



CITY OF HOBART

AGENDA

PARKS AND RECREATION COMMITTEE MEETING (OPEN PORTION OF THE MEETING)

THURSDAY 10 MARCH 2016

AT 5.00 PM

THE MISSION

Our mission is to ensure good governance of our capital City.

THE VALUES

The Council is:

about people

We value people – our community, our customers and colleagues.

professional

We take pride in our work.

enterprising

We look for ways to create value.

responsive

We're accessible and focused on service.

inclusive

We respect diversity in people and ideas.

making a difference

We recognise that everything we do shapes Hobart's future.

HOBART 2025 VISION

In 2025 Hobart will be a city that:

- Offers opportunities for all ages and a city for life
 - Is recognised for its natural beauty and quality of environment
 - Is well governed at a regional and community level
 - Achieves good quality development and urban management
 - Is highly accessible through efficient transport options
 - Builds strong and healthy communities through diversity, participation and empathy
 - Is dynamic, vibrant and culturally expressive
-

**PARKS AND RECREATION COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
10/3/2016**


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- 12. CLOSED PORTION OF THE PARKS AND RECREATION COMMITTEE MEETING**

**BUSINESS LISTED ON THE AGENDA IS TO BE CONDUCTED IN THE ORDER
IN WHICH IT IS SET OUT UNLESS THE COMMITTEE BY SIMPLE MAJORITY
DETERMINES OTHERWISE**

I, Nicholas David Heath, General Manager of the Hobart City Council, hereby certify that:

1. In accordance with Section 65 of the Local Government Act 1993, the reports in this agenda have been prepared by persons who have the qualifications or the experience necessary to give such advice, information or recommendations included therein.
2. No interests have been notified, pursuant to Section 55(1) of the Local Government Act 1993, other than those that have been advised to the Council.


N.D. HEATH
GENERAL MANAGER

PARKS AND RECREATION COMMITTEE AGENDA (OPEN)

Committee Members

Reynolds (Chairman)

Briscoe

Ruzicka

Sexton

Cooper

Aldermen

Lord Mayor Hickey

Deputy Lord Mayor Christie

Zucco

Burnet

Cocker

Thomas

Denison

Parks and Recreation Committee (Open Portion of the Meeting) - Thursday, 10 March 2016 at 5.00 pm in the Lady Osborne Room.

PRESENT:

APOLOGIES:

LEAVE OF ABSENCE:

CO-OPTION OF COMMITTEE MEMBERS IN THE EVENT OF A VACANCY

Where a vacancy may exist from time to time on the Committee, the Local Government Act 1993 provides that the Council Committees may fill such a vacancy.

1. MINUTES OF THE OPEN PORTION OF THE MEETING OF THE PARKS AND RECREATION COMMITTEE HELD ON THURSDAY, 11 FEBRUARY 2016

**PARKS AND RECREATION COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
10/3/2016**

2. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015, the Committee, by simple majority may approve the consideration of a matter not appearing on the agenda, where the General Manager has reported:

- (a) the reason it was not possible to include the matter on the agenda, and
- (b) that the matter is urgent, and
- (c) that advice has been provided under Section 65 of the Local Government Act 1993.

RECOMMENDATION

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the Local Government (Meeting Procedures) Regulations 2015.

3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

In accordance with Part 2 Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the chairman of a meeting is to request Aldermen to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.

In addition, in accordance with the Council's resolution of 14 April 2008, Aldermen are requested to indicate any conflicts of interest in accordance with the Aldermanic Code of Conduct adopted by the Council on 27 August 2007.

Accordingly, Aldermen are requested to advise of pecuniary or conflicts of interest they may have in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the committee has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015.

4. TRANSFER OF AGENDA ITEMS

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 Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015?

**5. FUTURE USE OF DORNEY HOUSE – FORT NELSON AT PORTER HILL –
FILE REFS: 32-1-55; 2900846 & P/24/963**

134x's

Report of the Director Parks and City Amenity and the Group Manager Open Space of
29 February 2016 and attachments.

DELEGATION: Council

TO : Parks and Recreation Committee

FROM : Director Parks & City Amenity
Group Manager Open Space

DATE : 29 February , 2016

SUBJECT : **FUTURE USE OF DORNEY HOUSE - FORT NELSON AT PORTER HILL**

FILE : 32-1-55; 2900846 & P/24/963 gm:GM (document2)

1. INTRODUCTION

- 1.1. This report seeks direction regarding the future of the property that includes the Fort Nelson site and the Dorney House at Porter Hill.
- 1.2. The report presents the findings of work undertaken to address the Council resolution of 21 September 2015.

2. BACKGROUND

- 2.1. In 2006 the City acquired the Dorney House, the remnants of Fort Nelson and 35 hectares of surrounding bushland on Porter Hill to preserve the natural, cultural and scenic values of the site.
- 2.2. The majority of the area has been absorbed into the management regimes of the surrounding bushland reserves. Numerous reports, proposals and initiatives have been prepared for the site to determine the preferred future management of the Dorney House itself and the surrounding Fort.
- 2.3. All Council resolutions since the purchase of the property were listed in the previous Council report (refer to the 10 September 2015 Parks and Recreation Committee meeting).
- 2.4. The Council most recently considered the future of the Dorney House on 21 September 2015 where the following resolution was adopted:
- 2.5. *That:*
 1. *A further report be provided to identify costs associated with both the required improvements to the site and recurrent costs.*
 2. *A feasibility study be undertaken to ascertain the suitability of the Fort's bunker areas to provide ancillary services to the Dorney House such as a kitchen, toilets, design workshop and artist studio space.*
 - (i) *The feasibility study consider structural, heritage, access and service requirements.*

3. *Governance and operational models be explored for the ongoing management and activation of the site. Such models include consideration of structures which maximise opportunities to derive external funding.*
 4. *Implementation of the recommendations contained within the Dorney House Risk Assessment Report, marked as **Attachment C** to item 6 of the Open Parks and Recreation Committee agenda of 10 September 2015, be continued.*
 5. *The Dorney House at Porter Hill be retained in Council ownership and be publicly accessible as a venue to facilitate cultural activities pending the outcome of the report and feasibility study.*
- 2.6. Subsequently officers commissioned consultants to prepare a synopsis report to respond to the information requested from the September 2015 Council resolution. The report includes specialist expertise in the following fields and builds on information from previous studies and reports:
- Planning (Emma Riley and Associates)
 - Architecture (Room 11)
 - Building Surveying (Lee Tyers)
 - Engineers (Gandy & Roberts)
 - Bushfire (Bushfire Prone Development Solutions)
 - Quantity Surveying (Matrix Management Group)
- 2.7. The report (refer **Attachment 1**) includes an overview of the following operational models with further details provided in appendices:
- Operational Model 1 (*rent as private residence*)
 - Operational Model 2 (*Public use - mixed cultural / commercial activity delivered by Dorney House Program*)
 - Operational Model 3 (*Public use – redevelop bunkers to expand Dorney House Program*)
 - Operational Model 4 (Sell house – by subdivision)
 - Bushfire Hazard Management Details
- 2.8. A one page summary of the issues raised for each option has been prepared by officers (refer **Attachment 2**).

GOVERNANCE AND OPERATIONAL MODELS

2.9. The operational models considered in the synopsis were:

Option 1 - Rent as private residence

Option 2 - Public use - mixed cultural / commercial activity delivered by Dorney House Program

Option 3 - Public use – redevelop bunkers to expand the Dorney House Program

Option 4 - Sell house – by subdivision

2.10. Some commentary on the issues raised by each option is provided below. The level of management complexity increases from renting through to the two public use models which deliver greater levels of public access.

Option 1 - Rent as private residence

2.11. This option is a low key, low intervention approach which is generally acceptable across most grounds. However, significantly it does not meet community expectations for public access.

2.12. Renting would require minimal management from Council, maintain architectural integrity and incur no change to the historic fort. Renting could be used again as a holding pattern while other uses are planned or further explored.

2.13. This option has been costed in two ways – a lowest possible cost and a renovated approach. Renting fully furnished with the provision of landscaping services could better maintain the architectural and heritage values of the house.

Option 2 - Public use - mixed cultural / commercial activity delivered by Dorney House Program

2.14. This option opens the site to the public. The Dorney House Program (DHP) – approved by Council on 25 August 2014 – would pursue activities well matched to the house, meet the public's expectations for access and avoid major changes to the house or fort.

2.15. The DHP is a mixed public-use model which facilitates public access incorporating small group workshops / bookings, short term artist residencies, performance based use and private hire.

2.16. Consultants note this as the preferred option as it is acceptable on all grounds. It maintains architectural integrity and involves minimal change to the historic fort (it includes a new lift for equal access and toilets).

- 2.17. A dedicated resource to activate and program the site is needed to deliver this model. The estimated cost of \$56,000 per year for a three day per week officer position could be partially offset by site hire income. As previously reported to Council, the Robin Boyd Foundation runs an active public use program for the famous Walsh Street residence in South Yarra that now generates 85% of the required income through its programmed public events and activities.
- 2.18. This option would also allow partnerships to be investigated or expressions of interest to be sought as an alternative means of delivering public access to the site.
- 2.19. It is recommended further consideration be given to the optimal governance model in order to maximise cost recovery and pursue program self sufficiency. A foundation could be set up through a leasing arrangement which may enable greater levels of external funding to be realised.

Option 3 - Public use – redevelop bunkers to expand Dorney House Program

- 2.20. A value add / re-development option to enable a more intensive use across more of the site. The Fort Bunkers can be refurbished and converted to provide ancillary services to the Dorney House (Appendix C) at an additional cost in the order of \$900,000 dollars.
- 2.21. This option involves the adaptive re-use of the historic fort to provide more studio / design workshop / community space and expanding the Dorney House Program (DHP) to include programming the bunker area of the Fort as part of the overall program.
- 2.22. The consultants found the structural condition of the house and bunker to be generally in good order. Some minor maintenance works on the bunkers is required.
- 2.23. Staging between option 2 and 3 would be possible (i.e. option 2 could be implemented and used as the base to subsequently realise option 3).

Option 4 - Sell house – by subdivision

- 2.24. Selling the house would elicit strong community opposition and raise significant planning issues with high levels of uncertainty.
- 2.25. Due to the site's heritage listing it is unlikely that Council would gain approval to excise and sell the house. The conservation plan specifically states no subdivision. Consultant planning advice is that subdivision is considered inconsistent with planning scheme requirements.
- 2.26. If a sale were to proceed, the Council would lose control of the site and a redevelopment of the house by a private entity may detract from the skyline (the planning scheme does not include a scenic protection overlay).

- 2.27. Some expenditure may be required if renovation is deemed necessary prior to sale. The house and immediate area was valued at \$1-1.25M in 2007.

Expressions of interest

- 2.28. Council could seek expressions of interest for the site as a means of delivering public access to the site by an external party.
- 2.29. Running an expression of interest process could help the Council satisfy itself that a chosen proposal represents the best use of the site, that a superior use of the site has not been overlooked and that Council achieves a good outcome for the public at least cost.
- 2.30. An expressions of interest process could be pursued with the site 'as is' or a package of capital works could be implemented to renovate / upgrade before seeking ideas from external partners.

Probity

- 2.31. A long term lease would be required for an external party to undertake an adaptive re-use of the site. Relevant aspects of Council policies and the Local Government Act which may influence Council's consideration of the matter are noted below.
- 2.32. The Council should be aware of its policy (7-06-15) – '*Disposal of real property - probity policy*'. A lease over public land may be deemed as tantamount to disposal (and hence need to meet the same requirements). In such cases the policies key requirements for fairness and impartiality, use of a competitive process, consistency and transparency of process and security and confidentiality may need to be applied. The policy also outlines criteria for large, sensitive or complex transactions where the engagement of an external probity auditor may be of assistance.
- 2.33. The Council should also be aware of its policy (7-06-09) – '*Assessment of Council owned property for potential development and /or disposal*'. As part of providing guidance on assessing the public benefit / cost, the policy asks "*is the land 'public land' as defined in Section 178 of the Local Government Act 1993?*"
- 2.34. The Dorney House - Fort Nelson - Porter Hill land is 'public land' as defined in Section 177. Section 177 A (1) (f) is also relevant. The interpretation of the site being 'public land' is further substantiated by the Council's rationale for purchase in 2006 being to preserve the natural, cultural and scenic values in the public interest. Section 178 requires a range of conditions to be met when leasing public land.

3. PROPOSAL

- 3.1. Operational Model 2 (Public use - Dorney House Program - mixed cultural – commercial activity) be reaffirmed as the preferred public outcome for the Dorney House and adjacent historic Fort Nelson as it is generally acceptable on all grounds, meets community expectations for public access to the site and is based on extensive industry and community engagement.
- 3.2. The Dorney House Program is a mixed public-use model which facilitates public access incorporating general public visitation, small group workshops / bookings, short term artist residencies, performance based use and private hire. The Dorney House Program was approved by Council in the resolution of 25 August 2014.
- 3.3. It is proposed Council seek expressions of interest for the site as a means of delivering this type of public access to the site by an external party. Such a process will help the Council satisfy itself that a chosen proposal represents the best use of the site, that a superior use of the site has not been overlooked and that a good outcome is achieved at the least cost.
- 3.4. On receipt of Council's direction the General Manager be delegated the responsibility to prepare the necessary information to seek expressions of interest for the adaptive re-use of the site to deliver a public use of the site informed by the body of work as outlined above.
- 3.5. The expression of interest be predicated on any party / proponent:
 - entering a long term lease
 - submitting the required capital and recurrent costs
 - providing a business case
 - meeting the objectives of the planning scheme
 - complying with the requirements outlined in the synopsis report
 - be generally in accordance with the guiding principles of the Dorney House Program (refer **Attachment 3**)
- 3.6. Redevelopment of the bunkers (Option 3) be considered as part of the expressions of interest process. Inclusion of this option provides further opportunities should an appropriate third party have the resources available to implement.

4. IMPLEMENTATION

- 4.1. If the Council approves the recommendation in this report to pursue a public use of the house and fort site, an expression of interest process can be implemented.
- 4.2. The expression of interest process be overseen by an internal steering committee (the Fort Nelson Working Group) with guidance from the City of Hobart's Urban Design Advisory Panel.

5. STRATEGIC PLANNING IMPLICATIONS

- 5.1. Strategic objectives from the Capital City Strategic Plan 2015-2025 with potential relevance include:

STRATEGIC OBJECTIVE 2.4: *unique heritage assets are protected and celebrated.*

2.4.3 *Support and communicate the concept of adaptive reuse of heritage assets to promote heritage conservation practices.*

STRATEGIC OBJECTIVE 1.5: *Cultural and creative activities build community wellbeing and economic viability*

1.5.1: *implement the Council's Creative Hobart Strategy.*

STRATEGIC OBJECTIVE 3.3: *A highly valued natural and cultural open space network*

3.3.4: *Consider opportunities to activate the city's open spaces and to host events and activities*

6. COMMERCIAL OPPORTUNITIES

- 6.1. The site has some commercial potential depending on the future option chosen.

7. FINANCIAL IMPLICATIONS

- 7.1. Funding Source(s)

There is no funding identified for a substantial development at this stage.

- 7.2. Impact on Current Year Operating Result

Potential impacts are dependent on the future options identified for the site by the Council.

7.3. Impact on Future Years' Financial Result

Potential impacts are dependent on the future options identified for the site by the Council. The preliminary cost estimate for capital works for the recommended operational model (Option 2 – public use – mixed cultural and commercial activity delivered by the Dorney House Program) is \$744,000.

This allocation will need to be considered as a component of the 10 year capital works program updated during the development of the 2017/2018 budget.

Costs – capital and recurrent

7.4. Table 1: Costs – capital and recurrent for range of operational models

OPERATIONAL MODEL	Capital Cost (approx)	Recurrent cost (per year)
Option 1 - RENT (as private residence)	\$168K - \$406K	\$22k/yr (Offset by a rental return of ~ \$26k/yr)
Option 2 – PUBLIC USE - mixed cultural - commercial activity delivered by the Dorney House Program.	\$744K	\$90k/yr (partially offset by site rental return)
Option 3 - PUBLIC USE - re-develop bunkers to expand the Dorney House Program	\$1.6M	\$100k/yr (partially offset by site rental return)
Option 4 – SELL HOUSE (excise house & sell)	\$40K - sale cost	n/a

7.5. Asset Related Implications

The Dorney House has \$150,532 of asset renewal funding available to address identified issues (stairs, pathways, steps as identified in the risk assessment).

8. RISK MANAGEMENT IMPLICATIONS

- 8.1. The previous Council report (Open Parks and Recreation Committee 10/9/2015) noted that risks to the public can be appropriately managed for most of the proposed uses for the property. Such mitigation can be achieved via managed solutions ensuring reasonable measures and controls are implemented such as booking procedures, site inductions, signage, supervised access, restricted areas / signage and some physical works.
- 8.2. With regard to ensuring public safety at the site on days of severe or catastrophic bushfire danger, it is noted that active management controls are recommended (which include not allowing any public access above the severe fire danger index trigger). This procedure is in place now and embedded within the current booking process.
- 8.3. The commissioned bushfire risk management advice (**Attachment 1** – appendix D) indicates an escalation of required mitigation / control measures may be required as more active public uses are pursued. To be more definitive in the comparison between options, more specific development proposals are required. The consultants recommend engaging a fire engineer to identify an appropriate balance between protecting the residence from bushfire and maintaining architectural integrity and biodiversity and skyline values.

9. LEGAL IMPLICATIONS

- 9.1. Further information on legal implications will be provided once direction regarding the future of the property is clarified.
- 9.2. If a Foundation were deemed to be required to best implement one of the operational models, the Local Government Act allows the leasing of public land to an independent foundation.
- 9.3. The site's significant cultural heritage values and inclusion on the Tasmanian Heritage Register require particular attention, especially in relation to further development and access. Heritage issues / considerations were part of the consultant's work and their report includes some commentary relevant to each operational model.

10. ENVIRONMENTAL IMPLICATIONS

- 10.1. It is considered that any development of the site needs to demonstrate that it would not detrimentally impact on the natural values of the surrounding Porter Hill / Bicentennial Park Reserve.
- 10.2. It is noted that a conservation covenant is placed over the majority of the Porter Hill property (~ 30 ha) for the purpose of biodiversity protection with the exclusion of ~ 5 ha directly around the Fort Nelson – Dorney House site.

- 10.3. To comply with the Bushfire Prone Areas Code some environmental implications would arise from the extent of clearing required to increase the asset protection zone. Social implications
- 10.4. Further information on social implications will be provided once direction regarding the future of the property is clarified.
- 10.5. It is noted that Option 1 (private rental) and Option 4 (sell house) would not allow public access to the Dorney House and Fort and hence would not meet community expectations for public access.

11. CUSTOMER IMPLICATIONS

- 11.1. There is a high level of community interest in the site and how it might be used in the future.

12. MARKETING AND BRANDING IMPLICATIONS

- 12.1. Establishment of the Dorney House Program provides opportunities to further promote Hobart as a cultural destination.

13. COMMUNICATION AND MEDIA IMPLICATIONS

- 13.1. There is likely to be strong media interest in Council's decision on this matter. It is proposed that a media release be issued following Council's decision.

14. DELEGATION

- 14.1. Council.

15. CONSULTATION

- 15.1. Fort Nelson Working Group.

16. CONCLUSION

- 16.1. As a result of the September 2015 Council resolution consultants were engaged to identify costs, clarify planning issues and assess the feasibility of various development options including retrofitting the Fort bunkers.
- 16.2. The work has identified:
 - Capital costs range from \$168,000 to \$1.6 million for the operational models outlined in Table 1 of this report (**Attachment 2**).
 - The Fort Bunkers can be refurbished and converted to provide ancillary services to the Dorney House (**Appendix C**) at an additional cost in the order of \$900,000 dollars.

- Selling the house would elicit strong community opposition and raise significant planning issues with high levels of uncertainty. Due to the site's heritage listing it is unlikely that Council would gain approval to excise and sell the house.
- 16.3. Operational Model 2 (Dorney House Program - mixed cultural – commercial activity) is an operational model that will meet community expectations for public access to the site, is based on extensive industry and community engagement and preserves the sites values.
- 16.4. It is recommended Council pursue an expression of interest process to identify the optimal operational / governance model and provider that delivers the desired level of public access and preserves the site's values at least cost.
- 16.5. Redevelopment of the bunkers (Option 3) be considered as part of the expressions of interest process, to provide further site development opportunities.
- 16.6. Conducting an expression of interest process will help the Council satisfy itself that a chosen proposal represents the best use of the site, that a superior use of the site has not been overlooked and a good outcome is achieved for this important site.
- 16.7. The expression of interest process be overseen by an internal steering committee (the Fort Nelson Working Group) with guidance from the City of Hobart's Urban Design Advisory Panel.

17. RECOMMENDATION

That:

- 17.1. The report gm:gm(document2) be received and noted.***
- 17.2. The Operational Model 2 (public use - Dorney House Program - mixed cultural – commercial activity, marked as Attachment 1) be reaffirmed as the preferred outcome for the Dorney House and the adjacent Fort Nelson.***
- 17.3. The objectives of Operational Model 2 be used as the basis to seek expressions of interest for adaptive re-use of the site as a means of delivering this type of public access to the site by an external party. The expression of interest also allow for submissions to address Operational Model 3 (Public use – redevelop bunkers to expand the Dorney House Program).***
- 17.4. The expression of interest be predicated on any party / proponent:***
- (i) entering a long term lease***
 - (ii) submitting the required capital and recurrent costs***
 - (iii) providing a business case***

- (iv) meeting the objectives of the planning scheme*
- (v) complying with the requirements outlined in the synopsis report*
- (vi) be generally in accordance with the guiding principles of the Dorney House Program*

17.5. The General Manager be delegated authority to prepare and release an expression of interest for the adaptive re-use of the site to deliver a public use of the site as outlined above.

17.6. A further report be provided to Council within eight months to advise on the outcomes of the expression of interest process.

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.



(Greg Milne)

VISITOR SERVICES MANAGER



(Rob Mather)

GROUP MANAGER OPEN SPACE



(Glenn Doyle)

**DIRECTOR
PARKS AND CITY AMENITY**

Attachment 1	Dorney House Strategic Review
Attachment 2	Tabled Summary of Options
Attachment 3	Dorney House Program Guiding Principles

The Dorney House

Strategic Review



Prepared for
Hobart City Council
23 February 2016

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Appendices

- A **Details of Operational Model 1**
- B **Details of Operational Model 2**
- C **Details of Operational Model 3**
- D **Bushfire Hazard Management Details**

Executive Summary

At the meeting on the 21 September 2015 (item 16) Council resolved:

A further report be provided to identify costs associated with both the required improvements to the site and recurrent costs.

A feasibility study be undertaken to ascertain the suitability of the Fort's bunker areas to provide ancillary services to the Dorney House such as a kitchen, toilets, design workshop and artist studio space and to consider structure, heritage access and service requirements.

Governance and operational models be explored for the ongoing management and activation of the site with such models to include consideration of structures which maximise opportunities to derive external funding.

Implementation of the recommendations contained within the Dorney House Risk Assessment Report, be continued.

The Dorney House at Porter Hill be retained in Council ownership and be publicly accessible as a venue to facilitate cultural activities, pending the outcome of the report and feasibility.

Four operational models have therefore been identified and considered:

Operational Model 1: Rent as a private residence

The importance and uniqueness of the residence should be highlighted and maintained even if rented as a private residence. This can be achieved through a number of ways including renting the house fully furnished, providing landscaping services as part of the rental agreement and implementing all the recommendations which will fully realise the architectural integrity of the house. However, this 'ideal' may not be financially feasible; as such two costings have been provided, for this operational model – the first being the cost of implementing all the recommendations and the second being the cost of implementing the absolute critical ones.

A number of suggested items are not original but are considered to be essential for the success of this operational model, such as the provision of effective heating. Each of these new design elements, particularly the non-original elements, needs to be bespoke and to be coordinated by a suitably qualified architect to ensure the values of the site are not compromised.

The overall cost of this operation model is estimated at:

Costings A: **\$406,460** (excl GST) and estimated annual recurrent costs of **\$18,000 - \$22,000** (excl GST) that includes maintenance, utilities and management costs. .

Costings B: **\$168,770** (excl GST), with an estimated annual recurrent cost of **\$18,000 - \$22,000** (excl GST).

This operational model requires minimal management from Council or a third party and will maintain the architectural integrity of the site, however this model would largely remove any opportunity for public access and therefore is found not to be conducive to meeting community expectations for the site.

Further details are found under **Appendix A** and **Appendix D**.

Operational Model 2: Dorney House Program

The Dorney House Program is a mixed public-use model which facilitates public access incorporating small group workshops (writers, artist laboratories, leadership courses), short term artists residencies, performance-based use (theatrical, events, film set) and private hire (gourmet dinners, exhibitions). The Dorney House program will be a mixed public-use model that avoids exclusive use of the house by any one group. The Dorney House program will actively program use of the house, with an emphasis on activities that are relevant to the houses' origins and setting. The Dorney House program will involve a diverse range of user groups and provide an interesting range of opportunities for public visitation.

In terms of the governance of the program it is recommended that two options are explored. Firstly, the governing of the site through a board of directors that is comprised of people representing interested party's such as the City of Hobart, the Institute of Architects and the University of Tasmania. The day to day operational needs of the site would be provided by an in-house officer at Council that reported to and took instructions from the board of directors. The second governance model would be to lease the site to a foundation and remove Council's involvement in the site. The foundation would need to be established as a non-profit entity, with a clearly defined principal purpose within the parameters of the Dorney House Program. Regardless of the governance model the Dorney House Program would need to maximise cost recovery and pursue program self-sufficiency.

The Dorney House program will maximise cost recovery and pursue program self-sufficiency with an overall cost estimate of **\$744,390** (excl GST) and estimated annual recurrent cost of between **\$75,000 - \$90,000** (excl GST) that includes maintenance, utilities and management costs. This operational model is found to be acceptable on all grounds and is the preferred option. Further details are found under **Appendix B** and **Appendix D**.

Operational Model 3: Redevelop Bunkers

This operational model considers the derelict Fort Nelson structures on the site and the suitability to provide for ancillary services to the Dorney House such as kitchen, toilets, design workshops and/or artist studio space. It is considered that this model would complement the Dorney House Program (operational model 2) and could be considered at a later time dependent on the success of the program. The cost estimate for this operational model which includes the refurbishment of the bunker structure is **\$1,599,090** (excl GST) and estimated annual recurrent cost of between **\$90,000 - \$100,000** (excl GST) that includes maintenance, utilities and management costs. Further details are found in **Appendix C** and **Appendix D**.

Operational Model 4: Sell Residence

This option involves excising the house site from the current title and selling. It has been assumed that Council would subdivide as is, where is. There are a number of concerns regarding the excision of the house site from Council's reserve and its sale to a private owner:

- Overall the subdivision of the residence and surrounds is problematic on heritage grounds. The conservation plan clearly states the importance of retaining the house and the land on the one title.
- The Hobart Interim Planning Scheme 2015 does not utilise the Scenic Landscapes Code, instead relying upon the protection of landscape and skyline values through zoning and land tenure. This is considered potentially problematic should the house and surrounds be sold to a private entity as the scope within the planning scheme to protect the critical skyline that is Porters Hill would be compromised should further development be applied for.

- The sale of the site is unlikely to meet community expectations for the ongoing use and management of what is currently a public asset.
- The risk of detrimental impacts on existing values of the site or indeed on its relationship to the remaining reserve area is significant despite any conditions to sale or covenants on the title as the means to monitor and enforce compliance are limited and often expensive.

This operational model is therefore considered inconsistent with social values and is considered problematic in meeting the requirements of the heritage provisions of the interim planning scheme. Nevertheless, the cost of the obtaining subdivision approval (assuming no RMPAT appeal) is approximately **\$40,000** (excl GST) with the residence being valued at **\$1-1.25m** in 2007. Further details are found in **Appendix C** and **Appendix D**.

Overall Considerations

Management of the Refurbishment and House/landscape Improvements

The ongoing refurbishment, development (if deemed the preferred operational model) and maintenance must be undertaken in a sensitive manner in order to not damage the heritage values of the existing building and fort/bunker structures on the site. New design elements, particularly non-original elements need be bespoke and to be coordinated by a suitably qualified architect to ensure the values of the site both nationally and internationally are not compromised.

Use Rights

Advice sought from Council's Senior Legal Officer concluded that due to the length of time the principal building had not been used as a residence and by virtue of the operation of section 20(4) of the *Land Use Planning Approvals Act 1993* there are no existing use rights for the principle dwelling on the site.

The right to continue the use under the *Building Act 2000* is another matter and as no building work has been undertaken since 2 November 1994 nor has another occupancy permit been issued for the building, a certificate of occupancy is deemed to have been issued in respect of that building by regulation 75(1).

Bushfire Management

It is important to realise that for operational model 1 and operational model 2 (excluding the artists in residence component) obtaining an approved bushfire hazard management plan will not be triggered under the interim planning scheme or under the Building Act 2000. However, due to the significance of the residence, protecting the site is considered to be imperative.

Obtaining an appropriate balance between protecting the residence from a bushfire, protecting the biodiversity values and protecting the skyline of Porters Hill has been found to be problematic. Given that two previous dwellings have been destroyed by a bushfire on the site it is considered likely that the existing building will be threatened by fire. Retro fitting the house so as to comply with a BAL 29 construction level (or higher) would most likely result in an unacceptable impact on the architectural integrity of the building. However, clearing the vegetation surrounding the site so as to meet a lower construction level will most likely have an unacceptable impact on the Porters Hill skyline, and potentially the biodiversity values of the bushland.

Reconciling these competing values has not been fully resolved; it is therefore necessary that a fire engineer is engaged. The cost of engaging the expertise of a fire engineer is estimated to be \$5,000 - \$6,000.

1. Introduction

1.1 Purpose of the Report

The purpose of the report is to undertake an analysis of the available information in relation to the Dorney House on Porters Hill as well as providing new information around the planning, heritage and building requirements with the associated costs. The analysis was prepared in the context of identifying the most suitable use of the residence and surrounds out of the following four operational models:

1. Rent as private residence;
2. Dorney house program;
3. Redevelop bunkers; and
4. Sell residence.

1.2 Background to the Report

In 2006 Council acquired the Dorney House, the remnants of Fort Nelson and 35 hectares of surrounding bushland on Porters Hill to preserve the natural, cultural and scenic values of the site. Since then, majority of the area has been absorbed into the management regimes of the surrounding bushland reserves. However, the path forward for the Dorney House, the fort and surrounding gardens is not as clear and subsequently a significant number of reports, proposals and initiatives have been prepared and/or commenced for the site.

While still making an impression upon visitors in its current state the house lacks approachable details for all but those with architectural training or those with a key and learned interest in 20th century architecture. This impression is contributed to by the unfurnished state of the building and the dilapidated and tired condition of the existing built in furnishings as well as the surrounding landscaping.

In order to ensure that the values are retained and the optimum outcomes are achieved for the site as well as for the City of Hobart from a social, heritage, economic and environmental perspective, Council has sought a synopsis report that considers the work to date.

1.3 Project Team

This synopsis report was undertaken collaboratively between:

- Emma Riley and Associates;
- Room 11 Architects;
- Matrix Management Group;
- Bushfire Prone Development Solutions;
- Lee Tyers Building Surveyor; and
- Gandy and Roberts Consulting Engineers.

2. Operational Model 1

2.1 Description

This operational model involves renting the site out as a private residence.

2.2 Summary of Recommendations

It is recommended that regardless of whom the house is rented to, the importance and uniqueness of the residence is highlighted and maintained. This can be achieved through a number of ways including renting the house fully furnished, providing landscaping services as part of the rental agreement and implementing all the recommendations which will fully realise the architectural integrity of the house.

However, it is understood that this may not be financially feasible; as such two costings have been provided for this operational model – the first being the cost of implementing all the recommendations and the second being the cost of implementing the absolute critical ones.

This operational model requires minimal management from Council or a third party and will maintain the architectural integrity of the site.

This model of leasing the site out as a residence would largely remove any opportunity for public access and therefore not be conducive to meeting community expectations for the site.

Table 1: Operational Model 1: Rent as Private Residence

Consideration	Comment	Cost Estimate (excl GST)
Fixtures and Fittings		
Carpet/Vinyl	Details of the carpets importance in providing a holistic environment within the residence are found in Appendix B. The vinyl in the kitchen and bathroom is in poor state of repair, and needs to be replaced with similar.	\$26,160
Curtains	Brown velvet curtains originally divided off the 'wings' of the building – these should be re-installed.	\$5,650
Lighting (internal & external)	The original central lighting above the pit and in-floor lights at the base of columns in-floor should be re-instated. The original central up-lighting allowed perception of the view in the evening by significantly limiting light reflection in the glazing. The original design of these light fittings can be discerned from the photographic archive on display at home.	\$2,950
Central room lights	Dome type plastic fittings to be used. An original is still held within the home.	\$1,480
Exterior in ground up lighting	Illuminate the site/buildings during cultural events to put the building in the consciousness of the community.	\$11,100
Timber acoustic baffles	Remove applied polyurethane on formally unfinished timber by hand sanding.	\$7,100
Central flue	Find and resolve existing leak, rub back rust and re-seal with black low sheen heat tolerant finish to manufacturers specification.	\$2,960
80's Wood heater (removal)	Remove wood heater and tiled hearth and re-instate carpet to area and repair ceiling.	\$2,220
Tiles on fireplace	Replace missing tiles around fireplace with identical tiles and grout.	\$450
20kw Ducted heated pump	Given the suspended slab construction of the house a discreet installation of a ducted heat pump is possible with acceptable visual impact on the building. The only item that would be seen is the bespoke vents in the floor and exterior unit that can be discreetly located. Further information is provided in Appendix B.	\$23,420
Furniture and Homewares	Furnishing the house with period pieces will be an important element in maintaining the integrity.	\$45,540

Consideration	Comment	Cost Estimate (excl GST)
Exterior building elements		
Stairs: - Bunker stairs – 2 sets - Main stair - Stone steps	Bunker stairs and stone steps require rebuild. Grand stair is closed and requires remediation work. Further details Appendix B. Stairs from the easterly glass door have been significantly damaged. Sensitive re-build existing stone walls with cement mortar slurry to increase robustness.	Bunker stairs (2 sets) \$24,100 Main Stairs \$7,440 Stone stairs \$3,550
Lean to Structure	Refurbish to original state	Included in bunker
Landscaping		
Vegetation surrounding the house	The original landscape design should be followed which includes continuing and enhancing the carpet of succulents (including on the roof of the bunker) and native grasses interspersed by gravel pathways in the base palate around the building. As well as the removal of the immature specimens of <i>Eucalyptus globulus</i> . Further details identified in Appendix B.	Incorporated into maintenance cost
Dry stone walls	Stone walls are generally in serviceable condition	N/A
Concrete wall	Requires rebuilding	\$6,330
Pathway	Stabilisation required	Incorporated into maintenance cost
Structural Engineering Items		
Bunkers maintenance - General requirements - Maintenance of concrete structures	Generally all that is required is to passivate exposed steel elements (including re-enforcing) and paint with High Build Epoxy paint to manufacturer's specifications. These elements are sufficiently easily identified through visual inspection. Further information Appendix B.	\$13,300

Consideration	Comment	Cost Estimate (excl GST)
- Large cracks in concrete		
Glazing residence	<p>Through a number of investigations by the project architect and project engineers it was concluded that the glazing is not toughened. To replace the panels with toughened glass would be problematic in terms of heritage values and cost. There are two causes of glass failure: wind loads and impact failure. A further analysis found all but one glazing unit can comply with the wind loads and that impact failure can be dealt with through the application of safety film to the inside of the glass.</p> <p>As such, subject to the replacement of the one non-compliant glazing unit and the application of the safety film on the remainder, the glazing can be compliant with the contemporary requirements. This is supported by the project building surveyor.</p>	\$33,300
Infrastructure Requirements		
Sewerage disposal	Upgrade of septic tank	\$22,240
Water	No upgrade required	N/A
Stormwater	No upgrade required	N/A
Road	Driveway reseal	\$166,050
Parking area	Upgrade of parking area including the provision of wheel stops/guard rails. This must be disguised intervention and bespoke to the site. Refer Appendix b for further details.	\$9,820
Building Code of Australia		
Use rights	Notwithstanding that there are no existing use rights for the principal dwelling on the site under the <i>Land Use Planning and Approvals Act 1993</i> , the deemed occupancy permit for use as a residence under the <i>Building Act 2000</i> is still valid.	N/A
BCA Compliance	<p>Under the building act a certificate of occupancy is deemed to have been issued in respect of the building by regulation 75(1).</p> <p>In regards to the main residence it is imperative that the integrity of the structure is maintained for</p>	N/A

Consideration	Comment	Cost Estimate (excl GST)
	<p>all of the three options presented. While a definitive answer is not able to be obtained without a full architectural detail design, it is understood that in order to achieve the desired outcome of little or no intervention into the fabric that there are three avenues under the discretion of the Building Surveyor that are available:</p> <ul style="list-style-type: none"> • That the building is categorised as a Class 1a structure; • That pending a use change the main residence is categorised as a 9b structure; and • That the building be categorised as another class (depending on final details on use) and that a heritage dispensation shall be sort under regulation 20. <p>As such, achieving compliance with the BCA whilst still maintaining the architectural integrity of the building is highly probable. Further details of compliance are identified under Appendix B.</p>	
Fire		
Capacity of building to comply with a BAL rating of 29/19	<p>Due to the heritage significance of the building it is considered important that regardless of whether the requirements of AS3959-2009 Section 3, Construction for Bushfire Attack Level are technically required it is considered important that in order to protect the building (noting that two previous dwellings on the site have already been destroyed by fire) the building should be brought up to a construction level of either AS3959-2009 Section 3, Construction for Bushfire Attack Level 29 or 19.</p> <p>It will be necessary to obtain a fire engineered solution for the site to ensure the balance between the impact on the skyline of Porters Hill, the impact on biodiversity values, the impact on the architectural integrity of the house and the overall protection of the house from bushfire is found.</p>	\$5,000 - \$6,000
Access	The existing roadway does not comply with current standards, however with improvement of hardstands/passing bays on each bend and the addition of one passing bay on the longest stretch of straight access it would be reasonable to anticipate compliance with the requirements for private access.	Fire management \$124,680
Availability of water supply for fire fighting	There are 2 x 10,000L water tanks available on site. The poly-pipe where exposed above ground would need to be replaced with non-heat deforming pipe. The ability of the current water supply to be delivered at 270 litres per minute is unknown. Therefore, it is expected plumbing infrastructure	

Consideration	Comment	Cost Estimate (excl GST)
	would need to be installed to allow for Fire Fighting Vehicles to connect to the water supply and draw the water at 270 litres per minute. The water connection point should be within 3 metres of the fire-fighting vehicle hardstand and no closer than 6 metres to any building. The hardstand shall be located so that it is no further than 30 metres from the most disadvantaged part of the building. It is anticipated, due to the building layout that multiple hardstands would be required – not all hardstands need to be provided with a connection to the onsite firefighting water supply;	
Bush fire hazard management areas – level of clearance	The expectations for the vegetation and management within the hazard management area may vary – the best case is to remove the hazard for the entire 37 metres, however it is expected in this case modification and maintenance is the more likely scenario. This requires as a minimum that all debris and litter on the ground should be removed regularly, tree limbs within 2 metres of the ground should be cut away and tree canopies should be trimmed to maintain reasonable horizontal and vertical separation (small clumps of vegetation is acceptable). In addition, to the vegetation modification, it is recommended an irrigation system be installed to ensure vegetation within the hazard management area does not dry cure;	
Annual Ongoing Maintenance Requirements/Recurrent Costs (2016)		
Septic Pump	6 monthly	\$350
Heat Pump	Service annually	\$200
Landscaping	Clean up of garden beds, hazard management areas and pathways (quarterly)	\$1,080
Miscellaneous	Visual inspection and annual general maintenance,, replace water pumps	\$1,050
Painting	Every 10 years	\$10,917
Running Costs	Electricity, water and rates (quarterly)	\$2,092
Management Costs	Administration, accounting	\$2,450
Planning – Hobart Interim Planning Scheme 2015		

Consideration	Comment	Cost Estimate (excl GST)
Use	<p>The use as a single dwelling is prohibited within the Environmental Management Zone pursuant to clause 29.2. Notwithstanding pursuant to clause 9.5.1:</p> <p><i>An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.</i></p> <p>As such all uses can be considered for the site including residential, if the planning authority is satisfied that the approval of such an application would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.</p>	N/A
Parking and access	A traffic engineer would need to be consulted to ensure the parking and access on site is satisfactorily safe (e.g. the required wheel stops and guard rails are installed) notwithstanding, compliance with this code is considered straightforward for a residential use.	N/A
Environmental Management Zone	Reliance upon clause 9.5.1 (refer use provisions above) would be required for the residential use. The proposed use however, would not undermine the purpose of the zone which is 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.	N/A
Historic Heritage Code	The site is listed under the HIPS and on the Tasmanian Heritage Register. Any works undertaken on the site will need to be consistent with the historic cultural heritage values of the residence and fort structures.	N/A
Biodiversity Code	The site is subject to the biodiversity code. The level of clearance is dependent upon the Bushfire Hazard Management Plan – fuel modification areas around should be based on the existing cleared areas and managed to minimise any visual scarring on the skyline. Notwithstanding, some clearance will most likely be acceptable subject to the impacts being minimised as far as practicable and the remaining high priority values are retained and improved through current best practice management.	N/A
Bushfire Prone Areas Code	<p>If the proposal is for a change of use only (no development) then pursuant to clause E1.2 the Bushfire Prone Areas Code does not apply.</p> <p>Notwithstanding, the protection of the historic building from bushfire is considered to be a critical</p>	N/A

Consideration	Comment	Cost Estimate (excl GST)
	factor in the buildings long term survival. As such meeting the requirements of the Bushfire Prone Areas Code is considered important. Biodiversity values and the impacts on the skyline will need to be balanced with bushfire hazard management measures to maintain the vegetated setting and avoid any clearance which is visible on the ridge.	
Stormwater Management Code	No change to the stormwater infrastructure is proposed therefore the requirements of this code are not triggered.	N/A
Onsite Waste Water Management Code	No change required; the septic system will remain	N/A
Heritage		
Historic cultural heritage	<p>The construction of a series of three residences atop the gun emplacements is a rare example of such design and construction. These three residences of Esmond Dorney are of significance for their architectural aesthetic merit, and as representative examples of the post-war architectural style. The aesthetic merit of the existing residence includes its relationship to both the historic fort in this elevated position and the bushland setting.</p> <p>The first of Dorney's houses here is of significance as the first circular glass house in the world, contributing much to architectural practice.</p>	N/A
Military	Fort Nelson as a site of coastal defence in Tasmania, contributes to an understanding of the organisation of coastal defences across the country in the nineteenth and twentieth centuries. In particular, Fort Nelson, as the only place of coastal defence in Tasmania during WW1, is of historic importance for its ability to illustrate this phase of military defence. The fort is a rare example of Australia's coastal defence system in Tasmania, and particularly during WW1.	N/A
Social Values		
Public access	A social values assessment of the site has not been undertaken. However it is considered that the site would have social values attributed to it:	N/A

Consideration	Comment	Cost Estimate (excl GST)
	<ul style="list-style-type: none"> By Tasmania's architectural community for the Dorney residence, which contributes to an understanding of his work throughout the State; As a place of coastal defence and for its association with WWI and WWII, whereby the history is reflected in the changing nature and activity of the site; and Because of its landscape qualities – owing to its elevated position, relationship with adjoining Mount Nelson, and natural vegetation, the site forms a visual landmark and helps define the skyline of Lower Sandy Bay. <p>It is for these reasons that the retention of public access to the site is important and would be valued by the community. As such leasing the site out as a residence would largely remove any opportunity for public access and therefore not be conducive to meeting community expectations for the site.</p>	
Delineation between reserve and house	It is considered that leasing the site as a private residence may contribute to the dislocation between the residence/fort and the associated fort infrastructure located on the remainder of the property and the relationship between the residence and the natural environment.	N/A
Governance and Management		
Staff	There would be minimal staff input required; it assumed a rental property manager would be used. \$500/week rent @ 7.5%.	\$1,950/year (included in management recurrent costs)
Website	Website development	\$5,600

3. Operational Model 2

3.1 Description

The Dorney House Program is a mixed public-use model which facilitates public access incorporating small group workshops (writers, artist laboratories, leadership courses), short term artists residencies, performance-based use (theatrical, events, film set) and private hire (gourmet dinners, exhibitions).

The Dorney House program will be a mixed public-use model that avoids exclusive use of the house by any one group. The Dorney House program will actively program use of the house, with an emphasis on activities that are relevant to the houses' origins and setting. The Dorney House program will pursue activities and uses that are well matched to the house, avoiding the need to make major physical changes. The Dorney House program will involve a diverse range of user groups and provide an interesting range of opportunities for public visitation (i.e. incorporating general public visitation, small group workshops, short artist's residencies, performance-based use and private hire). The success of this option need not only rely on the cultural activities but the program could also include educational and recreational opportunities that are in keeping with the site and house.

3.2 Summary of Recommendations

In terms of the governance of the program it is recommended that two options are explored. Firstly, the governing of the site through a board of directors that is comprised of people representing interested party's such as the City of Hobart, the Institute of Architects and the University of Tasmania. The day to day operational needs of the site would be provided by an in-house officer at Council that reported to and took instructions from the board of directors. The second governance model would be to lease the site to a foundation and remove Council's involvement in the site. The foundation would need to be established as a non-profit entity, with a clearly defined principal purpose within the parameters of the Dorney House Program. Regardless of the governance model the Dorney House Program would need to maximise cost recovery and pursue program self-sufficiency.

A significant constraint of this model is vehicular access and parking on site. As such, consideration would need to be given to shuttling visitors to the site; this could become an enjoyable part of experiencing the property.

This model has been found to be acceptable on all levels and is therefore the preferred operational model for the site.

Table 2: Operational Model 2: Dorney House Program

Consideration	Comments	Cost Estimate (excl GST)
Fixtures and Fittings		
Carpet/Vinyl	Details of the carpets importance in providing a holistic environment within the residence are found in Appendix B. The vinyl in the kitchen and bathroom is in poor state of repair, and needs to be replaced with similar.	\$26,160
Curtains	Brown velvet curtains originally divided off the 'wings' of the building – these should be re-installed.	\$5,650
Lighting (internal & external)	The original central lighting above the pit and in-floor lights at based of columns in-floor should be re-instated. The original central up-lighting allowed perception of the view in the evening by significantly limiting light reflection in the glazing. The original design of these light fittings can be discerned from the photographic archive on display at home.	\$2,950
Central room lights	Dome type plastic fittings to be used. An original is still held within the home.	\$1,480
Exterior in ground up lighting	Exterior: Illuminate the home that crowns the hill. This will put the home back into the consciousness of Hobartians.	\$11,100
Timber acoustic baffles	Remove applied polyurethane on formally unfinished timber by hand sanding.	\$7,100
Central flue	Find and resolve existing leak, rub back rust and re-seal with black low sheen heat tolerant finish to manufacturers specification.	\$2,960
80's Wood heater	Remove wood heater and tiled hearth and re-instate carpet to area and repair ceiling.	\$2,220
Tiles on fireplace	Replace missing tiles around fireplace with identical tiles and grout.	\$450
20kw Ducted heated pump	Given the suspended slab construction of the house a discreet installation of a ducted heat pump is possible with acceptable impact on the building. The only item that would be seen is the bespoke vents in the floor and exterior unit that can be discreetly located.	\$23,420

Furniture and homewares	Furnishing the house with period pieces will be an important element in maintaining the integrity of historic characteristics.	\$45,540
Exterior building elements		
Stairs: - Bunker stairs – 2 sets - Main stair - Stone steps	Bunker stairs and stone steps require rebuild. Grand stair is closed and requires remediation work. Further details Appendix B. Stairs from the easterly glass door have been significantly damaged. Sensitive re-build existing stone walls with cement mortar slurry to increase robustness.	Bunker stairs (2 sets) \$24,100 Main Stairs \$7,440 Stone stairs \$3,550
Lean to Structure	Refurbish to original state	Included in bunker
Landscaping (inclusive of provision of pathways through garden)		
Vegetation surrounding the house	The original landscape design and should be followed. This includes continuing and maintaining the carpet of succulents (including on the roof of the bunker) and native grasses interspersed by gravel pathways in base palate around the building. The removal of the immature specimens of <i>Eucalyptus globulus</i> is also required. Further details of landscaping are provided in Appendix C.	Costs incorporated into maintenance schedule
Dry stone walls	Generally in serviceable condition	N/A
Concrete Wall	Requires rebuilding	\$6,330
Stone walls	Stone walls are generally in serviceable condition	N/A
Pathway	Stabilising of the path required.	Incorporated into maintenance costs

Structural Engineering Items		
Bunker Maintenance - General requirements - Maintenance of concrete structures - Large cracks in concrete	Generally all that is required is to passivate exposed steel elements (including re-enforcing) and paint with High Build Epoxy paint to manufacturer's specifications. These elements are sufficiently easily identified through visual inspection.	\$13,300
Glazing residence	Through a number of investigations by the project architect and project engineers it was concluded that the glazing is not toughened. To replace the panels with toughened glass would be problematic in terms of heritage values and cost. There are two causes of glass failure: wind loads and impact failure. A further analysis found all but one glazing unit can comply with the wind loads and that impact failure can be dealt with through the application of safety film to the inside of the glass. As such, subject to the replacement of the one non-compliant glazing unit and the application of the safety film on the remainder, the glazing can be compliant with the contemporary requirements. This is supported by the project building surveyor.	\$33,300
Infrastructure Requirements		
Sewerage disposal	Upgrade of septic tank	\$22,240
Water	Specific details of the use will be required to determine whether an upgrade of the water pipe (in terms of a larger size) would be required. Current size is 50mm dia	N/A
Stormwater	No upgrade required	N/A
Road	Driveway reseal	\$94,250
Parking	Upgrade of parking area including the provision of wheel stops/rail guards must be disguised intervention and bespoke to the site	\$9,820
Drop Off Zone	Upgrade of drop off including the provision of wheel stops/rail guards	\$10,350

Turning/Drop-off zone	Upgrade of turning area and second drop off zone including the provision of wheel stops/rail guards	\$33,430
Departure structure (off site)	A structure will need to be constructed off site to provide for an area that visitors to the site can be shuttled to the house from.	\$22,240
BCA Compliance Issues		
Use rights	Notwithstanding that there are no existing use rights for the principal dwelling on the site under the Land Use Planning and Approvals Act 1993, the deemed occupancy permit for use as a residence under Building Act 2000 is still valid.	N/A
BCA Compliance	<p>Under the building act a certificate of occupancy is deemed to have been issued in respect of the building by regulation 75(1).</p> <p>In regards to the main residence it is imperative that the integrity of the structure is maintained for all of the three options presented. While a definitive answer is not able to be obtained without a full architectural detail design, it is understood that in order to achieve the desired outcome of little or no intervention into the fabric that there are several avenues under the discretion of the Building Surveyor that are available:</p> <p>That the building is categorised as a Class 1a structure;</p> <p>That pending a use change the main residence is categorised as a 9b structure; and</p> <p>That the building be categorised as another class (depending on final details on use) and that a heritage dispensation shall be sort under regulation 20.</p> <p>As such, achieving compliance with the BCA whilst still maintaining the architectural integrity of the building is highly probable. Further details of compliance are identified under Appendix C.</p>	N/A
Equal Access	Construction of lift and bathroom facilities to provide for equal access is proposed to be internally located in the bunker structure/flat. Refer appendix D for further information	\$182,250
Fire		
Capacity of building to comply	Due to the heritage significance of the building it is considered important that regardless of whether the requirements of AS3959-2009 Section 3, Construction for Bushfire Attack Level are technically	\$5,000 - \$6,000

with a BAL rating of 29/19	<p>required it is considered important that in order to protect the building (noting that two previous dwellings on the site have already been destroyed by fire) the building should be brought up to a construction level of either AS3959-2009 Section 3, Construction for Bushfire Attack Level 29 or 19.</p> <p>It will be necessary to obtain a fire engineered solution for the site to ensure the balance between the impact on the skyline of Porters Hill, the impact on biodiversity values, the impact on the architectural integrity of the house and the overall protection of the house from bushfire is found.</p>	
Access	The existing roadway does not comply with current standards, however with improvement of hardstands/passing bays on each bend and the addition of one passing bay on the longest stretch of straight access it would be reasonable to anticipate compliance with the requirements for private access.	\$124,680
Availability of water supply for fire fighting	There are 2 x 10,000L water tanks available on site. The poly-pipe where exposed above ground would need to be replaced with non-heat deforming pipe. The ability of the current water supply to be delivered at 270 litres per minute is unknown. Therefore, it is expected plumbing infrastructure may need to be installed to allow for Fire Fighting Vehicles to connect to the water supply and draw the water at 270 litres per minute. The water connection point should be within 3 metres of the fire-fighting vehicle hardstand and no closer than 6 metres to any building. The hardstand shall be located so that it is no further than 30 metres from the most disadvantaged part of the building. It is anticipated, due to the building layout that multiple hardstands would be required – not all hardstands need to be provided with a connection to the onsite firefighting water supply;	
Bush fire hazard management areas – level of clearance	The expectations for the vegetation and management within the hazard management area may vary – the best case is to remove the hazard for the entire 37 metres, however it is expected in this case modification and maintenance is the more likely scenario. This requires as a minimum that all debris and litter on the ground should be removed regularly, tree limbs within 2 metres of the ground should be cut away and tree canopies should be trimmed to maintain reasonable horizontal and vertical separation (small clumps of vegetation is acceptable). In addition to the vegetation modification, it is recommended an irrigation system be installed to ensure vegetation within the hazard management area does not dry cure.	
Management options for	The type of use described by the required provision for a Bushfire Hazard Management Plan under the Code – E1.5 Vulnerable Use – Visitor Accommodation. An additional consideration therefore	N/A

safety of occupants	under this operational model will be the preparation of an emergency evacuation plan and procedure. This procedure highlights the need for an understanding of the site by visitors and transient persons. Visitors are to be made aware of the possible bushfire risks which may occur and it would be a requirement for responsible persons on-site to manage the site and its occupants in the event an emergency. Other management strategies may be implemented such as not occupying the buildings on days where the FDI exceeds 50.	
Ongoing Maintenance Requirements/Recurrent Costs		
Septic Pump	6 monthly	\$350
Heat Pump	Service annually	\$200
Landscaping	Clean up of garden beds, maintain hazard management area and pathways every two months	\$1,080
Miscellaneous	Visual inspection and annual general maintenance	\$500
Painting	Every 10 years	\$10,917
Running Costs	Electricity, water and rates (quarterly)	\$2,092
Management Costs	Administration, accounting	\$14,000
Planning – Hobart Interim Planning Scheme 2015		
Use	<p>The use categories provided for in the Environmental Management Zone are limited. Notwithstanding pursuant to clause 9.5.1:</p> <p><i>An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.</i></p> <p>As such all uses can be considered for the site including the proposed mix of uses for the Dorney House Project, if the planning authority is satisfied that the approval of such an application would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.</p>	N/A

Parking and access	A traffic engineer would need to be consulted to ensure the parking and access on site is satisfactorily safe (e.g. the required wheel stops and guard rails are installed for the car parking area, the drop off zones and the driveway). Furthermore, a traffic impact statement would need to be prepared that detailed the traffic management measures (shuttle service etc) that will be undertaken for the proposed uses. It is considered however that compliance with this code is achievable for the mixed use.	N/A
Environmental Management Zone	The proposed use is considered to be consistent with the purpose of the zone which is 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.	N/A
Historic Heritage Code	The site is listed under the HIPS and on the Tasmanian Heritage Register. Any works undertaken on the site will need to be consistent with the historic cultural heritage values of the residence and fort structure.	N/A
Biodiversity Code	The site is subject to the biodiversity code. The level of clearance is dependent upon the endorsed Bushfire Hazard Management Plan – fuel modification areas around should be based on the existing cleared areas and managed to minimise any visual scarring on the skyline. Notwithstanding, some clearance (as detailed under fire section) will most likely be acceptable subject to the impacts being minimised as far as practicable and the remaining high priority values are retained and improved through current best practice management.	N/A
Bushfire Prone Areas Code	The artists in residence (visitor accommodation) component of the change of use will trigger the Bushfire Prone Areas Code. As detailed above it is considered that compliance with this code could be achieved subject to any works to the building such as screening for the glazing not having a detrimental impact on the architectural integrity of the building.	N/A
Stormwater Management Code	No change to the stormwater infrastructure is proposed therefore the requirements of this code are not triggered.	N/A
Onsite Waste Water Management Code	The preference is for a septic tank. Compliance with this code is considered achievable.	N/A

Heritage		
Historic cultural heritage	<p>The construction of a series of three residences atop the gun emplacements is a rare example of such design and construction. These three residences of Esmond Dorney are of significance for their architectural aesthetic merit, and as representative examples of the post-war architectural style. The aesthetic merit of the existing residences includes their relationship to both the historic fort in its elevated position and the bushland setting.</p> <p>The first of Dorney's houses here is of significance as the first circular glass house in the world, contributing much to architectural practice.</p>	N/A
Military	<p>Fort Nelson as a site of coastal defence in Tasmania, contributes to an understanding of the organisation of coastal defences across the country in the nineteenth and twentieth centuries. In particular, Fort Nelson, as the only place of coastal defence in Tasmania during WW1, is of historic importance for its ability to illustrate this phase of military defence. The fort is a rare example of Australia's coastal defence system in Tasmania, and particularly during WW1.</p>	N/A
Social Values		
Public access	<p>A social values assessment of the site has not been undertaken. However it is considered that the site would have social values attributed to it:</p> <p>By Tasmania's architectural community for the Dorney residence, which contributes to an understanding of his work throughout the State;</p> <p>As a place of coastal defence and for its association with WWI and WWII, whereby the history is reflected in the changing nature and activity of the site; and</p> <p>Because of its landscape qualities – owing to its elevated position, relationship with adjoining Mount Nelson, and natural vegetation, the site forms a visual landmark and helps define the skyline of Lower Sandy Bay.</p> <p>It is for these reasons that providing for public access to the site is a critical element in selecting the most appropriate use for the site. Furthermore, the connection between the structures on the site and their natural setting will be maintained.</p>	N/A

Governance and Management		
Governance	In terms of the governance of the program it is recommended that two options are explored. Firstly the governing of the site through a board of directors that is made up of people representing interested party's such as the City of Hobart, the Institute of Architects and the University of Tasmania. The day to day operational needs of the site would be provided by an in-house officer at Council that reported to the board of directors. The second governance model would be to lease the site to a foundation and remove Council's involvement in the site. The foundation would need to be established as a non-profit entity, with a clearly defined principal purpose within the parameters of the Dorney House Program. Regardless of the governance model the Dorney House Program will aim to maximise cost recovery and pursue program self-sufficiency.	N/A
Staff	It has been assumed for one staff member, 1 day per week	\$60,000/year (0.2)
Website	Website development. Refer Appendix C	\$5,600

4. Operational Model 3

4.1 Description

This option considers the derelict Fort Nelson structures on the site and the suitability to provide for ancillary services to the Dorney House such as kitchen, toilets, design workshops and/or artist studio space.

This operational model is considered to be an extension of the Dorney House Program and would only be implemented should that program be successful and an extension to be considered a viable option.

The governance and management of this model would be to that identified under the Dorney House Program.

4.2 Summary of Recommendation

This operational model has been found to be acceptable on all levels. It is however expected that it would only be implemented as an extension of the success of the Dorney House Program. That is, this model is considered to be an extension of model 2 above.

Table 3: Operational Model 3: Redevelop Bunkers

Consideration	Comments	Cost Estimate (excl GST)
Fixtures and Fittings		
Carpet	Details of the carpets importance in providing a holistic environment within the residence are found in Appendix B. The vinyl in the kitchen and bathroom is in poor state of repair, and needs to be replaced with similar.	\$26,160
Curtains	Brown velvet curtains originally divided off the 'wings' of the building – these should be reinstalled.	\$5,650
Lighting (internal & external)	The original central lighting above the pit and in-floor lights at based of columns in-floor should be re-instated. The original central up-lighting allowed perception of the view in the evening by significantly limiting light reflection in the glazing. The original design of these light fittings can be discerned from the photographic archive on display at home.	\$2,950
Central room lights	Dome type plastic fittings to be used. An original is still held within the home.	\$1,480
Exterior in ground up lighting	Illuminating the buildings on the site during particular cultural events is an opportunity to put the site in the consciousness of the community.	\$11,100
Timber acoustic baffles	Remove applied polyurethane on formally unfinished timber by hand sanding	\$7,100
Central flue	Find and resolve existing leak, rub back rust and re-seal with black low sheen heat tolerant finish to manufactures specification	\$2,960
80's Wood heater	Remove wood heater and tiled hearth and re-instate carpet to area and repair ceiling.	\$2,220
Tiles on fireplace	Replace missing tiles around fireplace with identical tiles and grout.	\$450
20kw Ducted heated pump	Given the suspended slab construction of the house a discreet installation of a ducted heat pump is possible with acceptable impact on the building. Further details of the installation requirements are provided in Appendix D.	\$23,420

Furniture and Homewares	Furnishing the house with period pieces will be an important element in maintain the integrity of historic characteristics.	\$45,540
Exterior building elements		
Stairs: - Bunker stairs – 2 sets - Main stair - Stone steps	Bunker access stairs require rebuilding Grand stair is closed and requires remediation work. Further details refer Appendix D Stairs from the easterly glass door have been significantly damaged. Sensitive rebuild existing stone.	Bunker stairs (2 sets) \$24,100 Main Stairs \$7,440 Stone stairs \$3,550
Lean to structure	Refurbish to original state	Included in bunker
Landscaping (inclusive of pathways)		
Vegetation surrounding the house	The landscaping plan is based upon the original landscape design and should be followed. This includes continuing and maintaining the carpet of succulents (including on the roof of the bunker) and native grasses interspersed by gravel pathways in base palate around the building. The removal of the immature specimens of <i>Eucalyptus globulus</i> is also required.	Incorporated into maintenance schedule costs.
Dry stone walls	Generally in serviceable condition	N/A
Concrete Wall	Requires rebuilding. Refer appendix D.	\$6,330
Pathway	Stabilising of the path required.	Incorporated into maintenance schedule costs.
Structural Engineering Items		
Glazing residence	Through a number of investigations by the project architect and project engineers it was concluded	\$33,300

	<p>that the glazing is not toughened. To replace the panels with toughened glass would be problematic in terms of heritage values and cost. There are two causes of glass failure: wind loads and impact failure. A further analysis found all but one glazing unit can comply with the wind loads and that impact failure can be dealt with through the application of safety film to the inside of the glass.</p> <p>As such, subject to the replacement of the one non-compliant glazing unit and the application of the safety film on the remainder, the glazing can be compliant with the contemporary requirements. This is supported by the project building surveyor.</p>	
Bunker Upgrade		
Bunker refurbishment	Allowance for high-quality refurbishment to concrete bunker structures. An adaptive reuse of the bunkers that will facilitate the expansion of the Dorney House Program. Further details of the use of the structure are provided in Appendix C.	\$896,000
Infrastructure Requirements		
Sewerage disposal	Upgrade of septic tank	\$22,240
Water	Specific details of the use will be required to determine whether an upgrade of the water pipe (in terms of a larger size) would be required. Current size is 50mm dia	N/A
Stormwater	No upgrade required	N/A
Road	Driveway reseal	\$94,250
Parking	Upgrade of parking area including the provision of wheel stops/rail guards. These must be disguised intervention and bespoke to the site.	\$9,820
Drop Off Zone	Upgrade of drop off including the provision of wheel stops/rail guards	\$10,350
Turning/Drop-off zone	Upgrade of turning area and second drop off zone including the provision of wheel stops/rail guards	\$33,430
Departure structure (off site)	A structure will need to be constructed off site to provide for an area that visitors to the site can be shuttled to the house from.	\$22,240

Building Code of Australia (BCA)		
Use rights	Notwithstanding that there are no existing use rights for the principal dwelling on the site under the <i>Land Use Planning and Approvals Act 1993</i> , the deemed occupancy permit for use as a residence under Building Act 2000 is still valid.	N/A
BCA Compliance	<p>Under the building act a certificate of occupancy is deemed to have been issued in respect of the building by regulation 75(1).</p> <p>In regards to the main residence it is imperative that the integrity of the structure is maintained for all of the three options presented. While a definitive answer is not able to be obtained without a full architectural detail design, it is understood that in order to achieve the desired outcome of little or no intervention into the fabric that there are several avenues under the discretion of the Building Surveyor that are available:</p> <p style="padding-left: 40px;">That the building is categorised as a Class 1a structure;</p> <p style="padding-left: 40px;">That pending a use change the main residence is categorised as a 9b structure; and</p> <p style="padding-left: 40px;">That the building be categorised as another class (depending on final details on use) and that a heritage dispensation shall be sort under regulation 20.</p> <p>As such, achieving compliance with the BCA whilst still maintaining the architectural integrity of the building is highly probable. Further details of compliance are identified under Appendix D.</p>	N/A
Equal Access	Construction of lift to provide for equal access is proposed to be internally located in the bunker structure/flat. Refer appendix D for further information.	\$182,250
Fire		
Capacity of building to comply with a BAL rating of 29/19	Due to the heritage significance of the building it is considered important that regardless of whether the requirements of AS3959-2009 Section 3, Construction for Bushfire Attack Level are technically required it is considered important that in order to protect the building (noting that two previous dwellings on the site have already been destroyed by fire) the building should be brought up to a construction level of either AS3959-2009 Section 3, Construction for Bushfire Attack Level 29 or 19.	\$5,000 - \$6,000

	It will be necessary to obtain a fire engineered solution for the site to ensure the balance between the impact on the skyline of Porters Hill, the impact on biodiversity values, the impact on the architectural integrity of the house and the overall protection of the house from bushfire is found.	
Access	The existing roadway does not comply with current standards, however with improvement of hardstands/passing bays on each bend and the addition of one passing bay on the longest stretch of straight access it would be reasonable to anticipate compliance with the requirements for private access.	\$124,680
Availability of water supply for fire fighting	There are 2 x 10,000L water tanks available on site. The poly-pipe where exposed above ground would need to be replaced with non-heat deforming pipe. The ability of the current water supply to be delivered at 270 litres per minute is unknown. Therefore, it is expected plumbing infrastructure may need to be installed to allow for Fire Fighting Vehicles to connect to the water supply and draw the water at 270 litres per minute. The water connection point should be within 3 metres of the fire-fighting vehicle hardstand and no closer than 6 metres to any building. The hardstand shall be located so that it is no further than 30 metres from the most disadvantaged part of the building. It is anticipated, due to the building layout that multiple hardstands would be required – not all hardstands need to be provided with a connection to the onsite firefighting water supply;	
Bush fire hazard management areas – level of clearance	The expectations for the vegetation and management within the hazard management area may vary – the best case is to remove the hazard for the entire 37 metres, however it is expected in this case modification and maintenance is the more likely scenario. This requires as a minimum that all debris and litter on the ground should be removed regularly, tree limbs within 2 metres of the ground should be cut away and tree canopies should be trimmed to maintain reasonable horizontal and vertical separation (small clumps of vegetation is acceptable). In addition to the vegetation modification, it is recommended an irrigation system be installed to ensure vegetation within the hazard management area does not dry cure.	
Management options for safety of occupants	The type of use described by the brief requires provision for a Bushfire Hazard Management Plan under the Code – E1.5 Vulnerable Use – Visitor Accommodation. An additional consideration therefore under this operational model will be the preparation of an emergency evacuation plan and procedure. This procedure highlights the need for an understanding of the site by visitors and transient persons. Visitors are to be made aware of the possible bushfire risks which may occur and it would be a requirement for responsible persons on-site to manage the site and its occupants in the event an	N/A

	emergency. Other management strategies may be implemented such as not occupying the buildings on days where the FDI exceeds 50.	
Ongoing Maintenance Requirements/Recurrent Costs		
Septic Pump	6 monthly	\$350
Heat Pump	Service annually	\$200
Landscaping	Clean up of garden beds, maintain hazard management area and pathways every two months	\$1,080
Miscellaneous	Visual inspection and annual general maintenance	\$500
Painting	Every 10 years	\$10,917
Running Costs	Electricity, water and rates (quarterly)	\$3,565
Management Costs	Administration, accounting	\$14,000
Planning – Hobart Interim Planning Scheme 2015		
Use	<p>The use categories provided for in the Environmental Management Zone are limited. Notwithstanding pursuant to clause 9.5.1:</p> <p><i>An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.</i></p> <p>As such all uses can be considered for the site including the proposed mix of uses for the Dorney House Project, if the planning authority is satisfied that the approval of such an application would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.</p>	N/A
Parking and access	A traffic engineer would need to be consulted to ensure the parking and access on site is satisfactorily safe (e.g. the required wheel stops and guard rails are installed for the car parking area, the drop off zones and the driveway). Furthermore, a traffic impact statement would need to be prepared that detailed the traffic management measures (shuttle service etc) that will be undertaken for the	N/A

	proposed uses. It is considered however that compliance with this code is achievable for the mixed use.	
Environmental Management Zone	The proposed use is considered to be consistent with the purpose of the zone which is 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.	N/A
Historic Heritage Code	The site is listed under the HIPS and on the Tasmanian Heritage Register. Any works undertaken on the site will need to be consistent with the historic cultural heritage values of the residence and fort structure.	N/A
Biodiversity Code	The site is subject to the biodiversity code. The level of clearance is dependent upon the endorsed Bushfire Hazard Management Plan – fuel modification areas around should be based on the existing cleared areas and managed to minimise any visual scarring on the skyline. Notwithstanding, some clearance (as detailed under fire section) will be acceptable subject to the impacts being minimised as far as practicable and the remaining high priority values are retained and improved through current best practice management.	N/A
Bushfire Prone Areas Code	The artists in residence (visitor accommodation) component of the change of use will trigger the Bushfire Prone Areas Code. As detailed above it is considered that compliance with this code could be achieved.	N/A
Stormwater Management Code	No change to the stormwater infrastructure is proposed therefore the requirements of this code are not triggered.	N/A
Onsite Waste Water Management Code	The preference is for a septic tank.	N/A
Heritage		
Historic cultural heritage	The construction of a series of three residences atop the gun emplacements is a rare example of such design and construction. These three residences of Esmond Dorney are of significance for their architectural aesthetic merit, and as representative examples of the post-war architectural style. The aesthetic merit of the existing residences includes their relationship to both the historic fort in tis	N/A

	<p>elevated position and the bushland setting.</p> <p>The first of Dorney's houses here is of significance as the first circular glass house in the world, contributing much to architectural practice.</p>	
Military	Fort Nelson as a site of coastal defence in Tasmania, contributes to an understanding of the organisation of coastal defences across the country in the nineteenth and twentieth centuries. In particular, Fort Nelson, as the only place of coastal defence in Tasmania during WW1, is of historic importance for its ability to illustrate this phase of military defence. The fort is a rare example of Australia's coastal defence system in Tasmania, and particularly during WW1.	N/A
Social Values		
Public access	<p>A social values assessment of the site has not been undertaken. However it is considered that the site would have social values attributed to it:</p> <p>By Tasmania's architectural community for the Dorney residence, which contributes to an understanding of his work throughout the State;</p> <p>As a place of coastal defence and for its association with WWI and WWII, whereby the history is reflected in the changing nature and activity of the site; and</p> <p>Because of its landscape qualities – owing to its elevated position, relationship with adjoining Mount Nelson, and natural vegetation, the site forms a visual landmark and helps define the skyline of Lower Sandy Bay.</p> <p>It is for these reasons that providing for public access to the site is a critical element when selecting the most appropriate use for the site. Furthermore, the connection between the structures on the site and their natural setting will be maintained.</p>	N/A
Governance and Management		
Governance	In terms of the governance of the program it is recommended that two options are explored. Firstly the governing of the site through a board of directors that is made up of people representing interested party's such as the City of Hobart, the Institute of Architects and the University of Tasmania. The day to day operational needs of the site would be provided by an in-house officer at Council that reported to	N/A

	the board of directors. The second governance model would be to lease the site to a foundation and remove Council's involvement in the site. The foundation would need to be established as a non-profit entity, with a clearly defined principal purpose within the parameters of the Dorney House Program. Regardless of the governance model the Dorney House Program will aim to maximise cost recovery and pursue program self-sufficiency.	
Staff	It has been assumed for one staff member, 1 day per week	\$60,000/year (0.2)
Website	Website development Refer to appendix D for further information	\$5,600

5. Operational Model 4

5.1 Description

This operational model aims to sell the residence and surrounding garden. To achieve this it would have to be subdivided and excised from Council's reserve of Porters Hill. It has been assumed that Council would subdivide as is, where is. If the cost of undertaking maintenance/refurbishment of house prior to selling is required than consideration of Option 1 Costings will be relevant.

5.2 Summary of Recommendation

There are a number of concerns regarding the excision of the house site from Council's reserve and its sale to a private owner:

- Overall the subdivision of the residence and surrounds is problematic on heritage grounds. The conservation plan clearly states the importance of retaining the house and the land on the one title. The THC have advised that subdivision could be problematic and will be difficult to achieve in a sensible way:

Due to the fort underlying the Dorney house it would be necessary to capture all fort related sites and access routes on one parcel of land and include capturing significant view line (for both fort and Dorney architecture). The Dorney house will also need to retain enough of the surrounding bushland to capture the sense of setting.

- In terms of other planning issues, the Hobart Interim Planning Scheme 2015 does not utilise the Scenic Protection Overlay, instead relying upon the protection of landscape and skyline values through zoning and land tenure. This is considered potentially problematic should the house and surrounds be sold to a private entity as the scope within the planning scheme to protect the critical skyline that is Porters Hill would be compromised should further development be applied for.
- The sale of the site is unlikely to meet community expectations for the ongoing use and management of what is currently a public asset. This operational model is therefore considered inconsistent with the social values for the site. There may be significant community backlash should a subdivision application by forthcoming raising risks of an appeal to the Resources Management and Appeals Tribunal.
- The risk of detrimental impacts on existing values of the site or indeed on its relationship to the remaining reserve area is significant despite any conditions to sale or covenants on the title as the means to monitor and enforce compliance are limited and often expensive. Council would lose control of the site when it loses ownership of the site with possible consequences considered significant.

Table 4: Operational Model 4: Sell Residence

Consideration	Comments	Cost Estimate (excl GST)
Subdivision Costs		
Land surveyor	Engage land surveyor	\$3,000
Real estate agent fees	Engage real estate agent (fee can be negotiated by generally 2-2.5%) The house and surrounds were valued at \$1 to \$1.25 million in 2007.	\$31,250
Conveyancing fees	The conveyancing fees will be higher due to the covenants and restrictions that would need to be put on the title	\$4,500
Land titles office	Lands title office fee	\$1,000
Planning – Hobart Interim Planning Scheme 2015		
Use	The use as a single dwelling is prohibited within the Environmental Management Zone pursuant to clause 29.2. Notwithstanding pursuant to clause 9.5.1: <i>An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.</i> As such all uses can be considered for the site including residential, if the planning authority is satisfied that the approval of such an application would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.	N/A
Environmental Management Zone	Reliance upon clause 9.5.1 would be required for a number of potential uses on the site.	N/A
Subdivision requirements	It is considered that the subdivision could meet the performance criteria under the zone provisions if the planning authority considered the use as allowable.	N/A

Parking and access	A traffic engineer would need to be consulted to ensure the parking and access on site is satisfactorily safe (e.g. the required wheel stops and guard rails are installed) notwithstanding, compliance with this code is considered straightforward for a residential use.	N/A
Historic Heritage Code	<p>The site is listed on both the Tasmanian Heritage Register and under the HIPS. The conservation plan that was prepared upon Council's purchase of the site specifically states that no subdivision should occur as follows:</p> <p><i>Subdivision of the residence and surrounds from the remainder of the property would have a high impact on the heritage values of Porter Hill. It would dislocate the historical relationship between the residence/fort and the associated fort infrastructure located on the remainder of the property. It would also compromise the relationship between the residence and the natural environment.</i>¹</p> <p>As such achieving compliance with the requirements of the historic heritage code is considered unlikely.</p>	N/A
Biodiversity Code	The site is subject to the biodiversity code. The level of clearance is dependent upon the endorsed Bushfire Hazard Management Plan – fuel modification areas around should be based on the existing cleared areas and managed to minimise any visual scarring on the skyline. Notwithstanding, some clearance may be acceptable subject to the impacts being minimised as far as practicable and the remaining high priority values are retained and improved through current best practice management.	N/A
Bushfire Prone Areas Code	<p>If the proposal is for a change of use only (no development) then pursuant to clause E1.2 the Bushfire Prone Areas Code does not apply.</p> <p>Notwithstanding, the protection of the historic building from bushfire is considered to be a critical factor in the buildings long term survival. As such meeting the requirements of the Bushfire Prone Areas Code is considered important. Biodiversity values and the impacts on the skyline will need to be balanced with bushfire hazard management measures to maintain the vegetated setting and avoid any clearance which is visible on the ridge.</p>	N/A

¹ Porter Hill Conservation Plan p.56 GHD

Stormwater Management Code	No change to the stormwater infrastructure is proposed therefore the requirements of this code are not triggered.	N/A
Onsite Waste Water Management Code	No change required; the septic system will remain	N/A
Heritage		
Historic cultural heritage	<p>The construction of a series of three residences atop the gun emplacements is a rare example of such design and construction. These three residences of Esmond Dorney are of significance for their architectural aesthetic merit, and as representative examples of the post-war architectural style. The aesthetic merit of the existing residences includes their relationship to both the historic fort in its elevated position and the bushland setting.</p> <p>The first of Dorney's houses here is of significance as the first circular glass house in the world, contributing much to architectural practice.</p>	N/A
Military	Fort Nelson as a site of coastal defence in Tasmania, contributes to an understanding of the organisation of coastal defences across the country in the nineteenth and twentieth centuries. In particular, Fort Nelson, as the only place of coastal defence in Tasmania during WW1, is of historic importance for its ability to illustrate this phase of military defence. The fort is a rare example of Australia's coastal defence system in Tasmania, and particularly during WW1.	N/A
Social Values		
Public access	<p>A social values assessment of the site has not been undertaken. However it is considered that the site would have social values attributed to it:</p> <p>By Tasmania's architectural community for the Dorney residence, which contributes to an understanding of his work throughout the State;</p> <p>As a place of coastal defence and for its association with WWI and WWII, whereby the history is reflected in the changing nature and activity of the site; and</p> <p>Because of its landscape qualities – owing to its elevated position, relationship with adjoining</p>	N/A

	<p>Mount Nelson, and natural vegetation, the site forms a visual landmark and helps define the skyline of Lower Sandy Bay.</p> <p>It is for these reasons that the retention of public access to the site is important and would be valued by the community. As such excising the house and selling to a private entity would remove any opportunity for public access and result in the loss of control of a critical skyline in Hobart. Therefore this option is not conducive to meeting community expectations for the site.</p>	
Delineation between reserve and house	It is considered that excising the house and selling to a private entity would significantly contribute to the dislocation between the residence/fort and the associated fort infrastructure located on the remainder of the property and the relationship between the residence and the natural environment.	N/A
Government Funding		
Federal government funding	<p>The GHD report prepared upon the purchase of the site stated that under the agreement with the Federal Government, Council was to ensure that the future use and management of residence and surrounds does not detract from the use of the rest of the land as a protected area for nature conservation purposes.</p> <p>Legal advice should therefore be sought in regards to any ramifications to the funding agreement should the residence and surrounds be excised and sold.</p>	N/A

6. Conclusion

The four operational models of renting as a private residence, the Dorney house program, the redevelopment of the bunkers and selling the residence were considered in detail for the future of the Dorney House on Porters Hill. The analysis included reviewing the existing documentation and reports that have been prepared for the site, as well as providing information around the planning, heritage and building requirements with the associated costs. The project team included experts in planning, architecture, engineering, fire and construction.

Renting the house as a private residence has been found to be problematic in meeting community expectations in having access to the site, whilst selling the residence was also found to not meet community expectations this option was found to be problematic on planning and heritage grounds also.

As such, the preferred operational model, which was considered acceptable on social, heritage, economic and environmental grounds was the Dorney House Program with consideration of the redevelopment of the fort bunkers as a second stage of this program.

Appendix A

Details of Operational Model 1



APPENDIX FOR OPTION 1 – RENT AS PRIVATE RESIDENCE:

INTRODUCTION:

This appendix is in three parts;

- 1- Strategies for success of option
- 2- Architectural scope, discussion and explanation of key interventions.
- 3- Plan of works – refer to drawing PR00.

1- Strategies for success of option:

WEBSITE: The creation of a visually luscious website, detailing active rental arrangements and application process and an introduction to the house's history and heritage.

2- Architectural scope, discussion and explanation of key interventions:

- Carpets:

The carpet is the soft heart of what is a brutally efficient steel and concrete structure. Its importance in balancing the building holistically and creating an inviting environment cannot be overstated.

The Carpet is a deep pile synthetic carpet with a marbled patination within the pile. This design is direction less and arial as a design and therefore conducive to being stationary. It does not contradict the gestural qualities of the building in any way. It is an inviting and passive observer to the greater building's mastery of surrounding landform. A modification of the carpet design would entirely alter ones perception of the building and the relationships it establishes.

It is therefore essential that all efforts are made to replace the existing carpet with as close to an exact replica as is possible.

The carpet in the pit is an orange colour and indicates the focal point of the home, the lounge pit and family hearth. An identical replica should be made and must be installed utilising the radiating pie cutting and central hub cutting pattern of the original.

Similarly a plush off the shelf underlay would further augment the carpets experiential function within the home.

- Curtains:

Velvet: Brown velvet curtains originally divided off the 'wings' of the building – these should be re-instated.

- Lighting:

The original central lighting above the pit and in-floor lights at base of columns in-floor should be re-instated.

The original column up-lighting allowed perception of the view in the evening by significantly limiting light reflection in the glazing. The original design of these light fittings can be discerned from the photographic archive on display at the home.



Central room lights:

Dome type plastic fittings to be used. An original is still held within the home.

Exterior in ground up lighting:

Illuminate the home that crowns the hill for special events. This will put the home back into the consciousness of Hobartians.*1

- **Timber acoustic baffles:**

Remove poorly applied polyurethane on formally unfinished timber by careful hand sanding.

Vinyl Flooring:

Kitchen and bathroom Vinyl flooring is in poor state of repair– replace with similar.

20kw Ducted Heat Pump:

It is an integral part of the design of the house that users are forced to gather around the fire in the colder months of the year, (or exercise*) and to utilise the easily heated smaller rooms of the building. While this is the genuine design intent of the building, it should be an option to choose this experience if contemporary use of the building is to occur all year round. Given the suspended slab construction of the house a discreet installation of a ducted heat pump is possible with acceptable impact on the building. The only item that would be seen is the bespoke vents in the floor and exterior unit that can be discreetly located and designed to mitigate impact on the architectural heritage values of the building.*1

*Dorney allegedly advised his children to exercise if they stated that they were cold.

Infrastructure:

Items as per PR.00.

*1 – The integration of this non-original bespoke element must be done extremely sensitively in order not to significantly damage the heritage values of the existing building fabric. This design element must be co-ordinated by an Architect of the absolute highest standard, who recognises the significance of the architectural heritage of the building both nationally and internationally.

REFER TO DRAWING PR00.

LANDSCAPING

- **Vegetation surrounding the house:**

The Casuarinas surrounding the Dorney House not only provide a dynamic visual presence during periods sole occupancy but also provide a distinctive aural character to this locale: The effect known as 'witjweri' to Tasmanians. This almost constant pleasant humming and muttering of wind through the needles of the Casuarina is key to the intact holistic appreciation of the structure as a home.

Similarly, the conical form of the copse of specimens near the dwelling provide a distinctive character and visual and haptic juxtaposition with the steel vaulting ceilings and supremely lean structure of the house.

Succulents:

A carpet of Succulents and native grasses interspersed by gravel pathways is the base palate around the building. This approach is to be continued and maintained and enhanced.

Succulents – on roof of bunker:



A delightful element to be maintained.

Stone work; exterior walls and stairs:

Stone walls are generally in serviceable condition.

Stairs from Northern door are to be re-made and grouted together with a minimum of exposed grout. Sensitively re-build existing stone walls with cement mortar slurry to increase robustness and minimise liability issues for council as required. *1.

Eucalyptus Globulus

Remove those immature specimens near the house that intrude into the view of the water.

FURNITURE: Period appropriate pieces to be selected (beds not included).

HOMEWARES: Period appropriate pieces to be selected.

Structural engineering items:

Introduction:

The general condition of both the bunkers and house are in good order and only require moderate maintenance to continue to be serviceable into the future.

1 Bunkers:

Although there is significant surface cracking to many parts of the bunkers due to fire damage, the robustness of the construction (designed to withstand bombing) implies that the maintenance requirements are moderate. Generally all that is required is to passivate exposed steel elements (including re-enforcing) and paint with High Build Epoxy paint to manufacturers specification(*1). These elements are sufficiently easily identified through visual inspection. The concrete does not require work from a structural perspective.

2 - Grand stair:

General stair is closed and requires remediation work. Sub structure steel is in good condition. New treads to the original design are required.

Recommended Remediation: Replace dilapidated treads to original design ensuring that re-enforcing cover is appropriate for cantilevered treads.

3- Glazing Main residence:

Within main residence all glazing within floor to ceiling aluminium glazing adaptors is toughened glass.* Glazing in awning vents is likely to be float glass. *(Final confirmation, yet to be obtained.)

Recommended Remediation: Install angle security beads to glazing as per Architectural detail.*1

Glazing Eastern Wing:

The Glass within the timber frames of the original bedroom is float glass and will not meet the requirements under the BCA. It presents a low risk in its current state.

Recommended Remediation: It should be brought to code utilising the original construction methodology and details. (Remove beads and replace panels – re-install beads and timber frames to original details.*1

3- Bunkers: Maintenance of Concrete structures generic approach:



Recommended Remediation: Passivate areas of exposed re-enforcing and apply hi-build epoxy paint to manufacturer's specification. Concrete patching is not required.

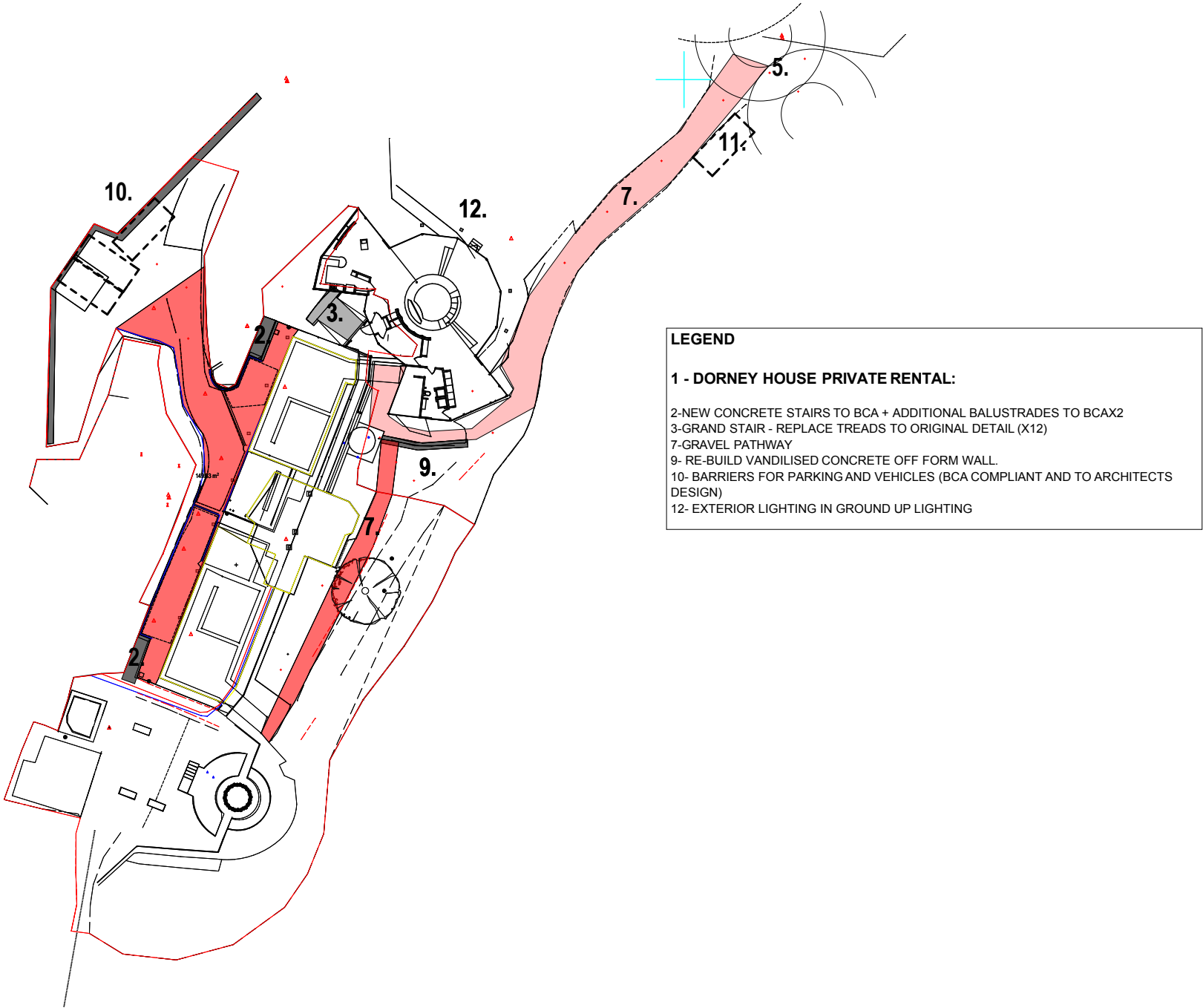
4- Bunkers: Large Cracks in Concrete:

These are likely to be caused by fire damage to the re-enforcing. They do not indicate significant structural damage.

Recommended Remediation: Apply manual force to remove loose elements and debris. Passivate areas of exposed re-enforcing and apply hi-build epoxy paint to manufacturer's specification.

COMPLIANCE ISSUES

1. We need to first establish if there is some form of exiting use right for this building as a Class 1a dwelling. i.e. preferable the property file would have say a copy of an Occupancy Permit or details of some previous building approvals identifying the current use as a Class 1a dwelling.
2. Any new works to the building will need to comply with contemporary standards. E.g. if a new showers was to be installed, then water-proofing of wet areas would need to comply with AS3740 etc.
3. On the assumption the building may be heritage listed, there building surveyor may also have some discretion to the requirement of any new works not need to comply with contemporary standards in accordance with Regulation 20 of the Building Regulation 2014.
4. If the building had not been used for some time (even if we were able to establish some form of exiting use rights from the past), then as the building surveyor if we were required to issue a new Occupancy Permit for this building for a Class 1a, then we would be want to make sure the essential/ health and safety of this building was fit for it intended purpose. This would include but not limited to:
 - a) the building was structural fit for purpose
 - b) all stairs and balustrades/handrail achieved likely compliance with the BCA.
 - c) all smoke alarms are working and achieved likely compliance with the BCA.
 - d) we would also recommend a glazing review of the building to make sure the building was safe.



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Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11.
ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

Client
#Client Full Name
Project Name
#Project Name
Project Address
#Site Full Address

Drawing Title: SITE - OPTION 01 PRIVATE RES	
Scale: AS SHOWN @ A3	Date: 20/01/2016
Status: #Project Status	Checked By:
Project No: #Pin	Drawing No.: PR00

Dorney House Feasibility Study

Option 1 – Private Rental

Prepared for: Room 11

February 2016

Matrix Management Group

Section 1
Summary of Costs

Project Summary

Job Name :	<u>OPTION 1</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 1 Dorney House Private Rental

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Carpet	9.28		26,160		26,160
2	Curtains	2.01		5,650		5,650
3	Lighting	1.05		2,950		2,950
4	Central Room Lights	0.53		1,480		1,480
5	Exterior Lighting	3.94		11,100		11,100
6	Timber Acoustic Baffles	2.52		7,100		7,100
7	Central Flue	1.05		2,960		2,960
8	Woodheater	0.79		2,220		2,220
9	Fireplace Tiling	0.16		450		450
10	Heat Pump	8.31		23,420		23,420
11	Stone Steps	1.26		3,550		3,550
12	Bunker Stairs	8.55		24,100		24,100
13	Main Stairs	2.64		7,440		7,440
14	Pathway	7.92		22,320		22,320
15	Concrete Wall	2.25		6,330		6,330
16	Parking	3.48		9,820		9,820
17	Bunker Maintenance	4.72		13,300		13,300
18	Glazing	11.82		33,300		33,300
19	Drop-Off Zone	3.67		10,350		10,350
20	Furniture/Homewares	16.16		45,540		45,540
21	Septic Tank	7.89		22,240		22,240
		100.00		281,780		281,780
Final Total : \$						281,780

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	<u>OPTION 1</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 1 Dorney House Private Rental

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Carpet</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,540.00		3,540.00
2	Take up existing carpet and replace with new	167.00	m2	100.00		16,700.00
3	Extra over carpet replacement for feature pit detail	1.00	Item	1,000.00		1,000.00
4	Contingency Allowance (10%)	1.00	Item	2,120.00		2,120.00
5	Allowance for Professional Fees (12%)	1.00	Item	2,800.00		2,800.00
<u>Carpet</u>						Total : 26,160.00
<i>Trade :</i> 2 <u>Curtains</u>						
1	Allowance for preliminaries (20%)	1.00	Item	765.00		765.00
2	New velvet curtains fixed to existing tracks	17.00	m2	225.00		3,825.00
3	Contingency Allowance (10%)	1.00	Item	460.00		460.00
4	Allowance for Professional Fees (12%)	1.00	Item	600.00		600.00
<u>Curtains</u>						Total : 5,650.00
<i>Trade :</i> 3 <u>Lighting</u>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Conical central lighting fitted to existing wiring	4.00	no	200.00		800.00
3	Perimeter uplighters fitted to existing wiring	8.00	no	150.00		1,200.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	310.00		310.00
<u>Lighting</u>						Total : 2,950.00
<i>Trade :</i> 4 <u>Central Room Lights</u>						
1	Allowance for preliminaries (20%)	1.00	Item	200.00		200.00
2	Dome light fittings to existing wiring	5.00	no	200.00		1,000.00
3	Contingency Allowance (10%)	1.00	Item	120.00		120.00
4	Allowance for Professional Fees (12%)	1.00	Item	160.00		160.00
<u>Central Room Lights</u>						Total : 1,480.00
<i>Trade :</i> 5 <u>Exterior Lighting</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,500.00		1,500.00

Trade Breakup

Job Name :	<u>OPTION 1</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 1 Dorney House Private Rental

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 5 <u>Exterior Lighting</u> (Continued)						
2	Exterior uplights including wiring and bases	5.00	no	1,500.00		7,500.00
3	Contingency Allowance (10%)	1.00	Item	900.00		900.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,200.00		1,200.00
<u>Exterior Lighting</u>						Total : 11,100.00
Trade : 6 <u>Timber Acoustic Baffles</u>						
1	Allowance for preliminaries (20%)	1.00	Item	960.00		960.00
2	Sand existing timber acoustic concave panels	16.00	m2	300.00		4,800.00
3	Contingency Allowance (10%)	1.00	Item	580.00		580.00
4	Allowance for Professional Fees (12%)	1.00	Item	760.00		760.00
<u>Timber Acoustic Baffles</u>						Total : 7,100.00
Trade : 7 <u>Central Flue</u>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Remove existing flue flashing and cowl and replace with new	1.00	Item	500.00		500.00
3	Prepare and repaint flue and fireplace cone	1.00	Item	1,500.00		1,500.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	320.00		320.00
<u>Central Flue</u>						Total : 2,960.00
Trade : 8 <u>Woodheater</u>						
1	Allowance for preliminaries (20%)	1.00	Item	300.00		300.00
2	Remove existing woodheater including flue and roof flashings	1.00	Item	500.00		500.00
3	Take up existing tiled hearth	1.00	Item	100.00		100.00
4	Carpet reinstatement included in proposed carpet works		Note			
5	Remove segment of curved ceiling panel and replace with new including paint finish	1.00	Item	500.00		500.00
6	Remove affected roof sheet and replace with new including sisalation	1.00	Item	400.00		400.00
7	Contingency Allowance (10%)	1.00	Item	180.00		180.00
8	Allowance for Professional Fees (12%)	1.00	Item	240.00		240.00

Trade Breakup

Job Name : OPTION 1Job DescriptionClient's Name: Room 11

Option 1

Dorney House Private Rental

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Woodheater</u>						Total : 2,220.00
Trade : 9 <u>Fireplace Tiling</u>						
1	Allowance for preliminaries (20%)	1.00	Item	60.00		60.00
2	Replace missing tiles to fireplace	1.00	Item	300.00		300.00
3	Contingency Allowance (10%)	1.00	Item	38.00		38.00
4	Allowance for Professional Fees (12%)	1.00	Item	52.00		52.00
<u>Fireplace Tiling</u>						Total : 450.00
Trade : 10 <u>Heat Pump</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,170.00		3,170.00
2	Allowance for heat pump to main living areas	155.00	m2	80.00		12,400.00
3	Allowance for underfloor ducting	36.00	m	40.00		1,440.00
4	Allowance for bespoke floor grilles	8.00	no	250.00		2,000.00
5	Contingency Allowance (10%)	1.00	Item	1,900.00		1,900.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,510.00		2,510.00
<u>Heat Pump</u>						Total : 23,420.00
Trade : 11 <u>Stone Steps</u>						
1	Allowance for preliminaries (20%)	1.00	Item	480.00		480.00
2	Demolish existing stone steps and salvage for reuse	1.00	Item	100.00		100.00
3	Provide new reinforced concrete base	1.00	Item	150.00		150.00
4	New stone steps	1.00	Item	1,450.00		1,450.00
5	Balustrade	2.00	m	350.00		700.00
6	Contingency Allowance (10%)	1.00	Item	290.00		290.00
7	Allowance for Professional Fees (12%)	1.00	Item	380.00		380.00
<u>Stone Steps</u>						Total : 3,550.00
Trade : 12 <u>Bunker Stairs</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,260.00		3,260.00
2	Demolish existing concrete stairs	2.00	no	500.00		1,000.00
3	1000 wide reinforced concrete steps rising approximately 2200	2.00	no	4,850.00		9,700.00

Trade Breakup

Job Name :	<u>OPTION 1</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 1 Dorney House Private Rental

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 12 <u>Bunker Stairs</u> (Continued)						
4	Balustrade	16.00	m	350.00		5,600.00
5	Contingency Allowance (10%)	1.00	Item	1,956.00		1,956.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,584.00		2,584.00
<u>Bunker Stairs</u>						Total : 24,100.00
Trade : 13 <u>Main Stairs</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,006.00		1,006.00
2	Remove existing concrete stair treads	11.00	no	30.00		330.00
3	Prepare and repaint steel support framing	1.00	Item	300.00		300.00
4	Install new precast concrete stair treads	11.00	no	400.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	604.00		604.00
6	Allowance for Professional Fees (12%)	1.00	Item	800.00		800.00
<u>Main Stairs</u>						Total : 7,440.00
Trade : 14 <u>Pathway</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,020.00		3,020.00
2	Reinforced concrete strip footing	7.00	m3	500.00		3,500.00
3	300 high stone retaining wall (One side only to lower section)	16.00	m2	450.00		7,200.00
4	Gravel pathway	220.00	m2	20.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	1,810.00		1,810.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,390.00		2,390.00
<u>Pathway</u>						Total : 22,320.00
Trade : 15 <u>Concrete Wall</u>						
1	Allowance for preliminaries (20%)	1.00	Item	856.00		856.00
2	Demolish/remove existing concrete wall	8.00	m2	60.00		480.00
3	Reinforced concrete strip footing	2.00	m3	500.00		1,000.00
4	Reinforced insitu concrete wall	8.00	m2	350.00		2,800.00
5	Contingency Allowance (10%)	1.00	Item	514.00		514.00
6	Allowance for Professional Fees (12%)	1.00	Item	680.00		680.00

Trade Breakup

Job Name : OPTION 1Job DescriptionClient's Name: Room 11

Option 1

Dorney House Private Rental

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Concrete Wall</u>						Total : 6,330.00
Trade : 16 <u>Parking</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,328.00		1,328.00
2	Crash barrier	41.00	m	162.00		6,642.00
3	Contingency Allowance (10%)	1.00	Item	800.00		800.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,050.00		1,050.00
<u>Parking</u>						Total : 9,820.00
Trade : 17 <u>Bunker Maintenance</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,800.00		1,800.00
2	Allow for general cleaning and debris removal	1.00	Item	2,000.00		2,000.00
3	Allow to remove damaged concrete and patch with new concrete or epoxy paint as necessary	1.00	Item	5,000.00		5,000.00
4	Allowance for awning roof structure	1.00	Item	2,000.00		2,000.00
5	Contingency Allowance (10%)	1.00	Item	1,080.00		1,080.00
6	Allowance for Professional Fees (12%)	1.00	Item	1,420.00		1,420.00
<u>Bunker Maintenance</u>						Total : 13,300.00
Trade : 18 <u>Glazing</u>						
1	Allowance for preliminaries (15%)	1.00	Item	3,530.00		3,530.00
2	Remove existing glazing	24.00	m2	60.00		1,440.00
3	Install new toughened glazing	24.00	m2	320.00		7,680.00
4	Safety film	120.00	m2	120.00		14,400.00
5	Contingency Allowance (10%)	1.00	Item	2,700.00		2,700.00
6	Allowance for Professional Fees (12%)	1.00	Item	3,550.00		3,550.00
<u>Glazing</u>						Total : 33,300.00
Trade : 19 <u>Drop-Off Zone</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,400.00		1,400.00
2	Allow to form drop off zone	1.00	no	7,000.00		7,000.00
3	Contingency Allowance (10%)	1.00	Item	840.00		840.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,110.00		1,110.00

Trade Breakup

Job Name : OPTION 1Job DescriptionClient's Name: Room 11

Option 1

Dorney House Private Rental

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Drop-Off Zone</u>						Total : 10,350.00
Trade : 20 <u>Furniture/Homewares</u>						
1	Allowance for preliminaries (12%)	1.00	Item	3,960.00		3,960.00
	<u>Furniture</u>					
2	Allowance for period style lounge	1.00	no	10,000.00		10,000.00
3	Allowance for period style chair	1.00	no	8,000.00		8,000.00
4	Allowance for period style dining table	1.00	no	8,000.00		8,000.00
5	Allowance for period style coffee table	1.00	no	4,000.00		4,000.00
	<u>Homewares</u>					
6	Allowance for period style cutlery	1.00	Item	1,000.00		1,000.00
7	Allowance for period style crockery	1.00	Item	1,000.00		1,000.00
8	Allowance for period style appliances	1.00	Item	1,000.00		1,000.00
9	Contingency Allowance (10%)	1.00	Item	3,700.00		3,700.00
10	Allowance for Professional Fees (12%)	1.00	Item	4,880.00		4,880.00
<u>Furniture/Homewares</u>						Total : 45,540.00
Trade : 21 <u>Septic Tank</u>						
1	Allowance for preliminaries (15%)	1.00	Item	2,355.00		2,355.00
2	Remove the existing septic tank	1.00	Item	500.00		500.00
3	Install new septic tank	1.00	Item	3,200.00		3,200.00
4	New drainage trenches	60.00	m	200.00		12,000.00
5	Contingency Allowance (10%)	1.00	Item	1,805.00		1,805.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,380.00		2,380.00
<u>Septic Tank</u>						Total : 22,240.00

Dorney House Feasibility Study
Low Cost Option – Minimal Works/Rental

Prepared for: Room 11

February 2016

Matrix Management Group

Section 1
Summary of Costs

Project Summary

Job Name :	<u>LOW COST OPTION</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Low Cost Option Dorney House Minimal Works

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Central Flue	6.71		2,960		2,960
2	Fireplace Tiling	1.02		450		450
3	Heat Pump	53.12		23,420		23,420
4	Main Stairs	16.87		7,440		7,440
5	Parking	22.27		9,820		9,820
		100.00		44,090		44,090
Final Total : \$						44,090

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	<u>LOW COST OPTION</u>	Job Description
Client's Name:	<u>Room 11</u>	Low Cost Option Dorney House Minimal Works

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Central Flue</u>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Remove existing flue flashing and cowl and replace with new	1.00	Item	500.00		500.00
3	Prepare and repaint flue and fireplace cone	1.00	Item	1,500.00		1,500.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	320.00		320.00
<u>Central Flue</u>						Total : 2,960.00
<i>Trade :</i> 2 <u>Fireplace Tiling</u>						
1	Allowance for preliminaries (20%)	1.00	Item	60.00		60.00
2	Replace missing tiles to fireplace	1.00	Item	300.00		300.00
3	Contingency Allowance (10%)	1.00	Item	38.00		38.00
4	Allowance for Professional Fees (12%)	1.00	Item	52.00		52.00
<u>Fireplace Tiling</u>						Total : 450.00
<i>Trade :</i> 3 <u>Heat Pump</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,170.00		3,170.00
2	Allowance for heat pump to main living areas	155.00	m2	80.00		12,400.00
3	Allowance for underfloor ducting	36.00	m	40.00		1,440.00
4	Allowance for bespoke floor grilles	8.00	no	250.00		2,000.00
5	Contingency Allowance (10%)	1.00	Item	1,900.00		1,900.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,510.00		2,510.00
<u>Heat Pump</u>						Total : 23,420.00
<i>Trade :</i> 4 <u>Main Stairs</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,006.00		1,006.00
2	Remove existing concrete stair treads	11.00	no	30.00		330.00
3	Prepare and repaint steel support framing	1.00	Item	300.00		300.00
4	Install new precast concrete stair treads	11.00	no	400.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	604.00		604.00
6	Allowance for Professional Fees (12%)	1.00	Item	800.00		800.00

Trade Breakup

Job Name :	<u>LOW COST OPTION</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Low Cost Option Dorney House Minimal Works

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Main Stairs</u>						Total : 7,440.00
<i>Trade :</i> 5 <u>Parking</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,328.00		1,328.00
2	Crash barrier	41.00	m	162.00		6,642.00
3	Contingency Allowance (10%)	1.00	Item	800.00		800.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,050.00		1,050.00
<u>Parking</u>						Total : 9,820.00

DORNEY HOUSE - PORTER HILL

Future Maintenance Sinking Fund Analysis

Option 1 - Private Rental

Item	Qty	Unit	Current Construction Unit Rate (January 2016)	Current Estimated Maintenance Cost (January 2016) (Excl. GST)	Future Estimated Maintenance Cost (BPI 2.5% pa)	Expected Current Remaining Life	Expected Future Life	Expenditure										TOTAL
								Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
								\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
PAINTING																		
1 Prepare and repaint ceiling lining	175	m2	17.00	2,975.00	3,808.25	10	10										3,808.25	3,808.25
2 Prepare and repaint internal wall linings	88	m2	17.00	1,496.00	1,915.01	10	10										1,915.01	1,915.01
3 Prepare and repaint external wall cladding	42	m2	17.00	714.00	913.98	10	10										913.98	913.98
4 Prepare and repaint external soffits and fascias	92	m2	25.00	2,300.00	2,944.19	10	10										2,944.19	2,944.19
5 Prepare and repaint timber framed windows both sides	20	m2	30.00	600.00	768.05	10	10										768.05	768.05
6 Prepare and repaint internal steelwork	129	m	12.00	1,548.00	1,981.57	10	10										1,981.57	1,981.57
7 Prepare and repaint external steelwork	82	m	12.00	984.00	1,259.60	10	10										1,259.60	1,259.60
8 Prepare and repaint external door and frame	2	no	150.00	300.00	384.03	10	10										384.03	384.03
SEPTIC TANK																		
9 Allowance for bi-annual septic tank pump out	1	Item	350.00	350.00	367.72	2	2		367.72		386.33		405.89		426.44		448.03	2,034.42
HEAT PUMP																		
10 Allowance for annual maintenance to heat pump	1	Item	200.00	200.00	205.00	1	1	205.00	210.13	215.38	220.76	226.28	231.94	237.74	243.68	249.77	256.02	2,296.69
LANDSCAPING																		
11 Allowance for quarterly vegetation removal around building	4	no	360.00	1,440.00	1,476.00	1	1	1,476.00	1,512.90	1,550.72	1,589.49	1,629.23	1,669.96	1,711.71	1,754.50	1,798.36	1,843.32	16,536.19
12 Allowance for quarterly vegetation removal to driveway	4	no	720.00	2,880.00	2,952.00	1	1	2,952.00	3,025.80	3,101.45	3,178.98	3,258.46	3,339.92	3,423.41	3,509.00	3,596.73	3,686.64	33,072.38
MISCELLANEOUS REPAIRS																		
13 Allowance for annual inspection and miscellaneous repairs and replacement of fittings, fixtures and the like	1	Item	500.00	500.00	512.50	1	1	512.50	525.31	538.45	551.91	565.70	579.85	594.34	609.20	624.43	640.04	5,741.73
14 Replace water pumps	2	no	950.00	1,900.00	2,432.16	10	10										2,432.16	2,432.16
RUNNING COSTS																		
15 Electricity	4	Qtr	611.22	2,444.88	2,506.00	1	1	2,506.00	2,568.65	2,632.87	2,698.69	2,766.16	2,835.31	2,906.19	2,978.85	3,053.32	3,129.65	28,075.70
16 Water	4	Qtr	122.43	489.72	501.96	1	1	501.96	514.51	527.37	540.56	554.07	567.93	582.12	596.68	611.59	626.88	5,623.68
17 Rates	4	Qtr	1,358.60	5,434.40	5,570.26	1	1	5,570.26	5,709.52	5,852.25	5,998.56	6,148.52	6,302.24	6,459.79	6,621.29	6,786.82	6,956.49	62,405.75
MANAGEMENT COSTS																		
18 Administration/Management	1	Item	1,950.00	1,950.00	1,998.75	1	1	1,998.75	2,048.72	2,099.94	2,152.44	2,206.25	2,261.40	2,317.94	2,375.89	2,435.28	2,496.16	22,392.76
19 Accounting	1	Item	500.00	500.00	512.50	1	1	512.50	525.31	538.45	551.91	565.70	579.85	594.34	609.20	624.43	640.04	5,741.73
Annual Works Expenditure	TOTALS			26,556.00				\$16,234.98	\$17,008.57	\$17,056.87	\$17,869.63	\$17,920.37	\$18,774.28	\$18,827.59	\$19,724.72	\$19,780.74	\$37,130.13	\$200,327.88
Annual Budget Cost								\$17,699.08	\$18,141.55	\$18,595.09	\$19,059.97	\$19,536.47	\$20,024.88	\$20,525.50	\$21,038.64	\$21,564.60	\$22,103.72	\$198,289.49

Year Start Amount	\$0.00	\$1,508.02	\$2,720.24	\$4,386.21	\$5,743.85	\$7,580.74	\$9,096.28	\$11,118.01	\$12,804.89	\$15,026.41
Annual Sinking Fund Levy (Increasing by 2.5% annually)	\$17,699.08	\$18,141.55	\$18,595.09	\$19,059.97	\$19,536.47	\$20,024.88	\$20,525.50	\$21,038.64	\$21,564.60	\$22,103.72
Sub-Total - Available Funds	\$17,699.08	\$19,649.57	\$21,315.33	\$23,446.18	\$25,280.32	\$27,605.62	\$29,621.78	\$32,156.65	\$34,369.49	\$37,130.13
Annual Works Expenditure	\$16,234.98	\$17,008.57	\$17,056.87	\$17,869.63	\$17,920.37	\$18,774.28	\$18,827.59	\$19,724.72	\$19,780.74	\$37,130.13
Sub-Total - Remaining Funds	\$1,464.10	\$2,641.01	\$4,258.46	\$5,576.55	\$7,359.94	\$8,831.34	\$10,794.19	\$12,431.93	\$14,588.75	\$0.00
Annual Interest on Remaining Funds (3.0% pa)	\$43.92	\$79.23	\$127.75	\$167.30	\$220.80	\$264.94	\$323.83	\$372.96	\$437.66	\$0.00
Total - Year End Amount	\$1,508.02	\$2,720.24	\$4,386.21	\$5,743.85	\$7,580.74	\$9,096.28	\$11,118.01	\$12,804.89	\$15,026.41	\$0.00

Note: Table assumes that the rate of interest earned is 3.0% pa
Table assumes that the rate of building cost escalation is 2.5% pa
Table assumes initial annual budget cost of \$17,699.08, escalating at 2.5% P.A.

Appendix B

Details of Operational Model 2



APPENDIX FOR OPTION 2 – THE DORNEY HOUSE PROGRAM:

INTRODUCTION:

This appendix is in three parts;

- 1- Strategies for success of option
- 2- Architectural scope, discussion and explanation of key interventions.
- 3- Plan of works – refer to drawing PR01.

1- Strategies for success of option:

One of the greatest constraints for the house is the provision of vehicular access. However activities that do not require the private vehicle open up fantastic opportunities for experiencing the property. Below is a list of non-cultural based functions that we see as key to the viability of the Dorney House Program.

In order to utilise The Dorney House effectively we believe that not only should there be a 'cultural' agenda (apropos of Walsh Street House) but also a broader appreciation of extraordinary opportunities that the locale allows including:

Walking:

A track exists linking the Mount Nelson signal station to Fort Nelson. An upgrade of this track and an extended route utilising other tracks on Porter hill with a pickup by Minibus at Long Beach and drop off on turn two would give opportunities to showcase the flora and fauna for which the property was originally purchased.

This use would also be in alignment with the goals of HCC's Conservation Management Plan for the site and more broadly with HCC's agenda to create active recreational opportunities for the citizens of Hobart. A new walking circuit is Green City infrastructure for the 21st century.

(The parking and turning area for buses is at the lower parking area at bend 2?)

Road Cycling:

Road Cycling is increasingly popular within the city of Hobart, a key destination is Sandy Bay Road and Bonnett Hill. A hill climb to the summit of Porter Hill for a coffee served from a mobile cafe on Saturday and Sunday would also be a great way to get more people utilizing in the site.

Mountain Biking:

There are many tracks on Porter Hill and surrounds that have been used by the Mountain biking community for many years. Formalising some of these tracks and providing modest temporary support is another opportunity strongly aligned to the contemporary agenda of progressive cities.

Ornithology:

Ornithology is a growing driver for tourism around the world. Tasmania is a place with unique species of birdlife. The Dorney house provides regular sightings of particularly charismatic members of the raptor family; Wedge Tailed Eagle, Brown Falcons, Peregrine Falcons and Tawny Frogmouth, White Cockatoo and Forest Raven among others.

(It is notable that the Dorney's maintained a dead tree as an unsightly bird perch in the middle of the view from the house for their entire life on the site – it has since been removed).

**Bushland Flora and Fauna Tours/access:**

The site has an extraordinary range of native wildlife that can be viewed at dusk particularly. Given that the site is so close to the city it is a particularly extraordinary opportunity. Importantly protected species such as the Spotted tailed Quoll are regularly sighted on Porter Hill.

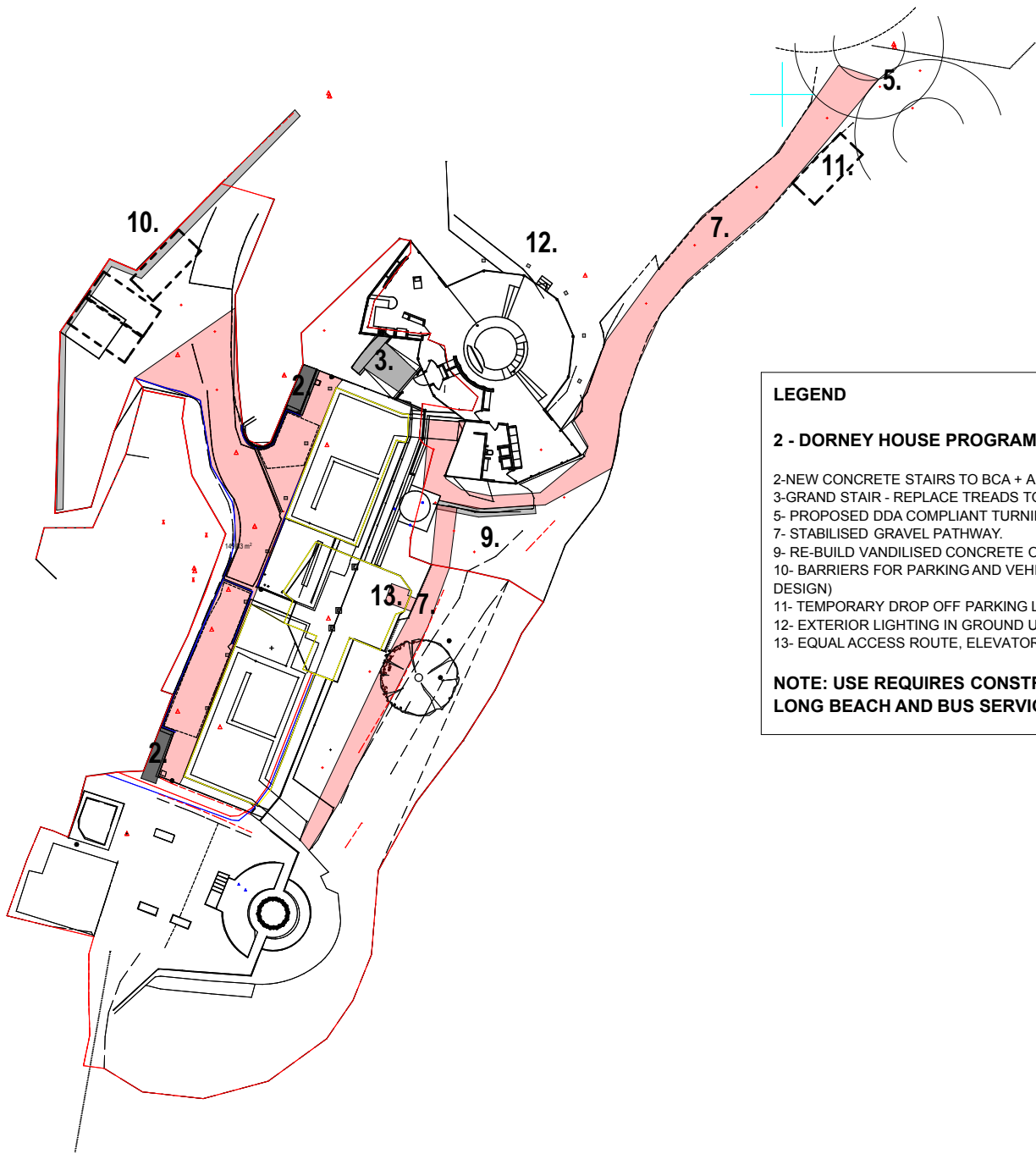
Website: A visually luscious website including booking calendar, event synopsis, trails, heritage links (colonial, military, architectural, indigenous) and bus timetable is required refer to: www.suomenlinna.fi. As key exemplar.

2- Architectural scope, discussion and explanation of key interventions:

- Remediation as per *Appendix 1 Rent as private residence* + additional items highlighted on PR01.

COMPLIANCE ISSUES

1. We have assumed that if the building had existing use right that it may be for a Class 1a dwelling as per above.
2. We would need to see the proposed layout of this intended mix use of the building to offer some precise comments, but in general terms the public areas will be a Class 9b building and a designated residential portion will be a Class 4.
3. This proposed mix use will trigger the full conventional BCA compliance review which will take into account items like equal access, bushfire prone assessment, energy efficiency compliance, public safety etc.
4. We are happy to offer some more specific comments on this one once we sight some conceptual designs of how this mixed use would be developed.



LEGEND

2 - DORNEY HOUSE PROGRAM:

2-NEW CONCRETE STAIRS TO BCA + ADDITIONAL BALUSTRADES TO BCAX2
3-GRAND STAIR - REPLACE TREADS TO ORIGINAL DETAIL (X12)
5- PROPOSED DDA COMPLIANT TURNING AND DROP OFF LOCATION
7- STABILISED GRAVEL PATHWAY.
9- RE-BUILD VANDILISED CONCRETE OFF FORM WALL TO ALLOW FOR RAMP ACCESS.
10- BARRIERS FOR PARKING AND VEHICLES (BCA COMPLIANT AND TO ARCHITECTS DESIGN)
11- TEMPORARY DROP OFF PARKING LOCATION ONLY.
12- EXTERIOR LIGHTING IN GROUND UP LIGHTING
13- EQUAL ACCESS ROUTE, ELEVATOR AND TOILETS

NOTE: USE REQUIRES CONSTRUCTION OF DEDICATED SHELTER AT LONG BEACH AND BUS SERVICE TO SITE FOR VISITORS.



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Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11.
ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

Client
#Client Full Name
Project Name
#Project Name
Project Address
#Site Full Address

Drawing Title: SITE - 2 OPTION 2 DORNEY HO	
Scale: AS SHOWN @ A3	Date: 20/01/2016
Status: #Project Status	Checked By:
Project No: #Pin	Drawing No.: PR01

Dorney House Feasibility Study
Option 2 – Dorney House Program

Prepared for: Room 11

February 2016

Matrix Management Group

Section 1
Summary of Costs

Project Summary

Job Name :	<u>OPTION 2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 2 Dorney House Program

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Carpet	4.98		26,160		26,160
2	Curtains	1.08		5,650		5,650
3	Lighting	0.56		2,950		2,950
4	Central Room Lights	0.28		1,480		1,480
5	Exterior Lighting	2.11		11,100		11,100
6	Timber Acoustic Baffles	1.35		7,100		7,100
7	Central Flue	0.56		2,960		2,960
8	Woodheater	0.42		2,220		2,220
9	Fireplace Tiling	0.09		450		450
10	Heat Pump	4.46		23,420		23,420
11	Stone Steps	0.68		3,550		3,550
12	Bunker Stairs	4.59		24,100		24,100
13	Main Stairs	1.42		7,440		7,440
14	Pathway	4.25		22,320		22,320
15	Concrete Wall	1.20		6,330		6,330
16	Parking	1.87		9,820		9,820
17	Bunker Maintenance	2.53		13,300		13,300
18	Glazing	6.34		33,300		33,300
19	Drop-Off Zone	1.97		10,350		10,350
20	Turning/Drop-Off	6.36		33,430		33,430
21	Departure Structure	4.26		22,400		22,400
22	Website Development	1.07		5,600		5,600
23	Furniture/Homewares	8.67		45,540		45,540
24	Access	34.68		182,250		182,250
25	Septic Tank	4.23		22,240		22,240
		100.00		525,460		525,460
Final Total : \$						525,460

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	<u>OPTION 2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Carpet</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,540.00		3,540.00
2	Take up existing carpet and replace with new	167.00	m2	100.00		16,700.00
3	Extra over carpet replacement for feature pit detail	1.00	Item	1,000.00		1,000.00
4	Contingency Allowance (10%)	1.00	Item	2,120.00		2,120.00
5	Allowance for Professional Fees (12%)	1.00	Item	2,800.00		2,800.00
<u>Carpet</u>						Total : 26,160.00
<i>Trade :</i> 2 <u>Curtains</u>						
1	Allowance for preliminaries (20%)	1.00	Item	765.00		765.00
2	New velvet curtains fixed to existing tracks	17.00	m2	225.00		3,825.00
3	Contingency Allowance (10%)	1.00	Item	460.00		460.00
4	Allowance for Professional Fees (12%)	1.00	Item	600.00		600.00
<u>Curtains</u>						Total : 5,650.00
<i>Trade :</i> 3 <u>Lighting</u>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Conical central lighting fitted to existing wiring	4.00	no	200.00		800.00
3	Perimeter uplighters fitted to existing wiring	8.00	no	150.00		1,200.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	310.00		310.00
<u>Lighting</u>						Total : 2,950.00
<i>Trade :</i> 4 <u>Central Room Lights</u>						
1	Allowance for preliminaries (20%)	1.00	Item	200.00		200.00
2	Dome light fittings to existing wiring	5.00	no	200.00		1,000.00
3	Contingency Allowance (10%)	1.00	Item	120.00		120.00
4	Allowance for Professional Fees (12%)	1.00	Item	160.00		160.00
<u>Central Room Lights</u>						Total : 1,480.00
<i>Trade :</i> 5 <u>Exterior Lighting</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,500.00		1,500.00

Trade Breakup

Job Name :	<u>OPTION 2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 5 <u>Exterior Lighting</u> (Continued)						
2	Exterior uplights including wiring and bases	5.00	no	1,500.00		7,500.00
3	Contingency Allowance (10%)	1.00	Item	900.00		900.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,200.00		1,200.00
<u>Exterior Lighting</u>						Total : 11,100.00
<i>Trade :</i> 6 <u>Timber Acoustic Baffles</u>						
1	Allowance for preliminaries (20%)	1.00	Item	960.00		960.00
2	Sand existing timber acoustic concave panels	16.00	m2	300.00		4,800.00
3	Contingency Allowance (10%)	1.00	Item	580.00		580.00
4	Allowance for Professional Fees (12%)	1.00	Item	760.00		760.00
<u>Timber Acoustic Baffles</u>						Total : 7,100.00
<i>Trade :</i> 7 <u>Central Flue</u>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Remove existing flue flashing and cowl and replace with new	1.00	Item	500.00		500.00
3	Prepare and repaint flue and fireplace cone	1.00	Item	1,500.00		1,500.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	320.00		320.00
<u>Central Flue</u>						Total : 2,960.00
<i>Trade :</i> 8 <u>Woodheater</u>						
1	Allowance for preliminaries (20%)	1.00	Item	300.00		300.00
2	Remove existing woodheater including flue and roof flashings	1.00	Item	500.00		500.00
3	Take up existing tiled hearth	1.00	Item	100.00		100.00
4	Carpet reinstatement included in proposed carpet works		Note			
5	Remove segment of curved ceiling panel and replace with new including paint finish	1.00	Item	500.00		500.00
6	Remove affected roof sheet and replace with new including sisalation	1.00	Item	400.00		400.00
7	Contingency Allowance (10%)	1.00	Item	180.00		180.00
8	Allowance for Professional Fees (12%)	1.00	Item	240.00		240.00

Trade Breakup

Job Name :	<u>OPTION 2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Woodheater</u>						Total : 2,220.00
<i>Trade : 9 <u>Fireplace Tiling</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	60.00		60.00
2	Replace missing tiles to fireplace	1.00	Item	300.00		300.00
3	Contingency Allowance (10%)	1.00	Item	38.00		38.00
4	Allowance for Professional Fees (12%)	1.00	Item	52.00		52.00
<u>Fireplace Tiling</u>						Total : 450.00
<i>Trade : 10 <u>Heat Pump</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	3,170.00		3,170.00
2	Allowance for heat pump to main living areas	155.00	m2	80.00		12,400.00
3	Allowance for underfloor ducting	36.00	m	40.00		1,440.00
4	Allowance for bespoke floor grilles	8.00	no	250.00		2,000.00
5	Contingency Allowance (10%)	1.00	Item	1,900.00		1,900.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,510.00		2,510.00
<u>Heat Pump</u>						Total : 23,420.00
<i>Trade : 11 <u>Stone Steps</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	480.00		480.00
2	Demolish existing stone steps and salvage for reuse	1.00	Item	100.00		100.00
3	Provide new reinforced concrete base	1.00	Item	150.00		150.00
4	New stone steps	1.00	Item	1,450.00		1,450.00
5	Balustrade	2.00	m	350.00		700.00
6	Contingency Allowance (10%)	1.00	Item	290.00		290.00
7	Allowance for Professional Fees (12%)	1.00	Item	380.00		380.00
<u>Stone Steps</u>						Total : 3,550.00
<i>Trade : 12 <u>Bunker Stairs</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	3,260.00		3,260.00
2	Demolish existing concrete stairs	2.00	no	500.00		1,000.00
3	1000 wide reinforced concrete steps rising approximately 2200	2.00	no	4,850.00		9,700.00

Trade Breakup

Job Name :	<u>OPTION 2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 12 <u>Bunker Stairs</u> (Continued)						
4	Balustrade	16.00	m	350.00		5,600.00
5	Contingency Allowance (10%)	1.00	Item	1,956.00		1,956.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,584.00		2,584.00
<u>Bunker Stairs</u>						Total : 24,100.00
Trade : 13 <u>Main Stairs</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,006.00		1,006.00
2	Remove existing concrete stair treads	11.00	no	30.00		330.00
3	Prepare and repaint steel support framing	1.00	Item	300.00		300.00
4	Install new precast concrete stair treads	11.00	no	400.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	604.00		604.00
6	Allowance for Professional Fees (12%)	1.00	Item	800.00		800.00
<u>Main Stairs</u>						Total : 7,440.00
Trade : 14 <u>Pathway</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,020.00		3,020.00
2	Reinforced concrete strip footing	7.00	m3	500.00		3,500.00
3	300 high stone retaining wall (One side only to lower section)	16.00	m2	450.00		7,200.00
4	Gravel pathway	220.00	m2	20.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	1,810.00		1,810.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,390.00		2,390.00
<u>Pathway</u>						Total : 22,320.00
Trade : 15 <u>Concrete Wall</u>						
1	Allowance for preliminaries (20%)	1.00	Item	856.00		856.00
2	Demolish/remove existing concrete wall	8.00	m2	60.00		480.00
3	Reinforced concrete strip footing	2.00	m3	500.00		1,000.00
4	Reinforced insitu concrete wall	8.00	m2	350.00		2,800.00
5	Contingency Allowance (10%)	1.00	Item	514.00		514.00
6	Allowance for Professional Fees (12%)	1.00	Item	680.00		680.00

Trade Breakup

Job Name :	<u>OPTION 2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Concrete Wall</u>						Total : 6,330.00
<i>Trade :</i> 16 <u>Parking</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,328.00		1,328.00
2	Crash barrier	41.00	m	162.00		6,642.00
3	Contingency Allowance (10%)	1.00	Item	800.00		800.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,050.00		1,050.00
<u>Parking</u>						Total : 9,820.00
<i>Trade :</i> 17 <u>Bunker Maintenance</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,800.00		1,800.00
2	Allow for general cleaning and debris removal	1.00	Item	2,000.00		2,000.00
3	Allow to remove damaged concrete and patch with new concrete or epoxy paint as necessary	1.00	Item	5,000.00		5,000.00
4	Allowance for awning roof structure	1.00	Item	2,000.00		2,000.00
5	Contingency Allowance (10%)	1.00	Item	1,080.00		1,080.00
6	Allowance for Professional Fees (12%)	1.00	Item	1,420.00		1,420.00
<u>Bunker Maintenance</u>						Total : 13,300.00
<i>Trade :</i> 18 <u>Glazing</u>						
1	Allowance for preliminaries (15%)	1.00	Item	3,530.00		3,530.00
2	Remove existing glazing	24.00	m2	60.00		1,440.00
3	Install new toughened glazing	24.00	m2	320.00		7,680.00
4	Safety film	120.00	m2	120.00		14,400.00
5	Contingency Allowance (10%)	1.00	Item	2,700.00		2,700.00
6	Allowance for Professional Fees (12%)	1.00	Item	3,550.00		3,550.00
<u>Glazing</u>						Total : 33,300.00
<i>Trade :</i> 19 <u>Drop-Off Zone</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,400.00		1,400.00
2	Allow to form drop off zone	1.00	no	7,000.00		7,000.00
3	Contingency Allowance (10%)	1.00	Item	840.00		840.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,110.00		1,110.00

Trade Breakup

Job Name :	<u>OPTION 2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Drop-Off Zone</u>						Total : 10,350.00
<i>Trade : 20 <u>Turning/Drop-Off</u></i>						
1	Allowance for preliminaries (15%)	1.00	Item	3,540.00		3,540.00
2	Excavate to form turning area	114.00	m3	100.00		11,400.00
3	Bitumen road surfacing	114.00	m2	80.00		9,120.00
4	Crash barrier	19.00	m	162.00		3,078.00
5	Contingency Allowance (10%)	1.00	Item	2,712.00		2,712.00
6	Allowance for Professional Fees (12%)	1.00	Item	3,580.00		3,580.00
<u>Turning/Drop-Off</u>						Total : 33,430.00
<i>Trade : 21 <u>Departure Structure</u></i>						
1	Allowance for bus departure point structure	1.00	Item	20,000.00		20,000.00
2	Allowance for Professional Fees (12%)	1.00	Item	2,400.00		2,400.00
<u>Departure Structure</u>						Total : 22,400.00
<i>Trade : 22 <u>Website Development</u></i>						
1	Allowance for promotional website development	1.00	Item	5,000.00		5,000.00
2	Allowance for Professional Fees (12%)	1.00	Item	600.00		600.00
<u>Website Development</u>						Total : 5,600.00
<i>Trade : 23 <u>Furniture/Homewares</u></i>						
1	Allowance for preliminaries (12%)	1.00	Item	3,960.00		3,960.00
	<u>Furniture</u>					
2	Allowance for period style lounge	1.00	no	10,000.00		10,000.00
3	Allowance for period style chair	1.00	no	8,000.00		8,000.00
4	Allowance for period style dining table	1.00	no	8,000.00		8,000.00
5	Allowance for period style coffee table	1.00	no	4,000.00		4,000.00
	<u>Homewares</u>					
6	Allowance for period style cutlery	1.00	Item	1,000.00		1,000.00
7	Allowance for period style crockery	1.00	Item	1,000.00		1,000.00
8	Allowance for period style appliances	1.00	Item	1,000.00		1,000.00
	<u>Allowances</u>					

Trade Breakup

Job Name :	<u>OPTION 2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 23 <u>Furniture/Homewares</u> (Continued)						
9	Contingency Allowance (10%)	1.00	Item	3,700.00		3,700.00
10	Allowance for Professional Fees (12%)	1.00	Item	4,880.00		4,880.00
<u>Furniture/Homewares</u>						Total : 45,540.00
Trade : 24 <u>Access</u>						
1	Allowance for preliminaries (12%)	1.00	Item	15,852.00		15,852.00
	<u>Demolition/Alterations</u>					
2	Form new opening in existing concrete wall	1.00	no	2,500.00		2,500.00
3	Form new opening in existing timber framed floor	1.00	no	1,000.00		1,000.00
4	Remove section of existing timber framed roof	27.00	m2	50.00		1,350.00
5	Allowance for internal demolition of existing building	46.00	m2	50.00		2,300.00
6	Remove existing external door and extend opening for new door	1.00	no	150.00		150.00
	<u>Lift Works</u>					
7	Excavate for new lift pit	5.00	m3	120.00		600.00
8	Reinforced concrete lift pit base slab	5.00	m2	150.00		750.00
9	Insitu concrete lift pit walls	9.00	m2	350.00		3,150.00
10	Reinforced blockwork lift shaft walls	48.00	m2	210.00		10,080.00
11	Allowance for disabled person lift	1.00	Item	51,000.00		51,000.00
	<u>Roof/Walls/Doors</u>					
12	Stud framed external wall including linings, finishes and insulation	15.00	m2	250.00		3,750.00
13	Colorbond clad timber framed roof complete including flashings	27.00	m2	190.00		5,130.00
14	Stud framed internal wall complete including insulation with painted plasterboard lining both sides	13.00	m2	195.00		2,535.00
15	Aluminium framed glazed single door including sidelight	1.00	no	3,670.00		3,670.00
	<u>Finishes/Linings</u>					
16	Floor/wall tiling	45.00	m2	120.00		5,400.00
17	Carpet on and including underlay and skirtings	30.00	m2	80.00		2,400.00
18	Prepare and repaint existing wall and ceiling linings	34.00	m2	17.00		578.00
19	Flush plasterboard ceiling lining including paint finish	27.00	m2	80.00		2,160.00
	<u>Sanitary Fixtures</u>					

Trade Breakup

Job Name : OPTION 2Job DescriptionClient's Name: Room 11

Option 2

Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 24 Access (Continued)						
20	Wall basin complete including mixer	2.00	no	1,890.00		3,780.00
21	Access WC	2.00	no	4,400.00		8,800.00
22	Shower complete including mixer and rail system	2.00	no	1,070.00		2,140.00
23	Thermostatic mixing valve	1.00	no	760.00		760.00
24	Floor waste	2.00	no	350.00		700.00
	<u>Fitments</u>					
25	Grabrail fitout	2.00	no	600.00		1,200.00
26	Shower seat	2.00	no	700.00		1,400.00
27	Allowance for miscellaneous toilet fitments	1.00	Item	1,260.00		1,260.00
	<u>Services</u>					
28	Allowance for electric light and power	1.00	Item	5,000.00		5,000.00
29	Allowance for mechanical ventilation	1.00	Item	1,200.00		1,200.00
30	Allowance to connect water and drainage pipework to existing services	1.00	Item	1,000.00		1,000.00
	<u>External Works</u>					
31	Reinforced concrete paving slab	18.00	m2	100.00		1,800.00
32	Balustrade	13.00	m	350.00		4,550.00
	<u>Allowances</u>					
33	Contingency Allowance (10%)	1.00	Item	14,795.00		14,795.00
34	Allowance for Professional Fees (12%)	1.00	Item	19,510.00		19,510.00
	<u>Access</u>				Total :	182,250.00
Trade : 25 Septic Tank						
1	Allowance for preliminaries (15%)	1.00	Item	2,355.00		2,355.00
2	Remove the existing septic tank	1.00	Item	500.00		500.00
3	Install new septic tank	1.00	Item	3,200.00		3,200.00
4	New drainage trenches	60.00	m	200.00		12,000.00
5	Contingency Allowance (10%)	1.00	Item	1,805.00		1,805.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,380.00		2,380.00
	<u>Septic Tank</u>				Total :	22,240.00

Dorney House Feasibility Study
Driveway Re-Sealing

Prepared for: Room 11
February 2016

Matrix Management Group

Section 1
Summary of Costs

Project Summary

Job Name :	<u>DRIVEWAY RESEAL2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Dorney House Driveway Resealing

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Driveway Re-Seal	100.00		94,250		94,250
		100.00		94,250		94,250
Final Total : \$						94,250

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	<u>DRIVEWAY RESEAL2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Dorney House Driveway Resealing

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Driveway Re-Seal</u>						
1	Allowance for preliminaries (12%)	1.00	Item	8,197.00		8,197.00
2	Reinstate road shoulders	651.00	m2	25.00		16,275.00
3	New top coat bitumen seal to 50% of existing driveway (Assumed width 4m)	1,626.00	m2	32.00		52,032.00
4	Contingency Allowance (10%)	1.00	Item	7,650.00		7,650.00
5	Allowance for Professional Fees (12%)	1.00	Item	10,096.00		10,096.00
<u>Driveway Re-Seal</u>						Total : 94,250.00

DORNEY HOUSE - PORTER HILL

Future Maintenance Sinking Fund Analysis

Option 2 - Dorney Program

Item	Qty	Unit	Current Construction Unit Rate (January 2016)	Current Estimated Maintenance Cost (January 2016) (Excl. GST)	Future Estimated Maintenance Cost (BPI 2.5% pa)	Expected Current Remaining Life	Expected Future Life	Expenditure										TOTAL	
								Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
								\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
PAINTING																			
1	Prepare and repaint ceiling lining	175	m2	17.00	2,975.00	3,808.25	10	10										3,808.25	3,808.25
2	Prepare and repaint internal wall linings	88	m2	17.00	1,496.00	1,915.01	10	10										1,915.01	1,915.01
3	Prepare and repaint external wall cladding	42	m2	17.00	714.00	913.98	10	10										913.98	913.98
4	Prepare and repaint external soffits and fascias	92	m2	25.00	2,300.00	2,944.19	10	10										2,944.19	2,944.19
5	Prepare and repaint timber framed windows both sides	20	m2	30.00	600.00	768.05	10	10										768.05	768.05
6	Prepare and repaint internal steelwork	129	m	12.00	1,548.00	1,981.57	10	10										1,981.57	1,981.57
7	Prepare and repaint external steelwork	82	m	12.00	984.00	1,259.60	10	10										1,259.60	1,259.60
8	Prepare and repaint external door and frame	2	no	150.00	300.00	384.03	10	10										384.03	384.03
SEPTIC TANK																			
9	Allowance for bi-annual septic tank pump out	1	Item	350.00	350.00	367.72	2	2		367.72		386.33		405.89		426.44		448.03	2,034.42
HEAT PUMP																			
10	Allowance for annual maintenance to heat pump	1	Item	200.00	200.00	205.00	1	1	205.00	210.13	215.38	220.76	226.28	231.94	237.74	243.68	249.77	256.02	2,296.69
LANDSCAPING																			
11	Allowance for quarterly vegetation removal around building	4	no	360.00	1,440.00	1,476.00	1	1	1,476.00	1,512.90	1,550.72	1,589.49	1,629.23	1,669.96	1,711.71	1,754.50	1,798.36	1,843.32	16,536.19
12	Allowance for quarterly vegetation removal to driveway	4	no	720.00	2,880.00	2,952.00	1	1	2,952.00	3,025.80	3,101.45	3,178.98	3,258.46	3,339.92	3,423.41	3,509.00	3,596.73	3,686.64	33,072.38
MISCELLANEOUS REPAIRS																			
13	Allowance for annual inspection and miscellaneous repairs and replacement of fittings, fixtures and the like	1	Item	500.00	500.00	512.50	1	1	512.50	525.31	538.45	551.91	565.70	579.85	594.34	609.20	624.43	640.04	5,741.73
14	Replace water pumps	2	no	950.00	1,900.00	2,432.16	10	10										2,432.16	2,432.16
RUNNING COSTS																			
15	Electricity	4	Qtr	611.22	2,444.88	2,506.00	1	1	2,506.00	2,568.65	2,632.87	2,698.69	2,766.16	2,835.31	2,906.19	2,978.85	3,053.32	3,129.65	28,075.70
16	Water	4	Qtr	122.43	489.72	501.96	1	1	501.96	514.51	527.37	540.56	554.07	567.93	582.12	596.68	611.59	626.88	5,623.68
17	Rates	4	Qtr	1,358.60	5,434.40	5,570.26	1	1	5,570.26	5,709.52	5,852.25	5,998.56	6,148.52	6,302.24	6,459.79	6,621.29	6,786.82	6,956.49	62,405.75
MANAGEMENT COSTS																			
18	Administration/Management	1	Item	12,000.00	12,000.00	12,300.00	1	1	12,300.00	12,607.50	12,922.69	13,245.75	13,576.90	13,916.32	14,264.23	14,620.83	14,986.36	15,361.01	137,801.60
19	Accounting	1	Item	2,000.00	2,000.00	2,050.00	1	1	2,050.00	2,101.25	2,153.78	2,207.63	2,262.82	2,319.39	2,377.37	2,436.81	2,497.73	2,560.17	22,966.93
Annual Works Expenditure																			
TOTALS				26,556.00				\$28,073.73	\$29,143.29	\$29,494.96	\$30,618.67	\$30,988.14	\$32,168.74	\$32,556.91	\$33,797.28	\$34,205.11	\$51,915.11	\$332,961.92	
Annual Budget Cost								\$29,537.83	\$30,276.27	\$31,033.18	\$31,809.01	\$32,604.23	\$33,419.34	\$34,254.82	\$35,111.19	\$35,988.97	\$36,888.70	\$330,923.53	

Year Start Amount	\$0.00	\$1,508.02	\$2,720.24	\$4,386.21	\$5,743.85	\$7,580.74	\$9,096.28	\$11,118.01	\$12,804.89	\$15,026.41
Annual Sinking Fund Levy (Increasing by 2.5% annually)	\$29,537.83	\$30,276.27	\$31,033.18	\$31,809.01	\$32,604.23	\$33,419.34	\$34,254.82	\$35,111.19	\$35,988.97	\$36,888.70
Sub-Total - Available Funds	\$29,537.83	\$31,784.29	\$33,753.41	\$36,195.22	\$38,348.08	\$41,000.08	\$43,351.10	\$46,229.21	\$48,793.86	\$51,915.11
Annual Works Expenditure	\$28,073.73	\$29,143.29	\$29,494.96	\$30,618.67	\$30,988.14	\$32,168.74	\$32,556.91	\$33,797.28	\$34,205.11	\$51,915.11
Sub-Total - Remaining Funds	\$1,464.10	\$2,641.01	\$4,258.46	\$5,576.55	\$7,359.94	\$8,831.34	\$10,794.19	\$12,431.93	\$14,588.75	\$0.00
Annual Interest on Remaining Funds (3.0% pa)	\$43.92	\$79.23	\$127.75	\$167.30	\$220.80	\$264.94	\$323.83	\$372.96	\$437.66	\$0.00
Total - Year End Amount	\$1,508.02	\$2,720.24	\$4,386.21	\$5,743.85	\$7,580.74	\$9,096.28	\$11,118.01	\$12,804.89	\$15,026.41	\$0.00

Note: Table assumes that the rate of interest earned is 3.0% pa
Table assumes that the rate of building cost escalation is 2.5% pa
Table assumes initial annual budget cost of \$29,537.83, escalating at 2.5% P.A.

Appendix C

Details of Operational Model 3



APPENDIX FOR OPTION 3 – THE DORNEY HOUSE INTENSIVE USE INCLUDING RE-DEVELOP EXISTING BUNKER STRUCTURES.

INTRODUCTION:

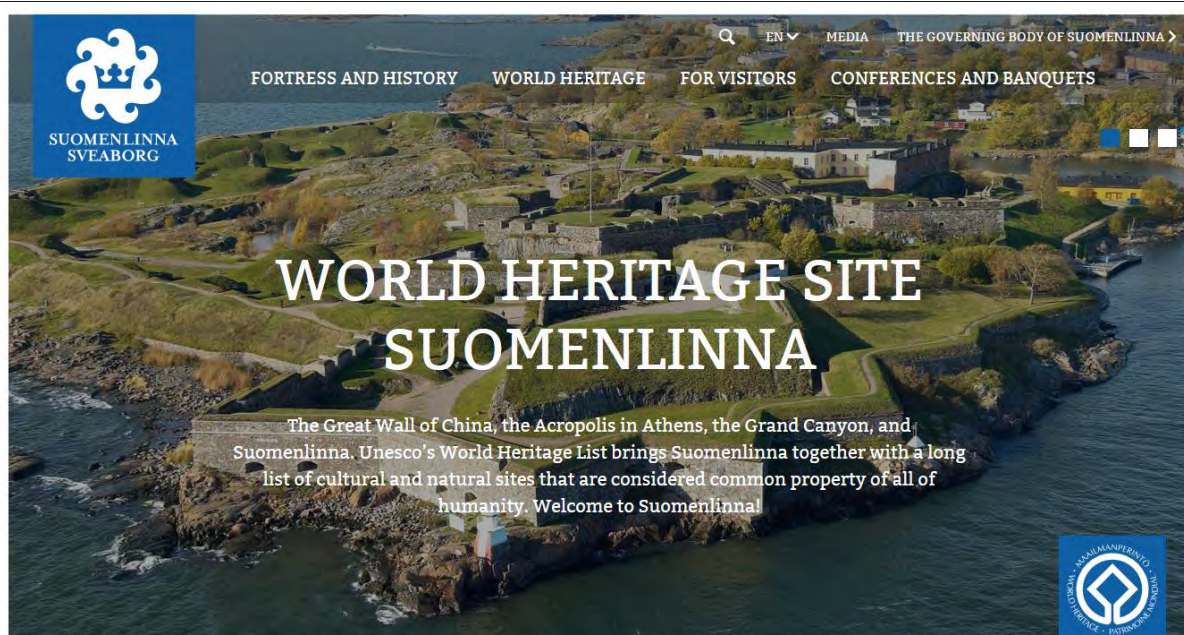
This appendix is in three parts;

- 1- Strategies for success of option
- 2- Architectural scope, discussion and explanation of key interventions.
- 3- Plan of works – refer to drawing PR01.

1- Strategies for success of option:

The Dorney House program is envisaged as being modelled on similar successful adaptive re-use precedent projects, most notably the Suomenlinna Island in Finland. www.suomenlinna.fi.

While this UNESCO World Heritage Site is substantially larger its remarkable success in the face of similar adversities makes it a key exemplar for Fort Nelson and the entirety of Porter Hill. Most notably the manner in which it has dealt with some of the very same problems with great success; Isolation, Heritage, re-envisioning.





CURRENT



Photo exhibition: Viapori dockyard – a bridge to the future

23.4.2014-28.2.2016

Suomenlinna Museum's photo exhibition tells the story of the Viapori dockyard.

[READ MORE](#)

[ALL EVENTS](#)



Guided walking tours in English and Russian

5.9.2015-29.5.2016

A guided tour of the fortress will shed light on the colourful past of Suomenlinna. During winter tours are organised in English and in Russian.

[READ MORE](#)

[ALL EVENTS](#)

Opening hours and events

JANUARY 2016



MON	TUE	WED	THU	FRI	SAT	SUN
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

DID YOU KNOW THAT...



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DID YOU KNOW THAT...



Constructing begun in 1748

Reinforcing the defences of Finland, then a part of Sweden, was deemed necessary. In 1747, the Swedish parliament made a decision to build a central fortress including a naval base in Helsinki. Fortification work begun the following year.

[READ MORE](#)



One of Finland's World Heritage Sites

In 1991, the Suomenlinna fortress was added to the UNESCO World Heritage List as a unique monument of military architecture. Another special feature of the fortress is that in the course of its history it has served in the defence of three realms: Sweden, Russia and Finland.

[READ MORE](#)



Beautiful all year around

When is Suomenlinna open for visits? How do I get to Suomenlinna? Find an answer to these and many other frequently asked questions about Suomenlinna.

[READ HERE](#)





GET TO KNOW SUOMENLINNA

See Suomenlinna from a bird's view and go inside tunnels and restaurants from home or your hotel room. You can choose summer or winter version. Click below to Suomenlinna Skyview service.

[GO AHEAD](#)

Contact information [All contact information >](#)

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SUOMENLINNA SVEABORG

The bunkers will not be cheap structures to work on/within as they have leakage and serviceability problems.

We envisage that they could be used for contemporary creative work including; art, music and literary practices of the highest quality. The home could be used to support communal functions of a small artistic/creative community, akin to a glorious foyer with amenities, ideal for gathering. The living spaces and rooms of the house would make ideal spaces for displaying a wide array of contemporary art practice and indeed any creative work. It goes without saying that utilising such a space to exhibit work would give the chosen artists a remarkably powerful commercial advantage. The allocation of space and period of tenure and curatorial selection of creative practices will need to be very carefully managed.

Again the access for the public to these small exhibitions would be ideally supported by a bus service similar to that proposed in Section 2 of this document. A series of small groups could be shuttled to the site to view the work and studios and make purchases during their visit.

HOW DO WE GET THE RIGHT ARCHITECTS FOR THE JOB?

A work of this importance should be run as a Design Competition.

The architectural intervention will inevitably have a dialogue with the work of J H Esmond Dorney. This relationship should be one of philosophical and progressive nature, the work of Artist James Turrell in abandoned structures and mines is a useful precedent, as is the work of Donald Judd, both utilising existing structures and creating distinctively new progressive work. Locally the re-interpretation of the Wilkinsons Point concrete platform (GASPI!) is pertinent in its dialogue with existing damaged concrete structures.

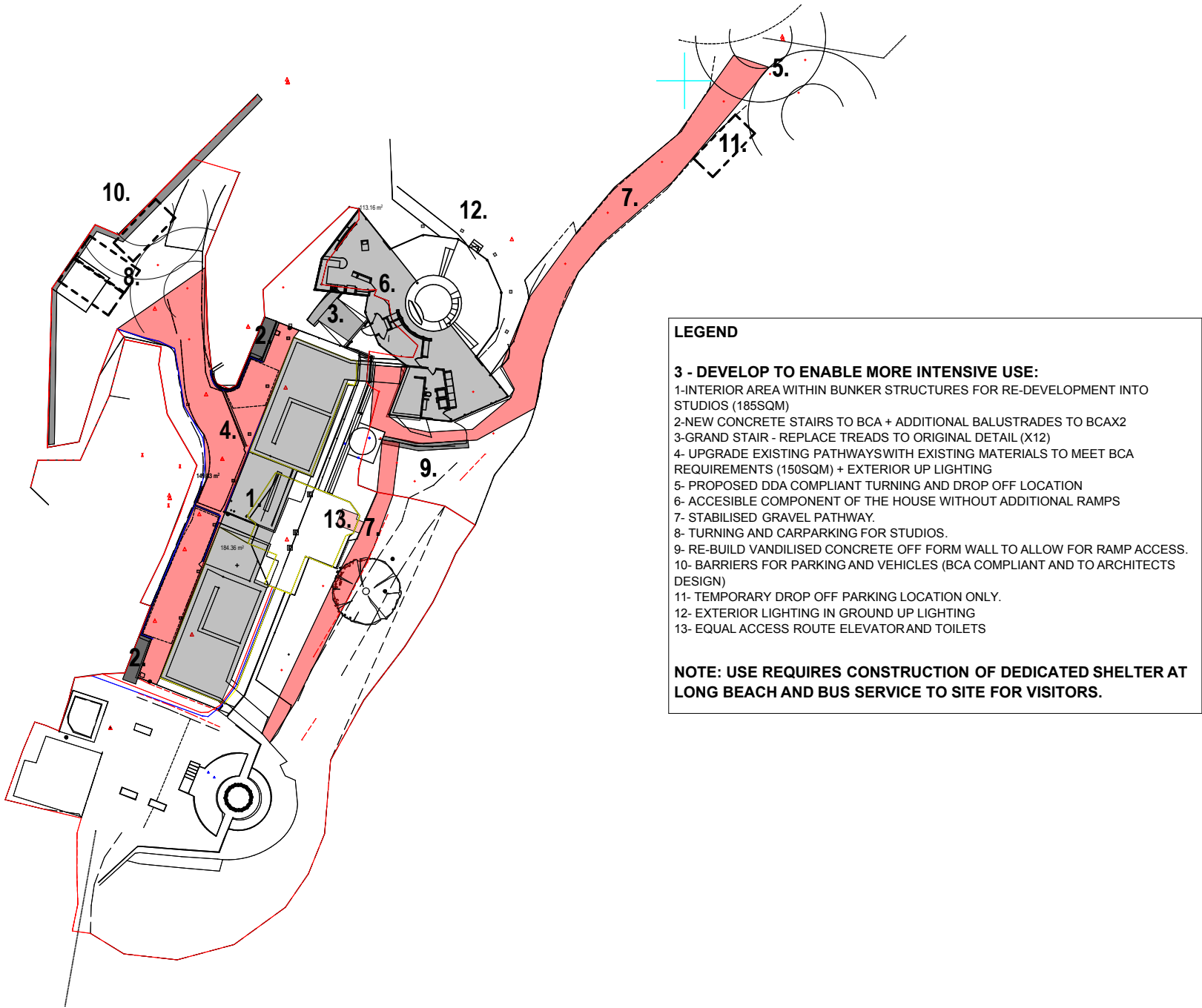
2- Architectural scope, discussion and explanation of key interventions:



- Remediation as per *Appendix 1 Rent as private residence* + additional items highlighted on PR02.

COMPLIANCE ISSUES for Option 03

1. We have assumed that if the building had existing use right that it may be for a Class 1a dwelling as per above.
2. We would need to see the proposed layout of this more intensive use of the building to offer some precise comments, but in general terms the public areas will be a Class 9b building.
3. This proposed intensive use will trigger the full conventional BCA compliance review which will take into account items like equal access, energy efficiency compliance, public safety etc.
4. We are happy to offer some more specific comments on this one once we sight some conceptual designs of how this intensive use would be developed.



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358B Macquarie Street, South Hobart, TAS 7004
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Email info@room11.com.au Website www.room11.com.au
Registration no 91387

Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11.
ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

Client
#Client Full Name
Project Name
#Project Name
Project Address
#Site Full Address

Drawing Title: SITE - OPTION 03 INTENSIVE U:	
Scale: AS SHOWN @ A3	Date: 20/01/2016
Status: #Project Status	Checked By:
Project No: #PIn	Drawing No.: PR02

Dorney House Feasibility Study
Option 3 – Dorney House Redevelopment

Prepared for: Room 11

February 2016

Matrix Management Group

Section 1
Summary of Costs

Project Summary

Job Name :	<u>OPTION 3</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 3 Dorney House Developed

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Carpet	1.90		26,160		26,160
2	Curtains	0.41		5,650		5,650
3	Lighting	0.21		2,950		2,950
4	Central Room Lights	0.11		1,480		1,480
5	Exterior Lighting	0.80		11,100		11,100
6	Timber Acoustic Baffles	0.51		7,100		7,100
7	Central Flue	0.21		2,960		2,960
8	Woodheater	0.16		2,220		2,220
9	Fireplace Tiling	0.03		450		450
10	Heat Pump	1.70		23,420		23,420
11	Stone Steps	0.26		3,550		3,550
12	Bunker Stairs	1.75		24,100		24,100
13	Main Stairs	0.54		7,440		7,440
14	Pathway	1.62		22,320		22,320
15	Concrete Wall	0.46		6,330		6,330
16	Parking	0.71		9,820		9,820
17	Glazing	2.41		33,300		33,300
18	Drop-Off Zone	0.75		10,350		10,350
19	Turning/Drop-Off	2.42		33,430		33,430
20	Bunker Upgrade	64.92		896,000		896,000
21	Furniture/Homewares	3.30		45,540		45,540
22	Access	13.20		182,250		182,250
23	Septic Tank	1.61		22,240		22,240
		100.00		1,380,160		1,380,160

Final Total : \$ 1,380,160

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	<u>OPTION 3</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Carpet</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,540.00		3,540.00
2	Take up existing carpet and replace with new	167.00	m2	100.00		16,700.00
3	Extra over carpet replacement for feature pit detail	1.00	Item	1,000.00		1,000.00
4	Contingency Allowance (10%)	1.00	Item	2,120.00		2,120.00
5	Allowance for Professional Fees (12%)	1.00	Item	2,800.00		2,800.00
<u>Carpet</u>						Total : 26,160.00
<i>Trade :</i> 2 <u>Curtains</u>						
1	Allowance for preliminaries (20%)	1.00	Item	765.00		765.00
2	New velvet curtains fixed to existing tracks	17.00	m2	225.00		3,825.00
3	Contingency Allowance (10%)	1.00	Item	460.00		460.00
4	Allowance for Professional Fees (12%)	1.00	Item	600.00		600.00
<u>Curtains</u>						Total : 5,650.00
<i>Trade :</i> 3 <u>Lighting</u>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Conical central lighting fitted to existing wiring	4.00	no	200.00		800.00
3	Perimeter uplighters fitted to existing wiring	8.00	no	150.00		1,200.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	310.00		310.00
<u>Lighting</u>						Total : 2,950.00
<i>Trade :</i> 4 <u>Central Room Lights</u>						
1	Allowance for preliminaries (20%)	1.00	Item	200.00		200.00
2	Dome light fittings to existing wiring	5.00	no	200.00		1,000.00
3	Contingency Allowance (10%)	1.00	Item	120.00		120.00
4	Allowance for Professional Fees (12%)	1.00	Item	160.00		160.00
<u>Central Room Lights</u>						Total : 1,480.00
<i>Trade :</i> 5 <u>Exterior Lighting</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,500.00		1,500.00

Trade Breakup

Job Name :	<u>OPTION 3</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 5 <u>Exterior Lighting</u> (Continued)						
2	Exterior uplights including wiring and bases	5.00	no	1,500.00		7,500.00
3	Contingency Allowance (10%)	1.00	Item	900.00		900.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,200.00		1,200.00
<u>Exterior Lighting</u>						Total : 11,100.00
Trade : 6 <u>Timber Acoustic Baffles</u>						
1	Allowance for preliminaries (20%)	1.00	Item	960.00		960.00
2	Sand existing timber acoustic concave panels	16.00	m2	300.00		4,800.00
3	Contingency Allowance (10%)	1.00	Item	580.00		580.00
4	Allowance for Professional Fees (12%)	1.00	Item	760.00		760.00
<u>Timber Acoustic Baffles</u>						Total : 7,100.00
Trade : 7 <u>Central Flue</u>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Remove existing flue flashing and cowl and replace with new	1.00	Item	500.00		500.00
3	Prepare and repaint flue and fireplace cone	1.00	Item	1,500.00		1,500.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	320.00		320.00
<u>Central Flue</u>						Total : 2,960.00
Trade : 8 <u>Woodheater</u>						
1	Allowance for preliminaries (20%)	1.00	Item	300.00		300.00
2	Remove existing woodheater including flue and roof flashings	1.00	Item	500.00		500.00
3	Take up existing tiled hearth	1.00	Item	100.00		100.00
4	Carpet reinstatement included in proposed carpet works		Note			
5	Remove segment of curved ceiling panel and replace with new including paint finish	1.00	Item	500.00		500.00
6	Remove affected roof sheet and replace with new including sisalation	1.00	Item	400.00		400.00
7	Contingency Allowance (10%)	1.00	Item	180.00		180.00
8	Allowance for Professional Fees (12%)	1.00	Item	240.00		240.00

Trade Breakup

Job Name :	<u>OPTION 3</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark	Amount
<u>Woodheater</u>						Total : 2,220.00
<i>Trade : 9 <u>Fireplace Tiling</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	60.00		60.00
2	Replace missing tiles to fireplace	1.00	Item	300.00		300.00
3	Contingency Allowance (10%)	1.00	Item	38.00		38.00
4	Allowance for Professional Fees (12%)	1.00	Item	52.00		52.00
<u>Fireplace Tiling</u>						Total : 450.00
<i>Trade : 10 <u>Heat Pump</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	3,170.00		3,170.00
2	Allowance for heat pump to main living areas	155.00	m2	80.00		12,400.00
3	Allowance for underfloor ducting	36.00	m	40.00		1,440.00
4	Allowance for bespoke floor grilles	8.00	no	250.00		2,000.00
5	Contingency Allowance (10%)	1.00	Item	1,900.00		1,900.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,510.00		2,510.00
<u>Heat Pump</u>						Total : 23,420.00
<i>Trade : 11 <u>Stone Steps</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	480.00		480.00
2	Demolish existing stone steps and salvage for reuse	1.00	Item	100.00		100.00
3	Provide new reinforced concrete base	1.00	Item	150.00		150.00
4	New stone steps	1.00	Item	1,450.00		1,450.00
5	Balustrade	2.00	m	350.00		700.00
6	Contingency Allowance (10%)	1.00	Item	290.00		290.00
7	Allowance for Professional Fees (12%)	1.00	Item	380.00		380.00
<u>Stone Steps</u>						Total : 3,550.00
<i>Trade : 12 <u>Bunker Stairs</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	3,260.00		3,260.00
2	Demolish existing concrete stairs	2.00	no	500.00		1,000.00
3	1000 wide reinforced concrete steps rising approximately 2200	2.00	no	4,850.00		9,700.00

Trade Breakup

Job Name :	<u>OPTION 3</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 12 <u>Bunker Stairs</u> (Continued)						
4	Balustrade	16.00	m	350.00		5,600.00
5	Contingency Allowance (10%)	1.00	Item	1,956.00		1,956.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,584.00		2,584.00
<u>Bunker Stairs</u>						Total : 24,100.00
Trade : 13 <u>Main Stairs</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,006.00		1,006.00
2	Remove existing concrete stair treads	11.00	no	30.00		330.00
3	Prepare and repaint steel support framing	1.00	Item	300.00		300.00
4	Install new precast concrete stair treads	11.00	no	400.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	604.00		604.00
6	Allowance for Professional Fees (12%)	1.00	Item	800.00		800.00
<u>Main Stairs</u>						Total : 7,440.00
Trade : 14 <u>Pathway</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,020.00		3,020.00
2	Reinforced concrete strip footing	7.00	m3	500.00		3,500.00
3	300 high stone retaining wall (One side only to lower section)	16.00	m2	450.00		7,200.00
4	Gravel pathway	220.00	m2	20.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	1,810.00		1,810.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,390.00		2,390.00
<u>Pathway</u>						Total : 22,320.00
Trade : 15 <u>Concrete Wall</u>						
1	Allowance for preliminaries (20%)	1.00	Item	856.00		856.00
2	Demolish/remove existing concrete wall	8.00	m2	60.00		480.00
3	Reinforced concrete strip footing	2.00	m3	500.00		1,000.00
4	Reinforced insitu concrete wall	8.00	m2	350.00		2,800.00
5	Contingency Allowance (10%)	1.00	Item	514.00		514.00
6	Allowance for Professional Fees (12%)	1.00	Item	680.00		680.00

Trade Breakup

Job Name :	<u>OPTION 3</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Concrete Wall</u>						Total : 6,330.00
<i>Trade : 16 <u>Parking</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	1,328.00		1,328.00
2	Crash barrier	41.00	m	162.00		6,642.00
3	Contingency Allowance (10%)	1.00	Item	800.00		800.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,050.00		1,050.00
<u>Parking</u>						Total : 9,820.00
<i>Trade : 17 <u>Glazing</u></i>						
1	Allowance for preliminaries (15%)	1.00	Item	3,530.00		3,530.00
2	Remove existing glazing	24.00	m2	60.00		1,440.00
3	Install new toughened glazing	24.00	m2	320.00		7,680.00
4	Safety film	120.00	m2	120.00		14,400.00
5	Contingency Allowance (10%)	1.00	Item	2,700.00		2,700.00
6	Allowance for Professional Fees (12%)	1.00	Item	3,550.00		3,550.00
<u>Glazing</u>						Total : 33,300.00
<i>Trade : 18 <u>Drop-Off Zone</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	1,400.00		1,400.00
2	Allow to form drop off zone	1.00	no	7,000.00		7,000.00
3	Contingency Allowance (10%)	1.00	Item	840.00		840.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,110.00		1,110.00
<u>Drop-Off Zone</u>						Total : 10,350.00
<i>Trade : 19 <u>Turning/Drop-Off</u></i>						
1	Allowance for preliminaries (15%)	1.00	Item	3,540.00		3,540.00
2	Excavate to form turning area	114.00	m3	100.00		11,400.00
3	Bitumen road surfacing	114.00	m2	80.00		9,120.00
4	Crash barrier	19.00	m	162.00		3,078.00
5	Contingency Allowance (10%)	1.00	Item	2,712.00		2,712.00
6	Allowance for Professional Fees (12%)	1.00	Item	3,580.00		3,580.00

Trade Breakup

Job Name :	<u>OPTION 3</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Turning/Drop-Off</u>						Total : 33,430.00
<i>Trade : 20 <u>Bunker Upgrade</u></i>						
1	Allowance for high-quality refurbishment to concrete bunker structures	200.00	m2	4,000.00		800,000.00
2	Allowance for Professional Fees (12%)	1.00	Item	96,000.00		96,000.00
<u>Bunker Upgrade</u>						Total : 896,000.00
<i>Trade : 21 <u>Furniture/Homewares</u></i>						
1	Allowance for preliminaries (12%)	1.00	Item	3,960.00		3,960.00
	<u>Furniture</u>					
2	Allowance for period style lounge	1.00	no	10,000.00		10,000.00
3	Allowance for period style chair	1.00	no	8,000.00		8,000.00
4	Allowance for period style dining table	1.00	no	8,000.00		8,000.00
5	Allowance for period style coffee table	1.00	no	4,000.00		4,000.00
	<u>Homewares</u>					
6	Allowance for period style cutlery	1.00	Item	1,000.00		1,000.00
7	Allowance for period style crockery	1.00	Item	1,000.00		1,000.00
8	Allowance for period style appliances	1.00	Item	1,000.00		1,000.00
9	Contingency Allowance (10%)	1.00	Item	3,700.00		3,700.00
10	Allowance for Professional Fees (12%)	1.00	Item	4,880.00		4,880.00
<u>Furniture/Homewares</u>						Total : 45,540.00
<i>Trade : 22 <u>Access</u></i>						
1	Allowance for preliminaries (12%)	1.00	Item	15,852.00		15,852.00
	<u>Demolition/Alterations</u>					
2	Form new opening in existing concrete wall	1.00	no	2,500.00		2,500.00
3	Form new opening in existing timber framed floor	1.00	no	1,000.00		1,000.00
4	Remove section of existing timber framed roof	27.00	m2	50.00		1,350.00
5	Allowance for internal demolition of existing building	46.00	m2	50.00		2,300.00
6	Remove existing external door and extend opening for new door	1.00	no	150.00		150.00
	<u>Lift Works</u>					
7	Excavate for new lift pit	5.00	m3	120.00		600.00

Trade Breakup

Job Name :	<u>OPTION 3</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 22 Access						(Continued)
8	Reinforced concrete lift pit base slab	5.00	m2	150.00		750.00
9	Insitu concrete lift pit walls	9.00	m2	350.00		3,150.00
10	Reinforced blockwork lift shaft walls	48.00	m2	210.00		10,080.00
11	Allowance for disabled person lift	1.00	Item	51,000.00		51,000.00
	<u>Roof/Walls/Doors</u>					
12	Stud framed external wall including linings, finishes and insulation	15.00	m2	250.00		3,750.00
13	Colorbond clad timber framed roof complete including flashings	27.00	m2	190.00		5,130.00
14	Stud framed internal wall complete including insulation with painted plasterboard lining both sides	13.00	m2	195.00		2,535.00
15	Aluminium framed glazed single door including sidelight	1.00	no	3,670.00		3,670.00
	<u>Finishes/Linings</u>					
16	Floor/wall tiling	45.00	m2	120.00		5,400.00
17	Carpet on and including underlay and skirtings	30.00	m2	80.00		2,400.00
18	Prepare and repaint existing wall and ceiling linings	34.00	m2	17.00		578.00
19	Flush plasterboard ceiling lining including paint finish	27.00	m2	80.00		2,160.00
	<u>Sanitary Fixtures</u>					
20	Wall basin complete including mixer	2.00	no	1,890.00		3,780.00
21	Access WC	2.00	no	4,400.00		8,800.00
22	Shower complete including mixer and rail system	2.00	no	1,070.00		2,140.00
23	Thermostatic mixing valve	1.00	no	760.00		760.00
24	Floor waste	2.00	no	350.00		700.00
	<u>Fitments</u>					
25	Grabrail fitout	2.00	no	600.00		1,200.00
26	Shower seat	2.00	no	700.00		1,400.00
27	Allowance for miscellaneous toilet fitments	1.00	Item	1,260.00		1,260.00
	<u>Services</u>					
28	Allowance for electric light and power	1.00	Item	5,000.00		5,000.00
29	Allowance for mechanical ventilation	1.00	Item	1,200.00		1,200.00
30	Allowance to connect water and drainage pipework to existing services	1.00	Item	1,000.00		1,000.00
	<u>External Works</u>					

Trade Breakup

Job Name :	<u>OPTION 3</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 22 <u>Access</u></i>						<i>(Continued)</i>
31	Reinforced concrete paving slab	18.00	m2	100.00		1,800.00
32	Balustrade	13.00	m	350.00		4,550.00
	<u>Allowances</u>					
33	Contingency Allowance (10%)	1.00	Item	14,795.00		14,795.00
34	Allowance for Professional Fees (12%)	1.00	Item	19,510.00		19,510.00
<u>Access</u>						Total : 182,250.00
<i>Trade : 23 <u>Septic Tank</u></i>						
1	Allowance for preliminaries (15%)	1.00	Item	2,355.00		2,355.00
2	Remove the existing septic tank	1.00	Item	500.00		500.00
3	Install new septic tank	1.00	Item	3,200.00		3,200.00
4	New drainage trenches	60.00	m	200.00		12,000.00
5	Contingency Allowance (10%)	1.00	Item	1,805.00		1,805.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,380.00		2,380.00
<u>Septic Tank</u>						Total : 22,240.00

Dorney House Feasibility Study
Driveway Re-Sealing

Prepared for: Room 11
February 2016

Matrix Management Group

Section 1
Summary of Costs

Project Summary

Job Name :	<u>DRIVEWAY RESEAL2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Dorney House Driveway Resealing

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Driveway Re-Seal	100.00		94,250		94,250
		100.00		94,250		94,250
Final Total : \$						94,250

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	<u>DRIVEWAY RESEAL2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Dorney House Driveway Resealing

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Driveway Re-Seal</u>						
1	Allowance for preliminaries (12%)	1.00	Item	8,197.00		8,197.00
2	Reinstate road shoulders	651.00	m2	25.00		16,275.00
3	New top coat bitumen seal to 50% of existing driveway (Assumed width 4m)	1,626.00	m2	32.00		52,032.00
4	Contingency Allowance (10%)	1.00	Item	7,650.00		7,650.00
5	Allowance for Professional Fees (12%)	1.00	Item	10,096.00		10,096.00
<u>Driveway Re-Seal</u>						Total : 94,250.00

DORNEY HOUSE - PORTER HILL

Future Maintenance Sinking Fund Analysis

Option 3 - Developed

Item	Qty	Unit	Current Construction Unit Rate (January 2016)	Current Estimated Maintenance Cost (January 2016) (Excl. GST)	Future Estimated Maintenance Cost (BPI 2.5% pa)	Expected Current Remaining Life	Expected Future Life	Expenditure										TOTAL	
								Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
								\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
PAINTING																			
1 Prepare and repaint ceiling lining	175	m2	17.00	2,975.00	3,808.25	10	10											3,808.25	3,808.25
2 Prepare and repaint internal wall linings	88	m2	17.00	1,496.00	1,915.01	10	10											1,915.01	1,915.01
3 Prepare and repaint external wall cladding	42	m2	17.00	714.00	913.98	10	10											913.98	913.98
4 Prepare and repaint external soffits and fascias	92	m2	25.00	2,300.00	2,944.19	10	10											2,944.19	2,944.19
5 Prepare and repaint timber framed windows both sides	20	m2	30.00	600.00	768.05	10	10											768.05	768.05
6 Prepare and repaint internal steelwork	129	m	12.00	1,548.00	1,981.57	10	10											1,981.57	1,981.57
7 Prepare and repaint external steelwork	82	m	12.00	984.00	1,259.60	10	10											1,259.60	1,259.60
8 Prepare and repaint external door and frame	2	no	150.00	300.00	384.03	10	10											384.03	384.03
SEPTIC TANK																			
9 Allowance for bi-annual septic tank pump out	1	Item	350.00	350.00	367.72	2	2		367.72		386.33		405.89		426.44		448.03		2,034.42
HEAT PUMP																			
10 Allowance for annual maintenance to heat pump	1	Item	200.00	200.00	205.00	1	1	205.00	210.13	215.38	220.76	226.28	231.94	237.74	243.68	249.77	256.02		2,296.69
LANDSCAPING																			
11 Allowance for quarterly vegetation removal around building	4	no	360.00	1,440.00	1,476.00	1	1	1,476.00	1,512.90	1,550.72	1,589.49	1,629.23	1,669.96	1,711.71	1,754.50	1,798.36	1,843.32		16,536.19
12 Allowance for quarterly vegetation removal to driveway	4	no	720.00	2,880.00	2,952.00	1	1	2,952.00	3,025.80	3,101.45	3,178.98	3,258.46	3,339.92	3,423.41	3,509.00	3,596.73	3,686.64		33,072.38
MISCELLANEOUS REPAIRS																			
13 Allowance for annual inspection and miscellaneous repairs and replacement of fittings, fixtures and the like	1	Item	500.00	500.00	512.50	1	1	512.50	525.31	538.45	551.91	565.70	579.85	594.34	609.20	624.43	640.04		5,741.73
14 Replace water pumps	2	no	950.00	1,900.00	2,432.16	10	10											2,432.16	2,432.16
RUNNING COSTS																			
15 Electricity	4	Qtr	1,125.06	4,500.24	4,612.75	1	1	4,612.75	4,728.06	4,846.27	4,967.42	5,091.61	5,218.90	5,349.37	5,483.11	5,620.18	5,760.69		51,678.35
16 Water	4	Qtr	162.49	649.96	666.21	1	1	666.21	682.86	699.94	717.43	735.37	753.75	772.60	791.91	811.71	832.00		7,463.79
17 Rates	4	Qtr	2,277.60	9,110.40	9,338.16	1	1	9,338.16	9,571.61	9,810.90	10,056.18	10,307.58	10,565.27	10,829.40	11,100.14	11,377.64	11,662.08		104,618.97
MANAGEMENT COSTS																			
18 Administration/Management	1	Item	12,000.00	12,000.00	12,300.00	1	1	12,300.00	12,607.50	12,922.69	13,245.75	13,576.90	13,916.32	14,264.23	14,620.83	14,986.36	15,361.01		137,801.60
19 Accounting	1	Item	2,000.00	2,000.00	2,050.00	1	1	2,050.00	2,101.25	2,153.78	2,207.63	2,262.82	2,319.39	2,377.37	2,436.81	2,497.73	2,560.17		22,966.93
Annual Works Expenditure																			
TOTALS				32,447.60				\$34,112.62	\$35,333.15	\$35,839.57	\$37,121.89	\$37,653.94	\$39,001.19	\$39,560.18	\$40,975.62	\$41,562.91	\$59,456.85	\$400,617.91	
Annual Budget Cost																			
								\$35,576.72	\$36,466.13	\$37,377.79	\$38,312.23	\$39,270.04	\$40,251.79	\$41,258.08	\$42,289.53	\$43,346.77	\$44,430.44	\$398,579.52	

Year Start Amount	\$0.00	\$1,508.02	\$2,720.24	\$4,386.21	\$5,743.85	\$7,580.74	\$9,096.28	\$11,118.01	\$12,804.89	\$15,026.41
Annual Sinking Fund Levy (Increasing by 2.5% annually)	\$35,576.72	\$36,466.13	\$37,377.79	\$38,312.23	\$39,270.04	\$40,251.79	\$41,258.08	\$42,289.53	\$43,346.77	\$44,430.44
Sub-Total - Available Funds	\$35,576.72	\$37,974.16	\$40,098.02	\$42,698.44	\$45,013.88	\$47,832.53	\$50,354.36	\$53,407.55	\$56,151.66	\$59,456.85
Annual Works Expenditure	\$34,112.62	\$35,333.15	\$35,839.57	\$37,121.89	\$37,653.94	\$39,001.19	\$39,560.18	\$40,975.62	\$41,562.91	\$59,456.85
Sub-Total - Remaining Funds	\$1,464.10	\$2,641.01	\$4,258.46	\$5,576.55	\$7,359.94	\$8,831.34	\$10,794.19	\$12,431.93	\$14,588.75	\$0.00
Annual Interest on Remaining Funds (3.0% pa)	\$43.92	\$79.23	\$127.75	\$167.30	\$220.80	\$264.94	\$323.83	\$372.96	\$437.66	\$0.00
Total - Year End Amount	\$1,508.02	\$2,720.24	\$4,386.21	\$5,743.85	\$7,580.74	\$9,096.28	\$11,118.01	\$12,804.89	\$15,026.41	\$0.00

Note: Table assumes that the rate of interest earned is 3.0% pa
Table assumes that the rate of building cost escalation is 2.5% pa
Table assumes initial annual budget cost of \$35,576.72, escalating at 2.5% P.A.

Appendix D

Bushfire Hazard Management Details

**BUSHFIRE PRONE
DEVELOPMENT SOLUTIONS**

18 December 2015

Thomas Bailey
Room 11 Architects
358B Macquarie Street
SOUTH HOBART TAS 7000

Dear Thomas,

Dorner House, Fort Nelson - Bushfire Hazard Management Options - Feasibility Study

Following our site investigation and review of the consultant brief I provide the following comments for each of the three suggested options for the site.

I can determine that the site is considered bushfire prone under the definitions provided by the Building Act 2000 (Tas) and the Planning Code E1.0 (the Code).

The BAL rating when assessed in accordance with AS3959-2009 for the existing buildings would be BAL-FZ (FDI 50). This is due to the vegetation type (forest) and the slopes under the classified vegetation (15 to 20 degrees). These inputs under the standard, where the vegetation is within 28 metres result in a rating of BAL-FZ.

o **Use option 1 - Rent as a private residence**

The assumption has been made that the buildings on site currently carry existing use rights as a 1a dwelling. There is no legislative requirement to upgrade the Bushfire Protection Measures under the Building Act. However, it is understood that the building use has lapsed under LUPA and would require application for a new Planning Use - Dwelling.

As there is only Use Standards applicable, not Development associated with an application of this option there is no requirement to apply the Bushfire-Prone Areas Code E1.0.

However, it is recommended that a Bushfire Hazard Management Plan be developed to align with the Code. This would require (but is not limited to):

1. Provision and management of hazard management areas that would meet BAL-29 buffer distances from all building facades. This is a distance of 37 metres from all facades and a 37 metres radius from each external corner. Currently the site does not appear have a maintained Hazard Management Area.

The expectations for the vegetation and management within the hazard management area may vary - the best case is to remove the hazard for the entire 37 metres, however it is expected in this case modification and maintenance is the more likely scenario. This requires as a minimum that all debris and litter on the ground should be removed regularly, tree limbs within 2 metres of the ground should be cut away and tree canopies should be trimmed to maintain reasonable horizontal and vertical separation (small clumps of vegetation is acceptable). In addition to the vegetation modification, it is recommended an irrigation system be installed to ensure vegetation within the hazard management area does not dry cure;

2. Sufficient access for fire fighting vehicles - generally a roadway minimum construction standard of Category 4C Road 4m wide, passing bays every 100m, vegetation management for 2m each side of the roadway and 4m vertically above roadway and adjacent managed areas. The existing roadway does not comply with current standards, however with improvement of hardstands/passing bays on each bend and the addition of one passing bay on the longest stretch of straight access it would be reasonable to anticipate compliance with the Codes Objectives for Private Access;

BUSHFIRE PRONE DEVELOPMENT SOLUTIONS

3. Suitable availability to a water supply for fire-fighting purposes - minimum maintained volume of 10,000 litres per building - the supply location or connection to the supply should be within 3m of a fire fighting vehicle hardstand. It is understood there is currently 20,000 litres stored onsite, however it would appear that poly-pipe where exposed above ground would need to be replaced with non-heat deforming pipe. The ability of the current water supply to be delivered at 270 litres per minute is unknown. Therefore, it is expected plumbing infrastructure would need to be installed to allow for Fire Fighting Vehicles to connect to the water supply and draw the water at 270 litres per minute. The water connection point should be within 3 metres of the fire-fighting vehicle hardstand and no closer than 6 metres to any building. The hardstand shall be located so that it is no further than 30 metres from the most disadvantaged part of the building. It is anticipated, due to the building layout that multiple hardstands would be required - not all hardstands need to be provided with a connection to the onsite fire fighting water supply; and
4. Although not required it may be prudent to retrofit bushfire prone area construction measures to the buildings in accordance with AS3959-2009 Section 3, Construction General and 7, Construction for Bushfire Attack Level 29 (BAL-29).

Note: in Tasmania the BAL-29 hazard management area specified by the Australian Standard and applicable to a FDI50 (up to and including 'High Fire Danger'), it also co-exists with the buildings construction measures. Should it not be feasible to retro-fit the building with compliant BAL-29 construction measures it is recommended further extension of the hazard management area and formal development of an evacuation procedure for occupants. This may be along the lines of evacuating as soon as fire is observed and also when FDI50 is exceeded.

○ Use option 2 - Dorney House Program

The assumption has been made that this proposal would require a change of use application under the Planning Scheme and the Building Act, with an assumed mixed use Visitor Accommodation/Assembly Building and NCC Classification of 9b Assembly Building and any of Residential Class 1a (no change of use), 1b, 2, 3 and possibly 4 (NCC Bushfire provisions do not apply to Class 4 Part buildings).

The type of use described by the brief requires provision for a Bushfire Hazard Management Plan under the Code - E1.5 Vulnerable Use - Visitor Accommodation. Therefore, requirements would be as per points 1 to 4 above; and implementation of an emergency evacuation plan and procedure aligned with that required by Part E1.5.1.1, A2 of the Code is required.

This procedure highlights the need for an understanding of the site by visitors and transient persons. Visitors are to be made aware of the possible bushfire risks which may occur and it would be a requirement for responsible persons on-site to manage the site and its occupants in the event an emergency. Other management strategies may be implemented such as not occupying the buildings on days where the FDI exceeds FDI50. Further determination of an emergency procedure could not be determined until further design documentation is developed and Use and Classifications are established.

Note: if a Building Act change of use, to Class 1b, 2 and 3 occurs, there is a requirement to construct these classes or retrofit the buildings to bushfire prone area construction measures in accordance with AS3959-2009 Section 3, Construction General and 7, Construction for Bushfire Attack Level 29 (BAL-29).

Where change of use occurs under the Building Act it is assumed all works are undertaken to be compliant with the current NCC standards. Where the Bushfire Hazard Management Plan does not meet the deemed to satisfy (as suggested for the vehicular access) requirements of the NCC then an Alternate Solution is required in accordance with the NCC and Building Act - this is at the Building Surveyors discretion and acceptance.

Where an alternate solution is required it is possible to alter the NCC requirements to meet the Performance Criteria set out by the NCC. It would need to demonstrate where the deemed to satisfy provisions are not met how the Bushfire Hazard Management Plan intends to offset the shortfalls of the Deemed to Satisfy provisions. It may be possible to only manage the site with Emergency Procedures and Performance based criteria to meet the Planning Objectives and also the NCC Performance Requirements. This cannot be fully determined until further design documentation and specification are developed

BUSHFIRE PRONE DEVELOPMENT SOLUTIONS

○ Development/Use option 3 - Development of the site to enable a more intensive use

As for option 2 above it is assumed a Change of Use will apply under both Planning Scheme and Building Act. Therefore, similar recommendations apply as option 2 development standards above. Should the intensification of the use involve Development which is deemed a Vulnerable Use (Visitor accommodation) the requirement for a larger Hazard Management Area is triggered. The Hazard Management Area separation distances are increased to be greater than or equivalent to BAL-12.5 as per AS3959-2009 - which in this case equates to a distance from facades of 67 metres and a 67 metres radius from external corners of the building. Subsequently the NCC also requires the buildings to be built to bushfire prone area construction measures in accordance with AS3959-2009 Section 3, Construction General and 5, Construction for Bushfire Attack Level 12.5 (BAL-12.5).

Note: as there is further development this may impact upon the volume of water to be stored onsite and the Hazard Management Area will likely increase in size due to the larger area of habitable building. Should the floor area of the buildings of Class 2, 3, 4 and 9b trigger the requirements for fire hose reels and fire hydrants, there is an additional need to provide infrastructure for building fire safety.

As per Option 2, Where change of use occurs under the Building Act it is assumed all works are undertaken to be compliant with the current NCC standards. Where the Bushfire Hazard Management Plan does not meet the deemed to satisfy (as suggested for the vehicular access) requirements of the NCC then an Alternate Solution is required in accordance with the NCC and Building Act - this is at the Building Surveyors discretion and acceptance.

Where an alternate solution is required it is possible to alter the NCC requirements to meet the Performance Criteria set out by the NCC. It would need to demonstrate where the deemed to satisfy provisions are not met, how the Bushfire Hazard Management Plan intends to offset the shortfalls of the Deemed to Satisfy provisions. It may be possible to only manage the site with Emergency Procedures and Performance based criteria to meet the Planning Objectives and also the NCC Performance Requirements. This cannot be fully determined until further design documentation and specification are developed

Disclaimer:

Please note this is preliminary advice only and is reliant upon information provided within the Brief. The final requirements cannot be confirmed until design concept drawings and specifications are provided.

It should be noted that the recommendations do not suggest any existing compliance with any Codes and Legislation. Due to the lack of design documentation and detailed specifications the recommendations contained within does not mean that there is no residual risk to life safety or property as a result of bushfire - there is a significant bushfire risk associated with the property at this time, hence the high BAL rating. A residual level of risk remains which recognises that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is also expressed in the following extract from AS 3959 (2009) which states;

It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

This level of residual risk is inherent in all bushfire standards and also applies in this instance.

Should you have any issues or questions please feel free to contact me.

Regards



Rhys Menadue - BFP-106

Dorney House Feasibility Study
Bushfire Management

Prepared for: Room 11
January 2016

Section 1
Summary of Costs

Project Summary

Job Name :	<u>FIRE MANAGEMENT</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Dorney House Estimated Bushfire Management Expenditure

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Fire Management	100.00		124,680		124,680
		100.00		124,680		124,680
Final Total : \$						124,680

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	<u>FIRE MANAGEMENT</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Dorney House Estimated Bushfire Management Expenditure

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Fire Management</u>						
1	Allowance for preliminaries (15%)	1.00	Item	13,200.00		13,200.00
2	Allow to clear vegetation from building perimeter	1.00	Item	5,000.00		5,000.00
3	Allow to form passing bays to driveway	9.00	no	7,000.00		63,000.00
4	Allow to clear vegetation from driveway	1.00	Item	20,000.00		20,000.00
5	Contingency Allowance (10%)	1.00	Item	10,120.00		10,120.00
6	Allowance for Professional Fees (12%)	1.00	Item	13,360.00		13,360.00
<u>Fire Management</u>						Total : 124,680.00

Emma Riley & Associates ABN 67 141 991 004

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40 Molle Street, Hobart 7000

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Document Status

Author: Clare Hester

Reviewer: Emma Riley

Version: Final 21 February 2016

Operational model	Capital Cost	Annual operating Cost	Structural engineering	BCA compliance	Planning scheme	Fire (works required)	Equal Access (works)	Infra – structure (works)	Social values	Heritage	Governance	Comments	Attachment 2
OPTION 1 RENT (as private residence)	\$406K (renovated) Or \$168K (lowest possible cost)	\$22K / yr	✓ House & bunkers in good order. Minor works required.	✓ Certificate of occupancy deemed to have been issued	✓ Approval required under planning scheme.	✓ vegetation clearing access - road passing bays building retrofitting	n/a	✓ septic parking driveway re-seal	X Limited community access. Dislocation between property & house.	✓ Maintains existing relationship between house, fort and property	✓ minimal input required	This option is a low key, low intervention approach which is generally acceptable across most grounds. However, significantly it does not meet community expectations for public access. Renting would require minimal management from Council, maintain architectural integrity and incur no change to the historic fort. This option has been costed in two ways – a lowest possible cost and a renovated approach. Renting fully furnished with the provision of landscaping services could maintain the values of the house. Some of the main cost elements include – fire access needs (\$124K), furnishings (\$45k), steps and stairs (\$35k), glazing (\$33K), carpet (\$26K), heat pump (\$24k), pathway (\$22K), septic (\$22K). Offset by rental returns of \$26K/yr.	
OPTION 2 PUBLIC USE Mixed cultural – commercial activity delivered by Dorney House Program	\$744K	\$90K /yr	✓ House & bunkers in good order. Minor works required.	✓ Use change required. 3 options available at discretion of building surveyor.	✓ Change of use required. Approval required under planning scheme – discretion ary.	✓ vegetation clearing access - road passing bays building retrofitting management controls	✓ equal access route, elevator & toilets	✓ septic parking areas driveway re-seal pick up - drop offs shuttle shelter	✓ Enables active public use for a variety of the public	✓ Maintains and enhances relationship between house, fort and setting	✓ 2 options: Council governed OR Establish a foundation and lease site to foundation	This option opens the site to the public. The Dorney House Program (DHP) – approved by Council on 25 August 2014 – would pursue activities well matched to the house, meet the public’s expectations for access and avoid major changes to the house or fort. The DHP is a mixed public-use model which facilitates public access incorporating small group workshops / bookings, short term artist residencies, performance based use and private hire. Consultants note this as preferred option as it is acceptable on all grounds. It maintains architectural integrity and involves minimal change to historic fort (a new lift for equal access and toilets). Key to this model is a part time officer position to activate the site (~ \$56K/yr for a 3 day / week position). Costs could be partially offset by site hire income. To enable greater visitor access to the site a shuttle bus system is required. This option allows opportunities to investigate partnerships as an alternative means of managing and delivering public access to the site. The site’s heritage listing allows any DHP use to proceed subject to clause (9.5.1) which makes any prohibited use discretionary. Compliance with BCA while maintaining architectural integrity possible.	
OPTION 3 PUBLIC USE RE-DEVELOP BUNKERS to expand Dorney House Program	\$1.6M	\$100K /yr	✓ House & bunkers in good order. Minor works required.	✓ Use change required. 3 options available at discretion of building surveyor.	✓ Change of use required. Approval required under planning scheme – discretion ary.	✓ vegetation clearing access - road passing bays building retrofitting management controls	✓ equal access route, elevator & toilets	✓ septic parking areas driveway re-seal pick up - drop offs shuttle shelter	✓ Enables active public use for a variety of the public	✓ Maintains and enhances relationship between house, fort and setting	✓ 2 options: Council governed OR Establish a foundation and lease site to foundation	A value add / re-development option to enable a more intensive use across more of the site. The Fort Bunkers can be refurbished / converted to provide ancillary services to the Dorney house (Appendix D) at an additional cost of ~ \$900K. It involves adaptive re-use of historic fort (more studio / design workshop / community space) and expanding the Dorney House Program (DHP) to include programming the bunker area of the Fort as part of the overall program. The success of this option need not only rely on the cultural activities - it can include educational and recreational opportunities in keeping with the site and house. Staging is possible between option 2 and 3 – i.e. option 2 could be implemented and used as the base to realise option 3.	
OPTION 4 SELL HOUSE	\$40k (for sale costs)	\$ 0K /yr	✓ House & bunkers in good order. Minor works required.	✓ Certificate of occupancy deemed to have been issued	X Need to subdivide RMPAT appeal likely	✓ vegetation clearing access - road passing bays building retrofitting management controls	n/a	n/a	X No community access	X Approval to subdivide unlikely. Dislocates property & house.	n/a	Selling the house would elicit strong community opposition and raise significant issues with high levels of uncertainty. Due to the site’s heritage listing it is unlikely that Council would gain approval to excise and sell the house (the conservation plan specifically states no subdivision). Consultant planning advice is that subdivision is considered inconsistent with planning scheme requirements. If a sale were to proceed the Council would lose control of the site and a redevelopment of the house by a private entity may detract from skyline (planning scheme does not include a scenic protection overlay). Some additional funds may be required if renovation is deemed necessary prior to sale. The house and immediate area was valued at \$1-1.25M in 2007.	

Nb - estimated annual recurrent costs include maintenance, utilities and management costs.

GUIDING PRINCIPLES FOR THE MANAGEMENT OF DORNEY HOUSE
(approved Council 25 August 2014)

The following guiding principles for the management of Dorney House be endorsed and applied:

The Dorney House program will:

- be a mixed public-use model that avoids exclusive use of the house by any one group.
- actively program use of the house, with an emphasis on activities that are relevant to the house's origins and setting.
- pursue activities and uses that are well matched to the house, avoiding the need to make major physical changes.
- involve a diverse range of user groups and provide an interesting range of opportunities for public visitation (i.e. incorporating general public visitation, small group workshops, short term artist's residencies, performance-based use, and private hire).
- maximise cost recovery and pursue program self sufficiency.

**PARKS AND RECREATION COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
10/3/2016**

**6. REVIEW OF THE RIVULET MASTER PLANS –
FILE REFS: 70-76-1; 70-46-2; 41-10-2**

57x's

Report of the Director Parks and City Amenity and the Group Manager Open Space of
1 March 2016 and attachments.

DELEGATION: Council

TO : Parks and Recreation Committee

FROM : Director Parks and City Amenity
Group Manager Open Space

DATE : 1 March 2016

SUBJECT : **REVIEW OF THE RIVULET MASTER PLANS**

FILE : 70-76-1; 70-46-2; 41-10-2 JTH:GD (o:\pr\reports\parks\2016\10 march\rivulet plans review.doc)

1. INTRODUCTION

- 1.1. This report presents the outcomes of a review of master plans prepared over the last 20 years to guide the development, management and feasibility of Hobart's three primary rivulet parks.
- 1.2. The plans that have been reviewed are the:
 - 1.2.1. Hobart Rivulet Strategic Master Plan 2011
 - 1.2.2. Sandy Bay Rivulet Park Feasibility Study 2007
 - 1.2.3. New Town Rivulet Linear Park 1995

2. BACKGROUND

- 2.1. The City has three primary rivulets: Hobart Rivulet, New Town Rivulet and Sandy Bay Rivulet, which flow from their catchments on kunanyi / Mt Wellington to the River Derwent.
- 2.2. Over the past twenty years the Council has adopted three plans that either provide the planning framework for development and management of reserves along the three rivulets, or consider the potential for creating and expanding rivulet reserves.
- 2.3. The plans are:

New Town Rivulet Park Linear Park 1995
Sandy Bay Rivulet Linear Park Feasibility Study 2007
Hobart Rivulet Park Strategic Master Plan 2011
- 2.4. At a workshop held in May 2015, the need to review the three rivulet plans, evaluate their implementation and develop a schedule which collates all the various projects for the rivulets, and includes consideration of costs, alternatives and funding sources was identified.

- 2.5. The Review of the Three Rivulet Plans (from hereon referred to as “the Review”) is now presented for consideration (*Attachment A*).
- 2.6. The Review is presented in a table format which:
 - 2.6.1. systematically considers strategies, actions and recommendations and defined priorities for their implementation;
 - 2.6.2. assesses the status of the implementation of actions and recommendations;
 - 2.6.3. re-evaluates the timing for implementing recommendations that have not been commenced or completed; and
 - 2.6.4. identifies potential issues or projects that have emerged since the plans have been completed.

Sandy Bay Rivulet Linear Park Feasibility Study

- 2.7. The *Sandy Bay Rivulet Linear Park Feasibility Study* was adopted by Council in 2007 as a guide to the long term development of the park with the intention to complete other significant park projects before commencing the development of a new linear park.
 - 2.7.1. The rivulet corridor at 10 Waterworks Road was purchased, willows removed and banks revegetated in preparation for the establishment of the linear park.
 - 2.7.2. Negotiations have commenced with the State Government regarding the transfer of Crown land to facilitate the link between Fitzroy Gardens and Lynton Avenue; and in the upper rivulet through the subdivision of 8A Romilly Street.
 - 2.7.3. The review recommends the parks development with construction of the lowest section as the highest priority, between Fitzroy Gardens and Lynton Avenue.

Hobart Rivulet Park Strategic Master Plan

- 2.8. Since Council's endorsement of the *Hobart Rivulet Park Strategic Master Plan* in 2011, a significant number of high priority recommendations have either been completed or partly progressed.
- 2.8.1. The most significant progress has been the purchase of two properties and their integration into the park, establishing a continuous and level parkland experience from Anglesea Street to Tara Street.
- 2.8.2. The upgrading and sealing of the Rivulet Track from Molle to McKellar Street and the Fruehauf Climbing Cliff Site Plan are programmed to be constructed in autumn this year.
- 2.8.3. The review recommends targeting improvements to the park entrance; upgrading track alignment and surface at key locations; and developing wayfinding and signage systems.

New Town Rivulet Linear Park Plan

- 2.9. The *New Town Rivulet Linear Park* plan was endorsed in 1995; it is 20 years old and considerably out-of-date. Many of the recommendations have either been completed or are superfluous to the development of a modern and contemporary linear park in 2016. The upper rivulet from Rangeview Crescent to the entrance of Wellington Park; and lower section from Tower Road through to New Town Road have been completed.
- 2.9.1. The review indicated that there are three key rivulet properties required to establish the continuous rivulet parkland experience; the need to establish a contiguous and consistent park identity with wayfinding and park signage, and to establish consistency and agreement in maintenance and management regimes along the shared municipal boundary; and to established links to the Inter-City Cycleway.
- 2.10. This report also identifies key projects prioritised for funding in the five years commencing in the 2016/2017 financial year, outlined in *Attachment B*.

3. PROPOSAL

- 3.1. It proposed that the *Review of the Three Rivulet Plans – Hobart Rivulet Strategic Master Plan 2011; Sandy Bay Rivulets Park Feasibility Study 2007 and the New Town Rivulet Linear Park 1995* be received and noted (**Attachment A**).
- 3.2. The Three Rivulet Plans - Prioritisation of Key Projects for Implementation (**Attachment B**) be endorsed as the basis for implementation.
- 3.3. Consideration be given to the allocation of funding in the City's Capital Works Program to enable the delivery of key projects as outlined in the *Review of the Three Rivulet Plans*.
- 3.4. The outstanding actions identified in the *Review of the Three Rivulet Plans* be considered upon completion of key projects contained in the Implementation Plan.

4. IMPLEMENTATION

- 4.1. Implementation will be undertaken using internal officer resources and engaging consultants to plan project delivery.
- 4.2. The implementation of the Inner City Action Plan Project AP04 – Connecting Hobart Rivulet Park to Collins Street and the City will be undertaken as part of the implementation of ICAP.
- 4.3. Where possible external funding opportunities for these projects will be identified and actively pursued.

5. STRATEGIC PLANNING IMPLICATIONS

- 5.1. This proposal is consistent the *Capital City Strategic Plan 2015-2025*:

Strategic Objective 2.2

A people focussed city with well-designed and well managed urban and recreational spaces

Strategic Action 2.2.2

Develop and manage and maintain the city's urban spaces and infrastructure;

- 5.2. All projects listed are also contained or are derived from the three individual rivulet planning documents that have been previously adopted by the Council.

6. FINANCIAL IMPLICATIONS

6.1. Funding Source(s)

6.1.1. The total funding requirement of the projects identified in the Three Rivulet Plans - Prioritisation of Key Projects for Implementation is \$3.075M which is proposed for consideration within the City's Capital Works Program.

6.1.2. Additionally it is noted that:

6.1.2.1. \$1.5M has been identified within the Implementation Plan as an ICAP Project for the Molle Street crossing and Collins Street link. The source of this funding is from the ICAP Program.

6.1.2.2. \$250,000 has been identified as a Roads Asset Replacement Project.

6.2. Impact on Current Year Operating Result

6.2.1. Not applicable

6.3. Impact on Future Years' Financial Result

6.3.1. The projects detailed in the implementation plan will have a significant number of asset related implications. These are proposed to be addressed in detail through the relevant budget cycle or when land owner consent is sought to pursue each individual project.

6.4. Asset Related Implications

6.4.1. As noted above, asset related implications will be considered in detail as individual reports are presented on each of the major projects.

7. LEGAL IMPLICATIONS

7.1. Planning permits will be required for a number of the projects outlined in review.

8. ENVIRONMENTAL IMPLICATIONS INCLUDING CLIMATE CHANGE AND SUSTAINABILITY

- 8.1. Detailed environmental assessments will be undertaken as project specific planning is undertaken.

9. SOCIAL IMPLICATIONS

- 9.1. Each of the projects will provide considerable social and recreational benefits for the community. These will be addressed more specifically as each project is planned and reported.

10. COMMUNICATION AND MEDIA IMPLICATIONS

- 10.1. Each project will have specific communications and media implications which will be reported upon as each is reported back to Council.

11. DELEGATION

- 11.1. This matter is delegated to the Council.

12. CONSULTATION

- 12.1. It is noted that considerable community engagement was undertaken in the development of all three rivulet plans from which this review has been derived.
- 12.2. The Friends of Sandy Bay Rivulet have been consulted more recently on progress with the implementation of the Sandy Bay Rivulet Linear Park Study. They are supportive of the recommendations in the implementation plan.
- 12.3. Consultation on this report has taken place with the relevant officers in the Parks City Amenity Division, Executive Manager City Design and Manager Traffic Engineering.

13. CONCLUSION

- 13.1. This report seeks Council's endorsement of the *Review of the Three Rivulet Plans: Hobart Rivulet Park Strategic Master Plan 2011; Sandy Bay Rivulet Feasibility Study 2007 and New Town Rivulet Park 1995*, as the basis for implementation (**Attachment A**)
- 13.2. The three rivulet plans were developed over a 20 year period and each were endorsed by the Council.
- 13.3. Progress with the implementation of recommendations and actions contained in each plan have been evaluated and reprioritised along with the identification of new issues which have emerged since their completion.

- 13.4. The *Sandy Bay Rivulet Feasibility Study 2007* has had limited progress due to its status as a long term planning document. However land purchase negotiations have commenced with owners in a range of locations.
- 13.5. Implementation of the *New Town Rivulet Linear Park Plan* has had considerable progress with sections of the park constructed in the upper and lower catchments over the past 20 years. However there remains a significant deficiency in the park's image and critical elements of the rivulet alignment are still in private ownership. Given the plans 20 year age many of the recommendations are now out-of date.
- 13.6. A considerable number of recommendations from the 2011 *Hobart Rivulet Park Strategic Master Plan* have been completed or are underway with two land purchases facilitating the development of a continuous, near level path from the City to South Hobart.
- 13.7. This review has resulted in the preparation of a list of key projects prioritised for implementation and funding over a five year period. They are presented in ***Attachment B***.
- 13.8. The total funding requirement of the projects identified in the prioritised list is \$3.075M which is proposed for consideration within the City's Capital Works Program.
- 13.9. It is noted that \$1.5M has also been identified for the Molle Street crossing and Collins Street link as an ICAP funded Project; and \$250,000 for the McKellar Street footpath as a Roads Asset Replacement Project.

14. **RECOMMENDATION**

That:

- 14.1. The report JTH:GD(p:\p&cs open space planning\project planning\rivulets action plan\committee report- rivulet plans review\committee report - rivulet plans review.doc) be recieved and noted.*
- 14.2. The Review of the Three Rivulet Plans – Hobart Rivulet Strategic Master Plan 2011; Sandy Bay Rivulet Park Feasibility Study 2007 and the New Town Rivulet Linear Park 1995 ,marked as Attachment A to the report, be received and noted.*
- 14.3. The Three Rivulet Plans - Prioritisation of Key Projects for Implementation, marked as Attachment B to this report, be endorsed as the basis for implementation subject to available funds being available in the City's Capital Works Program.*
- 14.4. Consideration be given to the allocation of funding in the City's Capital Works Program to enable the delivery of key projects identified.*
- 14.5. The outstanding actions identified in the Review of the Three Rivulet Plans be considered upon completion of key projects contained in the Implementation Plan.*

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.



(Rob Mather)
GROUP MANAGER OPEN SPACE



(Glenn Doyle)
**DIRECTOR
PARKS AND CITY AMENITY**

Attachment A Review of the Three Rivulet Plans

Attachment B Three Rivulet Plans - Prioritisation of Key Projects for
Implementation)

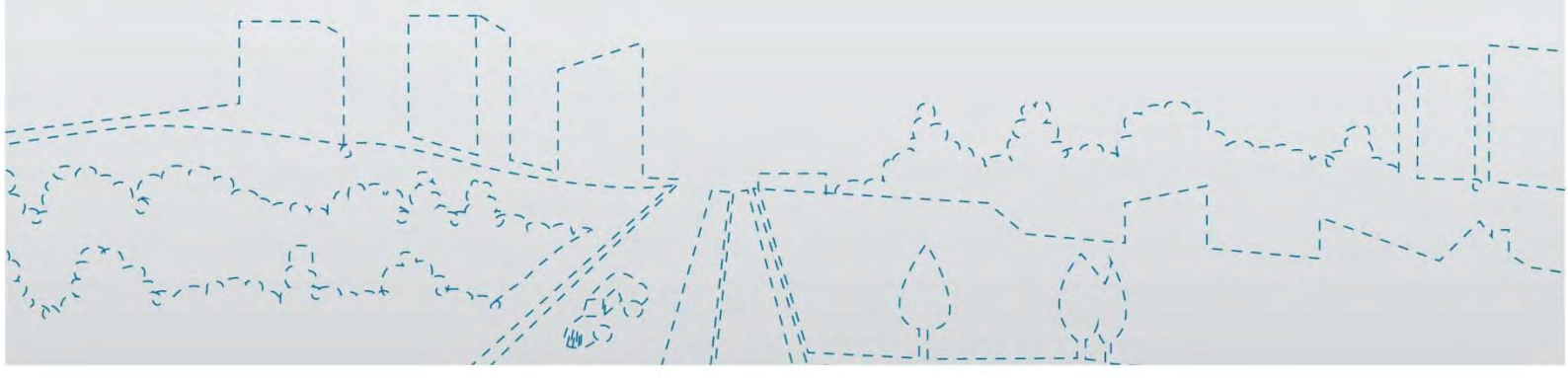


Hobart Rivulet Strategic Master Plan 2011
Sandy Bay Rivulet Park Feasibility Study 2007
New Town Rivulet Linear Park 1995

Review of the Three Rivulet Plans

24 February 2016

Prepared for the City of Hobart



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1. Introduction

1.1 Purpose of the report

Emma Riley & Associates has been engaged by the City of Hobart to undertake a review of the three rivulet plans: the New Town Rivulet Linear Park 1995; Hobart Rivulet Park Strategic Master Plan 2011 and the Sandy Bay Rivulet Park Feasibility Study 2007 and associated review of community feedback.

The process undertaken included a review of each of the documents, meetings with Council officers and visiting the necessary sites to determine the status of the recommendations as well as consideration of specific site conditions.

During the evaluation of the plans the following matters have been considered and addressed:

- Identification of the status of each action, strategy and recommendation;
- Identification of changes to land uses that have occurred since each of the plans preparation;
- Identification of opportunities that have emerged since the plans preparation;
- Consideration and re-evaluation of the priority/timing given; and
- A brief summary of potential issues that have emerged.
- Identification of key projects for funding

Section 2 of this review summarises each of the documents and outlines key projects recommended to be funded in the short term.

Section 3 assesses each plan, tabulates each action, strategy and recommendation, and comments and reviews its status and reviewed priority.

2. Summary and key recommendations

Sandy Bay Rivulet Linear Park Feasibility Study 2007

The Sandy Bay Rivulet Linear Park Feasibility Study was adopted by the Council in 2007 as a guide to the long term development of the linear park.

Given the Council's resolution, the development of the park has been delayed.

Based on the review of the feasibility study, the following key projects are recommended for funding:

1. Undertake the necessary land purchases and acquisitions, planning, design and approvals to construct the Sandy Bay Rivulet Park from
 - 1.1. Fitzroy Gardens to Lynton Avenue (High)
 - 1.2. Waterworks Road through to Romilly Street (Moderate)
 - 1.3. Romilly Street to Waterworks Reserve (Moderate)
2. Prepare and implement a wayfinding, signage and lighting plan for the linear park (Moderate)

Hobart Rivulet Park Strategic Master Plan 2011

Since the Hobart Rivulet Park Strategic Master Plan was adopted by the Council in 2011 a substantial number of significant recommendations and actions have been either completed or partly progressed.

Based on the review of the master plan, the following key projects are recommended for funding:

1. Undertake the necessary, planning, design and approvals to:
 - 1.1. Construct the Hobart Rivulet Park Rivulet Shared path from Molle Street – McKellar Street (High)
 - 1.2. Formalise and upgrade the Right-of-Way through 40 Molle Street to Collins Street (High)
 - 1.3. Enhance the Molle Street- Collins Street road crossing to improve bicycle and pedestrian safety (High)
 - 1.4. Construct McKellar Street- Gore Street including upgrading of the street footpath and extending the rivulet track (High)
 - 1.5. Activate and improve the rivulet park entrance at Molle Street with improved park based facilities (Moderate)
 - 1.6. Narrow the intersection of Gore Street with McKellar Street to improve the road crossing and address safety concerns on the Hobart Rivulet Park Trail (High)
 - 1.7. Improve the track alignment and user experience from Wynyard Street to Weld Street (High)
 - 1.8. Upgrade the Cascade Gardens car park to improve parking layout, and park user amenity (High)
 - 1.9. Undertake a review of the use of the eastern end of Degraes Street adjacent to the Female Factory by vehicular traffic (High)
 - 1.10. Improve pedestrian and cycle access and safety through Cascade Gardens and the western end of Cascade Gardens to Cascade Road (Moderate)
2. Progress negotiations to purchase properties for integration into the Rivulet Park at 18 McKellar Street and 21 Wynyard Street (High)
3. Prepare a vegetation management plan for the Hobart Rivulet Park (High)
4. Prepare and implement a wayfinding, interpretation and signage plan for the park (High)
5. Undertake rivulet track improvements to improve the track alignment, track surface and user experience (including fencing the dog exercise area) (High)
6. Develop a shared use etiquette with stakeholder groups and park users through signage and awareness raising (High)

7. Undertake the necessary investigations and planning, design and approvals to develop the upper Rivulet Park from the Old Farm Road Bridge to the Strickland Avenue Bridge and through to Wellington Park (Moderate)

New Town Rivulet Linear Park 1995

The New Town Rivulet Linear Park plan is over 20 years old and is now out-of-date. Many of the recommendations have been either completed or have been found to be superfluous to the core purpose of the development of a linear park and recreational link in 2016. The recommendations that have not been progressed and are still valid largely fall into three categories:

- Recommended land acquisitions that are still considered important for the completion of the park;
- Developing the recreational links along the rivulet corridor to complete the park
- The preparation of an interpretation, wayfinding and lighting plan for the entire linear park that establishes a consistent identity of the park from the Derwent through to Wellington Park
- The development of the rivulet park to ensure that the trail is clearly identifiable, is constructed and maintained to a contemporary standard, and there is consistency in design, presentation and maintenance of the park regardless of the Local Government Area.

Based on the review, the key projects recommended for the New Town Rivulet Linear Park for funding are:

1. Progressing land acquisitions along the rivulet corridor:
 - 1.1. 74 Risdon Road (High)
 - 1.2. 1 Wilmslow Avenue (High)
 - 1.3. 223 Lenah Valley Road (High)
2. Developing the recreational links along the rivulet corridor to complete the park:
 - 2.1. Linking Albert Road to Wilmslow Avenue (Moderate)
 - 2.2. Linking John Turnbull Park to Lenah Valley Road (Moderate)
3. Establishing a park identity through way finding, thematic interpretation and lighting;
 - 3.1. Prepare and implement a wayfinding, interpretation , lighting and plan (High)
 - 3.2. Maintain and upgrade deteriorating areas along the Linear Park with a particular focus on Creek Road between Main Road and John Turnbull Park (High)
 - 3.3. Establishing a park identity from the mouth of the New Town Rivulet to Queens Walk and Brooker Highway through improved wayfinding and track development (Moderate)
4. Promoting shared use to all user groups:
 - 4.1. Develop a shared use etiquette with stakeholder groups and park users through signage and awareness raising (High)
5. Establishing connections with other open space networks such as the Inter City Cycleway.
 - 5.1. Link the Inter-City Cycleway to the Linear Park track New Town Boys High School area (High)
 - 5.2. Investigate other links (Moderate)

3. Sandy Bay Rivulet Linear Park Feasibility Study 2006

The purpose of the Sandy Bay Rivulet Linear Park Feasibility Study was to investigate the feasibility of developing a linear park extending from the Waterworks Reserve to the River Derwent following the Sandy Bay Rivulet. A short description provided in the feasibility study as follows:

The upper section of the Sandy Bay Rivulet (i.e. between Waterworks Reserve and Romilly Street) has already been well developed as a recreational trail and is likely to continue to attract regular use. If a trail was developed along the middle section (Romilly Street – Fitzroy Gardens) it is likely to be more of a local recreational trail, with the section from Fitzroy Gardens to Lynton Avenue potentially attracting higher use given that it would be an extension of the park experience. The lower section from Fitzroy Gardens to Marieville Esplanade has major constraints and is difficult to justify in the short term, given the high acquisition, development and rehabilitation costs, for the local recreational benefits that would be attained.

The Feasibility Study and associated Review of Community Feedback was adopted by the Council in 2007 as a guide to the long term development of the linear park with its development delayed until other Council park related projects were completed.

Table 1 provides the review of the recommendations within the feasibility study.

Table 2 outlines the issues that should be included in the development of the master plans based upon a review of the community feedback.

Table 3 outlines the recommendations to progress the linear park concept that were identified in the review of the community feedback.

Table 1: Analysis - Sandy Bay Rivulet Park Feasibility Study 2006

Recommendation	Status	Comment	Reviewed Priority
<p>Prepare a Master Plan and undertake cost estimates for the development of the linear park in the following sections:</p> <ul style="list-style-type: none"> • Fitzroy Gardens to Lynton Avenue • Lynton Avenue to Romilly street • Romilly street to Waterworks Reserve <p>The Master Plan is to be prepared in consultation with the Department of Infrastructure, Energy and Resources, the Friends of Sandy Bay Rivulet, and Waterworks Valley Landcare Group.</p>	Not progressed	<p>State Growth was informally contacted in 2015 in regards to the potential transfer of the road reserve between Lynton Avenue and Fitzroy Gardens and has responded positively.</p> <p>Negotiations should be progressed as a high priority to develop the entrance to the park as outlined in the feasibility study</p>	<p>The development of Fitzroy Gardens to Lynton Avenue should be high priority.</p> <p>The upper sections above lower Waterworks Road a moderate priority.</p>
Commence negotiations with the identified private landowners to facilitate the establishment of the linear park, from Waterworks Reserve through to Lynton Avenue.	Underway and ongoing	Negotiations with the owner of 8A Romilly Street have commenced with Council resolution in 2010 to purchase a section of 8A Romilly Street in addition to a POS contribution gained through subdivision.	High priority
Prepare an Interpretation Strategy for the three sections of the linear park identified above and including the lower section of recreational street trail below Lynton Avenue.	Not progressed	<p>This will be an important consideration in progressing the development of each section including wayfinding and signage.</p> <p>The recommendation for the continuation of the 'park' via recreational street trail is no longer relevant to the implementation of the plan. Further assessment has concluded that the significant diversion from the Rivulet is impractical and counter-intuitive.</p>	Preparation of a wayfinding, interpretation and signage plan is a <i>moderate priority</i> .

Recommendation	Status	Comment	Reviewed Priority
Upgrade the pedestrian crossing at the intersection of Anthill Street and Fitzroy Place to improve safety.	Not progressed	The recommendation of the continuation of the 'park' into a recreational street trail is no longer relevant to the implementation of the plan.	No longer relevant

Table 2: Analysis - Sandy Bay Rivulet Feasibility Study - Review of Community Feedback 2007

Recommendation	Status	Comment	Reviewed Priority
The Parliament Street Reserve should be the “bookend” or endpoint for a continuous linear park originating at the Waterworks Reserve. This would enable the Parliament Street reserve to be further developed to complement the linear park as well as offering possible street connections for a linear park in the linear section.	N/A	This will be taken into account during the development of the park.	N/A
Planning for the upper section of the Rivulet (i.e. Romilly street to Waterworks Reserve) should proceed as a high priority, as the Council already owns a number of key properties that can be integrated into the linear park (notwithstanding the need to acquire private property at Kooyong Glen).	Not progressed	This recommendation is consistent with the need to progress the development of overall the rivulet park as a high priority. However the priority has shifted to developing the entrance of the park at Fitzoy Gardens.	Moderate priority
More detailed planning should be undertaken for any proposed street-based routes and crossing points in the lower section of the linear park from Parliament Street Reserve.	Not progressed	It is recommended that the park ceases at the Fitzroy Garden & Parliament Street reserves.	N/A
Master planning should be accompanied with further community consultation and public display of the detailed plans.	Not progressed	Community engagement will be integral to the development of the park.	Ongoing

Table 3: Analysis - Community Feedback 2007

Recommendation	Status	Comment	Reviewed Priority
Reaffirm the recommendation outlined in the feasibility study that a linear path from Waterworks Reserve to Fitzroy Gardens be adopted.	No change	Planning commence for the development of : Fitzroy Gardens – Lynton Avenue Waterworks Rd to Romilly Street Romilly Street – Waterworks Reserve	High priority Moderate priority Moderate priority
Confirm the Parliament Street Reserve to be the eastern endpoint for the linear park following the course of the rivulet to Waterworks Reserve.	No change	This would be continued as part of the development of the park.	N/A
Develop master plans with this report and the linear park feasibility study providing the basis for their development.	No change	It is recommended that planning commence for the development of the park commencing with Fitzroy Park to Lynton Avenue.	High priority
Consider the detailed siting, design, infrastructure and associated elements of each section of the proposed linear park within the master plans. This should be timed in advance of project implementation and involve community consultation.	No change	It is recommended that planning commence for the development of the park commencing with Fitzroy Park to Lynton Avenue.	High priority
Promote the linear park concept as a long-term project.	No change	It has been nearly ten years since the preparation of the feasibility study, as such the priority for the parks implementation has been elevated.	No longer relevant
Continue to work with community groups such as the Friends of Sandy Bay Rivulet and Waterworks Valley Landcare Group.	No change	It is essential to engage with the local stakeholder groups.	Ongoing
Pursue the purchase of strategically important land	No change	Negotiations to purchase strategically identified	High priority

parcels in a co-ordinated way to support the linear park concept.		properties should progress as a high priority.	
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4. Hobart Rivulet Park Strategic Master Plan 2011

The Hobart Rivulet Park Strategic Master Plan 2011 was prepared for the City of Hobart by consultants, Inspiring Place in 2011 with the involvement of key stakeholders representing the community, user groups, key neighbours and industry in its development.

The purpose of the master plan as described in the Hobart Rivulet Strategic Plans Master Plan is as follows:

The purpose of this project is to develop a Hobart Rivulet Park Strategic Master Plan to guide the future development and management of the parkland and open space along the rivulet. The project considers the entirety of the rivulet but focuses primarily on the section of the Hobart Rivulet Park between Molle Street to the Wellington Park boundary. It also considers the links in open space and use to surrounding areas such as the City centre area, Knocklofty and West Hobart.

Table 4 provides an analysis of progress with the implementation of all recommendations and actions identified in the master plan.

Table 4: Analysis – Hobart Rivulet Park Strategic Master Plan 2011

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
1.1 Develop a continuous open space corridor and shared trail along the Hobart Rivulet Park, between the Hobart CBD and Wellington Park – ‘a City to the mountain experience’	1.1.1 Enhance Collins Street for bicycle and pedestrian priority.	Moderate	Programmed for investigation and planning 2017/18	This is identified in the City’s ICAP (Inner City Action Plan) as project AP04 – Linking Hobart Rivulet Park along Collins Street to the City.	High priority
	1.1.2 Improve trail safety and connectivity between the Molle street entrance and Cascade Brewery.	High – Anglesea Street Parklands adjacent to C3 land, Degrares Street between Cascade Gardens to Tara Street and Cascade Gardens to the Cascade brewery. Moderate – Molle Street – McKellar street, McKellar Street – Wynyard Street, Wynyard Street – Anglesea Street, C3 site to Tara Street	Anglesea Street Parklands is complete. Degrares Street – Mostly complete Cascade Gardens to Cascade Brewery is not complete. Molle Street – McKellar Street is to be constructed 2015/16. C3 site to Tara Street is complete with the purchase of land and its integration into the park. Remaining moderate priorities have not been completed.	The priority has shifted to progress the development of Molle Street to McKellar Street, the resolution of the Wynyard Street area, and track upgrading to resolve year round shared use, maintenance and drainage. It is recommended that a shared use etiquette be developed to improve user behaviour. Following construction evaluation of the track and shared use.	Cascade Gardens to the Cascade brewery Moderate High– Molle Street – McKellar street, Moderate McKellar Street – Wynyard Street, High- Wynyard Street – Anglesea Street, Moderate - C3 site to Tara Street Moderate - McKellar – Wynyard Street Shared use etiquette – High priority

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	1.1.3 Negotiate with some landowners near McKellar Street, Wynyard Street, Tara Street and the Upper Rivulet to improve trail alignment, the linkage of open space and experience values.	Ongoing	Underway and ongoing	64 Anglesea St- (C3) corridor – Purchased 4 Tara Street - purchased. Negotiations commenced with 18 McKellar Street and 21 Wynyard Street. Upper Rivulet negotiations have not progressed	Ongoing
	1.1.4 Negotiate a partnership with the Cascade Brewery for opportunities to upgrade and formalise public access connection to Wellington Park.	Moderate - High	Awaiting finalisation of Cascade Estate Strategic Land Review. Cascade walking Track completed 2012.	A Cascade Estate Strategic Land Review is currently underway between the Cascade Brewery and Council. Once the project is finalised, formalisation of the Upper Rivulet Track located on Cascade land should be a high priority.	High priority
	1.1.5 Construct walking trail link along Ross Rivulet to link Forest Road and Knocklofty Reserve with Hobart Rivulet Park.	High	Not progressed	A Public Open Space (POS) it to be gained from the Stephens Farm subdivision that will assist in facilitating the Ross Rivulet link. The construction of this link has been downgraded in priority.	Moderate priority
1.2 Separate pedestrians and cyclists where possible.	1.2.1 Define separate trails for pedestrians and cyclist where possible between	High – Moderate	Underway and ongoing	Community engagement undertaken in 2014/2015 regarding sealing and separation	Priority requires re-evaluation following the sealing Molle- McKellar

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	Molle Street and Cascade Gardens, with use of designated shared zones and some shared trail sections as shown in the Master Plans and the Concept Plans.			of the paths. The Council resolved to keep to a single trail and seal Molle to McKellar Street only. Once constructed, an evaluation of users will be undertaken to inform track plans up the rivulet.	Street.
	1.2.2 Upgrade the cycle surface to a sealed surface.	High – Molle Street – McKellar Street, Anglesea Street Parklands Moderate – Gore Street – Wynyard Street, Wynyard Street – Anglesea Street, Anglesea Street Parklands – Tara Street, McRobies Road – Cascade Brewery.	Molle Street – McKellar Street to occur in 2016/17 works program. Anglesea Street parklands complete. Remainder have not yet commenced.	See comment 1.2.2	Priority requires review following completion of Molle- McKellar Street .
	1.2.3 Upgrade the pedestrian trail with high quality compacted gravel.	High – Molle Street – Gore Street, Anglesea Street Parklands Moderate – Gore Street – Wynyard Street, Wynyard Street - Anglesea Street, Anglesea Street	Anglesea Street Parklands complete. Molle Street – McKellar Street to occur in 2015/2016 works program. Remainder have not	See comment 1.2.2.	Priority requires review following completion of Molle-McKellar Street

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
		Parklands – Tara Street Low – Upper Rivulet between Cascade Brewery to Strickland Avenue Bridge	yet commenced.		
	1.2.4 Install on-road bike lanes where possible to improve safety for cyclists e.g. McKellar Street, Degraes Street	Moderate	The cycle lane in Degraes Street is complete McKellar Street not progressed	Investigations have found that an on-road bike lane in McKellar Street is not necessary.	Remove
1.3 Develop the Hobart Rivulet Park trail primarily as a recreational experience, but with a low-speed commuting function.	1.3.1 Avoid the development of wide and straight trails that facilitate high speed cycle commuting within Hobart Rivulet Park.	Ongoing	No change	The rivulet track is essentially a wide trail with little ability to meander given the linear nature of the park.	Remove
	1.3.2 Investigate options for on-road bike lanes on Macquarie Street and Cascade Road to cater for high speed cycle commuting.	High - Moderate	Not progressed at this time	No comment	Review
1.4 Actively manage road-crossing points	1.4.1 Review the safety of pedestrian and cyclists crossing on Molle Street given expressed community concerns about public safety	High	Programmed 2017/2018	This is listed as the Council's ICAP project APO4 -Linking Hobart Rivulet Park along Collins Street to the City programmed	High priority

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	and traffic speeds.			for investigation in 2017/2018	
	1.4.2 Install a pedestrian path off Gore Street bridge and narrow the intersection with McKellar Street to improve safety concerns on Hobart Rivulet Park trail.	Moderate	The Gore road crossing is programmed for construction in 2016/2017.	Need for bridge path requires review. Narrowing the intersection and improving the road crossing to improve safety is a high priority.	High priority
	1.4.3 Upgrade the bridge to the C3 site on Anglesea Street to provide a safe pedestrian path.	High	Completed	No comment.	N/A
	1.4.4 Improve pedestrian and cycle safety on Degraives Street and McRobies Road as shown in the concept plan for this area.	High	Partially completed	The cycle lane in Degraives St and McRobies Road pedestrian crossing has been completed. Resolving shared access at the eastern end of Degraives Street through to Tara Street still requires action in consultation with the Female Factory and neighbouring properties.	High priority
	1.4.5 Improve pedestrian and cycle safety at western end of Cascade Gardens to Cascade Road	Moderate	Partly progressed	This recommendation requires further investigation regarding the location and grade of the trail linking into Cascade Road and the impact on Cascade Gardens.	Moderate priority

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	1.4.6 Improve pedestrian safety at Cascade Road between Brewery Offices and reception centre.	High	Complete	Minor works completed with the provision of a bike lane and pedestrian crossing at Cascade Rd.	N/A
	1.4.7 Continue existing footpath past Cascade Brewery along the top side of the lower car park to a safe crossing point at Old farm Road with a connection to the Cascade Track.	Moderate	Not progressed	Requires land owner consent and negotiations. The Casdcades Road footpath is located directly above this carpark. The construction of another footpath could generate unnecessary duplication. .	Low priority
	1.4.8 Upgrade the safety for pedestrians and cyclists crossing Strickland Avenue to access the Rivulet Track.	Low	Not progressed	Planning is required to determine the route and design of the Upper Rivulet Track before progress is made on this action.	Moderate priority
1.5 Install lighting along heavily used sections of the Hobart Rivulet Park trail.	1.5.1 Install lighting on the trail between Molle Street and McKellar Street to help provide a safer connection to Gore Street.	Moderate	Works programmed to occur in 2015/2016 in the lower rivulet.	The lighting used will be diffused to ensure impacts upon residential amenity and wildlife are minimised whilst still ensuring the safety of the trail is maintained.	High priority
	1.5.2 Investigate the need	Low	Not progressed	Further investigations and	Remove

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	and value of installing lighting along other sections of the trail (e.g. Gore street to Anglesea Street) in the longer term.			community engagement undertaken during investigations into track surfacing has determined that lighting of these sections of trail is neither desired nor appropriate.	
1.6 Improve connectivity between the Hobart Rivulet Park and surrounding community services, facilities, amenities and residential areas.	1.6.1 Improve the connectivity between the CBD, Queens Domain, Sullivans Cove and the Molle Street entrance to Hobart Rivulet Park including improved visual treatment and directional signage consistent with the recommendations in the City Plan (Gehl 2010).	High	Underway	City Wayfinding Signage has been mostly implemented (ICAP P10).	N/A
	1.6.2 Retain and maintain the existing steep track around the C3 site for alternative trail use.	Ongoing	Completed	N/A	N/A
	1.6.3 Construct a new footbridge over the Rivulet to Glen Street to improve accessibility to South Hobart shops and community	Low	Not progressed	Options for linking the Rivulet Track to the South Hobart shops and Washington Street Park, requires further investigation.	Low priority

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	facilities.				
	1.6.4 Improve Cascade Gardens parking (eastern end of gardens to improve shared access and safety (refer to Concept Plan 6).	Moderate	Programmed 2016/17	Car park upgrading with improved provision for shared use is programmed for construction in 2016/17.	High priority
	1.6.5 Construct pedestrian link from the Hobart Rivulet to Saunders Crescent in South Hobart.	Low	Not progressed	The development of the upper section of the rivulet park (Cascade Brewery to Strickland Avenue) would need to progress prior to any change. A desire path does exist through the Council reserve to the Rivulet to Strickland Avenue.	Low priority
	1.6.6 Install street signs at the end of each street that connects with Hobart Rivulet Park	Low	Not progressed	This should be undertaken as part of the implementation of a wayfinding and signage plan.	High priority
	1.6.7 Consider installing bike lanes along Cascade Road and improving both pedestrian and cyclists safety past the Cascade Brewery site (northern side of road)	Moderate	Partially complete	A bike lane and pedestrian refuge has been constructed on Cascade Road between the Brewery and the Reception Centre. A Cascade Road bike lane has not been progressed	Low priority

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	1.6.8 Consult with Cascade Brewery to investigate the potential to formalise pedestrian and bike access to the existing track between Marlyn Road and Old Farm Road.	High	Awaiting finalisation of Cascade Estate Strategic Land Review	A Cascade Estate Strategic Land Review between Council and the Cascade Brewery is currently underway. Details of trail development or locations are not identified. Once the project is finalised the development of this trail connection between Marlyn Road and Old Farm Road requires formalisation.	Moderate priority
	1.6.9 Construct the missing section of footpaths along Strickland Avenue to improve safety for pedestrians.	Low	Not progressed	The higher priority is to construct a rivulet park rather than a road footpath on Strickland Avenue due to difficulty developing a footpath . Consideration should be given to provide for a pedestrian area identified through lines on the road as a temporary solution.	Review action.
	1.6.10 Improve pedestrian and cycling access through Cascade Gardens (i.e. widening shared path) and connection to Cascade Road and Cascade Brewery car park at the western end.	Moderate	Partially completed	Cascade Gardens Park path has been widened. Connection from gardens through the Brewery carpark has not been completed.	Moderate priority
	1.6.11 Support further joint	Ongoing	Ongoing	Cascade Estate Strategic Land	Ongoing

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	initiatives by Council, Cascade Brewery and the community for development and management of authorised and safe trail connections with Hobart Rivulet Park, Wellington Park and residential areas.			Review is currently underway that will consider some of these issues.	
	1.6.12 Investigate opportunities to link Hobart Rivulet Park to other nearby reserves including Ridgeway Park, Wellesley Park and Wentworth Park.	Moderate	Not progressed	Planning for a trail connection along Ross Rivulet to Knocklofty has been programmed as a moderate priority. Connections to Wellesley Park & other routes to Knocklofty require wayfinding signs to facilitate improved linkages.	Moderate priority
	1.6.13 Consider bike trail connections from Hobart Rivulet Park along McRobies Road to bushland areas buffering the landfill site given the interest for mountain bike riding access and use of this area.	Low	Partially completed	Trail locations have been identified in the Greater Hobart Mountain Bike Master Plan. However the expansion of the McRobies Gully Waste Facility has been approved prohibiting access to bikes. Thsi action requires review.	Review
	1.6.14 Work with Cascade Brewery to determine best	Moderate	Not progressed	Carpark used informally on weekends for public track users	Low priority

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	location to provide improved parking for users of the Cascades Track.			which is currently not an issue. Formalisation of this use could form part of the outcomes of the Cascade Estate Strategic Land Review.	
1.7 Improve opportunities for passive recreation, including picnicking, barbeques, community gathering and events and relaxation.	<p>1.7.1 Implementation of the concept plans for key open space nodes along Hobart Rivulet Park:</p> <ul style="list-style-type: none"> - entry off Molle Street (Concept Plan 1) - area at the start of the Hobart Rivulet Park (Concept Plan 2) - area at the end of Wynyard Street (Concept Plan 3) - Anglesea Street Parklands site (Concept Plan 4) - Degraes street (Concept Plan 5) - Cascade Gardens – Cascade Brewery (Concept Plan 6) 	<p>High – Concept Plans 4 and 5</p> <p>Moderate – Concept Plans 2, 3 and 6</p> <p>Low – Concept Plan 1</p>	<p>Negotiations have commenced with Concept 1</p> <p>Aspects of Concept plan 2 are programmed to occur in 2015/16.</p> <p>Negotiations to improve track alignment underway for Concept Plan 3.</p> <p>Concept plans 4 and 5 are complete.</p> <p>Concept Plan 6 has been partially progressed.</p>	<p>The implementation of Concept Plan 1 needs to be undertaken in tandem with Concept Plan 2 . The ROW requires formalisation and construction to elevate the park entrance and improve user safety.</p> <p>Concept plan 2 - Planning for the activation of Molle Street park entrance is considered to be a high priority, this includes investigation into the appropriate location of toilets with construction programmed 2020/2021 in the Toilet Strategy).</p> <p>Concept Plan 3 will be reviewed once the sealing of the track has occurred between Molle and McKellar Streets and user feedback received.</p> <p>Master Plan 2 recommends the</p>	<p>Concept plan 1 is a high priority</p> <p>Concept Plan 2 is a high priority.</p> <p>Concept Plan 3 is a high priority</p> <p>Concept Plan 6 is to be changed to a low priority</p> <p>Fencing the dog exercise area is a moderate priority.</p>

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
				fencing of the dog exercise area adjacent to McFarlane Street. This should be a priority due to the potential conflict between dogs and track users.	
	1.7.2 Investigate the potential to develop a community orchard on the grassed bank below McKellar Street.	Low	Not progressed	Community gardens are to be initiated from the community to provide community ownership, in accordance with Council policy.	Low
2.1 Maintain and enhance the environmental and cultural values of the Hobart Rivulet Park.	2.1.1 Further investigate and document the natural and cultural values, to improve knowledge and identify management priorities (e.g. creation/enhancement of wildlife corridors, threatened species management).	Ongoing	Underway and ongoing	N/A	Ongoing
	2.1.2 Implement water sensitive design solutions as new development and redevelopment opportunities arise.	Ongoing	Underway and ongoing	No comment	Ongoing
	2.1.3 Prepare a Catchment	High	Complete	Completed	N/A

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	Management Plan for the Hobart Rivulet.				
	2.1.4 Improve stormwater practices for the McRobies Gully Waste Management Centre including application of WSUD principles.	High	Complete	Upgrading of the McRobies Gully Waste Management Facility undertaken with new stormwater and waste management detention systems.	N/A
	2.1.5 Develop progressive rehabilitation plans for the Hobart Rivulet banks that identify the progressive removal of declared weed species and recognised environmental weeds such as crack willow and sycamore and preparing planting/landscaping plans for revegetation.	Ongoing	Underway and ongoing	Green army grant allocation targeting Hobart Rivulet has been obtained 2015/2016. Further planning to be undertaken regarding vegetation management. Notwithstanding, an overall vegetation management plan is still required for the Rivulet Park.	The development of an overall vegetation management plan should be a High priority
	2.1.6 Regularly monitor the water quality, to create a base-line data set, and better understand conditions affecting water quality (e.g. pollutant sources);	Ongoing	Underway and ongoing	No comment	Ongoing

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	2.1.7 Document and protect the historical fabric within and adjacent to Hobart Rivulet Park, and incorporate into the interpretative program.	High-Moderate	Underway and ongoing	Ongoing investigations into historical fabric of the neighbouring area and Hobart Rivulet and protection via planning 2015 Planning Scheme. . Also recent history of South Hobart published. An interpretation strategy has not been commenced.	Ongoing
	2.1.8 Work with the Cascades Female Factory historic Site and Cascade Brewery as the major cultural sites adjacent to the Hobart Rivulet, to contribute to the cohesive delivery of interpretation, and therefore, Hobart Rivulet Park experience.	High	Underway and awaiting the finalisation of the Cascade Strategic Land Review.	There is ongoing dialogue with the Cascade Female Factory since the Port Arthur Management Authority has taken over the management of the site. Also awaiting the finalisation of the Cascade Estate Strategic Land Review.	Ongoing
	2.1.9 Work with adjoining landowners to improve environmental management practices, maintain and enhance visual values, whilst ensuring the privacy and security of private residence and business owners is	Ongoing	Underway and ongoing	N/A	Ongoing

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	maintained.				
	2.1.10 Protect the Cascade Brewery water supply near the entry to the Rivulet Track	Ongoing	Underway and ongoing	The Brewery protects the Rivulet off take.	Ongoing
2.2 Develop management partnerships between land managers responsible for land within, and surrounding the immediate Hobart Rivulet Park.	2.2.1 Continue to co-ordinate bushfire planning and management between Council, Cascade Brewery, and the Wellington Park Management Trust.	Ongoing	Underway and ongoing	<p>Bushfire management planning is being undertaken in accordance with:</p> <ul style="list-style-type: none"> • The City of Hobart Fire Management Strategy; • The Wellington Park Fire Management Plan; the • Draft Knocklofty, McRobies Gully, Knocklofty Reserve, Ridgeway Park and Waterworks Reserve Fire Management Plan 2016 ; • The Cascade Estate Strategic Land Review is considering broad strategic issues in relation to improved collaboration with fire management of their Estate. 	Ongoing
	2.2.2 Encourage joint	Ongoing	Underway and ongoing	The Cascade Estate Strategic	Ongoing

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	management arrangements for cross-tenure recreational trails (e.g. between Council, Cascade Brewery, Wellington Park Management Trust and private residential land owners in some cases), connecting the mountain to the city.			Land Review will facilitate joint management arrangements between the Council and Cascade Brewery on Brewery Lands with access agreements already in place for some key trails.	
	2.2.3 Foster consistent approaches to design (signage, trail construction), interpretation and information provision.	Ongoing	Underway and ongoing	Dialogue with Cascade Female Factory and Cascade Brewery is underway	Ongoing
	2.2.4 Facilitate tourism development and community event opportunities associated with the Hobart Rivulet Park.	Ongoing	No change	The Councils' Community Development Division assists with programming collaborative community events throughout the City.	Ongoing
2.3 Continue to support community partnerships to contribute to the environmental management of the Hobart Rivulet Park.	2.3.1 Council support and where possible resource groups such as the South Hobart Bushcare Group to undertake environmental works such as weeding,	Ongoing	Underway and ongoing	Current groups supported by the Council include: <ul style="list-style-type: none"> • South Hobart Bush Care Group; • Friends of Hobart Rivulet 	Ongoing

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	revegetation, rehabilitation of eroded sections of the Rivulet, water quality monitoring and wildlife monitoring.			<ul style="list-style-type: none"> Tas College of English Bushcare Group. 	
	2.3.2 Develop a Working Group involving key stakeholders along the Hobart Rivulet Park and Council officers to monitor improved management, implementation and review of the Strategic Master Plan actions.	High	Underway and ongoing	On overall umbrella working group has not been formed, but where plan related actions are to be implemented all relevant stakeholders are engaged through project specific engagement.	Ongoing
	2.3.3 Council work with the Climbers Club of Tasmania to improve climbing amenity in the Fruehauf area including help with the cleaning up of past waste e.g. old wrecks, cables, broken glass, weeds and other rubbish.	Ongoing	Upgrading of access and site management measures have been approved with engagement of CCT. Works are programmed in 2016 for construction.	N/A	High priority
	2.3.4 Support the opportunity for the role of a Friends of Hobart Rivulet Group to be formed and	Moderate	Complete and ongoing	A group has been formed and sits under the South Hobart Sustainable Community. It is supported by the Council.	Ongoing

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	assist with the management of Rivulet environs.				
3.1 Develop and implement an Interpretation Plan for the Hobart Rivulet	3.1.1 Prepare a three-year interpretation plan based on the interpretation directions outlined in the Master Plan including new interpretation opportunities at TMAG/Dunns Street, Elizabeth Street Mall, Barrack Street bridge, near 208 Collins Street and as identified in the Concept Plans 1-4.	Moderate	Not progressed	The preparation of a contemporary Wayfinding and Interpretation plan for the park should now be a high priority.	High priority
3.2 Package and promote the Hobart Rivulet Park as an integrated experience.	3.2.1 Develop a unifying marketing concept to use in promoting the Hobart Rivulet Park and ensure that it is aligned to interpretation.	Moderate	Not progressed	This should be incorporated into a broader marketing and tourism strategy for Hobart's parks.	Moderate priority
	3.2.2 Ensure that promotion highlights the linkages to Cascade Brewery, the Cascade Female Factory Historic Site and Mount Wellington.	High	Not progressed	This should be incorporated into a broader marketing and tourism strategy for Hobart's parks.	Moderate

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	3.2.3 Promote the Hobart Rivulet Park experience on-line via tourism websites, including www.discovertasmania.com , Hobart City Council and Wellington park Management Trust's website.	Moderate	Partly progressed	The Hobart Rivulet Park is promoted on the Council's website. Broader promotion should be incorporated into a broader marketing and tourism strategy for Hobart's parks.	Moderate priority
	3.2.4 As part of the initial effort to position the Hobart Rivulet experience more strongly, develop a brochure for distribution via tourism providers and the Hobart Visitor Centre, as well as potential partners such as the Tasmanian Museum and Art Gallery.	Moderate	Not progressed	This action requires review in light of the growth of digital and social media and communications over the last 5 years.	Review
	3.2.5 Promote the modified Hobart Rivulet Waterways Tour	Moderate	Underway	The Waterways Tour is currently promoted through a range of mediums. .	Ongoing
	3.2.6 Update publications promoting local walks, such as HCC's Hobart Walks: A Guide to Hobart's Tracks and Trails, to reflect the new	High – Moderate	Partly progressed.	This should be incorporated into a broader existing marketing and tourism strategy for Hobart's parks.	Ongoing

Strategies	Actions	Priority (in master plan)	Status	Comment	Reviewed Priority
	focus on a unified experience.				
3.3 Support the development of tourism products that encourage visitors to make a connection with the significance of the Hobart Rivulet Park.	3.3.1 In conjunction with stakeholders and partners, Hobart City Council to foster the development of tourism products based on the Rivulets' natural and cultural heritage and it's contemporary use and community significance.	Ongoing	Not progressed	This should be incorporated into a broader existing marketing and tourism strategy for Hobart's parks.	Ongoing
	3.3.2 Undertake infrastructure planning to take into account any identified requirements that support tourism product development.	Ongoing	Underway and ongoing	No comment.	Ongoing

5. The New Town Rivulet Linear Park

This New Town Rivulet Linear Park plan was prepared for the City of Hobart by Katherina Nieberler Landscape Architect in April 1995. The report aimed to develop the New Town Rivulet as a continuous linear park from the Derwent River to Wellington Park for the passive recreation and enjoyment of the community. Additionally, a key objective is the protection of the cultural and natural assets of the New Town Rivulet area. The report is presented predominantly in plan form with the recommendations and actions notated on the master plans (1-5).

Many of the recommendations have either been completed or after twenty years are now out-of date and superfluous to the core purpose of the linear park. The recommendations that have not been progressed and are still relevant to the development of the park largely fall into three categories:

- The recommended land acquisitions that have not been implemented and are still considered important for the completion of the park
- The preparation of an interpretation, wayfinding and lighting plan required for the entire linear park that establishes a consistent identity of the park from the Derwent through to Wellington Park
- The development of the rivulet park to ensure that the trail is clearly identifiable, is constructed and maintained to a contemporary standard, and there is consistency in design, presentation and maintenance of the park regardless of the Local Government Area.

Table 5 lists all actions as detailed in the 1995 plan and evaluates and reviews progress with implementation.

Table 5: Analysis – New Town Rivulet Linear Park 1995

Actions	Status	Comment	Reviewed Priority
Land identified as Priority 1 for purchase/acquisition			
Pitt's Farm – near Albert Road	Not progressed	No longer relevant due to current Council and owner negotiations to acquire the rivulet corridor on 74 Risdon Road.	No longer relevant
Lauderdale, 74 Risdon Road	Underway	Acquisition still required. Planning application for a multi unit development is currently proposed and being considered by Council. Council has negotiated a with proponent for an 5m – 25m wide strip along the southern side of the Rivulet in exchange for the Council owned Lot 104 adjacent to 11 Wilmslow Court. It is contingent on approval of the DA. Further negotiations will be required if it is not approved.	High
Tasmaid, Lenah Valley Road 209-211 Lenah Valley Road	Not progressed	Due to the limited space and proximity to the TasMaid Milk factory the preference would be to acquire land on the opposite side of the Rivulet at 223 Lenah Valley Road . Noting that this land is zoned General Residential with approximately 40% of the land subject to the Electricity Transmission Overlay under the Hobart Interim Planning Scheme 2015 (HIPS). This is a critical link and consideration should be given to the land purchase before its subdivision is proposed	No longer relevant New action needed for 223 Lenah Valley Road (High)
Land identified as the Priority Two land – A2/AS			
123 Albert Road	Not progressed	Preference is to acquire land along the rivulet at 74 Risdon Road.	No longer relevant
125 Albert Road	Not progressed	Preference is to acquire land along the rivulet at 74 Risdon Road.	No longer relevant
Mercury Walsh, 1-3 Bowen Road	Not progressed	A review of the land requirements is necessary to establish the park between 74 Risdon Road and Bowen Road. It is therefore recommended that investigations into the best option for the connection is undertaken which considers access adjacent to the land owned by the Director of Housing at 1 Wilmslow Ave.	High

Actions	Status	Comment	Reviewed Priority
Southern Star, 5 Bowen Road	Not progressed	A review of the land requirements is necessary between 74 Risdon Road and Bowen Road. It is therefore recommended that investigations into the best option for the connection is undertaken which considers access adjacent to the land owned by the Director of Housing at 1 Wilmslow Ave.	High
Vacant land along Bowen Road owned by the Retirement Benefit Fund	Complete	The linear park track has been established on Crown land adjacent to New Town Boys High. Land is no longer required for recreational purposes.	Remove
Land owned by the Titan Stanley Factories	Unsure	The linear park track has been established on Crown land adjacent to New Town Boys High. Land is no longer required for recreational purposes..	Remove
New Farm Greenleas	Complete		N/A
Properties off Hamel Street bordering the rivulet	Not progressed	It is not clear which land this acquisition refers to. Notwithstanding this recommendation is no longer necessary given the linear park track has been established on Crown land adjacent to New Town Boys High.	Remove
Leura, occupied by car rental	Not progressed	This recommendation is no longer relevant given the current route of trail.	Remove
10 Main street, owned by GCC	Not progressed	This recommendation is no longer relevant given the current route of trail.	Remove
Ray Taylor's vacant land opposite 103 Creek Road (90 Creek Road)	Not progressed	Land zoned General Residential under the HIPS, so may be subdivided in the future. The existing footpath has been established in the road reserve to form the link required for the rivulet park on the opposite side of rivulet to this property, so acquisition only necessary for wildlife corridor and rivulet protection. Recommendation requires review.	Review
60 Creek Road	Not progressed	Land zoned General Residential under the HIPS, so may be subdivided in the future. The existing footpath has been established in the road reserve to form the link required for the rivulet park on the opposite side of rivulet to this property, so acquisition only necessary	Review

Actions	Status	Comment	Reviewed Priority
		for wildlife corridor and rivulet protection. Recommendation requires review.	
Annie Cooper's, 48 Creek Road	Complete		N/A
Market Garden opposite John Turnbull Park	Complete	Property has been approved for subdivision with a large public open space contribution including a Transend Wayleave easement and land adjacent to Council owned land along the rivulet	N/A
221 Lenah Valley Road	Complete	Property has been approved for subdivision with a large public open space contribution including a Transend Wayleave easement and land adjacent to Council owned land along the rivulet	N/A
227 Lenah Valley Road	Not progressed	Land is zoned General Residential under the HIPS, so may be subdivided in the future. Existing large road reserve forms part of the Rivulet Park on the opposite side of rivulet to this property so acquisition only necessary for wildlife corridor. Recommendation requires review.	Review
? Lenah Valley Road	Not progressed	It is not clear which land this acquisition refers to as no property number identified.	Remove
400 Lenah Valley Road	Not progressed	This acquisition is no longer necessary as rivulet track aligned in the road reserve.	Remove
464 Lenah Valley Road	Not progressed	This acquisition is no longer necessary as rivulet track aligned in the road reserve.	Remove
Land identified to be leased from the Crown			
Crown Reserve between the Rivulet and Albert Road	Complete	Owned by Glenorchy City Council	N/A
Crown land between the Rivulet and Wilmslow Avenue	Complete	Owned by HCC as a Road Reserve	N/A
New Town High School, small parcel off Bowen Road	Complete	N/A	N/A

Actions	Status	Comment	Reviewed Priority
Crown Land between the rivulet and Creek Road	Complete		N/A
The following actions are identified on Master Plan Map 2/5			
New Boat Ramp and public jetty	Complete	Buckingham Rowing Shed has been redeveloped. New landing facilities for rowers can be used by the public.	N/A
Future continuous green link along the Derwent River Foreshore to Cornelian Bay	Not progressed	Establishing a green link along the Derwent River foreshore considered unlikely in short term due to the use of the area by industry and associated traffic. Planning has commenced to establish a connection through Rugby Park through to the Cemetery ND Cornelian Bay Reserve. Negotiations are required with the Cemetery Trust to further this.	Moderate priority
Improvement of River Edge as part of sewage treatment plant upgrade	Complete	Area now foreshore public open space.	N/A
Mark the end of the New Town Rivulet and the start of the New Town Rivulet Linear Park	Not progressed	The recommendation needs to be incorporated into a wayfinding, signage and interpretation strategy for the entire trail.	High priority
Pedestrian Bridge	Not progressed	The need for this bridge requires review. It also requires collaboration with Glenorchy City Council to progress.	Low priority
Upgrade Rowing Club facilities to include public amenities i.e. toilets, café, children's play area, canoe hire etc.	Partially complete	Buckingham rowing sheds redeveloped in 2014/2015. It is not a public facility however rowing jetties are public when not in use by rowers.	N/A
Close to traffic – new access to rowing club via Self's Point Road and Marine Esplanade Road	Not progressed	This road closure is considered unnecessary and impractical given it provides the main vehicular route to the Rowing Shed and Bridge Club.	Remove priority

Actions	Status	Comment	Reviewed Priority
Gravel Path – 2m Wide	Not progressed	Widening of the pathway should include consideration of relocating the pathway to be closer to the Rivulet as well as development of a landscaping plan. This area requires consideration in developing a sense of identity of the park.	High priority
Appropriate lighting to a minimum of 2 lux	Not progressed	The preparation of a wayfinding, signage, interpretation and lighting plan is required for the entire linear park.	High priority
Access to the water near Rugby Park	Not progressed	This area requires consideration in developing a sense of identity of the park including consideration of the construction of a path nearer to the rivulet, and landscaping the bank.	High priority
Widen pedestrian bridge on eastern side of Brooker Highway	Not progressed	This area requires consideration in developing a sense of identity of the park including consideration of the construction of a path nearer to the rivulet, and landscaping the bank	Low priority
Albert and Risdon Road Entries: <ul style="list-style-type: none"> • Sense of entry • Signage • Planting • Totems (art work) 	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	High priority
Interpretation: <ul style="list-style-type: none"> • Hazelwood • Lauderdale • Pitt's Farm 	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	High priority
Pedestrian Bridge at 74 Risdon Road	Not progressed	This recommendation will be determined following the resolution of the acquisition of the 74 Risdon Road riparian corridor.	Moderate priority
Market Garden 74 Risdon Road	Not progressed	The property is owned privately and proposed to be developed. Negotiations underway to acquire the rivulet banks.	Remove

Actions	Status	Comment	Reviewed Priority
Connect Linear Park to Wilmslow Avenue – Rivulet Park and Sculpture Garden	Partly progressed	The sculpture garden has not been constructed and is no longer considered appropriate to this area. However a pedestrian path with landscaping has been constructed between Risdon Road and Wilmslow Avenue. The proposed section of the linear park along the rivulet on 74 Risdon Road is dependent on the outcome of current negotiations.	High priority
Interpretation New Town Park	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	High priority
Bottle Neck to Slow traffic and to improve pedestrian amenity crossing Bowen Road	Not progressed	This recommendation will need to be reviewed once development of the trail occurs between Albert Road and Bowen Road.	Low priority
The following actions are identified on Master Plan Map 3/5			
Bowen Road Park Entries, including linking Bowen Road Park Entry east with Wilmslow Avenue Project	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	High priority.
Complete walkway constructed during stage 1 (1993) with native planting	Ongoing	It is recommended that a wayfinding, signage, lighting and interpretation plan for the entire linear park. This should be undertaken in conjunction with Glenorchy City Council to ensure that the trail is constructed and maintained to a contemporary standard and there is consistency of development and management regardless of the Local Government Area.	High priority
Appropriate lighting to a min of 2 Lux (New town oval)	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	High priority
Interpretation Bishop's Glebe	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park..	High priority
Interpretation: • New Farm/Greenleas	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	High priority

Actions	Status	Comment	Reviewed Priority
<ul style="list-style-type: none"> Leura The Old bridge New Town Road Bridge 			
New Town Road Entries (sense of entry etc) – symbolise the link of entries Hobart/Glenorchy	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	High priority
Link boardwalk with Inter-city cycle way	Not progressed	A formation of a desire path has occurred reflecting the need for this connection. It is recommended that a plan be prepared to formalise this link.	High priority
Symbolise the link of the entries to the City of Hobart and to the City of Glenorchy	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park. It is proposed that this be included in a new master plan.	High priority
Existing raised timber board walk between the railway bridge and the New Town Road	Complete	Additional work is required to protect the walkway footings with the construction of gabion walls below the raised timber board walk. Works programmed 2015/16.	High priority
Median island with walk through to improve pedestrian safety. On Creek Road opposite New Town Oval.	Not progressed	Traffic lights provide for a safe crossing of Main Road onto Creek Road therefore this is no longer required.	Remove
Walkway along Creek Road section of the linear park development raised timber board walk where required otherwise 2m wide gravel path.	Complete	This area is located in the Glenorchy Local Government Area. There is no definable park character and the area requires attention and maintenance. The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	High priority
Proposed realignment of the New Town Rivulet and upgrade of	Not progressed	This area is located in the Glenorchy Local Government Area. There is no definable park character and the area requires attention and maintenance. It is recommended that a	Preparation of plan a high priority

Actions	Status	Comment	Reviewed Priority
Creek Road: <ul style="list-style-type: none"> • New Rivulet bed and stabilisation of banks and road edge; • Curb and Gutter on northern side of Creek Road • New footpath on northern side 		wayfinding, signage, lighting and interpretation plan is required for the entire linear park in conjunction with Glenorchy City Council to ensure that the trail is constructed and maintained to a contemporary standard and there is consistency along the trail regardless of the Local Government Area.	
Access to Rivulet	Not progressed	This area is owned by Glenorchy City Council and requires attention and maintenance. It is recommended that a wayfinding, signage, lighting and interpretation plan be prepared for the entire Rivulet Park in conjunction with Glenorchy City Council to ensure that the trail is constructed and maintained to a contemporary standard and there is consistency along the trail regardless of the Local Government Area.	Preparation of plan a high priority
Start tree revegetation strategy by progressively removing willows and replacing them with native eucalyptus and acacia trees	Underway and ongoing	Substantial willow removal has been undertaken along the Rivulet corridor. It is important that continuous dialogue occurs with the Glenorchy City Council so there is consistency in vegetation management along the Rivulet regardless of the Local Government Area.	Ongoing
Interpretation at St John's Park	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	Preparation of plan a high priority
Interpretation at Calder's Mill	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	Preparation of plan a high priority
Median Island with walk through to improve pedestrian safety	Not progressed	This recommendation needs be reviewed by a suitably qualified person as to the necessity.	Moderate priority
Interpretation Blackwell's	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required	Preparation of plan a

Actions	Status	Comment	Reviewed Priority
Tannery		for the entire linear park.	high priority
Median island with walk through to improve pedestrian safety (at the Gerrard Street/Creek Road Intersection)	Not progressed	This recommendation needs be reviewed by a suitably qualified person as to the necessity .	Moderate
Appropriate lighting to a min. of 2 Lux	Not progressed	The preparation of an a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	Preparation of plan a high priority
Median island with walk through to improve pedestrian safety (near 12 Gerrard Street)	Not progressed	This recommendation needs be reviewed by a suitably qualified person as to the necessity.	Moderate
The following actions are identified on Master Plan Map 4/5			
Interpretation orphan school water supply	Not progressed	The preparation of an interpretation, wayfinding and lighting plan is required for the entire linear park.	Preparation of plan a high priority
Creek Road/John Turnbull Park Entry (sense of entry)	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park. It is proposed that this be included in a new master plan.	Preparation of plan a high priority
Appropriate lighting to a min of 2 Lux	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	Preparation of plan a high priority
Link to improved active and passive recreation facilities in John Turnbull Park and to Haldane Reserve beyond	Underway and ongoing	John Turnbull Park recreational facilities have been upgraded. The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park and to identify potential linkages to other open space facilities.	Preparation of plan is a high priority
Raised timber board walk along the Northern Boundary of	Not progressed	Due to the limited space and proximity to the TasMaid Milk factory the preference would be to acquire land on the opposite side of the Rivulet at 223 Lenah Valley Road . Noting	Remove – preference for link is through 223

Actions	Status	Comment	Reviewed Priority
Tasmaid 209 – 211 Lenah Valley Road		that this land is zoned General Residential with approximately 40% of the land subject to the Electricity Transmission Overlay under the Hobart Interim Planning Scheme 2015 (HIPS).	Lenah Valley Road.
Bottleneck to slow traffic and to improve pedestrian safety	Not progressed	This recommendation needs be reviewed by a suitably qualified person as to the necessity	Moderate
The following actions are identified on Master Plan Map 5/5			
Lenah Valley Road Park Entries (a sense of entry)	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	Preparation of plan a high priority
Continue walk way along Lenah Valley Road include road crossing in new intersection design of Alwyn Road and Lenah Valley Road.	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	Preparation of plan a high priority
Lenah Valley road/Rangeview Cres Park entries (a sense of entry)	Complete		N/A
Bottle neck to slow traffic and to improve pedestrian safety (at Rangeview and Lenah Valley Road entrance).	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park.	Preparation of master plan a high priority
Link to Yaizu Court	Not progressed	This recommendation will need to be reviewed in light of the significant number of residential subdivisions in the area and the subsequent demand for a neighbourhood recreational facilities. Rangeview Crescent Reserve is considered to be a potential ocation	Review

Actions	Status	Comment	Reviewed Priority
		for such future recreational park facilities	
Interpretation Lady Franklin Museum and Tas Native Flora Gardens	In progress	The Ancanthe Park Master Plan was adopted in 2015. It includes recommendations in relation to interpretation, landscaping and vegetation management. It is programmed for implementation 2017-2018	High
Implementation of Yaizu No Niwa project (Japanese style park with Tasmanian native plants)	Not progressed	This recommendation is no longer needed due to the significant number of residential subdivisions in the area and the growing demand for a neighbourhood playground and other park based facilities. Rangeview Crescent Reserve is the potential location for such a facility.	Remove
Link to Kalang Avenue	Not progressed	This recommendation needs to be reviewed and the demand for such a link determined within a wayfinding, signage, lighting and interpretation plan	Preparation of plan a high priority
Appropriate lighting to a min of 2 Lux (near to 317 Lenah Valley Road)	Not progressed	The preparation of a wayfinding, signage, lighting and interpretation plan is required for the entire linear park is required for the entire linear park. It is proposed that this be included in a new master plan.	Preparation of plan a high priority
2 m wide gravel path (near to 317 Lenah Valley Road)	Complete		N/A
Start tree revegetation strategy by progressively removing willow and replacing them with native eucalyptus and acacia trees	Complete	Extensive revegetation has been completed in this section of the Rivulet Park.	N/A
Lenah Valley Road Park Entries (sense of entry)	Complete	This part of the Linear Park was recently upgraded with the development of new art installations elevating the parks sense of place.	N/A
Paddling pools (near to 338 Lenah Valley Road)	Complete	This part of the Linear Park was recently upgraded with the development of new art installations elevating the parks sense of place.	N/A
Investigate link to Kalang Avenue	Not progressed	This recommendation needs to be reviewed and the demand for such a link determined	Preparation of plan a

Actions	Status	Comment	Reviewed Priority
		within a wayfinding, signage, lighting and interpretation plan.	high priority
<p>At 350 Lenah Valley Road:</p> <p>From here on downstream urban style park development:</p> <ul style="list-style-type: none"> • 2m wide gravel path • Sophisticated timber board walks and pedestrian bridges interpretation of the cultural heritage appropriate lighting. <p>From here on upstream transition from urban to minimal impact style park development:</p> <ul style="list-style-type: none"> • Narrower gravelled/mulched track • Basic creek crossings • Interpretation of the natural heritage 	In progress	<p>The linear park track has been constructed from Rangeview Crescent to the Wellington Park entrance with new art installations interpreting natural and cultural values.</p> <p>The overall park requires review as part of a renewed planning process that also considers wayfinding, signage, lighting and interpretation within a broader plan.</p>	Preparation of plan a high priority
Location of a walking track to be reconsidered after consultation with residents and traffic engineer	Complete	N/A	N/A
Entry to Wellington Park (a sense of entry)	Complete	N/A	N/A
Upgrade of picnic shelter	Not complete	A picnic shelter is not considered to be appropriate for the Wellington Park entrance due	Remove

Actions	Status	Comment	Reviewed Priority
		to its remoteness and continual vandalism.	

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Document Status

Author: Clare Hester

Reviewer: Emma Riley

Version: Final

THREE RIVULET PLANS - PRIORITISATION OF KEY PROJECTS FOR IMPLEMENTATION

(Subject to available funds being provided in the City's Capital Works Program)

Hobart Rivulet Park Strategic Master Plan

No.	Recommendation	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
1	Undertake the necessary, planning, design and approvals to:						
	a) construct the Hobart Rivulet Park Rivulet Shared Path from Molle Street – McKellar Street	\$265,000					
	b) Formalise and upgrade the Right-of-Way though 40 Molle Street to Collins Street	\$10,000					
	c) Construct McKellar Street- Gore Street including upgrading of the McKellar Street footpath and extending the rivulet track (*dependent on the outcome of property negotiations)					\$120,000	\$250,000 □
	d) Enhance the Molle Street- Collins Street road crossing to improve bicycle and pedestrian safety and link the Park through to Collins Street and the City (ICAP Project AP04)	\$100,000 ★	\$100,000 ★	\$100,000 ★	\$400,000 ★	\$900,000 ★	
	e) Activate and improve the rivulet park entrance at Molle Street with improved park based facilities (including public toilets)						\$300,000
	f) Narrow the intersection of Gore and McKellar Streets to improve the road crossing and address safety concerns	\$40,000 ◆					
	g) Improve the track alignment and user experience from Wynyard Street to Weld Street			\$10,000 Planning & design	\$250,000 Construct		
	h) Upgrade the Cascade Gardens carpark to improve parking layout, and park user amenity			\$200,000			
	i) Undertake a review of the use of the eastern end of Degraes Street adjacent to the Female Factory by vehicular traffic				\$10,000		
	j) Improve pedestrian and cycle access and safety through Cascade Gardens and the western end of Cascade Gardens to Cascade Road						\$15,000
2	Progress negotiations to purchase properties for integration into the Rivulet Park at 18 McKellar Street and 21 Wynyard Street	★					
3	Prepare a vegetation management plan for the Hobart Rivulet Park		\$20,000				
4	Prepare and implement a wayfinding, interpretation and signage plan for the park		\$115,000				
5	Undertake rivulet track improvements to improve the track alignment, track surface and user experience (including fencing the dog exercise area)			\$125,000	\$125,000	\$125,000	\$125,000
6	Develop a shared use etiquette with stakeholder groups and park users through signage and awareness raising		\$10,000				
7	Undertake the necessary investigations and planning, design and approvals to develop the upper Rivulet Park from the Old Farm Road Bridge to the Strickland Avenue Bridge and through to Wellington Park						\$50,000

★ Funded through the POS Contributions Account and Bushland Fund. Based on market valuation.

◆ Traffic Engineering project

□ Road asset replacement project

★ Infrastructure Fund project

Sandy Bay Rivulet Linear Park 2007

No.	Recommendation	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
1	Undertake the necessary land purchases and acquisitions, planning, design and approvals to construct the Sandy Bay Rivulet Park from:						
	a) Fitzroy Gardens to Lynton Avenue (Stage 1)		* Land purchases		\$40,000 Planning & design	\$160,000 Construct	
	b) Waterworks Road through to Romilly Street (Stage2)				* Land purchases		\$160,000
	c) Romilly Street to Waterworks Reserve (Stair connection (Stage3)						\$100,000
2	Prepare and implement a wayfinding, signage and lighting plan for the linear park			\$20,000	\$200,000		

* Funded through the POS Contributions Account and Bushland Fund. Based on market valuation.

New Town Rivulet Linear Park 1995

No.	Recommendation	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
1	Progress land acquisitions along the rivulet corridor						
	a) 74 Risdon Road	*					
	b) 1 Wilmslow Avenue		*				
	c) 223 Lenah Valley Road			*			
2	Developing the recreational links along the rivulet corridor to complete the park:						
	a) Linking Albert Road to Wilmslow Avenue				\$15,000 Plan & design	\$470,000 Construct	
	b) Linking John Turnbull Park to Lenah Valley Road						\$100,000 Plan, design & construct
3	Establishing a park identity through way finding, thematic interpretation and lighting:						
	a) Prepare and implement a wayfinding, interpretation, lighting and plan			\$20,000	\$200,000		
	b) Maintain and upgrade deteriorating areas along the Linear Park with a particular focus on Creek Road between Main Road and John Turnbull Park			\$50,000			
	c) Establishing a park identity from the mouth of the New Town Rivulet to Queens Walk and Brooker Highway through improved wayfinding and track development					\$80,000	
4	Promoting shared use to all user groups:						
	a) Develop a shared use etiquette with stakeholder groups and park users through signage and awareness raising		\$10,000				
5	Establishing connections with other open space networks such as the Inter City Cycleway						
	a) Link the Inter-City Cycleway to the Linear Park track in the New Town Boys High School area		\$20,000 Plan & design	\$60,000 Construct			
	b) Investigate other links (include in wayfinding plan)						\$20,000

**PARKS AND RECREATION COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
10/3/2016**

7. DOG PARK EXERCISE FACILITIES – FILE REF: 16-50-12

33x's

Report of the Director Parks and City Amenity and the Manager Development Compliance of 20 February 2016 and attachments.

DELEGATION: Council

TO : Parks and Recreation Committee

FROM : Director Parks and City Amenity
Manager Development Compliance

DATE : 20 February 2016

SUBJECT : **DOG PARK EXERCISE FACILITIES**

FILE : 16-50-12

1. INTRODUCTION

- 1.1. The purpose of this report is to address the request for fenced dog exercise facilities within the City of Hobart municipal area.

2. BACKGROUND

- 2.1. In November 2015, the City received a request for a fully fenced dog exercise area (“dog park”) in the City of Hobart from the Sighthound Appreciation Society Hobart (**Attachment A**).
- 2.2. The request from the Sighthound Appreciation Society was supported by the Hobart Dog Walking Association (**Attachment B**).
- 2.3. Dog parks are fully fenced public spaces designed for off-lead exercise and may include educational or agility infrastructure to stimulate the confidence and social skills for dogs.
- 2.4. Dog parks are steadily increasing across the state, with parks located at Clarence, Margate, Sorell and Collinsvale.
- 2.5. Developing a dog park is more than fencing vacant land and requires sound planning and preparation to ensure its long term success and sustainability.
- 2.6. Following the request, City officers undertook preliminary assessment into suitable locations (**Attachment C**).
- 2.7. Three locations were identified and considered appropriate for further investigation and detailed assessment; namely:
 - 2.7.1. John Turnbull Park;
 - 2.7.2. Queens Domain, between Tennis Centre and Aquatic Centre; and
 - 2.7.3. Wentworth Street, below Wellesley Park Oval.

3. PROPOSAL

- 3.1. As an initial priority and subject to satisfactory design work and community and stakeholder consultation, it is proposed that a fenced dog exercise area be provided in the lower section of John Turnbull park with works scheduled for 2017/2018.
- 3.2. Establishment of fenced areas at the Domain and Wellesley Park be further considered upon establishment of the John Turnbull Park facility.
- 3.3. The installation of any dog park requires the consideration of a number of factors notwithstanding the benefits and risks of such facilities.
- 3.4. Site selection
 - 3.4.1. The establishment of a new dog park needs to be considered within the network of available open space areas within the City.
 - 3.4.2. Site access, parking, noise, connectivity to other park spaces along with sensitivity to the environment requires consideration.
 - 3.4.3. A community engagement process is desirable and would assist in gaining input from not only enthusiasts but a diverse user base.
- 3.5. Design Elements
 - 3.5.1. There are many design features and elements that may be considered in developing a dog park facility. These could be categorised as core infrastructure, essential amenities and optional amenities.
 - 3.5.2. Core infrastructure includes perimeter fencing (likely to be the biggest cost) entry gates, pathways, and ground surfaces.
 - 3.5.3. Essential amenities include water supply, waste bins, dog bag dispenses, seating and signage.
 - 3.5.4. Optional amenities may include lighting, dog equipment, shelter, toilet facilities and landscaping.
- 3.6. Maintenance
 - 3.6.1. Ongoing maintenance is essential to the long term success of a dog park, key issues include -:
 - 3.6.1.1. Maintaining surface materials to negate deterioration and erosion.
 - 3.6.1.2. Removal of waste from the site.
 - 3.6.1.3. General cleaning and deodorising of area.

- 3.6.1.4. Filling of holes dug by dogs.
 - 3.6.1.5. Maintaining perimeter fencing and gate locks.
 - 3.6.1.6. Dog bag dispenser units are in working order and stocked.
 - 3.6.1.7. Water supply provision is functioning.
 - 3.6.1.8. Signage is current and not weathered.
- 3.7. Rules & Etiquette
 - 3.7.1. To ensure safety and compliance amongst park users the establishment of a set of rules will not only promote good dog park etiquette but also as an educational tool.
- 3.8. The preliminary investigations identified the lower section of John Turnbull Park as the preferred location as it satisfies many of the factors listed above necessary for the establishment of a successful dog park.
- 3.9. In addition, as part of the subdivision at 221A Lenah Valley Road, (which is under construction), a parcel of land will be transferred to the City as public open space. If future demand requires the development of additional sporting facilities at John Turnbull, the new public open space transferred to the City could be considered for relocation of the dog park.
- 3.10. Although the Queens Domain was identified by the Sighthound Appreciation Society Hobart, a preliminary assessment has been undertaken which has identified a number of environmental issues with fencing the full area. Specifically, the area has been identified as having potential habitat for two threatened species (the Forty-spotted Pardalote and the Tussock Skink). Detailed investigations are required to determine the likelihood of the Tussock Skink using the area proposed to be fenced-off and the impact on other populations within the Queens Domain.
- 3.11. The environmental considerations of the Queens Domain have been discussed with the representatives from both the Sighthound Appreciation Society Hobart and Hobart Dog Walking Association who acknowledged the constraints and were supportive of the development of the dog park at John Turnbull Park.

4. IMPLEMENTATION

4.1. The implementation would involve a number of steps:

4.1.1. Detailed investigations and design work;

4.1.2. A Development Application may be required following investigation into fencing height requirements and detailed design of the facility; and

4.1.3. Significant consultation to ensure the area and/or areas not only meet the needs of the users but are also sustainable as a dog park.

5. STRATEGIC PLANNING IMPLICATIONS

5.1. This proposal aligns with Capital City Strategic Plan 2015 - 2025 specifically strategic objective 4.2:

City facilities, infrastructure and open spaces support healthy lifestyles.

6. FINANCIAL IMPLICATIONS

6.1. Funding Source(s)

6.1.1. The site investigations and design will be undertaken by officers with no additional funding required.

6.2. Impact on Future Years' Financial Result

6.2.1. It is proposed that funding for the establishment for a dog park be listed for consideration in the 5 year capital works program with a \$150,000 allocation to be proposed in the Parks and Recreation Budget for the 2017/2018 financial year.

6.3. Asset Related Implications

6.3.1. The establishment of a dog park will result in recurring maintenance and operational funding requirements. This amount has not yet been identified.

7. LEGAL IMPLICATIONS

7.1. The City may declare a dog park pursuant to section 20 of the Dog Control Act 2000.

8. SOCIAL IMPLICATIONS

8.1. The creation of a fenced dog area will provide a secure exercise facility and assists the community in maintaining a responsible approach to dog management through regular exercise.

9. CUSTOMER IMPLICATIONS

- 9.1. The enhancement of an already off lead exercise area to a dog park provides further opportunities to promote the responsible dog ownership message.

10. COMMUNICATION AND MEDIA IMPLICATIONS

- 10.1. A community engagement and consultation process will be undertaken as part of the detailed investigations.

11. DELEGATION

- 11.1. Council

12. CONSULTATION

- 12.1. Consultation has been taken place with Group Manager Open Space and Manager of Parks and Recreation.
- 12.2. Officers have met with representatives of the Sighthound Appreciation Society Hobart and Hobart Dog Walking Association. Both organisations are supportive of the proposal to develop a dog park at John Turnbull Park in addition to considering Queens Domain and Wentworth Street as potential areas for future development as a dog park. The representatives appreciated the work undertaken to date and were extremely positive about the establishment of a dog park and/or parks within the City of Hobart municipal area even if the park was not on their preferred site at Queens Domain.

13. CONCLUSION

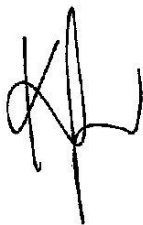
- 13.1. The City has received a request to consider the development of a fenced dog exercise area within the City of Hobart municipal area.
- 13.2. Officers identified 3 sites as having the potential to meet the necessary criteria for a dog park.
- 13.3. The lower section of John Turnbull Park has been identified as the preferred site.
- 13.4. It is proposed a dog park be established in the lower section of John Turnbull Park and that future consideration of the establishment of additional dog parks at Queens Domain and Wentworth Street be undertaken following establishment and operation of the John Turnbull facility.

14. RECOMMENDATION

That:

- 14.1. *The report TH:th(o:\pr\reports\parks\2016\10 march\fenced dog area\report for committee - dog park exercise facilities - final.doc) be received and noted.*
- 14.2. *A fenced dog exercise area be provided in the lower section of John Turnbull Park.*
- 14.3. *Detailed design work and community/stakeholder consultation be undertaken on the provision of the park with works to be scheduled for 2017/2018.*
- 14.4. *The cost of developing the park, estimated at \$150,000, be included for consideration in the Five Year Works Program.*
- 14.5. *Establishment of the fenced areas at the Queen's Domain (between the Tennis Centre and Aquatic Centre) and at Wentworth Street (below Wellesley Park Oval) be further considered upon establishment and operation of the John Turnbull Park facility.*
- 14.6. *Should a development application be required, landlord approval be granted.*

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.



(Kirsten Turner)
**MANAGER
DEVELOPMENT COMPLIANCE**



(Glenn Doyle)
**DIRECTOR
PARKS AND CITY AMENITY**

Attachment A
Attachment B
Attachment C

Submission from Sighthound Appreciation Society Hobart
Email from Hobart Dog Walking Association
Preliminary Assessment of Suitable Locations

**A Submission to the
Hobart City Council**

**Requesting the Construction
of a Fully Fenced Dog Exercise Park.**



Sighthound Appreciation Society Hobart

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Acknowledgements:

Tanzi Lewis, Hobart Dog Walkers Association.

Ian Kirk, Ian Kirk Architecture.

Dr Clarissa Hughes, Senior Research Fellow, School of Health Services, University of Tasmania.

Petra Westbury, Kimberly Pet Taxis.

Stephen Reynolds, AgFirst.

Peter West, General Manager RSPCA Tasmania.

Dr. Ian Sale.

Manty Arnott, Director North Hobart Veterinarian Hospital.

Emma Haswell, Brightside Farm Sanctuary.

Monday 23, November, 2015.

Introduction

The Hobart Dog Walkers Club¹ lists fifty-two walks within the Hobart City Council surrounds where dogs are allowed. The Hobart City Council's (HCC) *Declared Areas (Maps)*² has seventeen areas listed where dogs are allowed off lead at any time. None of these areas are appropriately fenced as proper dog exercise areas and half of them abut roads with significant traffic.³ Only three fully fenced areas are available as dog exercise areas and are shared-use ovals placing restrictions on when dog owners can access these areas.

This submission is the result of discussions within our group the Sighthound Appreciation Society Hobart (SASH). The description 'sighthound' refers to the narrow head and positioning of eyes that gives the dogs incredible peripheral vision, that means the dogs react to movement outside of normal human range. SASH has members that own whippets, greyhounds, Irish wolfhounds, Scottish deerhounds, Pharoahs and Italian Greyhounds. Once distracted by movement a sighthound will quickly lose control over its own safety and they can be difficult to recall. Formed one year ago as a social group, we gather once a month to walk our dogs and where possible let them have off lead time together. Currently, SASH has one hundred and sixty-nine members. Given the type of dogs we have, for safety we are careful about where we let our dogs run off lead, preferring to use fully fenced off lead exercise areas. Unfortunately, Hobart City Council does not have a fully fenced exclusive dog exercise area.

This submission looks at fully fenced dog exercise areas in neighbouring Councils and discusses each park's pros and cons. It also discusses the importance of a fully fenced dog park in relation to the *HCC Dog Management Plan 2014 – 2018* and the current literature. This submission requests that the HCC provide a fully fenced dog exercise area within the Council's own boundaries, for the benefit of all the dogs of Hobart, and their humans' wellbeing and safety.

Neighbouring Council Dog Parks

As members of SASH and owners of whippets we have noticed that compared to surrounding Councils (notably Kingborough), HCC does not appropriately cater for dogs and dog owners by providing a purpose built dog exercise area. In neighbouring Councils there are; Suncoast, Dru Point, South Street Reserve, Sorell and Collinsvale. Following is a detailed description of each of these parks.

¹ <http://www.dogwalkingtas.org.au/wordpress/?cat=68>, 16 October 2015

² HCC Dog Management Strategy 2014 – 2018, http://www.hobartcity.com.au/Environment/Animal_Management/Dog_Exercise_Areas, 16 October 2015

³ At least one dog has been killed in traffic after finding the gap in the fence at Fitzroy Gardens. Discussion with vet nurse at Sandy Bay Holistic Veterinary Practice.

Kingborough – Suncoast Dog Park, Blackmans Bay



Fig. 1 Double Gate at Suncoast Dog Exercise area



Fig. 2 Front fence of Suncoast.

Suncoast Park is good sized area with reasonable fencing. There are three entrance points, but only one is appropriately double gated (see picture above). The double gate limits access enabling owners to get into the park without accidentally letting other dogs out. It can be a focal point as it is the main access point and other dogs will run down to greet newcomers. There are two other gates which are not double gated. Also note in Fig. 1 how far away the bins and green bags are from park. In our opinion the bags and bin need to be inside the fence for people to be encouraged to use them.

It has two seats and a picnic table that is fenced off. This picnic area has been used by small dog owners when too many large dogs are around, but it is too small for a decent run. The other downside is that people inside will ignore their dog running around outside. This is not necessarily a good idea as we have witnessed someone sit there focussed on their iPad while their young daughter manages the large family dog.



Fig. 3. Picnic area

This park has a good water tank which is well used as there is a large tray and bucket for dogs to drink from and occasionally sit in. The planting of trees will provide much needed shade in the future. Three bench seats are in the park, along with tires, agility poles etc. There is a small fenced off bush area in the middle which breaks up the area. Unfortunately, the ground is sloping which allows for any retrieval toys to roll under the fence and therefore outside the grounds. Also, while there is plenty of grass in spring the ground becomes quite boggy and muddy during winter, rendering only the high area useable.

Dru Point Park, Margate.

Fig. 4. Google Map of Dru Point



Fig.5. Entrance with poo bin and bags on inside.

This is an area that borders the sewage works and acts as a screen (Fig. 4). It has multiple points of entry none of which are double gated and the latch on one gate is loose. However, it is good to see the bag dispenser and bin inside the gate (Fig. 5). It does have an interesting bush aspect to it supplying lots of stimulation for the dogs. There is 'adventure equipment' for the dogs including tunnels and benches. There is also a generous fenced off area for dogs and their owners to picnic, which could also be used to give puppies a run. The downside is the shape of the exercise area, as your dog could take off and you would have trouble seeing what it is doing or where it is.

Clarence - South Street Reserve



Fig.5. South Street Reserve, Google Maps



Fig. 6. Deerhound and whippets at play.

South Street Reserve is a good size and has a small area fenced off for puppies and small dogs. There is a drinking fountain. It has three points of entry, none of which are double-gated. It is flat with trees on the boundaries due to dual use as car park for sporting events. Like all the other parks there is no under-cover areas for dogs or owners during rain. The close proximity to a beach currently zoned for dog access is advantageous for walks before or after play. South Street has good parking around it.

Sorell - Pembroke Park



Fig. 7. Pembroke Park, Google Maps

Whippet Appreciation Society - Hobart



Fig. 8. April 2015 get together.

This exercise area has two separate areas divided by a large gate. This provides two entrances, one of which is double-gated. It is dry, sparse and fairly unattractive. It does supply bin and bags but no water. The land itself is flat and even and there is ample car parking.

Glenorchy – Hall Rd, Collinsvale.



Fig. 9. Collinsvale



Fig. 10. Secure fencing

Collinsvale is a large gently sloping area with really good fencing.

Although it has two picnic areas within the space it could use a few more trees and shrubs. There is only one point of entry which is not double gated. There is no water available. It has plenty of parking and because of the fencing, it is the most secure dog park our group has visited.

Why a fully fenced dog park?

The HCC should provide a fenced off lead area as it fulfills three of the six objectives of the *HCC Dog Management Plan 2014-2018*.⁴ In particular:

- *Actively educate and promote the responsibilities of dog ownership and the benefits attributed to a healthy lifestyle for individuals, the dogs and the positives that can be gained by the community.*
 - ❖ Social engagement for dogs and dog owners.
 - ❖ Enable disabled or elderly to exercise their dogs.
 - ❖ Happy healthy well exercised dogs tend to be better behaved at home.
 - ❖ Off lead exercise helps keep dogs at their optimal weight and therefore healthier.
- *Provide exercise areas and supporting infrastructure that are as safe as possible for dogs, people (dog owners and non-dog owners), wildlife and the surrounding environment.*

⁴ *City of Hobart Dog Management Strategy 2014-2018*, Hobart City Council, p.10. The objectives from the *Strategy* are in italics.

- ❖ Need for enclosed off lead area for dogs to run, many of the currently available off lead areas are close to roads i.e. Queens Domain; Churchill/Edith Ave & Errol Flynn Reserve.
- ❖ Some breeds such as sighthounds not great on recall if distracted, making unfenced areas unsafe.
- ❖ Provide safer area for obedience classes. As a whippet owner I felt really uncomfortable at the Domain puppy lessons as there is no fencing.
- *Actively communicate, consult and involve dog owners and the community in the ongoing delivery of dog control services.*
 - ❖ Provide HCC with a space and means of communicating with dog owners.

The urban environment has changed significantly leading to restrictions on the exercising of dogs. Of particular note are the limits now set in regards to off leash exercise given urban expansion into bushland where wildlife needs protecting. A better understanding of the impact of unleashed dogs on bird habitats in coastal areas has also lead to further restrictions. Smaller building lots, the rise of medium density housing and apartment living close to the CBD also impact on dog exercise areas. Importantly, social attitudes to dogs themselves as important family members that require a rethinking of urban planning as requiring a 'more-than-human' aspect to future planning. That is, that while human needs should be met, we have a responsibility to other species such as dogs.⁵ Dogs need a place to be dogs.⁶ Dogs as human companions are worthy of needing, sharing and utilizing public spaces.⁷ According to the HCC Dog Management Plan there are approximately 5350 registered dogs within the council's boundaries.⁸

Here I would like to refer the HCC to *Unleashed: A guide to Successful Dog Parks*, Dog and Cat Management Board, South Australian Government, 2014 which is available online. This document sets out the reasons why fully fenced dog parks are important to dogs and the community as a whole. It also provides advice on the site selection and design.

Location

A dog park should ideally be of a reasonable size for dogs to run freely without having to interact with other dogs. Crowding can lead to fighting, particularly as owners can be more inattentive in smaller areas.⁹ Suncoast is a good size as owners can move their dogs to different areas to avoid conflict and given the distances you have to walk with your dogs. A park should ideally have good parking although it would be hoped that most owners would walk to the park or be able to walk their dog on lead nearby to expel some excess energy before going into the park.

⁵ Florence Gaunet; Elodie Pari-Perrin; Genevieve Bernardin, 'Description of Dogs and Owners in Outdoor Built-up Areas and their More-Than-Human issues', *Environmental Management*, Vol.54, No.3, Sept. 2014, p.1.

⁶ Julie Urbanik; Mary Morgan, 'A tale of tails: The place of dog parks in the urban imaginary', *Geoforum*, 44 (2013), p.292.

⁷ *Ibid*, p.293.

⁸ HCC Dog Management Plan, p.5.

⁹ Dog and Cat Management Board, South Australia, '*Unleashed: A guide to successful dog parks*', Govt of South Australia, 2014, p.22.

Design

A dog park can just be a paddock or it can take into account the innate needs of the different breeds of dogs, providing mental stimulation and fun for the dogs and their humans.

- Simple equipment such as the agility poles, raised platforms and barrel tunnels at Suncoast are great for training and give owners and dogs an opportunity to work together. Owners of border collies and other working dogs would appreciate this equipment.
- A dog park should ideally have a water supply for dogs and humans. Ideally a water feature that dogs could play in would great. I've seen all sorts of dogs sit in the water tray at Suncoast. The water tank at Suncoast is the same as the office water cooler in its social function.
- Multiple entry points with double gating takes away the focus of the dogs on a single point of entry which can be intimidating for some dogs as they arrive. Double-gates prevent escape and give you time to remove leads from excited dogs.
- Human seating should face inwards so that people can see what their dogs are doing. Better yet, meandering paths encourage owners to walk while their dogs run around them.
- The use of shrubs can break up the park allowing shy and older dogs place to be with their owners where they don't have to engage in the energetic play of other dogs.
- Trees are needed to provide shade for dogs and owners.
- A new park should take into account owners who are elderly or physically incapacitated and provide good access. Pram access would also be beneficial.
- The park should have good fencing at a height that prevents most dogs from jumping out. Collinsvale is the only park with proper dog fencing.
- Poo bags and bins would ideally be placed inside the park to encourage people to use them. The downside of Suncoast is that the bin and bags are too far away for easy access.
- Fencing can reduce the amount of dead wildlife that dogs can roll in and also the amount of wildlife poo dogs can eat.
- Protect dogs from snakes.
- It should be recognized that not all dogs have full recall.

Funding

The management of the dog park would fall to the HCC but it may be that support and input be solicited from the Hobart Dog Walkers Association and other dog user groups. The funding of the dog park could be a mix of HCC, State Government, private donations or business sponsorship or perhaps some funding could be obtained from the Tasmanian Community Fund. It could be that donations could be elicited by adding a donation request on the annual registration bill. Suncoast Dog Park at Kingston has some sponsorship and there have been billboards at the main entrance of the park. Vet practices and animal supply stores and insurance companies could be approached. We understand that prisoners were involved in the construction of the agility equipment at Suncoast, this may be an option for reducing costs, as would getting labor under the work for dole scheme.

Park Rules

Below are the rules of the Piedmont Park Dog Park, Atlanta Georgia. These are reasonable rules most of which are commonsense and could be readily adopted by HCC. The park is self-policing and occasionally the governing body intervenes in disputes.

Rules of the Piedmont Park Dog Park.

- Use of the park is at your own risk.
- Owners are responsible for the action of their dogs. Keep your dog within sight and under voice control.
- Dogs displaying aggressive behavior of fighting must be controlled or removed.
- No more than three dogs per owner. *(In Tasmania an owner can only have 2 dogs on lead or 4 dogs in a public place.)¹⁰*
- All dogs must wear collar and ID tag.
- All dogs must be properly licensed, healthy and have current vaccinations.
- No puppies under 16 weeks are allowed *(It may be that a separate area be set aside for puppies and puppy training. There seems to be more of a move towards getting puppies out and socialised earlier than the second shot).*
- No dogs in heat are allowed.
- Dogs that bark continually should be removed or muzzled.
- Owners must clean up after their dogs.
- Owners should be aware of their dog's behavior and move to another area of the park if requested.
- The small dog enclosure is for dogs under 30 pounds (13kgs).
- Both gates must be closed and latched after entering or exiting the area.
- No children under the age of 12 allowed without close adult supervision.
- The only food of any kind allowed is bite sized dog treats.
- Do not feed dogs without owner's permission.
- Bicycling, skateboarding, rollerblading, jogging or strollers are not allowed. *(Not sure about the strollers).*
- Benches are for people, boulders are for dogs.
- The off-leash area may be closed in times of bad weather or for maintenance.
- Serious problems resulting in injury must be reported immediately.¹¹

While peer pressure is generally relied on for people 'doing the right thing', visits by the HCC dog rangers would be useful and allow them to get to know the dogs and their owners, particularly the core park users. It would provide the HCC with an opportunity to communicate with the park users and the feedback could highlight problems, such as maintenance and problem users, that could be dealt with swiftly. This involvement may also result in park users taking some ownership of the park leading to volunteer maintenance and donations.

¹⁰ Government of Tasmania, Dog Control Act 2000, www.thelaw.tas.gov.au/print 22 Jul 2015.

¹¹ Daniel Matisoff, Douglas Noonan, 'Managing Contested Greenspace: Neighbourhood Commons and the Rise of the Dog Park,' *International Journal of the Commons*, Vol.6, no.1 Feb., 2012, p.36. Italics my comments.

Suggested Locations.

A suggested location for a fully fenced dog park, is the land between the tennis and aquatic centers on Queens Domain. Below are three options for this area that take into account current pathways. Stephen Reynolds from AgFirst did the fencing for Suncoast Dog Park and has provided a rough estimate of \$30.00 per metre (includes labour and materials) for the suggested fencing requirements.



Fig.11. Option A.

This is a single large area. Commuters can still walk through the area and gates could be provided at each end of these paths. Given that dogs are usually walked before and after work hours and on the weekend, with a few dogs being exercised during work hours there should be little clash between the users. Approximate cost \$18,952.50.



Fig.12 Option B

The area is divided into two areas respecting the main diagonal path. The smaller area being set aside for small dogs and puppies. Big and medium sized dogs being accommodated in the larger area. This does not mean that smaller dogs would be denied access to the larger area at owners' risk .

Approximate cost \$24,903.60.



Fig. 13. Option C

This divides the area into three separate sections respecting the three most used tracks and reduces the size of the area considerably. Again there is a section for small dogs. This time an area could be set aside just for big dogs. This area would be ideal for greyhounds to run off lead. The top larger area would be for all dogs.

Approximate cost \$40,203.60.

All areas for the three options would be double-gated. It may be that that plantings could be used to soften the appearance of the fencing on the Aberdeen Road side in particular. This would also provide a visual and sound buffer.



This area bounded by the two Council owned properties and Davies and Aberdeen Streets is a great location as it fulfills many a number of design and location criteria:

- Good parking.
- Large open space that;
 - Could be divided to accommodate small dogs and puppies.
 - Provide different spaces for shy or less social dogs.
 - Could contain activity centres for dogs i.e. agility equipment
 - Would be less likely to deteriorate because of extra use.
 - Given the open grassy areas and number of trees already provides a stimulating environment for dogs.
- Has a number of possible entry points.

- Is linked in to other community facilities – Parents dropping of children for tennis and swimming lesson could utilize the park.
- Links in with other dog walking paths around the Domain.
- It is likely an under-utilized area and the dog park would increase public participation in the Domain, as per the HCC master plan for the Domain.
- It is already an off lead area.
- Local residents are a distance from the park and would there would be little impact on them.
- It is unlikely to impact on local wildlife.
- Central location for all HCC residents, ‘Hobart a city with people and their canine companions in mind’.

Most of the literature suggests more than one park should be available for off lead exercise to avoid over-crowding and over-use. Other areas that could also be looked at include:

- Part of the Hobart Rivulet Track between Tara Street and the C3 Church where the area broadens out and is already listed as an off lead area.
- The existing dog beach area at Marievillle Esplanade.
- Part of Alexandra Battery.
- Cartwright Point Reserve on the beach side of Sandy Bay Road. One of our members Dr. Ian Sale has already corresponded with HCC in regards to this piece of land.
- Beaumaris Zoo which already has fencing.
- The old Ridgeway sports oval.
- The ‘Friends of John Turnbull’ would like parts of John Turnbull Park fenced without losing access to the creek.

We have and are still consulting with other shareholders. To date we have support from the Dog Walkers Association Hobart, Kimberly Pet Taxi Services, Friends of John Turnbull and importantly the RSPCA Tasmania endorses this submission. RSPCA Tasmania General Manager, Peter West says “...can definitely see merit, for both the dog and the owner, in a fully fenced off-leash exercise area in the Hobart City Council area”. Emma Haswell from Brightside Farm Sanctuary is in support of the submission. Past president of the Kingborough Dog Walkers Association Tony Walch has is also supportive. Tony was a founding member of that group was instrumental in the construction of both Dru Point and Suncoast Dog Parks. Manty Arnott, vet and director of the North Hobart Veterinarian Hospital is “...all for more dog parks.”

From our sighthound perspective we would like to see provision made for the ability of local dog groups, many of which are breed specific, to be able to book the park exclusively for a minimal fee (less than \$50.00) for a maximum of one hour.¹² Within this time we would like our grey hound owners to be able to exercise their pets off-lead. The increase in the uptake of greyhounds as family pets has outpaced

¹² We are aware of ‘Long Dogs of Hobart’ (dachshunds) and ‘Bearded Buddies of Hobart’ (schnauzers). The Greyhound Adoption Program of Tasmania and the Hobart Dog Walking Group may also like option of making a booking.

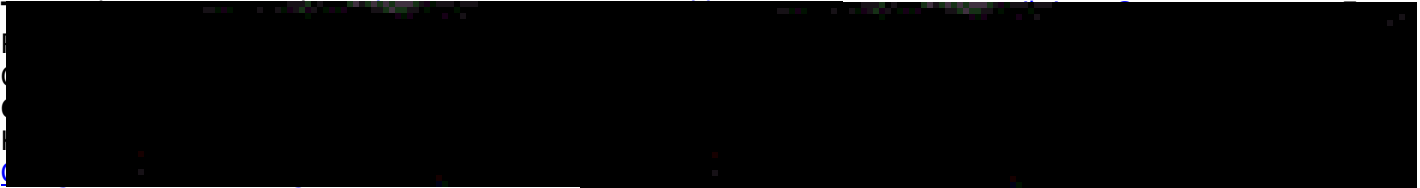
proposed changes in laws, particularly the removal of muzzles. It should be understood that most of these dogs are rescues through GAP Tasmania, the Greyhound adoption program.

The provision of a fully fenced dog park at any of these locations should not affect the access dogs already have to existing on-lead and off-lead areas.

Conclusion

A fully fenced dog exercise area would be of great benefit to the Hobart community. It would provide an area where dogs and their owners could exercise and socialise without fear of the dogs running off and becoming lost or hurt. The benefits to the community would hopefully extend to better socialized dogs that may be more settled at home. The social capital for the human users would also be beneficial. An area such as this does meet HCC objectives in regards to the *HCC Dog Management Plan 2014-18* and the suggested site also sits well within the objectives of the masterplan for the Domain. We know that you will give serious consideration to this proposal for a fully fenced dog exercise area and thank you for your time. We would be happy to meet with Council.

Turner, Kirsten

Subject: FW: Fenced dog park proposal**From:** Tanzi Lewis [<mailto:tanzilewis@hotmail.com>]**Sent:** Thursday, 26 November 2015 2:16 PM
Subject: Fenced dog park proposal

Dear Lord Mayor Alderman Hickey, Deputy Lord Mayor Alderman Ron Christie and Aldermen

On behalf of the Hobart Dog Walking Association Inc. (HDWA) I am writing to support *A submission to the Hobart City Council requesting the construction of a fully fenced dog exercise park*, which was submitted by the Sighthound Appreciation Society Hobart to Council this week.

Firstly, the HDWA would like to commend the Sighthound Appreciation Society Hobart for their excellent submission to Council. We appreciate the time, research and consideration they have invested into preparing the submission to Council. The document is excellent background and references many sources.

The Hobart Dog Walking Association promotes the responsible dog ownership and the importance of on-lead and off-lead dog exercise areas. Although we have not actively lobbied for a fenced off-lead dog park we:

- provided support to the Collinsvale community which established for a fenced dog park a few years ago
- provided suggestions to Alderman James Walker, of Clarence City Council, for a fenced dog park in Clarence. The dog training ground at South Street, Bellerive, has since been fenced (although this site becomes a carpark when sport is played at Blundstone Arena). This off-lead park is utilized by dog owners from Greater Hobart and can be crowded with up to 50 dogs and their owners using the park at one time.
- listened with interest to the development of fenced dog parks in Kingborough and the Huon Valley.

Why the HDWA would value fenced off-lead parks in Hobart and Glenorchy

Socialisation for dogs is extremely important. The HDWA would appreciate a fenced off-lead dog park in the Hobart and Glenorchy municipalities as there are times when dog owners need a fenced area to socialise their dog, particularly with puppies, young dogs and dogs that cannot be easily recalled. Vet and author Dr Bruce Fogle in his book *The Mind of the Dog* also points out how some breeds are more trainable than others. This theme is picked up in the Sighthound Appreciation Society Hobart Report to Council.

The excellent "Secret Lives of Dogs" series on SBS highlighted the benefits of off-lead dog exercise. A tired dog, is a happy dog and more likely to be quiet and relaxed when at home. We recommend all Aldermen and anyone involved in decision making and developing policies about dog management watch this excellent series on SBS on Demand (if you didn't happen to see it on SBS on Mondays at 7:30pm). The "Secret Lives of Dogs" contains a lot of interesting scientific research, case studies and problem solving by animal behaviourists.

Off-lead exercise areas in Hobart

The HDWA values the off-lead exercise areas in Hobart which include sports grounds where there are time share arrangements. It would be wonderful if Council could also consider:

- Improving the fencing at the off-lead park at Napoleon Street, Battery Point. This off-lead park is not completely enclosed.
- Providing some fencing at Errol Flynn Reserve, Sandy Bay, so dogs cannot run onto the road. We are aware of a dog running onto the road and being hit by a car while being exercised at Errol Flynn Reserve. It is acknowledged access to the beach is required for other beach users such as the rowers, but a fence along the car park facing Marieville Esplanade could help.
- Install different styles of gates on sporting fields and at Cornelian Bay instead of the open pole type of gates as this would also keep dogs on the ground.

Tracks and trails

While the HDWA supports fenced dog parks we encourage Councils to keep tracks and trails open for dog exercise as many of us enjoy going for a proper walk with out dogs and like to feel our dogs are part of the community.

Thank you for consulting us

I would like to take this opportunity to thank the Hobart City Council officers for consulting with the Hobart Dog Walking Association on a regular basis about parks, tracks and trails and animal management. We value the opportunity for input and appreciate working with the Council for good outcomes.

Kind regards

Tanzi Lewis
President Hobart Dog Walking Association

Phone 6223 8099 (AH)

Rangeview Crescent Reserve – Lenah Valley



Level of fencing - Major fencing required

Facility – Open Space/Recreation

Current Status- Dog Permissions- Currently off lead area, on lead on track, no dogs within 10 metres of rivulet

Notes - Large open space area, currently limited parking, requires extensive fencing and the development of a car park to accommodate users. Close proximity to residential housing

Conclusion – Suitable only if fencing and parking addressed.

John Turnbull Park – Lenah Valley



Level of fencing - Major fencing required

Facility –Open Space/Sporting/Recreation/Playground/BBQ

Current Status - Dog Permissions- Lower level off lead area, mid level off lead when no activities, no dogs within 10 metres of rivulet

Notes - Large open space area below the oval, currently limited parking, requires extensive fencing and the development of a car park to accommodate users.

Conclusion –Highly suitable, multi use area over different levels, therefore, increased dog presence won't compromise other activities if the lower level is fenced. Consideration needed for projected planning and growth. Recommended for further investigation.

Soundy Park – North Hobart



Level of fencing – Some fencing required

Facility – Recreation/Playground/BBQ

Current Status - Dog Permissions- Off lead area, time restrictions, not dogs within 10 metres play equipment

Notes –High level of usage for families BBQ and picnic gatherings. Heritage values associated with small stone wall along Argyle St

Conclusion – Unsuitable, increased use for dogs not desirable, close proximity to play equipment/public toilets

Queens Domain – Between Tennis Centre and Aquatic Centre



Level of fencing - Major fencing required

Facility – Open Space/Recreation

Current Status - Dog Permissions- Currently an off lead area

Notes – Large open space with good access and parking close by.

A preliminary assessment has been undertaken which has identified a number of environmental issues with fencing the full area. The assessment has identified a portion of approximately 4800sqm which may be suitable subject to a more detailed assessment of threatened fauna at the site.

Conclusion – Part of the area suitable, very accessible and nil impact on current usage, minimum impact on nearby residences although there are fauna/flora considerations. Further investigation recommended.

Soldiers Memorial Oval - Queens Domain (top oval)

Level of fencing - Major fencing required

Facility –Sporting/Recreation/Open Space /Dog obedience training

Current Status - Dog Permissions- Off lead when no ‘activities’

Notes - Large open space with good access and parking. High sporting and recreation facility also some areas are utilised for personal training and fitness.

Conclusion –Potentially suitable, however, sporting activities will be impacted

Beaumaris Zoo – Queens Domain

Level of fencing –Fully fenced

Facility – Heritage Zoo site.

Current Status - Dog Permissions

Notes –Significant heritage site considered for future activation

Conclusion – Not identified as a suitable site.

Cornelian Bay Foreshore



Level of fencing - Considerable fencing required.

Facility –Open Space/Recreation/Playground/ BBQ

Current Status - Dog Permissions- Currently off lead area

Notes –Areas of significant heritage. Fencing to foreshore not considered appropriate

Conclusion –Unsuitable, vulnerable area, intensifying usage not recommended.

Cornelian Bay Point



Level of fencing - Major fencing required out on the point.

Facility – Open Space/Recreation/

Current Status - Dog Permissions – Currently off lead area

Notes – Certain areas have significant heritage. Good access and parking. Land tenure required to develop an area off the foreshore.

Conclusion – Unsuitable, vulnerable area

Errol Flynn Reserve, Marieville Esplanade Sandy Bay



Level of fencing - Major fencing required

Facility –Open Space/Recreation

Current Status - Dog Permissions- Currently off lead area

Notes –Good Access and parking, would be unable to limit access to the foreshore, initiate partial fencing along the roadway/parking area.

Conclusion–Increased dog usage may compromise family use, also impact residences and no ability to fully fence without limiting access to foreshore

Ross Patent Slip, Napoleon Street – Battery Point



Level of fencing – Additional fencing required to maintain a fully fenced area.

Facility – Recreation

Current Status - Dog Permissions – Currently off lead area.

Notes – Area is only small, parking is very limited. Close proximity to residential housing

Conclusion- Unsuitable

Wentworth Street below Wellesley Park Oval, South Hobart



Level of fencing - Major fencing required

Facility – Open Space/Recreation/Play Equipment

Current Status - Dog Permissions- Currently off lead area, dog exclusion area 10 metres from play equipment

Notes –Large open space area below existing sportsground, currently limited parking. Would require extensive fencing and car park development to accommodate users

Conclusion–Further investigation recommended, current playground equipment would need to be relocated, Bushcare Group consulted, substantial costs for fencing and car park.

Mount Stuart Park Playground - Benjafield Terrace



Level of fencing – Some further fencing required

Facility – Recreation/Sporting/Playground/Sporting/BBQ

Current Status - Dog Permissions – Currently dog off lead area (evenings), time restrictions apply, 10 metre exclusion zone around play equipment

Conclusion – Unsuitable, current sporting/recreation activities would be significantly compromised

Cartwright Point Reserve – Sandy Bay



Level of fencing – Further fencing required to secure area.

Facility – Recreation

Current Status - Dog Permissions – Off lead area, dogs banned from reserve on western side of Sandy Bay Road

Conclusion – Unsuitable, small area, access too restrictive

Alexandra Battery – Sandy Bay



Level of fencing – Nil fencing

Facility – Recreation

Current Status - Dog Permissions – Currently off lead area, dogs prohibited on Battery

Conclusion - Unsuitable

Tara Street/ Hobart Rivulet Park (McFarlane Street)



Level of fencing.- Substantial fencing required

Facility – Walking Track

Current Status - Dog Permissions – Currently off lead area

Conclusion – Parking restricted, impact on area (wildlife) if increased dog use.

Ridgeway Recreational Ground



Level of fencing – Nil currently

Facility – Recreation

Current Status –Dog Permissions – Currently off lead area

Conclusion –Unsuitable due to isolation and difficult access.

NOTE :

The areas listed below were also reviewed, they are predominantly sporting venues and heavily utilised for that purpose, therefore, considered not appropriate sites for extended dog activity.

Clare Street Oval, New Town

Wellesley Park, South Hobart Sports Ground

West Hobart Oval

New Town Oval (dogs prohibited)

**PARKS AND RECREATION COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
10/3/2016**

**8. HOCKEY TASMANIA – REQUEST FOR EXTENSION OF GRANT –
TASMANIAN HOCKEY CENTRE – FILE REF: 72-24-1**

6x's

Report of the Director Parks and City Amenity and the Manager Parks and Recreation of 22 February 2016 and attachment.

DELEGATION: Council

TO : Parks and Recreation Committee

FROM : Director Parks and City Amenity
Manager Parks and Recreation

DATE : 22 February, 2016

SUBJECT : **HOCKEY TASMANIA - REQUEST FOR EXTENSION OF GRANT – TASMANIAN HOCKEY CENTRE**

FILE : 72-24-1 SMA:SMA (document1)

1. INTRODUCTION

- 1.1. The purpose of this report is to consider an extension to the annual grant the City has paid to Hockey Tasmania, the lessees of the Tasmanian Hockey Centre.

2. BACKGROUND

- 2.1. Council at its meeting held on 25 July 2011 resolved as follows:

‘That the annual funding subsidy provided to Hockey Tasmania of \$66,000 (inc GST), be provided for five years from the 2011/2012 financial year to 2015/2016, inclusive and be indexed by CPI annually.’

- 2.2. Hockey Tasmania has requested the Council (refer to **Attachment A**) consider the extension of the annual grant as it continues to manage borrowings related to the redevelopment of the Tasmanian Hockey Centre as well as accepting the ongoing responsibility for the maintenance of the Centre.
- 2.3. It has also advised that the cost of maintenance, infrastructure and utilities to run the Centre exceeds \$300,000 per annum.
- 2.4. Council officers regularly visit the Centre and are of the view that as lessees, Hockey Tasmania meet all conditions of its lease agreement to a very high standard which provides the City significant finance advantage compared to if it was a Council managed facility.
- 2.5. Hockey Tasmania is currently planning a significant asset replacement program over the coming two financial years where the synthetic surface over one of the playing surfaces will be replaced.

- 2.6. The City currently provides grant funding to the Domain Tennis Centre (\$40,000 per annum) and in November 2015 approved the provision of a grant to the Southern Tasmanian Netball Centre (\$30,000 per annum). Both of these agreements conclude in the 2017/18 financial year.
- 2.7. When considering the request for assistance from the Southern Tasmanian Netball Association, the Council at its meeting resolved, in part, as follows:

‘A review of the grant be undertaken in 2017/2018, along with similar grants provided to the lessees of the Tasmanian Hockey Centre and the Domain Tennis Centre, to assess the value of the assistance provided.’

3. PROPOSAL

- 3.1. An annual grant of \$63,860 be provided to Hockey Tasmania to assist with the maintenance of the Tasmanian Hockey Centre for the 2016/2017 and 2017/2018 financial years, to be funded from the respective Recreation and Projects Management operating budgets.
- 3.2. The sum be indexed by CPI increases as per the current arrangement.
- 3.3. A review of the grant be undertaken in 2017/2018, along with similar grants provided to the lessees of the Hobart Netball and Sports Centre and the Domain Tennis Centre, to assess the value of the assistance provided.
- 3.4. Hockey Tasmania be required to provide an annual acquittal of the grant to confirm its use in meeting maintenance needs of the Tasmanian Hockey Centre.
- 3.5. In recognition of the financial assistance provided, the General Manager negotiate with Hockey Tasmania appropriate acknowledgement of the City’s support on the Association’s website and other relevant collateral.
- 3.6. The total grant provision be recorded in the ‘Grants, Assistance and Benefits Provided’ section of the City of Hobart’s Annual Report.

4. IMPLEMENTATION

- 4.1. If approved funding to support the grant to Hockey Tasmania will be included in the 2016/2017 budget.

5. STRATEGIC PLANNING IMPLICATIONS

- 5.1. This proposal is consistent with the Capital City Strategic Plan 2015 2025, particularly:

Priority Area of Activity 4 - Strong, Safe and Healthy Communities,

Strategic Objective 4.2 - “City facilities, infrastructure and open spaces support health lifestyles”;

4.2.2 – “Support effective utilisation of city facilities, infrastructure and open spaces.”

6. FINANCIAL IMPLICATIONS

- 6.1. Funding Source(s)

6.1.1. The grant will require a budget allocation from the City’s operational budget under the 340 Recreation and Projects Management function in the 2016/2017 and 2017/2018 Annual Plans.

- 6.2. Impact on Current Year Operating Result

6.2.1. The grant approved by the Council in 2011 will result in a grant payment of \$63,000 (exc GST) for the current financial year.

- 6.3. Impact on Future Years’ Financial Result

6.3.1. An extension to the grant will require budget funding from the Council’s operational budget under the 340 Recreation and Projects Management function in the 2016/2017 and 2017/2018 Annual Plans.

- 6.4. Asset Related Implications

6.4.1. The provision of a grant to Hockey Tasmania to assist with maintenance costs will help to ensure that sufficient funding is provided towards the repair and maintenance of assets.

6.4.2. Whilst the assets at the Centre are considered non-valuation assets (i.e. the City does not allocate funding towards their replacement), it is in the City’s interest as landowner to ensure the facility is adequately maintained.

7. SOCIAL IMPLICATIONS

- 7.1. The Centre provides opportunities for players of a variety of sports and activities of all ages and abilities to participate at a high quality venue.
- 7.2. Should the City contribute to the maintenance of the Centre, the lessee would be able to invest further money into the sport and programming, therefore increasing these opportunities.

8. MARKETING AND BRANDING IMPLICATIONS

- 8.1. Hockey Tasmania will be required to recognise the City's support with promotion of the City's logo on its website homepage.
- 8.2. In recognition of the proposed grant funding, it is proposed that the following further acknowledgment be negotiated:
 - 8.2.1. Display of the City of Hobart logo on relevant collateral produced by Hockey Tasmania such as its annual programme, newsletters etc.
 - 8.2.2. Specific written recognition in an edition of the centre newsletter acknowledging the financial support provided by the City.

9. DELEGATION

- 9.1. The matter is delegated to the Council for determination.

10. CONCLUSION

- 10.1. A request has been received from Hockey Tasmania to extend the grant funding provided by the City to assist with the maintenance of the centre.
- 10.2. The funding is utilised to undertake maintenance of the Centres assets.
- 10.3. It is proposed that a grant be provided to Hockey Tasmania for the 2016/17 and 2017/18 financial years.
- 10.4. It is further proposed that the provision of the grant, as well as those provided to the Domain Tennis Centre and the Hobart Netball and Sports Centre lessees be reviewed following the 2017/18 grant payment.

11. RECOMMENDATION

That:

- 11.1. The report :a(document1) be received and noted.*
- 11.2. An annual grant of \$63,860 be provided to Hockey Tasmania to assist with the maintenance of the Tasmanian Hockey Centre for the 2016/2017 and 2017/2018 financial years, to be funded from the respective Recreation and Projects Management operating budgets.*
- 11.3. The sums be indexed annually by CPI.*
- 11.4. A review of the grant be undertaken in 2017/2018, along with similar grants provided to the lessees of the Hobart Netball and Sports Centre and the Domain Tennis Centre, to assess the value of the assistance provided.*
- 11.5. Hockey Tasmania be required to provide an annual acquittal of the grant to confirm its use in meeting maintenance needs of the Tasmanian Hockey Centre.*
- 11.6. In recognition of the financial assistance provided, the General Manager negotiate with Hockey Tasmania appropriate acknowledgement of the City's support on the Association's website and other relevant collateral.*
- 11.7. The total grant provision be recorded in the 'Grants, Assistance and Benefits Provided' section of the City of Hobart's Annual Report.*

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.



(Debbie Wood)
**MANAGER
PARKS AND RECREATION**



(Glenn Doyle)
**DIRECTOR
PARKS AND CITY AMENITY**



Mr Shannon Avery
2016
Program Leader Recreation and Projects
Parks and Recreation
Hobart City Council
c/- averys@hobartcity council

Monday, 22 February

Dear Shannon

As per your discussion with Graham Canny, I confirm that Hockey Tasmania is seeking a 5 year extension of the annual subsidy of \$70,248 (GST inclusive) currently provided by the Council to Hockey Tasmania to assist in meeting the loan repayments associated with the borrowings for the redevelopment of the Tasmanian Hockey Center. (THC).

We request that the sum continue to be indexed to CPI increases as per the current arrangement.

Hockey Tasmania continues to manage borrowings for the redevelopment of the THC, as well as accepting responsibility for the ongoing development and maintenance of the THC for which Hockey Tasmania incurs substantial maintenance, infrastructure and utilities costs (approx. \$300,000 per year).

Hockey Tasmania looks forward to a favourable response to this request and appreciates the ongoing support and assistance provided by the Hobart City Council.

Yours sincerely

R. Gregory

Bob Gregory
General Manager
Hockey Tasmania
0408213680
ceo@hockeytasmania.com.au

**PARKS AND RECREATION COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
10/3/2016**

**9. LIGHTING TREATMENT FOR PARLIAMENT HOUSE GARDENS –
FILE REF: 70-87-1**

8x's

Report of the Director Parks and City Amenity and the Manager Parks and Recreation of 1 February 2016 and attachment.

DELEGATION: Committee

TO : Parks & Recreation Committee

FROM : Director Parks & City Amenity
Manager Parks and Recreation

DATE : 1 February 2016

SUBJECT : **LIGHTING TREATMENT FOR PARLIAMENT HOUSE GARDENS**

FILE : 70-87-1 DW:DW (document2)

1. INTRODUCTION

- 1.1. This report is to respond to a motion and outline potential improvements to lighting in Parliament House Gardens.

2. BACKGROUND

- 2.1. At its meeting on 22 June 2015 the Council resolved to adopt the following motion submitted by the Lord Mayor Alderman Hickey:

A report be prepared providing detail and alternatives for the illumination of the large historic trees located at Parliament House Gardens.

The report needs to consider that the area is Crown Land and is managed by the City under a contract with the State Government and accordingly the views of the Parliament, through the Speaker of the House of Assembly, will need to be sought.

- 2.2. In August 2015 officers met with representatives of Parliament House, including the Speaker of the House of Assembly. At this meeting a number of projects were presented including the Motion to undertake some investigations in to the lighting of the Parliament Gardens.
- 2.3. The Speaker of the House of Assembly and representatives were supportive of the City undertaking these investigations.
- 2.4. Consulting engineers and designers were subsequently engaged to undertake a review of the lighting in Parliament House Gardens. As a result of the engagement an initial report (refer Attachment A) has been provided.
- 2.5. The report considers the lighting throughout the lawns, including lighting for safety, lighting of mature trees and feature lighting.

- 2.6. The existing lighting does not meet current Australian lighting standards. To achieve the required standards along the pathways, 17 new poles would be required. The cost, including upgrading the power supply, would be in the vicinity of \$170,000.
- 2.7. Further, two options for feature lighting have been proposed:
 - 2.7.1. Tree up lighting of the four mature oak trees in the centre of the park, and
 - 2.7.2. Tree up lights placed between the trees along Morrison Street frontage.
- 2.8. The report also recommends the retention of the lantern style lights adjacent to the car park.
- 2.9. To achieve the feature lighting an additional \$44,000 would be required. This includes \$12,000 for the up lighting of the central trees and an allowance of \$32,000 for the feature lighting along the Morrison Street boundary.
- 2.10. As the Parliament House Gardens are not owned by the City any approval and implementation of this proposal would be the responsibility of Parliament House.
- 2.11. A subsequent meeting has been held with the relevant State Government Officers who share the desire to have the lighting in the area improved. A request is to be made to State Treasury for the allocation of the required funding to enable the work to be progressed.

3. PROPOSAL

- 3.1. It is proposed that the consultant's report be noted and City Officers continue to work closely with Parliament House representatives to enable the lighting upgrade to be progressed.

4. STRATEGIC PLANNING IMPLICATIONS

- 4.1. This report aligns with the following goals in the Capital City Strategic Plan 2015 – 2025:

Goal 2 - Urban Management – 2.4. Unique heritage assets are protected and celebrated.

Goal 4 – Strong, Safe and Healthy Communities.

5. FINANCIAL IMPLICATIONS

5.1. Funding Source(s)

5.1.1. NA

5.2. Impact on Current Year Operating Result

5.2.1. NA

5.3. Impact on Future Years' Financial Result

5.3.1. NA

5.4. Asset Related Implications

5.4.1. The lighting within the Parliament Lawns are not City assets, therefore there are no asset implications.

6. RISK MANAGEMENT IMPLICATIONS

6.1. Increased lighting to this area will improve the safety of users of the broader Salamanca area at night.

7. ENVIRONMENTAL IMPLICATIONS INCLUDING CLIMATE CHANGE AND SUSTAINABILITY

7.1. The suggested lighting is similar to the LED lights that have been rolled out throughout City's classic Parks. These lights are more energy efficient than the existing lights.

8. SOCIAL IMPLICATIONS

8.1. Increased lighting to this area will improve the safety of users of the broader Salamanca area at night.

9. DELEGATION

9.1. Committee.

10. COMMUNICATION WITH GOVERNMENT

10.1. Initial consultation with the Speaker of the House of Assembly, Joint House Secretary and Parliament officers has been undertaken.

11. CONCLUSION

- 11.1. This report responds to a Motion submitted to the Council by the Lord Mayor on 22 June 2015 regarding the need to upgrade lighting in the Parliament House Gardens.
- 11.2. Following adoption of the motion officers met with representatives of Parliament, including, the Speaker of the House of Assembly. The Speaker and other representatives were supportive of investigations being progressed.
- 11.3. Consulting engineers and designers were subsequently engaged to undertake a review of the lighting in Parliament Lawns. A report has now been received.
- 11.4. The resulting report considers the lighting throughout the lawns, including lighting for safety, lighting of mature trees and feature lighting. The existing lighting in the lawns does not meet current lighting standards.
- 11.5. As an addition to the upgrade of lighting to meet current standards, two options for feature lighting have been proposed that propose the inclusion of up lighting to the four central oak trees and up lights between the trees along Morrison Street.
- 11.6. A preliminary cost estimate of \$214,000 has been identified to achieve the upgrade of the lighting to meet current standard and installation of feature lighting has been developed.
- 11.7. As the Parliament House Lawns are not owned by the City, any approval and implementation of this proposal would be the responsibility of Parliament House.
- 11.8. City Officers have again met with Parliament House representatives and provided a copy of the report. Parliament House will now seek the funding required to enable the lighting upgrade to be progressed.

12. **RECOMMENDATION**

That the report DW:dw(document2) be recieved and noted.

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.



(Debbie Wood)

**MANAGER
PARKS AND RECREATION**

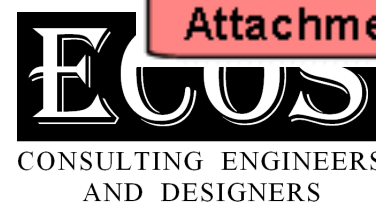


(Glenn Doyle)

**DIRECTOR
PARKS AND CITY AMENITY**

Attachment A

ECOS Consulting Engineers & Designers' report



7 December, 2015

Hobart City Council
16 Elizabeth Street
Hobart TAS 7000

Attention: Debbie Wood

Dear Debbie

Parliament House Gardens
Lighting Review

As requested at our site meeting an investigation of the options for upgrading the pathway lighting within the Parliament House Gardens has been completed.

Summary

- A “normal” lighting classification of P8, 7 Lux, (to AS1158.3.1) has been determined in a NDY Light Master Plan report.
- An “Event” lighting classification of P7, 14 Lux, has been determined in the NDY report.
- The permanent lighting installation is to achieve the “normal” lighting only with supplementary lighting provided during events as required. The required lighting levels are to be achieved along pathways only.
- The existing lighting does not meet the required lighting standard.
- The power supply to the existing wiring is from a Tas Networks street supply. New lighting will need to be connected to the existing Parliament House power supply.
- The existing underground wiring is not suitable for re-use and a new lighting installation will require new underground wiring.
- Heritage Tasmania recommends the retention of the 4 lantern style lights adjacent the car park if feasible.
- Heritage Tasmania supports the proposal to match the lighting style recently installed in other CoH parks (e.g. Princes Park).
- Heritage Tasmania advises that the main areas to be aware of from a heritage point of view are: potential archaeological impacts, impact to the existing mature trees and retaining the aesthetic characteristics of the park (i.e. lights should not be dominant elements).
- Approximately 17 pole lights will be required to achieve the required path lighting at an estimated project cost of \$170,000 excl GST
- Four in ground uplighters would be required to high light the mature trees at the centre of the park at an approximate cost of \$12,000 excl GST
- Approximately twelve uplighters would be required to light the perimeter trees on the Morrison street frontage at an approximate cost of \$32,000 excl GST

Discussion

Existing situation

The existing lighting is connected to the Tas Networks street lighting distribution system. There are 4 lantern style lights along the border between the gardens and the Parliament House car park. These are located to match the facade of the building.

Within the gardens there are a number of Sylvania Boston 80w mercury vapor pole top lights. A lighting calculation has confirmed that the existing lighting does not meet the P4 category of AS1158.3.1 *Lighting for Roads and Public Spaces (Category P)*. The non compliance is minor with one level reading being just below that required. The existing lighting could be augmented to achieve P2 3.5 Lux. This has not been considered in detail as it would not meet the required P8 standard and there are existing electrical compliance issues.

Tas Networks detail sheets indicate that the existing cabling is installed in galvanised iron pipes buried at a depth of 300mm. The location of the wiring does not follow the path ways. The existing wiring is not suitable for re-use due to its age, non compliance with current standards and physical location.

There are four existing floodlights that illuminate the front façade of Parliament House. The two central ones are mounted to one of the existing park lighting poles and will be affected by the proposed lighting upgrade. The existing location could be maintained but the light fitting fixtures should be replaced.

There are 3 CCTV cameras attached to the existing park lighting pole adjacent to the main steps. These cameras will need to be accommodated by the new design.

Power Supply

Tas Networks will require that any alteration to the lighting system include a disconnection from the street lighting supply and re-connection via a metered supply point. The Gardens and Parliament House are located on a single land title and any new lighting should be connected to the existing Parliament House power supply.

There is an existing supply to the base of the steps leading from the car park to the gardens. An existing cabinet contains a number of power outlets used for events. It is understood there is a 100 diameter conduit from this location to Parliament House that can be utilized to provide the required lighting supply. The existing power outlets are wired to the basement switchboard and it is proposed that this switchboard could also supply the new lighting.

Heritage Considerations

The Parliament House Gardens are listed in the Sulivans Cove Planning Scheme *Table 2 Places of Archaeological Sensitivity*. This will affect excavation for new underground cabling and pole footings. This may affect both the design and cost of the project. An archaeologist will need to be engaged during the design and construction phases of the project.

The existing lantern style fittings are in keeping with the Parliament House Building. The proposed park fittings are proposed to match those being used in other parks and are modern in design but not obtrusive. Further consideration will be required to finalise the selection of the fitting to be used and gain Heritage Tasmania approval. Initial feedback is that this style of fitting is appropriate

The mature trees must be protected during the works. This will require input from an arborist as adjacent tree canopies are touching indicating that the root systems would also overlap. Any cable pathways and in ground uplighter locations would need to pass between the trees. Directional boring under the trees could be considered but may create other challenges in terms of archaeological issues.

Lighting Options

The AS1158.3.1 classification nominated in the draft NDY Light report provided indicates two levels of lighting, "Normal" and "Event" as P8 & P7 respectively. The report also indicates these classifications over the entire area of the Gardens. Your advice that "Event" mode lighting will not be required from the permanent fixed lighting installation and that the required classification is to be achieved only over pathways and not the entire area is noted.

Pole height is a major factor in lighting design and determines the maximum spacing between lights to achieve a certain performance level. Due to the scale of the Gardens and the number and size of the existing trees a maximum pole height of 6m has been adopted to establish an indicative quantity of light locations.

To achieve AS1158.3.1 category P8 along all pathways approximately 17 six meter pole lights will be required. This is subject to the final light fitting selection and design layout.

Two options for additional feature lighting within the park have been considered.

Tree up lighting of the four mature oak trees in the centre of the park is recommended. This would provide additional illumination within the centre area where contribution of light from the adjacent path ways will be compromised by low hanging branches.

Tree up lights placed between the trees along the Morrison Street frontage could be considered and would provide a great backdrop when viewed from both within and outside the park.

The existing Lantern style lights adjacent the car park should be retained. Illumination levels with the car park have not been calculated. The levels are expected to be above those suggested in the NDY Light report because the flood lights that illuminate the building façade also cover the car park.

Recommendation

The lighting within the gardens should be upgraded to achieve the increased lighting levels as recommended in the NDY Light report. The up lighting to the four central trees should be included in the upgrade. The up lighting to the Morrison Street trees would provide an enhanced visual environment but are not necessary to achieve the increased pathway lighting levels.

Cost Estimates

The cost estimates provided in the summary above include design and contingency allowances. It is not possible to determine the amount of contingency required to cover any archaeological works that may be required as a result of the required ground works.

Yours faithfully,

Julian Oakes
ECOS PTY LTD

ECOS Pty. Ltd. ABN: 74 074 183 127 25 Antill Street, South Hobart, TAS. 7004

Phone: (03) 6224 4224 Fax: (03) 6224 4664 Email: mail@ecoseng.com.au

“ENGINEERS CREATING OPTIMUM SOLUTIONS”

PARKS AND RECREATION COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
10/3/2016

10. PARKS AND RECREATION COMMITTEE – STATUS REPORT

13x's

A report indicating the status of current decisions is attached for the information of Aldermen.

DELEGATION: Committee

Recommendation:

That the information be received and noted.

PARKS AND RECREATION COMMITTEE - STATUS REPORT

OPEN PORTION OF THE MEETING

November 2014 to February 2016

Ref.	Detail	Report / Action	Action Officer	Comments
1	ELIZABETH/WARWICK STREET PARK – PROPOSED GARDENS OF MEMORIES – REQUEST FROM GUIDE DOGS TASMANIA – FILE REF: 70-70-1 Open Council, 24/11/2014, Item 12	<p>The Council provide in-principle landlord approval for the development of a Garden of Memories, as proposed by Guide Dogs Tasmania, in the park located on the corner of Elizabeth and Warwick Streets, Hobart.</p> <p>Council officers explore the possibility of developing a community partnership between Guide Dogs Tasmania and Elizabeth College to foster stewardship of the project by Elizabeth College.</p>	Glenn Doyle Director Parks and City Amenity	<p>Work has commenced on the construction of the garden and is expected to take 3-4 weeks.</p> <p>Further discussions with Elizabeth College are being arranged to explore the possibility of developing a community partnership between Guide Dogs Tasmania and the College.</p>
2	QUEENBOROUGH OVAL PRECINCT – DRAFT MASTER PLAN – FILE REF: 72-35-1 Open Council, 24/11/2014, Item 13 Open Council, 24/8/2015, Item 14	<p>The Queenborough Oval Precinct Master Plan Report dated July 2015 be endorsed.</p> <p>An implementation plan be developed which prioritises the improvements detailed in the Master Plan.</p>	Glenn Doyle Director Parks and City Amenity	<p>Implementation of the Master Plan is underway.</p> <p>Drainage and resurfacing works on the playing surface are complete.</p> <p>The installation of improved lighting is scheduled to be undertaken by 30 June.</p>

Ref.	Detail	Report / Action	Action Officer	Comments
3	HOBART RIVULET PARK SHARED PATH DEVELOPMENT - COMMUNITY ENGAGEMENT RESULTS – file ref: 70-76-1 Open Council 15/12/2014, Item 16 Open Council 25/5/2015, Item 14	Approval be granted to construct the Molle Street – McKellar Street section of the Hobart Rivulet Park Shared Path as a single, three metre wide concrete shared use track that follows the current track alignment as depicted in the design montage – ‘Hobart Rivulet Park Shared Path project, Molle St-McKellar Street’. Upon completion, evaluation of the use of the new path be undertaken to inform the design of the track throughout the remainder of the Park.	Glenn Doyle Director Parks and City Amenity	A Development Application was approved by Council on 22 February 2016. Works are programmed to be completed by June.
4	FORT NELSON PROPOSAL – FILE REF: 32-1-55 Open Council 15/12/2014, Item 20 Open Parks and Recreation Committee, 13/8/2015, Supp Item 13 Open Council 21/9/2015, Item 16	A further report be provided to identify costs associated with both the required improvements to the site and recurrent costs.	Glenn Doyle Director Parks and City Amenity	A report on the matter is attached to the agenda.
5	MEMORANDUM OF UNDERSTANDING – CITY OF HOBART AND THE WELLINGTON PARK MANAGEMENT TRUST – FILE REF: 70-42-15 Open Council 15/12/2014, Item 21 Open Council 24/8/2015, item 13	A further report be provided on the content of a new Memorandum of Understanding and issues to be raised directly with the State Government pertaining to governance arrangements of the Trust.	Glenn Doyle Director Parks and City Amenity	A report is scheduled to be provided to a special joint meeting of Parks and Recreation Committee and Governance Committee on 7 March 2016.

Ref.	Detail	Report / Action	Action Officer	Comments
6	TASMAN BRIDGE DISASTER – PROPOSED PLACE OF REFLECTION – FILE REFS: 25-1-1; 70-53-1 Open Council 10/3/2015, Item 12. Open Council 22/6/2015, Item 15	<p>The Council approve the establishment of a place of reflection and contemplation on the Queens Domain, adjacent to the Tasman Highway, which commemorates the 5 January 1975 collapse of the Tasman Bridge.</p> <p>A plaque recording the names of those who lost their lives in the disaster be included in the design concept, once permission has been obtained from the families involved.</p>	Glenn Doyle Director Parks and City Amenity	<p>The official opening of the site occurred on 26 February 2016.</p> <p>Complete.</p>
7	HARRINGTON STREET PUBLIC TOILETS – PROPOSED DECOMMISSIONING AND REMOVAL – FILE REF: 17-20-4 Open Council 25/5/2015, Item 15	<p>The Harrington Street public toilets be immediately decommissioned and a communication strategy, including signage, be developed to direct users to facilities located in the nearby Centrepont Shopping Centre.</p> <p>The General Manager be authorised to proceed with the demolition of the Harrington Street public toilets and replacement with an appropriately designed wall, subject to:-</p> <p>(i) a further report being provided detailing the proposed replacement wall, including opportunities for the creation of a public space, opportunities for public art, interpretation of the historical bridge and increased visual access to the Hobart Rivulet.</p>	Glenn Doyle Director Parks and City Amenity	<p>With the refurbishment of the Centrepont Shopping Centre facilities completed, the Harrington Street Toilets are now closed.</p> <p>Investigations are progressing in respect to the further report and concept designs are under development.</p>
8	LIGHTING TREATMENT FOR PARLIAMENT LAWNS – FILE REFS: 13-1-9; 70-87-1 Open Council 22/6/2015, Item 12	<p>That a report be prepared providing detail and alternatives for the illumination of the large historic trees located at Parliament Lawns.</p>	Glenn Doyle Director Parks and City Amenity	<p>A report on the matter is attached to the agenda.</p>

Ref.	Detail	Report / Action	Action Officer	Comments
9	PROPOSED TASMAN HIGHWAY SHARED USE BRIDGE – CENOTAPH TO DOMAIN – GRANT FUNDING AND NAMING REQUEST – FILE REFS: 873; 70-53-4 Open Council 22/6/2015, Item 18	<p>Detailed planning and design for the development of a new bridge linking the Hobart Cenotaph with the balance of the Queens Domain proceed.</p> <p>The issue of naming be further considered through formal stakeholder consultation and a further report be provided on the matter.</p>	Neil Noye Director City Planning	Development of the project plan is underway with a brief for a request for interest from suitable consultants being prepared.
10	FRANKLIN SQUARE MASTER PLAN – IMPLEMENTATION – FILE REF: 70-22-1 Open Council 27/7/2015, Item 15	<p>The Council endorse the revised scope for the implementation of the Franklin Square Master Plan which includes demolition, new pavement and walls, lighting, garden beds and improvements to access, including the amenities building roof, as shown on Attachment B to item 4 of the Special Open Parks and Recreation Committee agenda of 27 July 2015.</p> <p>Investigations be undertaken so that the closure of the park is minimised or staged, and a comprehensive communications plan be developed to advise the community of the park's closure.</p>	Glenn Doyle Director Parks and City Amenity	Works are progressing on schedule.
11	PRINCES PARK – PUBLIC TOILET REPLACEMENT Open Council 27/7/2015, Item 14	<p>The concept design for the provision of a new public toilet in Princes Park, Battery Point, be approved and landlord approval for the development of the facility be granted.</p>	Glenn Doyle Director Parks and City Amenity	A development application for the works has been lodged.

Ref.	Detail	Report / Action	Action Officer	Comments
12	ACTIVATION AND RECREATION PROGRAMS WITHIN CITY OF HOBART PARKS – FILE REF: 72-1-1 Open Council 24/8/2015, Item 16	Scoping for review of the City's Hobart Recreation Management Plan 2009, be undertaken and costs presented as part of 2016/2017 budget considerations. (i) The proposal of a Healthy Hobart program, or other similar methods of encouraging health and fitness pursuits, as resolved by the Council on 27 October 2014, be undertaken as part of the review of the City's Recreation Management Plan. The Council undertake a similar Active Parks Program in 2015/2016 to that trialled in early 2015, subject to activities addressing identified community needs that seeks to broaden recreation participation by Hobart residents.	Glenn Doyle Director Parks and City Amenity	'Simple Sweat' program commenced in St Davids Park in late January. A kids program is being explored for the April school holiday period.
13	PUBLIC TOILET STRATEGY 2015-2025 – FILE REF: 17-20-1 Open Council 21/9/2015, Item 17 Open Council 22/2/2016, item 14	That the City of Hobart Public Toilet Strategy 2015-2025, be approved. An amount of \$735,000 be allocated from the City's General Reserves to the Parks and Recreation Projects budget to fund the budget shortfall identified in the 2015/2016 schedule of works listed in the Public Toilet Strategy.	Glenn Doyle Director Parks and City Amenity	Implementation underway.
14	HOBART RIVULET PARK — FRUEHAUF 'CLIMBING CLIFF' SITE PLAN – FILE REF: 70-76-1 Open Council 21/9/2015, Item 18	The Fruehauf Site Plan dated 24 June 2015, be approved, subject to the incorporation of the minor amendments identified through the community consultation process with local climbers to be involved in the on-ground set out and implementation of works.	Glenn Doyle Director Parks and City Amenity	Works are scheduled to be completed by June.

Ref.	Detail	Report / Action	Action Officer	Comments
15	COMMERCIAL APPLICATIONS FOR HELICOPTER LANDING – REGATTA GROUNDS/CENOTAPH, QUEENS DOMAIN – FILE REF: 72-25-11 Open Council 26/10/2015, item 15	Officers undertake discussions with Rotor-Lift and Airlines Tasmania (Par Avion) in relation to alternative sites to accommodate commercial helicopter landing, including the possibility of introducing a 'fly neighbourly' agreement with affected stakeholders.	Tim Short Group Manager Executive and Economic Development	Discussions with operators of the helicopters are taking place.
16	ANCANTHE PARK MASTER PLAN – IMPLEMENTATION – FILE REF: 70-31-1 Open Council 26/10/2015, item 16	<p>The staged implementation plan for the Ancanthe Park Master Plan, including the preliminary cost estimate, be approved.</p> <ul style="list-style-type: none"> (i) Stage 1 works, estimated at a cost of \$15,000 be funded from the Bushland Strategy & Projects Function within the 2015/2016 Annual Plan. (ii) The proposed replacement of the public toilets, estimated at a cost of \$250,000, be funded as part of the Public Toilet Strategy program in 2016/2017. (iii) The balance of the works, estimated at a cost of \$385,000 be considered for funding in the 2016/2017 financial year. <p>Further negotiations be undertaken with members of the Art Society of Tasmania before proceeding with the master plan recommendation to remove and reinterpret the 1970's forecourt and remains of the 1930's memorial gates.</p>	Glenn Doyle Director Parks and City Amenity	<p>Stage 1 planning works are progressing.</p> <p>Funding for replacement of the toilets was approved by the Council upon its endorsement of the Public Toilet Strategy on 22 February 2016.</p>

Ref.	Detail	Report / Action	Action Officer	Comments
17	<p>ROAD RESERVATION AT 11 PILLINGER DRIVE , FERN TREE – PROPOSED TREE REMOVAL – FILE REF: 5588093 & P/11/751</p> <p>Open Council 26/10/2015, item 17</p>	<p>The Council approve the removal of the large Stringybark tree located in the road reservation at 11 Pillinger Drive, Fern Tree due to the high ongoing costs in maintaining the tree into the future.</p>	<p>Glenn Doyle Director Parks and City Amenity</p>	<p>The removal of the tree will require the road closure of Pillinger Drive, and subsequent access to Mount Wellington.</p> <p>Consultation was undertaken with local residents and stakeholders to determine a date of least inconvenience for the works to be undertaken, as a result the works to be undertaken in April, to minimise disruption to Tourist operators.</p>
18	<p>LEASE RENEWAL REQUESTS – SOUTHERN TASMANIAN NETBALL ASSOCIATION – HOBART FOOTBALL CLUB – PAKANA SERVICES – FILE REFS: 72-44-1; 72-25-19; 41-61-1</p> <p>Open PRC 12/11/2015, item 12</p> <p>Open FC 17/11/2015, item 7</p>	<p>The following lease renewals be approved:</p> <ul style="list-style-type: none"> (i) A new ten (10) year lease with the Southern Tasmanian Netball Association for the Hobart Netball and Sports Centre located in Creek Road, New Town at a nominal rental of \$50 per annum. (ii) A new five (5) year lease with the Hobart Football Club for the clubroom and changeroom facilities at the TCA Ground at a nominal rental of \$50 per annum. (iii) A new one (1) year lease agreement, with two (2) further one (1) year extensions, with Pakana Services for the shed located at Waterworks Reserves, South Hobart at a nominal rental of \$50 per annum. 		<p>Lease arrangements are being finalised.</p>

Ref.	Detail	Report / Action	Action Officer	Comments
19	SOUTHERN TASMANIAN NETBALL ASSOCIATION – GRANT ASSISTANCE – FILE REF: 72-44-1 Open Council 23/11/2015, item 19	An annual grant of \$30,000 be provided to the Southern Tasmanian Netball Association to assist with the maintenance of the Hobart Netball and Sports Centre for the 2016/2017 and 2017/2018 financial years, to be funded from the respective Recreation and Projects Management operating budgets.	Glenn Doyle Director Parks and City Amenity	Disbursement of the grant is subject to approval of the 2016/2017 budget.
20	WILLIAM KEITH ELTHAM PAVILION, SOLDIERS MEMORIAL OVAL – HOBART CANINE OBEDIENCE CLUB – NEW LEASE – FILE REF: 72-25-17 Open Council 23/11/2015, item 20	That the General Manager be authorised to negotiate a new lease with the Hobart Canine Obedience Club for a section of the William Keith Eltham Pavilion located at Soldiers Memorial Oval.	Glenn Doyle Director Parks and City Amenity	Lease arrangements are being finalised.
21	SANDY BAY REGATTA PAVILION - LEASE RENEWAL REQUEST – SANDY BAY REGATTA ASSOCIATION – FILE REF: 72-37-5 Open PRC 14/1/2016, item 8 Open FC 19/1/2015, item 7	A new five (5) year lease agreement be granted to the Sandy Bay Regatta Association.	Glenn Doyle Director Parks and City Amenity	Negotiations are being finalised in preparation of the lease documentation.

Ref.	Detail	Report / Action	Action Officer	Comments
22	APPLICATION FOR LICENCE - ROARING 40'S KAYAKING, ERROL FLYNN RESERVE/SHORT BEACH, MARIEVILLE ESPLANADE SANDY BAY – FILE REF: 70-38-1 Open Council 25/1/2016, item 10	Landlord consent be granted under the Parks, Recreation and Natural Areas By-Law for a kayak launching operation conducted by Roaring 40's Kayaking at the Errol Flynn Reserve/Short Beach on Marieville Esplanade, Sandy Bay.	Glenn Doyle Director Parks and City Amenity	Licence arrangements are being finalised.
23	QUEENS DOMAIN MASTER PLAN 2013-2033 – IMPLEMENTATION SCHEDULE – FILE REF: 70-53-4 Open Council 25/1/2016, item 12	The Queens Domain Master Plan Implementation Schedule 2016-2021 be endorsed as the basis for implementation over the five year period 2016 – 2021. External funding sources be actively pursued, including the lead up to the forthcoming federal election.	Glenn Doyle Director Parks and City Amenity	Investigations into potential external funding programs ongoing. Complete.
24	QUEENS DOMAIN JOGGERS LOOP CONCEPT PLAN – FILE REF: 15/107-003 Open Council 25/1/2016, item 13	The draft Queens Domain Joggers Loop Concept Plan, involving the development of the shared-use “Joggers Loop”, be endorsed to enable community engagement to be undertaken during February/March 2016. A further report be provided detailing the outcomes of the engagement process. A report be prepared on the possible review of the Soldiers Memorial Avenue Management Plan.	Glenn Doyle Director Parks and City Amenity	Community engagement and feedback closes 21 March 2016.

Ref.	Detail	Report / Action	Action Officer	Comments
25	DORNEY HOUSE PORTER HILL - TASMANIAN THEATRE COMPANY - REQUEST TO HOST PLAY – FILE REF: 70-91-1 Open Council 25/1/2016, item 14	The request from Tasmanian Theatre Company to use the Dorney House on Porter Hill to host the play “Who’s Afraid of Virginia Wolfe” in July 2016, be approved.	Glenn Doyle Director Parks and City Amenity	Tentative booking currently held. Complete.
26	POLO EVENTS - CORNELIAN BAY – FILE REF: 70-14-1 Open Council 25/1/2016, item 15	Approval be provided for the following polo events to be staged at Cornelian Bay Oval: (i) Polo on the Derwent – Saturday 3 December 2016 (ii) Polo in the City – Saturday 17 December 2016	Glenn Doyle Director Parks and City Amenity	The proponents have been advised of the Council decision. Tentative bookings currently held. Complete.
27	WELLINGTON PARK - PRIORITY INFRASTRUCTURE PROJECTS – FILE REF: 15/105 Open Council 25/1/2016, item 16	The “One Mountain” prospectus dated December 2015, be approved and those projects listed in the prospectus be prioritised for implementation within the five year period, commencing in 2016/2017. A communications plan be developed and implemented at the appropriate time.	Glenn Doyle Director Parks and City Amenity	A communication plan is being developed to support investigations into external funding programs. Complete.

Ref.	Detail	Report / Action	Action Officer	Comments
28	BATTERY POINT SHARED ACCESSWAY – FILE REF: 37-2-2 Open Council 25/1/2016, item 17	<p>That a report be prepared that details options available as a means of facilitating movement in and around Battery Point and its foreshore, and addresses the following:</p> <ol style="list-style-type: none"> 1. The implementation, in the short term, of the formalisation of an existing road route through Battery Point. 2. Analysis of the options include detail on the following: <ol style="list-style-type: none"> (i) estimated financial implications; (ii) planning and legal implications; and (iii) how the proposal relates to the City of Hobart Strategic Plan 2015-2025. 3. Analysis of any opportunity costs in respect to proceeding or not proceeding with a shared access way, including its impact with other planned projects. 4. Details on engaging the local and wider community in respect to the options. 	Glenn Doyle Director Parks and City Amenity	A report is being prepared in accordance with the Council's decision.
29	REQUEST FOR A MEMORIAL PLAQUE FOR ROAD CRASH VICTIMS – LONG BEACH RESERVE, LOWER SANDY BAY – FILE REF: 72-37-2 Open PRC 11/2/2016, item 9	<p>That the request to install a memorial plaque commemorating road crash victims on an existing seat within the Long Beach Reserve area, be approved.</p>	Glenn Doyle Director Parks and City Amenity	Installation of the plaque is progressing.

Ref.	Detail	Report / Action	Action Officer	Comments
30	NORTH HOBART OVAL – RELIVE THE RIVALRY OCTOBER 2016 – FEE WAIVER REQUEST – FILE REF: 72-34-3 Open PRC 11/2/2016, item 10	That Table Cape Events be granted a 75 per cent reduction to the hire fee applicable for use of North Hobart Oval on 15 October 2016 for the purposes of the Relive the Rivalry AFL football charity game.	Glenn Doyle Director Parks and City Amenity	The proponent has been advised of the Council's decision with a ground booked for the event. Complete.
31	THE DOONE KENNEDY HOBART AQUATIC CENTRE – DRAFT REDEVELOPMENT MASTER PLAN – FILE REF: 33-21-13 Open Council 22/2/2016, item 13	The draft Doone Kennedy Hobart Aquatic Centre Redevelopment Master Plan, be approved. The General Manager be authorised to lodge a grant funding application under the Australian Government's National Stronger Regions Fund, for funding to enable implementation of the Redevelopment Master Plan to proceed. Funding to meet the City's contribution towards the Doone Kennedy Hobart Aquatic Centre's redevelopment be included in the City's Five Year Capital Works Program commencing 2015/2016.	Glenn Doyle Director Parks and City Amenity	Preparation of the grant application is underway for lodgement by the mid-March due date.
32	KNOCKLOFTY, MCROBIES GULLY, RIDGEWAY PARK AND WATERWORKS RESERVES – BUSHFIRE MANAGEMENT PLAN – FILE REF: 70-30-1 Open Council 22/2/2016, item 15	That the preliminary draft Knocklofty Reserve, McRobies Gully, Ridgeway Park and Waterworks Reserve Bushfire Management Plan, be received by the Council. Specialist advice be sought to review and substantiate the most appropriate firebreak/Asset Protection Zone standard for adoption by the City in its bushland reserves.	Glenn Doyle Director Parks and City Amenity	Specialist advice is being sought.

Ref.	Detail	Report / Action	Action Officer	Comments
33	ARTHUR CIRCUS, BATTERY POINT – COMMUNITY ENGAGEMENT – SOFTFALL REPLACEMENT – FILE REF: R0797 Open Council 22/2/2016, item 16	That the status quo remain in relation to the softfall material currently provided by the Council for the swing located in Arthur Circus, Battery Point.	Glenn Doyle Director Parks and City Amenity	Complete.

**PARKS AND RECREATION COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
10/3/2016**

11. QUESTIONS WITHOUT NOTICE – FILE REF: 13-1-10

Pursuant to Section 29 of the Local Government (Meeting Procedures) Regulations 2015, an Alderman may ask a question without notice of the Chairman, another Alderman or the General Manager or the General Manager's representative in accordance with the following procedures endorsed by the Council on 10 December 2012:

1. The chairman will refuse to accept a question without notice if it does not relate to the Terms of Reference of the Council committee at which it is asked.
2. In putting a question without notice, an Alderman must not:
 - (i) offer an argument or opinion; or
 - (ii) draw any inferences or make any imputations – except so far as may be necessary to explain the question.
3. The chairman must not permit any debate of a question without notice or its answer.
4. The chairman, Aldermen, General Manager or General Manager's representative who is asked a question without notice may decline to answer the question, if in the opinion of the intended respondent it is considered inappropriate due to its being unclear, insulting or improper.
5. The chairman may require an Alderman to put a question without notice, to be put in writing.
6. Where a question without notice is asked at a meeting, both the question and the response will be recorded in the minutes of the meeting.
7. Where a response is not able to be provided at the meeting in relation to a question without notice, the question will be taken on notice and
 - (i) the minutes of the meeting at which the question is put will record the question and the fact that it has been taken on notice.
 - (ii) a written response will be provided to all Aldermen, at the appropriate time.
 - (iii) upon the answer to the question being circulated to Aldermen, both the Question and the Answer will be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it be listed for noting purposes only, with no debate or further questions permitted, as prescribed in Section 29(3) of the Local Government (Meeting Procedures) Regulations 2015.

**PARKS AND RECREATION COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
10/3/2016**

12. CLOSED PORTION OF THE PARKS AND RECREATION COMMITTEE MEETING

The following items were discussed:-

- Item No. 1. Minutes of the Closed Portion of the Parks and Recreation Committee Meeting held on 11 February 2016
- Item No. 2. Consideration of Supplementary Items to the Agenda
- Item No. 3. Indications of Pecuniary and Conflicts of Interest
- Item No. 4. Cascade Estate Land Review - File Ref: 7-1-19
LG(MP)R 15(2)(f)
- Item No. 5. Parks and Recreation Committee – Status Report
- Item No. 6. Questions Without Notice – File Ref: 13-1-10