks to have the Recreation Ground renamed after Lily Poulett-Harris (ie Lily Poulett-Harris Recreation Ground).

The upgrade of the Oval and the 175<sup>th</sup> anniversary provide an ideal time for the Oval to be named after one of Woodbridge's (and the Channel's) most well-known and influential residents of the 19<sup>th</sup> century, Lily Poulett-Harris. There are numerous ovals around Australia re-named after notable male cricketers with the Don Bradman Oval being the most famous. Although not the first oval in Australia to be named after a women's cricketer, the club considers that the naming of the Woodbridge Oval or Recreation Ground after Lily Poulett-Harris will be a major milestone for women's cricket and sport in general in Australia.

**WHO IS LILY POULETT-HARRIS?**

Harriet Lily Poulett-Harris, commonly known as Lily, is recognised as the founder of competitive women's cricket in Tasmania, and probably Australia. Lily moved to Woodbridge from Hobart with her family when she was 11 in 1885. She learnt cricket from her father, the Reverend Richard Poulett-Harris, who was a Member of the Board of the Tasmanian Cricket Trust, and her brother, Henry Vere Poulett-Harris who played cricket for Tasmania and later for Western Australia. While still only 20, Lily started the first competition for women in Tasmania in January 1894, involving teams from Oyster Cove, North Bruny, Hobart, the Huon Valley and Green Ponds (Kempton). Lily herself played for Oyster Cove. Despite moving back to Hobart in December 1894 to teach at her sister's school, she continued to organise her competition and play for Oyster Cove until her premature death at the age of 23 in August 1897.



She was recognised as an outstanding batter, clever bowler and excellent captain, and was renowned particularly for being a very stylish player, with excellent timing. From 1894 to 1897 she was regarded as the leading cricketer in the competition, averaging 37 with the bat. She was very highly regarded in Woodbridge and on her departure for Hobart in 1894 was presented with a dinner and tea set by the local community. She frequently returned to Woodbridge to visit her parents and to play for Oyster Cove. Her death in 1897 from peritoneal tuberculosis was a source of great sadness and she is remembered in St Simon and St Jude's Church in Woodbridge by a plaque dedicated to her memory. She is buried in Cornelian Bay cemetery.

No-one did more to promote women's cricket in Tasmania than Lily and the success of her competition here led to similar competitions being started in the mainland states. She received considerable praise for her achievements in both Tasmanian and Mainland newspapers of the day.

The influence she had on the growth of the game here has been documented in a number of articles, and in a book by Hobart cricketer and cricket historian, Jacqui Triffitt, due for publication next year. An extract from the book, which is entitled "On the Front Foot", is attached.

#### **WHY NAME THE OVAL AFTER HER?**

To formally name the Oval or Recreation Ground after her would be a fitting tribute to her energy, organisational ability and above all her love of the game. It would also ensure that the family name was not lost to history. It will be an attraction for tourists and a reference point for young aspiring cricketers in the Channel, particularly young girls who are keen to take up the game.

A naming ceremony would be an ideal way to celebrate the 175<sup>th</sup> anniversary of the village in 2022. To mark the occasion, Jacqui Triffitt has agreed to try to arrange a match between Members of the Tasmanian women's squad and past representative players, to be held at the oval on the first weekend of April 2022. This would make an ideal occasion both for naming the Oval or Recreation Ground after Lily and the re-opening the Recreation Ground after its renovation.

#### **SUPPORT FOR THE PROPOSAL**

The Woodbridge Cricket Club, the Woodbridge Soccer Club, the Woodbridge Community Association and the 175<sup>th</sup> Anniversary Organising Committee all support the proposal to name the Oval after Lily. A number of local residents have also responded to a WCA survey of Members with expressions of support for the idea. A summary of these supporting statements is attached. The support is not, however, unanimous. You will see from the attachments below that there is a view that the Oval / Recreation Ground should not bear her name, but that the pavilion would be the appropriate part of the Recreation Ground for her to be recognised in. However, the naming of the pavilion is not supported by the club. The pavilion, like the Recreation Ground, is also a multi-use facility. The club considers that recognition of Lily should be through the formal naming of the Oval or alternatively renaming of the Recreation Ground so that the Lily's name is a significant local feature on official maps, publications and other spatial information available nationally and worldwide.

Under the Tasmanian Place Naming Guidelines V1.0 a feature may hold more than one name. It is hoped that this would enable the oval to be formally named and gazetted while retaining the broader complex and grounds as the Woodbridge Recreation Ground. This would provide recognition for Lily while maintaining the broader recreational nature of the grounds. If the naming of the Oval within the Recreation Ground this is not possible, the club wishes the Recreation Ground renamed after Lily.

**RECOMMENDATION**

**That Council:**

1. Supports the proposal to name the oval at the Woodbridge Recreation Ground after Lily Poulett-Harris (ie Lily Poulett-Harris Oval) if the oval can be formally gazetted;
2. If the oval within the Woodbridge Recreation Ground cannot be formally named and gazetted, supports the renaming of the Recreation Ground after Lily Poulett-Harris (either as the Lily Poulett-Harris Oval or the Lily Poulett-Harris Recreation Ground);
3. Supports the placing of the oval name on the front wall of the pavilion and the development of a display in her memory inside the pavilion; and
4. Agrees to forward this proposal, if necessary, to the state Nomenclature Committee with a recommendation that it be agreed to.

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Extract from "On the Front Foot"

Lily Poulett-Harris was an all-rounder – an intelligent woman, gifted in music and sport. In Woodbridge Lily Poulett- Harris organised a team of local women who were keen to play cricket and formed the Oyster Cove Ladies' Cricket Club in 1894, believed to be the "first in the colonies". Marking the beginnings of organised women's cricket, Lily captained the Oyster Cove Ladies Cricket Club and played the first competition ladies cricket match against North Bruny at the North Bruny ground on Saturday, 6 January 1894.

The ladies' cricket competition expanded during the second season which started in December 1894. Hobart-based teams Atalanta and Heather joined the league for the start of the season (Ranelagh, Huonville and Green Ponds were to join in the following months). The addition of the two Hobart teams made for stronger competition, extending beyond the Channel area, connecting the town and rural areas through a shared love of cricket. It also connected women and girls who ordinarily wouldn't have met or mixed socially.

Lily Poulett-Harris was a pioneer of women's cricket in Tasmania and left a legacy to Australian women's cricket. She provided young women with an opportunity to perform and shine on the sporting field. Lily was not defined by one area of her life but she had an extraordinary mix of talents, combining them to establish a Southern Tasmanian "women's league". In doing so she can lay claim to being the founder of organised women's cricket in Australia.

© Jacqui Triffitt 2020 Excerpt from On the Front Foot: The Rise of Tasmanian Women's Cricket

COMMENTS FROM WOODBRIDGE RESIDENTS

We're very happy to support this proposal.

Annie and Henrik

I am in favour of this, although it is unclear specifically what the name will be. The "Lily Poulett Harris Oval"? A great idea though, very fitting.

Zoe Magnus  
M 0407 323 761  
PO Box 90  
Woodbridge 7162

I whole-heartedly support the naming of Woodbridge Oval in honour of Lily Poulett Harris.

Raine Brand  
[raine.brand@gmail.com](mailto:raine.brand@gmail.com)

I'm for it – should have historical panel (same as in the Village green) recording her life and achievements

Ross

Excellent. All Good from me.

(Ann Dechaineaux)

Dear Committee,

I think the renaming of the Woodbridge Oval, the Lily Poulett Harris Oval, is an excellent idea.

kind regards,

Linley Falloon

Helen and I support the proposal.  
James and Helen Ayliffe

**COMMENT FROM GRAEME RAE**

Whilst I would support some acknowledgement of the role played by Lily P - H , renaming the Oval is not appropriate.

The Woodbridge Oval is part of the village heritage. It's unique. It is the one remaining example of a "rec" in the district. Those at Kettering Middleton and Gordon have all gone. The " rec" was the venue for many sports,(as the goalposts indicate) - football ; ANZAC sports ; soccer ; bike riding; tennis (the cricket nets now occupy the old court).

To rename it in memory of one whose association with the facility distorts our history.

As an alternative it would be more appropriate perhaps to recognise her contribution to womens cricket in Tasmania by naming the sports pavilion at the Oval.

Graham Rae

**COMMENT FROM LYNDLEY CHOPPING**

Dear WCA,

My family have a long association with the Woodbridge Recreation Oval. My Great Uncles Charles and Reg Chopping played for Woodbridge Football Club before losing their lives in World War 1 and are named on the Woodbridge Football Club Honour Board now in the Woodbridge Hall. My Grandfather Lindley played football here in 1920 and 1925 Premiership team for Woodbridge.

On the occasion of Woodbridge Centenary 1947, the Centenary match/unveiling the plaques which today are still displayed on the 2 entrance gateposts into the Recreation Ground ,my father Reg Chopping captained Woodbridge Football team in 1947. (He used to transport the team to matches on his truck too!)

I used the recreation ground a lot while living in Woodbridge attending the nearby State School. It is important that the goal posts remain as a reminder of the football past.

Recognising the long history and varied use as the Woodbridge Recreation ground as a football ground, Anzac Dawn Service. School or any other Sports Day, cricket, cycling , soccer or any sports at all, as a venue of various sports would be very fitting in recognising the oval in the village theme.

The new Pavillion is attractive and a credit to Greg and his team, and to dedicate it as a cricket pavilion by naming the building after a worthy individual Lily would be an honour.

As a multi purpose Recreation Ground keeping it named as such seems appropriate.

Lyndley Chopping

[lchopping@bigpond.com](mailto:lchopping@bigpond.com)



## CHANNEL Museum

1755 Channel Highway, Margate TAS 7054 – Ph: 03 6267 2333

Daniel Smee  
Executive Manager Governance & Community Services  
Kingborough Council

[dsmee@kingborough.tas.gov.au](mailto:dsmee@kingborough.tas.gov.au)

4 January 2021

Dear Daniel

In response to your earlier email regarding the Woodbridge Cricket Club's desire to rename the Woodbridge Oval to the Lily Poulett-Harris Oval, we advise the following.

Miss Lily Poulett-Harris was born in Hobart on 2 September 1873, moving to Woodbridge in 1885 after her father purchased the local hotel and converted it into the family home in 1885. Lily later moved back to Hobart in December 1894 and remained living in Hobart until her death on 15 August 1897.

Lily's father was elected a trustee of the Southern Tasmanian Cricket Association in 1882, however we cannot discover any connection of him to the local cricket club.

Brother Henry was a gifted sportsman, described as "one of the outstanding athletes in Tasmania, winning great success as a runner, cricketer and footballer". He was a member of the State team when a youth, touring New Zealand with the Tasmanian team. He played cricket in Tasmania for the Wellington Club, and no connection can be found for him and the local club.

Lily is acknowledged by Cricket Australia as the 'mother' of womens' cricket in Australia. Although she was not involved in the first womens' cricket game in Australia, the first game rumoured to have been in 1815, Lily established a Womens Cricket League, consisting of four clubs in 1894. Clubs playing in the League in 1894 were; Oyster Cove Ladies' Cricket Club (Lily as Captain), North Bruny, Atalanta (Hobart Quakers) and Heather (Hobart). The following year, Ranelagh, Huonville and Green Ponds joined the League.

Lily was a successful cricketer, captain of her club, and played for the Oyster Cove Ladies' Cricket Club. All home games were played at Oyster Cove (Kettering) and there is no record of any association with the Woodbridge Cricket Club. She undertook fundraising ventures, gave music concerts and provided luncheons for male cricketers, most often at Selby Hall Kettering.

Page 1 of 2

The Mercury Newspaper contained an article on Friday 27 August 1897, headed 'Woodbridge' following Lily's death and the "gloom" cast over the Woodbridge neighbourhood by this sad event. The only reference in this article to cricket is contained in the final paragraph as follows, "our cricketers are bestirring themselves, and are busy getting their pitch and material ready for the coming season's battles. I hear the ground is to be fenced, and a pavilion erected, which should add much to the comfort of the members. We wish the club the success it deserves."

Lily was an inspirational woman, succeeding at sport and as an Educationalist with a Christian heart. She was loved by many, her students, their parents, church groups, her cricket club members and the Woodbridge community.

The Channel Museum makes no representation as to what recognition could or should be made for Lily Poulett-Harris. Lily lived in Woodbridge for 9 years, was a member of Saint Simon and Saint Jude Anglican Church at Woodbridge for this time and contains a plaque dedicated to her memory.

Her cricket was played at Kettering, and perhaps it is more fitting that this Oval could/should bear her name.

We understand that both the Woodbridge Cricket Club and the Woodbridge Soccer Club support a name change to recognise Lily Poulett-Harris. We would suggest that Council ensure that the whole community be fully consulted to establish what support exists for name change and any other possible options, i.e. pavilion naming etc.

Steve Wass  
President

## 17 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

### RECOMMENDATION

That in accordance with the *Local Government (Meeting Procedures) Regulations 2015* Council, by absolute majority, move into closed session to consider the following items:

#### Confirmation of Minutes

Regulation 34(6) *In confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.*

#### Applications for Leave of Absence

Regulation 15(2)(h) *applications by councillors for a leave of absence*

In accordance with the Kingborough Council *Meetings Audio Recording Guidelines Policy*, recording of the open session of the meeting will now cease.

Open Session of Council adjourned at

OPEN SESSION ADJOURNS

**OPEN SESSION RESUMES****RECOMMENDATION**

The Closed Session of Council having met and dealt with its business resolves to report that it has determined the following:

Item	Decision
Confirmation of Minutes	
Applications for Leave of Absence	

**CLOSURE**

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# APPENDIX

- A Mayor's Communications
- B Environmental Services Quarterly Activities
- C Disability Access & Inclusion Advisory Committee
- D Audit Panel Minutes - 4 December 2020



**A MAYOR'S COMMUNICATIONS**

<b>Date</b>	<b>Place</b>	<b>Meeting/Activity</b>
11 November	Hobart	Attended the Parliamentary Prayer Breakfast
	Kingston	Attended the Kingston Beach RSL Remembrance Day Ceremony
	Kingston Neighbourhood House	Met with Mr David Morse to talk about Neighbourhood House expansion plans.
12 November	Hobart City Council	Attended the LG Professionals meeting as a guest speaker on topic of working with General Manger and senior staff.
13 November	Kingston	Attended Council's Citizenship Ceremony
14 November	Civic Centre	Attended the Kingborough Community Consultative Forum meeting
	Taroona	Attended the Taroona Tennis Club AGM
16 November	Kingston Beach Golf Club	Met with representatives of the Kingston Beach Golf Club about the club's plans for growth
17 November	Kingston	Attended the Kingborough CFLC Local Enabling Group meeting
	Hobart	Attended the Greater Hobart Mayors' Forum
19 November	North West Bay	Guest speaker at the International Men's Day Breakfast
21 November	Salty Dog Hotel	Attended the Kingborough Lions Presentation Dinner
23 November	Civic Centre	Met with Mr David Bain regarding walking track extension petition.
	Margate Primary School	Attended the Basics – Channel Steering Committee meeting
	Middleton	Attended the West Winds Christmas Feast
26 November	Clarence Council Chambers	Attended the Copping Refuse Disposal Site Joint Authority AGM and General Meeting
27 November	Kingston	Attended the launch of the Helping Hands Tree
30 November	Hobart	Attended the Greater Hobart Committee and Advisory Group Workshop
1 December	Clarence	Attended TasWater Board Selection Committee meeting
2 November	Kettering	Attended the Southern Channel Ratepayers lunch
	Margate	Met with Ms Julia Ridgers of Brookfield
4 November	Hobart	Attended the Young Elected Members Networking Breakfast

Date	Place	Meeting/Activity
	Woodbridge	Attended Woodbridge School Action Day
5 November	Civic Centre	Attended the Kingborough Community Forum AGM and General Meeting
8 December	Kingston	Attended the Kingborough CFLC Local Enabling Group meeting
10 December	Kingston	Guest speaker at a Multicultural discussion hosted by the Kingston Library
15 December	Hobart	Attended the Greater Hobart Mayors' Forum
18 December	Civic Centre	Met with representatives of the Tasmanian Audit Office

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**B ENVIRONMENTAL SERVICES QUARTERLY ACTIVITIES****1 ENVIRONMENTAL HEALTH****1.1 Recreational Water Quality**

Recreational water quality monitoring continues to be a focus area for Environmental Health. Pre-season sampling commenced at Blackmans Bay Beach (South) and the formal 'summer' season of sampling commenced in December 2020. This continues to involve three separate programs; the weekly Derwent Estuary Program (DEP) sampling, the monthly Channel sampling and bi-monthly Bruny Island program. Weekly DEP results are published on their Beach Watch website. A direct link is provided from Council's website.

**1.2 Immunisations**

The final round of the School Based Immunisation Program was conducted in late October/November 2020. This was an adjusted round based on changes to the program made earlier in the year due to COVID-19. Approximately 550 Grade 7 students were administered the Diphtheria, Tetanus and Pertussis (single dose) vaccine and the second dose of the Human Papillomavirus (two-dose course) vaccine. This round required almost double the amount of time to complete with the COVID required changes to service delivery. Program planning has commenced for the 2021 School Program with the schedule currently back to normal.

**1.3 Coronavirus (COVID-19)**

The Unit continues to manage Council's infection control measures and have involvement with many aspects of the organisation's ongoing COVID-19 response. This has included the following:

- Managing stock and supplies (e.g. hand sanitisers, disinfectants) for Council worksites, facilities and fleet;
- Review and maintenance of COVID-19 procedures and preventative measures;
- Internal processes for the Tasmanian COVID-19 Safe Events and Activities Framework;
- Advice on infection control and PPE for Evacuation Centres;
- Review and maintenance of cleaning schedules/attachments for each COVID-19 Safety Plan;
- Representation on Council's Incident Management Team;
- Liaison with Council's Medical Officer of Health on likely impacts and specific processes/programs;
- Liaison with Public Health Services (Department of Health) on a range of COVID-19 related issues; and
- General public health advice to management and staff on processes/programs.

## 1.4 Food Safety

Finalisation of food business renewals is currently being undertaken. This involves approximately 215 permanent food business and 75 mobile food businesses. A notice under the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020* allowed for an extension of food business registrations until 31 December 2020. Environmental Health Officers (EHOs) assess each application in accordance the Tasmanian Food Business Risk Classification System. This system classifies food businesses into risk categories based on food types and food handling activities and is based on the national food safety risk-profiling framework.

Temporary food business applications have continued to increase with the easing of COVID-19 restrictions.

Staff have also provided food handler training for participants in Youth Services programs.

## 1.5 Public Health Risk Activities

EHOs are currently undertaking the renewal and registration of public health risk activities (premises and operators) in accordance with the *Public Health Act 1997*. This involves a tattooist, cosmetic tattooist and body piercing premises.

## 1.4 Private Water Suppliers

EHOs are finalising the registration of private water suppliers in accordance with the provisions of the *Tasmanian Drinking Water Quality Guidelines 2015* issued under the *Public Health Act 1997*. These are for higher risk accommodation, education and commercial facilities that utilise water from a non-reticulated source. This has involved both undertaking and/or reviewing sampling and results and detailed assessments of both sources and processes for specific sites.

## 1.6 Water carriers

EHOs have undertaken the renewal and registration of water carriers in accordance with the provisions of the *Tasmanian Drinking Water Quality Guidelines 2015* issued under the *Public Health Act 1997*. This has involved inspections of vehicles and bacteriological sampling at the end point of water carrier equipment to ensure water being provided to the consumer is potable.

## 1.6 Blackmans Bay Beach (South) – Recreational Water Quality Project

Council has recently been recognised for the extensive work on this project with two awards:

- Environmental Health Australia (Tasmania): *Environmental Health Team of the Year*
- Institute of Public Works Engineering Australasia (IPWEA Tasmania): *Excellence in Asset Management, Innovation or Sustainability*

Staff also presented on the project at the Environmental Health Australia (Tasmania) State Conference.



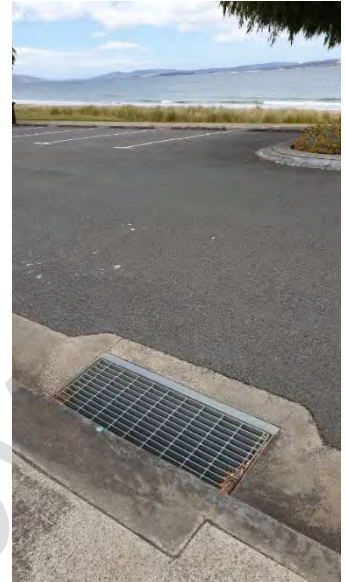
Image of IPWEA Tasmania Excellence Awards Dinner

## 2 NATURAL RESOURCE MANAGEMENT

### 2.1 Environmental Engagement Program

#### Stormwater to Sea Project

This collaborative project between staff from NRM, Community Development and Engineering will see the installation of a stencilled message on roadside drains to raise awareness about the stormwater system and its connection with creeks, rivers and the sea. The stencil design phase will provide a relevant and topical art-based youth activity that engages young people and provides skills and activities through four school holiday workshops. The art produced through the workshops will be presented in the Youth Art showcase later in the year where the final designs for the drain stencilling will be decided. The project will focus on sustainable behaviours to reduce the pollutants and rubbish entering our stormwater system. In parallel to this project, Council is supporting a national Conservation Volunteers Australia marine debris program called Sea to Source. This program sought Councils' partnership and has chosen the Derwent River monitoring and litter collection site to be in Kingborough.



#### Natural Areas Activities

Several guided walks in our Natural Areas Network have been provided by staff in the reporting period. One participant on a walk for Kingborough seniors sent the following feedback:

"My father and I had a wonderful time this morning on the Dave Burrows walk. The day started rather dismally with my dad saying there was nothing to live for, to coming home happy and refreshed, and saying what lovely people the 2 ladies were. We had great tasting sandwiches and tea on the walk as we looked out over the Channel, and our guide was awesome. I cannot thank you all enough for providing an experience like this for older adults who don't move so well, and who are socially isolated. My deepest gratitude" Sheree (walk participant).



*Guided walk at Dave Burrows Track*

Staff contributed to several external projects in the last part of 2020 including; an interview for an interactive discovery trail for University students focussing on the



natural values of the Derwent River; an interview with a Hobart College student studying the Swift Parrot; and an interview with a research company looking at STEM (Science, Technology, Engineering and Maths) throughout Australia for Questacon. Council was identified by all these parties as an organisation undertaking quality community education and environmental management.

### **Supporting Schools**

In the reporting period, staff visited St Aloysius to talk about Little Penguin management and Margate bush kinder area to assess the impact of their activities on the reserve. Presentations on coastal management were made to Kingston Primary School and Illawarra Primary School during their excursions to Kingston Beach. A focus on coastal processes, erosion management and the sea wall were given to over 200 students.

## **2.2 Weed Management**

### **Weed Officer Training**

During the reporting period, Council officers spent a day alongside other weed specialists from across the State enhancing their identification skills to ensure early detection of Chilean Needle Grass, a species not yet discovered in Kingborough - though known to the Southern region.

Chilean Needle Grass invades agricultural land, bushland areas and recreational settings. The species is considered the worst invasive grass in mainland temperate Australia where it already infests thousands of hectares and makes agricultural land unusable, causes animal welfare issues and reduces biodiversity.

### **Weed Action Fund**

Council has successfully secured a \$10 000 grant in the highly competitive second round of the Weed Action Fund. This will see Kingborough Council working alongside Hobart City Council and the Parks and Wildlife Service in a cross-tenure project to map and remove karamu from Browns River. The project begins at the top of the catchment in the Hobart municipality where staff and volunteers have been working alongside contractors on controlling the species and where it remains on two private properties only. Work will then begin downstream targeting both public and private land.

Karamu poses a threat to a range of vegetation types, including undisturbed riparian areas where it forms dense thickets that outcompete all other plants. The species has limited distribution in Tasmania with only a few locations in Kingborough, so eradication is still possible. Karamu is a Zone A weed in all municipalities in Tasmania.

### **Roadside weed control**

A recent internal audit of the strategic roadside weed control program revealed that by the end of 2020, all Council roadsides flagged as a high priority during the roadside prioritisation process had undergone at least one round of weed control treatment, with many having undergone two rounds. Those roads listed as 'other priority' had weed control totalling 180 person hours undertaken since the prioritisation process.

## **2.3 Reserve Management**

### **Hawthorn Reserve after Fire and Slashing**

Spring 2020 saw the reappearance of the endangered Black-hooded sun-orchid (*Thelymitra antronitida*) in a number of reserves in the Kingborough, including at

Hawthorn Reserve at Kingston. The Black-hooded sun-orchid was observed in numbers at Hawthorn Reserve never recorded before.

The reappearance of this species in the reserve is exciting because Council has been undertaking ecological burning and vegetation slashing in the reserve with the express hope that it would stimulate the re-appearance of this threatened species.

The flowering of many sun-orchids is enhanced by disturbance, and it is suspected that *Thelymitra atronitida* is likely to respond positively to fire. Council obtained specialist advice and a permit from Department of Primary Industries, Parks, Water and Environment to conduct experimental burning and slashing within the reserve at locations previously known to contain blackhood sun-orchids.

A high intensity burn was conducted in one section of the reserve in April 2019.



Each November, with the assistance of community members, the reserve is surveyed for the presence of orchids. It is thought that the combination of a hot fire, vegetation slashing and good spring rainfall stimulated these endangered orchids to appear once again.

*Black hooded sun orchid – photo credit Beth Heap*

### Community Corrections Program

August saw the return of the Community Corrections team after many months without their service due to Covid-19 restrictions. The Department of Justice Covid-19 Safety Plan controls the number of passengers in vehicles which does see a limitation on how many participants are able to be rostered on any one day to the supervisor plus two

individuals. Despite this restriction, the program still provides an invaluable resource to the community and the municipality. Since their return they have:

- removed 130kg of rubbish from White Water Creek (one roster only),
- removed 120kg of rubbish from Algonia reserve (one roster),
- taken over 800kg of weeds to the waste transfer station,
- removed 50kg of polystyrene and plastic from White Water Creek on another roster,
- retrieved 70kg of mostly plastic bottles from Coffee Creek,
- conducted over 50 hours of blackberry primary control via brush cutting, and
- carried out other tasks such as care group support work and weed control.

## 2.4 Landcare Group Support

### Snug saltmarsh grant

The Snug Land and Coast Care Group have begun work undertaking weed control and restoration work of the saltmarsh area within Snug Bay, funded by a grant provided by Landcare Tasmania. This project forms the next phase for the group, who over the last 15 years have worked extensively in the riparian area of Snug Creek in partnership with Council and Snug Primary School. Council will be partnering with the group in the saltmarsh project by providing the revegetation plants for the site and by providing primary weed control in the areas adjacent to the saltmarsh and opposite side of the Channel Highway.



*Map: Red highlighted area depicts the site which is being targeted for weed control and revegetation as part of the Snug Bay saltmarsh grant.*

## Training

Whilst Covid-19 has proven to be challenging throughout the reporting period, this has not prevented training being undertaken, with two Landcare members obtaining their full ChemCert qualifications. This training was undertaken online with participants filming their assessments to obtain their licences. Council appreciates the time and effort that not only these members made but of all Landcarers to accommodate the Covid-19 changes and to continue their contribution to maintaining Kingborough's natural areas on behalf of us all.

## 2.5 Revegetation Program

After considerable delays in plant propagation during the COVID-19 period, plant orders are now back on track for the 2021 planting season. A large order of native plants for the Kingston Park development has begun to be distributed to site contractors, with on-site irrigation meaning that plants can be planted during the summer months. The nursery volunteers have also been raising some uncommon and difficult saltmarsh plant species in preparation for a grant project at the Browns River saltmarsh.

## 2.6 Coastal and Waterway Management

### Coastal Hazards Program – Snug Climate Change Adaptation Planning

The Funding and Financing Climate Change Adaptation project which is being facilitated jointly by Kingborough and Whitsunday Regional (Qld) Councils is being progressed via Griffith University in Queensland. The case study sites being utilised are Snug for Kingborough and Wilson Beach for Whitsunday.

The focus of the current phase of the project is on better understanding of issues and constraints in the consideration of planned retreat for coastal communities in locations at risk from future climate change impacts.

Staff from Griffith are currently undertaking personal interviews with key state and council employees in both Queensland and Tasmania; to gain an insight into legislative, political and logistical constraints and issues regarding the potential utilisation of planned retreat as a climate change adaptation response.

It is anticipated that the outcomes of this phase of the project will be incorporated in a position paper by mid 2021.

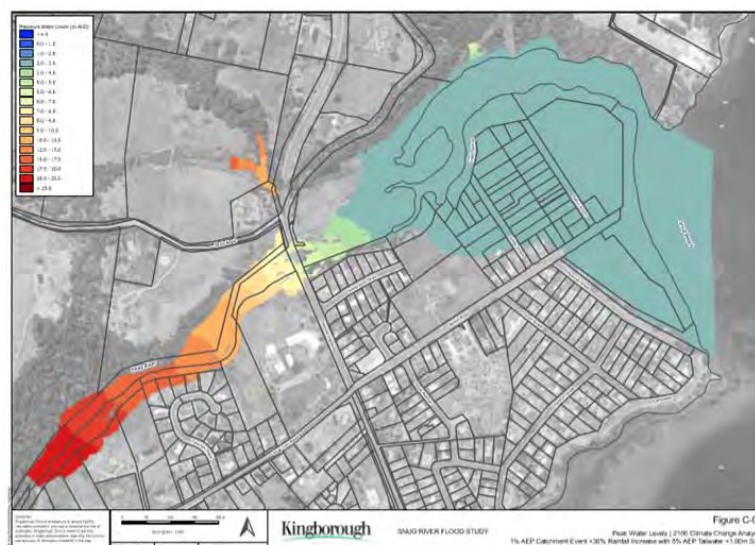


Image of Snug River Flood Study



## Nebraska Beach

Council has retained the services of Chris Sharples (Consultant Geoscientist) to further research the coastal erosion vulnerability status of Nebraska Beach on Bruny Island as well gaining a better understanding of the multiple unapproved coastal defence structures constructed in front of foreshore dwellings over many years. Chris recently completed his PhD focussed on coastal erosion with case study sites on Bruny Island, including Nebraska Beach. The issue of coastal defence structures installed without adequate planning approvals and structural design considerations is of concern to council staff ongoing.

It is hoped, that as part of the project, conceptual designs may be able to be developed demonstrating works / structures that might offer long term erosion protection to this entire section of coastline. The current component of the project should be completed by July 2021.



*Image of Nebraska Beach erosion mitigation works.*

## Browns River Saltmarsh Restoration and Boardwalk Discovery Trail Project

The Browns River saltmarsh area occurs along Browns River adjacent to the playground and in front of the units on Balmoral Road. Community consultation held in 2020 identified that the area is highly valued by the community as a place of quiet tranquillity. It has also been identified as an important part of the Derwent saltmarsh complex. Recent surveys confirmed a generally healthy ecological system with several attributes requiring immediate management attention. The restoration project is addressing these threats and providing a new discovery trail to assist the community enjoy this special area. Key problem areas of rubbish, foot traffic, and the lack of buffer vegetation will be addressed. The



*Browns River Saltmarsh*



dedicated team from Kingston Beach Coastcare have already undertaken several planting events as a project partner. The project will include multiple community days with public participation. The first of these will coincide with World Wetlands Day in February. The discovery trail will provide education on the saltmarsh, native wildlife and cultural history. This project has been partially funded by a \$20 000 grant from the Commonwealth Government Communities Environment Program.

### **Tyndall Beach Erosion Works**

Stabilisation works at the northern section of Tyndall Beach at Browns River mouth began in December, utilising knowledge gained during similar trial works at the southern section of Tyndall Beach. The path along the northern section of Tyndall Beach had experienced significant erosion over recent years due to foot traffic, rainfall runoff and waves/tides. The project uses soft structures made of coconut fibre that will break down after a number of years. It aims to create a stable environment for the accretion of sand and the establishment of native saltmarsh and coastal plants, which will in turn prevent erosion in the long-term.



## **2.7 Kingborough Environmental Fund**

### **Environmentally Sensitive Moorings in North West Bay**

In October 2020, Council in partnership with NRM South and CSIRO, were advised of success in securing a \$300 000 of grant funding through the Fish Habitat Restoration Program. This funding will be utilised on the installation of environmentally friendly mooring systems in North West Bay to help restore seagrass communities and associated fish populations. Council was able to partner on this project because of the Kingborough Environmental Fund, which has been receiving financial offsets for the loss of important biodiversity values associated with development.

The marine space is normally outside of local government jurisdiction. However through the planning scheme Council was able to require a financial offset for the loss of 'long-term seagrass habitat' as part of the Margate Marina development.

Whilst this offset was to be focussed more on education and awareness raising activities, the steering committee felt that this money could also be spent going into some direct on-ground actions for the conservation of seagrass. Not only is this money being spent on the replacement of 12 moorings with new environmentally sensitive moorings (and thus achieving a net gain of seagrass area in North West Bay), but this money is also contributing towards the development and implementation of these new technologies in Tasmania, which will have further reaching effects than just seagrass in North West Bay. Education signage has also been installed at Margate Marina and Howden foreshore.

### Private Land Reserves

The processing of the first batch of conservation covenants, by the Department of Primary Industries, Parks, Water and Environment is nearing completion. Enabled by the Kingborough Environmental Fund, the three covenants located at Oyster Cove, will see over 50 hectares of native bushland protected. The covenants target the threatened communities *Eucalyptus amygdalina* forest and woodland on sandstone, *Eucalyptus globulus* dry forest and woodland, and *Eucalyptus tenuiramis* forest and woodland on sediments - habitat for the critically endangered swift parrot and endangered forty-spotted pardalote, as well as a small population of threatened pretty heath (*Epacris virgata*).

## 2.8 Regulation of Tree Removal on Private Land

A total of fifty-eight applications under the *Health and Environmental Services By-law 2011* were processed between 1 August 2020 – 31 December 2020.

Application Outcome	No. of Applications
Approved or exempt	42
Refused	2
Withdrawn	2
Further Information Request	4
Mixed outcome (multiple trees)	8

In the current reporting period officers commenced investigations into illegal tree clearance at fourteen properties. Of these one was referred to planning compliance staff to investigate as a potential breach of the planning scheme.

Two investigations have resulted in an infringement notice being issued for a breach under the *Health and Environmental Services By-law*, three investigations were completed with no further action required. There are eight potential breaches actively being investigated, one of which is a significant tree located at 70 Channel highway Kingston. The rapid decline of this tree was noticed in September 2020. Council engaged an arborist to assess the cause of this decline. This expert report suggests that the tree decline was not caused by natural factors. An investigation continues, which at this stage has not ruled out malicious intent to kill or harm the tree.

## 2.9 Bushfire Program

### Fuel Break Slashing Program

Annual maintenance of Council's network of bushfire fuel breaks commenced in November 2020, slightly later than usual on account of the wet spring. Council has fuel breaks located in 17 bushland reserves. Fuel breaks are necessary to create a buffer

between bushland reserves and nearby properties as they reduce the amount of flammable fuels available close to assets such as houses and powerlines and allow safer access for fire fighters.

This year, a contractor was engaged to undertake the fire break slashing program. The use of a contractor to focus on maintenance of the fuel breaks will enable Council to ensure the breaks are maintained effectively with the ability to respond quickly to changes in bushfire fuel conditions. A second cut of all breaks in the network is likely to be required before the end of the fire season.



*Fuel Break at Peggys Beach Reserve (northern boundary).*



*Fuel break at Algona Bushland Reserve*

### **Bushfire Mitigation Measures Bill Submission**

In October 2020 Council made a submission to the Department of Premier and Cabinet regarding the Tasmanian Government's proposal to introduce a new legislative framework to support bushfire mitigation in Tasmania. The legislative framework will be in the form of a Bushfire Mitigation Measures Bill.

Council officers considered the draft Bill and provided comments for the submission.

Council's submission outlined several concerns relating to the proposed Bushfire Mitigation Measures Bill as it was drafted, including that the draft Bill;

- lacked adequate detail and accountability mechanisms necessary to ensure that the stated objectives of the Bill can be met,
- lacked detail regarding the safeguards and procedures that are required to avoid undesirable consequences of bushfire mitigation activities on natural and cultural heritage values and scenic amenity, and
- has implications for Council and the community in terms of financial burden and increased exposure to liability.

Although Council advocates protecting communities in Tasmania from the risk of bushfire through the implementation of carefully planned bushfire mitigation actions the submission affirms that Council did not support the introduction of the *Bushfire Mitigation Measures Bill 2020* as it is currently drafted.



### 3 CAT MANAGEMENT PROGRAM

#### 3.1 Kingborough Cat Management Program

##### Addressing long-standing cat issues in the community

Council's Cat Management Officer (CMO) recently commenced working on three long standing cases within the Municipality where households have been keeping a large number of cats, or allowing unregistered breeding of cats.

Such situations can result in health, welfare and social problems for household occupants, the cats and the local community, and can significantly increase local populations of unwanted and stray cats which adversely impact on wildlife. These cases are often complex and involve long term health and social issues within the household. Intervention requires considerable time and resources, often with limited outcomes.

Work on these three cases has been prompted by community engagement and has involved negotiating with household members and working with the Ten Lives Cat Centre, RSPCA, neighbours and real estate agents.

To date Council has had limited powers to take regulatory action. However, once enacted, changes in the *Cat Management Amendment Bill 2019* will limit the number of cats that can be kept at a property without a permit to four and require all domestic cats over four months of age to be desexed. These amendments will hopefully enable Council to more effectively intervene in known cases.

##### Trapping at Barretta Waste Management Facility (WMF)

Over several years, staff at the WMF have sighted cats at the facility and seasonally volunteers from Southern Tasmanian Cat Rescue have caught and rehomed kittens from the site. After becoming aware of the situation cat trapping was undertaken in September last year and three adult cats were removed from the WMF. On the night of trapping two bandicoots were also observed foraging on a grassy bank within the facility. This is positive given bandicoots are very vulnerable to cats. Since the trapping, there has been no more cat sightings at the site however follow up trapping will be required.



Setting traps at Barretta

##### Cat Management at Blackman's Bay Beach

Working with the local community and the Ten Lives Cat Centre, Council is continuing to monitor and trap feral cats in the area and desex domestic cats.

##### Public Enquiries on Cat Management

Across the municipality 84 cat-related requests were actioned from June 2019 – June 2020.

Requests across the Municipality actioned from June 2019 – June 2020	
29%	Nuisances caused by cats
29%	Presence of stray and feral cats

28%	From organisations or individuals wanting information on Council's Cat Management Programs
7%	Lost and found cats
5%	Large numbers of cats present on individual properties
2%	Cat in prohibited areas

### Review of the Cat Management Act 2009 – briefing to the Legislative Council

Given Council's experience in cat management, in September last year, we were asked by Meg Webb MLC to brief members of the Legislative Council on additional amendments to the *Cat Management Act 2009* which was under review. While we supported all the proposed changes to the legislation, there were two additional amendments we were advocating for.

Kaylene Allan and Jon Doole addressed the House, focussing on the need to include:

- Cat 'at large' provisions to make it consistent with the *Dog Control Act 2000*.
- Penalties for breaches against requirements of Cat Prohibited Areas (CPA) and Cat Management Areas (CMA).

Our rationale was based on local and statewide community research that has consistently shown that the vast majority of Tasmanians now support cat containment; and based on a review of 66 studies on the predation rates by pet cats, at least 627,100 native animals are killed in the Kingborough municipality each year from *domestic cats alone*.

We argued that councils would have no obligation, for example, to police cats 'at large' or cats entering a CPA. However, councils wishing to, would have clear powers and appropriate penalties to effectively act on, for example, a roaming domestic cat that has created significant long term public nuisance or repeatedly entered a little penguin colony. It would also mean that councils would not have to use limited resources to develop and enforce their own By-laws and that their cat management program could readily adapt and change in line with need, resources and community support.

Importantly these amendments would help shape community standards and social norms. Like other issues, such as littering, wearing of seat belts, dog control, smoking etc. legislation is critical in both changing behaviour and providing a penalty for cases of repeat non-compliance.

While these amendments were not successful the presentation facilitated fruitful and lengthy debate. Many members, even those who voted against our amendments, acknowledged that cat containment in some form was a necessary measure going forward. In addition, the penalties for breaches of requirements of CPA and CMA have also been flagged as a possibility for inclusion in the new cat management regulations to accompany the *Cat Management Amendment Bill 2019*.



Cat on camera in Boronia Beach Reserve



### 3.2 Bruny Island Cat Management

The Bruny Island Cat By-law is now being implemented. Currently 32 households have a total of 43 cats registered with Council. This includes 3 cats that regularly visit Bruny with their owners. Fifty nine percent of these households are complying fully with the By-law, however the feeding of stray cats and cats not being kept within people's property boundaries are ongoing issues.

Feeding stray cats is of particular concern and a common problem across Australia. It results in dense populations of feral cats in urban environments and has been a long-term problem on Bruny. Over the years many attempts have been made trying to address this problem. However, in 2017 when the Bruny Island Cat By-law was being phased in, Council finally had a head of power to influence compliance and worked with four households that were feeding stray cats.

In addition, federal funding through the Bruny Island Cat Management Project (2016-2019) enabled: Council's CMO to maintain regular visits and communication with these households; long term trapping to manage the stray cats; and funds to desex and microchip domestic cats for registration under Council's By-law. It also allowed extensive liaison with, and support to be offered through community and health services to tackle underlying household issues. These actions are all necessary to achieve long term management.

However, once funding from the federal government finished in July 2019 Council had no ability to maintain regular island visits and feeding of stray cats reoccurred with cat numbers exploding. While trapping and rehoming of stray cats resumed in July last year once new federal funding (via NRM South) commenced, it will take a long time before all these cats can be caught.

Based on expert advice and discussions with Council's Compliance and Community Services teams, a social contract is also being trialled with one Bruny household. The contract is based on building mutual benefit and understanding and working together to address cat management on the property. It was deemed that a compliance approach may not maintain the necessary positive working relationship with the household.



*Cat containment and deterrent structures on Bruny*

Community liaison has also enabled six cats from another Bruny household to be desexed by Ten Lives Cat Centre. One of these cats had recently given birth.

Other recent activities on Bruny have included training of Bruny Farming staff in the procedures for the intake, assessment and care of cats at the Alonnah Cat Facility; support for community-based trapping and use of the smart phone Feral Cat Scan App and hotline for the community to record feral cat sightings. A community cat management forum was also held in December at Dennes Point.

## 4 CLIMATE CHANGE

### 4.1 Net Zero Emissions for Kingborough Council

A Kingborough Council Greenhouse Gas Emissions Report (2019-2020), with a full inventory and historic comparisons, as well as a Council Net Zero GHG Emissions Report (2020) were completed in September.

Both reports were subsequently workshopped with Council's management team and Councillors.

Planning and milestone development for a potential Net Zero Emissions (for council activities) by 2050 target is being progressed including developing emissions and energy routine monitoring and reporting methodologies.

It is anticipated that targeted reductions in community waste to landfill will be a key component of greenhouse gas reduction for Kingborough into the future.



### 4.2 Daring Cities 2020

This event was an international on-line conference held in October. Daring Cities was created by ICLEI (Local Governments for Sustainability) and the Federal City of Bonn (Germany) and was a **virtual, action-oriented forum**.

"Daring Cities showcases and catalyses exemplary local climate action to tackle the climate emergency, including ambitious resilience-building and climate mitigation efforts."

Council staff presented at a panel session run by the ICLEI (Oceania Division) on Climate Governance Risk Assessment and Disclosure. The session was facilitated in Bonn (Germany) and was an interesting opportunity to interact with climate change practitioners worldwide.

## 5 BARRETTA ENVIRONMENTAL MANAGEMENT

### 5.1 Trade Waste Pump Station

Routine monitoring of groundwater, surface water runoff and gas levels continue to be undertaken for the entire Barretta site and environs. There have been no significant exceptional results recently.

Methane and carbon dioxide levels around the site (in pits etc) appear to be progressively reducing because of the extension of the gas extraction system that was commissioned in 2019.

The risk of an accidental overflow and environmental discharge of leachate contaminated water from the front ponds at the site has significantly diminished due to periodic pumping and discharge to the Taswater sewer trunk main; allowing the ponds to be maintained at a low level.



*Image of Ponds at Waste Pump Station.*

Public

**C    DISABILITY ACCESS & INCLUSION ADVISORY COMMITTEE MINUTES**

# MINUTES

## KINGBOROUGH ACCESS ADVISORY COMMITTEE

**Meeting No. 2020-4**

**Wednesday 9 December 2020**

Minutes of a Meeting of the Kingborough Access Advisory Committee held at the Kingborough Civic Centre, Kingston, on Wednesday 9 December at 2.00pm.

## **PRESENT**

		<b>PRESENT</b>	<b>APOLOGY</b>
Chairperson	Cr Paula Wriedt	✓	
	Julie Taylor	✓	
	David Vickery	✓	
	Kevin Brown		✓
	Di Carter	✓	
	Paul Gilby		✓
	Fran Thompson	✓	
	Richard Witbreuk		
	Melinda Harris	✓	
	Justine Barwick		✓
Staff	Julie Alderfox (Community Development Officer)	✓	
	David Reeve (Executive Manager Engineering Services)	✓	
	Anthony Verdouw (Executive Assistant Engineering Services)	✓	

## **DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **CONFIRMATION OF MINUTES**

Moved Melinda Harris

/Seconded Fran Thompson

That the Minutes of the Committee meeting held on 21 October 2020 as circulated, be confirmed.

Carried

## **BUSINESS ARISING**

### **Capital Works Bids**

Executive Manager Engineering Services, David Reeve, was present to explain the process of requesting and registering capital works bids.

Several suggestions were put forward including:

- Consistent and adequate surfacing of the Whitewater Creek track
- Formal pathway to the Kingborough Sports Centre area from Greenhill Drive/Corlacus Drive area and Spring Farm to Kingborough Sports Centre area.
- Footpath maintenance on Hutchins Street
- Footpath maintenance in Willowbend Road



- Difficulties posed for those using mobility aids on View St Blackmans Bay
- Investigate provision of a disabled parking bay in footpath/parking upgrade adjacent to the Salty Dog.
- Provide accessible paths to the picnic tables at Blackmans Bay
- Provide accessible path to the Dru Point toilet block
- Universal access be considered as integral to Kingston CBD upgrade

### **Footpath Maintenance & Provision Policy**

A draft copy of the policy was provided to the members of the Access Advisory Committee prior to the meeting.

Executive Officer Engineering Services, Anthony Verdouw, was present to discuss the draft policy.

Suggestions included:

- Use of consistent terminology;
- Discourage the use of pavers due to the likelihood of uneven surfaces developing over time;
- A stipulation that non-slip surfaces should be used at all times;
- A determination that minimum DDA standards be exceeded and designs provide the best possible outcomes for as many users as possible.

### **Access Policy**

The updated Draft Access Policy will be presented to Council for consideration on 14 December 2020.

### **Committee Name Change**

A report recommending a name change for the Committee will be presented to Council on 14 December. Discussion took place in relation to the recommended changes. It was unanimously agreed by the Committee that the Chair of the group advocate for the name to become *Kingborough Council Disability Inclusion & Access Advisory Committee* in order to best reflect the focus of the group.

### **Access Information Brochures**

Draft brochures providing disability access advice were distributed to the group. Editing suggestions were put forward and will be included prior to final design and production.

### **Development Applications**

Notification of one Development Application for Change of Use to visitor accommodation on Bruny Island was received. Brochures providing information on disability access and inclusion were forwarded.

## **OTHER BUSINESS**

### **Building Better Homes Campaign**

Committee members agreed that a response from the Access Advisory Committee would be appropriate. Staff to follow up.

### **Dementia Friendly Tasmania Project**

Di Carter presented information on the Inclusive Wellbeing Initiative being undertaken by Dementia Friendly Tasmania.

### **Baptcare Visit to Bruny Island**

Melinda Harris provided information on Baptcare's visit commenting that accessibility at Alonnah was good. As a general comment, it was noted that residents would benefit from a social worker being available on the island. The underlying issue of inadequate transport was highlighted.

### **International Day of People with Disability**

It was suggested that the Access Advisory Committee look toward hosting an event to celebrate the awareness day in 2021. Staff to follow up.

### **Hall Audit**

It was reported that as part of the development of the Hall Strategy an audit of halls had been carried out. Accessibility was a criteria of assessment. Staff to obtain a copy of the report.

### **Ongoing Improvements at the Community Hub**

A report will be requested for presentation the February 2021 meeting of the Access Advisory Committee.

### **2020 Wrap-Up**

An overview of the Committee's activities throughout 2020 was provided by Cr Wriedt. Thanks were extended to all committee members, staff involved in carrying out the work of the committee, and especially to the committee's executive support staff member for extensive and highly professional work.

### **NEXT MEETING**

The next meeting of the Access Advisory Committee is scheduled to take place on Wednesday 10 February 2021 2pm at the Council Chambers.

**CLOSURE:** There being no further business, the Chairperson declared the meeting closed at 4.15pm.

**D    AUDIT PANEL MINUTES - 4 DECEMBER 2020**



**AUDIT PANEL  
MINUTES**

**4 December 2020**

MINUTES of the Kingborough Council Audit Panel held on Friday, 14 December 2020 at 8.00 am.

**PRESENT:**

		PRESENT	APOLOGY
Chair	Mr P McTaggart	Y	
	Mr J Hills	Y	
	Ms C Millar	Y	
	Cr F Fox	Y	
	Cr C Street		Y

**IN ATTENDANCE**

General Manager  
Chief Financial Officer  
Finance Manager  
EM Governance & Community Services  
Manager Compliance & Community

Mr G Arnold  
Mr J Breen  
Mr T Jones  
Mr Daniel Smee  
Mr S Basham

WLF Accounting & Advisory  
Tasmanian Audit Office

Ms A Leis  
Mr L Franklin

**WELCOME**

The Chair welcomed all Panel Members to the meeting.

**APOLOGIES**

Cr Street

**ADOPTION OF THE AGENDA**

The agenda as provided was accepted.

**DECLARATIONS OF INTEREST**

The Chair provided an updated declaration of interests

**CONFIRMATION OF MINUTES**

The Panel endorsed the minutes of the Kingborough Council Audit Panel meeting of 16 October 2020 as a true and correct record.

**BUSINESS ARISING FROM THE MINUTES**

Nil.

**ACTION LIST**

**Action List**

The CFO reported that the Corporate Plan had been delayed due to work pressures associated with the COVID-19 crisis. It is to be further progressed in the early part of 2021 and will be brought to the Panel once completed.

DPAC had been approached to send a representative to the meeting to discuss the rates oversight role for the Panel. They indicated that due to resourcing constraints they were unable to provide anyone to attend,

All other action items were included in the Agenda or are due later in the year.

## **INTERNAL AUDIT**

Ms Leis from WLF joined the Panel meeting.

### **Risk Management Scoping Document**

Ms Leis outlined the scope of the risk management internal audit including the risk survey to be undertaken by Council Staff. The scope of the review is to perform an evaluation of the risk management framework and to gain an understanding of awareness across the Council.

The Panel were happy with the scope but felt that the risk survey should be completed by a range of Staff at different levels in the Council to ascertain their level of knowledge or risk management. Panel members had already advised some changes to the wording of the survey to make it easier to understand and to align with Council's structure.

### **Recommendations Follow-Up Scoping Document**

The scope of this project is to review the internal audit recommendations relating to the internal audit program from 2015 to 2020 and follow-up the status of the recommendations. This will be achieved by reviewing the actions taken to complete the recommended outcomes.

The Panel also asked if the Auditors could review any long-term outstanding issues to review the reason for delays.

### **Status Report**

The Panel noted the status report and agreed to the audit on financial sustainability being deferred until the Long-Term Financial Plan had been approved by Council.

### **Internal Audit Recommendations Tracker**

The Panel reviewed the action items under the internal audit recommendation tracker. One recommendation under the financial sustainability review and two of the recent Kingston Park findings have been completed, while a number of others were progressing. The delays were primarily due to the impacts of COVID-19 on the Council.

## **EXTERNAL AUDIT**

Mr Franklin from the Tasmanian Audit Office joined the meeting.

### **External Audit**

Mr Franklin outlined that the TAO were close to finalising the audit of the financial accounts for 2020. There was only a couple of minor outstanding matters which should be finalised shortly allowing for the audit to be finished. Once this is completed, the memorandum of audit findings will be sent to Council.

### **TAO In Committee Discussion**

The Audit Panel had a discussion with MR Franklin without the Council Officers being present.

### **TAO Report Tracker**

The Panel noted that one of the outstanding audit findings had been completed and that the other finding had been discussed with the TAO and they were happy with the review of the super user activity report, however suggested a couple of minor changes to be implemented in the upcoming November review.



**KEY MATTERS – COUNCIL MEETINGS OVERVIEW**

The General Manager provided an update on the following:

- Council has been approved to receive grants under the City Deal funding which will be used to improve the CBD of Kingston and provide improved transport arrangements.
- Council has reviewed the Draft Bushfire Mitigation Bill proposed by the State Government that would impose increased responsibilities and costs on Council.
- The Kingston Park project is continuing and the developer has commenced property sales. The initial indications are that sales have been slower than expected, however they are keen to commence construction as they believe this will stimulate increased interest in the project. This may pose some risk for Council in terms of the timing of payments for the land sales, however this is somewhat mitigated by the availability of interest free loans that will cover the next three years

**RISK MANAGEMENT & BUSINESS CONTINUITY UPDATE****Emerging Risks**

The Panel noted the changes to the list of emerging risks from the February 2020 meeting. Risks associated with staff resourcing was now listed in the strategic risk register and therefore had been removed from emerging risks. The COVID-19 impact risks had been added to the list due to the uncertain outcomes and recovery process from the pandemic.

**Risk Review Workshop Report**

The Panel noted the report by WLF on the risk management workshop highlighting the changes to the risk appetite statement and the strategic risk register. The Panel asked for updated copies of both documents to be brought to the February meeting before they are submitted to Council.

**Business Continuity Plan**

The CFO reported that due to resource limitations the current BCP had not been updated with the learnings from the pandemic and that a consultant would be engaged in early 2021 to work with Managers to document changes to the BCP.

**Risk Management Action Plan**

The Panel noted the action plan from the risk management framework. It discussed the management of strategic and operational risks and decided that further work was required to centralise operational risks into a register and then to track actions in regards to management controls on risks. Once this action is completed, a report is to be provided to the Panel detailing the high operational risk activities and the management controls utilised to manage the risk. This is to be included in the framework action plans.

**IT Security and Policy Breaches**

It was reported that there were Nil IT security or policy breaches in August to September 2020.

**REGULATORY/GOVERNANCE UPDATES:****Audit Panel Performance Survey****Performance Survey**

The Panel noted the results of the performance survey showing that of the 23 questions only 2 scored less than 4.0.

The Panel decided to review the survey results at the next meeting to determine what actions are required.

**Insurance Matters / Emerging Risks / Legal Claims**

Due to emerging risks and legal claims being included in other agenda items, no discussion was held on this matter.

**NON-STANDING ITEMS****Legal Claims**

The Panel noted the report on legal claims, including workers compensation claims and planning matters.

**Fraud Control and Corruption Prevention**

The fraud control and corruption prevention policy and plan were discussed by the Panel. Any feedback on the policy and plan were to be provided to the CFO.

The CFO indicated that the items on the action list were to be reviewed and an updated list of actions undertaken would be provided at the next meeting.

**October 2020 Financial Report**

The Panel noted the financial report at 31 October 2020.

**STANDING ITEMS****Annual Work Plan and Timetable**

The Chair provided a document titled Annual Work Program 2021 (from Charter).

The Panel was asked to review the program and to provide comments back to the CFO.

**Upcoming Education Events**

Nil.

**OTHER BUSINESS****By-Laws Discussion**

Mr Smee and Mr Basham joined the meeting.

A council member had requested that the Audit Panel review By-Laws from a risk perspective before they go to Council for approval.

Mr Smee detailed the current By-Laws and the process that is undertaken when they are being reviewed.

The Panel requested that once the next By-Law is ready for public consultation that it is circulated to panel members for their review.

**ACTION SHEET**

Item	Responsibility	Due Date
Strategic & Corporate Plan – provide a copy to the Panel once completed.	CFO	Jun 2021
Risk Management – Update the risk appetite and the strategic risk register based on feedback from the risk management workshop.	CFO	Feb 2021
Risk Management Action List – update the action on the strategic and operational risk register.	CFO	Feb 2021

Item	Responsibility	Due Date
Risk Management Action List – Provide an operational risk report with management controls being signed-off.	CFO	May 2021
Fraud Control and Corruption Prevention – provide an updated action list with outcomes at the next meeting.	CFO	Feb 2021
By-Law Review – circulate the current by-law that is being reviewed once it is ready for public consultation.	CFO	Feb 2021

## CLOSURE

There being no further business the Chair declared the meeting closed at 10.25 am.

Confirmed as a true and correct record:

.....  
Chair,  
Audit Panel

Public Copy