



CITY OF HOBART

# AGENDA

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

**THURSDAY 12 MAY 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
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**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

Harvey

### Aldermen

Lord Mayor Hickey

Deputy Lord Mayor Christie

Zucco

Burnet

Cocker

Thomas

Denison

**Parks and Recreation Committee (Open Portion of the Meeting) - Thursday, 12 May 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, 14 APRIL 2016**

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**PARKS AND RECREATION COMMITTEE AGENDA  
(OPEN PORTION OF THE MEETING)  
12/5/2016**

## **2. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA**

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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**

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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**

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

**PARKS AND RECREATION COMMITTEE AGENDA  
(OPEN PORTION OF THE MEETING)  
12/5/2016**

**5. 2016/2017 FEES AND CHARGES – PARKS AND CITY AMENITY DIVISION  
– OPEN SPACE GROUP; PARKS AND RECREATION; THE DOONE  
KENNEDY HOBART AQUATIC CENTRE – FILE REF: 21-50-6**

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Report of the Director Parks and City Amenity of 26 April 2016 and attachments.

DELEGATION: Council

**TO** : Parks and Recreation Committee

**FROM** : Director Parks and City Amenity

**DATE** : 26 April 2016

**SUBJECT** : **2016/2017 FEES AND CHARGES - PARKS AND CITY AMENITY DIVISION – OPEN SPACE GROUP; PARKS AND RECREATION; THE DOONE KENNEDY HOBART AQUATIC CENTRE**

**FILE** : 21-50-6 gd:ar (p:\p&cs divisional\fees and charges\2016-2017\pca fees and charges 16-17 for prc.docx)

## **1. INTRODUCTION**

- 1.1. The purpose of this report is to seek approval of the proposed fees and charges applicable to the Parks and City Amenity Division's Open Space Group; Parks and Recreation and the Doone Kennedy Hobart Aquatic Centre (DKHAC) for the 2016/2017 financial year.

## **2. BACKGROUND**

- 2.1. The fees and charges for the the Parks and Recreation Unit, Open Space Group and the Doone Kennedy Hobart Aquatic Centre for the 2016/2017 financial year have been assessed including methods and timing of payment.

The following provides the background for assessing the fees and charges.

## **3. PROPOSAL**

- 3.1. It is recommended the attached schedules of fees and charges be endorsed for the 2016/2017 financial year.
- 3.2. Some changes to fee units are proposed across the various parks, reserves and bushland functions to improve consistency. Some fees are also recommended for reduction to promote greater utilisation. Revenue is not anticipated to be reduced as a result of these fee unit changes.

### ***Parks & Reserves Management***

- 3.3. Minor increases to most fees in line with CPI.
- 3.4. A slight reduction in the hire rate of the Sandown Pavilion is proposed in order to promote usage of the facility and to align the fee with that of the John Colvin Stand meeting space.

- 3.5. The fee structure for major events and circuses has been altered where by a daily occupancy fee is proposed, regardless whether an event is open to the public. This guards against hirers occupying the site longer than what is required to prepare and pack up after an event thereby returning the site to uncumbered use more quickly.
- 3.6. The traditional 'not fo profit/charity event' fee has been altered from a flat \$27.50 to a '25% of the full applicable fee' with the aim of continuing to recognise the community benefit of the events whilst better reflecting the true cost of the use. Short term hired uses will continue to incur a similar fee to current arrangements.
- 3.7. Annual permit type fees will be complemented by proportional 3 and 6 monthly fees with the aim of promoting utilisation.
- 3.8. The application of a fee for permission to incur alcohol in the city's parks and reserves is proposed to be ceased, in line with the zero fee applicable for such permission in the City's other venues and spaces. Due diligence in assessing bookings seeking to also consume alcohol in the City's parks and reserves will remain stringent with security bonds remaining to be required.
- 3.9. Requests to waive fees will be considered in accordance with the Council's existing policies in subsidising or waiving of fees.
- 3.10. Overall, revenue is expected to increase by \$826 or 1%.

### ***Recreation and Projects (Sporting Facilities) Management***

- 3.11. Rates of hire for all sporting facilities are proposed to be raised by approximately 3 per cent across the board to reflect a CPI increase and assist in offsetting the increasing costs of ground preparation.
- 3.12. Overall, revenue is expected to increase by \$11,160 or 3%.

### ***Mornington Skills Centre***

- 3.13. Fees have remained unchanged so as to not deter usage with an increase in revenue anticipated.
- 3.14. Revenue is expected to increase by \$3,000.

***Bushland Visitor Services***

- 3.15. Waterworks Reserve revenue is tracking above budget and accordingly revenue for 2016/2017 is being budgeted to increase by \$2,000 over 2015/2016.

A new charge to reflect the shorter time period available for the morning session times is being introduced to better reflect a 1 ½ hour booking, with the aim of better utilising this under used morning session.

- 3.16. The Mount Wellington Pinnacle Observation Building Telescopes, installed in April 2014, are continuing to be popular with income anticipated to remain as previously budgeted.
- 3.17. In respect to the Bush Adventures Program, income in 2015/2016 is underperforming against budget. A review of the program is underway with revenue for the program in 2016/2017 anticipated to reduce to \$7,000.
- 3.18. With further strategic consideration into the use of Dorney House currently underway, active use of the site remains limited. Income is expected to remain low at \$2,000.
- 3.19. Overall, revenue received through fees and charges is budgeted to reduce by \$4,000 or 9.3%.

***Doone Kennedy Hobart Aquatic Centre***

- 3.20. An active program to refresh the Centre and its operations is progressing including concept plans for redevelopment of the Centre.
- 3.21. Fees have generally remained either unaltered or increased by 3% to align with industry competitors and CPI. New fees are listed for User Groups, offering a 20% discount, subject to defined conditions. Other minor additions are included to provide clarity and to meet operational uses of the Centre.
- 3.22. Expected revenue for 2016/2017 is anticipated to increase by a total of 7.2% or \$348,483.
- 3.23. The fees detailed in the schedule have been endorsed by the Doone Kennedy Hobart Aquatic Centre (DKHAC) Board.

## 4. IMPLEMENTATION

- 4.1. Upon approval by the Council, the new fees and charges will be incorporated in the Divisions procedures, processes and promotions.

## 5. FINANCIAL IMPLICATIONS

### 5.1. Funding Sources

The review of the fees and charges for the Division's Open Space Group; Parks and Recreation and the Doone Kennedy Hobart Aquatic Centre has been undertaken and expected increases for the 2016/2017 financial year for each function area is expected as follows:

FUNCTION AREA	2015/2016 BUDGET	2016/2017 BUDGET	INCREASE / (DECREASE)	
Parks & Reserves Management	\$81,810	\$82,636	\$826	1.0%
Recreation and Projects (Sporting Facilities) Management	\$372,000	\$383,160	\$11,160	3.0%
Mornington Skills Centre	\$11,000	\$14,000	\$3,000	27%
Bushland Visitor Services	\$43,000	\$39,000	-\$4,000	-9.3%
DKHAC total revenue	\$4,855,252	\$5,203,735	\$348,483	7.2%

### 5.2 Impact on Current Year Operating Result

#### 5.2.1 Not applicable

### 5.3. Impact on Future Years' Financial Result

#### 5.3.1 Refer table above.

### 5.4. Asset Related Implications

#### 5.4.1 Not Applicable

## 6. DELEGATION

- 6.1. Council (meeting of 23 May 2016)

## 7. CONSULTATION

- 7.1. Group Manager Open Space, Manager Parks and Recreation, Manager Doone Kennedy Hobart Aquatic Centre, Management Accountant - Parks and City Amenity.

The Doone Kennedy Hobart Aquatic Centre (DKHAC) Board has endorsed the proposed fees and charges.

## **8. RECOMMENDATION**

*That*

**7.1** *Report be received and noted.*

**7.2** *The attached schedule of fees and charges be implemented for the 2016/2017 financial year.*

*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.*

A handwritten signature in black ink, appearing to read 'Glenn Doyle', written over a large, faint, circular outline.

(Glenn Doyle)

**DIRECTOR  
PARKS AND CITY AMENITY**

Attachment A	Parks & Reserves Management
Attachment B	Recreation and Projects (Sporting Facilities) Management
Attachment C	Nursery and Mornington Skills Centre
Attachment D	Bushland Visitor Services
Attachment E	The Doone Kennedy Hobart Aquatic Centre

## Attachment A

## Proposed 2016-17 Fees &amp; Charges: 300 - Parks and Reserves Management

Account Number	Description	2014-15 Actual excl. GST	2015-16 Budget excl. GST	2015-16 YTD excl. GST	2015-16 YTD Budget excl. GST	2016-17 Estimate excl. GST
300 - Parks and Reserves Management		83,528.42	81,810.00	51,270.53	47,719.00	82,636.00

Change from 2015-16 to 2016-17	1.01%
	\$ 826.00

Fee Description	2014-2015 Fee Incl. GST	2015-2016 Fee Incl. GST	Pricing Method	Last Changed (type <i>New Fee</i> if applicable)	Proposed Fee 2016 - 2017 Incl. GST	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
<b>VENUE HIRE</b>												
<b>John Colvin Stand Meeting Room</b>												
Casual Room Hire	\$20.50	\$20.50	Commercial Pricing	2014/15	\$21.00	Y	\$1.91	per hour	2%		\$0.00	
Annual Booking	Negotiable	Negotiable			Negotiable	Y		per hirer				
<b>Sandown Park Pavillion</b>												
Casual Room Hire	\$31.00	\$25.00	Commercial Pricing	2015/16	\$21.00	Y	\$1.91	per hour	-16%		\$0.00	reduce fee to increase application. Match to John Colvin Stand Rate
Annual Booking	Negotiable	Negotiable			Negotiable	Y		per hirer				
<b>St David's Park Rotunda (weight restrictions apply)</b>												
Other functions, non commercial - (under 20 persons)	\$155.00	\$155.00	Commercial Pricing	2014/15	\$115.00	Y	\$10.45	per event/day	-26%		\$0.00	Reduce fee to increase application. Unit amended for clarity
Other functions, non commercial - (over 20 persons)	\$345.00	\$345.00	Commercial Pricing	2014/15	\$220.00	Y	\$20.00	per event/day	-36%		\$0.00	Reduce fee to increase application. Unit amended for clarity
<b>Skate Park (North Hobart &amp; John Doggett Park)</b>												
Facility Hire	\$260.00	\$260.00	Commercial Pricing	2014/15	\$265.00	Y	\$24.09	per event / function	2%		\$0.00	
Key Charge if not returned in 7 days	\$100.00	\$100.00	Commercial Pricing	2006/07	\$100.00	Y	\$9.09	per hirer	0%		\$0.00	
Bond (Minimum plus any additional charges) (GST only applies on forfeiture of deposit)	\$200-\$1,000	\$200-\$1,000	Security Deposit	2014/15	\$200.00	N	\$0.00	per site				Bond required for uses deemed higher risk, where a key is borrowed or events for more than 100 people
<b>Long Beach Piste</b>												
Facility Hire	\$150.00	\$160.00	Commercial Pricing	2015/16	\$165.00	Y	\$15.00	per year	3%		\$0.00	
Casual Facility Hire	\$10.00	\$15.00	Commercial Pricing	2015/16	\$15.00	Y	\$1.36	per hour	0%		\$0.00	
<b>Wedding Ceremonies</b>												
St David's Park Rotunda	\$360.00	\$360.00	Commercial Pricing	2014/15	\$370.00	Y	\$33.64	per hirer/event	3%		\$0.00	
All other Parks	\$216.00	\$216.00	Commercial Pricing	2014/15	\$220.00	Y	\$20.00	per hirer	2%		\$0.00	
All other Parks (with marquee)	\$325.00	\$325.00	Commercial Pricing	2014/15	\$0.00	Y		per hirer	-100%			fee deleted. Replaced with Site Inspection/Marking Out Fee applicable to other parks bookings
Key Charge if not returned in 7 days	\$100.00	\$100.00	Commercial Pricing	2006/07	\$100.00	Y	\$9.09	per hirer	0%		\$0.00	
Bond (Minimum plus any additional charges) (GST only applies on forfeiture of deposit)	\$200.00	\$200.00	Security Deposit	2003/04	\$200.00	N	\$0.00	per hirer	0%		\$0.00	Bond required for uses deemed higher risk, where a key is borrowed or events for more than 100 people





[illegible]

Fee Description	2014-2015 Fee incl. GST	2015-2016 Fee incl. GST	Pricing Method	Last Changed (type <i>New Fee</i> if applicable)	Proposed Fee 2016 - 2017 incl. GST	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
Liquor Permit (GST free)	\$75.00	\$75.00	Full Cost Recovery	2013/14	\$0.00	N		per permit	-100%			Delete fee. No other area of Council applies a fee to grant landlord approval to consume alcohol.
<b>Exercise Classes</b>												
Exercise Classes - (annual permit under 3 classes per week)	\$775.00	\$775.00	Commercial Pricing	2014/15	\$775.00	Y	\$70.45	per annum	0%		\$0.00	Proportion of annual fee to promote increased applications. Applicable to parks and reserves. Use of sportsgrounds to incur applicable training rate for sportsground.
Exercise Classes - 6-month Permit (under 3 classes per week)	\$0.00	\$0.00	Commercial Pricing		\$400.00	Y	\$36.36	per 6-month period	New Charge			Proportion of annual fee to promote increased applications. Applicable to parks and reserves. Use of sportsgrounds to incur applicable training rate for sportsground.
Exercise Classes - 3-month Permit (under 3 classes per week)	\$0.00	\$0.00	Commercial Pricing		\$250.00	Y	\$22.73	per 3-month period	New Charge			Proportion of annual fee to promote increased applications. Applicable to parks and reserves. Use of sportsgrounds to incur applicable training rate for sportsground.
Exercise Classes - (annual permit over 3 classes per week)	\$1,030.00	\$1,030.00	Commercial Pricing	2014/15	\$1,030.00	Y	\$93.64	per annum	0%		\$0.00	Proportion of annual fee to promote increased applications. Applicable to parks and reserves. Use of sportsgrounds to incur applicable training rate for sportsground.
Exercise Classes - 6-month Permit (3 or more classes per week)		\$0.00	Commercial Pricing		\$1,100.00	Y		per 6-month period	New Charge			Proportion of annual fee to promote increased applications. Applicable to parks and reserves. Use of sportsgrounds to incur applicable training rate for sportsground.
Exercise Classes - 3-month Permit (3 or more classes per week)		\$0.00	Commercial Pricing		\$600.00	Y		per 3-month period	New Charge			Proportion of annual fee to promote increased applications. Applicable to parks and reserves. Use of sportsgrounds to incur applicable training rate for sportsground.
Exercise Classes - per class	\$47.00	\$47.00	Commercial Pricing	2014/15	\$35.00	Y	\$3.18	per hour	-26%		\$0.00	fee reduced to promote increased application. Applicable to parks and reserves. Use of sportsgrounds to incur applicable training rate for sportsground.
<b>Vehicle - Residential Access Across Parks &amp; Bushland</b>												
Vehicle access across parks & reserves	\$155.00	\$155.00	Full Cost Recovery	2014/15	\$155.00	Y	\$14.09	per application	0%		\$0.00	
			Market Pricing		\$50.00	Y		per additional day	New Charge			
Bond (Minimum plus any additional charges) (GST only applies on forfeiture of deposit)			Security Deposit		minimum \$200	N	\$0.00	per hirer	New Charge			Minimum Security Bond. To increase based on size of vehicle and frequency on entries
<b>Railway Roundabout Fountain Lighting</b>												
Commercial Event Promotion/Purpose		\$100.00	Full Cost Recovery	2015/16	\$100.00	Y	\$9.09	per application	0%		\$0.00	Amended fee application to distinguish between commercial and community purpose promotions
Not for Profit/Charity Events/Community Service Purpose (or on behalf of)			Partial Cost Recovery		25% of applicable fee	Y		per application	New Charge			new fee to promote application

### Proposed 2016-17 Fees & Charges: 340 - Recreation and Projects (Sporting Facilities) Management

Account Number	Description	2014-15 Actual excl. GST	2015-16 Budget excl. GST	2015-16 YTD excl. GST	2015-16 YTD Budget excl. GST	2016-17 Estimate excl. GST
340 - Recreation and Projects (Sporting Facilities) Management		279,756.44	372,000.00	254,015.44	217,000.00	383,160.00
				Change from 2015-16 to 2016-17		3.00%
					\$	11,160.00

Fee Description	2015 - 2016 Fee	2015 - 2016 Fee	Pricing Method	Last Changed (type <i>New Fee</i> if applicable)	Proposed Fee	Proposed Fee	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated	Comment
	01 Jul 2015 - 30 Sept 2015 incl.	01 Oct 2015 - 30 Jun 2016			2016 - 2017 01 Jul 2016 - 30 Sept 2016 incl.	2016 - 2017 01 Oct 2016 - 30 Jun 2017						Income excl. GST	
<b>Clare Street Oval</b>													
<b>Senior Rates</b>													
Winter Match Rate	\$63.00	\$64.90	Partial Cost Recovery	2015/16	\$64.90	\$67.00	Y	\$6.09	per hour	3%		\$0.00	
Winter Training Rate	\$33.00	\$34.00	Partial Cost Recovery	2015/16	\$34.00	\$35.00	Y	\$3.18	per hour	3%		\$0.00	
Summer Match Rate	\$74.50	\$76.80	Partial Cost Recovery	2015/16	\$76.80	\$79.00	Y	\$7.18	per hour	3%		\$0.00	
Summer Training Rate	\$43.50	\$44.90	Partial Cost Recovery	2015/16	\$44.90	\$46.50	Y	\$4.23	per hour	4%		\$0.00	
Synthetic Practise Wickets - Senior training (minimum of 2)	\$10.70	\$11.10	Partial Cost Recovery	2015/16	\$11.10	\$11.50	Y	\$1.05	per hour, per net	4%		\$0.00	
<b>Junior Rates (Under 18)</b>													
Winter Match Rate	\$30.00	\$30.90	Partial Cost Recovery	2015/16	\$30.90	\$32.00	Y	\$2.91	per hour	4%		\$0.00	
Winter Training Rate	\$17.50	\$18.10	Partial Cost Recovery	2015/16	\$18.10	\$18.75	Y	\$1.70	per hour	4%		\$0.00	
Summer Match Rate	\$37.00	\$38.20	Partial Cost Recovery	2015/16	\$38.20	\$39.50	Y	\$3.59	per hour	3%		\$0.00	
Summer Training Rate	\$22.50	\$23.20	Partial Cost Recovery	2015/16	\$23.20	\$24.00	Y	\$2.18	per hour	3%		\$0.00	
Synthetic Practise Wickets - Junior training (minimum of 2)	\$7.30	\$7.60	Partial Cost Recovery	2015/16	\$7.60	\$8.00	Y	\$0.73	per hour, per net	5%		\$0.00	
<b>A 15% surcharge will be applied for the use of training lights</b>													
<b>Cornelian Bay Grounds</b>													
<b>Senior Rates</b>													
Winter Match Rate	\$47.00	\$48.50	Partial Cost Recovery	2015/16	\$48.50	\$50.00	Y	\$4.55	per hour	3%		\$0.00	
Winter Training Rate	\$29.00	\$29.90	Partial Cost Recovery	2015/16	\$29.90	\$31.00	Y	\$2.82	per hour	4%		\$0.00	
Summer Match Rate	\$47.00	\$48.50	Partial Cost Recovery	2015/16	\$48.50	\$50.00	Y	\$4.55	per hour	3%		\$0.00	
Summer Training Rate	\$29.00	\$29.90	Partial Cost Recovery	2015/16	\$29.90	\$31.00	Y	\$2.82	per hour	4%		\$0.00	
<b>Junior Rates (Under 18)</b>													
Winter Match Rate	\$24.00	\$24.80	Partial Cost Recovery	2015/16	\$24.80	\$25.50	Y	\$2.32	per hour	3%		\$0.00	
Winter Training Rate	\$15.00	\$15.50	Partial Cost Recovery	2015/16	\$15.50	\$16.00	Y	\$1.45	per hour	3%		\$0.00	
Summer Match Rate	\$24.00	\$24.80	Partial Cost Recovery	2015/16	\$24.80	\$25.50	Y	\$2.32	per hour	3%		\$0.00	
Summer Training Rate	\$15.00	\$15.50	Partial Cost Recovery	2015/16	\$15.50	\$16.00	Y	\$1.45	per hour	3%		\$0.00	
<b>Domain Athletic Centre</b>													
<b>Domain Athletic Centre Track - Carnivals</b>													
Full Day (8 hr basis)	\$700.00	\$721.00	Partial Cost Recovery	2015/16	\$721.00	\$750.00	Y	\$68.18	8 hours	4%		\$0.00	
Hourly Rate	\$95.00	\$97.90	Partial Cost Recovery	2015/16	\$97.90	\$100.00	Y	\$9.09	per hour	2%		\$0.00	
Senior Training	\$60.00	\$61.80	Partial Cost Recovery	2015/16	\$61.80	\$64.00	Y	\$5.82	per hour	4%		\$0.00	
Junior Training	\$32.00	\$33.00	Partial Cost Recovery	2015/16	\$33.00	\$34.00	Y	\$3.09	per hour	3%		\$0.00	
Deposit for Back Up Days	\$100.00	\$100.00	Partial Cost Recovery	2013/14	\$100.00	\$100.00	Y	\$9.09	per day	0%		\$0.00	
<b>A 15% surcharge will be applied for the use of training lights</b>													
Registered Athlete Training Lev	\$47.00	\$48.50	Partial Cost Recovery	2015/16	\$48.50	\$50.00	Y	\$4.55	per person	3%		\$0.00	
Training Levy (unregistered athletes)	\$47.00	\$48.50	Partial Cost Recovery	2015/16	\$48.50	\$50.00	Y	\$4.55	per person	3%		\$0.00	
National Meet/Carnivals	\$4,200.00	\$4,326.00	Partial Cost Recovery	2015/16	\$4,326.00	\$4,500.00	Y	\$409.09	per meet	4%		\$0.00	
<b>Domain Athletic Centre Oval</b>													
<b>Senior Rates</b>													
Winter Match Rate	\$63.50	\$65.50	Partial Cost Recovery	2015/16	\$65.50	\$67.50	Y	\$6.14	per hour	3%		\$0.00	
Winter Training Rate	\$33.00	\$34.00	Partial Cost Recovery	2015/16	\$34.00	\$35.00	Y	\$3.18	per hour	3%		\$0.00	
Summer Match Rate	\$63.50	\$65.50	Partial Cost Recovery	2015/16	\$65.50	\$67.50	Y	\$6.14	per hour	3%		\$0.00	
Summer Training Rate	\$33.00	\$34.00	Partial Cost Recovery	2015/16	\$34.00	\$35.00	Y	\$3.18	per hour	3%		\$0.00	
<b>Junior Rates (Under 18)</b>													
Winter Match Rate	\$30.00	\$30.90	Partial Cost Recovery	2015/16	\$30.90	\$32.00	Y	\$2.91	per hour	4%		\$0.00	
Winter Training Rate	\$17.70	\$18.30	Partial Cost Recovery	2015/16	\$18.30	\$19.00	Y	\$1.73	per hour	4%		\$0.00	
Summer Match Rate	\$30.00	\$30.90	Partial Cost Recovery	2015/16	\$30.90	\$32.00	Y	\$2.91	per hour	4%		\$0.00	
Summer Training Rate	\$17.70	\$18.30	Partial Cost Recovery	2015/16	\$18.30	\$19.00	Y	\$1.73	per hour	4%		\$0.00	
<b>A 15% surcharge will be applied for the use of training lights</b>													

Fee Description	2015 - 2016 Fee 01 Jul 2015 - 30 Sept 2015 incl.	2015 - 2016 Fee 01 Oct 2015 - 30 Jun 2016	Pricing Method	Last Changed (type <i>New Fee</i> if applicable)	Proposed Fee 2016 - 2017 01 Jul 2016 - 30 Sept 2016 incl.	Proposed Fee 2016 - 2017 01 Oct 2016 - 30 Jun 2017	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl.	Comment
	GST	incl. GST			GST	incl. GST						GST	
Domain Cenotaph Soccer Grounds													
Senior Rates													
Winter Match Rate	\$30.00	\$30.90	Partial Cost Recovery	2015/16	\$30.90	\$32.00	Y	\$2.91	per hour	4%		\$0.00	
Winter Training Rate	\$21.00	\$21.70	Partial Cost Recovery	2015/16	\$21.70	\$22.50	Y	\$2.05	per hour	4%		\$0.00	
Summer Match Rate	\$30.00	\$30.90	Partial Cost Recovery	2015/16	\$30.90	\$32.00	Y	\$2.91	per hour	4%		\$0.00	
Summer Training Rate	\$21.00	\$21.70	Partial Cost Recovery	2015/16	\$21.70	\$22.50	Y	\$2.05	per hour	4%		\$0.00	
Junior Rates (Under 18)													
Winter Match Rate	\$16.30	\$16.80	Partial Cost Recovery	2015/16	\$16.80	\$17.50	Y	\$1.59	per hour	4%		\$0.00	
Winter Training Rate	\$10.50	\$10.90	Partial Cost Recovery	2015/16	\$10.90	\$11.25	Y	\$1.02	per hour	3%		\$0.00	
Summer Match Rate	\$16.30	\$16.80	Partial Cost Recovery	2015/16	\$16.80	\$17.50	Y	\$1.59	per hour	4%		\$0.00	
Summer Training Rate	\$10.50	\$10.90	Partial Cost Recovery	2015/16	\$10.90	\$11.25	Y	\$1.02	per hour	3%		\$0.00	
Domain Crossroads Oval													
Senior Rates													
Winter Match Rate	\$32.30	\$33.30	Partial Cost Recovery	2015/16	\$33.30	\$34.50	Y	\$3.14	per hour	4%		\$0.00	
Winter Training Rate	\$21.00	\$21.70	Partial Cost Recovery	2015/16	\$21.70	\$22.50	Y	\$2.05	per hour	4%		\$0.00	
Summer Match Rate	\$32.30	\$33.30	Partial Cost Recovery	2015/16	\$33.30	\$34.50	Y	\$3.14	per hour	4%		\$0.00	
Summer Training Rate	\$21.00	\$21.70	Partial Cost Recovery	2015/16	\$21.70	\$22.50	Y	\$2.05	per hour	4%		\$0.00	
Junior Rates (Under 18)													
Winter Match Rate	\$17.70	\$18.30	Partial Cost Recovery	2015/16	\$18.30	\$19.00	Y	\$1.73	per hour	4%		\$0.00	
Winter Training Rate	\$11.70	\$12.10	Partial Cost Recovery	2015/16	\$12.10	\$12.50	Y	\$1.14	per hour	3%		\$0.00	
Summer Match Rate	\$17.70	\$18.30	Partial Cost Recovery	2015/16	\$18.30	\$19.00	Y	\$1.73	per hour	4%		\$0.00	
Summer Training Rate	\$11.70	\$12.10	Partial Cost Recovery	2015/16	\$12.10	\$12.50	Y	\$1.14	per hour	3%		\$0.00	
Doq Obedience Training	Free of Charge			2010/11				\$0.00					
John Turnbull Oval													
Senior Rates													
Winter Match Rate	\$37.70	\$38.90	Partial Cost Recovery	2015/16	\$38.90	\$40.00	Y	\$3.64	per hour	3%		\$0.00	
Winter Training Rate	\$24.00	\$24.80	Partial Cost Recovery	2015/16	\$24.80	\$25.50	Y	\$2.32	per hour	3%		\$0.00	
Summer Match Rate	\$37.70	\$38.90	Partial Cost Recovery	2015/16	\$38.90	\$40.00	Y	\$3.64	per hour	3%		\$0.00	
Summer Training Rate	\$24.00	\$24.80	Partial Cost Recovery	2015/16	\$24.80	\$25.50	Y	\$2.32	per hour	3%		\$0.00	
Junior Rates (Under 18)													
Winter Match Rate	\$20.00	\$20.60	Partial Cost Recovery	2015/16	\$20.60	\$21.25	Y	\$1.93	per hour	3%		\$0.00	
Winter Training Rate	\$13.00	\$13.40	Partial Cost Recovery	2015/16	\$13.40	\$14.00	Y	\$1.27	per hour	4%		\$0.00	
Summer Match Rate	\$20.00	\$20.60	Partial Cost Recovery	2015/16	\$20.60	\$21.25	Y	\$1.93	per hour	3%		\$0.00	
Summer Training Rate	\$13.00	\$13.40	Partial Cost Recovery	2015/16	\$13.40	\$14.00	Y	\$1.27	per hour	4%		\$0.00	
Lower Queenborough 1 & 2													
Senior Rates													
Winter Match Rate	\$47.00	\$48.50	Partial Cost Recovery	2015/16	\$48.50	\$50.00	Y	\$4.55	per hour	3%		\$0.00	
Winter Training Rate	\$31.50	\$32.50	Partial Cost Recovery	2015/16	\$32.50	\$33.50	Y	\$3.05	per hour	3%		\$0.00	
Summer Match Rate	\$38.50	\$39.70	Partial Cost Recovery	2015/16	\$39.70	\$41.00	Y	\$3.73	per hour	3%		\$0.00	
Summer Training Rate	\$24.00	\$24.80	Partial Cost Recovery	2015/16	\$24.80	\$25.50	Y	\$2.32	per hour	3%		\$0.00	
Synthetic Practice Wickets - Senior training (minimum of 2)	\$10.70	\$11.10	Partial Cost Recovery	2015/16	\$11.10	\$11.50	Y	\$1.05	per hour, per net	4%		\$0.00	
Junior Rates (Under 18)													
Winter Match Rate	\$24.00	\$24.80	Partial Cost Recovery	2015/16	\$24.80	\$25.50	Y	\$2.32	per hour	3%		\$0.00	
Winter Match Rate	\$16.00	\$16.50	Partial Cost Recovery	2015/16	\$16.50	\$17.00	Y	\$1.55	per hour	3%		\$0.00	
Summer Match Rate	\$20.00	\$20.60	Partial Cost Recovery	2015/16	\$20.60	\$21.50	Y	\$1.95	per hour	4%		\$0.00	
Summer Training Rate	\$13.00	\$13.40	Partial Cost Recovery	2015/16	\$13.40	\$14.00	Y	\$1.27	per hour	4%		\$0.00	
Synthetic Practice Wickets - Junior training (minimum of 2)	\$7.30	\$7.60	Partial Cost Recovery	2015/16	\$7.60	\$8.00	Y	\$0.73	per hour, per net	5%		\$0.00	
A 15% surcharge will be applied for the use of training lights													
Mount Nelson Oval													
Senior Rates													
Winter Match Rate	\$32.00	\$33.00	Partial Cost Recovery	2015/16	\$33.00	\$34.00	Y	\$3.09	per hour	3%		\$0.00	
Winter Training Rate	\$21.00	\$21.70	Partial Cost Recovery	2015/16	\$21.70	\$22.50	Y	\$2.05	per hour	4%		\$0.00	
Summer Match Rate	\$32.00	\$33.00	Partial Cost Recovery	2015/16	\$33.00	\$34.00	Y	\$3.09	per hour	3%		\$0.00	
Summer Training Rate	\$21.00	\$21.70	Partial Cost Recovery	2015/16	\$21.70	\$22.50	Y	\$2.05	per hour	4%		\$0.00	
Junior Rates (Under 18)													
Winter Match Rate	\$16.50	\$17.00	Partial Cost Recovery	2015/16	\$17.00	\$17.50	Y	\$1.59	per hour	3%		\$0.00	
Winter Training Rate	\$10.50	\$10.90	Partial Cost Recovery	2015/16	\$10.90	\$11.25	Y	\$1.02	per hour	3%		\$0.00	
Summer Match Rate	\$16.50	\$17.00	Partial Cost Recovery	2015/16	\$17.00	\$17.50	Y	\$1.59	per hour	3%		\$0.00	
Summer Training Rate	\$10.50	\$10.90	Partial Cost Recovery	2015/16	\$10.90	\$11.25	Y	\$1.02	per hour	3%		\$0.00	



Fee Description	2015 - 2016 Fee	2015 - 2016 Fee	Pricing Method	Last Changed (type <i>New Fee</i> if applicable)	Proposed Fee	Proposed Fee	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
	01 Jul 2015 - 30 Sept 2015 incl. GST	01 Oct 2015 - 30 Jun 2016 incl. GST			2016 - 2017 01 Jul 2016 - 30 Sept 2016 incl. GST	2016 - 2017 01 Oct 2016 - 30 Jun 2017 incl. GST							
<b>Senior Rates</b>													
Winter Match Rate	\$74.50	\$76.80	Partial Cost Recovery	2015/16	\$76.80	\$80.00	Y	\$7.27	per hour	4%		\$0.00	
Winter Training Rate	\$47.00	\$48.50	Partial Cost Recovery	2015/16	\$48.50	\$50.00	Y	\$4.55	per hour	3%		\$0.00	
Summer Match Rate	\$77.50	\$79.90	Partial Cost Recovery	2015/16	\$79.90	\$85.00	Y	\$7.73	per hour	6%		\$0.00	
Summer Training Rate	\$47.00	\$48.50	Partial Cost Recovery	2015/16	\$48.50	\$50.00	Y	\$4.55	per hour	3%		\$0.00	
Synthetic Practice Wickets - Senior training (minimum of 2)	\$10.70	\$11.10	Partial Cost Recovery	2015/16	\$11.10	\$11.50	Y	\$1.05	per hour	4%		\$0.00	
Turf Practice Wickets - Senior training (minimum of 2)	\$17.50	\$18.10	Partial Cost Recovery	2015/16	\$18.10	\$19.00	Y	\$1.73	per hour, per net	5%		\$0.00	
<b>Junior Rates (Under 18)</b>													
Winter Match Rate	\$34.50	\$35.60	Partial Cost Recovery	2015/16	\$35.60	\$37.00	Y	\$3.36	per hour	4%		\$0.00	
Winter Training Rate	\$22.70	\$23.40	Partial Cost Recovery	2015/16	\$23.40	\$24.50	Y	\$2.23	per hour	5%		\$0.00	
Summer Match Rate	\$34.50	\$35.60	Partial Cost Recovery	2015/16	\$35.60	\$37.00	Y	\$3.36	per hour	4%		\$0.00	
Summer Training Rate	\$22.70	\$23.40	Partial Cost Recovery	2015/16	\$23.40	\$24.50	Y	\$2.23	per hour	5%		\$0.00	
Synthetic Practice Wickets - Junior training (minimum of 2)	\$7.30	\$7.60	Partial Cost Recovery	2015/16	\$7.60	\$8.00	Y	\$0.73	per hour	5%		\$0.00	
<b>A 15% surcharge will be applied for the use of training lights</b>													
<b>Queens Walk Oval</b>													
<b>Senior Rates</b>													
Winter Match Rate	\$50.20	\$51.80	Partial Cost Recovery	2015/16	\$51.80	\$53.50	Y	\$4.86	per hour	3%		\$0.00	
Winter Training Rate	\$28.40	\$29.30	Partial Cost Recovery	2015/16	\$29.30	\$30.50	Y	\$2.77	per hour	4%		\$0.00	
Summer Match Rate	\$50.20	\$51.80	Partial Cost Recovery	2015/16	\$51.80	\$53.50	Y	\$4.86	per hour	3%		\$0.00	
Summer Training Rate	\$28.40	\$29.30	Partial Cost Recovery	2015/16	\$29.30	\$30.50	Y	\$2.77	per hour	4%		\$0.00	
<b>Junior Rates (Under 18)</b>													
Winter Match Rate	\$23.80	\$24.60	Partial Cost Recovery	2015/16	\$24.60	\$25.50	Y	\$2.32	per hour	4%		\$0.00	
Winter Training Rate	\$14.50	\$15.00	Partial Cost Recovery	2015/16	\$15.00	\$15.50	Y	\$1.41	per hour	3%		\$0.00	
Summer Match Rate	\$23.80	\$24.60	Partial Cost Recovery	2015/16	\$24.60	\$25.50	Y	\$2.32	per hour	4%		\$0.00	
Summer Training Rate	\$14.50	\$15.00	Partial Cost Recovery	2015/16	\$15.00	\$15.50	Y	\$1.41	per hour	3%		\$0.00	
<b>A 15% surcharge will be applied for the use of training lights</b>													
<b>Sandown Park</b>													
<b>Sandown Park No 1</b>													
<b>Senior Rates</b>													
Winter Match Rate	\$63.50	\$65.50	Partial Cost Recovery	2015/16	\$65.50	\$67.50	Y	\$6.14	per hour	3%		\$0.00	
Winter Training Rate	\$34.30	\$35.40	Partial Cost Recovery	2015/16	\$35.40	\$36.50	Y	\$3.32	per hour	3%		\$0.00	
Summer Match Rate	\$63.50	\$65.50	Partial Cost Recovery	2015/16	\$65.50	\$67.50	Y	\$6.14	per hour	3%		\$0.00	
Summer Training Rate	\$34.30	\$35.40	Partial Cost Recovery	2015/16	\$35.40	\$36.50	Y	\$3.32	per hour	3%		\$0.00	
<b>Junior Rates (Under 18)</b>													
Winter Match Rate	\$30.20	\$31.20	Partial Cost Recovery	2015/16	\$31.20	\$32.50	Y	\$2.95	per hour	4%		\$0.00	
Winter Training Rate	\$17.70	\$18.30	Partial Cost Recovery	2015/16	\$18.30	\$19.00	Y	\$1.73	per hour	4%		\$0.00	
Summer Match Rate	\$30.20	\$31.20	Partial Cost Recovery	2015/16	\$31.20	\$32.50	Y	\$2.95	per hour	4%		\$0.00	
Summer Training Rate	\$17.70	\$18.30	Partial Cost Recovery	2015/16	\$18.30	\$19.00	Y	\$1.73	per hour	4%		\$0.00	
<b>A 15% surcharge will be applied for the use of training lights</b>													
<b>Sandown Park No 2</b>													
<b>Senior Rates</b>													
Winter Match Rate	\$36.70	\$37.80	Partial Cost Recovery	2015/16	\$37.80	\$39.00	Y	\$3.55	per hour	3%		\$0.00	
Winter Training Rate	\$24.00	\$24.80	Partial Cost Recovery	2015/16	\$24.80	\$25.50	Y	\$2.32	per hour	3%		\$0.00	
Summer Match Rate	\$36.70	\$37.80	Partial Cost Recovery	2015/16	\$37.80	\$39.00	Y	\$3.55	per hour	3%		\$0.00	
Summer Training Rate	\$24.00	\$24.80	Partial Cost Recovery	2015/16	\$24.80	\$25.50	Y	\$2.32	per hour	3%		\$0.00	
<b>Junior Rates (Under 18)</b>													
Winter Match Rate	\$18.70	\$19.30	Partial Cost Recovery	2015/16	\$19.30	\$20.00	Y	\$1.82	per hour	4%		\$0.00	
Winter Training Rate	\$11.70	\$12.10	Partial Cost Recovery	2015/16	\$12.10	\$12.50	Y	\$1.14	per hour	3%		\$0.00	
Summer Match Rate	\$18.70	\$19.30	Partial Cost Recovery	2015/16	\$19.30	\$20.00	Y	\$1.82	per hour	4%		\$0.00	
Summer Training Rate	\$11.70	\$12.10	Partial Cost Recovery	2015/16	\$12.10	\$12.50	Y	\$1.14	per hour	3%		\$0.00	
<b>Soldiers Memorial Oval</b>													
<b>Senior Rates</b>													
Winter Match Rate	\$52.50	\$54.10	Partial Cost Recovery	2015/16	\$54.10	\$56.00	Y	\$5.09	per hour	4%		\$0.00	
Winter Training Rate	\$28.40	\$29.30	Partial Cost Recovery	2015/16	\$29.30	\$30.50	Y	\$2.77	per hour	4%		\$0.00	
Summer Match Rate	\$66.50	\$68.50	Partial Cost Recovery	2015/16	\$68.50	\$71.00	Y	\$6.45	per hour	4%		\$0.00	
Summer Training Rate	\$28.40	\$29.30	Partial Cost Recovery	2015/16	\$29.30	\$30.50	Y	\$2.77	per hour	4%		\$0.00	
<b>Junior Rates (Under 18)</b>													
Winter Match Rate	\$26.20	\$27.00	Partial Cost Recovery	2015/16	\$27.00	\$28.00	Y	\$2.55	per hour	4%		\$0.00	
Winter Training Rate	\$14.50	\$15.00	Partial Cost Recovery	2015/16	\$15.00	\$15.50	Y	\$1.41	per hour	3%		\$0.00	



Fee Description	2015 - 2016 Fee 01 Jul 2015 - 30 Sept 2015 incl.	2015 - 2016 Fee 01 Oct 2015 - 30 Jun 2016	Pricing Method	Last Changed (type <i>New Fee</i> if applicable)	Proposed Fee 2016 - 2017 01 Jul 2016 - 30 Sept 2016 incl.	Proposed Fee 2016 - 2017 01 Oct 2016 - 30 Jun 2017	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
	GST	incl. GST			GST	incl. GST							
Summer Match Rate	\$33.30	\$34.30	Partial Cost Recovery	2015/16	\$34.30	\$35.50	Y	\$3.23	per hour	4%		\$0.00	
Summer Training Rate	\$14.50	\$15.00	Partial Cost Recovery	2015/16	\$15.00	\$15.50	Y	\$1.41	per hour	3%		\$0.00	
<b>A 15% surcharge will be applied for the use of training lights</b>													
<b>South Hobart Oval</b>													
<b>Senior Rates</b>													
Winter Match Rate	\$72.10	\$74.30	Partial Cost Recovery	2015/16	\$74.30	\$77.00	Y	\$7.00	per hour	4%		\$0.00	
Winter Training Rate	\$44.80	\$46.20	Partial Cost Recovery	2015/16	\$46.20	\$48.00	Y	\$4.36	per hour	4%		\$0.00	
Summer Match Rate	\$72.10	\$74.30	Partial Cost Recovery	2015/16	\$74.30	\$77.00	Y	\$7.00	per hour	4%		\$0.00	
Summer Training Rate	\$34.40	\$35.50	Partial Cost Recovery	2015/16	\$35.50	\$37.00	Y	\$3.36	per hour	4%		\$0.00	
<b>Junior Rates (Under 18)</b>													
Winter Match Rate	\$35.50	\$36.60	Partial Cost Recovery	2015/16	\$36.60	\$38.00	Y	\$3.45	per hour	4%		\$0.00	
Winter Training Rate	\$23.00	\$23.70	Partial Cost Recovery	2015/16	\$23.70	\$24.50	Y	\$2.23	per hour	3%		\$0.00	
Summer Match Rate	\$30.40	\$31.40	Partial Cost Recovery	2015/16	\$31.40	\$32.50	Y	\$2.95	per hour	4%		\$0.00	
Summer Training Rate	\$17.50	\$18.10	Partial Cost Recovery	2015/16	\$18.10	\$19.00	Y	\$1.73	per hour	5%		\$0.00	
<b>A 15% surcharge will be applied for the use of training lights</b>													
<b>TCA Ground</b>													
<b>Senior Rates</b>													
Winter Match Rate	\$77.60	\$80.00	Partial Cost Recovery	2015/16	\$80.00	\$82.50	Y	\$7.50	per hour	3%		\$0.00	
Winter Training Rate	\$47.00	\$48.50	Partial Cost Recovery	2015/16	\$48.50	\$50.00	Y	\$4.55	per hour	3%		\$0.00	
Summer Match Rate	\$77.60	\$80.00	Partial Cost Recovery	2015/16	\$80.00	\$85.00	Y	\$7.73	per hour	6%		\$0.00	
Summer Training Rate	\$47.00	\$48.50	Partial Cost Recovery	2015/16	\$48.50	\$50.00	Y	\$4.55	per hour	3%		\$0.00	
Synthetic Practice Wickets - Senior training (minimum of 2)	\$10.70	\$11.10	Partial Cost Recovery	2015/16	\$11.10	\$11.50	Y	\$1.05	per hour	4%		\$0.00	
Turf Practice Wickets - Senior training (minimum of 2)	\$17.70	\$18.30	Partial Cost Recovery	2015/16	\$18.30	\$19.00	Y	\$1.73	per hour, per net	4%		\$0.00	
<b>Junior Rates (Under 18)</b>													
Winter Match Rate	\$34.30	\$35.60	Partial Cost Recovery	2015/16	\$35.60	\$37.00	Y	\$3.36	per hour	4%		\$0.00	
Winter Training Rate	\$22.70	\$23.40	Partial Cost Recovery	2015/16	\$23.40	\$24.50	Y	\$2.23	per hour	5%		\$0.00	
Summer Match Rate	\$35.46	\$36.60	Partial Cost Recovery	2015/16	\$36.60	\$39.00	Y	\$3.55	per hour	7%		\$0.00	
Summer Training Rate	\$22.70	\$23.40	Partial Cost Recovery	2015/16	\$23.40	\$24.50	Y	\$2.23	per hour	5%		\$0.00	
Synthetic Practice Wickets - Junior training (minimum of 2)	\$7.30	\$7.60	Partial Cost Recovery	2015/16	\$7.60	\$8.00	Y	\$0.73	per hour	5%		\$0.00	
<b>A 15% surcharge will be applied for the use of training lights</b>													
<b>Wellesley Park Oval</b>													
<b>Senior Rates</b>													
Winter Match Rate	\$49.20	\$50.70	Partial Cost Recovery	2015/16	\$50.70	\$52.50	Y	\$4.77	per hour	4%		\$0.00	
Winter Training Rate	\$29.10	\$30.00	Partial Cost Recovery	2015/16	\$30.00	\$31.00	Y	\$2.82	per hour	3%		\$0.00	
Summer Match Rate	\$49.20	\$50.70	Partial Cost Recovery	2015/16	\$50.70	\$52.50	Y	\$4.77	per hour	4%		\$0.00	
Summer Training Rate	\$29.10	\$30.00	Partial Cost Recovery	2015/16	\$30.00	\$31.00	Y	\$2.82	per hour	3%		\$0.00	
Synthetic Practice Wickets - Senior training (minimum of 2)	\$10.70	\$11.10	Partial Cost Recovery	2015/16	\$11.10	\$11.50	Y	\$1.05	per hour	4%		\$0.00	
<b>Junior Rates (Under 18)</b>													
Winter Match Rate	\$24.00	\$24.80	Partial Cost Recovery	2015/16	\$24.80	\$25.50	Y	\$2.32	per hour	3%		\$0.00	
Winter Training Rate	\$14.70	\$15.20	Partial Cost Recovery	2015/16	\$15.20	\$16.00	Y	\$1.45	per hour	5%		\$0.00	
Summer Match Rate	\$24.00	\$24.80	Partial Cost Recovery	2015/16	\$24.80	\$25.50	Y	\$2.32	per hour	3%		\$0.00	
Summer Training Rate	\$14.70	\$15.20	Partial Cost Recovery	2015/16	\$15.20	\$16.00	Y	\$1.45	per hour	5%		\$0.00	
Synthetic Practice Wickets - Junior training (minimum of 2)	\$7.30	\$7.60	Partial Cost Recovery	2015/16	\$7.60	\$8.00	Y	\$0.73	per hour	5%		\$0.00	
<b>A 15% surcharge will be applied for the use of training lights</b>													
<b>West Hobart Oval</b>													
<b>Senior Rates</b>													
Winter Match Rate	\$38.00	\$39.20	Partial Cost Recovery	2015/16	\$39.20	\$40.50	Y	\$3.68	per hour	3%		\$0.00	
Winter Training Rate	\$24.00	\$24.80	Partial Cost Recovery	2015/16	\$24.80	\$25.50	Y	\$2.32	per hour	3%		\$0.00	
Summer Match Rate	\$38.00	\$39.20	Partial Cost Recovery	2015/16	\$39.20	\$40.50	Y	\$3.68	per hour	3%		\$0.00	
Summer Training Rate	\$24.00	\$24.80	Partial Cost Recovery	2015/16	\$24.80	\$25.50	Y	\$2.32	per hour	3%		\$0.00	
<b>Junior Rates (Under 18)</b>													
Winter Match Rate	\$18.60	\$19.20	Partial Cost Recovery	2015/16	\$19.20	\$20.00	Y	\$1.82	per hour	4%		\$0.00	
Winter Training Rate	\$11.70	\$12.10	Partial Cost Recovery	2015/16	\$12.10	\$12.50	Y	\$1.14	per hour	3%		\$0.00	
Summer Match Rate	\$18.60	\$19.20	Partial Cost Recovery	2015/16	\$19.20	\$20.00	Y	\$1.82	per hour	4%		\$0.00	
Summer Training Rate	\$11.70	\$12.10	Partial Cost Recovery	2015/16	\$12.10	\$12.50	Y	\$1.14	per hour	3%		\$0.00	



Fee Description	2015 - 2016 Fee	2015 - 2016 Fee	Pricing Method	Last Changed (type <i>New Fee</i> if applicable)	Proposed Fee	Proposed Fee	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
	01 Jul 2015 - 30 Sept 2015 incl. GST	01 Oct 2015 - 30 Jun 2016 incl. GST			2016 - 2017 01 Jul 2016 - 30 Sept 2016 incl. GST	2016 - 2017 01 Oct 2016 - 30 Jun 2017 incl. GST							
<b>A 15% surcharge will be applied for the use of training lights</b>													
<b>All Grounds</b>													
Key Bond - Seasonal Hirer <i>GST only applies on forfeiture of deposit</i>	\$150.00	\$150.00	Security Deposit	2006/07	\$150.00	\$150.00	N	\$0.00	per hirer	0%		\$0.00	
Casual Hirer key not returned within 7 days	\$100.00	\$100.00	Partial Cost Recovery	2006/07	\$100.00	\$100.00	Y	\$9.09	per hirer	0%		\$0.00	
<b>Social Sports Events</b>													
Bond <i>GST only applies on forfeiture of deposit</i>	\$260.00	\$270.00	Security Deposit	2015/16	Min \$200	Min \$200	N	\$0.00	per hirer/event				Bond required for uses deemed higher risk, where a key is borrowed or events for more than 100 people
Hire Rate	Same as training rate applicable to each facility				Applicable Training Rate	Applicable Training Rate	Y						
<b>SEASONAL HIRE OF SPORTS FIELDS</b>													
Discount applied to the seasonal hire of sportsfield ground hire rate (terms and conditions apply)		25% Discount			25% Discount	25% Discount		\$0.00	per season booking				
<b>MINIMUM CHARGE</b>	\$26.00	\$26.80	Partial Cost Recovery	2015/16	\$0.00	\$0.00	Y		minimum charge	-100%			Fee historically not applied
<b>National Cricket Carnivals / Second XI Matches (Senior)</b>	\$832.00	\$857.00	Partial Cost Recovery	2015/16	\$857.00	\$0.00	Y		per day / per ground	-100%			
<b>National Cricket Carnivals / Second XI Matches (Junior)</b>	\$416.00	\$428.50	Partial Cost Recovery	2015/16	\$428.50	\$0.00	Y		per day / per ground	-100%			
<b>Exercise Classes at Sporting Facilities</b>	Applicable Hourly Rate	Applicable Hourly Rate		2013/14	Applicable Training Rate for Sportsground	Applicable Training Rate for Sportsground	Y		per hour				
<b>MAJOR EVENTS (Non-sporting activities) Commercial Events</b>													
Small event (1-50)	\$220.00	\$220.00	Commercial Pricing	2014/15	\$225.00	\$225.00	Y	\$20.45	per event (not exceeding 8 hours)	2%		\$0.00	
Medium event (50-150)	\$335.00	\$335.00	Commercial Pricing	2014/15	\$345.00	\$345.00	Y	\$31.36	per event (not exceeding 8 hours)	3%		\$0.00	
Large Event (over 150)	\$440.00	\$440.00	Commercial Pricing	2014/15	\$450.00	\$450.00	Y	\$40.91	per event (not exceeding 8 hours)	2%		\$0.00	
<b>Major Event (over 1000)</b>													
Booking fee	\$2,575.00	\$2,575.00	Commercial Pricing	2014/15	\$2,600.00	\$2,600.00	Y	\$236.36	per event	1%		\$0.00	
Performing Day	\$587.00	\$587.00	Commercial Pricing	2014/15	\$0.00	\$0.00	Y		per event	-100%			Fee replaced with Additional Days on Site Fee
Additional Days on Site			Commercial Pricing		\$250.00	\$250.00	Y		per day	New Charge			Fee per day site occupied by hirer.
Key Charge if not returned in 7 days	\$100.00	\$100.00	Commercial Pricing	2006/07	\$100.00	\$100.00	Y	\$9.09	per hirer	0%		\$0.00	
Bond (Minimum plus any additional charges as determined by Director Parks and City Amenity) (GST only applies on forfeiture of deposit)	\$2,000.00	\$2,000.00	Security Deposit	2011/12	\$2,000.00	\$2,000.00	N	\$0.00	per hirer	0%		\$0.00	Fee renamed - Previously Marquee Site Fee - To be applied should an onsite inspection and/or marking out be required to ensure underground services are protected by marquee pegs or similar
Site Inspection/Marking Out Fee - Protection of Underground Services	\$235.00	\$235.00	Commercial Pricing	2014/15	\$240.00	\$240.00	Y	\$21.82	per site	2%		\$0.00	
<b>Non Commercial Events</b>													
Organised Event Booking Fee (over 20)	\$110.00	\$110.00	Commercial Pricing	2015/16	\$115.00	\$115.00	Y	\$10.45	per hirer	5%		\$0.00	

Fee Description	2015 - 2016 Fee	2015 - 2016 Fee	Pricing Method	Last Changed (type <i>New Fee</i> if applicable)	Proposed Fee	Proposed Fee	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
	01 Jul 2015 - 30 Sept 2015 incl. GST	01 Oct 2015 - 30 Jun 2016 incl. GST			2016 - 2017 01 Jul 2016 - 30 Sept 2016 incl. GST	2016 - 2017 01 Oct 2016 - 30 Jun 2017 incl. GST							
Not for Profit/Charity Events (or on behalf of)	\$27.50	\$27.50	Partial Cost Recovery	2015/16	25% of applicable fee	25% of applicable fee	Y		per hirer				Fee applicable to those undertaking event on behalf of NFP/Charity, withbooking application accompanied by letter of support from that NFP/Charity. Required deposit applicable.
Site Inspection/Marking Out Fee - Protection of Underground Services	\$235.00	\$235.00	Commercial Pricing	2015/16	\$240.00	\$240.00	Y	\$21.82	per hirer	2%		\$0.00	Fee renamed - Previously Marquee Site Fee - To be applied should an onsite inspection and/or marking out be required to ensure underground services are protected by marquee pegs or similar
Bond (minimum plus any additional) (GST only applies on forfeiture of deposit)	\$200.00	\$200.00	Security Deposit	2003/04	Min \$200	Min \$200	N	\$0.00	per hirer				Bond required for uses deemed higher risk, where a key is borrowed or events for more than 100 people

Proposed 2016-17 Fees & Charges: 348 - Hobart Regional Nursery & Skills Centre

Account Number	Description	2014-15 Actual excl. GST	2015-16 Budget excl. GST	2015-16 YTD excl. GST	2015-16 YTD Budget excl. GST	2016-17 Estimate excl. GST
348 - Hobart Regional Nursery & Skills Centre		14,965.27	11,000.00	8,402.65	6,419.00	14,000.00
		Change from 2015-16 to 2016-17				27%
						\$ 3,000

Fee Description	2014-2015 Fee incl. GST	2015-2016 Fee incl. GST	Pricing Method	Last Changed (type <i>New Fee</i> if applicable)	Proposed Fee 2016 - 2017 incl. GST	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
<b>Skills Centre - Mornington: Single Room Hire</b>												
Mon - Fri 8am - 5pm (minimum 4 hour booking)	\$29.00	\$29.00	Commercial Pricing	2014/15	\$29.00	Y	\$2.64	per hour	0%		\$0.00	
Mon - Fri 5pm onwards (minimum 2 hour booking)	\$39.50	\$39.50	Commercial Pricing	2014/15	\$39.50	Y	\$3.59	per hour	0%		\$0.00	
Sat/Sun/Public Holidays (minimum 2 hour booking)	\$51.50	\$51.50	Commercial Pricing	2014/15	\$51.50	Y	\$4.68	per hour	0%		\$0.00	
<b>Skills Centre - Mornington: Both Rooms Hire</b>												
Mon - Fri 8am - 5pm (minimum 4 hour booking)	\$44.00	\$44.00	Commercial Pricing	2014/15	\$44.00	Y	\$4.00	per hour	0%		\$0.00	
Mon - Fri 5pm onwards (minimum 2 hour booking)	\$58.50	\$58.50	Commercial Pricing	2014/15	\$58.50	Y	\$5.32	per hour	0%		\$0.00	
Sat/Sun/Public Holidays (minimum 2 hour booking)	\$76.00	\$76.00	Commercial Pricing	2014/15	\$76.00	Y	\$6.91	per hour	0%		\$0.00	

## Attachment D

## Proposed 2016-17 Fees &amp; Charges: 320 - Bushland Visitor Services

Account Number	Description	2014-15 Actual excl. GST	2015-16 Budget excl. GST	2015-16 YTD excl. GST	2015-16 YTD Budget excl. GST	2016-17 Estimate excl. GST	
320.0363.2279.000	Bushland Management	-11,501.22	0.00	-3,922.72	0.00		
320.0363.2279.875	Bushland Management - Pinnacle Viewer	-958.18	-10,000.00	-3,892.95	-5,831.00	10000	0%
320.7248.2279.000	WATERWORKS RESERVE	-17,869.94	-18,000.00	-12,811.65	-10,500.00	20000	11%
320.7266.2279.000	Mt. Nelson / Porter Hill Reserve	0.00	-5,000.00	0.00	-2,919.00	2000	-60%
327.0345.2279.000	Bush Adventures Program	-7,658.14	-10,000.00	-4,112.29	-5,831.00	7000	-30%
<b>320 - Bushland Visitor Services</b>		<b>37,987.48</b>	<b>43,000.00</b>	<b>24,739.61</b>	<b>25,081.00</b>	<b>39,000.00</b>	
Change from 2015-16 to 2016-17						-9.30%	
						-\$ 4,000	

Fee Description	2014-2015 Fee incl. GST	2015-2016 Fee incl. GST	Pricing Method	Last Changed (type New Fee if applicable)	Proposed Fee 2016 - 2017 incl. GST	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
<b>WATERWORKS VENUE HIRE BUSHLAND AND RESERVES Waterworks Reserve</b>												
Uncovered Sites (Sites 3-8, 10)	\$10.00	\$10.00	Partial Cost Recovery	2014/15	\$10.00	Y	\$0.91	per session	0%		\$0.00	Session times 8.15-10am, 11am-4pm, 5pm-9pm (Daylight Saving Period)
Site 1 - General Public	\$18.00	\$18.00	Partial Cost Recovery	2014/15	\$18.00	Y	\$1.64	per session	0%		\$0.00	Session times 11am-4pm, 5pm-9pm (Daylight Saving Period)
					\$10.00	Y	\$0.91	per session	New Charge			Session time 8.15-10am (reduced fee to recognise shorter session period)
Site 2 - General Public	\$28.00	\$28.00	Partial Cost Recovery	2014/15	\$28.00	Y	\$2.55	per session	0%		\$0.00	Session times 11am-4pm, 5pm-9pm (Daylight Saving Period)
					\$14.00	Y	\$1.27	per session	New Charge			Session time 8.15-10am (reduced fee to recognise shorter session period)
Site 9 - General Public	\$54.00	\$54.00	Partial Cost Recovery	2014/15	\$54.00	Y	\$4.91	per session	0%		\$0.00	Session times 11am-4pm, 5pm-9pm (Daylight Saving Period)
					\$27.00	Y	\$2.45	per session	New Charge			Session time 8.15-10am (reduced fee to recognise shorter session period)
Late Closures	Full Cost recovery	Full Cost recovery	Full Cost Recovery		Full Cost recovery	Y						
Site Inspection/Marking Out Fee - Protection of Underground Services	\$235.00	\$235.00	Commercial Pricing	2013/14	\$235.00	Y	\$21.36	per site	0%		\$0.00	Fee renamed - Previously Marquee Site Fee - To be applied should an onsite inspection and/or marking out be required to ensure underground services are protected by marquee pegs or similar
<b>Commercial Events (inc. Waterworks Reserve)</b>												
Small Event (1-50)	\$220.00	\$220.00	Commercial Pricing	2013/14	\$225.00	Y	\$20.45	per event (not exceeding 8 hours)	2%		\$0.00	Unit amended from not exceeding 6 hours to 8 hours - consistent with Parks fees
Medium Event (50-150)	\$335.00	\$335.00	Commercial Pricing	2013/14	\$245.00	Y	\$22.27	per event (not exceeding 8 hours)	-27%		\$0.00	Unit amended from not exceeding 6 hours to 8 hours - consistent with Parks fees
Large Event (over 150)	\$440.00	\$440.00	Commercial Pricing	2013/14	\$450.00	Y	\$40.91	per event (not exceeding 8 hours)	2%		\$0.00	Unit amended from not exceeding 6 hours to 8 hours - consistent with Parks fees
<b>Major Event (over 1000)</b>												
Major Event Fee			Commercial Pricing		\$2,600.00	Y	\$236.36	per event	New Charge			introduced to be consistent with parks fee structure
Additional Days on Site			Commercial Pricing		\$250.00	Y	\$22.73	per day	New Charge			Fee per day site occupied by hirer.
Key Charge if not returned in 7 days	\$115.00	\$100.00	Commercial Pricing	2015/16	\$100.00	Y	\$9.09	per hirer	0%		\$0.00	
Site Inspection/Marking Out Fee - Protection of Underground Services	\$235.00	\$235.00	Commercial Pricing	2013/14	\$240.00	Y	\$21.82	per site	2%		\$0.00	Fee renamed - Previously Marquee Site Fee - To be applied should an onsite inspection and/or marking out be required to ensure underground services are protected by marquee pegs or similar
Bond (minimum plus any additional charges) (GST only applies on forfeiture of deposit)	\$200.00	\$200.00	Security Deposit	2013/14	\$200.00	N	\$0.00	per site	0%		\$0.00	Unit changed from Per Hirer to Per Site
Security Requirements	Cost Recovery	Cost Recovery	Full Cost Recovery		Cost Recovery	Y						

Fee Description	2014-2015 Fee incl. GST	2015-2016 Fee incl. GST	Pricing Method	Last Changed (type New Fee if applicable)	Proposed Fee 2016 - 2017 incl. GST	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
Charges include a \$50.00 booking fee due upon return of the booking form. All other fees paid prior to the booked date will be refunded if cancelled > 7 days												
<b>Non Commercial Events (exc Wateworks Reserves)</b>												
Organised Event Booking Fee (over 20)	\$100.00	\$110.00	Commercial Pricing	2014/15	\$115.00	Y	\$10.45	per event (not exceeding 8 hours)	5%		\$0.00	a non commercial event of less than 20, no booking required
Schools/Childcare centres			Commercial Pricing		\$115.00	Y	\$10.45	per hirer	New Charge			Schools can be regarded as NFP organisations as the definition of NFP is 'an organisation that does not distribute surplus funds to owners or shareholders'. However the use of parks, reserves by schools warrants a higher charge than that proposed fro NFP. This line item proposes a fee structure as for non-commercial higher
Not for Profit/Charity Events (or on behalf of)	\$25.00	\$27.50	Partial Cost Recovery	2014/15	25% of applicable fee	Y		per event (not exceeding 8 hours)				Fee applicable to those undertaking event on behalf of NFP/Charity, withbooking application accompanied by letter of support from that NFP/Charity. Required security bond applicable.
Site Inspection/Marking Out Fee - Protection of Underground Services	\$232.00	\$235.00	Commercial Pricing	2014/15	\$240.00	Y	\$21.82	per site	2%		\$0.00	Fee renamed - Previously Marquee Site Fee - To be applied should an onsite inspection and/or marking out be required to ensure underground services are protected by marquee pegs or similar
Bond (minimum plus any additional) (GST only applies on forfeiture of deposit)	\$200.00	\$200.00	Security Deposit	2003/04	\$200.00	N	\$0.00	per hirer	0%		\$0.00	
<b>Dorney House</b>												
<b>Non Commercial/Not for Profit</b>												
Half Day Rate	\$140.00	\$140.00		2014/15	\$140.00	Y	\$12.73	per half day	0%		\$0.00	
Full Day Rate	\$300.00	\$300.00		2014/15	\$300.00	Y	\$27.27	per day	0%		\$0.00	
Weekly Rate	\$1,000.00	\$1,000.00		2014/15	\$1,000.00	Y	\$90.91	per week	0%		\$0.00	
<b>Commercial</b>												
Half Day Rate	\$350.00	\$350.00		2014/15	\$350.00	Y	\$31.82	per half day	0%		\$0.00	
Full Day Rate	\$750.00	\$750.00		2014/15	\$750.00	Y	\$68.18	per day	0%		\$0.00	
Weekly Rate	\$2,500.00	\$2,500.00		2014/15	\$2,500.00	Y	\$227.27	per week	0%		\$0.00	
Bond (minimum plus any additional charges as determined by Director Parks and City Amenity) (GST only applies on forfeiture of deposit)	\$200.00	\$200.00			\$200.00	N	\$0.00	per event	0%		\$0.00	
<b>Mt Wellington Observation Shelter</b>												
Telescopes	\$2.00	\$2.00		2014/15	\$2.00	Y	\$0.18	per view	0%		\$0.00	
Shelter Hire (special conditions apply)	\$240.00	\$240.00	Partial Cost Recovery	2013/14	\$240.00	Y	\$21.82	per event	0%		\$0.00	
<b>Photography/Filming (not applicable to weddings)</b>												
Commercial Half Day or Part	\$325.00	\$325.00	Commercial Pricing	2013/14	\$125.00	Y	\$11.36	up to 4 hours	-62%		\$0.00	Previous high fee a disincentive to use of parks and reserves. Unit description amended for clarity
Commercial Full Day	\$650.00	\$650.00	Commercial Pricing	2013/14	\$250.00	Y	\$22.73	4 hours or more in a day	-62%		\$0.00	Previous high fee a disincentive to use of parks and reserves. Unit description amended for clarity
<b>Liquor Permit (GST free)</b>												
Liquor Permit (GST free)	\$75.00	\$75.00	Full Cost Recovery	2013/14	\$0.00	N		per permit	-100%			Delete fee. No other area of Council applies a fee to grant landlord approval to consume alcohol,
<b>Annual Permits</b>												
Exercise Classes - Annual Permit (under 3 classes per week)	\$750.00	\$775.00	Commercial Pricing	2015/16	\$775.00	Y	\$70.45	per annum	0%		\$0.00	
Exercise Classes - 6-month Permit (under 3 classes per week)	\$0.00	\$0.00	Commercial Pricing		\$400.00	Y	\$36.36	per 6-month period	New Charge			Proportion of annual fee to promote increased applications. Applicable to parks and reserves. Use of sportsgrounds to incur applicable training rate for sportsground.

Fee Description	2014-2015 Fee incl. GST	2015-2016 Fee incl. GST	Pricing Method	Last Changed (type New Fee if applicable)	Proposed Fee 2016 - 2017 incl. GST	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
Exercise Classes - 3-month Permit (under 3 classes per week)	\$0.00	\$0.00	Commercial Pricing		\$250.00	Y	\$22.73	per 3-month period	New Charge			Proportion of annual fee to promote increased applications. Applicable to parks and reserves. Use of sportsgrounds to incur applicable training rate for sportsground.
Exercise Classes - Annual Permit (3 or more classes per week)		\$1,030.00	Commercial Pricing	2015/16	\$1,030.00	Y	\$93.64	per annum	0%		\$0.00	
Exercise Classes - 6-month Permit (3 or more classes per week)		\$0.00	Commercial Pricing		\$1,100.00	Y		per 6-month period	New Charge			Proportion of annual fee to promote increased applications. Applicable to parks and reserves. Use of sportsgrounds to incur applicable training rate for sportsground.
Exercise Classes - 3-month Permit (3 or more classes per week)		\$0.00	Commercial Pricing		\$600.00	Y		per 3-month period	New Charge			Proportion of annual fee to promote increased applications. Applicable to parks and reserves. Use of sportsgrounds to incur applicable training rate for sportsground.
Exercise Classes - Per Class	\$47.50	\$47.00	Commercial Pricing	2015/16	\$35.00	Y	\$3.18	per hour	-26%		\$0.00	fee reduced to promote increased application. Applicable to parks and reserves. Use of sportsgrounds to incur applicable training rate for sportsground.
<b>WELLINGTON PARK KEY BONDS</b>												
Bond Abloy Keys - yellow security (GST only applies on forfeiture of deposit)	\$115.00	\$115.00	Security Deposit	2013/14	\$115.00	N	\$0.00	per key level	0%		\$0.00	
Bond Abloy Keys - grey security level (GST only applies on forfeiture of deposit)	\$550.00	\$550.00	Security Deposit	2013/14	\$550.00	N	\$0.00	per key level	0%		\$0.00	
<b>FIRE HAZARD ABATEMENT</b>												
Labour	\$75.00	\$75.00	Full Cost Recovery	2013/14	\$75.00	Y	\$6.82	per hour	0%		\$0.00	Attributable hourly rate to include time for travel to and from site and logistical preparation and finalisation
Tip Truck Hire	\$37.50	\$37.50	Full Cost Recovery	2013/14	\$37.50	Y	\$3.41	per hour	0%		\$0.00	Attributable hourly rate to include time for travel to and from site and logistical preparation and finalisation
Tractor	\$42.50	\$42.50	Full Cost Recovery	2013/14	\$42.50	Y	\$3.86	per hour	0%		\$0.00	Attributable hourly rate to include time for travel to and from site and logistical preparation and finalisation
Administration Fee			Full Cost Recovery		\$50.00	Y	\$4.55	per site	New Charge			To account for administration costs attributable to the abatement
<b>FIRE BREAKS on COUNCIL LAND FOR PRIVATE DEVELOPMENT</b>												
		POA	Full Cost Recovery	2015/16	POA	Y						
<b>Vehicle - Residential Access Across Parks &amp; Bushland</b>												
Vehicle access across parks and reserves			Full Cost Recovery		\$155.00	Y	\$14.09	per application per additional day	New Charge			replaces Bushland Access Fee to be consistent with Parks fees
Bond (Minimum plus any additional charges) (GST only applies on forfeiture of deposit)			Market Pricing		\$50.00	Y			New Charge			Fee now consistent with Parks
			Security Deposit		minimum \$200	N	\$0.00	per hirer	New Charge			Minimum Security Bond. To increase based on size of vehicle and frequency on entries
<b>HCC BUSHLAND ACCESS</b>												
1 Entry - Light Vehicle	\$37.50	\$40.00	Commercial Pricing	2015/16	\$0.00	Y		per entry	-100%			Replaced with simpler fee structure, as per above

Fee Description	2014-2015 Fee incl. GST	2015-2016 Fee incl. GST	Pricing Method	Last Changed (type <b>New Fee</b> if applicable)	Proposed Fee 2016 - 2017 incl. GST	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
Bond - Single Entry (Min.) (GST only applies on forfeiture of deposit)	\$137.50	\$140.00	Security Deposit	2015/16	\$0.00	N		per entry	-100%			
Bond - Single Entry (Max.) (GST only applies on forfeiture of deposit)	\$375.00	\$375.00	Security Deposit	2013/14	\$0.00	N		per entry	-100%			
<b>2-5 Entries - Light Vehicle</b>	\$85.00	\$85.00	Commercial Pricing	2013/14	\$0.00	Y		per entry	-100%			
Bond - Light Vehicle 2-5 Entries (Min.) (GST only applies on forfeiture of deposit)	\$285.00	\$285.00	Security Deposit	2013/14	\$0.00	N		per 2-5 entries	-100%			
Bond - Light Vehicle 2-5 Entries (Max.) (GST only applies on forfeiture of deposit)	\$725.00	\$725.00	Security Deposit	2013/14	\$0.00	N		per 2-5 entries multiple entries	-100%			
<b>5 or more Entries - Light Vehicle</b>	\$170.00	\$170.00	Commercial Pricing	2013/14	\$0.00	Y			-100%			
Bond - 5 or more Entries (Min.) (GST only applies on forfeiture of deposit)	\$450.00	\$450.00	Security Deposit	2013/14	\$0.00	N		per 5+ entries	-100%			
Bond - 5 or more Entries (Max.) (GST only applies on forfeiture of deposit)	\$3,400.00	\$3,400.00	Security Deposit	2013/14	\$0.00	N		per 5+ entries	-100%			
<b>Less than 5 Entries Off Formed Tracks</b>	\$170.00	\$170.00	Commercial Pricing	2013/14	\$0.00	Y		per 5+ entries	-100%			
Bond - Less than 5 Entries Off Formed Tracks (Min.) (GST only applies on forfeiture of deposit)	\$450.00	\$450.00	Security Deposit	2013/14	\$0.00	N		per 5+ entries	-100%			
Bond - Less than 5 Entries Off Formed Tracks (Max.) (GST only applies on forfeiture of deposit)	\$3,400.00	\$3,400.00	Security Deposit	2013/14	\$0.00	N		per 5+ entries	-100%			
Bond - Multiple Entries Medium Vehicle (Min.) (GST only applies on forfeiture of deposit)	\$290.00	\$290.00	Security Deposit	2013/14	\$0.00	N		multiple entries	-100%			
Bond - Multiple Entries Medium Vehicle (Max.) (GST only applies on forfeiture of deposit)	\$750.00	\$750.00	Security Deposit	2013/14	\$0.00	N		multiple entries	-100%			
Bond - Heavy Commercial Vehicles (Min.) (GST only applies on forfeiture of deposit)	\$450.00	\$450.00	Security Deposit	2013/14	\$0.00	N		multiple entries	-100%			
Bond - Heavy Commercial Vehicles (Max.) (GST only applies on forfeiture of deposit)	\$3,400.00	\$3,400.00	Security Deposit	2013/14	\$0.00	N		multiple entries	-100%			
<b>Supervised Entry (where required by permit)</b>	Cost Recovery	Cost Recovery	Full Cost Recovery		Cost Recovery	Y		multiple entries				
<b>Temporary Signage Permits on Council Property</b>	\$68.00	\$68.00	Full Cost Recovery	2013/14	\$0.00	Y		per application	-100%			Fee rarely applied. Planning scheme provision control condition of sign erection
<b>Bush Adventures Program</b>												
Activity Per Adult (Minimum Charge)		\$5.00	Partial Cost Recovery	2015/16	\$5.00	Y	\$0.45	per person	0%		\$0.00	
Activity Per Adult (Maximum Charge)		\$20.00	Partial Cost Recovery	2015/16	\$20.00	Y	\$1.82	per person	0%		\$0.00	
Activity Per Child (Minimum Charge)		\$5.00	Partial Cost Recovery	2015/16	\$5.00	Y	\$0.45	per person	0%		\$0.00	
Activity Per Child (Maximum Charge)		\$15.00	Partial Cost Recovery	2015/16	\$15.00	Y	\$1.36	per person	0%		\$0.00	
Specialised activities and events	Cost Recovery	Cost Recovery	Full Cost Recovery	2011/12	Cost Recovery	Y		per person				
Targeted activities	No Charge	No Charge	Zero Pricing	2009/10	No Charge	Y		per person				

Proposed 2016-17 Fees & Charges: The Doone Kennedy Hobart Aquatic Centre

Attachment E

Doone Kennedy Hobart Aquatic Centre		2015-16 Budget	2016-17 Estimate	Change from	
		excl. GST	excl. GST	2015-16 to 2016-17	
	Fees and Charges Revenue	\$ 3,302,247	\$ 3,646,736	10.4%	\$ 344,489
	Other Income	\$ 1,553,005	\$ 1,556,999	0.3%	\$ 3,994
	TOTAL REVENUE	\$ 4,855,252	\$ 6,362,597	31.0%	\$1,507,345

Fee Description		2014-2015 Fee incl. GST	2015-2016 Fee incl. GST	Pricing Method	Last Changed (type <i>New</i> <i>Fee</i> if applicable)	Proposed Fee 2016 - 2017 incl. GST	Fee includes GST (Y/N)	GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
GL	<b>EQUIPMENT HIRE</b>											\$3,826,736	
310.0387.2279.000	Bike Lock Hire	\$25.00	\$5.00	Security Deposit	2008/09	\$25.00	Y	\$2.27	each	400%	5	\$114	\$20 DEPOSIT, \$5 FEE
	<b>AQUATIC ENTRY</b>												
	<b>Adults 16years+</b>												
310.7580.2279.000	Adult Swim	\$7.50	\$7.50	Market Pricing	2013/14	\$7.50	Y	\$0.68	per adult	0%	52930	\$360,982.60	16 YEARS PLUS
310.7580.2279.000	Adult Swim - Concession	\$6.00	\$6.00	Market Pricing	2014/15	\$6.00	Y	\$0.55	per concession holder	0%	13230	\$72,103.50	
310.7580.2279.916	Adult: Swim/Spa/Sauna/Steam	\$14.90	\$14.90	Market Pricing	2014/15	\$15.00	Y	\$1.36	per person	1%	4375	\$59,675.00	
	Adult: Concession Swim/Spa/Sauna/Steam	\$12.00	\$12.00	Market Pricing	2014/15	\$12.00	Y	\$1.09	per concession holder		2400	\$26,184.00	Government concession card holders. Centrelink or Dept of Veterans' Affairs Pensioner Concession Card (multi visit pass and membership). Centrelink Health Care Card (multi visit pass) Department of Veterans' Affairs 'Gold Card' endorsed with TPI or War Widow (multi visit pass and membership)
310.7580.2279.916										0%			
310.7580.2279.000	<b>Children:</b>												
310.7580.2279.000	Child Swim (6-16 years)	\$5.00	\$5.00	Market Pricing	2013/14	\$5.00	Y	\$0.45	per child	0%	45800	\$208,390.00	
310.7580.2279.000	Child Swim (2-5 years)	\$1.70	\$1.70	Market Pricing	2013/14	\$1.70	Y	\$0.15	per child	0%	21145	\$32,774.75	
310.7580.2279.000	Infant - under 2 years old	No Charge	No Charge	Zero Pricing		No Charge	Y				3000		
	<b>Families:</b>												
310.7580.2279.000	Family of 4 (maximum 2 adults)	\$20.00	\$20.00	Market Pricing	2010/11	\$20.00	Y	\$1.82	per family	0%	4635	\$84,264.30	
	Non Swim Entry	\$3.00	\$2.00	Market Pricing	2015/16	\$2.00	Y	\$0.18	per person		30940	\$56,310.80	A person entering the centre but not utilising any service. (The \$2 Non Swim fee covers the maintenance and upkeep of all the aquatic facilities that are used, changing rooms, toilets, seating etc. In order to continue to offer our services and facilities we need to ensure that all areas are maintained to the highest standards and are in-line with OH&S guidelines.
310.7580.2279.000										0%			
	<b>FITNESS CLASSES</b>												
310.7586.2279.000	Casual Class - Aquarobics	\$14.90	\$14.90	Market Pricing	2014/15	\$15.00	Y	\$1.36	per person per class	1%		\$0.00	
310.7586.2279.000	Casual Class - Aquarobics - Concession	\$12.00	\$12.00	Market Pricing	2014/15	\$12.00	Y	\$1.09	per person per class	0%		\$0.00	
310.7586.2279.000	Casual Class - Group Fitness					\$15.00	y			New Charge			
310.7586.2279.000	Casual Class - Group Fitness Concession					\$12.00	y			New Charge			
310.7586.2279.000	Group Fitness Class Booking - Gym Only	\$100.00	\$120.00	Market Pricing	2015/16	\$120.00	Y	\$10.91	per class	0%	5	\$545.45	For a one hour session
310.7586.2279.000	Aqua aerobics fitness instructor					\$75.00	y			New Charge	5	\$340.91	For a one hour session, exclusive of pool hire
	<b>Full Entry to Centre:</b>												
310.7586.2279.000	Casual - Full Entry	\$21.00	\$21.00	Market Pricing	2013/14	\$21.00	Y	\$1.91	per person per day	0%	800	\$15,272.00	
310.7586.2279.000	Casual - Full Entry Concession	\$16.80	\$16.80	Market Pricing	2014/15	\$16.80	Y	\$1.53	per person per day	0%	90	\$1,374.30	
	<b>Stronger and Wiser 60 Years Plus</b>			Market Pricing									
310.7586.2279.000	Casual Entry - SW		\$8.00	Market Pricing	2015/16	\$8.50	Y	\$0.77	per visit		640	\$4,947.20	7.45am to 3.30pm Gym and Pool Monday to Friday. 8am - 6pm Weekends and Public Holidays
310.7586.2279.000	Membership - Annual		\$576.00	Market Pricing	2015/16	\$593.00	Y	\$53.91	per annum	3%	50	\$26,954.50	
310.7586.2279.000	Membership - Direct Debit, Per Month		\$48.00	Market Pricing	2015/16	\$49.42	Y	\$4.49	per month	3%		\$0.00	
310.7586.2279.000	Membership - Direct Debit, Per Fortnight		\$22.16	Market Pricing	2015/16	\$22.81	Y	\$2.07	per fortnight	3%		\$0.00	
310.7586.2279.000	Membership - Direct Debit, Per Week		\$11.08	Market Pricing	2015/16	\$11.40	Y	\$1.04	per week	3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	Start Fee (direct debit memberships)		\$39.00	Market Pricing	2015/16	\$39.00	Y	\$3.55	per new membership	0%		\$0.00	Applicable to any new direct debit membership
	<b>Teenage Gym Programme (TGP) &amp; Born To Move (BTM)</b>												
310.7586.2279.000	TGP & BTM - single visit		\$10.50	Market Pricing	2015/16	\$10.50	Y	\$0.95	per visit	0%	365	\$3,485.75	
310.7586.2279.000	Direct Debit, Per Week		\$11.08	Market Pricing	2015/16	\$11.40	Y	\$1.04	per week	3%		\$0.00	
310.7586.2279.000	Direct Debit, Per Month		\$48.00	Market Pricing	2015/16	\$49.42	Y	\$4.49	per month	3%		\$0.00	
310.7586.2279.000	Direct Debit, Per Fortnight		\$22.16	Market Pricing	2015/16	\$22.81	Y	\$2.07	per fortnight	3%		\$0.00	
310.7586.2279.000	Annual membership		\$576.00	Market Pricing	2015/16	\$593.00	Y	\$53.91	per annum	3%	18	\$9,703.62	
310.7580.2279.NEW (Aquatic Memberships)	Start Fee (direct debit memberships)		\$39.00	Market Pricing	2015/16	\$39.00	Y	\$3.55	per new membership	0%		\$0.00	
	<b>CHILD MINDING</b>												
310.7590.2279.000	1 hour	\$5.00	\$5.00	Market Pricing	2014/15	\$5.00	Y	\$0.45	per child per hour	0%	1650	\$7,500	
	PARTIES:												
	<b>Party Splash n Play</b>	New Fee				\$22.00	Y	\$2.00	per child		60	\$1,200.00	Per child for unsupervised 2 hour party, minimum of 10 children inclusive of entry, catering, party bag and invitations.
310.7580.2279.000	Inflatable Hire	POA								New Charge			
	<b>MULTI VISIT PASSES</b>												
	<b>Adult:</b>												
310.7580.2279.000	10 Visit Pass Swim Adult	\$71.25	\$71.25	Market Pricing	2013/14	\$71.25	Y	\$6.48	per pass	0%	580	\$37,566.60	
310.7580.2279.000	20 Visit Pass Swim Adult	\$135.00	\$135.00	Market Pricing	2013/14	\$135.00	Y	\$12.27	per pass	0%	346	\$42,464.58	
310.7580.2279.916	10 Visit Pass Swim, Spa, Steam Adult	\$141.50	\$141.50	Market Pricing	2014/15	\$142.50	Y	\$12.95	per pass	1%	10	\$1,295.50	
310.7580.2279.916	20 Visit Pass Swim, Spa, Steam Adult	\$268.20	\$268.20	Market Pricing	2014/15	\$270.00	Y	\$24.55	per pass	1%	10	\$2,454.50	
310.7586.2279.000	10 Visit Pass Full Entry Adult	\$199.50	\$199.50	Market Pricing	2013/14	\$199.50	Y	\$18.14	per pass	0%	10	\$1,813.60	
310.7586.2279.000	20 Visit Pass Full Entry Adult	\$378.00	\$378.00	Market Pricing	2013/14	\$378.00	Y	\$34.36	per pass	0%	5	\$1,718.20	
310.7586.2279.000	10 Visit Pass Aquarobics Adult	\$141.55	\$141.55	Market Pricing	2014/15	\$142.50	Y	\$12.95	per pass	1%	5	\$647.75	
310.7586.2279.000	20 Visit Pass Aquarobics Adult	\$268.20	\$268.20	Market Pricing	2014/15	\$270.00	Y	\$24.55	per pass	1%	5	\$1,227.25	
	<b>Concession:</b>												
310.7580.2279.000	10 Visit Pass Swim Adult Concession	\$57.00	\$57.00	Market Pricing	2014/15	\$57.00	Y	\$5.18	per pass	0%	175	\$9,068.50	
310.7580.2279.000	20 Visit Pass Swim Adult Concession	\$108.00	\$108.00	Market Pricing	2014/15	\$108.00	Y	\$9.82	per pass	0%	230	\$22,581.40	
310.7580.2279.916	10 Visit Pass Swim, Spa, Steam Adult Concession	\$114.00	\$114.00	Market Pricing	2014/15	\$114.00	Y	\$10.36	per pass	0%	5	\$518.20	



Fee Description		Last Changed (type <i>New Fee</i> if applicable)				Proposed Fee 2016 - 2017 incl. GST	Fee includes GST (Y/N)	GST \$		Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
		2014-2015 Fee incl. GST	2015-2016 Fee incl. GST	Pricing Method										
310.7580.2279.916	20 Visit Pass Swim, Spa, Steam Adult Concession	\$216.00	\$216.00	Market Pricing	2014/15	\$216.00	Y	\$19.64	per pass		0%	5	\$981.80	
310.7586.2279.000	10 Visit Pass Full Entry Adult Concession	\$159.60	\$159.60	Market Pricing	2014/15	\$159.60	Y	\$14.51	per pass		0%	5	\$725.45	
310.7586.2279.000	20 Visit Pass Full Entry Adult Concession	\$302.40	\$302.40	Market Pricing	2014/15	\$302.40	Y	\$27.49	per pass		0%	5	\$1,374.55	
310.7586.2279.000	10 Visit Pass Aquarobics Adult Concession	\$114.00	\$114.00	Market Pricing	2014/15	\$114.00	Y	\$10.36	per pass		0%	5	\$518.20	
310.7586.2279.000	20 Visit Pass Aquarobics Adult Concession	\$216.00	\$216.00	Market Pricing	2014/15	\$216.00	Y	\$19.64	per pass		0%	5	\$981.80	
310.7580.2279.000	<b>Child:</b> 10 Visit Pass Child	\$47.50	\$47.50	Market Pricing	2013/14	\$47.50	Y	\$4.32	per pass		0%	66	\$2,849.88	
310.7580.2279.000	10 Visit Pass Child (2-5years)					\$16.15	Y			New Charge		30	\$484.50	
310.7580.2279.000	20 Visit Pass Child	\$90.00	\$90.00	Market Pricing	2013/14	\$90.00	Y	\$8.18	per pass		0%	31	\$2,536.42	
310.7580.2279.000	20 Visit Pass Child (2-5years)					\$30.60	Y	\$2.78		New Charge		15	\$417.30	
310.7580.2279.NEW (Aquatic Memberships)	<b>MEMBERSHIPS:</b> <b>MEMBERSHIPS: AQUATIC</b> <u>AQUATIC memberships</u> 1 Month	\$95.20	\$95.20	Market Pricing	2014/15	\$98.00	Y	\$8.91	per person		3%	100	\$8,909.00	
310.7580.2279.NEW (Aquatic Memberships)	Start Fee (direct debit memberships)	\$35.00	\$39.00	Market Pricing	2015/16	\$39.00	Y	\$3.55	per person		0%	175	\$6,203.75	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Week		\$13.85		2015/16	\$14.26	Y	\$1.30	per person		3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Month	\$60.00	\$60.00	Market Pricing	2014/15	\$61.80	Y	\$5.62	per person		3%	4300	\$241,574.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Fortnight	\$27.70	\$27.70	Market Pricing	2014/15	\$28.52	Y	\$2.59	per person		3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	1 Month - Concession & Child U 16	\$76.20	\$76.16	Market Pricing	2015/16	\$78.40	Y	\$7.13	per person		3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Month Concession & Child Under 16 years	\$48.00	\$48.00	Market Pricing	2014/15	\$49.44	Y	\$4.49	per person		3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Fortnight Concession & Child Under 16 years	\$22.20	\$22.16	Market Pricing	2015/16	\$22.82	Y	\$2.07	per person		3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	<u>AQUATIC memberships - Corporate (10% Discount)</u> Start Fee (direct debit memberships)		\$39.00	Market Pricing	2015/16	\$39.00	Y	\$3.55	per person		0%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Week		\$12.46	Market Pricing	2015/16	\$12.84	Y	\$1.17	per person		3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Month		\$54.00	Market Pricing	2015/16	\$55.62	Y	\$5.06	per person		3%	1800	\$91,008.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Fortnight		\$24.92	Market Pricing	2015/16	\$25.67	Y	\$2.33	per person		3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	<u>AQUATIC memberships - Senior (20% Discount)</u> 1 Month		\$76.16	Market Pricing	2015/16	\$78.40	Y	\$7.13	per person		3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	Start Fee (direct debit memberships)		\$39.00	Market Pricing	2015/16	\$39.00	Y	\$3.55	per person		0%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Week		\$11.08	Market Pricing	2015/16	\$11.41	Y	\$1.04	per person		3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Month		\$48.00	Market Pricing	2015/16	\$49.44	Y	\$4.49	per person		3%	660	\$29,667.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Fortnight		\$22.16	Market Pricing	2015/16	\$22.82	Y	\$2.07	per person		3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	<u>AQUATIC memberships - Full time student (20% Discount)</u> 1 Month		\$76.16	Market Pricing	2015/16	\$78.40	Y	\$7.13	per person		3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	Start Fee (direct debit memberships)		\$39.00	Market Pricing	2015/16	\$39.00	Y	\$3.55	per person		0%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Week		\$11.08	Market Pricing	2015/16	\$11.41	Y	\$1.04	per person		3%		\$0.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Month		\$48.00	Market Pricing	2015/16	\$49.44	Y	\$4.49	per person		3%	660	\$29,667.00	
310.7580.2279.NEW (Aquatic Memberships)	Direct Debit, Per Fortnight		\$22.16	Market Pricing	2015/16	\$22.82	Y	\$2.07	per person		3%		\$0.00	
310.7586.2279.000	<b>MEMBERSHIPS: FULL ENTRY</b> 1 Month	\$138.80	\$138.80	Market Pricing	2014/15	\$143.00	Y	\$13.00	per person		3%	105	\$13,650.00	
310.7586.2279.000	Start Fee (direct debit memberships)	\$35.00	\$39.00	Market Pricing	2015/16	\$39.00	Y	\$3.55	per person		0%		\$0.00	
310.7586.2279.000	12 month					\$1,075.00	y			New Charge			\$0.00	
310.7586.2279.000	Direct Debit, Per Week		\$20.08		2015/16	\$20.68	Y	\$1.88	per person		3%		\$0.00	
310.7586.2279.000	Direct Debit, Per Month	\$87.00	\$87.00	Market Pricing	2014/15	\$89.60	Y	\$8.15	per person		3%	5040	\$410,508.00	
310.7586.2279.000	Direct Debit, Per Fortnight	\$40.15	\$40.15	Market Pricing	2014/15	\$41.35	Y	\$3.76	per person		3%		\$0.00	
310.7586.2279.000	Membership - One week trial (7 consecutive days)	\$32.00	\$39.00	Market Pricing	2015/16	\$39.00	Y	\$3.55	per person		0%		\$0.00	If joining after the one week trial no joining fee required.
310.7580.2279.NEW (Aquatic Memberships)	<u>Full Access Memberships - corporate (10% Discount)</u> Start Fee (direct debit memberships)		\$39.00	Market Pricing	2015/16	\$39.00	Y	\$3.55	per new membership		0%		\$0.00	
310.7586.2279.000	12 month					\$967.50	y			New Charge			\$0.00	
310.7586.2279.000	Direct Debit, Per Week		\$18.07	Market Pricing	2015/16	\$18.61	Y	\$1.69	per week		3%		\$0.00	
310.7586.2279.000	Direct Debit, Per Month		\$78.30	Market Pricing	2015/16	\$80.63	Y	\$7.33	per month		3%	2520	\$184,703.40	
310.7586.2279.000	Direct Debit, Per Fortnight		\$36.14	Market Pricing	2015/16	\$37.21	Y	\$3.38	per fortnight		3%		\$0.00	
310.7586.2279.000	<u>Full Access Memberships - Senior (20% Discount)</u> 12 month					\$860.00	y			New Charge			\$0.00	
310.7586.2279.000	<del>12 month</del>		<del>\$444.00</del>								-100%			
310.7580.2279.NEW (Aquatic Memberships)	Start Fee (direct debit memberships)		\$39.00	Market Pricing	2015/16	\$39.00	Y	\$3.55	per new membership		0%		\$0.00	
310.7586.2279.000	Direct Debit, Per Week		\$16.06	Market Pricing	2015/16	\$16.54	Y	\$1.50	per week		3%		\$0.00	
310.7586.2279.000	Direct Debit, Per Month		\$69.60	Market Pricing	2015/16	\$71.67	Y	\$6.52	per month		3%	2520	\$164,169.60	
310.7586.2279.000	Direct Debit, Per Fortnight		\$32.12	Market Pricing	2015/16	\$33.08	Y	\$3.01	per firtnight		3%		\$0.00	
310.7586.2279.000	<u>Full Access Memberships - Full time student (20% Discount)</u> 12 month					\$860.00	y			New Charge			\$0.00	
310.7586.2279.000	<del>12 month</del>		<del>\$444.00</del>								-100%			
310.7580.2279.NEW (Aquatic Memberships)	Start Fee (direct debit memberships)		\$39.00	Market Pricing	2015/16	\$39.00	Y	\$3.55	per new membership		0%		\$0.00	
310.7586.2279.000	Direct Debit, Per Week		\$16.06	Market Pricing	2015/16	\$16.54	Y	\$1.50	per week		3%		\$0.00	
310.7586.2279.000	Direct Debit, Per Month		\$69.60	Market Pricing	2015/16	\$71.67	Y	\$6.52	per month		3%	2520	\$164,169.60	
310.7586.2279.000	Direct Debit, Per Fortnight		\$32.12	Market Pricing	2015/16	\$33.08	Y	\$3.01	per fortnight		3%		\$0.00	
310.7586.2279.000	<u>Full Access Memberships - FAMILY (maximum of 4)</u> Direct Debit, Per Week		\$49.00	Market Pricing	2015/16	\$50.50	Y	\$4.59	per week		3%	137	\$6,266.72	
310.7580.2279.NEW (Aquatic Memberships)	Start Fee (direct debit memberships)		\$39.00	Market Pricing	2015/16	\$39.00	Y	\$3.55	per new membership		0%		\$0.00	
310.7586.2279.935	<b>PERSONAL TRAINING:</b> <b>PERSONAL TRAINING</b> 1/2 Hour	\$41.20	\$43.00	Market Pricing	2015/16	\$43.00	Y	\$3.91	per session		0%	87	\$3,400.83	
310.7586.2279.935	Group Personal Training (1/2 hour): 2-5 participants	\$60.00	\$65.00	Market Pricing	2015/16	\$65.00	Y	\$5.91	per 1/2 hour per group 2-5 persons		0%	0	\$0.00	
310.7586.2279.935	Personal Training Weekly Direct Debit (1 session per week)	\$51.00	\$51.00	Market Pricing	2014/15	\$51.00	Y	\$4.64	Includes Full Centre Membership		0%	360	\$16,689.60	
310.7586.2279.935	Personal Training Weekly Direct Debit (2 sessions per week)	\$81.00	\$81.00	Market Pricing	2014/15	\$81.00	Y	\$7.36	Includes Full Centre Membership		0%	90	\$6,627.60	
310.7586.2279.935	Personal Training Weekly Direct Debit (3 sessions per week)	\$101.00	\$101.00	Market Pricing	2014/15	\$101.00	Y	\$9.18	Includes Full Centre Membership		0%	70	\$6,427.40	
310.7586.2279.935	10 Visit Pass - PT					\$408.50	y	\$37.14	per pass		New Charge	5	\$1,856.80	
310.7586.2279.935	20 Visit Pass - PT					\$774.00	y	\$70.36	per pass		New Charge	2	\$1,407.28	



Fee Description		Last Changed (type <i>New Fee</i> if applicable)				Proposed Fee 2016 - 2017		Fee includes GST (Y/N)		GST \$	Unit	% Variation	Estimated Quantity	Estimated Income excl. GST	Comment
		2014-2015 Fee incl. GST	2015-2016 Fee incl. GST	Pricing Method		incl. GST									
310.7586.2279.000	Membership change fee (downgrade)	\$25.00	\$25.00	Market Pricing	2010/11	\$25.00	Y	\$2.27	per downgrade	0%		30	\$681.90		
310.7586.2279.000	Plastic card or Wristband replacement fee		\$20.00	Market Pricing	2015/16	\$5.00	y		per replacement	-75%					
310.0387.2279.000	Cash Out Fee	\$2.00	\$2.00	Market Pricing	2009/10	\$2.00	N	\$0.00	per transaction	0%		1150	\$2,300.00		
310.7580.2279.000	Shower					\$5.00	y		per person, per entry	New Charge		280	\$1,272.73		
	Whole of Centre	POA	POA			POA	Y								
<b>Additional &amp; Outside Hours Charges</b>															
310.7580.2279.000	Normal Hours - Additional Lifeguards, FOH Staff, Event Ushers & Cleaners	\$50.00	\$75.00	Market Pricing	2015/16	\$60.00	Y	\$5.45	per hour, per additional staff	-20%			\$0.00	per hour	
310.7580.2279.000	After Hours Staffing Fee					\$120.00	y	\$10.91	per hour	New Charge			\$0.00	Two staff per hour for outside hours.	

**PARKS AND RECREATION COMMITTEE AGENDA  
(OPEN PORTION OF THE MEETING)  
12/5/2016**

**6. FUTURE USE OF DORNEY HOUSE – FORT NELSON AT PORTER HILL –  
FILE REFS: 32-1-55; 2900846 & P/21/963**

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153x's

Report of the Director Parks and City Amenity and the Group Manager Open Space of  
4 May 2016 and attachments.

DELEGATION: Council

**TO** : Parks and Recreation Committee

**FROM** : Director Parks & City Amenity  
Group Manager Open Space

**DATE** : 4 May 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 provides further information requested by Committee in deferring consideration of the future use of the Dorney House.

## 2. BACKGROUND

- 2.1. Committee most recently considered the future of the Porter Hill property and Dorney House on 10 March 2016 (refer to previous report marked at **Attachment C**) where the following resolution was adopted:

*‘That the matter be deferred for the following further information:*

- 1. Confirmation of the title of the property and any covenants/restrictions contained;*
- 2. Legal advice on the likely ability to subdivide the house from the substantive lot;*
- 3. A current valuation from a registered valuer for the entire, and potentially subdivided, property; and*
- 4. Market appraisals of the entire, and potentially subdivided, property from three realtors.’*

- 2.2. Advice was subsequently sort and is summarised in the following:

- 2.2.1 The 30.27ha property is on one title (**Attachment A**).
- 2.2.2 There are no restrictions within the covenant or funding agreement with the Commonwealth that would prevent a properly considered subdivision proposal for the 4 ha of non-covenanted land immediately surrounding the house and fort.
- 2.2.3 Achieving compliance with the heritage requirements of the planning scheme to enable such a subdivision is however unlikely.

A subdivision which creates a lot around the Dorney House and excises it from the balance of the Porter Hill land title is at risk of being unlikely to comply with the subdivision standards in the historical cultural heritage code of the Hobart Interim Planning Scheme 2015.

- 2.2.4 The valuation / market appraisals for a potentially subdivided parcel of 4 ha immediately around the house range from \$0.8M – \$1.75 M with the entire 30 ha property ranging from \$1.75 M – \$2.25 M.

## TITLE AND RESTRICTIONS

### *‘Confirmation of the title of the property and any covenants/restrictions contained’*

- 2.1. A total of four titles were purchased from the Dorney Family, these titles form part of around 30 other titles to create Bicentennial Park, formally referred to as Skyline Reserve.
- 2.2. The largest title purchased from the Dorney Family encompasses the Porter Hill property (ie the Dorney House and fort complex) and is contained on **one title** of 30.27 ha (**Attachment A** includes the official title information from the LIST).
- 2.3. An overview / background of the main elements relevant to the Committee’s request for more information are outlined below. Further detailed information is provided in relation to items 1 and 2 of the Committee’s request in the advice provided by Simmons Wolfhagen (**Attachment B**).

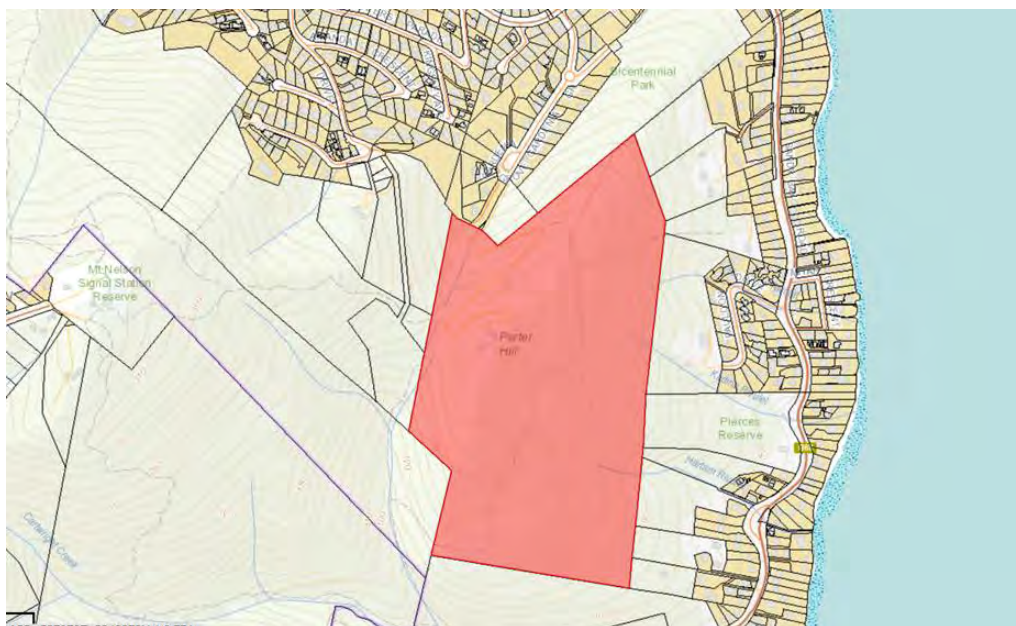


Figure 1: Porter Hill is one title – delineated above by the outer red line



## Covenant

- 2.4. A covenant for nature conservation purposes applies to the majority of the title (26 ha) with the exception of approximately 4.3 ha immediately surrounding the Dorney House. The establishment of the covenant was a stipulation of the funding agreement with Australian Government when the property was purchased.



Figure 2: approximately 4.3 ha directly around the Dorney House is not covenanted.

## Funding agreement with Australian Government

- 2.5. In 2006 the Australian Government contributed \$1M of the overall purchase price of \$5.7M for the 30.27 ha property.
- 2.5..1. The objectives for this funding support were to create a private protected area for nature conservation purposes.
  - 2.5..2. The agreement stipulates the majority of the title (the 26 ha now covered by the covenant) is not to be subdivided and is to be available for public access.
  - 2.5..3. The funding agreement between the Commonwealth and the City defines the subject land to include the residence and surrounds.

## LEGAL ADVICE

### *‘Legal advice on the likely ability to subdivide the house from the substantive lot.’*

- 2.6. Simmons Wolfhagen was engaged to respond to points one and two of the Committee’s request. Their advice is provided in full (**Attachment B**).
- 2.7. In short, Simmons Wolfhagen’s interpretation of the restrictions of title, covenant including the requirements of the HIPS 2015 (particularly regarding zoning and the Historic Heritage Code) is summarised below.
  - 2.7.1. There are no restrictions within the covenant or funding agreement with the Commonwealth that would prevent a properly considered subdivision proposal for the 4 ha of non-covenanted land immediately surrounding the house and fort.
  - 2.7.2. A subdivision which creates a lot around the Dorney House and excises it from the balance of the Porter Hill land title is at risk of being unlikely to comply with the subdivision standards in the historical cultural heritage code of the Hobart Interim Planning Scheme 2015.

### **Hobart Interim Planning Scheme (HIPS) 2015**

- 2.8. An application for a subdivision would be subject to a number of subdivision controls found within the HIPS. The land is zoned environmental management and subject to the Biodiversity Code, the Historic Heritage Code and the Bushfire Prone Area Code.
- 2.9. Simmons Wolfhagen has advised an application would not meet the acceptable solutions, but would engage the performance criteria for the environmental management zone and therefore need to meet the requirements of the relevant codes.
- 2.10. Due to the site’s heritage listing any prohibited use can become discretionary if it is proven to conserve the site’s values.

The residential use rights are considered to be lapsed.



### **Historic Heritage Code**

- 2.11. The site is listed on the Tasmanian Heritage Register and under the HIPS 2015 for the architectural values of the Dorney buildings and Fort Nelson.
- 2.11.1. In relation to the Historic Heritage Code, there are subdivision standards for heritage listed places and any proposed plan of subdivision would need to demonstrate compliance with the Performance Criteria set out in clause E13.7.3.
- 2.11.2. Simmons Wolfhagen has advised they confer with the advice provided in the previous March 2016 Committee report provided by Emma Riley and Associates, that achieving compliance with the requirements of the historic heritage code is considered unlikely.
- 2.11.3. The conservation plan prepared upon the City's purchase of the site specifically states that no subdivision should occur.

### **VALUATION**

*'A current valuation from a registered valuer for the entire, and potentially subdivided, property'.*

- 2.12. Registered valuer Saunders and Pitt was engaged to provide the valuation of likely sale value and the attributable annual lease value. The results are listed below.

#### **Market Value – Entire Property (\$2.25M)**

- 2.13. The market value of the existing title comprising 30.27 hectares including the house, flat, fort and infrastructure, and having regard to the conservation covenant to be Two Million Two Hundred and Fifty Thousand Dollars (\$2,250,000).

#### **Market Value – Separate 4.3 Hectare (approx) Title (\$1.45M)**

- 2.14. The market value of the house, flat, historic Fort Nelson infrastructure and surrounding improvements on approximately 4.3 hectare subdivided title to be One Million Four Hundred and Fifty Thousand Dollars (\$1,450,000).

### Government Valuation

- 2.15. The title information from the LIST - folio plan, folio text & property report - includes a 2014 government valuation.

Full capital value at \$6.7M, land at \$6.4M.

- 2.16. It is surmised that these figures are related to the purchase price of the property. It is noted that since that time, the land has been rezoned from residential to environmental management and a protective covenant put in place. It is surmised that the government has not considered these factors in their valuation.

### Rental Value (\$36,500 per annum)

- 2.17. The market rental value of the house and flat to be Thirty Six Thousand Five Hundred Dollars (\$36,500) per annum gross.

### MARKET APPRAISALS

**‘Market appraisals of the entire, and potentially subdivided, property from three realtors.**

- 2.18. Three realtors were briefed and all inspected the site. Their appraisals are included in the Table 1 below.

**Table 1: Summary of market appraisals and valuation**

Market appraisal / valuation	Potentially subdivided 4ha	Entire property 30.27ha
<b>Realtor 1</b> - Charlette Peterswald	\$0.8M - \$1M	\$ (declined to value)
<b>Realtor 2</b> - Knight Frank	\$ 1.25 M - \$1.75 M	\$1.75 M
<b>Realtor 3</b> - LJ Hooker	\$ 1.3 M - \$1.5 M	\$2 M upwards
<b>Valuation (2016) - current</b> Saunders and Pitt	\$1.45 M (\$36,500 / annum lease house & flat)	\$2.25 M
<b>Valuation (2007) – past</b> Saunders and Pitt	\$ 1 M - \$1.25 M	n/a
<b>Government Valuation (2014)</b> (from the LIST)	n/a	\$6.7 M - full capital value \$6.4 M - land

- 2.19. The registered valuer and realtors all noted the unique features / constraints of the property make it a challenging property to benchmark.
- 2.20. Table 1 above shows that the entire property (30 ha) does not have a significantly higher value than a potentially subdivided approximately 4.3 hectare title (ranging from zero additional value to \$800,000 additional value).

### 3. PROPOSAL

- 3.1. The further information is provided for Committee's consideration of the deferred Committee report on the Future Use of Dorney House - Fort Nelson of 10 March 2016.
- 3.2. As the results of the extra information contained above are consistent with the information and recommendation provided in the March 2016 report, the Officers' recommendations from the previous report remain relevant to the Council's consideration of the future of the Dorney House and surrounding property.

The previous recommendation is accordingly listed below for consideration.

### 4. CONCLUSION

- 4.1. A total of four titles were purchased from the Dorney Family. These titles form part of around 30 other titles to create Bicentennial Park, formally referred to as Skyline Reserve.
- 4.2. The largest title purchased from the Dorney Family encompasses the Porter Hill property (ie the Dorney House and fort complex) and is contained on **one title** of 30.27 ha.
- 4.3. This report presents the title confirmation, valuation / market appraisals and legal advice as requested by the Council in March 2016.
- 4.4. This work has confirmed:
  - The 30.27ha property is on one title with the restrictions of title, covenant, funding agreement, zoning and the Historic Heritage Code noted below.
  - There are no restrictions within the covenant or funding agreement with the commonwealth that would prevent a properly considered subdivision proposal for the 4 ha of non-covenanted land immediately surrounding the house and fort.

- A subdivision which creates a lot around the Dorney House and excises it from the balance of the Porter Hill land title is at risk of being unlikely to comply with the subdivision standards in the historical cultural heritage code of the Hobart Interim Planning Scheme 2015.
  - The valuation / market appraisals for a potentially subdivided parcel of 4 ha immediately around the house range from \$0.8 M – \$1.75 M with the entire 30 ha property ranging from \$1.75 M – \$2.25 M.
- 4.5. As the results of the extra information contained above are consistent with the information and recommendation provided in the March 2016 report, the Officers' recommendations from the previous report remain relevant to the Council's consideration of the future of the Dorney House and surrounding property.

The previous recommendation is accordingly listed below for consideration.

## **5. RECOMMENDATION**

*That:*

- 5.1. *The report gm:gm(document2) be received and noted.*
- 5.2. *The Operational Model 2 (public use - Dorney House Program - mixed cultural – commercial activity) be reaffirmed as the preferred outcome for the Dorney House and the adjacent Fort Nelson.*
- 5.3. *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 EOI also allow for submissions to address Operational Model 3 (Public use – redevelop bunkers to expand the Dorney House Program).*
- 5.4. *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*

**5.5. *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.***

**5.6. *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 A

Attachment B

Attachment C

Porter Hill property title

Simmons Wolfhagen advice

Deferred Parks & Recreation Committee report - 10 March 2016

- Future use of Dorney House - Fort Nelson at Porter Hill



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

**Attachment A**

OWNER		PLAN OF TITLE		Registered Number
FOLIO REFERENCE CT 3173-18		LOCATION BUCKINGHAM - QUEENBOROUGH		P.231548
GRANTEE		FIRST SURVEY PLAN No. 11/37 BUCK COMPILED BY LDRB SCALE 1: 4000 LENGTHS IN METRES		APPROVED 22 SEPT 1999 <i>Michael O'Brien</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 114 (5224-13)	LAST UPI No GCE 06	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

DJB

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 231548	FOLIO 1
EDITION 5	DATE OF ISSUE 01-Jun-2006

SEARCH DATE : 10-Mar-2016

SEARCH TIME : 06.16 PM

DESCRIPTION OF LAND

Parish of QUEENBOROUGH, Land District of BUCKINGHAM  
Lot 1 on Plan 231548  
Derivation : Part of 30 Acres Gtd. to D. Anderson  
Prior CT 3173/18

SCHEDULE 1

C631240 TRANSFER to HOBART CITY COUNCIL Registered  
01-Jun-2006 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
C189225 BURDENING WAYLEAVE EASEMENT fully defined therein  
with the benefit of a restriction as to user of land  
in favour of AURORA ENERGY PTY LTD over the land  
marked 'WAYLEAVE EASEMENT 12.00 WIDE' on P.231548  
Registered 05-Oct-1999 at noon  
D40231 INSTRUMENT creating Restrictive Covenants pursuant to  
section 34 Nature Conservation Act 2002 (affecting  
part of the said land within described) Registered  
07-May-2012 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Contact: David Morris  
Our Ref: DJM:MS:161009

26 April 2016

Mr G Milne  
Visitor Services Manager – Parks and City Amenity  
Hobart City Council  
GPO Box 503  
HOBART TAS 7001

By email [milneg@hobartcity.com.au](mailto:milneg@hobartcity.com.au)

Dear Mr Milne

#### **Dorney House - Porter Hill - Title and Subdivision Options - Legal Advice**

Thank you for your instructions to provide advice on the following two issues:

1. Confirmation of the title of the property on which sits Dorney House on Porter Hill and the detail of any covenants/restrictions pertaining to that title.
2. Legal advice on the likely ability of the Council, if it were minded to do so, to subdivide Dorney House from the substantive lot within which it is located.

On the matters for opinion I advise as follows.

#### **Title**

Dorney House on Porter Hill is located within Certificate of Title Volume 231548 Folio 1. **Annexure A** to this advice is a copy of that title ("the Porter Hill land title").

The property was transferred to the Hobart City Council on 1 June 2006.

#### ***Covenants and Restrictions on the Title***

Schedule 2 of the title CT231548/1 identifies any easements, covenants or other restrictions which burden the land.

**Address** 168 Collins Street  
Hobart TAS 7000  
GPO Box 146  
Hobart TAS 7001

**ABN** 69 541 148 321

**Phone** +61 3 6226 1200  
**Fax** +61 3 6226 1292  
**DX** 114 Hobart

**Email** [info@simwolf.com.au](mailto:info@simwolf.com.au)  
**Web** [www.simwolf.com.au](http://www.simwolf.com.au)

#### **Lawyers specialising in**

- › Business Acquisitions, Partnerships, Company & Commercial Law
- › Conveyancing, Property Development, Easements & Subdivisions
- › Family & De Facto Relationship Law
- › Wills, Estate Planning & Administration of Estates
- › Commercial Litigation, General Litigation & Dispute Resolution
- › Local Government, Environment & Planning Law
- › Employment & Industrial Relations Law
- › Bankruptcy, Insolvency & Securities Enforcement
- › Insurance Law, Personal Injury Law
- › Building, Construction & Engineering Law



SIMMONS WOLFHAGEN

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Schedule 2 identifies the existence of a burdening wayleave easement in favour of Aurora Energy Pty Ltd. It is depicted on the plan P.231548 which is the plan on the title which identifies its boundaries. It is not an uncommon restriction for Aurora to have access to its power infrastructure.

Schedule 2 identifies the more important restriction identified as "*Instrument creating Restrictive Covenants pursuant to section 34 Nature Conservation Act 2002 (affecting part of the said land within described)*". This instrument is considered in detail below.

#### *The Restrictive Covenants over the Land*

In 2012 the Hobart City Council covenanted with the then Minister administering the *Nature Conservation Act*, the Honourable Brian Wightman to burden part of the land with covenants whereby the Hobart City Council agreed not to undertake activities on or in relation to part of the land which would cause damage to or degradation of natural values.

A copy of the instrument creating the covenants which now run with the land is annexed to this advice, marked **Annexure B**.

The covenants created by the instrument applied to several parcels of land. Relevant to this advice the covenant applied to:-

*"Folio of the Register Volume 231548 Folio 1 – the area at Sandy Bay in the Municipality of Hobart about 25.80 hectares marked Conservation Covenant Area 3 shown shaded on Plan No. CPR9118 in the Central Plan Register, a reduced copy of which is attached, by way of illustration only, in the First Schedule of this Covenant".*

I have reviewed the plan referred to above in the first schedule of the instrument creating the covenants. It is important to point out that there is a part of the Porter Hill land title which is not subject to the covenants in the instrument and free of their restrictions. Relevantly, the area free of the covenants on the Porter Hill land surrounds the Dorney House.

That free area is more easily discernible on the JPEG which overlays the boundary of the Porter Hill land and identifies the parcel surrounding the Dorney House over an aerial photograph. That JPEG is annexed to this advice, marked **Annexure C**.

I will return to refer to the parcel of land free of the covenants in the instrument surrounding the Dorney House throughout the balance of this advice and so, for convenience, I will refer to that parcel as "the Dorney House parcel".

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The instrument creating the covenant over the Porter Hill land has provisions within it which are relevant to the Council's ability to subdivide that land and I pause to briefly deal with those provisions at this point, though I will return to them later.

In the second schedule, part 3 of the instrument creating the covenant, the Council has reserved the right to create a subdivision of the Porter Hill land, though the boundaries of the subdivision will require Ministerial approval and the subdivision itself will be required to comply with all legislative requirements. The instrument otherwise prevents subdivision of that part of the Porter Hill land which is subject to the restrictive covenants (see clause 4.2(b) of the instrument).

### **Subdivision**

I have been asked to provide advice as to the likely ability of the Council, if so minded, to subdivide the Dorney House from the substantive lot comprising the Porter Hill land owned by the Council.

In short summary, my advice to the Council is that there is no prohibition which exists to prevent a subdivision of the Dorney House from the substantive lot title. The sensible configuration of that subdivision would correspond with the boundary of the Dorney House parcel which I have identified in attachment C.

I examine the Council's ability to subdivide in more detail as follows.

#### *The instrument creating the restrictive covenant over the Porter Hill land.*

For the reasons I have set out above, the Dorney House parcel is free of the restrictive covenant which prevent subdivision of the Porter Hill land without Ministerial approval.

Even if I am wrong about that, my opinion is that the Minister would be unlikely to withhold consent to a subdivision excising the Dorney House parcel from the Porter Hill land title in circumstances where it is clear that the instrument creating the Nature Conservation covenant has no application within the Dorney House parcel.

In expressing my opinion I am conscious of the existence of a driveway access to the Dorney House which passes over the Porter Hill land which is subject to the covenants. In order to subdivide the Dorney House parcel it will be necessary to preserve that driveway access to comply with the requirements of the *Local Government (Building and Miscellaneous Provisions) Act 1993* concerning minimum lots. However, that driveway access to the Dorney House parcel can be preserved by the creation of a right of way over the balance of the Porter Hill land. The creation of that right of way would not be prevented by the instrument creating the restrictive covenants.

I conclude that the restrictive covenants over the Porter Hill land title do not prevent a subdivision of the Dorney House parcel.

*The Hobart Interim Planning Scheme 2015 ("HIPS")*

The subdivision of the Porter Hill land title would be subject to a number of subdivision controls found in the HIPS. They are summarised as follows:-

- i. The Porter Hill land title is within the Environmental Management zone. It is subject to the subdivision controls found in clause 29.5 of the HIPS.
- ii. The Porter Hill land title is within a Biodiversity Protection Area overlay. As such, it will be subject to the development standards for subdivision found at clause E10.8 of the Biodiversity Code within the HIPS.
- iii. The site is listed within the Historic Heritage Code of the HIPS. As such, the Porter Hill land title will be subject to the subdivision standards found at clause E13.7.3 of the HIPS.
- iv. The Porter Hill land title and the Dorney House which sits upon it is subject to the Bushfire Prone Area Code. As such, subdivision, particularly for a lot which excises the Dorney House from the substantive title would be subject to the Bushfire Prone Areas Code Development Standards for Subdivision found at E1.6 of the HIPS.

In examining these provisions to determine the likelihood of the Council being able to subdivide the Porter Hill land title to excise the Dorney House.

I have had the benefit of the analysis conducted by Emma Riley and Associates set out in the Dorney House Strategic Review prepared for the Hobart City Council dated 23 February 2016 (a copy of which was provided to me with my instructions<sup>1</sup>).

By reference to that material and by reason of my own analysis of the HIPS provisions I reach the following conclusions:

An application for a subdivision of the Porter Hill land title would not meet the Acceptable Solutions but would engage the Performance Criteria for subdivision in the Environmental Management zone. The Performance Criteria allow for a subdivision if the purpose of that subdivision would be to provide a lot for an allowable use. Thus, any application for subdivision would need to identify and be linked to the "use" of the Dorney House. Whilst the HIPS prohibits certain uses such as a single dwelling in the Environmental Management zone, other uses such as Tourist Facility are discretionary and, in any event, as Emma Riley and Associates point out, applications for use of a heritage place listed in the Historic Heritage Code that would otherwise be prohibited become discretionary.

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<sup>1</sup> I have had particular regard to the assessment commencing at page 35 and concluding on page 38 of the Dorney House Strategic Review.

SIMMONS WOLFHAGEN

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I conclude that an application for subdivision would satisfy the subdivision standard in the Environmental Management Zone were the planning authority to be satisfied that the approval of such an application would facilitate the restoration, conservation and future maintenance of the historical cultural heritage significance of the place. Of course, as you would appreciate, I cannot comment on the likelihood of the planning authority being satisfied as to that matter without the benefit of reviewing an actual application for subdivision and the benefit of Council's heritage officer assessment as to the appropriateness of its approval from a heritage perspective.

I have reviewed the subdivision standards found in E10.8 of the HIPS which apply to a subdivision proposed in an area falling within the Biodiversity Protection Area overlay. In my opinion a proposal for a subdivision would not meet one of the two Acceptable Solutions which apply (A1). Accordingly, that non-compliance would trigger the consideration of any subdivision proposal in accordance with the Performance Criteria. I am not in a position to determine the likelihood of a subdivision of the Dorney House parcel complying with the Performance Criteria for subdivision proposals in an area subject to the Biodiversity Protection Area overlay. An assessment of that likelihood would depend upon the elements of a proposal and a comprehensive assessment of that proposal by Council officers with expertise in that area. However, I note that in the Dorney House Strategic Review document Emma Riley and Associates observe:-

*"The site is subject to the biodiversity code. The level of clearance is dependent upon the endorsed Bushfire Hazard Management Plan – fuel modification areas 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".<sup>2</sup>*

Having regard to that observation and the materials that I have reviewed I conclude that there does not appear any apparent reason to conclude that a proposal to subdivide the Dorney House parcel from the substantive Porter Hill land title would fail to meet the Performance Criteria set out in the biodiversity code. There appear to be prospects that a properly considered proposal for the subdivision may meet the Performance Criteria.

The standards for subdivision in bushfire prone areas is found at clause E1.6 in the Bushfire Prone Areas Code. I am not in a position in the absence of a Bushfire Management Plan prepared for a subdivision proposal to determine whether or not a subdivision of the Dorney House parcel would comply with the Acceptable Solution standards, or alternatively the Performance Criteria standards set out at clause E1.6.1.1. However, my experience in relation to Bushfire Management

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<sup>2</sup> See the Dorney House Strategic Review (author Emma Riley and Associates) at page 36.

Plans that meet Acceptable Solutions or Performance Criteria leads me to conclude that a subdivision will trigger the requirement for clearance of vegetation to create separation distances between the Dorney House and bushfire prone vegetation surrounding it. These requirements may be problematic for a subdivision compliance and create an interplay also with the Performance Criteria in the Biodiversity code subdivision standards insofar as the ramifications of clearance of vegetation is concerned.

Nevertheless there may well be measures that respond to the Acceptable Solution or Performance Criteria standards for subdivision in bushfire prone areas and I see no reason to be found in the HIPS or in the analysis by Emma Riley and Associates in the Dorney House Strategic Review to conclude that there is a likelihood that a subdivision proposal would fail to meet the subdivision standards in the Bushfire Prone Areas Code.

I now turn to the subdivision standards for heritage places. Clause E13.7.3 of the HIPS sets out the subdivision standards applicable to a heritage place. There are no Acceptable Solutions and any proposed plan of subdivision would need to demonstrate compliance with the Performance Criteria set out in clause E13.7.3 of the HIPS. I have considered these Performance Criteria having particular regard to the observation of Emma Riley and Associates in the Dorney House Strategic Review where, in relation to the Historic Heritage Code, the author observes:-

*"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:*

*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 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.*

*As such achieving compliance with the requirements of the historical heritage code is considered unlikely".<sup>3</sup>*

Having regard to the above observation it is worthwhile setting out the Performance Criteria for subdivision which are applicable. They are:

*"A proposed plan of subdivision must show the historic cultural heritage significance is adequately protected by complying with all of the following:*

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<sup>3</sup> See the Dorney House Strategic Review (author Emma Riley and Associates) at page 36.

SIMMONS WOLFHAGEN

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- (a) *Ensuring that sufficient curtilage and contributory heritage items (such as outbuilding or significant plantings) are retained as part of any title containing heritage values;*
- (b) *Ensuring a sympathetic pattern of subdivision;*
- (c) *Providing a lot size, pattern and configuration of building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required."*

Relying on the observations of Emma Riley and Associates set out above I conclude that any proposal for subdivision which disassociates the Dorney House by a separate title to the fort infrastructure located on the balance of the Porter Hill land title would be unlikely to comply with Performance Criteria P1 (a) in E13.7.3. I therefore agree with the observation of Emma Riley and Associates above where it is stated that "achieving compliance with the requirements of the historic heritage code is considered unlikely".

There are other requirements in the HIPS that are relevant to subdivision approval and include the parking and access code, the stormwater management code and the onsite waste water management code.

In the absence of an actual proposal for subdivision I am not in a position from a legal perspective to determine compliance or otherwise with the requirements of those provisions. However, I do note that Emma Riley and Associates have considered these provisions generally in the Dorney House Strategic Review<sup>4</sup>. Having regard to those observations I have no reason to conclude that a subdivision proposal excising the Dorney House parcel would be unlikely to comply with those provisions.

*Funding Agreement – Commonwealth of Australia and Hobart City Council*

My instructions were accompanied by an agreement between the Commonwealth of Australia and the Hobart City Council in relation to financial assistance for the purchase of the Porter Hill land title. A copy of that document is annexed marked **Annexure D**.

I have reviewed the terms of that agreement and conclude that there is no restriction within it which would preclude a subdivision whereby the Dorney House parcel is excised from the substantive Porter Hill land title. In fact the schedule to the agreement specifically preserves for the Council the ability to subdivide the

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<sup>4</sup> At page 35 and 36.

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land for the purposes of issuing a "separate certificate of title in relation to the residence and surrounds". The residence and its surrounds refers to the Dorney House.

There are some restrictions that effectively condition the process for any subdivision of the Dorney House parcel found at clause 7.9 of the agreement. These do not appear to be in any way prohibitive of a subdivision process that would result in the transfer of the Dorney House parcel out of Council hands and into the hands of a third party once subdivided.

### Summary

I have provided detail of the title to the Porter Hill land on which the Dorney House is located. The restrictive covenants which relate to that title do not operate to prevent a subdivision which creates a lot surrounding the Dorney House because that area is free of the restrictive covenants which apply over the balance of the Porter Hill land title.

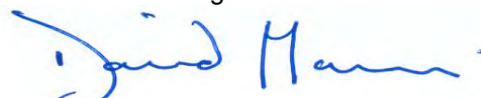
The HIPS does not prohibit a subdivision of the Porter Hill land title. However, a subdivision which creates a lot around the Dorney House and excises it from the balance of the Porter Hill land title is at risk of being unlikely to comply with the subdivision standards in the historical cultural heritage code of the HIPS.

Lastly, there is no term within the funding agreement between the Commonwealth and the Hobart City Council associated with the purchase of the Porter Hill land title which would prevent subdivision from occurring.

I trust the opinions that I have expressed respond to the request for instructions.

Please feel free to contact me should any clarification be required of the advice I have provided.

Yours faithfully  
Simmons Wolfhagen



**David Morris**

Partner | Local Government, Environment & Planning Law  
david.morris@simwolf.com.au

**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 EOI 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

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

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# The Dorney House

## Strategic Review

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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)
<b>Fixtures and Fittings</b>		
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)
<b>Exterior building elements</b>		
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
<b>Landscaping</b>		
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
<b>Structural Engineering Items</b>		
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
<b>Infrastructure Requirements</b>		
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
<b>Building Code of Australia</b>		
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"> <li>• That the building is categorised as a Class 1a structure;</li> <li>• That pending a use change the main residence is categorised as a 9b structure; and</li> <li>• 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.</li> </ul> <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>	
<b>Fire</b>		
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
<b>Heritage</b>		
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
<b>Social Values</b>		
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"> <li>• By Tasmania's architectural community for the Dorney residence, which contributes to an understanding of his work throughout the State;</li> <li>• 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</li> <li>• 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.</li> </ul> <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
<b>Governance and Management</b>		
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)
<b>Fixtures and Fittings</b>		
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
<b>Exterior building elements</b>		
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
<b>Landscaping (inclusive of provision of pathways through garden)</b>		
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
<b>BCA Compliance Issues</b>		
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
<b>Fire</b>		
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.	
<b>Ongoing Maintenance Requirements/Recurrent Costs</b>		
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
<b>Planning – Hobart Interim Planning Scheme 2015</b>		
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 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)
<b>Fixtures and Fittings</b>		
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
<b>Exterior building elements</b>		
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
<b>Landscaping (inclusive of pathways)</b>		
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.
<b>Structural Engineering Items</b>		
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>	
<b>Bunker Upgrade</b>		
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
<b>Infrastructure Requirements</b>		
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.	
<b>Ongoing Maintenance Requirements/Recurrent Costs</b>		
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
<b>Planning – Hobart Interim Planning Scheme 2015</b>		
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
<b>Heritage</b>		
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	<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
<b>Social Values</b>		
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
<b>Governance and Management</b>		
Governance	<p>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</p>	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)
<b>Subdivision Costs</b>		
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
<b>Planning – Hobart Interim Planning Scheme 2015</b>		
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><sup>1</sup></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

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<sup>1</sup> 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
<b>Heritage</b>		
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
<b>Social Values</b>		
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
<b>Government Funding</b>		
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.

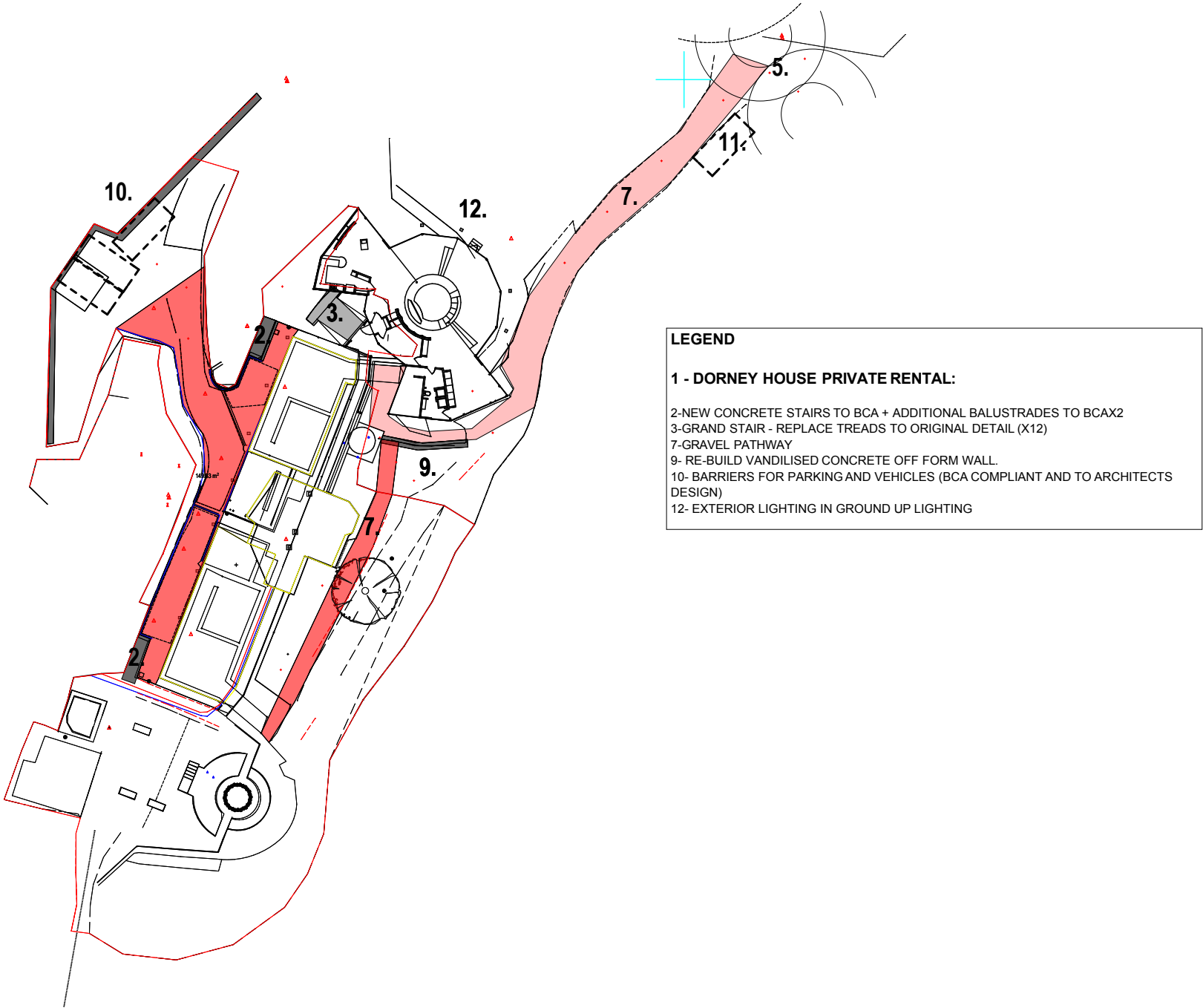
#### **4- Bunkers: Large Cracks in Concrete:**

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.



**LEGEND**

**1 - DORNEY HOUSE PRIVATE RENTAL:**

2-NEW CONCRETE STAIRS TO BCA + ADDITIONAL BALUSTRADES TO BCAX2  
3-GRAND STAIR - REPLACE TREADS TO ORIGINAL DETAIL (X12)  
7-GRAVEL PATHWAY  
9- RE-BUILD VANDILISED CONCRETE OFF FORM WALL.  
10- BARRIERS FOR PARKING AND VEHICLES (BCA COMPLIANT AND TO ARCHITECTS DESIGN)  
12- EXTERIOR LIGHTING IN GROUND UP LIGHTING



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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

<b>Job Name :</b>	<u>OPTION 1</u>	<b><u>Job Description</u></b>
<b>Client's Name:</b>	<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
		<b>100.00</b>		<b>281,780</b>		<b>281,780</b>
<b>Final Total : \$</b>						<b>281,780</b>

***Section 2***  
***Breakdown of Costs***

## Trade Breakup

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> <b>1 <u>Carpet</u></b>						
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
<b><u>Carpet</u></b>						<b>Total : 26,160.00</b>
<i>Trade :</i> <b>2 <u>Curtains</u></b>						
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
<b><u>Curtains</u></b>						<b>Total : 5,650.00</b>
<i>Trade :</i> <b>3 <u>Lighting</u></b>						
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
<b><u>Lighting</u></b>						<b>Total : 2,950.00</b>
<i>Trade :</i> <b>4 <u>Central Room Lights</u></b>						
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
<b><u>Central Room Lights</u></b>						<b>Total : 1,480.00</b>
<i>Trade :</i> <b>5 <u>Exterior Lighting</u></b>						
1	Allowance for preliminaries (20%)	1.00	Item	1,500.00		1,500.00

## Trade Breakup

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : <b>5 <u>Exterior Lighting</u></b> <span style="float: right;">(Continued)</span>						
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
<b><u>Exterior Lighting</u></b>						<b>Total : 11,100.00</b>
Trade : <b>6 <u>Timber Acoustic Baffles</u></b>						
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
<b><u>Timber Acoustic Baffles</u></b>						<b>Total : 7,100.00</b>
Trade : <b>7 <u>Central Flue</u></b>						
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
<b><u>Central Flue</u></b>						<b>Total : 2,960.00</b>
Trade : <b>8 <u>Woodheater</u></b>						
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>						<b>Total : 2,220.00</b>
Trade : <b>9 <u>Fireplace Tiling</u></b>						
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>						<b>Total : 450.00</b>
Trade : <b>10 <u>Heat Pump</u></b>						
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>						<b>Total : 23,420.00</b>
Trade : <b>11 <u>Stone Steps</u></b>						
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>						<b>Total : 3,550.00</b>
Trade : <b>12 <u>Bunker Stairs</u></b>						
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

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : <b>12 <u>Bunker Stairs</u></b> (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
<b><u>Bunker Stairs</u></b>						<b>Total : 24,100.00</b>
Trade : <b>13 <u>Main Stairs</u></b>						
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
<b><u>Main Stairs</u></b>						<b>Total : 7,440.00</b>
Trade : <b>14 <u>Pathway</u></b>						
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
<b><u>Pathway</u></b>						<b>Total : 22,320.00</b>
Trade : <b>15 <u>Concrete Wall</u></b>						
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

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Concrete Wall</u>						<b>Total : 6,330.00</b>
<i>Trade :</i> <b>16 <u>Parking</u></b>						
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>						<b>Total : 9,820.00</b>
<i>Trade :</i> <b>17 <u>Bunker Maintenance</u></b>						
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>						<b>Total : 13,300.00</b>
<i>Trade :</i> <b>18 <u>Glazing</u></b>						
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>						<b>Total : 33,300.00</b>
<i>Trade :</i> <b>19 <u>Drop-Off Zone</u></b>						
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

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Drop-Off Zone</u>						<b>Total : 10,350.00</b>
<i>Trade : 20 <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>						<b>Total : 45,540.00</b>
<i>Trade : 21 <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>						<b>Total : 22,240.00</b>

**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

<b>Job Name :</b>	<u>LOW COST OPTION</u>	<b><u>Job Description</u></b>
<b>Client's Name:</b>	<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
		<b>100.00</b>		<b>44,090</b>		<b>44,090</b>
<b>Final Total : \$</b>						<b>44,090</b>

***Section 2***  
***Breakdown of Costs***



## Trade Breakup

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> <b>1</b> <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>						<b>Total :</b> <b>2,960.00</b>
<i>Trade :</i> <b>2</b> <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>						<b>Total :</b> <b>450.00</b>
<i>Trade :</i> <b>3</b> <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>						<b>Total :</b> <b>23,420.00</b>
<i>Trade :</i> <b>4</b> <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

<b>Job Name :</b>	<u>LOW COST OPTION</u>	<b><u>Job Description</u></b>
<b>Client's Name:</b>	<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>						<b>Total : 7,440.00</b>
<i>Trade :</i> <b>5 <u>Parking</u></b>						
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>						<b>Total : 9,820.00</b>

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	
								\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
<b>PAINTING</b>																		
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
<b>SEPTIC TANK</b>																		
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
<b>HEAT PUMP</b>																		
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
<b>LANDSCAPING</b>																		
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
<b>MISCELLANEOUS REPAIRS</b>																		
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
<b>RUNNING COSTS</b>																		
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
<b>MANAGEMENT COSTS</b>																		
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.

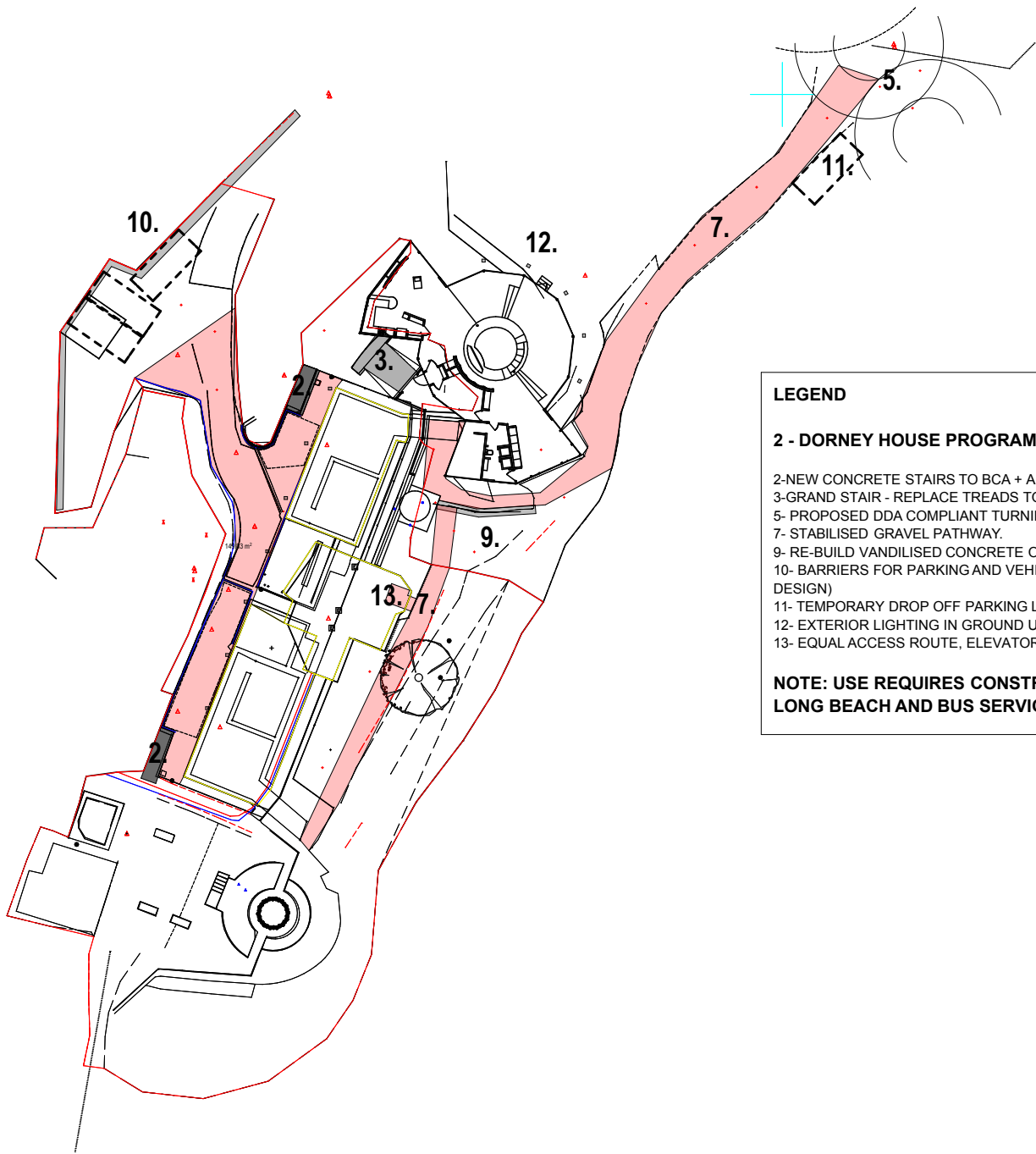
**Website: A visually luscious website including booking calendar, event synopsis, trails, heritage links (colonial, military, architectural, indigenous) and bus timetable is required refer to: [www.suomenlinna.fi](http://www.suomenlinna.fi).** As key exemplar.

**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.**



Room11 Architects

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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

<b>Job Name :</b>	<u>OPTION 2</u>	<b><u>Job Description</u></b>
<b>Client's Name:</b>	<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
		<b>100.00</b>		<b>525,460</b>		<b>525,460</b>

**Final Total : \$ 525,460**

***Section 2***  
***Breakdown of Costs***

## 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 : <b>1 <u>Carpet</u></b>						
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>						<b>Total : 26,160.00</b>
Trade : <b>2 <u>Curtains</u></b>						
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>						<b>Total : 5,650.00</b>
Trade : <b>3 <u>Lighting</u></b>						
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>						<b>Total : 2,950.00</b>
Trade : <b>4 <u>Central Room Lights</u></b>						
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>						<b>Total : 1,480.00</b>
Trade : <b>5 <u>Exterior Lighting</u></b>						
1	Allowance for preliminaries (20%)	1.00	Item	1,500.00		1,500.00

## Trade Breakup

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : <b>5</b> <u>Exterior Lighting</u> <span style="float: right;">(Continued)</span>						
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> <span style="float: right;">Total :</span>						<b>11,100.00</b>
Trade : <b>6</b> <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> <span style="float: right;">Total :</span>						<b>7,100.00</b>
Trade : <b>7</b> <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> <span style="float: right;">Total :</span>						<b>2,960.00</b>
Trade : <b>8</b> <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

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Woodheater</u>						<b>Total : 2,220.00</b>
<i>Trade :</i> <b>9</b> <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>						<b>Total : 450.00</b>
<i>Trade :</i> <b>10</b> <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>						<b>Total : 23,420.00</b>
<i>Trade :</i> <b>11</b> <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>						<b>Total : 3,550.00</b>
<i>Trade :</i> <b>12</b> <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

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : <b>12 <u>Bunker Stairs</u></b> (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
<b><u>Bunker Stairs</u></b>						<b>Total : 24,100.00</b>
Trade : <b>13 <u>Main Stairs</u></b>						
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
<b><u>Main Stairs</u></b>						<b>Total : 7,440.00</b>
Trade : <b>14 <u>Pathway</u></b>						
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
<b><u>Pathway</u></b>						<b>Total : 22,320.00</b>
Trade : <b>15 <u>Concrete Wall</u></b>						
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 2Job DescriptionClient's Name: Room 11

Option 2

Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Concrete Wall</u>						<b>Total : 6,330.00</b>
Trade : <b>16 <u>Parking</u></b>						
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>						<b>Total : 9,820.00</b>
Trade : <b>17 <u>Bunker Maintenance</u></b>						
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>						<b>Total : 13,300.00</b>
Trade : <b>18 <u>Glazing</u></b>						
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>						<b>Total : 33,300.00</b>
Trade : <b>19 <u>Drop-Off Zone</u></b>						
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

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Drop-Off Zone</u>						<b>Total : 10,350.00</b>
<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>						<b>Total : 33,430.00</b>
<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>						<b>Total : 22,400.00</b>
<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>						<b>Total : 5,600.00</b>
<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

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : <b>23 <u>Furniture/Homewares</u></b> <span style="float: right;">(Continued)</span>						
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
<b><u>Furniture/Homewares</u></b>						<b>Total : 45,540.00</b>
Trade : <b>24 <u>Access</u></b>						
1	Allowance for preliminaries (12%)	1.00	Item	15,852.00		15,852.00
	<b><u>Demolition/Alterations</u></b>					
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
	<b><u>Lift Works</u></b>					
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
	<b><u>Roof/Walls/Doors</u></b>					
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
	<b><u>Finishes/Linings</u></b>					
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
	<b><u>Sanitary Fixtures</u></b>					

## 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 : <b>24 Access</b> <span style="float: right;">(Continued)</span>						
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>				<b>Total :</b>	<b>182,250.00</b>
Trade : <b>25 Septic Tank</b>						
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>				<b>Total :</b>	<b>22,240.00</b>

**Dorney House Feasibility Study**  
**Driveway Re-Sealing**

**Prepared for: Room 11**  
**February 2016**

***Section 1***  
***Summary of Costs***

## Project Summary

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

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

***Section 2***  
***Breakdown of Costs***

## Trade Breakup

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> <b>1</b> <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>						<b>Total :</b> <b>94,250.00</b>



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		
								\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
<b>PAINTING</b>																			
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
<b>SEPTIC TANK</b>																			
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
<b>HEAT PUMP</b>																			
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
<b>LANDSCAPING</b>																			
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
<b>MISCELLANEOUS REPAIRS</b>																			
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
<b>RUNNING COSTS</b>																			
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
<b>MANAGEMENT COSTS</b>																			
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
<b>Annual Works Expenditure</b>																			
<b>TOTALS</b>				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
<b>Annual Budget Cost</b>																			
								\$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:

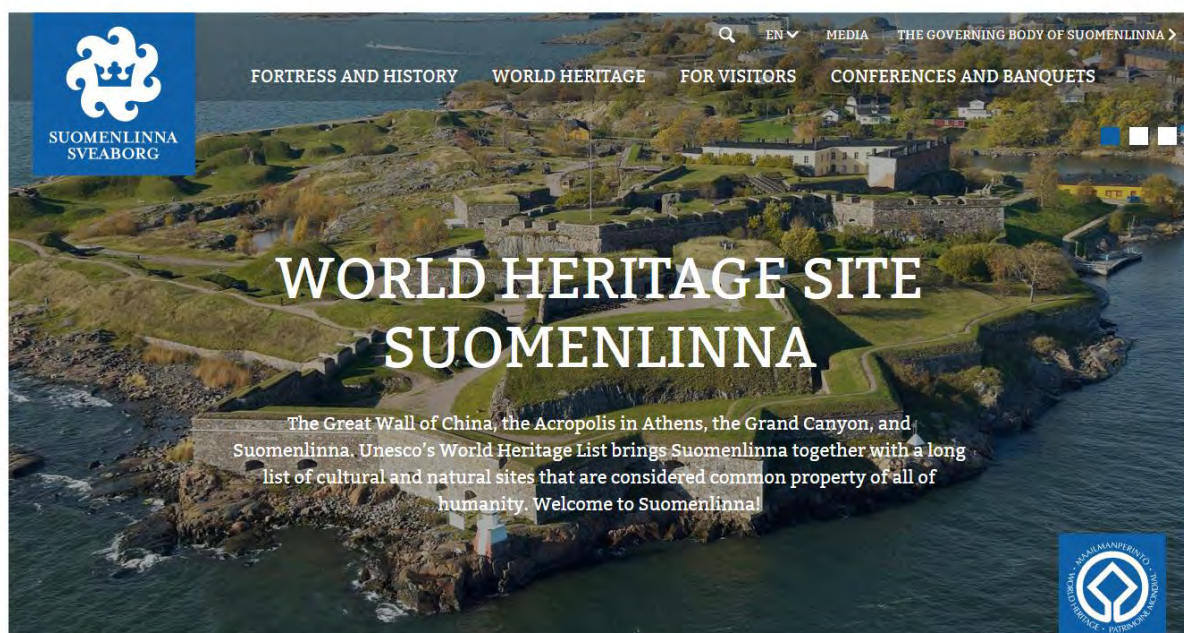
This appendix is in three parts;

- 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](http://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.

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### 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.

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### 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

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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](#)



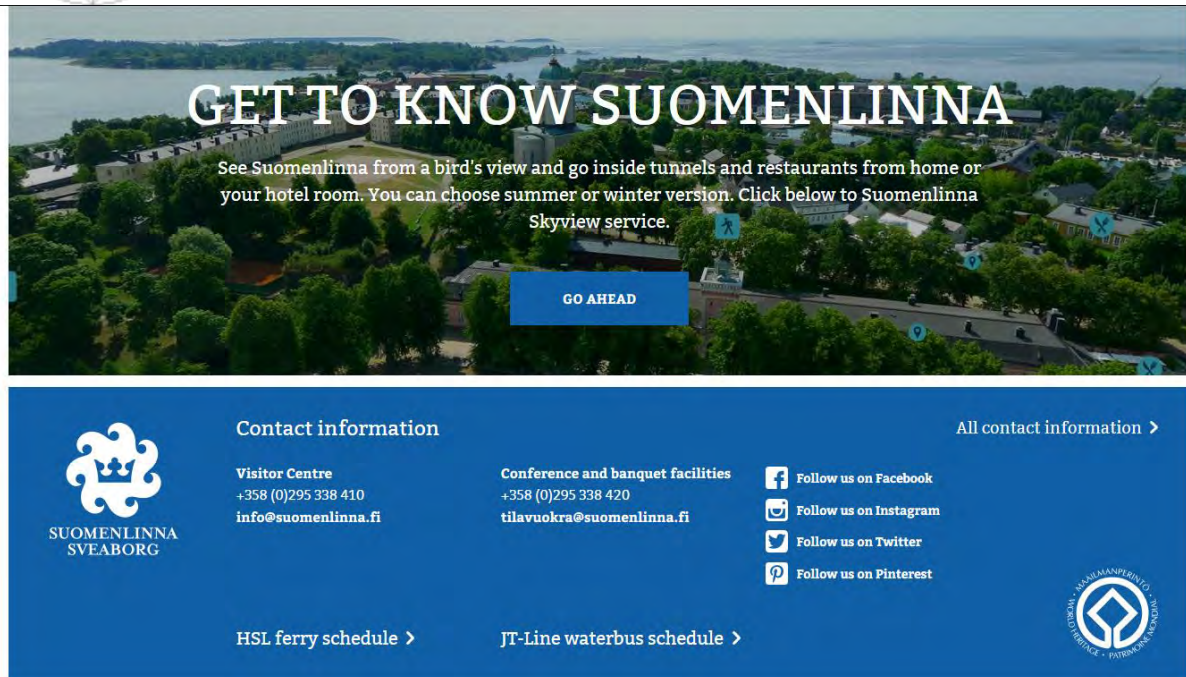
### Beautiful all year around

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](#)







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.

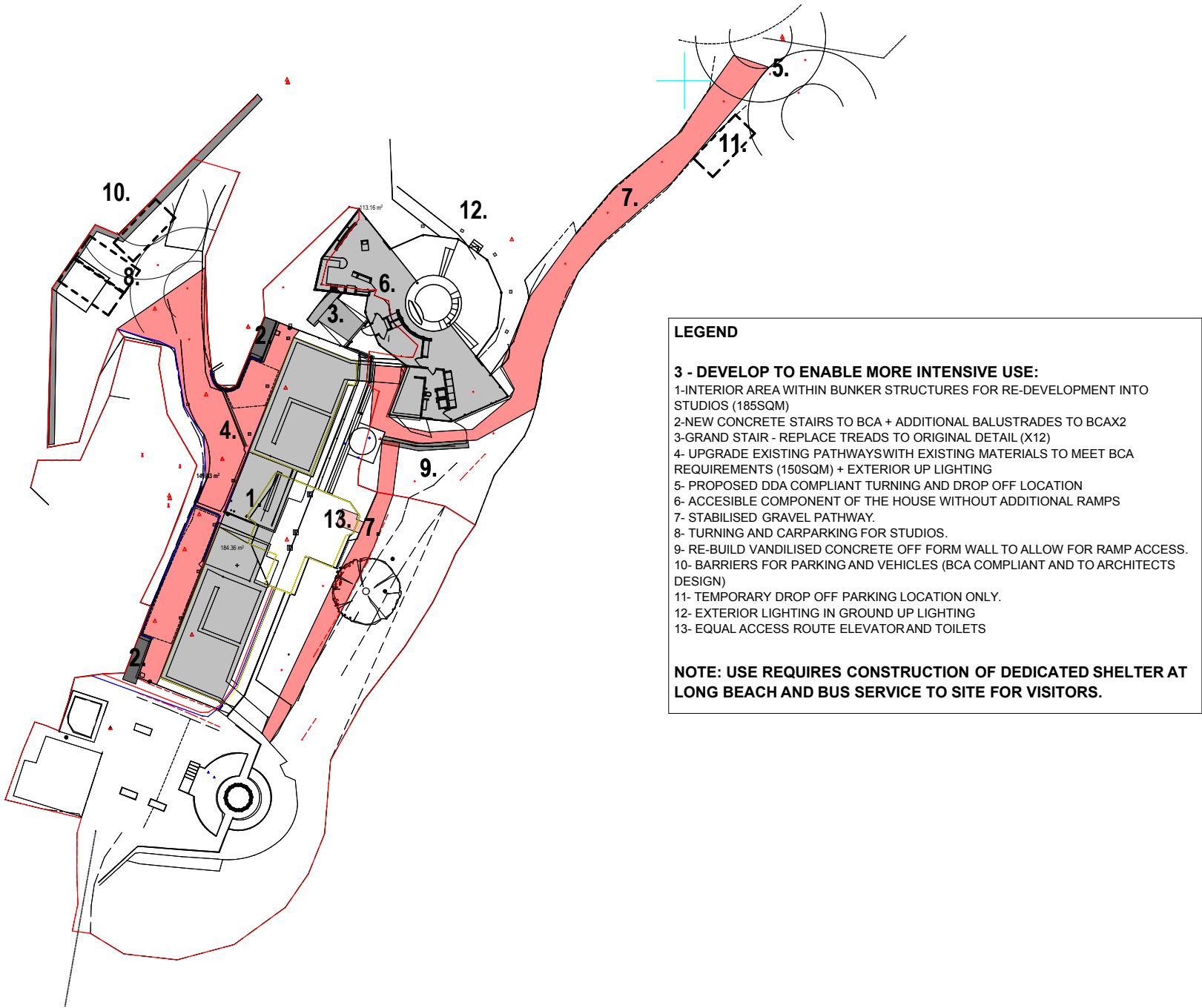
## 2- Architectural scope, discussion and explanation of key interventions:



- 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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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

<b>Job Name :</b>	<u>OPTION 3</u>	<b><u>Job Description</u></b>
<b>Client's Name:</b>	<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
		<b>100.00</b>		<b>1,380,160</b>		<b>1,380,160</b>

**Final Total : \$ 1,380,160**

***Section 2***  
***Breakdown of Costs***

## Trade Breakup

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> <b>1 <u>Carpet</u></b>						
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>						<b>Total : 26,160.00</b>
<i>Trade :</i> <b>2 <u>Curtains</u></b>						
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>						<b>Total : 5,650.00</b>
<i>Trade :</i> <b>3 <u>Lighting</u></b>						
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>						<b>Total : 2,950.00</b>
<i>Trade :</i> <b>4 <u>Central Room Lights</u></b>						
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>						<b>Total : 1,480.00</b>
<i>Trade :</i> <b>5 <u>Exterior Lighting</u></b>						
1	Allowance for preliminaries (20%)	1.00	Item	1,500.00		1,500.00

## Trade Breakup

Job Name : OPTION 3Job DescriptionClient's Name: Room 11Option 3  
Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : <b>5 <u>Exterior Lighting</u></b> <span style="float: right;">(Continued)</span>						
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
<b><u>Exterior Lighting</u></b>						<b>Total : 11,100.00</b>
Trade : <b>6 <u>Timber Acoustic Baffles</u></b>						
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
<b><u>Timber Acoustic Baffles</u></b>						<b>Total : 7,100.00</b>
Trade : <b>7 <u>Central Flue</u></b>						
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
<b><u>Central Flue</u></b>						<b>Total : 2,960.00</b>
Trade : <b>8 <u>Woodheater</u></b>						
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 3Job DescriptionClient's Name: Room 11

Option 3

Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Woodheater</u>						<b>Total : 2,220.00</b>
Trade : <b>9 <u>Fireplace Tiling</u></b>						
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>						<b>Total : 450.00</b>
Trade : <b>10 <u>Heat Pump</u></b>						
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>						<b>Total : 23,420.00</b>
Trade : <b>11 <u>Stone Steps</u></b>						
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>						<b>Total : 3,550.00</b>
Trade : <b>12 <u>Bunker Stairs</u></b>						
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

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : <b>12</b> <u><b>Bunker Stairs</b></u> <span style="float: right;">(Continued)</span>						
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><b>Bunker Stairs</b></u> <span style="float: right;"><b>Total :</b></span>						<b>24,100.00</b>
Trade : <b>13</b> <u><b>Main Stairs</b></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><b>Main Stairs</b></u> <span style="float: right;"><b>Total :</b></span>						<b>7,440.00</b>
Trade : <b>14</b> <u><b>Pathway</b></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><b>Pathway</b></u> <span style="float: right;"><b>Total :</b></span>						<b>22,320.00</b>
Trade : <b>15</b> <u><b>Concrete Wall</b></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 3Job DescriptionClient's Name: Room 11

Option 3

Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Concrete Wall</u>						<b>Total : 6,330.00</b>
Trade : <b>16 <u>Parking</u></b>						
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>						<b>Total : 9,820.00</b>
Trade : <b>17 <u>Glazing</u></b>						
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>						<b>Total : 33,300.00</b>
Trade : <b>18 <u>Drop-Off Zone</u></b>						
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>						<b>Total : 10,350.00</b>
Trade : <b>19 <u>Turning/Drop-Off</u></b>						
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

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Turning/Drop-Off</u>						<b>Total : 33,430.00</b>
<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>						<b>Total : 896,000.00</b>
<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>						<b>Total : 45,540.00</b>
<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

<b>Job Name :</b>	<u>OPTION 3</u>	<b><u>Job Description</u></b>
<b>Client's Name:</b>	<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>
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

<b>Job Name :</b>	<u>OPTION 3</u>	<b><u>Job Description</u></b>
<b>Client's Name:</b>	<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>					<b>Total :</b>	<b>182,250.00</b>
<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>					<b>Total :</b>	<b>22,240.00</b>

**Dorney House Feasibility Study**  
**Driveway Re-Sealing**

**Prepared for: Room 11**  
**February 2016**

Matrix Management Group

***Section 1***  
***Summary of Costs***

## Project Summary

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

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

***Section 2***  
***Breakdown of Costs***

## Trade Breakup

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

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> <b>1</b> <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>						<b>Total :</b> <b>94,250.00</b>



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		
								\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
<u>PAINTING</u>																			
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
<u>SEPTIC TANK</u>																			
9	Allowance for bi-annual septic tank pump out	1	Item	350.00	350.00	367.72	2	2		367.72				405.89		426.44		448.03	2,034.42
<u>HEAT PUMP</u>																			
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
<u>LANDSCAPING</u>																			
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
<u>MISCELLANEOUS REPAIRS</u>																			
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
<u>RUNNING COSTS</u>																			
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
<u>MANAGEMENT COSTS</u>																			
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
<b>Annual Works Expenditure</b>																			
<b>TOTALS</b>				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
<b>Annual Budget Cost</b>																			
									\$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

<b>Job Name :</b>	<u>FIRE MANAGEMENT</u>	<b><u>Job Description</u></b>
<b>Client's Name:</b>	<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
		<b>100.00</b>		<b>124,680</b>		<b>124,680</b>
<b>Final Total : \$</b>						<b>124,680</b>



***Section 2***  
***Breakdown of Costs***

## Trade Breakup

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

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

**Emma Riley & Associates** ABN 67 141 991 004

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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
<b>OPTION 1</b>  <b>RENT</b>  (as private residence)	<b>\$406K (renovated)</b>  <b>Or</b>  <b>\$168K (lowest possible cost)</b>	<b>\$22K / yr</b>	✓  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.	
<b>OPTION 2</b>  <b>PUBLIC USE</b>  Mixed cultural – commercial activity delivered by <b>Dorney House Program</b>	<b>\$744K</b>	<b>\$90K /yr</b>	✓  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.	
<b>OPTION 3</b>  <b>PUBLIC USE</b>  <b>RE-DEVELOP BUNKERS</b>  to expand <b>Dorney House Program</b>	<b>\$1.6M</b>	<b>\$100K /yr</b>	✓  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.	
<b>OPTION 4</b>  <b>SELL HOUSE</b>	\$40k (for sale costs )	<b>\$ 0K /yr</b>	✓  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)  
12/5/2016**

**7. COASTAL WIRELESS STATION, QUEENS DOMAIN – LEASE RENEWAL  
AND LAND OWNER CONSENT REQUEST – FILE REF: 10-56-1**

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12x's

Report of the Director Parks and City Amenity and the Group Manager Open Space of 27 April 2016 and attachments.

DELEGATION: Council

*This matter will also be considered at the Finance Committee meeting 17 May 2016.*

**TO** : Parks and Recreation Committee  
Finance Committee

**FROM** : Director Parks and City Amenity  
Group Manager Open Space

**DATE** : 27 April, 2016

**SUBJECT** : **COASTAL WIRELESS STATION, QUEENS DOMAIN -  
LEASE RENEWAL & LAND OWNER CONSENT REQUEST**

**FILE** : 10-56-1 CS:CS (document2)

## 1. INTRODUCTION

1.1. The purpose of this report is to:

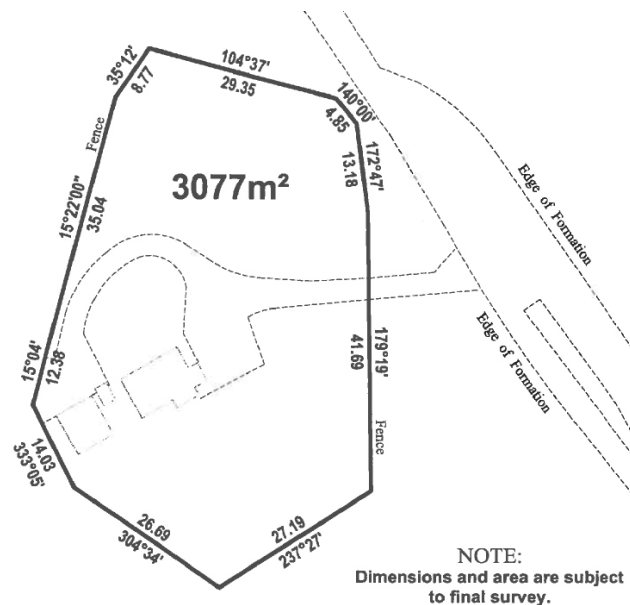
- 1.1.1. Seek approval for the Tasmanian Small Craft Marine Radio Group (TSMRG) to lease the Coastal Wireless Station on the Queens Domain.
- 1.1.2. Seek land owner consent for the TSMRG to lodge a development application for the upgrade of the storage shed within the lease area.

## 2. BACKGROUND

- 2.1. The Coastal Wireless Station has a long history of maritime communications. The heritage building was constructed as the radio base for Mawson's 1912 expedition to Antarctica. Radio communications and associated uses have occurred on the site through post war years to the present day.



**Photo 1.** Coastal Wireless Station, Queens Domain.



Lease Area

- 2.2. The site has been leased for this purpose for nearly 25 years. The TSMRG has been a co-lessee of the Coastal Wireless Station site with the Radio and Electronics Association of Southern Tasmania (REAST) since 2004. However, the predecessor to REAST (Wireless Institute of Australia) occupied the site from the early 1990's. Both organisations are non-profit organisations operated by volunteers.
- 2.3. The continuation of the radio communications use through the operations of TSMRG and REAST is consistent with the sites history, values and facilitates the long-term maintenance of the historic building. TSMRG volunteers also provide passive surveillance of this area of the Queens Domain.
- 2.4. The organisations have determined to change the lead lessee. The TSMRG are the applicant for the new lease, with the intention that REAST will continue to occupy the site through an agreement with TSMRG.
- 2.5. TSMRG was formed in 1975 to establish an economical means of communication between pleasure craft and a shore station. The purpose of the organisation is to enhance the safety of life and property at sea.
- 2.6. TSMRG operate a number of bases around the state with the assistance of approximately 40 volunteers. The organisation has strong partnerships with Marine and Safety Tasmania (MAST), Telstra and Tas Networks.
- 2.7. Further information about the history and operations of the TSMRG is provided in **Attachment A**.



- 2.8. TSMRG approached the City in 2015 with a proposal to upgrade the storage shed within the Coastal Wireless Station site, to provide an improved radio room facility for their volunteer operators.



**Photo 2.** Approximate footprint of proposed shed extension.

- 2.9. TSMRG is seeking security of tenure (in excess of 5 years), appropriate to their proposed investment in upgrading the storage shed. Their proposal is outlined in more detail below.
- 2.10. TSMRG's lease request is consistent with the Council's *Leases to Non-profit Organisations Policy*. An assessment of the TSMRG's eligibility against the criteria in the policy is provided as **Attachment B**.

### ***Proposed Storage Shed Extension***

- 2.11. The space currently used by the TSMRG's volunteer radio operators is located in a corner of the entrance to the heritage building, is very cramped (approximately 6m<sup>2</sup>) and has no natural light.



**Photo 3.** Current TSMRG operating room.

- 2.12. The proposed new facilities will provide volunteers with a more spacious, safe and comfortable facility with windows and basic amenities.
- 2.13. The TSMRG has considered alternative locations for their operations. The current location has the highest viability in relation to location (direct line of sight to the Mt Nelson base station for radio operations), ease of access and cost.
- 2.14. TSMRG has been liaising closely with City Officers on their proposal to upgrade the storage shed. The proposal includes:
  - 2.14.1. Extending the existing storage shed by an additional 17m<sup>2</sup> to house a new radio room for TSMRG volunteers.
  - 2.14.2. Upgrading the interior of the existing storage shed to accommodate storage, a toilet, and a space that can be used for meetings and as a small museum.
  - 2.14.3. Opening the site to the public on a regular basis, to view the items in the museum and to learn about the history of the Coastal Wireless Station and the operations of TSMRG and REAST.
  - 2.14.4. Removing the small garden shed between the heritage building and the larger storage shed to accommodate the new extension.
  - 2.14.5. Screening the existing concrete water tank to improve the visual amenity of the shed.
- 2.15. TSMRG estimate that the proposed works will cost in the order of \$150,000, and will be funded via contributions from Marine and Safety Tasmania, community grant programs as well as membership fees.
- 2.16. The new facility will become a City asset upon completion.

### **3. PROPOSAL**

- 3.1. It is proposed that:
  - 3.1.1. The Council approve the TSMRG application to lease the Coastal Wireless Station site on the Queens Domain for a period of 10 + 10 years, at a nominal rental of \$50 per annum.
  - 3.1.2. Land owner consent be granted to the TSMRG to proceed with lodging a development application for the proposed upgrade of the storage shed.

## **4. IMPLEMENTATION**

- 4.1. If endorsed by the Council, the following process will be implemented:
  - 4.1.1. A Public Land Disposal process will be initiated consistent with Section 178 of the *Local Government Act 1995*.
  - 4.1.2. Following the outcome of the Public Land Disposal process, the TSMRG are to further liaise with City Officers to determine requirements and conditions to be incorporated into the final lease.
  - 4.1.3. The TSMRG will lodge a development application for the proposed storage shed upgrade, with the City's landlord consent, following successful completion of the above tasks.

## **5. STRATEGIC PLANNING IMPLICATIONS**

- 5.1. The proposal aligns with the Council's strategic plan, including:
  - 5.1.1. Facilitate and support local community groups to enhance community programs and reduce social isolation.
  - 5.1.2. Support effective utilisation of city facilities, infrastructure and open spaces.
- 5.2. The proposal is also consistent with the recommendations in the *Queens Domain Master Plan 2013*, which includes recommendations to further activate and increase passive surveillance on the Queens Domain summit.

## **6. COMMERCIAL OPPORTUNITIES**

- 6.1. The non-profit community safety service provided by TSMRG is considered to be appropriate to the public asset status of the lease area.

## **7. FINANCIAL IMPLICATIONS**

- 7.1. Funding Source(s)
  - 7.1.1. N/A
- 7.2. Impact on Current Year Operating Result
  - 7.2.1. The proposal will not impact the current year operating budget.
- 7.3. Impact on Future Years' Financial Result
  - 7.3.1. TSMRG will be responsible for maintenance of the extended shed.

#### 7.4. Asset Related Implications

- 7.4.1. The lease agreement will require the lessee to maintain the assets located within the lease area. Monitoring will be undertaken to ensure that the lease obligations are adhered to.

### 8. RISK MANAGEMENT IMPLICATIONS

- 8.1. The lease agreement will require TSMRG to continue to hold public liability insurance for the term of the lease.
- 8.2. The TSMRG and REAST will continue to be required to adhere to the City's bushfire emergency procedures whereby volunteers will not occupy the site above a specified fire danger index threshold. This procedure is complemented by the City's bushfire hazard management of the summit area of the Domain which includes hazard reduction burning and slashing of the surrounding area.

### 9. LEGAL IMPLICATIONS

- 9.1. The proposed lease term being greater than five years will require a public land disposal process to be undertaken (e.g. public advertising and opportunity for objections) under Section 178 of the *Local Government Act 1993*. Any lease of public land in excess of 5 years triggers this section of the Act.
- 9.2. The proposed extension to the storage shed requires a development application to be lodged under the *City of Hobart Interim Planning Scheme 2015*.

### 10. ENVIRONMENTAL IMPLICATIONS INCLUDING CLIMATE CHANGE AND SUSTAINABILITY

- 10.1. The proposed extension will not alter the bushfire hazard management operations currently undertaken by the City adjoining the lease area.
- 10.2. The proposed extension to the storage shed will result in a small increase in the building footprint (approximately 17m<sup>2</sup>), into an area that is already cleared and managed as mown grass (see Photo 2).
- 10.3. The maximum size and location of the proposed extension has been directed by City Officers, with particular consideration given to maintaining the cultural heritage values of the adjacent heritage building (e.g. curtilage, size, form, fenestration).

## **11. SOCIAL IMPLICATIONS**

- 11.1. TSMRG and REAST occupation of the Coastal Wireless Station contributes to the activation and passive surveillance of the Queens Domain summit.
- 11.2. The development proposed by the TSMRG includes the establishment of a small maritime radio museum with regular public open days. The museum will cover the history of communications from the site, from the 1912 Mawson expedition through the post war years to the present day.

## **12. DELEGATION**

- 12.1. Council

## **13. CONSULTATION**

- 13.1. The TSMRG have been liaising closely with City officers, including Planning Policy and Heritage, Development Appraisal, Infrastructure Planning and the Bushland and Reserves Units.

## **14. CONCLUSION**

### ***Lease Renewal***

- 14.1. Tasmanian Smallcraft Marine Radio Group (TSMRG) is seeking a new lease to occupy the Coastal Wireless Station on the Queens Domain for a term of 10 years together with an option for a lease of a further term of 10 years.
- 14.2. The TSMRG is a volunteer based organisation, have been a co-lessee of the Coastal Wireless Station site with REAST since 2004 and provide an indispensable safety service to the recreational boating community.
- 14.3. The continuation of a radio communications use is consistent with the sites history, values, and facilitates the long-term maintenance of the historic building and activation of the Queens Domain summit.
- 14.4. TSMRG's lease request is consistent with the Council Policy *Leases to Non-profit Organisations Policy*.
- 14.5. The proposed lease term of 10 years, together with an option for a lease of a further term of 10 years, will require the City to undertake a Public Land Disposal process, as required in Section 178 of the *Local Government Act 1993*.

***Proposed Shed Extension***

- 14.6. TSMRG also seeks land owner consent to lodge a development application to extend and upgrade the storage shed on the site.
- 14.7. The space currently used by the TSMRG's volunteer radio operators is located in a corner of the heritage building, is very cramped (approximately 6m<sup>2</sup>) and has no natural light.
- 14.8. TSMRG has accommodated City Officer advice in its proposal. They estimate that the proposed works will cost in the order of \$150,000, and will be funded via contributions from Marine and Safety Tasmania, community grant programs as well as their own reserves.
- 14.9. The new facility will become a City asset on completion.

## 15. RECOMMENDATION

*That:*

- 15.1. The report CS:cs (document2) be received and noted.*
- 15.2. The Council approve a new a lease for 10 years, together with an option for a lease of a further term of 10 years, with Tasmanian Small Craft Marine Radio Group for the Domain Wireless Station, Queens Domain, at a nominal rental of \$50 per annum.*
- 15.3. A Public Land Disposal process be initiated for the proposed lease term, in accordance with Section 178 of the Local Government Act 1993.*
- 15.4. The General Manager be authorised to finalise negotiations for the lease agreement, which will include a requirement for the lessee to meet the cost of all outgoings, including electricity and water costs, as well as maintenance and upkeep of facilities.*
- 15.5. Landowner consent be provided for the Tasmanian Small Craft Marine Radio Group to lodge a development application for the extension of the storage shed, pending successful completion of the Public Land Disposal 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.*



(Rob Mather)  
**GROUP MANAGER OPEN SPACE**



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

**Attachment A**      TSMRG information and history

**Attachment B**      Assessment against criteria in the *Leases to Non-profit Organisations Policy*.

## **HISTORY AND PURPOSE**

The **Tasmanian Smallcraft Marine Radio Group** (TSMRG) was formed by Barry McCann and the late Les Collis in 1975 to establish an economical means of communication between pleasure craft and a shore station.

**Our sole purpose then, as now, is simply to enhance the safety of life and property at sea.**

**Margate Base** (our first operating name) came on the air in July 1976 and in 1985 became **Tasmar Radio**. Following the closure of Hobart Radio in 1993 we were granted sole use of Hobart Radio's old High Frequency receiving station on Bruny Island. This station, arguably the best in Australia, was completely re-equipped as a transceiving station and now forms a vital part in the nationwide long range Coast Radio Network, our cover extending to New Zealand and the Pacific Islands.

In 2002 Tasmar Radio was asked to form the basis of **Coast Radio Hobart** as part of the new nine station network of HF maritime radio stations around Australia. In conjunction with MAST, with whom we work very closely, a number of VHF base stations were established around Tasmania. As we now covered the whole state, it was felt that a name change was needed to more aptly describe our network. **Tas Maritime Radio (TMR)** was chosen.

Our primary source of income is from member's annual service fees, currently \$35 per year. This pays all our day to day expenses such as phone, power, insurance etc and maintenance of our equipment. Provision is also made for the continual upgrading of our service and assets. Whilst we only have a membership of 1,200, we still provide a service to all boat owners, private and commercial. We rely wholly on volunteer operators, technicians, electricians, riggers, computer programmers, and many others to provide the service. The dedication and enthusiasm of our volunteers is nothing short of astounding. This dedication has resulted in **Tas Maritime Radio** offering the most comprehensive safety service through the most sophisticated maritime radio network in Australia. Over the years many lives have been saved because potentially tragic situations have been dealt with. We established Australia's first fully automated VHF marine weather service, with forecasts for south east Tasmania being broadcast every half hour 24/7.

As part of their community involvement, **Tas Maritime Radio** enjoys a corporate partnership with **TasNetworks** and **Telstra**, both of whom support this voluntary safety service. TasNetworks provide equipment, facilities and links to four of our remote base stations, while Telstra provide equipment and the services of three riggers for a day, twice annually, for tower work. We have benefited greatly by this community spirited support which I believe is unique.

In this, our fortieth year of service, we hope to further improve the lot of our volunteer operators by providing them with an efficient radio/operations room at the Domain site, with the luxury of more space, natural daylight and more comfortable surroundings.

We are proud of our history and plan to establish a maritime radio museum, with regular open days for the public (more than 250 people came to the last one) covering the history of communications from this site with the 1912 Mawson expeditions, through the post war years to the present day.

On behalf of Tasmanian mariners and the public generally, I look forward to the enthusiastic co-operation and support of the Hobart City Council in making this exiting new chapter in our history become a reality.

Barry McCann OAM  
Managing Director  
TSMRG Pty Ltd (a not for profit company)  
Operators of **Tas Maritime Radio**

Please see the attached photos and VHF coverage map.



## Attachment B

Address of area to be leased.	Part of the Queens Domain Reserve – see attached map.
Use of leased area.	Tasmanian Maritime Radio operations – safety communications with recreational boaters and associated uses.
Lessee.	Tasmanian Maritime Radio Pty Ltd (TSMRG).
Leased since.	Property has been leased by the Wireless Institute of Australia since the 1990's (predecessor to REAST). TSMRG have been a co-lessee since 2004.
Commercial valuation.	Yes. The market rental value of the property is estimated to \$10,500 per annum plus GST.
Building Asset Assessment.	Yes
Proposed lease term.	10 years + 10 years. This will require a Public Land Disposal process to be undertaken, consistent with section 178 of the <i>Local Government Act 1995</i> .
Proposed rental charge.	\$50.00 per annum in line with the NFPO Policy.

The following addresses the assessment criteria in the Leases to Non-profit Organisations (NFPO) Policy

Criteria	Assessment
<b>3.5. Eligibility - NFPO Definition</b>	
<i>A NFPO is defined in the Policy as "an organisation that does not distribute its surplus funds to owners or shareholders".</i>	TSMRG and REAST are volunteer organisations, funded through grants, partnerships and member fees providing an essential safety service to maritime users in Tasmanian waters. They are not commercial entities generating a profit.
<b>3.6. Assessment for Granting a Lease and Providing Subsidised Rental.</b>	
<i>(i) Use, or proposed use of the property.</i>	Marine safety communications and associated uses. The site will also be open to the public on a regular basis, for the community to view historical information.
<i>(ii) Alignment with the Councils Strategic Plan and other relevant Council strategic documents.</i>	The proposed lease renewal aligns with the Queens Domain Master Plan and Councils Strategic Plan 2015-2025, including: <ul style="list-style-type: none"> <li>- 4.1.4. Facilitate and support local community groups to enhance community programs and reduce social isolation.</li> <li>- 4.2.2. Support effective utilisation of city facilities, infrastructure and open spaces.</li> </ul>
<i>(iii) Level of community benefit – proposed or provided.</i>	TSMRG provide an indispensable safety service to the recreational boating community. The site will also be open to the public on a regular basis for open days / museum viewings.  TSMRG and REAST activities activate and provide passive surveillance of the summit area of the Queens Domain.

<i>(iv) Value of land and buildings.</i>	The lease area has been valued at \$10,500 per annum plus GST.
<i>(v) Potential for alternative use.</i>	There are no known alternative applications for the use of the site. Continued use of the site by TSMRG and REASRT is consistent with the sites history, values, and facilitates the long-term maintenance of the historic building and activation of the Queens Domain summit.
<i>(vi) Viability and capability of the organisations.</i>	TSMRG and REAST have been good tenants, and have strong working relationships with Council officers.
<i>(vii) Capacity to pay.</i>	TSMRG / REAST have demonstrated a capacity to cover rental fees and basic maintenance costs over many years.
<i>(viii) Capacity to invest in an maintain the asset, or degree of capital investment undertaken.</i>	TSMRG have strong partnerships with MAST, Telstra and Tas Networks, who provide both financial and in-kind support. They are also well-placed to receive community grants. Their modest membership fees cover day-to-day operations.
<i>(ix) Type of facility.</i>	Community Use
<i>(x) Capacity to invest in the community, or level of community investment provided, through disbursement of surplus funds to local community groups, organisations or activities.</i>	TSMRG provide an indispensable safety service to the recreational boating community. The service provided by volunteers would otherwise need to be provided via a government program.
<i>(xi) Length of tenure sought.</i>	10 + 10 years.
<i>(xii) Level of compliance with existing lease terms and conditions.</i>	REAST / TSMRG have demonstrated compliance with the conditions of previous leases.

**PARKS AND RECREATION COMMITTEE AGENDA  
(OPEN PORTION OF THE MEETING)  
12/5/2016**

**8. QUEENS DOMAIN – JOGGERS LOOP CONCEPT PLAN – APPROVAL –  
FILE REF: 15/107-3**

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50x's

Report of the Director Parks and City Amenity and the Group Manager Open Space of  
28 April 2016 and attachments.

DELEGATION: Council

**TO** : Parks and Recreation Committee

**FROM** : Director Parks and City Amenity  
Group Manager Open Space

**DATE** : 28 April, 2016

**SUBJECT** : **QUEENS DOMAIN - JOGGERS LOOP CONCEPT PLAN -  
APPROVAL**

**FILE** : 15/107-3 CS:CS (document2)

## **1. INTRODUCTION**

- 1.1. The purpose of this report is to seek final approval of the final Queens Domain Joggers Loop Concept Plan to enable implementation to the plan to be progressed.

## **2. BACKGROUND**

- 2.1. At its meeting of 25 January 2016, the Council endorsed the release of the draft Queens Domain Joggers Loop Concept Plan for public exhibition:
  - 2.1.1. *The draft Queens Domain Joggers Loop Concept Plan marked as Attachment A to item 10 of the Open Parks and Recreation Committee agenda of 14 January 2016, involving the development of the shared-use “Joggers Loop” shown on the plan as loop 4, be endorsed to enable community engagement to be undertaken during February/March 2016.*
  - 2.1.2. *A further report be provided detailing the outcomes of the engagement process.*
  - 2.1.3. *A report be prepared on the possible review of the Soldiers Memorial Avenue Management Plan.*
- 2.2. The concept plan was prepared by consultants Inspiring Place and responds to community advocacy for further development of the Joggers Loop track.
- 2.3. The plan was prepared with the input of stakeholders, including representatives from athletics, health and wellbeing, cycling organisations and advocacy groups, as well as competitive and recreational runners.



2.4. The main features of the concept plan include:

- 2.4.1. Conversion of half the bitumen surface (~2-3m) to a fine bark 'soft fall' as a dedicated running surface, with the remaining width available for shared use (i.e. walking, cycling, dog walking).
  - 2.4.2. Closure of the road to the Tasman Lookout, and inclusion of this section of road into the Joggers Loop.
  - 2.4.3. Traffic calming to improve the safety of track users when crossing the road to the summit.
  - 2.4.4. Redevelopment of the car park and provision of track head facilities off Upper Domain Road (below the twin water tanks).
  - 2.4.5. A new bitumen walkway adjacent to Upper Domain Road to connect the two ends of the former road.
  - 2.4.6. Signage to improve track user experience, including distance markers.
  - 2.4.7. Undertaking a process to rename the track to better acknowledge its shared use.
  - 2.4.8. Scope to consider lighting in the future.
- 2.5. The concept plan was on public exhibition during February and March 2016. A summary of the comments received are presented in Section 14.

- 2.6. Further development of the Joggers Loop was included in the package of works identified in the Queens Domain Implementation Plan (10 year works program), approved by the Council at its meeting of 25 January 2016.
- 2.7. The final Queens Domain Joggers Loop Concept Plan 2016 is provided as **Attachment A**.
- 2.8. A separate report in response to the Council's request to review the Soldiers Memorial Avenue Management Plan is attached to the agenda.

### **3. PROPOSAL**

- 3.1. It is proposed that the Queens Domain Joggers Loop Concept Plan 2016 be approved by the Council and Stage 1 works proceed in 2016/17.
- 3.2. Nominations be sought from the community for the renaming of the Joggers Loop.

### **4. IMPLEMENTATION**

- 4.1. Subject to approval, the concept plan will be used by the City to guide the future development of the Joggers Loop and associated infrastructure.
- 4.2. Implementation of the concept plan will be in accordance with approved Queens Domain Master Plan 2013-2033 Implementation Schedule (and the 10 year work program) presented to the Council at its meeting on the 25 January 2016.
- 4.3. Implementation of the concept plan will be staged, with Stage 1 to commence in 2016/17 to include works focused around connectivity, supporting infrastructure (e.g. car park up grade, signage, and traffic calming), and trialling of the soft fall surface.

### **5. STRATEGIC PLANNING IMPLICATIONS**

- 5.1. This proposal aligns with a number of the Council's strategic objectives, including: Goal 1 – Economic Development, Vibrancy and Culture; Goal 3 – Environment and Natural Resources, and Goal 4 – Strong, Safe and Healthy Communities.
- 5.2. The *Queens Domain Master Plan 2013* identifies the need for improvements to the Joggers Loop to increase use and safety.

## 6. FINANCIAL IMPLICATIONS

### 6.1. Funding Source(s)

- 6.1.1. Implementation of the concept plan will be funded within the Bushland and Reserves Budget Function.

### 6.2. Impact on Current Year Operating Result

- 6.2.1. There are no financial impacts on the current operating budget.

### 6.3. Impact on Future Years' Financial Result

- 6.3.1. The Queens Domain Master Plan 2013-2033 Implementation Schedule approved by the Council includes a cost estimate for the proposed works of \$750,000.
- 6.3.2. Of the estimated \$750,000, \$250,000 is scheduled in 2016/17, with the remaining \$500,000 beyond 2020.

### 6.4. Asset Related Implications

- 6.4.1. Implementation of the Joggers Loop Concept Plan will comprise a new asset project, where standard depreciation rates will apply.
- 6.4.2. The new assets recommended in the concept plan (e.g. upgraded track with new surfacing, car park, and new footpath) have an estimated annual depreciation rate of \$16,000 per annum.
- 6.4.3. Maintenance of the assets is estimated to cost approximately \$5,000 per annum.
- 6.4.4. Note these figures are gross estimates only in the absence of the detailed design of proposed new assets.

## 7. RISK MANAGEMENT IMPLICATIONS

- 7.1. The Joggers Loop will be further developed as a shared use track, consistent with the *AustRoads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths* (e.g. minimum width of 3m for the shared use track section) to minimise user conflict.
- 7.2. A user code of conduct incorporated into track signage will be considered as a means of mitigating conflict and encouraging respectful use.

## 8. LEGAL IMPLICATIONS

- 8.1. A planning permit may be required for the proposed works. This will be clarified following the completion of a natural values assessment and liaison with the City Planning Division.

## **9. ENVIRONMENTAL IMPLICATIONS INCLUDING CLIMATE CHANGE AND SUSTAINABILITY**

- 9.1. A natural values assessment is required to determine the presence or absence of threatened species. The presence of threatened vegetation within the development area will trigger the need for a development application to be lodged for the proposed works.
- 9.2. Further development of the Joggers Loop and associated visitor facilities is primarily confined to the footprints of existing infrastructure. New disturbance is limited.

## **10. SOCIAL IMPLICATIONS**

- 10.1. Implementation of the works proposed will provide an improved recreational facility and associated support infrastructure for a range of track users.

## **11. COMMUNICATION AND MEDIA IMPLICATIONS**

- 11.1. Respondents who commented on the draft concept plan will be notified of the Council's endorsement of the plan.
- 11.2. A media release will be issued at the appropriate time, subject to the Council's endorsement of the final plan.

## **12. DELEGATION**

- 12.1. Council.

## **13. CONSULTATION**

- 13.1. Public exhibition of the draft concept plan included online access via the City's Your Say webpage, on-site signage, advertisements in the *Mercury*, email notification to key stakeholders (including the Queens Domain Advisory Committee (QDAC), and the Friends of the Soldiers Memorial Avenue (FOSMA)), and presentation of the draft plan at a meeting of the QDAC.
- 13.2. Of the 32 comments received, 25 (75%) of the respondents indicated support for the concept plan, 4 (13%) respondents indicated they did not support the concept plan, and 3 (9%) respondents made comments that were not clear as to whether they supported or opposed the draft plan.



- 13.3. Some of the comments received included:
- 13.3.1. Concern regarding the relative priority of the project in relation to other needs (e.g. ‘not a good use of taxpayers money’).
  - 13.3.2. Concern that the fine bark surface will need regular maintenance, and that the proposed soft surface may not be necessary.
  - 13.3.3. Queries about whether the proposed upgrades will meet the needs of the target user group (e.g. the Joggers Loop is isolated, and is not long enough).
  - 13.3.4. Concern that dog walking will not continue to be accommodated on the upgraded track.
  - 13.3.5. Suggestions for a new name for the Joggers Loop that communicates shared use.
- 13.4. Support was expressed for the Joggers Loop to be named after Max Cherry, the well-known local athlete, coach and mentor (refer **Attachment C**).
- 13.5. It is noted that the Council Policy *Naming of Public Facilities, Parks or Reserves* does allow for the Council consideration of this name at the current time. Whilst the submission appears to have strong merit, it is recommended that the opportunity to put forward a naming suggestion be extended to the broader community via the formal calling for nominations. Such nominations will then be assessed in accordance with the Council’s policy.
- 13.6. A submission was received from FOSMA regarding their concern that the concept plan could result in inappropriate use and development of the Soldiers Memorial Avenue.
- 13.7. This is not the intention of the concept plan, and FOSMA have been assured that the plan will not involve any changes to the Soldiers Memorial Avenue. The ‘stacked loop’ tracks proposed during the consultation process have been removed from the final plan to avoid confusion.
- 13.8. A summary of all comments received, including a response and recommended action is provided in **Attachment B**.
- 13.9. City Officers have been engaged as needed throughout the project, including from Planning Policy and Heritage, Development Appraisal, and the Bushland and Reserves Unit.

## 14. CONCLUSION

- 14.1. This report provides a summary of the comments received during the public exhibition process for the draft Queens Domain Joggers Loop Concept Plan, and seeks the Council's endorsement.
- 14.2. The main features of the concept plan include:
  - 14.2.1. Conversion of half of the bitumen surface (~2-3m) to a fine bark 'soft fall' as a dedicated running surface, with the remaining width available for shared use (i.e. walking, cycling, dog walking).
  - 14.2.2. Closure of the road to the Tasman Lookout, and inclusion of this section of road into the Joggers Loop.
  - 14.2.3. Traffic calming to improve the safety of track users when crossing the road to the summit.
  - 14.2.4. Redevelopment of the car park and provision of track head facilities off Upper Domain Road (below the twin water tanks).
  - 14.2.5. A new bitumen walkway adjacent to Upper Domain Road to connect the two ends of the former road.
  - 14.2.6. Signage to improve track user experience, including distance markers.
  - 14.2.7. Undertaking a process to rename the track to better acknowledge its shared use.
  - 14.2.8. Scope to consider lighting in the future.
- 14.3. The majority of respondents expressed support for the concept plan.
- 14.4. A submission was received from the Friends of the Soldiers Memorial Avenue (FOSMA) regarding their concern that the concept plan could result in inappropriate use and development of the Soldiers Memorial Avenue.
- 14.5. This is not the intention of the concept plan, and FOSMA have been assured that the plan will not involve any changes to the Soldiers Memorial Avenue. The 'stacked loop' tracks proposed during the consultation process have been removed from the final plan to avoid confusion.
- 14.6. The Queens Domain Master Plan 2013-2033 Implementation Schedule approved by the Council includes a cost estimate for the proposed works of \$750,000.

- 14.7. Of the estimated \$750,000, \$250,000 is scheduled in 2016/17, with the remaining \$500,000 beyond 2020.
- 14.8. Implementation of the concept plan will be staged, with Stage 1 to commence in 2016/17 to include works focused around connectivity, supporting infrastructure (e.g. car park up grade, signage, and traffic calming), and trialling the soft fall surface.
- 14.9. A submission was received recommending the track be named after Maxwell George Cherry OAM. Whilst the submission appears to have strong merit, it is recommended that the opportunity to put forward a naming suggestion be extended to the broader community via the formal calling for nominations. Such nominations will then be assessed in accordance with the Council's policy.

## 15. RECOMMENDATION

*That:*

- 15.1. The report CS:cs (document2) be received and noted.*
- 15.2. The Queens Domain Joggers Loop Concept Plan, marked as Attachment A, be approved.*
- 15.3. Stage 1, to include works focused around connectivity, supporting infrastructure (e.g. car park up grade, signage, and traffic calming), and trialling the soft fall surface, be undertaken in 2016/17 at an estimated cost of \$250,000 be funded from the Bushland and Reserves Function Capital Works budget.*
- 15.4. Maintenance costs estimated at \$5,000 per annum be considered for inclusion in the 2017/18 budget within Bushland and Reserves Function.*
- 15.5. Nominations be sought for the renaming of the Joggers Loop track, in accordance with the Council Policy 'Naming of Public Facilities, Parks or Reserves' with a view to renaming the track upon completion of Stage 1 works.*
  - 15.5.1. The proponent recommending the Joggers Loop be named after Maxwell George Cherry OAM be advised of the Council's decision.*
- 15.6. Respondents who commented on the draft concept plan be notified of the Council's endorsement of the final concept plan.*
- 15.7. A media release be issued at the appropriate time.*

*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** –Queens Domain Joggers Loop Concept Plan 2016

**Attachment B** – Summary of Comments

**Attachment C** – Request to name the track after Maxwell George Cherry OAM



inspiring place



# QUEENS DOMAIN JOGGERS LOOP CONCEPT PLAN

*Prepared for the City of Hobart*

APRIL 2016

## C O N T E N T S

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## 1.0 BACKGROUND

During June 2015, the Mercury Newspaper ran a story calling for a Tan Track, similar to the iconic jogging track in Melbourne, which could possibly use existing tracks on the Queens Domain.

The City of Hobart embraced the idea and commissioned consultants Inspiring Place to engage with key stakeholders and investigate the feasibility of using the existing Joggers Loop, located in the northern part of the Queens Domain. From the outset of the project and during all consultation with stakeholders, it was indicated that the investigations were focused on Joggers Loop and did not include Soldiers Memorial Avenue.

Joggers Loop utilizes a 1.8 km bitumen sealed road and 565m of gravel track that are promoted for shared trail use by joggers, bike riders and people walking their dogs. Council has closed the sealed road to vehicles other than for Council management purposes. It is a well-recognised running track within the Greater Hobart urban area along with the Pipeline Track, Risdon Brook Dam, Hobart Rivulet and other tracks on the Queens Domain. It is also a popular walking track especially for people walking their dogs.

The photographs show images of the existing Joggers Loop and the Upper Domain Road area.

Counters were placed on the Joggers Loop during October 2015 – December 2015. The counters indicate that there are about 110 users on any weekday and about 160 users on a weekend day. Records from past counters suggest that the average daily level of use has increased from 112 to 124 persons since 2010.

This project involves three phases:

**Phase 1** - initial engagement with key stakeholders  
(November 2015);

**Phase 2** - preparation of a concept plan for Joggers Loop  
(December 2015); and

**Phase 3** - Council and community review of the concept  
plan (January – March 2016).





Top left image shows typical view of Joggers Loop. Centre left image shows gravel track connection between Joggers loop. Bottom left image shows poor layout of car park and existing water infrastructure off Upper Domain Road. Top right image shows intersection of Upper Domain Road with summit road near the crossing point on Joggers Loop. Centre right image shows start of crossing point at western side of Joggers Loop. Bottom right image shows 8.6m width of road pavement on Upper Domain Road.





## 2.0 SUMMARY OF STAKEHOLDER VIEWS

During November 2015, a forum was organized to talk with stakeholders about the opportunity and design needs for upgrading Joggers Loop. The stakeholders included representatives from groups interested in running, fitness, athletics, cross country, dog walking, bike riding, orienteering, health and pram pushing<sup>1</sup>. Discussions were also held with a range of interested people that were unable to attend the forum.

The key findings from the community engagement were:

stakeholder support for the concept of upgrading Joggers Loop for improving running and shared use – it is seen as being very accessible to a range of users within the wider community and from the nearby Athletics Centre and TCA Ground;

a preference for not calling it the Tan Track but either creating a new name acknowledging shared use (e.g. The Loop) or retaining the Joggers Loop name;

to recognize that there are a network of existing tracks on the Queens Domain that are important and regularly used by joggers, bike riders, dog walkers and walkers – in particular runners connecting from the CBD;

upgrading Joggers Loop and promoting recreational use will improve health and wellbeing for the community;

safety is a critical issue for users especially at any road crossing points;

there is a desire for night lighting to extend times of use into the evening and to help improve visibility and thus security;

concern about anti-social behaviour that is known to occur at the existing car park and within the surrounding bushland area;

there are mixed views about the track surfaces for running although the majority of runners indicated benefits with a softer surface than concrete or bitumen;

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<sup>1</sup> Attachment A indicates the stakeholder groups and individuals invited to the forum.

the benefit of utilizing the existing network of tracks and trails that combine to provide various distance options for all users;

the potential for Joggers Loop and the other tracks on the Queens Domain to attract visitors for running experiences including events such as the community based Parkrun events;

minimal infrastructure would be required – signage/wayfinding information, a starting point, distance markers, access to public toilets and a water fountain; and

time trials and other information can be easily recorded on personalized phones, GPS and downloading of apps.

### 3.0 CONCEPT PLAN

A copy of the concept plan for Joggers Loop is provided. The key features of the concept plan are:

- extending the length of Joggers Loop;
- improving user safety;
- installing a natural surface running track;
- upgrading the Joggers Loop connection; and
- creating the start/end location.

#### 3.1 EXTENDING THE LENGTH OF JOGGERS LOOP

The *Queens Domain Master Plan 2012-2032* recommended the closure of the remaining section of sealed road leading from Lower Domain Road from the small car park on the eastern side of Joggers Loop. This will extend the vehicle-free length of Joggers Loop by 275m. It would also help overcome some anti-social behaviour and safety management issues that are known to occur near the small car park. This measure would allow some additional car parking spaces to be provided on the road surface near the current road entrance. It will also add to the existing car parking spaces for the Grassland Gully walk connecting from the Royal Hobart Botanical Gardens to Lower Domain Road.

Council is seeking a contract tender to upgrade a shared trail that connects between Joggers Loop and the summit at the northern end of the Domain. In addition to providing a better trail surface, the trail will provide a safer trail link and better alignment given the gradient.

### 3.2 IMPROVING USER SAFETY

The users of Joggers Loop are required to cross the public road that provides vehicle access to the northern summit of the Domain. Whilst the traffic levels on this road are relatively low, the safety of the crossing point can be substantially improved by slowing traffic speeds and giving greater priority to track users. This can be achieved by a number of traffic management measures, which are illustrated on the concept plan, including:

- narrowing the entry onto Upper Domain Road to slow vehicles when entering or leaving the road;

- realigning the Joggers Loop slightly uphill to achieve a better crossing point that will increase the distance from the road entry onto Upper Domain Road (this will allow cars to stop and wait without affecting traffic on Upper Domain Road);

- introducing warning signs in advance of the crossing point along with signs indicating reduced vehicle speed limits (20 km/hr);

- raising the road surface at the crossing point to give emphasis to this being a shared use crossing and to help reduce vehicle speed; and

- creating a new shared pathway link for Joggers Loop down to Upper Domain Road to reduce the need to enter or cross at the intersection.

Whilst occasional events are being held on Joggers Loop (e.g. athletics, fun runs, Parkruns) it would be desirable for Council to be able to issue permits to event organizers to close the road to the summit for the duration of the event or to have volunteers managing any traffic movements at the time.

In addition, the potential for introducing a roundabout at the intersection of Upper Domain Road has been identified for consideration in the longer term.

Stakeholders at the forum also indicated the desire for lighting of running trails on the Domain in the future as this would extend the hours of use (especially outside of summer) and improve visibility/safety. The feasibility of introducing lighting could be reviewed in the longer term.



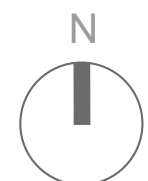
**KEY:**

- ① Proposed Joggers Loop. Loop follows existing bitumen road way. Half of the existing bitumen surface is removed, and replaced with fine barkchip to provide a natural running surface. Joggers surface is approximately 2-3m in width to allow for side by side running. Joggers surfaces follows inside line of roadway. Remaining portion of the bitumen road remains as a hard surface for activities such as cycling and walking. Bitumen section approximately 3m in width. Refer to typical cross section on following page, and inset 1 on Concept Plan
- ② Existing gravel pathway forms part of Joggers Loop. Gravel surface to remain. Pathway provides a safe connection away from road
- ③ Where Joggers Loop crosses roadway - narrow entry onto Upper Domain Road; formalise the alignment of Joggers loop slightly uphill to achieve a safer crossing point (this will allow cars to stop and wait without affecting traffic); raise the road surface at the crossing point to reduce vehicle speed; introduce warning signs in advance of the crossing point. Refer to Inset 2 on Concept Plan for detailed view
- ④ New bitumen walkway to connect Joggers Loop, to Upper Domain Road (opposite sports ovals); walkway follows western edge of roadway and links to starting area of Joggers Loop. See Inset 2
- ⑤ Paint white centre line on roadway to narrow Upper Domain Road adjacent to Sports Ovals. This will allow for hard paved pavement on western edge of roadway
- ⑥ Re configure existing carpark. Reduce depth of carpark to provide designated right angle car parks with 2m reverse space before Upper Domain Road; ensure water infrastructure outside of defined parking area. Place hard-paved shared pathway around the outside (west) of the carpark; upgrade part of the former parking area with wayfinding signage, a water fountain, dog bag dispenser and a shelter / gathering space with seats. See Inset 3 for detailed view
- ⑦ Close off existing road to public vehicles (from carpark off Upper Domain Road); narrow entry point, and retain gated access for maintenance vehicles. Extend existing carpark. Provide signage where surface of Joggers Loop begins. Install distance markers along Joggers Loop every 200m, increasing to every 50m within the last 200m. Refer to Inset 4 for detailed view

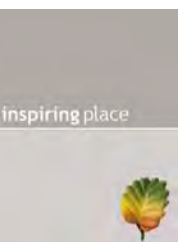


# JOGGERS LOOP QUEENS DOMAIN

## CONCEPT PLAN DECEMBER 2015



Scale 1:5000 @ A3  
\*DO NOT SCALE OFF DRAWING





Back page





Existing conditions with drain on left, bitumen surface and edge of road (span of approximately 7.5m)



Typical cross section through Joggers Loop

### KEY:

- ① Existing vegetated slope; trim overhead vegetation where required
- ② Drainage channel, with ag pipe at base and filled over with barkchip used for joggers surface
- ③ Joggers surface. Natural surface (barkchip) running track, 2-3 metres in width, to allow for side by side running
- ④ Existing bitumen surface; 3 metres in width.
- ⑤ Cut edge of bitumen to be of bevel profile, to minimise trip hazard
- ⑥ Existing shoulder to bitumen surface; trim overhead vegetation where required
- ⑦ Existing vegetated slope



Pre's Trail, Eugene Portland USA. Images showing barkchip surface



# JOGGERS LOOP QUEENS DOMAIN

## CONCEPT PLAN DECEMBER



Back page



During community review of the draft Concept Plan, one respondent suggested the opportunity for a 'help' phone to be added to Joggers Loop to assist with public safety. Similar phones have been installed on the intercity cycleway and if there is considered to be sufficient need, Council could investigate the feasibility of installing one on the northern part of Joggers Loop.

### 3.3 INSTALLING A NATURAL SURFACE TRACK

The width of the bitumen surface of Joggers Loop varies from 3.7m to 4.4m. It was last resealed in 2010 and remains of the original pavement seal are still evident, extending the road edge further out in some locations.

Past discussions with runners concerning the surface treatment of Hobart Rivulet Track and during the stakeholder forum indicated a preference for a well-constructed and maintained surface that was not as hard as concrete or bitumen. One of the forum participants provided information on running trails in Eugene (Portland USA) that use fine bark chips as a running surface. An example was Pre's Trail named in memory of USA long distance runner Steve Prefontaine. The 4.07 mile running and walking trail was constructed in 1975 using cedar woodchips and continues to be a very popular trail today. The bark chips are fine and compressed to provide a smooth and stable running surface. The City of Eugene has managed to maintain the quality of the running trails with standard machinery and equipment. Similar running surfaces have been constructed in Europe and are known to attract runners including events and pre-training use.

Joggers Loop sits within a natural bushland landscape and the City of Hobart has the resources and skills to create such a natural surface track. Suitable bark supply for the track can be sourced from various bulk bark suppliers in the region.

In 1983 a proposal by the Lions Club of Hobart was presented to the State Government for funding a soft surface running track (100mm compacted mulch) on the Queens Domain. The proposal referred to a network of trails on the Domain including Joggers Loop. It was envisaged that part of the road on Joggers Loop would be converted into a soft surface track with the remaining part of the bitumen road being kept as a bike track. Whilst the proposal was not funded at the time, the Lions Club was responsible for funding the gravel 'link track' on the Domain. The Lions Club trails proposal was accompanied by letters of support from athletic clubs, running clubs, health and fitness centres, sports medical practices, football umpires, colleges and schools.

The concept plan shows a typical cross-section of the construction of the proposed Joggers Loop. It would involve the following works:

- removing half the bitumen road pavement on the 'inside' section of the road;

- compressing hard base material to support the 'cut' edge of the bitumen;

- cleaning out/re-digging the existing drainage line on the inside of the road;

- inserting agricultural drainage line;

- filling over the drain with some of the base material sourced from digging up the bitumen road pavement out to the 'cut' bitumen edge with fine bark chip; and

- trimming of overhead vegetation where required.

#### 3.4 UPGRADING THE JOGGERS LOOP CONNECTION

Currently there is 1.8kms of sealed road free of vehicular use on the Joggers loop and a narrow gravel track that provides a 565m link between the ends of the sealed road. The proposed extension of the Joggers Loop (refer to Section 3.1) will add a further 275m of relatively flat surface for users of Joggers Loop.

The key issue is to provide a well-connected, safe and convenient link for the range of different users on Joggers Loop. Site investigations indicate this may be possible by creating a shared pathway along the northern side of Upper Domain Road, between the western and eastern ends of Joggers Loop. The current road pavement is 8.6m wide and by introducing a centre white line into the roadway (as Council has done near the Athletics Centre) will allow the road pavement to have 6.6m for two vehicle lanes and 2m for the shared pathway. This would leave the existing road drain intact and not require the removal of any trees. This proposed shared pathway would separate users from vehicles and provide a flat stable surface for runners, walkers and bike riders.

The Upper Domain Road narrows beyond the existing small car park and this will require building the shared pathway over the drain (piped).

The existing narrow gravel track from the western end of Joggers Loop around to the proposed new eastern end (car parking area on Upper Domain Road) would remain for those that prefer to use the undulating track in the bushland. Council should monitor the level of use and determine whether the gravel track requires widening in the future to avoid conflicts between shared users. It is expected that some users will favour the proposed shared pathway along the northern side of Upper Domain Road.

There is an extensive network of tracks on the Domain that are connected and regularly used for recreational purposes by runners, walkers, bike riders and dog walking. Improved awareness and connectivity of these tracks could be achieved through appropriate wayfinding signage. During community review of the draft Concept Plan, one respondent suggested the need to improve the condition of the track from the North Hobart overpass into the Domain. This track is in poor condition, and should be considered for future upgrade.

### 3.5 CREATING THE START/END LOCATION

It is proposed that the small car park off Upper Domain Road be upgraded to become the recognised start/end point for Joggers Loop. Currently parking at the site is constrained by poor layout and the existing water supply infrastructure. The concept plan illustrates:

- reducing the depth of the car park to provide designated right angle car parks with 2m reverse space before reaching the edge of Upper Domain Road;

- allowing the existing water infrastructure to be located outside of the defined parking area;

- removing space that has become a defacto turning circle within the car park;

- placing the shared pathway around the outside of the car park;

- upgrading part of the former parking area with wayfinding signage, a water fountain (with the capacity to fill a water bottle), dog bay dispenser, dog water bowl and a shelter/gathering space with seats.

It is envisaged that the distance markers would start from the proposed new eastern end of Joggers Loop and finish at the western end before crossing the road to the summit (a total of 2.1kms). The markers could be located every 200m with the last 100m being scaled down to every 20m. This is the entire

length of Joggers Loop where users will not encounter vehicles, other than if Council vehicles are there for management or maintenance of the track or park.

The existing gravel track and proposed shared pathway will provide safe connections to the start and end points of Joggers Loop.

## ATTACHMENT A COMMUNITY ENGAGEMENT

Organisation/Interest	Attended Forum or separate meeting or email comments received
Runner	Forum
Runner	Unable to attend forum
Athletics South Cross Country committee	Forum
Running enthusiast	Forum
Alderman, City of Hobart	Forum
Manager, Doone Kennedy Hobart Aquatic Centre	Phone comments
Health Reporter, The Mercury	-
President Friends of Soldiers Memorial Ave	Phone comments
CEO Heart Foundation	Forum
Fitness advocate and runner.	Meetings
Parkrun organiser	Email comments
Visitor Services Manager, City of Hobart	Email comments
"Elite" runner	Forum
Hobart Dog Walking Association Inc	Unable to attend forum
Bicycle Network Tasmania	Meeting
Cycling South	Meeting
Tasmanian Road Runners	Forum
Orienteering Tasmania	Unable to attend forum
Health Solutions	Unable to attend forum
Active Solutions	Unable to attend forum
Mumma First Fitness	Unable to attend forum
Child Health Association Southern Regional Coordinator	Unable to attend forum
Hobart Hash House Harriers and Harriettes	Unable to attend forum
Tasmanian Football Umpires Association	Email comments
UTAS Athletics Club	Forum, meeting
Group Manager Open Space, City of Hobart	Forum
Runner/health/fitness	Email comments
Runner	Email comments

Council advertised the draft Concept Plan for public review and comment for a four week period during February – March 2016. A total of 32 written comments were received. Some 25 (75%) of the respondents indicated support for the Concept Plan, 4 (13%) respondents indicated they did not support the Concept Plan and 3 (9%) respondents made comments without stating whether they supported or opposed the Concept Plan.

The reasons given by the 4 respondents for not supporting the Concept Plan were that Joggers Loop is not connected to the CBD (1 respondent), consider it to be low priority project (2 respondents) and that it would impact on winter training and occasional events using the width of the bitumen pavement of the Joggers Loop (1 respondent).

## Summary of Public Comments

Sub	Comments	Response	Recommended Action
1	Support for the plan	No comment	No change
2	Uncertain response – just says ‘all’	No comment	No change
3	Loop is isolated and has no connection with surroundings e.g. Beaumaris Zoo, Gunpowder Magazine, Soldiers Memorial Avenue. Means people have to drive there.	Loop is regularly used now by shared users and is well located in relation to the athletics centre and parking. Proposed features are already on tracks used by joggers and needs no infrastructure. Cultural sensitivity with Soldiers Memorial Avenue was primary reason for selection of the Joggers Loop.	No change
4	Great idea and supports marked distances for training. Is it possible to have well lit toilet around the entrance to the lookout?	Public toilets will be available at the new Soldiers Memorial community precinct hub and should cater for a wide range of users including those on Joggers Loop.	No change
5	Benefit for those that use it. Concern about a permit required for vehicle access to the northern summit at times. Disagrees with vehicles having to travel at slow speed and suggests building a bridge to separate vehicles from users of Joggers Loop.	The reason for a permit / managed access would be to ensure safety of runners/users during public events using Joggers Loop. The likelihood of this occurring on few occasions for a small period of time should not be an issue (as it is done in many locations for events). The slowing of vehicles is a desired outcome for the intersection and fixes an inherent intersection problem. The cost of constructing a bridge is not considered feasible.	No change
6	Great idea Can it be made longer? How will bike riders and others be separated?	The extensive network of tracks on the Queens Domain allow joggers/bike riders/dog walkers to add further length to Joggers Loop without the need for any further infrastructure other than wayfinding. Recreational use of Soldiers Memorial Avenue occurs without any need for further infrastructure. The different track surfaces will provide interest for users. The width of Joggers Loop is adequate to cater for shared use.	No change
7	Good idea but different to the Tan Track in Melbourne which is closer to CBD, has no road crossings, and is longer distance. Have markers and water taps been considered?	Yes different to the Tan Track but still the most logical route for shared use on the Domain. Not all users are experienced joggers that start from the CBD and many start from other locations including the car parking areas near Joggers Loop. Markers are recommended at set distances and water tap to be provided at start/end point.	No change
8	Great idea and will encourage people to get active. Support use of distance markers.	No comment	No change
9	Plan and report are good. Expects growth in walking with ageing community. Reduced traffic speeds will provide safer crossing points. Careful mixing of cyclists with walkers required.	Agree – expect Joggers Loop will become an attractive location especially for walkers and joggers in coming years. The plan advocates reduced traffic speeds at the crossing point. The width of Joggers Loop and proposed different surface treatments will provide a safe track for shared users.	No change

Sub	Comments	Response	Recommended Action
10	Support for the concept. Gravel surface needs upgrading to allow two people to pass from both directions. Should review need for vehicle access to northern domain summit. Use signs to indicate users to keep left on Joggers Loop.	The Joggers Loop proposal allows for the further development of a shared use track within the road pavement, providing a well connected loop back to the start/end point. It is proposed that the gravel track remain and may attract less use. However, use levels can be monitored to determine whether widening is desirable in the future. The Queens Domain Master Plan recommends a new car park and restricted vehicular access to the summit. This is intended to facilitate recreational use and maintain access to the Coastal Wireless Station and for management purposes. The width of Joggers Loop and different surface treatments should direct users. Additional signs may not be required.	Agree that the use levels of the gravel track be monitored in the future to consider whether widening or improvements may be required.
11	Lighting is essential to allow the Loop to be fully utilised year round. Must have toilets or nearby toilets with longer opening hours (7am – 7pm). Need to improve access from the City, and from North Hobart/New Town needs to be improved. Poor quality of track from the North Hobart overpass through to Joggers Loop.	There were mixed views expressed about lighting. The Plan recognises the desire expressed by some joggers for lighting and recommends the feasibility of introducing lighting be reviewed in the longer term. The hours of public toilet access at Soldiers Memorial community precinct hub should be considered with times of use of the ovals, Joggers Loop and other tracks. Access from the CBD and Cenotaph are under investigation with the bridge proposals. Improved access from North Hobart/New Town recognised in Queens Domain Master Plan but is likely to be longer term. Agree that the quality of the connecting track from the North Hobart overpass into the Domain should be upgraded in the future to encourage greater use in the short-medium term.	Agree that the quality of the connecting track from the North Hobart overpass into the Domain should be upgraded in the future to encourage greater and safer use.
12	Fantastic idea. Access to a public toilet would be good.	Public toilets will be available at the new Soldiers Memorial community precinct hub and should cater for a wide range of users including those on Joggers Loop.	No change. Ensure toilets are included on signage.
13	Fantastic work. Would it be possible to extend the track through to the Athletics Centre? Uncertain about the proposed track surface being preferred surface for runners – could be compacted gravel similar to the Tan Track.	The extensive network of tracks on the Queens Domain allow joggers/bike riders/dog walkers to add further length to Joggers Loop without the need for any further infrastructure other than wayfinding. Forum and public consultation indicate preference for a soft surface.	No change. Investigate improving wayfinding signage.
14	Great idea. Would like to have a sealed track.	The retention of half the sealed road allows the option for runners to use either surface.	No change
15	Considers it a low priority. Has potential to adversely impact on the threatened native grassland flora.	No disturbance of threatened native grassland flora are anticipated, as the concept utilises the existing road surface.	No change
16	Supports concept and advocate for the successful Pre's Track providing an ideal runners surface that will create an iconic running track.	No comment	No change
17	No comment	No comment	No change

Sub	Comments	Response	Recommended Action
18	Advocates the benefits of Joggers Loop for walking with dogs and is concerned that there might be a ban on dogs despite being the greatest users of the track.	The Plan does not make any reference to the banning of dogs and accommodates this use as one of the shared uses with joggers and bike riders.	Alter the report to ensure that the existing use of Joggers loop for dog walking is recognised, and will continue to be supported.
19	Supports the proposal that Joggers loop be named after Max Cherry, a recognised lifelong stalwart and volunteer of athletics for over 50 years.	Max Cherry is well known for his service to athletics but the naming of the track is a matter for Council to consider in consultation with the community.	Ensure the report indicates that Council could consider the merits of giving a new name to the loop.
20	Presents the proposal that Joggers loop be named after Max Cherry, a recognised lifelong stalwart and volunteer for athletics for over 50 years. Also refers to a 1983 report with similar findings for Joggers Loop. Supports lighting of the track. Suggest planting deciduous trees down centerline to give summer shade and winter sun.	Max Cherry is well known for his service to athletics but the naming of the track is a matter for Council to consider in consultation with the community. Consider the planting of trees would create ongoing maintenance issues for the track surfaces, reduce the effective width of the track and create issues for maintenance/emergency access. The existing native trees along the edge of the track provide some shade and wind protection.	Ensure the report indicates that Council could consider the merits of giving a new name to the loop.
21	Joggers Loop is a favourite track for walking with the dog – good surface, shade, birdlife and not over-used. Concern that there is limited mention of dog walking in the report and whether dogs will be able to continue to be walked, and on what surface.	The Plan does not make any reference to the banning of dogs and accommodates this use as one of the shared uses with joggers and bike riders. The width of Joggers Loop and good visibility along the track is adequate for all shared use. It would be difficult to enforce the jogging track surface to be only used by runners. The entire track should be available for shared use. The bitumen surface is likely to be more appealing for bike riders.	Alter the report to ensure that the existing use of Joggers loop for dog walking is recognised and will continue to be supported.
22	Great idea and fully support. Removing bitumen to create soft running surface not entirely necessary. Supports widening, lighting, better signage, markers and reconfiguring the start/end car park. Suggest a 'help' phone for safety.	Varying views especially from runners about the best surface, although majority of views (including from the Hobart Rivulet Path consultations) favour a softer running surface. Consider a help phone if there is demand - although unsure of the costs to install, and where might be the best location (e.g. half way around the loop).	Consider the need, demand and logistics associated with installation of a help phone.
23	Great idea. Support potential to close Joggers Loop for events, km markers, water fountain. Could add dog bowl and tap to fill drink bottles.	Agree with desire to provide a dog drinking bowl and having a tap to fill drink bottles.	Add provision for dog drinking bowl and having a tap to fill drink bottles at the start/end point.
24	Great idea. However, could be longer and a more creative use of the Domain. Would be good if it is a path that a cyclist could use.	The extensive network of tracks on the Queens Domain allow joggers/bike riders/dog walkers to add further length to Joggers Loop without the need for any further infrastructure other than wayfinding. Joggers Loop allows for continued use by cyclists.	No change



Sub	Comments	Response	Recommended Action
25	No issues with Plan. Would like having a name that applies to all users and not just joggers (i.e. Domain Loop or Domain Loop Track).	The naming of the track is a matter for Council to consider in consultation with the community. The name Joggers Loop does imply a track primarily for joggers when there is shared use by bike riders, walkers, and walking with dogs.	Alter the report to indicate that Council could consider the merits of giving the track a new name – and one that is more representative of shared use.
26	Support the Plan - understanding there is no change to dog walkers continuing to use the track. Would like dog walkers to have shared use of the joggers soft surface track. Considers the existing etiquette remain – slower travellers step aside for faster ones approaching while runners or cyclists approaching go around walkers. Concern about potential environmental impact near Grassland Gully for expanded car parking. Indicates need and suggested options for improving the crossing on Upper Domain Road near Grassland Gully, leading onto Soldiers Memorial Avenue. Suggests dog bins be available on Joggers Loop to avoid people having to carry bags all around.	It would be difficult to enforce the jogging track surface to be only used for runners and consider the width adequate for shared use. The bitumen surface is likely to be more appealing for bike riders. Suggest that other users of the soft track surface be encouraged to give way to joggers as they could be doing time trials. The additional car spaces are largely within the existing road space or require some removal of some landscaping at the car park. This is considered to be minimal disturbance. Agree there is regular use of the track and crossing point. Reasonable sight distance is available - perhaps a reminder of speed limits would help. The distance of 2.1km and walking time is relatively short compared with many other tracks to really warrant additional bins. However if supported, then the halfway mark around Joggers Loop would be an appropriate site for locating a bin. Need to consider maintenance implications of this.	Alter the report to ensure that the existing use of Joggers loop for dog walking is recognised and will continued to be supported. Council to review and monitor safety of the crossing point on Upper Domain Road near Grassland Gully.
27	Strongly support the concept but needs better connection to the City and to be longer in length e.g. start at the Aquatic Centre	The extensive network of tracks on the Queens Domain allow joggers/bike riders/dog walkers to add further length to Joggers Loop without the need for any further infrastructure other than wayfinding. The Soldiers Memorial Avenue would need to be used (in part) and there is expressed sensitivity about recreational use and any infrastructure being added to the Avenue.	No change
28	Support for the Plan	No comment	No change
29	Same submission as 19 but sent in as a letter to Council	No comment	No change
30	Short sighted Plan. The Tasmanian Race Walkers Club were not invited or involved. Make use of the track mainly during winter for training and some competition. Have used the track in the past for the Australian Master Walk Titles. Bitumen surface and wide course allows good shared use. Suggests could be widened on the inside edge of the existing track. Suggests the jogging loop should start near the Aquatic Centre and not include Joggers Loop.	All coaches and users were invited to the forum via Athletics South. The interests of the Tasmanian Race Walkers club were raised at the forum. Council is considering the interests of the wider community (all users). The concept does place the soft track surface on the inside of the loop and 3m of bitumen road space is retained for shared use including race walkers. The extensive network of tracks on the Queens Domain allow joggers/bike riders/dog walkers to add further length to Joggers Loop without the need for any further infrastructure other than wayfinding. The Soldiers Memorial Avenue would need to be used (in part) and there is expressed sensitivity about recreational use and any infrastructure being added to the Avenue.	No change

Sub	Comments	Response	Recommended Action
31	Joggers Loop should allow for bike riders especially younger childrens use. Concern that the soft surface will need regular maintenance and would be better to install lighting rather than change surface to save money. Supports markers but would like the track to be longer (up to 5km) and utilise Soldiers Memorial Avenue. The road crossing should be eliminated with a pedestrian tunnel or some alternative.	<p>The proposal retains bike use with the retention of a 3m bitumen track. All tracks require maintenance. Information from Pre's Track shows this can be done effectively. There may be no cost saving or possibly higher costs involved with lighting the length of Joggers Loop in comparison to upgrading the surface</p> <p>The extensive network of tracks on the Queens Domain allow joggers/bike riders/dog walkers to add further length to Joggers Loop without the need for any further infrastructure other than wayfinding. The Soldiers Memorial Avenue would need to be used (in part) and there is expressed sensitivity about recreational use and any infrastructure being added to the Avenue.</p> <p>The cost of eliminating the road crossing can not be justified given vehicular access is required to be maintained to the summit and that there are other more practical measures that can help reduce safety risks at the crossing point as mentioned in the report.</p>	No change
32	Totally agree with the Plan	No comment	No change
33	Not a good use of ratepayers money – would prefer the money be spent on water fountains or a community gym set/outdoor exercise equipment given ongoing maintenance costs.	Water fountains or a community gym set/outdoor exercise equipment are provided elsewhere in the City but there is no soft surface track available for the community. Suggest that Council has consulted with various track users and that there is support for such a track surface dedicated to users. Many consider that the soft surface track will attract new users and visitors. All tracks require maintenance and information from Pre's Track shows this can be done effectively.	No change.
34	Concerned about inappropriate recreational use of Soldiers Memorial Avenue and that FOSMA were not consulted.	FOSMA were invited and consulted during the proposal. The Joggers Loop concept does not refer to Soldiers Memorial Avenue nor make any recommendation about increased recreational use of Soldiers Memorial Avenue. The known views of FOSMA were made at the forum and in consultations with other users. The draft concept plan indicated the notion of stacked loops linking existing tracks on the Domain but did not refer or recommend any infrastructure on Soldiers Memorial Avenue. The notion was deleted at the request of Council and was not included in the public document put out for community engagement. The expressed views seem to follow a line of concern stemming from a Mercury article.	No change

Sub	Comments	Response	Recommended Action
35	<p>FOSMA recognise recreational use of Soldiers Memorial Avenue but think the Mercury article about a Tan Track led to concern given it is associated with a range of infrastructure e.g. light poles, time display markers, signage etc. Refers to concern about stacked loops in the draft report but acknowledge that Council's Park's and Recreation Committee requested the draft be changed to delete reference to the stacked loops.</p>	<p>The Joggers Loop plan does not refer to Soldiers Memorial Avenue nor make any recommendation about increased recreational use of Soldiers Memorial Avenue. The known views of FOSMA were made at the forum and in consultations with other users. Consultation occurred with FOSMA during the project. The draft report indicated the notion of stacked loops linking existing tracks on the Domain but did not refer or recommend any infrastructure on Soldiers Memorial Avenue. The notion was deleted at the request of Council and was not included in the public document put out for community input. The expressed views seem to follow a line of concern about the Mercury article implying a Tan Track similar to Melbourne would eventuate although it was made clear at all times through the project that the focus was entirely within the existing footprint of the Joggers loop.</p>	<p>No change</p>

**Proposal for the naming of the new Upper Domain Jogging Trail**  
***The Maxwell George Cherry Trail***

The proposed trail is a very important step in the development of the Domain as a fitness and recreation centre for Hobart. It would be a significant statement to name this facility after a person so well known, loved and respected in the sporting community.

I am proposing that the Trail be named after one of Hobart's, and indeed one of Tasmania's greatest athletes, coaches, and mentors, ***Maxwell George Cherry OAM***. To the older athlete he was an inspiration and motivator as well as their coach. To the "little athletes" he was, as one emotional 10 year old said at his farewell, our "grandfather".

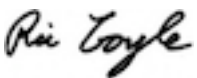
His contributions as coach and fitness adviser cover the sports of athletics, basketball (Tassie Devils National Team), football (Sandy Bay Football Club [seniors]), state league Australian Rules umpires, hockey players, judo exponents, and orienteers. Many of those he advised and coached were state representatives, and several represented Australia at elite level. He was also very supportive off the field as well, as committee member then president for several years of the Sandy Bay Harriers, board member of the Sandy Bay Football Club, founding member of the Australian Coaches Association and President of the Tasmanian branch for several years, and also heavily involved with scouting in Tasmania in his early years, firstly as a rover then later as Headquarters Commissioner in Tasmania.

For the senior athlete he could light the fire under you, as a little athlete he would nurture you, and as an administrator he would stir you into action.

He spent a considerable amount of time on the Hobart Domain in many of these roles, and it is fitting that this trail be named after him.

Attached are letters supporting the proposal, together with extracts and information from other various sources on the life of Maxwell George Cherry.

Yours Faithfully



Ric Coyle  
2<sup>nd</sup> April 2016

**Attachments****(a) letters supporting the proposed naming of the trail after Max Cherry OAM**

1. Mike Gunson, President Athletics Tasmania
2. Des Sward, President, Sandy Bay and South East Past Players, Officials & Supporters Association (Sandy Bay Football Club)
3. Daniel Smee, Vice President, Sandy Bay Harrier Club
4. Haydyn Nielsen O.A.M, Alderman, Glenorchy City Council (TANFL Umpires Association)
5. Nigel Highland OAM JPQ, past President TANFL Umpires Association

**(b) extracts and information from other sources**

1. Author unknown, ND, *Supporting Information For Maxwell Cherry – Pride of Australia Awards*, supplied by Andrea Marquardt
2. Author unknown, ND, *Max Cherry*, Wikipedia, [https://en.wikipedia.org/w/index.php?title=Max\\_Cherry&oldid=701347977](https://en.wikipedia.org/w/index.php?title=Max_Cherry&oldid=701347977)"
3. Brian Roe, 29 April 2008, *Vale Max Cherry* Statement from Brian Roe, Athletics Tasmania, Cool Running Forums, <http://www.coolrunning.com.au/forums/?showtopic=18358>
4. ABC NEWS, 29 April 2008, *Tasmanian athletics coach Max Cherry dies*, Australian Broadcasting Commission, <http://www.abc.net.au/news/2008-04-29/tasmanian-athletics-coach-max-cherry-dies/2418730>
5. The Mercury, 29 April 2008, *Max Cherry dies suddenly*, Davies Brothers Pty Limited, <https://web.archive.org/web/20080502211714/http://www.news.com.au:80/mercury/story/0,22884,23615359-3462,00.html>
6. Robert Craddock, 30 April 2008, *Donna MacFarlane loses coach Max Cherry*, Herald Sun Sport, <http://www.heraldsun.com.au/sport/macfarlane-loses-coach/story-e6frf9if-1111116198341>

**ATTACHMENT (a) 1. Letter from Athletics Tasmania**

Mr Ric Coyle  
279 Nierinna Road  
MARGATE TAS 7054

02/05/16

**RE: Naming of the proposed Upper Domain Jogging Train after Max Cherry**

Athletics Tasmanian fully support the naming of the Upper Domain Trial after the late Max Cherry.

Max was an outstanding coach for more than fifty years in Tasmania. He coached athletes who represented Australia at Olympic Games, Commonwealth Games, World Championships and World Cross Country. Dave Chettle, Donna McFarlane, Randell Markey and Ryan Foster are some of the outstanding athletes he coached.

It is also worth noting that Max was also heavily involved in coaching athletes at the highest level in basketball, judo, hockey, orienteering and many other sports.

The naming of the trial would be an excellent tribute to Max.

Yours Sincerely

Mike Gunson

President Athletics Tasmania



Athletics Tasmania  
Domain Athletics Centre, Upper Domain Road,  
Glebe, TAS 7000  
GPO Box 2051, Hobart, TAS 7001  
ABN 65 104 375 782

Phone: (03) 6234 9551  
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Email: [info@tasathletics.org.au](mailto:info@tasathletics.org.au)  
Web: [www.tasathletics.org.au](http://www.tasathletics.org.au)



**ATTACHMENT (a) 2. Letter from Sandy Bay Football Club****SANDY BAY AND SOUTH EAST PAST PLAYERS,  
OFFICIALS & SUPPORTERS ASSOCIATION Inc.**

1 May 2016

**Re Proposed Max George Cherry trail**

Dear Ric

The Sandy Bay and South East Past Players, Officials & Supporters Association wish to provide their full support for naming the proposed Hobart Upper Domain loop Jogging Trail after Max Cherry a former champion athlete and a renown athletics coach who also had a significant involvement with a number of other sports including football.

Max Cherry was a player with the Sandy Bay Football Club in the late 1940's and early 1950's. From 1994 to 1996 Max was a member of the Club's Board of Management. In between this period Max had a significant involvement with the Sandy Bay Football Club in a voluntary and non-official capacity. His involvement included for a number of years being the club's fitness adviser and in the late 1980's and early 1990's running a junior development program. He was known never to refuse any request to help the club.

The naming of proposed jogging trail after Max would in a small way honour his substantial contribution over many years to athletics and sport in general throughout the Hobart area.

Kind regards

Des Sward  
PRESIDENT

**ATTACHMENT (a) 3. Letter from SANDY BAY HARRIERS**

Sandy Bay Harrier Club  
GPO Box 1235  
HOBART, TAS 7001

29 February 2016

Mr Rob Mather  
Group Manager Open Space  
Hobart City Council  
GPO Box 503  
HOBART, TAS 7001

Dear Rob,

**DOMAIN LOOP TRACK**

On behalf of the Sandy Bay Harrier Club, I wish to express our whole hearted support for the proposal from Mr Ric Coyle to name the proposed Domain Loop track after Maxwell George Cherry OAM.

Max was a lifelong stalwart of our club and spent countless hours of his time as a volunteer coach at the Domain Athletic Centre and its surrounds.

It is understood that Mr Coyle will be submitting further information in relation to Max and his achievements in support of this proposal.

If any further information is required, please contact me on 0419 305 838.

Yours Sincerely,



DANIEL SMEE  
VICE PRESIDENT, SBHC



**ATTACHMENT (a) 4. Letter from Haydyn Nielsen O.A.M, Alderman, Glenorchy City Council (TANFL Umpires Association)**

Max Cherry -TANFL Umpires Association

Max was a member of the Tasmanian Football League Umpires Association from 1952. He was a very successful boundary umpire before turning to field umpiring in his latter years with the association.

As a boundary umpire he officiated in a number of grand finals and was made a life member of the association in 1966.

Following his retirement as an umpire he later assisted (Coach) Jack Mc Murray with the training of umpires.

He was also appointed to the Umpires Appointment Board which involved the selection of umpires to relevant matches.

Max was always held in high esteem by all those involved in football.

On a personal note, during my umpiring career, I also competed as a long distance runner during the summer & I was lucky enough to be coached by Max Cherry.

His training programs & guidance resulted in much of my success in winning state Steeple Chase & 25k Road Championship Titles along with representing Tasmania in Cross Country, Marathon & National 15k Championships.

Max was an institution in Athletics, well respected throughout the country.

He was always jovial & willing to help anyone in anyway & had so much respect.

I could not think of a more appropriate person than that of Max Cherry for the proposed naming of the Domain Joggers loop.

"Max's Track". He would love it.

Yours Sincerely,

Haydyn Nielsen O.A.M.  
Alderman, Glenorchy City Council.

**ATTACHMENT (a) 5. Letter from Nigel Hyland**

***The Maxwell George Cherry OAM Trail. (13 Jan 1927 to 28 April 2008.)***

*As a Life Member of the T.F.L.U.A. for 32 years,(1978 to 2010) and Past President of 10 years, working with Max, who was a Life Member of T.F.L.U.A. and fitness adviser to the Hobart based T.F.L.U.A. (Tasmanian Football League Umpires Association) together with an being an A grade athlete under the guidance of Max for 25 years, giving his time freely as a mentor for life and witnessing and experiencing his unselfish enthusiasm for each individual to achieve the full potential of which they are capable, it would be an honour to endorse the proposal to name the Upper Domain Trail after this great man. **The Maxwell George Cherry OAM Trail***

Nigel Owen Hyland OAM JPQ

**ATTACHMENT b(1)**

Attention: Marian Maclachlan

Pages: 2

***Supporting Information For Maxwell Cherry – Pride of Australia Awards*****Athletics**

As per the information provided in Maxwell's original nomination, Max has been coaching athletics for over 50 years. He has made an invaluable contribution to athletics on local, state and national levels. Examples of his contributions include:

- Max started running himself at age 20, and was for a time a member of the Percy Cerruty training squad.
- He began coaching athletics in 1954 whilst still running himself, and has continued coaching to this day.
- Throughout his years of coaching he has assisted hundreds of athletes of various abilities. This includes 54 current Tasmanian record holders and 16 Australian representatives.
- Max was the Australian Track and Field middle distance and distance coach for 3 years in the 1970s.
- In 1975/6 Max was selected as one of two athletics representatives to attend the Australian Coaching Seminar run by the Commonwealth Government.
- In 1979 he was selected by Athletics Australia to represent Australia at an IAAF coaching course in New Zealand.
- Max helped form the Track and Field Coaches of Australia Association in 1974, and then helped form the Tasmanian Branch. He was the first President of the Tasmanian Branch of the Track and Field Coaches of Australia Association, and has since held the presidency eight times for periods of three years or more.
- Max has been a committee member of the Sandy Bay Harrier Club for many years, and has held the position of president on several occasions. When the Club looked in danger of folding several years ago Max again stepped in as president to help guide the club and rebuild membership. Max is also a life member of the club, as well as the club patron.
- He was selected as a torchbearer for the 2000 Sydney Olympics, and the 2004 Commonwealth Games.
- He has been a member of the City to Casino Fun Run committee for nearly 20 years.
- He is a life member of Athletics Tasmania.
- He received the platinum award medal for 40+ years of service to athletics in Australia from Athletics Australia.
- He was awarded the Hutchins Athletics Coaching Certificate in 1997 for 35 years of services – and has since received another certificate for 42 years of service.
- Max was a state selector from 1984-1990, has been chairman of the Winter Committee and has been the manager/coach of numerous state teams.

**Other:**

As well as his contribution to athletics, Max has also been involved with other sports and community organisations, including:

- Max first became involved with scouting in 1945, and has been a rover scout, assistant commissioner and headquarters commissioner. He was also a northern area commissioner for five years. Max was involved in the scouting movement until the 1970s.
- In 1974 Max was the Chairman of the Action Committee of Education, and was involved in developing a 50 page proposal seeking the Federal Government to be financially responsible for tertiary education. The Labor party asked if they could use the proposal (and were given permission) as part of their party platform for the upcoming elections.
- Max was the Sandy Bay Football Club pre-season fitness coach from 1970-1990; has held positions of assistance bench coach and board member, and was awarded best Club Man in 1995.
- Max was the Tassie Devils National Basketball Team fitness coach from 1984-1992.

As per the information in Max's nomination form, Max has not received payment for any of his positions – he does what he does because he enjoys working with and helping others, and wants to contribute to the community.

Max has been and continues to be a role model for many people. As well as his hours of coaching, he also spends hours talking to people, advising, mentoring, assisting – always offering encouragement and helping people to be the best they can be. He always makes time for people, and never turns down a request for assistance. Even people who are not coached for athletics by Max seek him out for advice – for example Olympic rower Simon Burgess called Max from the Athens Olympics for motivation. Max has not coached Simon for rowing, only for personal fitness as a teenager – but his impact has been such that Simon chose Max to talk to to assist him prior to his competition.

Max has dedicated his life to the progression of sport and to helping others to achieve their dreams, and would be a worthy recipient of the Pride of Australia medal.

**ATTACHMENT b(2) - Wikipedia**

# Max Cherry

From Wikipedia, the free encyclopedia

**Maxwell George Cherry** OAM (1927 – 28 April 2008) was an Australian athletics and fitness coach based in Hobart, Tasmania.[1] Although he coached many athletes during a coaching career of more than 50 years, he is best known for guiding Donna MacFarlane to a bronze medal in the 3000 metre steeplechase at the 2006 Commonwealth Games.[2] MacFarlane continues to use earlier notes from Cherry for inspiration.[3]

Aside from athletics, Cherry was also heavily involved in basketball (as the Tassie Devils' fitness coach for seven years), hockey, judo, orienteering (he trained Johanna Allston as 2006 Junior World Champion) and umpiring.[4]

Cherry died at Lindisfarne, Tasmania on 28 April 2008 of a heart attack. He was 81.[1]

## Awards

Medal of the Order of Australia (2007) ([http://www.itsanhonour.gov.au/honours/honour\\_roll/search.cfm?aus\\_award\\_id=1134875&search\\_type=quick&showInd=true](http://www.itsanhonour.gov.au/honours/honour_roll/search.cfm?aus_award_id=1134875&search_type=quick&showInd=true))

Athletics Australia Coach of Merit (2006) ([http://www.athletics.com.au/news/newsletter/archive/christmas\\_coaches](http://www.athletics.com.au/news/newsletter/archive/christmas_coaches))

Tasmanian Coach of the Year (2006) (<http://www.development.tas.gov.au/sportrec/sportsstar.html>)

Australian Sports Medal (2000) ([http://www.itsanhonour.gov.au/honours/honour\\_roll/search.cfm?aus\\_award\\_id=973700&search\\_type=quick&showInd=true](http://www.itsanhonour.gov.au/honours/honour_roll/search.cfm?aus_award_id=973700&search_type=quick&showInd=true))

Tasmanian Athletics Coach of the Year (2005) (<http://www.news.com.au/mercury/story/0,22884,23615359-3462,00.html>)

## Obituaries

Athletics Australia ([http://www.athletics.com.au/fanzone/380/vale\\_max\\_cherry](http://www.athletics.com.au/fanzone/380/vale_max_cherry))

Athletics Tasmania ([https://www.clubsonline.com.au/news/index.cfm?fuseaction=display\\_main&NewsID=4114&OrgID=1143&cfid=7481470&cftoken=99457538&dts=294200848112](https://www.clubsonline.com.au/news/index.cfm?fuseaction=display_main&NewsID=4114&OrgID=1143&cfid=7481470&cftoken=99457538&dts=294200848112))

The Advocate (<http://nwtasmania.yourguide.com.au/news/local/sport/other/athletics-loses-driving-force-behind-success/586314.aspx>)

Donna MacFarlane (<http://www.donnamacfarlane.com/?p=169>)

Hanny Alston (<http://www.hannyallston.com/index.php?id=news>)

## References

1. "Tasmanian athletics coach Max Cherry dies". *ABC News*. 2008-04-29. Retrieved 2008-05-16.
2. Craddock, Robert (2008-04-30). "Donna MacFarlane loses coach Max Cherry". *Herald Sun*. Retrieved 2008-05-16.
3. McAsey, Jenny (2008-05-12). "Words of late coach drive MacFarlane". *The Australian*. Retrieved 2008-05-16.

4. "Max Cherry dies suddenly". *Hobart Mercury*. 2008-04-20. Archived from the original on May 2, 2008. Retrieved 2008-05-16.

## External links

Still Inspiring: Max Cherry (<http://www.seniors.gov.au/internet/seniors/publishing.nsf/Content/Still+Inspiring:+April+-+Max+Cherry>)

Retrieved from "[https://en.wikipedia.org/w/index.php?title=Max\\_Cherry&oldid=701347977](https://en.wikipedia.org/w/index.php?title=Max_Cherry&oldid=701347977)"

Categories: 1927 births      2008 deaths      Australian athletics coaches

**ATTACHMENT b(3) - Brian Roe, past President Athletics Tasmania**

Vale Max Cherry – People – CoolRunning Forums      24/02/16 10:10 PM  
CoolRunning Forums !Misc Other !      People

Vale Max Cherry Statement from Brian Roe, Athletics Tasmania Started by sook54 , Apr 29 2008  
09:29 PM  
sook54  
Posted 29 April 2008 - 09:29 PM

Tuesday, 29 April 2008

## Vale Max Cherry OAM

Athletics Tasmania and Athletics Australia sadly advise of the passing on Monday evening, at 81 years of age, of one of the sport's outstanding mentors.

Max Cherry was a guru coach - in every sense of what that word has come to mean. He was widely respected, particularly by thinkers within the Australian athletics community. They saw a man who had coached for a huge period of time, who in his senior years retained extraordinary enthusiasm for coaching youngsters and senior athletes, alike.

They also saw a man who had a substantial pedigree as a coach at the highest level. In the 1970's when Tasmania was as strong in cross country and distance running as any state in the country, the accepted reason was the influence of Max Cherry. He guided and inspired a generation of athletes who in turn ensured that Australia's smallest state punched well above its weight in producing national medallists and international representatives.

Max was never afraid to provide his thoughts on what was best for athletics either in Tasmania and nationally. No- one, for a moment, disputed his right to do so - he had earned it many times over by the contribution he had made over 60 years as an athlete, administrator and most importantly and significantly, as a coach.

Quite apart from that - he was never far off the mark with what he had to say. Often accompanied by a well-directed pointer finger, his advice, input and contribution were ever present and highly valued.

But, more importantly, to watch Max in action on the track, would have been of benefit to any aspiring coach. He was equally enthusiastic with, although perhaps slightly less demanding of, a 13 year old starting out athletics, as he was with one of his international representative athletes like Kent Rayner, Randal Markey, Dave Chettle or Donna MacFarlane.

But even more noteworthy was the respect that he got back on each and every occasion. He had a rare gift of knowing how much training an athlete could absorb, how much encouragement they needed or alternatively how much constructive criticism to deliver if training or competition failed to achieve realistic expectation.

The reality of the athletics of today, right around Australia, is that participation in the sport is very much coach driven. There is little doubt that without people like Max, and Max in particular, there would have been far fewer athletes in the sport and certainly many less who would have achieved as much as they might have been capable.

Coaching Donna MacFarlane to a Commonwealth Games, 32 years after achieving the same (in 1974) with Randal Markey, and then to an Olympic Games, 32 years after doing just that (in 1976) for Dave Chettle - says much about Max - about perseverance, dedication and patience, in addition to the necessary coaching knowledge and skill.

There are few coaches who would have been happy during most of such a hiatus, to continue to mostly coach youngsters and then almost out of nowhere coach someone to the highest levels once again.

But it was not an avenue Max chose to take. Whether there was any expectation of producing another string of Australian representatives over the years, no-one really knows. But it was fulfilled.

The fact that he was able to coach Donna to a medal, after she had been out of the sport for five years to start a family, is testament to the drive and determination of both people.

In complete contrast, Randal Markey went to his Commonwealth Games, basically out of schoolboy ranks. For Max, there was no standard textbook - only the next challenge.

As he again delivered on, in 2005, when the then burgeoning talent of Ryan Foster, won a place in the Australian team for the World Youth Championships in Morocco in the 2000 metres steeplechase.

Although Max was always the first to say he did not want it, he was well, and often, recognized for his passion of helping others fulfill their athletic dreams. He was the recipient of the Australian Sports Medal in 2000, and then in June 2007, the Medal of the Order of Australia.

Max was the Tasmanian Sports Star Awards' Coach of the Year and a multiple winner of the Athletics Tasmania equivalent. He was accorded Coach of Merit status by Athletics Australia for 2006-07 and 2007-08, and was bestowed with the sport's most prestigious coaching honour, the Henri Schubert Award.

A shining example to others of all ages, Max was a finalist in the Senior Australian of the Year Award in 2005 and 2006. On the lighter side he was even a "calendar boy" – Mr April in "Still Inspiring", a calendar published in 2007 to celebrate older Australians.

Max was a Life Member of Athletics Tasmania and his beloved club, Sandy Bay Harriers. In this his 54th year in coaching, he was continuing to provide support to others as the President of the Tasmanian Branch of the Australian Track and Field Coaches Association.

Above all, and perhaps most importantly, he remained until his passing on Monday a most active coach to a large squad of athletes and freely gave of his time for clinics conducted for schoolchildren and state development squad athletes.

Here we mention only Max's contribution to athletics, but his devotion extended well beyond our sport to football umpiring, where he was also a life member, and to many other sporting and community activities.

It is too often said that no individual is impossible to replace. In the case of Max, this is simply untrue.

We will do our best but we suspect that we will come up short. They simply don't make them any more like they made Max Cherry.

Max is survived by his wife, and fellow Athletics Tasmania Life Member, Jo, together with his children from his first marriage – David, Sandra and Helen.

My overriding memory of Max is one of a perfect gentleman. I was lucky enough to run in a team that he was managing in the Huon Valley Classic relay (based on the Otway formula) many years ago. I was stunned (& filled with doubt) to be picked up as a number 5 runner that year when my form really didn't warrant it. Max must have seen something though, & his encouragement & direction for all of us in that team lifted us to a top 3 performance overall & a stage win. I managed to win best #5 runner. Max knew what he was on about.



I, along with many others no doubt will be attending his funeral this afternoon,

I am privileged to have known & to have been guided even a little by him.

Mal.

<http://www.coolrunning.com.au/forums/?showtopic=18358>

**ATTACHMENT b(4)**

Tasmanian athletics coach Max Cherry dies – ABC News (Australian Broadcasting Corporation)

24/02/16 9:54 PM

**NEWS****Tasmanian athletics coach Max Cherry dies***Updated Tue 29 Apr 2008, 12:16pm*

**The Olympic hopes of Tasmanian runner Donna MacFarlane have suffered a setback with the death of her coach, Max Cherry, from a heart attack.**

He was 81.

Cherry was awarded a Medal of the Order of Australia in 2006 for his work as an athlete and a trainer. MacFarlane has declined requests to speak to the media, with her husband saying she is too upset to talk.

Brian Roe from Athletics Tasmania says it is a tough time for MacFarlane, but she should pull through. "I'm sure that she will channel her energies into now making her season internationally this year one of a tribute and a recognition to Max's contribution to her," he said.

The former president of Athletics Tasmania, Terry Mahoney, says Cherry's death is an enormous loss to athletics.

"He was such an experienced coach, and as I say he'd been coaching for in excess of 50 years, and you don't replace that easily, if ever," he said.

Cherry guided MacFarlane to a bronze medal in the 2006 Commonwealth Games.

In the lead up to the race, he told Stateline he was amazed at MacFarlane's dedication to both her family and her training.

"It's just staggering, having two kids, minding the kids, and having to do all of that, and then come to training and train your butt off, it's unbelievable," he said.

**PHOTO:** Max Cherry's death has been described as an enormous loss to athletics. (ABC News)

**AUDIO:** The former president of Athletics Tasmania, Terry Mahoney, talks about Max Cherry, with ABC Hobart News reporter, Mark Smith. (ABC News)

**AUDIO:** The late Max Cherry with ABC 936 presenter, Tim Cox after McFarlane's 2006 Commonwealth Games run. (ABC News)

**MAP:** Hobart 7000

**Topics:** athletics, community-and-society, people, hobart-7000, tas *First posted Tue 29 Apr 2008, 8:19am*

**ATTACHMENT b(5)**

Max Cherry dies suddenly | Mercury – The Voice of Tasmania

24/02/16 9:59 PM

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2007 **2011** (/web/20110524215752/<http://www.news.com.au/>

## Max Cherry dies suddenly

(/web/20080502211714/<http://www.news.com.au/mercury/>)

Email article: **Email** (/web/20080502211714/<http://www.news.com.au/mercury/email/popup/0.22904.23615359-3462.00.html>)

Print article: **Print** (javascript:print();)

Submit comment: **Submit comment** (#submit-feedback)

April 29, 2008 12:00am

### **TASMANIAN athletics coaching icon Max Cherry died yesterday at the age of 81.**

Hobart-based Cherry had a remarkable 52-year coaching career, during which time he was mentor, friend and inspiration to more than 1000 athletes.

Some of his proteges include Olympian David Chettle, Commonwealth Games competitors Randal Markey and Donna MacFarlane, and world champion orienteer Hanny Allston.

One of the highlights of Cherry's career was guiding MacFarlane to a bronze medal in the 3000m steeplechase at the 2006 Commonwealth Games.

### **Video of Max with his athletes.**

His sudden death from a heart attack yesterday is a huge blow to MacFarlane as she prepares for the Beijing Olympics. She was too distraught to talk with the Mercury last night.

In a recent article for the Mercury Macfarlane spoke of the invaluable encouragement and support provided by her long-time coach and friend.

No doubt Max Cherry will be at the forefront of Macfarlane's thoughts as she competes in Beijing. And no doubt he will long be in the thoughts of the countless Tasmanian athletes who were much more than proteges -- they were his friends.

In 2006 Cherry was awarded a Medal of the Order of Australia for his huge contributions as an athlete and, since 1956, as a coach.

His other achievements include an Athletics Australia Coach of Merit Award (2006), Australian Sports Medal (2000), joint winner of the Tasmanian Sports Star Coach Award (2006) and Tasmanian Athletics Coach of the Year (2005).

Cherry's coaching extended far beyond athletics. He was also heavily involved with basketball (he was the Tassie Devils' fitness coach for seven years), hockey, judo, orienteering and umpiring.

Tasmanian Football League Umpires Association president Nigel Hyland last night paid tribute to Cherry. "I knew him for many years through football and it is a devastating loss," Hyland said. "He was a huge influence to three generations of Tasmanians. "To me personally, Max was a close friend, a mentor, a mate and a soul mate.

"I spoke with his wife Jo last night and she has kindly given us permission to pay tribute to Max in the next footy program."

Donna MacFarlane loses coach Max Cherry | Herald Sun

24/02/16 10:16 PM

Sport

# Herald Sun

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## Donna MacFarlane loses coach Max Cherry

- by: Robert Craddock
- From: Herald Sun
- April 30, 2008 12:00AM

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<http://www.heraldsun.com.au/sport/macfarlane-loses-coach/story-e6frf9if-1111116198341>

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Donna MacFarlane loses coach Max Cherry | Herald Sun

24/02/16 10:16 PM

Special relationship: 3000m steeplechaser Donna MacFarlane with her coach Max Cherry, who died on Monday.

Source: Herald Sun

**BEIJING-bound athlete Donna MacFarlane paid tribute yesterday to her coach, Max Cherry, saying she would take with her to Beijing his last lesson to "run hard right through the finish line".**

Cherry, 81, died on Monday after a heart attack and will be fondly remembered in the Australian athletics community for a 52-year career that included guiding MacFarlane to a bronze medal in the 3000m steeplechase at the 2006 Commonwealth Games.

MacFarlane, 30, began working with Cherry in 2005 in search of a hobby to relieve the pressures of motherhood.

"The sudden death of Max Cherry has come as a shock to all who knew and loved him," MacFarlane said yesterday

"In spite of his 81 years, his passion for life gave him a sense of immortality.

"There are no words to describe the magnitude of his influence on my life. He was still teaching me right until the end.

"We were at the athletics track the day before he died and he reminded me to run hard right through the finish line, to avoid getting pipped on the line.

"We shared some amazing times together, and while I am devastated to have to say goodbye, I feel privileged to have known and loved him.

"Tasmania has lost a sporting legend. I have lost my coach, my mentor and my good friend."

MacFarlane will go to Cherry's funeral on Friday and fly out the next day to compete at a meeting in Doha, Qatar. It's what he would have wanted her to do, she said.

Cherry was a disciple of famous coach Percy Cerutti, mentor of Rome Olympic 1500m gold medallist Herb Elliott, among others.

Earlier this month, Cherry said when mother of two MacFarlane came to him in 2005, he could not see her as a future Olympian.

"But years before, in the juniors, I remember watching her and thinking she could be the best," Cherry said.

"She came to me after having six years off and I said, 'You will have to run your butt off to keep up'. After five or six months I thought, 'My God, this girl could do anything'."

MacFarlane has run the two fastest outdoor 3000m steeplechases this year, topped by her 9min 29.93sec in Melbourne in February.

#### Comments [\(#social-comments\)](#)

- facebook
- twitter

<http://www.heraldsun.com.au/sport/macfarlane-loses-coach/story-e6frf9if-1111116198341>

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**PARKS AND RECREATION COMMITTEE AGENDA  
(OPEN PORTION OF THE MEETING)  
12/5/2016**

**9. SOLDIERS MEMORIAL AVENUE – MANAGEMENT PLAN REVIEW –  
FILE REF: 14-5-5**

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74x's

Report of the Director Parks and City Amenity and the Group Manager Open Space of  
27 April 2016 and attachment.

DELEGATION: Council

**TO** : Parks and Recreation Committee

**FROM** : Director Parks and City Amenity  
Group Manager Open Space

**DATE** : 27 April, 2016

**SUBJECT** : **SOLDIERS MEMORIAL AVENUE - MANAGEMENT PLAN  
REVIEW**

**FILE** : 14-5-5 M (document2)

## 1. INTRODUCTION

- 1.1. The purpose of this report is to seek approval for the formal review of the Soldiers Memorial Avenue Management Plan 2004 to develop a new plan.

## 2. BACKGROUND

- 2.1. In considering a report on the Joggers Loop Concept Plan, the Council at its meeting of 25 January 2016 resolved *inter alia* that:

*A report be prepared on the possible review of the Soldiers Memorial Avenue Management Plan.*

- 2.2. The Soldiers Memorial Avenue Management Plan was endorsed by the Council in 2004 (refer **Attachment A**). The plan was developed as a collaborative effort by the City and the Friends of Soldiers Memorial Avenue. The fundamental driver for the development of the original plan was the restoration of the Avenue which had fallen into a poor state, a result of decades of neglect.

- 2.3. The restoration of the Avenue has been one of the most significant projects to occur on the Queens Domain over the past decade. It has been highly successful with the fulfilment of the original vision of the management plan:

*“For every soldier a tree, for every tree a plaque”*

- 2.4. Restoration efforts have included:

- 2.4.1. the replacement of trees that were either dead, missing or in poor health

- 2.4.2. installation of more than 500 plaques containing information of each serviceman commemorated on the Avenue

- 2.4.3. clearance of competing vegetation, providing for better definition of the Avenue and fire protection
- 2.4.4. management of threatened flora
- 2.4.5. realignment of trees around Soldiers Memorial Oval/Cross Roads Oval
- 2.4.6. regular dedication ceremonies
- 2.4.7. signage
- 2.4.8. a range of education and interpretative activities, including the recent season of “The Tree Widows” play.
- 2.5. Overall, these initiatives have been well received by the community and have resulted in a significant increase in the recreational use of the Avenue.
- 2.6. Furthermore, the restoration work to the Avenue was a strong contributing factor to the City receiving ANZAC grants of over \$9M for the Soldiers Memorial Oval Community Hub and the Tasman Highway Bridge.
- 2.7. Given the age of the original management plan and that it has largely fulfilled its objectives, a formal review of achievements under the 2004 master plan and development of a new plan is considered warranted.
- 2.8. The new management plan is likely to see a change in focus from reinstatement and restoration to maintaining values, interpretation and commemoration.

### **3. PROPOSAL**

- 3.1. It is proposed that formal review of the Soldiers Memorial Avenue Management Plan 2004 be undertaken with the development of a new management plan in 2017/2018.

### **4. IMPLEMENTATION**

- 4.1. The development of a revised management plan will include a comprehensive review of the implementation of the current plan.
- 4.2. Officers will engage a suitably qualified consultant to undertake this work.



## **5. STRATEGIC PLANNING IMPLICATIONS**

- 5.1. This proposal responds to Strategic Objective 3.3 in the City's Capital City Strategic Plan 2015-2015:

*A highly valued natural and cultural open space network*

## **6. FINANCIAL IMPLICATIONS**

- 6.1. Funding Source(s)

6.1.1. The cost to review the implementation of the existing plan and develop a new plan is expected to be in the order of \$15,000. This will be funded from Budget Function 351 Open Space Planning in 2017/2018.

- 6.2. Impact on Current Year Operating Result

6.2.1. Not Applicable

- 6.3. Impact on Future Years' Financial Result

6.3.1. Funding will be sought for the review to occur in 2017/2018.

- 6.4. Asset Related Implications

6.4.1. Not Applicable

## **7. ENVIRONMENTAL IMPLICATIONS INCLUDING CLIMATE CHANGE AND SUSTAINABILITY**

- 7.1. Consideration of these issues will form part of the revised management plan.

## **8. COMMUNICATION AND MEDIA IMPLICATIONS**

- 8.1. Media opportunities will be explored as part of the review and development of the management plan.

## **9. CONSULTATION**

- 9.1. The President and Vice President of the Friends of Soldiers Memorial Avenue were consulted and support the initiative.

## **10. DELEGATION**

- 10.1. Council.

## 11. CONCLUSION

- 11.1. This report seeks approval for the formal review of the Soldiers Memorial Avenue Management Plan 2004 and development of a new plan.
- 11.2. Given the age of the management plan and that it has largely fulfilled its original objectives, a formal review of the achievements and development of a new plan is considered warranted.
- 11.3. The new management plan is likely to see a change in focus from reinstatement and restoration to maintaining values, interpretation and commemoration.

## 12. RECOMMENDATION

*That:*

- 12.1. The report m(document2) be received and noted.*
- 12.2. A review of the Soldiers Memorial Avenue Management Plan 2004 be undertaken with the development of the new management plan, at an estimated cost \$15,000 to be funded from the Open Space Planning Budget Function in the 2017/2018 Annual Plan.*
- 12.3. The Friends of Soldiers Memorial Avenue be advised of the Council's decision.*

*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**

# **Soldiers Memorial Avenue Management Plan**



**Hobart City Council  
May 2004**

## Soldiers Memorial Avenue Management Plan

# Executive Summary

### Coverage

This plan discusses the history and significance of the Avenue and the environment of which it is part. There is a description of the current status of the Avenue in terms of management approaches, the condition of the trees and its interpretation. A vision for the restoration of the Avenue is provided with a detailed discussion of actions to be taken to fully restore the Avenue. Discussion of the resources required and an action plan are also included. The overall objective is to restore the Avenue as a place of commemoration and as a significant part of the history of Hobart.

### Background

The Soldiers Memorial Avenue was inaugurated on 3 August 1918 in a large public ceremony that attracted about a quarter of the population of the city. The Avenue was planned and prepared by the Hobart City Council, The New Town Council and the Returned Soldiers Association and involved thousands of volunteers. A second planting in February 1919 took the total number of trees to over 500. Within a few years, the Avenue had a permanent central pathway and was irrigated. A centre for family commemoration, the Avenue fell out of popular consciousness with the passing of those who knew the soldiers. The loss and later organised removal of many of the nameplates broke the crucial link between individual trees and the individual servicemen.

The building of the Crossroads Oval destroyed over 80 trees and sites. A further 12 sites were lost due to roadwork at the southern end connected with the changed intersection of Davies Avenue with the Tasman Highway. Along the Avenue proper, more trees are dead or missing.

The Soldiers Memorial Avenue is the largest of the 40 or so Tasmanian Avenues of Honour. It is unusual not only for its size but for the fact that only the fallen are commemorated. An important element of Hobart's cultural heritage, the Avenue is potentially an important tourism asset.

The immediate environment is white gum grassland and contains a number of significant plant species: the rarest thrives under a number of the memorial trees and is listed under Commonwealth legislation. Blue gums planted along the Avenue in an early attempt to replace Cedars serve to obscure the overall sweep of the Avenue and are not in good health as the conditions do not match their native environment.

The Soldiers Memorial Avenue is currently managed within the parameters set under the *Queens Domain Management Plan* (1996). While setting broad guidelines for management, the Plan does not address a range of specific issues that must be considered as part of any restoration and detailed management of the Avenue.

### Current status

A total of 359 memorial trees remain in the Avenue, comprised of 336 original trees and 23 Italian cypresses. In addition, two trees of the Soldiers Memorial Avenue Extension survive on the western side of the Cenotaph. The remaining trees vary in health from those with minimal foliage and poor condition to a very few in very good condition.

The climate and geology of the Queens Domain are responsible for harsh conditions to which many of the trees are ill adapted.

### Key issues

The key issues to be considered as part of any management plan are:

The maintenance of natural values

The management of the surviving trees

## Soldiers Memorial Avenue Management Plan

The replacement of missing and dead trees

Fire Management

Interpretation and Plaques

Action plan

The action plan outlines actions flowing from the recommendations that are necessary for the restoration of the Avenue.

### Recommendations

#### **1. Slashing and Mowing**

Investigate the establishment of a slashing regime for Soldiers Memorial Avenue extending 7 metres either side of the outer row of trees. Slashed material is to be removed off-site. The slashing regime is to avoid the suppression zone under trees, cutting when soil is wet, and cutting in certain nominated areas in spring/early summer.

#### **2. Watering and Mulching**

Reticulated irrigation will not be introduced. Acceptable practices to aid the establishment of new exotic plantings are the use of tubes for deep watering and mulching using pine material. Mulching is not to occur in the vicinity of rare or threatened plant species.

#### **3. Removal of Native Vegetation**

- a) Selected Eucalypt saplings are to be marked and avoided when slashing to maintain the canopy component of the grassy white gum woodland community.
- b) The removal of understorey tree species is permitted where they compete with the cedars and have no role in creating threatened species habitat.
- c) Approval of the Threatened Species Unit, DPIWE to be sought prior to the removal of the inter-planted blue gums.

#### **4. Mulching and Associated Trials**

A mulching trial should be conducted on suitable trees in poor health to assess the value of mulching in stabilising their health and particular in coping with prolonged periods of dry weather. In addition, the efficacy of soil sculpting and contouring in improving water availability around suitable trees should be assessed.

#### **5. Tree Surgery**

Trees surgery to be undertaken to improve the appearance of the Avenue with an emphasis on trees likely to remain.

#### **6. Consultation with Families**

All tree replacements, whether dead or in poor condition, should involve families whenever possible. The project management group should develop guidelines and criteria for the replacement of trees.

#### **7. Replacement Species**

Replacement trees should be of a species sympathetic in terms of form and character, preferably Cedar of Lebanon, which should be the basis of initial trials.

#### **8. Replacement Order**

Within the main body of the Memorial Avenue, replacement trees should be planted in existing or original sites section by section.

## Soldiers Memorial Avenue Management Plan

### **9. Options for Missing Sites**

Options for replacing trees from 'lost' sites be researched and a finalised landscape plan for replacement sites drawn up by the end of 2004. This plan should take into account current usage of the intended sites and integrity of a restored Avenue.

### **10. Management of New Trees**

New trees should be watered and mulched after planting, balancing the need to ensure the health of the trees and minimal disturbance to the surroundings during the establishment period.

### **11. Planting Program**

Replacement trees should be planted on an annual cycle in time for commemoration ceremonies on the anniversary of the Avenue with relatives invited.

### **12. Fire Management**

a) The next revision of the Queens Domain Fire Management Plan to incorporate Soldiers Memorial Avenue as a separate vegetation management unit where burning is excluded.

b) Slashing of Soldiers Memorial Avenue to extend seven metres beyond the outer row of Cedars to provide fire protection.

### **13. Historical Research**

Historical research should continue with the goal of producing a definitive history of the Avenue and a final list of names of servicemen commemorated.

### **14. Surviving Name Plates**

The plinths at the junction of the Memorial Avenue and Davies Avenue should be opened and remaining plaques removed for restoration and later use in interpretive displays. The full collection of nameplates should be consolidated for interim display.

### **15. New Name Plates: Design and Placement**

There should be a plaque or nameplate near each tree on the Avenue identifying the serviceman for whom it was planted; the level of detail to be negotiated with descendants, noting that such identification should be unobtrusive and meaningful.

### **16. Site Interpretation**

a) An interpretation plan should be developed for the Soldiers Memorial Avenue ensuring compatibility with that of the Domain as a whole. This interpretation plan should incorporate specifications for individual tree plaques and both on and off site interpretation.

b) The Avenue should in future be referred to by its original name, the Soldiers Memorial Avenue, and that the Cross Roads Oval be renamed as the Soldiers Memorial Oval (or Soldiers Oval).

c) The plinths should be removed as part of the process, such removal to take place as the new interpretation works are completed.

### **17. Infrastructure works**

All infrastructure work within or adjacent to the Avenue footprint should only be undertaken after approval is given by the Director, Parks and Customer Services Division (in consultation with appropriate Council committees) in the case of maintenance, repairs to existing services or new services. In all instances, account should be taken of the potential impact on the trees and impact on the visual integrity of the Avenue with proposals explicitly addressing these issues.

## Soldiers Memorial Avenue Management Plan

### **18. Training for Personnel**

All personnel involved in work within the Avenue footprint should undertake an orientation program on the extent and significance of the Avenue.

### **19. Project Management**

A working group should be established to oversee the restoration and the implementation of this plan. This group should consist of an arboriculturalist, a cultural heritage expert, a person with park and bushland management responsibilities and representatives from Friends of Soldiers Walk Inc.

### **Note on Sources**

In preparing this document, a variety of background and reference material has been used. Due to their lengthy titles and frequent usage, the following citations will be used.

DQDCHMP	Draft Queens Domain Cultural Heritage Management Plan
QDMP	Queens Domain Management Plan
NVP	Natural Values Paper Appendix 2 (Report to the Hobart City Council of Management Actions that will Maintain Natural and Cultural Significance of the Soldiers Walk)
HCG	Heritage Conservation Guidelines Appendix 3 (The Soldiers Walk (Soldiers Memorial Avenue) Queens Domain Hobart, Heritage Conservation Guidelines)

Cover photo: The photograph comes from a glass negative by W Fellowes, a well-known Hobart photographer from the early 20<sup>th</sup> century. It is dated November 1919. Courtesy J Trethewey.

## Soldiers Memorial Avenue Management Plan

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## Soldiers Memorial Avenue Management Plan

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## Soldiers Memorial Avenue Management Plan

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### Section 1: BACKGROUND AND INTRODUCTION

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#### 1.1. DEVELOPMENT OF MANAGEMENT PLAN

The Management Plan has been developed through the Soldiers Walk Working Group established by the Hobart City Council in April 2002. The establishment of the Working Group came from a Council decision that:

“An officer working group be formed to develop a management strategy and future initiatives for Soldiers Walk in conjunction with the Friends of Soldiers Walk Inc., taking into consideration broader environmental, arboricultural and heritage issues and the group provide progress reports to the Parks and Customer Services Committee”.<sup>1</sup>

The group comprised key Council officers: the Bushland Manager, Rob Mather; the Arboriculturalist, Andrew Robert-Tissot; and the Cultural Heritage Officer Brendan Lennard. Representing Friends of Soldiers Walk Inc (FOSW) were the President, Adrian Howard and Vice President, John Trethewey. Sharon Calvert took minutes on behalf of the group.

As part of the process two papers were commissioned to assist the development of the management plan; a paper by J Kirkpatrick and Unitas Consulting on the natural values of the Avenue and a paper by Austral Archaeology on the cultural heritage value of the Avenue and. These papers have been included as Appendices 2 and 3 respectively.

The group met on a regular basis from May 2002 working through a variety of issues in relation to Soldiers Memorial Avenue and the Domain. Reference was made to the Queens Domain Management Plan (HCC 1996) (QDMP) and the Draft Queens Domain Cultural Heritage Management Plan (HCC 2002) (QDCHMP). The group conducted site visits to discuss issues on site and began a process of exchanging information on historical, arboricultural and management issues to support the process of developing the plan and develop a common knowledge base.

#### 1.2. LOCATION AND CONTEXT

The Soldiers Walk, as it is now known, was inaugurated as the Soldiers Memorial Avenue on 3 August 1918 with further substantial additions early the following year. The Avenue stretches for over 1.5km along the riverside of the Queens Domain from Aberdeen St to the Cross Roads. Originally consisting of 520 trees, now approximately 359 trees in varying states of health remain. Mostly cedars from the original plantings, the Avenue includes 23 Italian Cypressess planted as replacement trees in the 1960s. An extension to the Avenue was planted in 1926 to connect the Avenue proper with the Cenotaph with a further 20 trees planted in a double row along the city side of the Cenotaph precinct; of these, 2 survive. A map of the Avenue is to be found between pages 10 and 11. A list of names appears in Appendix 4.

#### 1.3. OVER-ARCHING POLICIES

##### 1.3.1 Queens Domain Management Plan

In 1996 Council adopted the Queens Domain Management Plan as the guiding document for the future use, development and management of the reserve. The vision statement in that plan proposes:

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<sup>1</sup> Hobart City Council Minutes April 2002

## Soldiers Memorial Avenue Management Plan

“The Queens Domain shall be a park of the people which celebrates and protects its significant natural landscape and rich cultural history whilst providing for the education, recreation, health and enjoyment of its visitors.”<sup>2</sup>

The Management Plan provides a zoning system for the Domain. Soldiers Memorial Avenue is located within the southern sub-zone of the Conservation Zone. The following excerpts from the Management Plan detail the desired future character of the zone and outline principles to guide any initiatives within the zone.

### Conservation Zone

The desired future character of the Conservation Zone is one where natural systems and cultural features/settings are protected according to best management practice whilst allowing for informal recreation, tourism and play.

The Conservation Zone contains two sub-zones: north and south. The northern sub-zone is characterised as the area of highest natural integrity and significant conservation value. The southern sub-zone, whilst retaining much of its natural character, vegetation communities and biological conservation value is, nonetheless, inter-laced with historic sites and settings. This sub-zone also contains areas of substantial modification which require restoration including the foreshore and track/road edges.

Within the whole of the Conservation Zone:

all areas of indigenous vegetation or exotic vegetation incorporating rare and threatened native species are to be given the highest level of protection from development;

areas of previous disturbance without cultural significance should be restored to as near as possible to their natural condition; and

indigenous vegetation is to be used exclusively, including ornamental plantings.

The southern sub-zone is to be cared for according to current practice (i.e. continued mowing, tidying, etc.) until such time as it is established that change of management (to achieve conservation objectives) will not upset the delicate natural balance which has been achieved in the area.<sup>3</sup>

In addition, the plan made a number of specific recommendations in relation to the Soldiers Memorial Avenue. These covered retention of the Avenue, conducting an inventory of existing trees and investigation of the replacement of trees.<sup>4</sup> Map 5.1 and a footnote refer to an assessment of the restoration of the Avenue of Honour where displaced by Cross Roads Sports Grounds.<sup>5</sup>

### 1.3.2 Draft Queens Domain Cultural Heritage Management Plan

The Draft Queens Domain Cultural Heritage Management Plan (QDCHMP) includes a range of recommendations relevant to this exercise and providing an overall context for any development of the Memorial Avenue. The QDCHMP contained the following sections relevant to this exercise. The first relates to

[Proposed] Special Use Zone Statement

*The Domain precinct is the major open space related to central Hobart. It contains active and passive recreational facilities, cultural assets, historic landscape values and is one of the major defining elements at the edge of the city. The retention of existing open space, the recovery of alienated space and co-ordinated planning for the whole precinct are essential to conserve this amenity. While some further development is*

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<sup>2</sup> QDMP p32

<sup>3</sup> QDMP pp44-45

<sup>4</sup> QDMP pp65-66

<sup>5</sup> QDMP pp59

## Soldiers Memorial Avenue Management Plan

*possible, as guided by site specific conservation retained with its current uses. Development that adversely affects the high natural and cultural values of the precinct or that acts as a barrier to public access will not be approved.*<sup>6</sup>

From this flowed a number of 'key policies' proposed to inform and guide any further development on the Domain. Those proposals relevant to the restoration of the Soldiers Memorial Avenue are listed below, with additional commentary provided in italics.<sup>7</sup>

### Key Policies

Management of the Domain should take a holistic view of the entire reserve (incorporating all tenures) and its context within Hobart.

The principle and guiding use of the Domain should be for public passive recreation around the private grounds of Government House.

Aboriginal sites and landscape values should be protected and conserved in consultation with the Tasmanian Aboriginal Land Council.

*Comment:* There are no known Aboriginal sites in the area traversed by Soldiers Walk. However, the site is located within a zone of high Aboriginal cultural heritage sensitivity. Consequently, advice should be sought on management requirements in response to any proposed activities involving ground disturbance in the area identified as sensitive (i.e., the area between the River Derwent foreshore and the 50 metre contour – see Appendix 1). Statutory obligations apply in the event that Aboriginal cultural material is revealed during any works.

The Domain landscape should be managed as a 'Victorian park'.

*Comment:* The open 'park like' landscape which corresponds to the 19th century 'Victorian' ideal, where changing vistas through trees to distant prospects was an essential element, should be maintained.

Soldiers Walk is a sympathetic element in the 'Victorian park' and is also related to other exotic arboreta within the Domain. Consequently, the horticultural and arboricultural requirements of exotic species associated with the 'Victorian park' landscape should be considered in conjunction with that of native species.

There should be no further alienation of the Domain.

There should be no further development outside currently utilised developed spaces.

*Comment:* The extent of Soldiers Walk has been truncated by past development including construction of the Tasman Highway (separating the Cenotaph from the rest of the Domain), the Aquatic Centre and the Cross Roads Oval/s. This has resulted in loss of trees and dedicated spaces.

Pedestrian access should be encouraged/reinforced. There should be no new road development on the Domain.

*Comment:* Soldiers Walk is an important pedestrian corridor within the Domain. Maintenance of this attribute is to be actively encouraged.

The cultural heritage significance of the Domain should be interpreted.

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<sup>6</sup> DQDCHMP

<sup>7</sup> DQDCHMP

## Soldiers Memorial Avenue Management Plan

This Draft Plan did not address a number of issues specific to the Avenue such as nameplates for trees, replacement species, replacement of lost sites and fire management.

### 1.4. HISTORY<sup>8</sup>

The Soldiers Memorial Avenue on the Queens Domain was originally intended as more than a simple avenue of trees. It was conceived as a mile long park with the memorial trees, each with its individual plaque, interspersed with garden beds, native shrubs and trees and memorials for each of the units represented.

#### 1.4.1 Genesis

The idea for an Avenue to commemorate men of the 1<sup>st</sup> AIF came from the Returned Soldiers Association (RSA)<sup>9</sup> and was part of an Australia wide movement that began in Ballarat in 1916. First proposed for Hobart in late 1917, the project was delayed until 1918 for more suitable planting weather. Under the aegis of the Hobart City Council Reserves Committee, the project came to involve a broad cross section of the community. The New Town Council joined in to plan its own section of the Avenue. Mr L J Lipscombe, Superintendent of Reserves, and Sgt George Foster, Secretary of the RSA, played leading roles in the planning, preparation and planting of the Avenue. Initially 100 trees were to be planted near the Corporation Quarry but the demand for trees and the influence of Aldermen resulted in a grander avenue along the eastern slopes.

During the preparations, which were extensively covered in the newspapers and weekly magazines, holes were dug and basic tree guards erected by groups of Scouts, returned and serving soldiers, representatives of sporting clubs, relatives and friends of soldiers, and groups of workers from businesses in central Hobart. The YMCA and women of the community provided refreshments on the cold winter afternoons while the Labour Fife and Drum band provided music.



*Figure 1 Family members preparing a tree plot for one of the Hall brothers. They were one of fourteen pairs of brothers commemorated on the Avenue. (Weekly Courier 11 July 1918 p21)*

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<sup>8</sup> This section has been based on research including the *Mercury* newspaper, the *Weekly Courier*, the *Tasmanian Mail* and the Minutes of the Hobart City Council reserves Committee 1917-137 as well as interviews with descendants of commemorated soldiers and residents of the Glebe. While research is not complete and comprehensive, the outline provided can be relied upon.

<sup>9</sup> By the time of planting, the RSA was to become the Returned Soldiers Sailors Imperial League of Australia (RSSILA) and later with 'Airmen' added in the title became the RSSAILA.

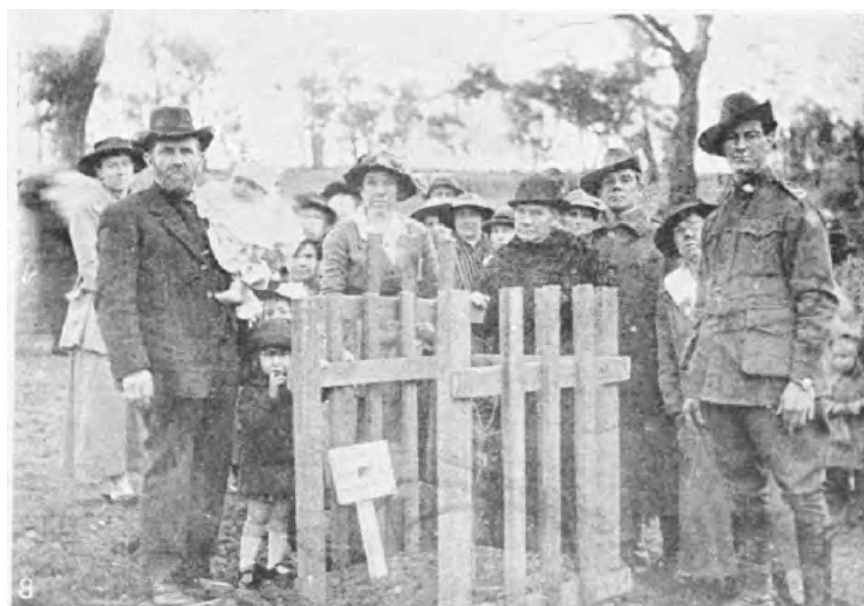
## Soldiers Memorial Avenue Management Plan

The Soldiers Memorial Avenue was inaugurated on 3 August 1918 with the planting of 399 trees. A crowd estimated at between 8 and 10 thousand attended, representing over a quarter of the population of greater Hobart. The trees were planted by and at the request of the next of kin of men who had died on active service. While most came from Hobart and New Town, there are men from Richmond, Bruny Island and the mainland; all had trees because a relative resided in Hobart.



***Figure 2 Part of the crowd on Planting Day, 3 August 1918 (Tasmanian Mail 8 August 1918 p19)***

A further 100 trees were planted on 15 February 1919 with the balance of the trees planted during 1919 and 1920. Stretching from Aberdeen St, by the Hollow (now occupied by the Aquatic Centre) it snaked along the eastern slopes of the Domain to the ridge at the northern end of the TCA ground and then along the slopes to the Cross Roads. 513 trees were eventually planted with the Avenue broadening to 4 lines of trees along most of its length. Dignitaries planted three of the trees: the Governor and his wife each planted a tree in February 1919 as did General Birdwood during his visit to Tasmania in 1920.



***Figure 3 Family and friends gathered around the tree for Lt Hare, a Methodist preacher. The original name board can be seen clearly within the enclosure with the unit colour patch clearly visible. (Weekly Courier 8 August 8 1918 p20)***

## Soldiers Memorial Avenue Management Plan

In 1926 the Reserves Committee of the Council decided to plant a connecting avenue between the Soldiers Memorial Avenue and the Cenotaph precinct. This extension avenue passed along city side of the Cenotaph precinct and consisted of 20 cedars. Of these trees only 2 remain, the remainder having been removed in the 1950s.

### 1.4.2 A Focus for Commemoration

From the very beginning the Avenue became a focus for both public and private commemoration and remembrance with *The Mercury* reporting on families visiting the trees as part of the Armistice services in November 1918. The trees and the Avenue became the focus for many families. Some began to turn the sites into shrines much to the annoyance of the Council with the Reserves Committee announcing in 1920 that tree guards that did not conform to the Council pattern would be removed. When the taps were removed due to theft, families, especially women, carried water long distances to struggling trees in hot summers, repaired tree guards, weeded and placed flowers and wreaths.



*Figure 4 Plaque for Pte Charles Watkin Cowen. One of metal plaques installed from 1932; this one is very light gauge and may itself be a replacement plaque.*

During the 1920s, groups such as the 12<sup>th</sup> and 40<sup>th</sup> Battalion Associations, the Soldiers Wives and Mothers Association and the Soldiers and Sailors' Father's Association as well as families slowly painted the tree guards with paint provided by the Council. By 1923, the Avenue had been irrigated, had a permanent central pathway laid by unemployed and disabled soldiers and seats placed along its length.

By 1929, the Avenue was in such a state of disrepair that the Mercury and RSSAILA ran a public subscription campaign for improvements and maintenance of the Avenue. The onset of the Great Depression meant that this effort had limited success and the small sum gathered was passed to the Reserves Committee. An unemployment relief program renewed and re-gravelled the pathway in 1930. In 1931 the Reserves Committee decided to replace the original metal-faced boards, which had become illegible in many cases, with galvanised iron plates embossed with the details of the commemorated serviceman. By this time many of the original tree guards had been removed having succumbed to the ravages of time and weather. Some survived until the 1960s when the last tree guards were removed.

## Soldiers Memorial Avenue Management Plan

### 1.4.3 Decline

The outbreak of the Second World War and the mourning for yet more war dead diminished the popular profile of the Avenue though for some families what had been a tree for one serviceman now became a shrine for two.

For many years the Avenue remained the focus for commemoration for many families but as those who actually knew the soldiers, as parents, siblings, wives, sweethearts and friends, died the Avenue lost its most passionate protectors. Those with relatives commemorated on the Avenue included Alderman Meagher (son), Stan McDougall VC (brother) and the former Premier, Senator Earle (son-in-law). The connection to a tree persisted for many families. Stories abound of families using the tree as a meeting point before going to the Regatta, with grandma insisting on a brief moment of silence. Some families tended the trees for decades and some still place wreaths in the boughs every ANZAC day. These efforts became more exceptional as the years passed.

Over the years, many trees also struggled with the conditions and in the 1960s; many missing and dead trees were replaced with Italian Cypress, chosen for its formality but not in keeping with the predominant tree shape and colour. In the 1970s blue gum were planted between the trees flanking the path; it is not known why this species was chosen or why the inter-planting was even undertaken. Its main impact has been to obscure the overall dimensions and sweep of the Avenue.

### 1.4.4 Effects of Development

The general development of Hobart has not been kind to the Avenue or the Domain. Pedestrian access has become increasingly difficult and the Domain, once easily accessible, is now an island. At least one and maybe two trees were lost with the construction of a turning circle at the back of the TCA ground depot. The greatest loss of trees however occurred with the placement of a 'temporary tip' at the northern end of the Avenue in 1960. The present Cross Roads cricket and soccer grounds were built on the site and over 80 trees were bulldozed. A small remnant of the Avenue exists hidden in the copse at the Cross Roads. In 1987 at least 11 trees were lost due to changes to the junction of Davies Avenue and the Tasman Highway. In addition over the years fire has caused considerable damage in the northern sections. In the southern sections, many trees suffered the effects of cars as part of the Avenue was used for parking area at Regatta time.

These developments not only physically diminished the Avenue but also gave a clear message to descendants and residents of Hobart that the Avenue was no longer valued. Opposition took the form of letters to the editor and individual protest but without a clear organisational champion, the Avenue was allowed to slowly disappear as a priority or concern for Council and most residents. The increasing usage of 'Soldiers Walk' for the path and the removal of most individual tree plaques in the 1980s broke the link between individual soldier and tree and effectively hid the purpose of the Avenue for many. The transformation of the natural environment from the open grassland of the early years to the scrubby grassland filled with weeds, wattles, blue gums and prickly box nearly obscured parts of the Avenue, hiding them from view with many surprised to be told there are actually 4 lines of trees.

### 1.4.5 The Names of Soldiers Commemorated

The primary source for trees planted by the Hobart City Council is the recently discovered official list from 1918-1919. This is incomplete with the final sections missing. It records some changes and re-allocation of trees at the time. This list only contains full details for trees planted in 1918; the 1919 additions, in pen, are less revealing. The main records for trees planted by the New Town Council are lists from the Mercury at the time of plantings. A map from Council sources (date unknown but probably the late 1930s) is an additional source of data and reveals some inconsistencies in placement. The use of a different numbering system adds more complexity to the problem. Some families have clear memories of trees



## Soldiers Memorial Avenue Management Plan

planted but thus far the public record does not allow complete verification. It should be noted that for 500 soldiers the position of the original tree is known.

### 1.5. HERITAGE SIGNIFICANCE

Avenues of Honour are symbolic landscapes that reflect a certain egalitarianism (a dearly held trait of the Australian psyche) owing to the possibility for individual commemoration regardless of station. The first of these Avenues were planted after the Boer War to commemorate individual service and sacrifice. The practice was revived during the Great War with the first planting being at Ballarat in an Avenue that is now a significant local icon with over 3,700 trees. The implementation of Soldiers Memorial Avenue is indicative, at least in its genesis, of a populist or shared history albeit born of the tragedy of war. Soldiers Memorial Avenue is the largest of the Tasmanian Avenues of Honour and it seems the only Avenue to be dedicated solely to the fallen. Many of the other 40 Avenues identified to date include trees dedicated to men and women who enlisted in one of the services during the Great War.

The Avenues are an important feature of Australian landscapes but most prevalent in Victoria and southern New South Wales. They are not unique to Australia; similar plantings occurred in Canada, the United States of America, the United Kingdom and Italy. However, these avenues are more highly concentrated in Australia than anywhere else; Canada for example had only six of which one survives. Only a handful can be traced in the United States and many of the 200 registered sites in the United Kingdom include only a single or small number of trees. The plantings in Italy around village churches are sporadic and regional. The Avenues are mainly a feature of the Great War though some Boer War and Second World War avenues or tree groups do appear. Nomenclature varies; what in Australia was referred to as an Avenue of Honour is a Road of Remembrance in the United States and Canada and an Avenue or Garden of Remembrance in the United Kingdom.<sup>10</sup>

Australian Avenues were often planted during the course of the war with trees planted for all those who had enlisted, whether as soldiers, sailors, airmen or nurses. A smaller number of Avenues, such as the Soldiers Memorial Avenue and the Memorial Avenue in Kings Park, Perth, commemorate only the fallen. Avenues in other parts of the world seem to have been for the fallen only. The Soldiers Memorial Avenue is one of the larger Avenues in Australia. A survey by the Australian War Memorial in 1920-21 identified 121 Avenues. This survey was incomplete as it was based on self-reporting and some Avenues were still to be planted. The survey listed 12 in Tasmania though FOSW research has identified 37 planted between June and November 1918. Most Avenues were planted alongside public roads and thoroughfares; the Soldiers Memorial Avenue is rare if not unique in that it was planted through bushland to become a park.

Whilst there has been a period of benign neglect, the renewed interest in this place and its symbolic associations (indicated by the formation of FOSW) are compelling evidence of the resurgence of community support and respect for the sacrifice made by Australians in war time. It is also a grim reminder of the human cost of the Great War in which more Australians lost their lives than all other conflicts combined. On this basis Soldiers Memorial Avenue should be considered as culturally significant. For example, if it were nominated it would most likely satisfy criteria a, d, f and g for inclusion in the Tasmanian Heritage Register.

Arising from this the following principles should be noted:

- 1 *Trees differ from other inanimate cultural features in that they eventually grow old and die. In the intervening period their life cycle is determined by environmental factors. One of the fundamental principles associated with the*

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<sup>10</sup> This section is based on information from the Imperial War Museum, the Saskatoon Next-of-Kin Memorial Avenue and newspapers in Colorado.

## Soldiers Memorial Avenue Management Plan

*management of Soldiers Walk is the need for a strategy to perpetuate, in particular, its ongoing function as a memorial.*

- 2 *To faithfully represent the philosophical intention of the concept, it is imperative that the number and identity of all those people commemorated be established so that they can be accommodated with a space and a corresponding number of trees in two rows astride a path (i.e., four rows of trees in total).*
- 3 *The variety of species comprising Soldiers walk (excluding the Blue Gums) provides an opportunity to introduce new species.*
- 4 *The addition of new species should not degrade the intended formal character of the walk. That is, new plantings should be as contiguous as possible and reinforce a unity of form, shape, texture and colour over the whole walk.*
- 5 *The start and end point of Soldiers Walk need to be established and reinforced.*
- 6 *Soldiers Walk should revert to its original title of Soldiers Memorial Avenue.*
- 7 *Any changes to the Queens Domain landscape are likely to excite public interest. Any future plans for Soldiers Walk should include a credible process of public participation, informed comment (i.e. the public should be given enough information first so that responses and ideas are developed within an appropriate context) and review.*

The Soldiers Memorial Avenue is an integral part of the Queens Domain cultural landscape. Consequently, any changes to form or extent have the capacity to impact upon a wider set of values.

### 1.6. NATURAL VALUES

The Domain is one of only a small number of expansive remnants of grasslands and grassy woodland in Tasmania. As such, virtually the entire Domain has high intrinsic value and, therefore, conservation significance.<sup>11</sup>

Soldiers Memorial Avenue is located within a Grassy White Gum (*Eucalyptus viminalis*) Woodland vegetation type listed as a critical priority for conservation of forest communities in Hobart.<sup>12</sup> Located within the Soldiers Memorial Avenue “footprint” are a number of populations of rare or threatened species.<sup>13</sup> The Kirkpatrick<sup>14</sup> report notes:

“Significant species were recorded during this study under, or close to, thirty of the Soldiers Walk trees (Appendix). Listed species noted were *Lepidium hyssopifolium* (6 trees), *L. pseudotasmanicum* (18 trees), *Scleranthus fasciculatus* (2 trees), *Vittadinia gracilis* (2 trees) and *V. muelleri* (3 trees). *Podolepis jaceoides*, a species rare in Hobart, was noted under one tree. In addition, *Diuris sulphurea*, a species rare in Hobart, has been noted by the author at the location marked 11 on the attached map.

Most significant species were found under healthy cedars (Appendix), or adjacent to planted trees on shallow, rocky soil.

*L. hyssopifolium* is listed under the Environmental Protection and Biodiversity Conservation Act (1999) (Commonwealth). Any new action that might affect this species cannot be taken without reference to the Commonwealth. Its ecology is well-known (Kirkpatrick and Gilfedder 1998). It requires ground free of above ground competition and stock grazing, usually provided by introduced trees in parks, gardens and road sides in the world of today. All of the rare species noted under the Soldiers Walk trees are confined to places on the

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<sup>11</sup> QDMP 1996 pp16-17

<sup>12</sup> (North 2000).

<sup>13</sup> (Kirkpatrick 1995).

<sup>14</sup> See NVP Appendix 1

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Domain where the growth of the tussock grasses is inhibited by root competition from trees, frequent mowing or shallow soils (Kirkpatrick 1995).

The spreading healthy, and moderately unhealthy, cedars in Soldiers Walk provide excellent habitat for these rare species because they create a wide zone of suppression. Unhealthy and dead trees do not, because they lose this zone of suppression. Eucalypts and cypresses in the plantings were rare habitats for rare species, although large unplanted native eucalypts do provide habitat for some.”

### 1.7. COMMUNITY VALUES

A key element of the Avenue was, and is, the connection between individual soldiers and individual trees. The trees were planted by families and were, and in some cases still are, a focus for family commemoration. In an earlier time most residents of Hobart would have known at least one and possibly quite a few of the soldiers through work, clubs or residence.

Originally each tree had an identifying board giving details of the soldier and including the unit colour patch. In 1932, these were replaced by metal plaques, maintaining the link between soldier and tree. General attrition and then the organised removal of most of these plaques in the 1980s broke this link and effectively the trees became anonymous and exotic invaders in the Domain environment. For occasional visitors, the significance of the trees was obscured. For descendants, maintaining the connection became increasingly difficult in the face of neglect and the difficulty of recognising a single tree in a complex landscape.

Even so, many families continued to visit trees and leave tokens and flowers on ANZAC Day or other significant anniversaries. For many of the oldest with a connection to the Avenue, these simple acts are no longer possible. Many of those contacting FOSW are men and women in retirement or aged care. FOSW has been contacted by representatives of the families of 100 soldiers thus far without any calculated effort to trace descendants.

#### 1.7.1 Friends of Soldiers Walk Inc

The formation of Friends of Soldiers Walk Inc in 2002 and the publicity generated by numerous events has captured increasing interest in the Avenue and harnessed the commitment of descendants wishing to see the Avenue restored. To date, 4 working bees and other events involving 50 people at a time have done much to improve the physical prominence of the Avenue. Descendants of over 90 servicemen have come forward to join FOSW including members from Victoria, New South Wales and the ACT. This has occurred without any concerted effort to contact descendants. FOSW has co-ordinated a considerable research effort with the support of grants from the Minister of Veterans Affairs under the Local Commemorative Activities Fund and a web site and map with the support of a Hobart City Council Bicentenary Community Grant. The Governor of Tasmania, His Excellency Mr Richard Butler AC, has agreed to act as patron following the death of the first patron, Mr Frank MacDonald MM.

As a result of these activities, the existence of the Avenue and its significance is better understood than has been the case for decades. The Avenue is increasingly recognised and schools in the Hobart area have begun to use the Avenue as a focus for learning about the Great War.

### 1.8. RECREATIONAL VALUES

The Avenue forms a pedestrian spine along the southern portion of the Domain and offers unique views of the River Derwent, the central city and the Wellington Range. Soldiers Memorial Avenue functions as the Domain's central spine for passive recreational pursuits such as walking, dog walking, jogging and cycling. It is ideally located to provide pedestrian access to many of the Domain's facilities eg. The Aquatic Centre, TCA Ground, Athletic Centre, Cross Roads Ovals, Gun Powder Store, Beaumaris Zoo site, Government House and

## Soldiers Memorial Avenue Management Plan

the Botanic Gardens. While less used than in the past, due to the extensive road network isolating the Domain, for many it is still Hobart's bush backyard.

### 1.9. ENVIRONMENT

#### 1.9.1 Climate

Hobart's average rainfall (as measured at the nearby Hobart Regional Forecasting Centre) is 624mm per annum. Mean monthly temperatures range from 11<sup>0</sup>C to 22<sup>0</sup>C. Whilst there has been a minor decrease in Hobart's mean rainfall over the last few decades, a more obvious trend has been the changed distribution of rainfall with a greater proportion now occurring during winter months leading to dryer and warmer summers. (*Kirkpatrick pers comm*).

#### 1.9.2 Aspect

Soldiers Memorial Avenue is located on the eastern side of the main northwest – southeast ridgeline of the Domain. Generally speaking, the land adjacent to the Memorial Avenue slopes towards the northeast.

#### 1.9.3 Geology and Soils

The Domain has shallow black soils on dolerite; well structured and fertile they are well draining and therefore susceptible to drought. The official soil classification refers to the Domain as part of the "*Stony Hill land system*." The area is noted for "*crests and upper slopes [which] contain an extremely shallow stony clay loam*." Further, "*It was only on the lower slopes/flats of the Domain hill that soils became deeper*." <sup>15</sup>

### 1.10. FIRE

The grasslands and grassy woodlands of the Domain require a regime of relatively frequent burning for their maintenance in the absence of other influences such as grazing and slashing.

A Fire Management Plan (Kirkpatrick and Blake 1995) for the Domain was prepared in 1995. The Management Burn Timetable was revised in 2001. The primary focus of the Plan is the management of native vegetation communities. The Plan achieves this by dividing the Domain into 24 discrete vegetation management units and prescribing specific fire regimes for each unit.

The Soldiers Memorial Avenue area is included within the adjoining vegetation management units and whilst in recent years burning has been excluded in and around the trees, some Cedars show the affects from wildfires and/or inappropriate management burns conducted previously.

It is highly unlikely that management burns will pose a significant threat to the Cedars in the future as Council has improved its co-ordination and management of the burn program. While these burns reduce the fire hazard around the Avenue they do not provide protection in the event of a wild fire spreading within the Avenue.

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<sup>15</sup> Davies, John, *Land Systems of Tasmania. Region 6: SE & Midlands* Dept. of Agriculture, 1988.

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**Section 2: CURRENT STATUS**

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**2.1. MANAGEMENT ARRANGEMENTS**

The Queens Domain was formally vested in Council (the then Corporation of the City of Hobart) as a public reserve in 1917. The area of the Domain managed by Council is approximately 190 hectares and includes the natural grassland, the Cenotaph and part of the River Derwent foreshore extending from Cornelian Bay to the Tasman Bridge.

**2.1.1 Queens Domain Management Plan**

In relation to Soldiers Memorial Avenue specifically, the plan provides the following recommendations. In this list, comments on progress towards implementation have been provided in plain text.

**Pedestrian Access**

*g. resurface Soldiers Walk (completed)<sup>16</sup>*

**Cycleways**

*Continue to allow shared use of Soldiers Walk and the Upper Domain Drive with pedestrians (current status is shared use)<sup>17</sup>*

**Commemorative Activities/Community Events**

*Implement the recommendations of the Davey Street Entry Study (de Gryse 1994) in relation to the Avenue of Honour/Soldiers Walk and the Cenotaph area in consultation with Returned Services League.*

Recommendations for the Avenue of Honour/Soldiers Walk include:

*retention of the Avenue into the long term<sup>18</sup>;*

*inventory of existing trees to determine their location, age and horticultural condition; and*

*investigation of replacing the existing trees (living or dead) using local indigenous species in a formal avenue. (To be addressed by this plan).<sup>19</sup>*

**2.1.2 Queens Domain Advisory Committee**

A key recommendation from the Plan was for the formation of a committee to advise Council on matters affecting the Domain. The recommendation was implemented in 1997 with the formation of the Queens Domain Advisory Committee (QDAC). The Advisory Committee includes members representing the major facilities and stakeholders on the Domain e.g. the Royal Tasmanian Botanic Gardens, Government House, Athletics Centre, Tennis Centre as well as the local progress associations (Glebe and East New Town), Council officers, Parks and Wildlife Service and, in more recent years, the Friends of Soldiers Walk Inc. QDAC meets on a bi-monthly basis.

**2.1.3 Land Management Programs**

On-ground land management within the natural areas of the Domain is the responsibility of the Council's Parks and Customer Services Division's Bushland and Reserves Unit. In recent years the focus of management programs has been on fire management, weed management, and infrastructure maintenance (bollards and tracks) and development (visitor signage). A specific

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<sup>16</sup> QDMP p58

<sup>17</sup> QDMP p61

<sup>18</sup> Note rehabilitation of the Cross Roads Oval site would enable the reinstatement of the end of the Avenue of Honour, which once continued as far as the Cross Roads.

<sup>19</sup> QDMP p65

## Soldiers Memorial Avenue Management Plan

education and works program was also introduced in 2002 to reduce the formation and usage of informal trails, many of which emanate from Soldiers Memorial Avenue. On-ground implementation of works is undertaken by Civic Solutions, Council's internal service provider.

The Parks and Recreation Unit of the Parks and Customer Services Division is responsible for the recreational facilities adjoining Soldiers Memorial Avenue with management responsibilities for Cross Roads Oval, the TCA Ground and the Domain Athletic Centre.

The other major facility located close to Soldiers Memorial Avenue is the Tattersall's Hobart Aquatic Centre (THAC). THAC is overseen by its own board and sits under the Parks and Customer Services Division of the Hobart City Council.

### 2.1.4 Services Infrastructure

The Domain also contains a range of services that support Domain facilities as well as the broader infrastructure of the city. Examples include power lines, water pipes and sewage lines. At some point all of these services intersect with the Soldiers Memorial Avenue footprint. Repairs and maintenance of these services has not always be conducted under the supervision of the Parks and Customer Service Division or the Queens Domain Advisory Group.

## 2.2. STATE OF THE ORIGINAL TREES

In 1997 Council first mapped and assessed the trees planted along Soldiers Memorial Avenue. There were 350 trees listed, with the majority being identified as Atlas Cedars, most of the trees were assessed as "poor" or "needs replacement". In 2002 Council's Arboricultural Officer re-assessed all trees planted along Soldiers Memorial Avenue. The identification of the different Cedar Species was extremely difficult due to their poor condition. The results are tabulated below:-

	CONDITION				
Tree Species	Good	Average	Poor	Needs Replacing	TOTAL
<i>Cedrus deodara</i> * (Deodar Cedar)	0	8	103	56	167
<i>Cedrus atlantica</i> 'Glauca'* (Blue Atlas Cedar)	2	19	59	11	91
<i>Cedrus atlantica</i> (Atlas Cedar)	0	0	48	30	78
<b>TOTAL ORIGINAL CEDARS</b>	2	27	210	97	336
<i>Cupressus sempervirens</i> (Italian Cypress)	2	11	6	4	23
<b>TOTAL TREES (in original locations)</b>	4	38	216	101	359
<i>Eucalyptus globulus</i> (Tasmanian Blue Gum)	1	56	47	25	129

(A full listing of botanical names and illustrations of tree species can be found in Appendix 1.)

## Soldiers Memorial Avenue Management Plan

A total of 359 trees were identified as being in the original planting locations. Of these 336 are Cedars that are considered to be the originals planted in 1918. A further 29 are Italian Cypress trees that were replacements planted in the 1960s; all planted on original planting locations. A further 129 Tasmanian Blue Gums were planted between the original plantings in the 1980s with a small number planted in vacant tree positions. This was an attempt to replant the Soldiers Memorial Avenue.

A map compiled during the 1930s shows a total of around 530 trees were planted, including the extension to the Cenotaph in 1926. There are therefore approximately 170 locations missing from the original layout. Approximately 90 were removed for past developments, therefore 80 trees have been lost due to dead trees not being replaced.

A condition assessment of the remaining trees was conducted focussing on the health, vigour and structure of each tree; these assessments are not promising. Only 4 trees are listed as 'good'; 38 as 'average'; 216 as 'poor' and 101 as 'need replacing'. These 'need replacing' trees are dead or nearly dead. The assessment proceeded on the basis of the Burra Charter of replacing 'as many as necessary and as few as possible' and thus retain all viable living trees. and to ensure the future of the avenue as a formal contemplative space with a clear unity.

It appears that the remaining trees are dying off more rapidly than in the past. Jamie Kirkpatrick verbally comments that since 1978 the Domain has experienced a much dryer climate in summer, and that heavy summer rains are required to reverse this trend. Over time many trees have struggled in the conditions, especially due to the shallow soil profile, which is susceptible to drought.

### 2.3. NAME PLATES

The metal plaques placed on the trees in 1932 were for over 50 years the primary means of connecting a tree to an individual and a clear signal that the Avenue was special. Anecdotal evidence suggests that by the 1970s, many plaques had disappeared. Chains rusted or broke and plaques dropped to the ground; some were vandalised and some, having been removed, were run over and shredded by mowers on their regular runs on the Domain. Notwithstanding this, in the mid-1970s the vast majority of the plaques were still in place.

In the 1980s, a decision was taken to remove the plaques, which in some instances were 'strangling' the trees. Some trees on the Avenue still show signs of this and 3 have pieces of chain protruding from their trunks. The plaques were placed inside the plinths purpose-built at the junction of the Avenue and Davies Avenue.

A small number of plaques remained on the trees, including two homemade examples. In October 2002, this was brought to the attention of Council officers and these remaining 10 plaques were removed for safekeeping as two had only recently been stolen from trees. As a result of the publicity, three plaques handed into the RSL were returned. These 13 plaques were handed to the Tasmanian Museum and Art Gallery. Subsequently, 4 more plaques (one homemade) have been handed to FOSW. Two other plaques are known in private hands, with an undertaking from their present custodians to return them to a restored Avenue. Issues relating to the future of the surviving name plates is dealt with in Section 4.5.

### 2.4. INTERPRETATION

#### 2.4.1 On Site Interpretation

There is limited interpretation of and on the Avenue. The path is signed as Soldiers Walk at Davies Avenue, north of the TCA ground and beyond the Cross Roads. Three sandstone plinths stand at the intersection of the Memorial Avenue and Davies Avenue. The central plinth includes a dedication noting "Each tree in this avenue was planted as a living tribute to a Tasmanian servicemen who sacrificed his life during the First World War 1914 – 1918." The flanking plinths list the names of the commemorated soldiers. It is not explicitly noted that each single tree represented a single soldier and was planted by family and friends. The fact that the Avenue was to commemorate servicemen largely from Hobart or with a relative in Hobart is not made

## Soldiers Memorial Avenue Management Plan

clear. The list of names is not comprehensive and includes in all particulars (spelling, initials, dates of death and rank) as well as omitting some names entirely. This is the only reference on the Avenue to its extent or purpose.

### **2.4.2 Website and Pamphlet**

Under the Hobart City Council's Bicentenary Community Grants program, Friends of Soldiers Walk Inc were provided with a grant to develop a website about the Avenue and allow access to the database of servicemen commemorated. In addition a pamphlet has been developed including a map and key to the trees of the Avenue as well as general orientation to the Queens Domain. The website may be viewed at [www.soldierswalk.org.au](http://www.soldierswalk.org.au)



## Soldiers Memorial Avenue Management Plan

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**Section 3: VISION AND OBJECTIVES**

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**3.1. “FOR EVERY SOLDIER A TREE, FOR EVERY TREE A PLAQUE.”**

The Soldiers Memorial Avenue is an extensive war memorial within natural grassland to 508 individual servicemen for whom trees were planted in 1918. An essential part of this commemoration was the linkage between individual servicemen and specific tree as signified by individual name plates. The fundamental principle guiding restoration should be “For every soldier a tree, for every tree a plaque”.

**3.2. OBJECTIVES****3.2.1 Replanting of the Avenue**

Sufficient trees should be planted to ensure that for every serviceman originally commemorated on the Avenue, there is a tree once more. Where the tree cannot be replanted in the original position, the trees should be planted as close as possible to those original positions. In the case of the trees under Cross Roads Oval, there are a number of options that would ensure the re-connection of the Avenue.

**3.2.2 Identification of Soldiers**

Research should continue to produce a final and definitive list of the servicemen commemorated and the original position of the trees. There are a small number of serviceman who were commemorated on the Avenue for whom a precise tree position has yet to be located. In addition, there are trees for which no serviceman has been identified.

**3.2.3 Restore the Link between Serviceman and Tree**

A fundamental aspect of the original Avenue, subsequently reinforced, was the connection between individual trees and serviceman. The individual plaquing of trees is an important act of commemoration and also serves to mark out the Avenue visually. In addition, individual plaquing makes a powerful statement about the extent of the sacrifice commemorated.

**3.2.4 Restoration of the Avenue as a Physical Entity**

The Avenue should be restored so that it is obvious that it is an Avenue of four lines of trees. Currently, many trees are obscured and the physical size and extent of the Avenue is not immediately apparent. The nature and existence of the Avenue should be clear whatever the point of entry. There should be a well-defined beginning and end to the Avenue.

**3.2.5 Restoration of the Name**

The Avenue should be referred to officially as the Soldiers Memorial Avenue. It may also be considered appropriate for the Cross Roads Oval to be re-named as the Soldiers Oval or the Soldiers Memorial Oval.

**3.2.6 Harmony with Natural Values**

The restoration of the Avenue should ensure harmony with the surrounding environment and while the Avenue should be identifiable as an entity, it should blend with the grasslands and bushland through which it passes.

**3.2.7 A Focus for Commemoration**

The Avenue is a war memorial comprised of living trees rather than stone and restoration should aim to emphasise this fact. Formal acts of commemoration, educational activities and interpretation on the Avenue should also be in keeping with this memorial aspect and reinforce it. The Avenue could also become as significant an attraction as the Avenues in Ballarat and Kings Park, Perth.

## Soldiers Memorial Avenue Management Plan

### **3.2.8 Linkage to other Pedestrian Routes**

The Avenue should be emphasized as the focal pedestrian spine for the Queens Domain. A restored Avenue would be a significant part of local tourism infrastructure appealing to heritage and general tourists. Restoration and continuing maintenance of the Avenue would provide a powerful statement about the character of the Hobart community. This would require among other things improved signage and pathways within the bounds of and connecting with the Avenue.

### **3.2.9 Compatibility of other works**

Developments or maintenance work that is to take place within or adjacent to the Memorial Avenue should be compatible with the Avenue and mindful of its significance. This specifically relates to works that may have an adverse physical impact on the trees or the visual integrity of the Avenue.

### **3.2.10 Completion by 2014**

The Avenue should be restored by the centenary of the outbreak of the Great War in 2014. This would allow for progressive commemoration on the centenary of the deaths of the individuals represented on the Avenue. This completion date would also ensure that the centenary of the inauguration of the Avenue in August 2018 takes place on an Avenue comprised of well-established and healthy trees.

## Soldiers Memorial Avenue Management Plan

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**Section 4: KEY ISSUES AND RECOMMENDATIONS**

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A restoration of the Avenue involves a range of actions and strategies and the need to balance the maintenance of the natural values of the environment with the cultural heritage values.

The area contains significant native species that should be preserved. Any maintenance and planting regime should seek to enhance these natural values as far as possible. The restoration of the Avenue as an entity may also involve the removal of some native vegetation that competes with or obscures the Avenue; this should be undertaken to minimise such removals and be in keeping with the nature of the white gum grasslands through which the Avenue passes.

The most significant and immediate issue relates to the management of surviving trees. The matter of replacement of trees raises some important questions relating to the species, timing of replacements and care of new trees. Given that nearly 100 original tree sites have been lost, it will be necessary to identify alternative sites for these trees.

The planting of the Avenue was an act of commemoration as is the process of restoration. The link between individual serviceman and tree is integral to this. Sensitive and sensible overall interpretation is required on site to emphasise the significance of the Avenue. The use of the Avenue as a place for commemoration and education should be encouraged. Any interpretation should be in keeping with interpretative activities for the Domain as a whole.

**4.1. MAINTENANCE OF NATURAL VALUES**

Kirkpatrick's report<sup>20</sup> concludes that both the biodiversity and cultural heritage conservation can be enhanced in the Soldiers Memorial Avenue zone through the introduction, or more properly the re-introduction, of a slashing and mowing regime. The report also addresses issues in relation to irrigation, mulching, the use of fertilisers and the removal of native trees within the bounds of the Avenue.

**4.1.1 Slashing/mowing regime**

The Kirkpatrick report advises that a slashing and mowing regime would provide significant benefits in terms of natural values within the Avenue, noting that:

*...frequent mowing, with the removal of slash, is likely to be an excellent management regime for the maintenance or improvement of native plant biodiversity in white gum woodlands where there are few or no grazing vertebrates. It prevents the invasion of small trees that can smother the species rich grassland understorey, and prevents the dominant tussock grasses annexing all space used by smaller herbs and grasses.*

It is important to note that a simple mowing and slashing regime will not automatically provide these benefits; past practice on the Domain has been to leave the slash and this serves to promote exotic species. Conversely, if slash is removed this would be of benefit to biodiversity and cultural heritage. The report recommends the slashing/mowing regime under the following conditions:

- Removal of slash
- Avoidance of the suppression zone under the trees of the Avenue
- Avoidance of cutting when the soil is wet
- Avoidance cutting in certain areas in spring/early summer to protect certain plants

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<sup>20</sup> J B Kirkpatrick Report to the Hobart City Council on Management Actions that will Maintain Natural and Cultural Significance of the Soldiers Walk, Hobart 20 February 2003.

## Soldiers Memorial Avenue Management Plan

### **Recommendation 1: Slashing and Mowing**

**Investigate the establishment of a slashing regime for Soldiers Memorial Avenue extending 7 metres either side of the outer row of trees. Slashed material is to be removed off-site. The slashing regime is to avoid the suppression zone under trees, cutting when soil is wet, and cutting in certain nominated areas in spring/early summer.**

#### **4.1.2 Irrigation, mulching and fertilization**

As part of his report, Kirkpatrick considered issues relating to the use of irrigation, mulching and fertilisers within the Avenue. He recommended against the broad scale use of irrigation and fertilisers noting that the addition of water and nutrients to grassy woodland is known to result in a marked deterioration in native cover and native species richness and an increase in exotic cover and richness. This type of deterioration can already be seen along parts of the Soldiers Memorial Avenue where there has been leakage from pipes. Further it is noted that the use of recycled effluent from Selfs Point may put natives and cedar seedlings at risk due to its high in salt content with these salts likely to be retained in the clay soils in a low rainfall area such as the Domain.

Thus irrigation should make use of fresh water and take the form of deep watering using tubes to minimise leakage and target water supply to the Avenue trees. The use of pine mulch pine would minimize impacts on the surrounding vegetation during the establishment phase of new exotic trees. In the case of existing trees the crucial limiting factor in the use of these methods is the presence of rare and threatened species within the suppression zone of larger and healthier trees.

### **Recommendation 2: Watering and Mulching**

**Reticulated irrigation will not be introduced. Acceptable practices to aid the establishment of new exotic plantings are the use of tubes for deep watering and mulching using pine material. Mulching is not to occur in the vicinity of rare or threatened plant species.**

#### **4.1.3 Felling of native trees within the Soldiers Memorial Avenue**

There are many naturally established native trees in the zone of the Soldiers Memorial Avenue. At least two are important for conservation of/as rare plant species. All are important as part of the sparse over storey of the white gum grassy woodland.

Mowing would prevent further establishment of native trees, accentuating the memorial trees in contrast to the surrounding grasslands and bushland beyond the Avenue. The Kirkpatrick report notes that the removal of understorey trees, such as *Acacia mearnsii* and *Bursaria spinosa*, where they compete with the cedars and have no role in creating threatened species habitat, would be appropriate, given the importance of healthy cedars for threatened species.

Most of the blue gums planted along the Memorial Avenue are unhealthy or dying, being outside their natural range on the Domain. Their removal would have no nature conservation consequences. The removal of the few healthy planted Blue Gums might have implications for the nationally threatened swift parrot. The Department of Primary Industry, Water and the Environment (DPIWE) should be consulted on this matter.

### **Recommendation 3: Removal of Native Vegetation**

**a) Selected Eucalypt saplings are to be marked and avoided when slashing to maintain the canopy component of the grassy white gum woodland community.**

**b) The removal of understorey tree species is permitted where they compete with the cedars and have no role in creating threatened species habitat.**

## Soldiers Memorial Avenue Management Plan

**c) Approval of the Threatened Species Unit, DPIWE be sought prior to the removal of the inter-planted blue gums.**

### **4.2. MANAGEMENT OF SURVIVING TREES**

There are 359 surviving trees, and of these 101 need replacing; 216 trees are poor; 38 average and only 4 can be classed as good. These trees are approximately 85 years old (the 23 Italian Cypress are approx 40 years old) and so should be mature, large, healthy specimens. Lack of moisture, competition and human activity have combined to severely impact on these remaining trees. Therefore, approximately half (258) of the original plantings remain alive and in reasonable condition.

It is imperative that action be taken to ensure the survival and health of these remaining trees. Such action will need to encompass the removal of competitive plants such as the Tasmanian Blue Gums and some other native trees and shrubs and the redirection of informal pathways where these adversely affect trees. Mulching trials should be conducted to determine if mulching can assist in the survival of trees and assist in ameliorating the effects of dry summers. It will also be necessary to remove some dead and nearly dead trees to allow the planting of healthy trees. Some actions recommended in relation to the natural values of the Avenue area serve to enhance cultural heritage values and assist in the protection of the trees of the Avenue.

#### **4.2.1 Mulching and Associated Trials**

Jamie Kirkpatrick states:-

“The spreading healthy, and moderately unhealthy, cedars in Soldiers Walk provide excellent habitat for these rare species because they create a wide zone of suppression. Unhealthy and dead trees do not, because they lose this zone of suppression”<sup>3</sup>

Therefore the only trees that can be mulched are unhealthy and nearly dead trees. Most of these categories of trees will be replaced within the next 10 years. It is therefore considered only a short-term option to mulch these trees. Each tree will require a large quantity of mulch to cover the required root zone ie the canopy spread of each tree plus an extra metre or so. It is therefore suggested that a trial is only conducted on trees that are considered to have a low zone of suppression, yet are not unhealthy enough that they are going to be replaced i.e. the few trees that mulching might help, and so these trees would not need to be replaced. For many trees, existing rainwater could be better directed to maximise the water actually available and soil sculpting may assist in this.

#### **Recommendation 4: Mulching and Associated Trials**

**A mulching trial should be conducted on suitable trees in poor health to assess the value of mulching in stabilising their health and particular in coping with prolonged periods of dry weather. In addition, the efficacy of soil sculpting and contouring in improving water availability around suitable trees should be assessed.**

#### **4.2.2 Tree Surgery**

Tree surgery work for safety will be ongoing, as at present. This consists of removal of branches or dead trees that are a danger to pedestrians, and other assets. ‘Deadwood’ in trees and the ‘tidying’ of the tree structure for the visual aesthetic will also be undertaken on trees in reasonable condition. However, no pruning will take place on poor or very poor trees as it is considered best to work on the longer-term trees, not the imminent removals.

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### **Recommendation 5: Tree Surgery**

**Trees surgery should be undertaken to improve the appearance of the Avenue with an emphasis on trees likely to remain.**

#### **4.2.3 Tree Removals**

Trees will be replaced when they are dead or nearly dead. If descendant(s) are known, then removal will be done in consultation with the descendant(s). If descendant(s) request replacement of their particular tree (ie tree dead or nearly dead), then this request should be accommodated. The project management group will need to draw up guidelines and priorities for the replacement of trees especially as the number of new trees available will vary from year to year during the restoration process.

### **Recommendation 6: Consultation with Families**

**All tree replacements, whether dead or in poor condition, should involve families whenever possible. The project management group should develop guidelines and criteria for the replacement of trees.**

## **4.3. REPLACEMENT TREES**

### **4.3.1 Replacement Tree Selection**

It is clear that the existing species on the Avenue have not thrived and changes in climate are making life more difficult for them. In these circumstances, a new species must be sought to use for replacements. The Heritage report provides suggested guidelines for the selection of replacement trees noting that the species selected “should not degrade the intended formal character of the walk. That is, new plantings should be as contiguous as possible and reinforce a unit of form, shape, texture and colour over the whole walk”, and suggest the following criteria as selection of a replacement species:

- *“No risk to act as a weed;*
- *the ability to tolerate and thrive in Domain conditions with minimal ongoing support (ie, without irrigation but acknowledging that water will need to be supplied during establishment);*
- *symbolism;*
- *longevity, and;*
- *(preferably) a coniferous form including distinctive colour, shape and texture”.*

Ideally a replacement tree should be as close as possible to the current tree type, but be more drought resistant i.e. a Cedar species that is more drought resistant. To this end the Cedar of Lebanon (*Cedrus libani* A) is the species of first choice. A full botanical description is provided in Appendix One.

Problems with sowing seed in Australia and then growing these plants on have occurred. Due to these difficulties, nurseries prefer to graft cuttings from the Cedar of Lebanon to roots of the Deodar Cedar. However, on the Avenue the tree must be the true Cedar of Lebanon, not a grafted form, to best cope with the conditions.

Other possible species are less similar in shape, colour, texture and other characteristics to Cedars. Other tree species suggested as suitable include:

- *Juniperus* species - Juniper - , some species grow at Gallipoli; a place with a climate as summer dry as Hobart, (J Kirkpatrick) <sup>2</sup>
- *Quercus ilex* - Evergreen Oak - Brooker Highway, RTBG

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- *Callitris* species - Local native species or species selection,(J Kirkpatrick) <sup>2</sup>
- *Quercus suber* - Cork Oak - Portuguese native, RTBG
- *Cupressus macrocarpa* cultivars - Monterey Cypress, Domain, RTBG (Could become weed).

It is considered best to trial the Cedar of Lebanon propagated from seed and also grow seeds from the best Deodar Cedars in Soldiers Memorial Avenue (below the TCA, where they enjoy the runoff from the cricket pitch), as a comparison.

Trials will first establish the Cedar of Lebanon and grow these trees to a suitable size (1 + metre height) to plant out on the Domain. Some will be planted out, whilst a few will remain in the nursery as a base measure (these will be well watered and nourished as a comparison to the planted trees which will be watered in for up to five years).

### **Recommendation 7: Replacement Species**

**Replacement trees should be of a species sympathetic in terms of form and character, preferably Cedar of Lebanon, which should be the basis of initial trials.**

#### **4.3.2 Replacements - Main Body of the Memorial Avenue**

Where possible all replacements will be planted in their original position. These planting ‘holes’ were generally dug out and contoured, and because of their regular layout can be easily recognised. First priority will be to replant missing trees, followed by dead and nearly dead trees.

Tree planting will also occur in logical geographic groups to assist with after care. Temporary guards will be used where necessary.

### **Recommendation 8: Replacement Order**

**Within the main body of the Memorial Avenue, replacement trees should be planted in existing or original sites section by section.**

#### **4.3.3 Replacements - Lost Sites**

As noted earlier there are a large number of sites missing or comprised by roadwork so as to be unusable. For the Avenue to be considered restored commemorative trees should be planted for all servicemen originally commemorated. It should also involve the re-establishment of a continuous Avenue connecting the original start and end points. The Heritage Report notes three options<sup>21</sup> to re-establish a link with the remnant trees currently isolated at the Crossroads

*i) "... planting two rows either side of a path between the Crossroads oval/s, or;*

*ii) Plant two rows either side of a path around the edge of the Crossroads oval/s, or;*

*iii) Develop a route that re-establishes the historical link with the trees at the Crossroads and diverges to the road opposite Grassland Gully".*

Any plan to plant on or around the boundaries of Crossroads Oval will first have to research the soil conditions to assess their suitability for planting given that the area was a landfill. A full

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<sup>21</sup> Austral Archaeology, *Report produced for the Hobart City Council The Soldiers Walk (Soldiers Memorial Avenue) Queens Domain*, Hobart, June 2003.

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landscape plan exploring these options in detail will be required before any decision can be made on how this part of the Avenue will be re-connected.

The Avenue extension in the Cenotaph precinct is not considered suitable for full planting as the trees were not commemorative; those cedars were planted for aesthetic purposes to connect the Cenotaph precinct with the Avenue. It may be deemed worthwhile to undertake some planting to symbolically re-connect the two. This has not been considered as part of this exercise.

### **Recommendation 9: Options for Missing Sites**

**Options for replacing trees from 'lost' sites be researched and a finalised landscape plan for replacement sites drawn up by the end of 2004. This plan should take into account current usage of the intended sites and integrity of a restored Avenue.**

#### **4.3.4 Planting Establishment**

Irrigation and mulching for the establishment of new trees is considered acceptable practise. Mulch should be carefully selected so that it aids the new trees establishment but does not change soil conditions or introduce weeds. If pine bark mulch is used, then it must be sterilised to ensure no weed/tree seeds are imported. Care should be taken with the planting hole to ensure no 'pooling' occurs, particularly when adding soils.

Watering would be undertaken from a water truck, not through an irrigation system that is liable to leak and so encourage weed growth in the native grassland. Watering should only be undertaken for a reasonable establishment period after which time the survival of the tree should depend on its adaptation to the environment.

### **Recommendation 10: Management of New Trees**

**New trees should be watered and mulched after planting balancing the need to ensure the health of the trees and minimal disturbance to the surroundings during the establishment period.**

#### **4.3.5 Planting Program**

Replacement trees will be planted in winter prior to the anniversary of the first plantings i.e. August 3. On this date the annual 'batch' of planted trees will be commemorated. All traceable relatives will be invited to attend.

### **Recommendation 11: Annual Planting Day**

**Replacement trees should be planted on an annual cycle in time for commemoration ceremonies on the anniversary of the Avenue with relatives invited.**

These recommendations are consistent with those from the heritage report commissioned as part of the development of this Management plan.

## **4.4. FIRE MANAGEMENT**

As discussed previously, the Queens Domain Fire Management Plan guides Council's fire management program on the Domain. Whilst burning of the Soldiers Walk is not precluded from the plan, prescriptions for each burn ensures that burning is restricted from entering the Soldiers



## Soldiers Memorial Avenue Management Plan

Walk area. Despite this, it is considered that the Fire Management Plan be revised to exclude fire from Soldiers Memorial Avenue and incorporate any other relevant recommendations of this plan.

Slashing as proposed above will control the accumulation of high fuel levels within this zone. Furthermore defining the zone to include an area seven metres from the outside row of Cedars is designed to provide a fire break sufficient to protect Cedars from damage in the event of a wildfire in surrounding vegetation.

### **Recommendation 12: Fire Management**

**(a) The next revision of the Queens Domain Fire Management Plan to incorporate Soldiers Memorial Avenue as a separate vegetation management unit where burning is excluded.**

**(b) Slashing of Soldiers Memorial Avenue to extend seven metres beyond the outer row of Cedars to provide fire protection.**

## **4.5. HISTORY, INTERPRETATION AND PLAQUING**

### **4.5.1 Continuing Research**

An important pre-condition for any interpretation of the Avenue and the definitive association of particular individual with trees is the creation of a comprehensive and reliable history of the Avenue. While research to date by FOSW has shed light on previously unknown aspects of the Avenue's history, this is not comprehensive and complete.

### **Recommendation 13: Historical Research**

**Historical research should continue with the goal of producing a definitive history of the Avenue and a final list of names of servicemen commemorated.**

### **4.5.2 Surviving Name Plates**

Two groups of name plates survive: 17 in the possession of either Friends of Soldiers Walk or the Tasmanian Museum and Art Gallery and an unknown number inside the plinths at the junction of the Memorial Avenue and Davies Avenue.

These should be consolidated for safekeeping and eventual use as part of the overall Avenue interpretation. The plinths at Davies Avenue should be opened to assess whether they contain any additional plaques, ascertain their condition and conserve them as part of overall site interpretation. It is not feasible to return these surviving name plates to their assigned trees as they would be vulnerable to theft and vandalism. It is therefore necessary that the collection should be in a controlled situation.

### **Recommendation 14: Surviving Name Plates**

**The plinths at the junction of the Memorial Avenue and Davies Avenue should be opened and remaining plaques removed for restoration and later use in interpretive displays. The full collection of nameplates should be consolidated for interim display.**

## Soldiers Memorial Avenue Management Plan

### 4.5.3 New Name Plates

A primary consideration is the need to once more establish the link between individual servicemen and individual trees. The unique feature of Avenues of Honour is this intense personalisation in commemoration. This feature should be re-established and reinforced by the placing of personal plaques near each tree.

#### **Recommendation 15: New Name Plates: Design and Placement**

**There should be a plaque or nameplate near each tree on the Avenue identifying the serviceman for whom it was planted; the level of detail to be negotiated with descendants, noting that such identification should be unobtrusive and meaningful.**

### 4.5.4 Site Interpretation

The Heritage report makes a series of important recommendations to guide the overall development of interpretive works for the Memorial Avenue so they are integrated with that of the Domain generally. The report recommends that site-specific interpretation of the Memorial Avenue should be integrated with the wider pedestrian trail and provision should be made for interpretation of other places of interest along the spine of the hill. The most important recommendations are that:<sup>22</sup>

Interpretation for Soldiers Walk should be designed to be compatible with any wider concepts for interpretation of the Domain. Whilst certain aspects of site specific interpretation (i.e., unobtrusive, tree site plinths) may be able to be installed without wider reference, it is strongly recommended that an interpretation strategy for the whole of the Domain be prepared to avoid the risk of ending up with a hotch-potch of interpretative media that devalue rather than enhance the visitor experience.

Tree site interpretation should be unobtrusive and meaningful. Further, more detailed interpretation should be off site (e.g., at a site like Domain House, via a leaflet, or at strategic points along the Walk). If the latter is favoured, interpretation should not take the form of signs on boards or posts but should be designed using sculptural/artistic expertise.

Interpretation should be drawn from a validated history (see Action 1, above). Determination of accurate numbers and installation of interpretation at tree sites will make the 'box' plinths redundant. These could then be removed.

The interpretation plan will need to address the issue of the existing plinths near the southern end of the Avenue. These will become redundant with any new interpretation work and as it is are unreliable guides to the purpose of the Avenue and the servicemen commemorated within it.

#### **Recommendation 16: Site Interpretation**

**(a) An interpretation plan be developed the Soldiers Memorial Avenue ensuring compatibility with that of the Domain as a whole. This interpretation plan should incorporate specifications for individual tree plaques and both on and off site interpretation.**

**(b) The Avenue should in future be referred to by its original name, the Soldiers Memorial Avenue, and that the Cross Roads Oval be renamed as the Soldiers Memorial Oval (or Soldiers Oval).**

**(c) The plinths should be removed as part of the process, such removal to take place as the new interpretation works are completed.**

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<sup>22</sup> Heritage Report p

## Soldiers Memorial Avenue Management Plan

### 4.6. INFRASTRUCTURE WORK WITHIN THE AVENUE

Developments or maintenance work that is to take place within or adjacent to the Memorial Avenue should be compatible with the Avenue and mindful of its significance. In relation to existing services, a report should be sought from a qualified Arboriculturalist on the potential impact on the memorial trees before any maintenance work is undertaken. Consideration should also be given to ameliorating any adverse visual impact and proposals referred to the Director, Parks and Customer Services Division.

In relation to proposals for new services or works that may affect the Avenue, all proposal should be referred to the Director, Parks and Customer Services Division and Council Committees, as nominated by the Director, for a determination taking into account the potential impact in the trees and the visual integrity of the Avenue. Such works may also require planning approval.

#### **Recommendation 17: Infrastructure works**

**All infrastructure work within or adjacent to the Avenue footprint should only be undertaken after approval is given by the Director, Parks and Customer Services Division (in consultation with appropriate Council committees) in the case of maintenance, repairs to existing services or new services. In all instances, account should be taken of the potential impact on the trees and impact on the visual integrity of the Avenue with proposals explicitly addressing these issues**

A broad range of Council employees and other personnel have been and will continue to be engaged on work within the Soldiers Memorial Avenue with most being unaware of the existence or significance of the Avenue. A training program should be undertaken by all relevant Council personnel orienting them to the Avenue, including its commemoration of Council employees and relatives of Aldermen who lost their lives during the Great War.

In relation to workers from other agencies, the Council should make it a requirement for any work program within the Avenue footprint that those involved should be oriented to the extent and significance of the Avenue.

#### **Recommendation 18: Training for Personnel**

**All personnel involved in work within the Avenue footprint should undertake an orientation program on the extent and significance of the Avenue.**

### 4.7. PROJECT MANAGEMENT

The overall project to restore the Avenue will be extensive and protracted and will draw upon a variety of expertise and interests. It is advisable that a management group be established to oversee the process of restoration. The current Soldiers Walk Working Group serves as a useful model as it includes the necessary expertise plus representation from the key community and descendants group, Friends of Soldiers Walk.

#### **Recommendation 19: Project Management**

**A working group should be established to oversee the restoration and the implementation of this plan. This group should consist of Council representatives including an arboriculturalist, a cultural heritage expert, a person with park and bushland management responsibilities and representatives from Friends of Soldiers Walk Inc.**

## Soldiers Memorial Avenue Management Plan

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### Section 5: RESOURCING

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A restoration and revival of the Avenue will require a commitment of resources both initially and over a long period. The restoration is also most appropriately undertaken as a broad partnership between the Hobart City Council as the primary custodian of the land, descendants, community groups such as Friends of Soldiers Walk and other levels of government both State and Commonwealth.

Resources will be required for capital works such as site interpretation and plaquing of trees as well as replacement trees. Landscape and interpretation plans will be required and

#### 5.1. HOBART CITY COUNCIL

As the primary custodian of the Domain and a prime instigator in its creation, the Hobart City Council would naturally play a significant role especially in relation to the propagation and replacement of trees, a slashing regime and irrigation. The amount of work to be undertaken will require additional resources to be committed from within Council's operational budget over a long period in addition to special allocations for capital works.

#### 5.2. FRIENDS OF SOLDIERS WALK

The Friends of Soldiers Walk will play an important role in harnessing the interest and commitment of descendants of servicemen commemorated. This group will be crucial in contacting and maintaining communication with descendant families. The level of contact already achieved is significant with over 90 families represented within the membership and many willing to contribute towards the placement of name plates at 'their' memorial tree.

#### 5.3. COMMONWEALTH AGENCIES

The responsibilities of a number of Commonwealth agencies are relevant to the Soldiers Memorial Avenue including the Department of Veterans Affairs and the Department of the Environment. The Defence Department has a natural affinity with the Avenue as a memorial for service personnel and could attract support from members of the permanent forces, reserves and cadets as well as volunteers.

Possible programs for which grant or project applications could be made include:

- The Local Commemorative Activities and Regional War Memorial Funds administered through the Department of Veterans Affairs
- The Cultural Heritage Fund and Distinctively Australian program administered by the Department of the Environment
- The Green Corps program
- Work for the Dole
- The Regional Tourism program
- Australian Trust for Conservation Volunteers

All of these avenues should be explored for their potential to provide specialised and targeted assistance to various aspects of the restoration whether financial, in-kind or as labour.

#### 5.4. STATE GOVERNMENT AGENCIES

A number of State government agencies have a natural interest in the redevelopment of the Memorial Avenue as a culturally significant site and additional element in the tourism infrastructure of the southern region. The Avenue restoration would be of interest to the Department of Tourism, Heritage and the Arts and the Tasmanian Heritage Council State. Some aspects of the project has the potential to qualify for State Bicentenary Grants or grants from the Tasmanian Community Fund.

## Soldiers Memorial Avenue Management Plan

In addition, the project holds real value for the Department of Education because of the potential of a restored Avenue and more comprehensively interpreted Domain as an educational resource for upper primary and secondary students in particular across the curriculum. Further opportunities would exist for TAFE horticulture students and school groups to take an active role in the restoration process. The Department of Justice may also be interested in the project as a potential work for correctional services and community work order groups.

### **5.5. COMMUNITY PARTICIPATION**

Families, community groups, the Returned Services League organisations, workplace associations such as unions and industry groups, individual businesses, schools and residents could all be approached for donations and sponsorship of particular aspects of the work. Given the level detail known in relation to individual servicemen commemorated, a sponsorship program is quite feasible.

The staging of community events would be useful as fund and awareness raising exercises. These could include descendants' days, planting days, and commemoration of planting as well as special events on ANZAC Day and Remembrance Day.

## Soldiers Memorial Avenue Draft Management Plan

**Section 6: ACTION PLAN**

The size and nature of the Avenue require a coherent action plan over a period of years. The overall aim should be for a fully restored and interpreted Avenue to exist by 2014, the centenary of the outbreak of the Great War. This would also ensure that the centenary of the Avenue would see a healthy and imposing Avenue as a setting for the commemoration of all those men whose deaths were honoured in the creation of the Avenue.

Objective	Recommendation	Components	Date	Comments
3.2.1 Replanting the Avenue	Recommendation 7: Replacement Species Replacement trees should be of a species sympathetic in terms of form and character, preferably Cedar of Lebanon, which should be the basis of initial trials.	Conduct further research and propagation trials on potential replacement species, focussing on Cedar of Lebanon  Final selection of replacement species	June 2004- June 2006  June 2006	See Section 4.3.1
3.2.1 Replanting the Avenue	Recommendation 8: Replacement Order Within the main body of the Memorial Avenue, replacement trees should be planted in existing or original sites section by section.	Develop re-planting plan	Dec 2005	See Section 4.3.2
3.2.1 Replanting the Avenue	Recommendation 9: Options for Lost Sites Options for replacing trees from 'lost' sites be researched and a finalised landscape plan for replacement sites drawn up by the end of June 2005. This plan should take into account current usage of the intended sites and integrity of a restored Avenue.	Develop landscape plan for replacement of lost sites and associated works.	June 2005	See Section 4.3.3

## Appendix 1: Tree Species and Condition

Objective	Recommendation	Components	Date	Comments
3.2.1 Replanting the Avenue	<p>Recommendation 10: Management of New Trees</p> <p>New trees should be watered and mulched after planting, balancing the need to ensure the health of the trees and minimal disturbance to the surroundings during the establishment period.</p>	Develop guidelines for planting and care of new trees	June 2006	See Section 4.3.
3.2.1 Replanting the Avenue	<p>Recommendation 11: Planting Program</p> <p>Replacement trees should be planted on an annual cycle in time for commemoration ceremonies on the anniversary of the Avenue with relatives invited.</p>	Develop arrangements for planting days covering arrangements on the day and contact with descendants inter alia.	June 2006	See Section 4.3.5
3.2.2 Identification of Soldiers	<p>Recommendation 13: Historical Research</p> <p>Historical research continue with the goal of producing a definitive history of the Avenue and a final list of names of servicemen commemorated.</p>	<p>Finalise list of names of soldiers commemorated and tree positions.</p> <p>Complete history of the Avenue</p>	<p>Dec 2004</p> <p>Dec 2005</p>	<p>See Section 4.5.1</p> <p>This work will be undertaken by FOSW but may require access to some Council records.</p>

## Appendix 1: Tree Species and Condition

Objective	Recommendation	Components	Date	Comments
3.2.3 Restore the link between serviceman and tree	<p>Recommendation 14: Surviving Name Plates</p> <p>The plinths at the junction of the Memorial Avenue and Davies Avenue should be opened and remaining plaques removed for restoration and later use in interpretive displays. The full collection of nameplates should be consolidated for interim display.</p>	<p>Temporary labels that are more obvious and durable for all surviving trees.</p> <p>Open plinths and remove any surviving name plates.</p> <p>Arrange interim public display of surviving plaques.</p>	<p>June 2004</p> <p>July 2004</p> <p>Sept 2004</p>	<p>See Section 4.5.2</p> <p>To be set by Council</p>
3.2.3 Restore the link between serviceman and tree	<p>Recommendation 15: New Name Plates: Design and Placement</p> <p>There should be a plaque or nameplate near each tree on the Avenue identifying the serviceman for whom it was planted; the level of detail to be negotiated with descendants, noting that such identification should be unobtrusive and meaningful.</p>	<p>Name plate specifications</p> <p>Develop design template for new nameplates</p> <p>Develop timetable and priorities for installation of new name plates</p>	<p>Dec 2004</p> <p>Dec 2004</p> <p>Dec 2004</p>	<p>See Section 4.5.3</p> <p>Placement of plaques from Jan 2005</p>



## Appendix 1: Tree Species and Condition

Objective	Recommendation	Components	Date	Comments
3.2.4 Restoration of the Avenue as a physical entity	<p>Recommendation 4: Mulching and Associated Trials</p> <p>A mulching trial should be conducted on suitable trees in poor health to assess the value of mulching in stabilising their health and particular in coping with prolonged periods of dry weather. In addition, the efficacy of soil sculpting and contouring in improving water availability around suitable trees should be assessed.</p>	Identify criteria for selection of trial trees noting need to trial with trees in different condition and locations.	To be commenced by Sept 2004	See Section 4.2.1
3.2.4 Restoration of the Avenue as a physical entity	<p>Recommendation 5: Tree Surgery</p> <p>Trees surgery be undertaken to improve the appearance of the Avenue with an emphasis on trees likely to remain.</p>	<p>Develop timetable for work on sectional basis</p> <p>Undertake tree surgery</p>	<p>Dec 2004</p> <p>From July 2004</p>	See Section 4.2.2
3.2.4 Restoration of the Avenue as a physical entity	<p>Recommendation 6: Tree Removals: Consultation with Families</p> <p>All tree replacements, whether dead or in poor condition, should involve families whenever possible. The project management group should develop guidelines and criteria for the replacement of trees</p>	Develop protocols for contact with families. Develop criteria for priority in tree replacement	December 2005	<p>See Section 4.2.3</p> <p>This can be undertaken in partnership with FOSW.</p>

## Appendix 1: Tree Species and Condition

Objective	Recommendation	Components	Date	Comments`
3.2.4 Restoration of the Avenue as a physical entity	<p>Recommendation 12: Fire Management</p> <p>(a) The next revision of the Queens Domain Fire Management Plan to incorporate Soldiers Memorial Avenue as a separate vegetation management unit where burning is excluded.</p> <p>(b) Slashing of Soldiers Memorial Avenue to extend seven metres beyond the outer row of Cedars to provide fire protection.</p>	<p>Develop submission for inclusion in revised QD Fire Management Plan</p> <p>Include as part of slashing guidelines</p>	Oct 2004	See Section 4.4 Prime responsibility for this will rest with Bushland Manager
3.2.5 Restoration of the name	<p>Recommendation 16 (a)</p> <p>The Avenue should in future be referred to by its original name, the Soldiers Memorial Avenue, and that the Cross Roads Oval be renamed as the Soldiers Memorial Oval (or Soldiers Oval).</p>	<p>Clarify nomenclature with Nomenclature Board</p> <p>Conduct consultation in relation to Cross Roads Ovals</p> <p>Re-sign as appropriate</p>	<p>June 2004</p> <p>June 2005</p> <p>December 2005</p>	See Section 4.5.4

## Appendix 1: Tree Species and Condition

Objective	Recommendation	Components	Date	Comments
3.2.6 Harmony with natural values	<p>Recommendation 1: Slashing and Mowing</p> <p>Investigate the establishment of a slashing regime for Soldiers Memorial Avenue extending 7 metres either side of the outer row of trees. Slashed material is to be removed off-site. The slashing regime is to avoid the suppression zone under trees, cutting when soil is wet, and cutting in certain nominated areas in spring/early summer.</p>	<p>Develop slashing timetable and guidelines</p> <p>Identify resources required</p>	September 2004	<p>See Section 4.1.1</p> <p>First slashing run to be conducted by spring 2004</p>
3.2.6 Harmony with natural values	<p>Recommendation 2: Watering and Mulching</p> <p>Reticulated irrigation will not be introduced. Acceptable practices to aid the establishment of new exotic plantings are the use of tubes for deep watering and mulching using pine material. Mulching is not to occur in the vicinity of rare or threatened plant species.</p>	<p>Develop full guidelines + operating procedures for irrigation and mulching of new and existing plants, where appropriate</p>	<p>September 2004</p> <p>As per planting and care guidelines, June 2006</p>	See Section 4.1.2
3.2.6 Harmony with natural values	<p>Recommendation 3: Removal of Native Vegetation</p> <p>(a) Selected Eucalypt saplings are to be marked and avoided when slashing to maintain the canopy component of the grassy white gum woodland community.</p> <p>(b) The removal of understorey tree species is permitted where they compete with the cedars and have no role in creating threatened species habitat.</p> <p>(c) Approval of the Threatened Species Unit, DPIWE to be sought prior to the removal of the inter-planted blue gums.</p>	<p>Mark and protect selected saplings for preservation</p> <p>Identify and remove selected under storey plants</p> <p>Submission to DPIWE in relation to blue gums</p> <p>Removal of blue gums</p>	<p>September 2004</p> <p>December 2004</p> <p>June 2004</p> <p>June 2005</p>	<p>See Section 4.1.3</p> <p>FOSW volunteers can undertake removal of small plants. Larger trees/shrubs to be removed by HCC work crews.</p> <p>These should be removed progressively under a timetable set by the Council Arboriculturalist.</p>

## Appendix 1: Tree Species and Condition

Objective	Recommendation	Components	Date	Comments
3.2.7 A focus for commemoration	<p>Recommendation 16: Site Interpretation</p> <p>(a) An interpretation plan be developed the Soldiers Memorial Avenue ensuring compatibility with that of the Domain as a whole. This interpretation plan should incorporate specifications for individual tree plaques and both on and off site interpretation.</p> <p>(c) The plinths should be removed as part of the process, such removal to take place as the new interpretation works are completed.</p>	<p>Site interpretation plan developed and put out for consultation</p> <p>Remove plinths and decide fate of existing name tablets</p>	<p>Dec 2004</p> <p>Dec 2006</p>	<p>See Section 4.5.4</p> <p>This should be developed with significant input from FOSW and descendants. To include re-dedication, site works, name plates, commemorative activities, guidelines for activities within the Avenue.</p>
3.2.8 Linkage to other pedestrian routes		To be incorporated in the overall landscape and interpretation plans.		

## Appendix 1: Tree Species and Condition

Objective	Recommendation	Components	Date	Comments
3.2.9 Compatibility of other works	<p>Recommendation 17: Infrastructure works</p> <p>All infrastructure work within or adjacent to the Avenue footprint should only be undertaken after approval is given by the Director, Parks and Customer Services Division (in consultation with appropriate Council committees) in the case of maintenance, repairs to existing services or new services. In all instances, account should be taken of the potential impact on the trees and impact on the visual integrity of the Avenue with proposals explicitly addressing these issues.</p>	Ratification of process by Council	With acceptance of plan	See Section 4.6
3.2.9 Compatibility of other works	<p>Recommendation 18: Training for Personnel</p> <p>All personnel involved in work within the Avenue footprint should undertake an orientation program on the extent and significance of the Avenue.</p>	Devise and conduct orientation program for HCC workforce and others	<p>Program complete by end June 2004</p> <p>Delivery as needed by FOSW</p>	See Section 4.6
3.2.10 Completion by 2014	<p>Recommendation 19: Project Management</p> <p>A working group should be established to oversee the restoration. This group should consist of an arboriculturalist, a cultural heritage expert, a person with park and bushland management responsibilities and representatives from Friends of Soldiers Walk.</p>	Ratification of process by Council	With acceptance of plan	<p>See Section 4.7</p> <p>The Working Group's responsibilities to be established by Council.</p>

## Soldiers Memorial Avenue Draft Management Plan

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## Section 7: APPENDICES

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### 7.1. APPENDIX ONE: TREE SPECIES AND CONDITION

Botanical Names and References:

The full and proper botanical names of the tree species forming part of the Soldiers Memorial Avenue, including interplanted Blue Gums are as follows:

- |   |                    |
|---|--------------------|
| 1. <i>Cedrus atlantica</i> (Endl.) Carriere                     | Atlas Cedar;       |
| 2. <i>Cedrus deodara</i> (Roxb.) D. Don,                        | Deodar Cedar       |
| 3. <i>Cedrus atlantica</i> Glauca (f. glauca Beissn., 'Glauc'), | Blue Atlas Cedar;  |
| 4. <i>Cupressus sempervirens</i> Group L,                       | Italian Cypress    |
| 5. <i>Eucalyptus globulus</i> Labill. (Symphyomytus),           | Tasmanian Blue Gum |

The references for these names and descriptions are:

1 - 4 inclusive Roger Spencer Horticultural Flora of South-Eastern-Eastern Australia Volume 1: The Identification of Garden & Cultivated Plants, Ferns Conifers and Their Allies, University of New South Wales

5. W Rodger Elliot and David L Jones, *Encyclopaedia of Australian Plants Suitable for Cultivation Volume 4* Lothian Publishing Melbourne

Botanical description for Cedar of Lebanon:

The botanical description<sup>23</sup> reads as follows:-

“A wide spreading TREE when mature, growing 20-30m tall usually forking low into several main trunks. YOUNG SHOOTs mostly brown-hairy at first. BRANCHES generally spreading horizontally in distinctive picturesque flattened tiers of foliage. LEAVES 2-3.5 cm long. MALE CONES 4-5 cm long. FEMALE CONES barrel shaped mostly 9-12 cm long but occasionally smaller, 5-7cm wide.

Grows naturally in montane Eastern Mediterranean. The rarely grown *Cedrus libani* A. Rich. Subsp. *Brevifolia* (Hook. f.) Meidle is very similar but differs in having very short leaves less than 1.5 cm long, downy branchlets and cones tapered to the base and narrowed at the tip to a nipple-like point. It is occasionally offered in the trade and grows naturally on stony Cyprus mountains at alt. C. 1000-1500m.”

Illustrations:

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<sup>23</sup> Roger Spencer *Horticultural Flora of South-Eastern-Eastern Australia Volume 1, The Identification of Garden & Cultivated Plants, Ferns Conifers and Their Allies* Lothian Publishing, Melbourne

## Appendix 1: Tree Species and Condition



***Figure 6: Cedrus deodara: the most prevalent of the Cedars on the Avenue and typically drooping branch tips.***



***Figure 7: Cedrus atlantica 'Glaucous': 91 Blue Atlas Cedars feature on the Avenue. They have distinctive blue grey foliage.***



## Appendix 1: Tree Species and Condition



***Figure 8: Cedrus atlantica; 78 Atlas Cedars feature in the Avenue with 'greener' foliage than the Glauca and a conical habit.***



***Figure 9: Cupressus sempervirens: This species was used to replace missing trees in the 1960s and this is a standard example. In the northern section of the Avenue some of these have died or suffered from drought and/or fire.***



## Appendix 1: Tree Species and Condition



*Figure 10: Eucalyptus globulus. These were planted in the early 1980s between memorial trees on either side of the pathway. Their state of health varies considerably and few actually flower. This is small for a 20-year-old tree of the species.*

## States of Health

The health survey of the Memorial trees uses a simple classification system assessing trees as 'good condition', 'average condition', 'poor condition' and 'needs replacing'. The assessment considers the health and vigour of each tree as well as its structure and shape. The Arboricultural Officer will repeat this condition assessment every five years. The following illustrations are intended to provide visual examples of each of these classifications. The example for 'good condition' is Cedrus atlantica 'Glauca' with the remainder being Cedrus deodara.

## Appendix 1: Tree Species and Condition



***Figure 11: 'Good condition'. These trees immediately behind the TCA ground are the best in the Avenue. They have been nourished by fertilised run-of from the bowling club and practice wickets for many decades. These trees are over 10 metres in height and are very broad or 'fat'.***



***Figure 12: 'Average condition'. This tree is in the southern section of the Avenue behind the Domain flats. About 6 metres high, the lower foliage extends about 3 metres from the trunk.***



## Appendix 1: Tree Species and Condition



***Figure 13 'Poor condition'. About 4 metres high with an intermittent spread of foliage, this tree has no real 'suppression' zone.***



***Figure 14: 'Needs Replacing'. One of the better trees that needs replacing, most of this class are dead. Most of the foliage has died, there is no new growth after the wettest spring on record in 2003. The tree is beyond remediation.***

Soldiers Memorial Avenue Draft Management Plan

**7.2. APPENDIX TWO: NATURAL VALUES PAPER**

## Appendix 2: Natural Values Paper

**REPORT TO THE HOBART CITY COUNCIL ON MANAGEMENT ACTIONS THAT WILL MAINTAIN NATURAL AND CULTURAL SIGNIFICANCE OF THE SOLDIERS WALK****UNITAS PTY LTD**

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20/2/2003

**1. SUMMARY**

Significant species occur under or adjacent to 31 trees in Soldiers Walk.

One, *Lepidium hyssopifolium*, is listed under Commonwealth legislation, requiring notification of any new action potentially affecting it.

The trees under which significant species occur are mostly healthy, or almost healthy, cedars, which produce wide suppression zones.

Slashing, mulching, irrigation or fertilization in the suppression zone of these trees will endanger the significant species.

As the trees with significant species are relatively healthy despite severe drought, none of the above management regimes is necessary.

However, deep watering through tubes, and mulching, using pine bark, would be appropriate, and minimize damage, during the establishment phase of new trees.

Replacement trees for the unhealthy and dying cedars and blue gums should be chosen for their drought resistance as well as character.

Slashing/mowing of areas around, but not under, the trees is desirable to protect the exotic trees from fire, but also for native biodiversity maintenance.

The slash should be removed to maximize fire protection and biodiversity values.

Mowing/slashing should be avoided: any time that the soil is wet; in spring and early summer in areas with shallow rocky soils.

Self-established eucalypts native to the Domain that do not compete with the cedars should be retained, especially the large ones, as no more will establish with mowing and they are a visually pleasing part of cultural, as well as natural, heritage.

The planted Tasmanian blue gums could be removed, unless advice from DPIWE indicates that individuals are important for swift parrots.

The above recommendations will inexpensively enhance both the cultural and natural values of the Soldiers Walk.

## Appendix 2: Natural Values Paper

### 2. THE BRIEF

This report was required to 'provide advice ... assessing and recommending management actions that will meet the objectives of maintaining both the cultural significance and natural values of the Soldiers Walk within the Queens Domain.' This included a consideration of slashing, irrigation, mulching and fertilizing in the context of management of grassy white gum woodland and rare or threatened species.

### 3. THE DISTRIBUTION OF RARE OR THREATENED VASCULAR PLANT SPECIES IN THE SOLDIERS WALK

#### Methods

On 20/2/2003 the area around every tree planted on the Soldiers Walk was searched for rare or threatened vascular plants or the signs thereof. Species listed under the *Threatened Species Protection Act (1995)* Tasmania were noted, as was evidence of species, such as *Podolepis jaceoides*, that are rare in Hobart. It must be noted that the time of the year and the dryness experienced in the previous four months made it impossible to identify most grass and geophyte species. Each tree with a significant species was marked with a number on the attached map, and a Garmin Geographical Positioning System used to gain geocoordinates. It was noted whether the tree was a eucalypt, acacia, cypress (*Cupressus*) or cedar (*Cedrus*). Trees with intact crowns were noted as healthy, those with protruding dead branchlets as moderately unhealthy and those with many dead branches in the top of the crown as unhealthy. Notes were also made on the situation of the significant species in relation to the tree.

#### Results

Significant species were recorded during this study under, or close to, thirty of the Soldiers Walk trees (Appendix). Listed species noted were *Lepidium hyssopifolium* (6 trees), *L. pseudotasmanicum* (18 trees), *Scleranthus fasciculatus* (2 trees), *Vittadinia gracilis* (2 trees) and *V. muelleri* (3 trees). *Podolepis jaceoides*, a species rare in Hobart, was noted under one tree. In addition, *Diuris sulphurea*, a species rare in Hobart, has been noted by the author at the location marked 11 on the attached map.

Most significant species were found under healthy cedars (Appendix), or adjacent to planted trees on shallow, rocky soil.

#### Implications for management

*L. hyssopifolium* is listed under the *Environmental Protection and Biodiversity Conservation Act (1999)* (Commonwealth). Any new action that might affect this species cannot be taken without reference to the Commonwealth. Its ecology is well-known (Kirkpatrick and Gilfedder 1998). It requires ground free of above ground competition and stock grazing, usually provided by introduced trees in parks, gardens and road sides in the world of today. All of the rare species noted under the Soldiers Walk trees are confined to places on the Domain where the growth of the tussock grasses is inhibited by root competition from trees, frequent mowing or shallow soils (Kirkpatrick 1995).

The spreading healthy, and moderately unhealthy, cedars in Soldiers Walk provide excellent habitat for these rare species because they create a wide zone of suppression. Unhealthy and dead trees do not, because they lose this zone of suppression. Eucalypts and cypresses in the plantings were rare habitats for rare species, although large unplanted native eucalypts do provide habitat for some.

## Appendix 2: Natural Values Paper

The management actions proposed for Soldiers Walk are all likely to deleteriously affect the populations of rare species. Frequent slashing, if it extends into the zone of suppression under the trees, might result in localized extinction, if carried out when species are producing seed. The addition of water promotes the growth of competitive species in the zone of suppression. Mulching would suppress the rare species. Fertilization usually favours exotics over natives, and may further stress droughted trees. Also, given that the rare species occur mostly under trees that have remained healthy after several years of severe drought, there is no reason to undertake any of these expensive actions. Where the trees are highly unhealthy or dead, as in much of Soldiers Walk, the selection of species for replanting is critical. Species with similar visual attributes to the exotics planted in Soldiers Walk vary enormously in their drought resistance. For example, the Oyster Bay pine (*Callitris rhomboidea*) will form a spreading tree with dense foliage in drier areas than the Domain. If natives are not regarded as culturally appropriate as memorials for the sacrifice of young lives for the British Empire, the genus *Juniperus* offers some considerable potential, being satisfactorily exotic. It even has European species, some of which may grow at Gallipoli, a place with a climate as summer dry as ours. The cypress currently forming part of the Soldiers Walk appears highly drought resistant. Other cypress species are likely to be equally drought resistant and better formed for creating large zones of suppression on maturity. The possibility of more drought-resistant cedar species is also worth investigation. Some deep watering through tubes and mulching during dry periods in their initial years, and protection from fire, will be all that will be required for the establishment of such species. Mowing/slashing around, but not under, the trees will protect them from fire, while maintaining rare species populations.

### 4. MANAGEMENT OF GRASSY WHITE GUM WOODLAND

#### Slashing/mowing

Recent unpublished analyses of temporal and spatial data from the Domain (Kirkpatrick, Bridle and Mollon, pers. comm.) and Pontville (Verrier and Kirkpatrick, pers. comm.) indicate that frequent mowing, with the removal of slash, is likely to be an excellent management regime for the maintenance or improvement of native plant biodiversity in white gum woodlands where there are few or no grazing vertebrates. It prevents the invasion of small trees that can smother the species rich grassland understorey, and prevents the dominant tussock grasses annexing all space used by smaller herbs and grasses. At the Pontville Small Arms Range Complex grassland is mown as required to prevent fire hazard, several times a year, at a mowing height of 7 cm, and slash is removed. This grassland has a greater cover of threatened herbs than adjacent occasionally grazed grassland. Mowing, as it has been conducted in the past on the Domain, favours some exotic species, because the slash is not removed. If the Soldiers Walk were to be mown again, and slash removed, this would be beneficial to both biodiversity and cultural heritage. However, care would need to be taken to 1) avoid: the suppression zone under trees; 2) avoid cutting when the soil is wet; 3) avoid cutting in spring/early summer in the rocky areas marked 28 and 11 on the attached map, as at these times, in these places, locally rare daisies and orchids flower and set seed.

#### Irrigation, mulching and fertilization

The addition of water and nutrients to grassy woodland results in a marked deterioration in native cover and native species richness and an increase in exotic cover and richness (Gilfedder and Kirkpatrick 1998; Kirkpatrick and Gilfedder 1999). This type of deterioration can be seen along parts of the Soldiers Walk where there has been leakage from pipes. Thus use of water from Selfs Point, which is high in salts likely to be retained in clay soils in a low rainfall area, may put natives and cedar seedlings at risk.

The use of tubes for deep watering, and pine mulch, would minimize impacts on the surrounding vegetation, during the establishment phase of new exotic trees.

## Appendix 2: Natural Values Paper

### Felling of native trees in the Soldiers Walk

There are many naturally established native trees in the zone of the soldiers walk. At least two are important for conservation of rare plant species. All are important as part of the sparse overstorey of the white gum grassy woodland. Mowing would prevent further establishment, leaving the culturally significant pleasing existing contrast between the lines of dense exotic gymnosperms and the scattered pastel native trees. Nevertheless, the removal of understorey trees, such as *Acacia mearnsii* and *Bursaria spinosa*, where they compete with the cedars and have no role in creating threatened species habitat, would be appropriate, given the importance of healthy cedars for threatened species.

Most of the blue gums planted along the walk are unhealthy or dying, being outside their natural range on the Domain.. Their removal would have no nature conservation consequences. The removal of the few healthy planted *Eucalyptus globulus* trees might have implications for the nationally threatened swift parrot. DPIWE should be consulted on this matter.

## 5. CONCLUSION

If managed appropriately, both biodiversity and cultural heritage conservation can be enhanced along the Soldiers Walk, without the provision of any expensive infrastructure.

## 6. REFERENCES

Gilfedder, L. and Kirkpatrick, J.B., 1998. Factors influencing the integrity of remnants in subhumid Tasmania. *Biological Conservation* 84, 89-96.

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Kirkpatrick, J.B. and Gilfedder, L.A., 1999. *Tasmanian Bushcare Toolkit*. Department of Primary Industries, Water and Environment, Hobart, 160 pp.



Soldiers Memorial Avenue Draft Management Plan

**7.3. APPENDIX THREE: CONSERVATION GUIDELINES PAPER**

Appendix3: Heritage Conservation Guidelines



**THE SOLDIERS WALK  
(SOLDIERS MEMORIAL AVENUE)  
QUEENS DOMAIN, HOBART**

HERITAGE CONSERVATION GUIDELINES

Prepared for:

Hobart City Council

GPO Box 503

Hobart Tasmania 7001

A U S T R A L I A

June 2003

## Appendix3: Heritage Conservation Guidelines

### **1.0 INTRODUCTION**

This document represents a summary of heritage conservation objectives for the Soldiers Walk, Queens Domain, Hobart. The summary is intended as a guide for decision makers (including land managers and planners). It is **not** intended to take the place of, or obviate the need for reference to detailed, prescriptive information contained in source documents.

#### **1.0.1 SOURCE DOCUMENTS**

The following documents have been used in the preparation of this summary:

Austral Archaeology & I. Terry, 1999. Historical Overview of the Queens Domain, Hobart – Queens Domain Cultural Heritage Management Plan (Part One). Hobart City Council Publication.

Austral Archaeology & I. Terry, 1999. Queens Domain Cultural Heritage Management Plan – Interpretation Opportunities. Unpublished document prepared for the Hobart City Council. Copy included as Appendix 2 of this document.

Austral Archaeology & G. Sheridan, 1999. Historical Landscape of the Queens Domain, Hobart – Queens Domain Cultural Heritage Management Plan (Part Two). Hobart City Council Publication.

Austral Archaeology, 1999 (submitted in 2001). Queens Domain Cultural Heritage Management Plan – Draft Policy & Management Guidelines. Unpublished document prepared for the Hobart City Council.

Friends of Soldiers Walk Inc – Newsletter Issues 1 – 3 (incl.) of June, August & October 2002.

Minutes of Soldiers Walk Working Group meetings held on 20 May, 29 August & 30 October 2002.

*Note: Other documents, such as planning instruments may contain important [statutory] information not summarised here.*

#### **1.0.2 SNAPSHOT HISTORY**

Soldiers Walk, originally known as Soldiers Memorial Avenue, was conceived to commemorate Tasmanians who fell in the First World War.

The first plantings were on 3 August 1918.

A plan assumed to have been compiled some time during the 1920s shows a total of around 530 numbered trees.

*Note: Recent research by the Friends of Soldiers Walk (FOSW) has found that there are discrepancies both within, and between, newspaper reports of the day, the 1920s map, plinth lists of the honoured fallen and the situation ‘on the ground’.*

#### **1.0.3 CURRENT SITUATION**

In 1997 an arboricultural appraisal revealed there were 350 trees comprising Soldiers Walk. This was made up of; 315 Atlas Cedars, 10 Blue Atlas Cedars, 2 Deodars and 23 Italian Cypress. At the time only a small number of trees were described as being in no better than average condition, with the remainder being either in poor health or in need of replacement. Eighty to one hundred Blue Gums have been interplanted throughout as fill-ins without reference to historical imperatives.

## Appendix3: Heritage Conservation Guidelines

### **2.0 HERITAGE MANAGEMENT POLICIES & RECOMMENDATIONS**

The Soldiers Walk is an integral part of the Queens Domain cultural landscape. Consequently, any changes to form or extent have the capacity to impact upon a wider set of values. The following policies provide a framework which should be regarded as performance criteria for any future proposals for change.

#### **2.1 OVER-ARCHING POLICIES (FROM THE QDCHMP)**

##### **2.1.1 [PROPOSED] SPECIAL USE ZONE STATEMENT**

**The Domain precinct is the major open space related to central Hobart. It contains active and passive recreational facilities, cultural assets, historic landscape values and is one of the major defining elements at the edge of the city. The retention of existing open space, the recovery of alienated space and co-ordinated planning for the whole precinct are essential to conserve this amenity. While some further development is possible, as guided by site specific conservation policies, the precinct will generally be retained with its current uses. Development that adversely affects the high natural and cultural values of the precinct or that acts as a barrier to public access will not be approved.**

##### **2.1.2 KEY POLICIES**

- Management of the Domain should take a holistic view of the entire reserve (incorporating all tenures) and its context within Hobart.
- The principle and guiding use of the Domain should be for public passive recreation<sup>24</sup> around the private grounds of Government House.
- Aboriginal sites and landscape values should be protected and conserved in consultation with the Tasmanian Aboriginal Land Council.<sup>25</sup>

*Comment: There are no known Aboriginal sites in the area traversed by Soldiers Walk. However, the site is located within a zone of high Aboriginal cultural heritage sensitivity. Consequently, advice should be sought on management requirements in response to any proposed activities involving ground disturbance in the area identified as sensitive (i.e., the area between the River Derwent foreshore and the 50 metre contour – see Appendix 1). Statutory obligations apply in the event that Aboriginal cultural material is revealed during any works.*

- The Domain landscape should be managed as a ‘Victorian park’.<sup>26</sup>

*Comment: The open ‘park like’ landscape which corresponds to the 19th century ‘Victorian’ ideal, where changing vistas through trees to distant prospects was an essential element, should be maintained.*

*Soldiers Walk is a sympathetic element in the ‘Victorian park’ and is also related to other exotic arboreta within the Domain. Consequently, the horticultural and arboricultural requirements of exotic species associated with the ‘Victorian park’ landscape should be considered in conjunction with that of native species.*

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<sup>24</sup> That is, outside of currently utilised, developed spaces.

<sup>25</sup> Refer to QDCHMP - Aboriginal Heritage Assessment Report.

<sup>26</sup> Refer to QDCHMP - Historical Landscape Assessment Report.

### Appendix3: Heritage Conservation Guidelines

- There should be no further alienation of the Domain.
- There should be no further development outside currently utilised developed spaces.

*Comment: The extent of Soldiers Walk has been truncated by past development including construction of the Tasman Highway (separating the Cenotaph from the rest of the Domain), the Aquatic Centre and the Cross Roads Oval/s. This has resulted in loss of trees and dedicated spaces.*

- Pedestrian access should be encouraged/reinforced. There should be no new road development on the Domain.

*Comment: Soldiers Walk is an important pedestrian corridor within the Domain. Maintenance of this attribute is to be actively encouraged.*

- The cultural heritage significance of the Domain should be interpreted.<sup>27</sup>

*Comment: Provision should be made to interpret the history and significance of Soldiers Walk. An opportunity exists to link the Walk with a self guided pedestrian tour of the Domain.*

## **2.2 DISCUSSION OF SIGNIFICANCE & HERITAGE MANAGEMENT GUIDELINES**

### **2.2.1 SIGNIFICANCE**

Avenues of Honour are symbolic landscapes that reflect a certain egalitarianism (a dearly held trait of the Australian psyche) owing to the possibility for individual commemoration of a tree for a life regardless of station. The implementation of Soldiers Walk is indicative, at least in its genesis, of a populist or shared history albeit born of the tragedy of war. Whilst there has been a period of benign neglect, the renewed interest in this place and its symbolic associations (indicated by the formation of FOSW) are compelling evidence of the resurgence of community support and respect for the sacrifice made by Australians in war time. On this basis Soldiers Walk should be considered as culturally significant. For example, if it were nominated it would most likely satisfy criteria a, d, f and g for inclusion in the Tasmanian Heritage Register.

### **2.2.2 FIRST PRINCIPLES**

1. Trees differ from other inanimate cultural features in that they eventually grow old and die. In the intervening period their life cycle is determined by environmental factors. One of the fundamental principles associated with the management of Soldiers Walk is the need for a strategy to perpetuate, in particular, its ongoing function as a memorial.
2. To faithfully represent the philosophical intention of the concept, it is imperative that the number and identity of all those people commemorated be established so that they can be accommodated with a space and a corresponding number of trees in two rows astride a path (i.e., four rows of trees in total).
3. The variety of species comprising Soldiers walk (excluding the Blue Gums) provides an opportunity to introduce new species.
4. The addition of new species should not degrade the intended formal character of the walk. That is, new plantings should be as contiguous as possible and reinforce a unity of form, shape, texture and colour over the whole walk.
5. The start and end point of Soldiers Walk need to be established and reinforced.
6. Soldiers Walk should revert to its original title of Soldiers Memorial Avenue.

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<sup>27</sup> Refer to QDCHMP - Interpretation Opportunities Report.

### Appendix3: Heritage Conservation Guidelines

7. Any changes to the Queens Domain landscape are likely to excite public interest. Any future plans for Soldiers Walk should include a credible process of public participation, informed comment (i.e. the public should be given enough information first so that responses and ideas are developed within an appropriate context) and review.

#### 2.2.3 ACTIONS LIST

1. Undertake/continue research to;

- determine the number and identity of all those people eligible for commemoration in Soldiers Walk;
- exhaust all avenues of information, and;
- review (and validate) conclusions drawn from research prior to preparing and implementing any interpretation of the concept.

2. Carry out arboricultural research to determine appropriate replacement species. This should include reference to the following criteria;

- no risk to act as a weed;
- the ability to tolerate and thrive in Domain conditions with minimal ongoing support (i.e., without irrigation but acknowledging that water will need to be supplied during establishment);
- symbolism;
- longevity, and;
- (preferably) a coniferous form including distinctive colour, shape and texture.

3. Carry out an arboricultural survey of the existing trees to determine which should be retained and which should be removed and replanted with replacement species. Incorporate the Burra Charter philosophy of replacing 'as many as necessary and as few as possible' in the parameters of the assessment to retain all viable living trees and to ensure the future of the avenue as a formal contemplative space with a clear unity.

*Note: In respect of the trees, the definition of 'viability' is necessarily an arboricultural determination.*

4. Remove the interplanted Blue Gums but retain the Italian Cypress trees which were planted as replacements in the same relative positions as the original trees.

5. In any strategy to re-establish Soldiers Walk consider the issue of 'synchronicity' (i.e., how the juxtaposition of existing and replacement choices will 'mesh' together as an Avenue).

6. Plan to retain the 'double row either side of a path' form of Soldiers Walk. This will probably be necessary in order to accommodate the numbers eligible for commemoration. In certain places closer plantings or a third row may be appropriate depending on numbers – one estimate suggests between 70 and 80 additional spaces will need to be found.

7. Establish a defined starting point for the Soldiers Walk. A logical point for the start would seem to be Aberdeen Street corner with re-establishment of species amongst others that have survived on either side of the path to the Aquatic Centre incorporating the Boer War Memorial.

8. Establish a defined end point for the Soldiers Walk that refers to the main body of the Walk (from which it has been truncated). Several options present themselves, subject to a study to determine feasibility. The options in order of preference appear to be;


- i Re-establish the link with the remnant trees (currently isolated) at the Crossroads by planting two rows either side of a path between the Crossroads oval/s, or;

### Appendix3: Heritage Conservation Guidelines

- ii Plant two rows either side of a path around the edge of the Crossroads oval/s, or;
- iii Develop a route that re-establishes the historical link with the trees at the Crossroads and diverges to the road opposite Grassland Gully.

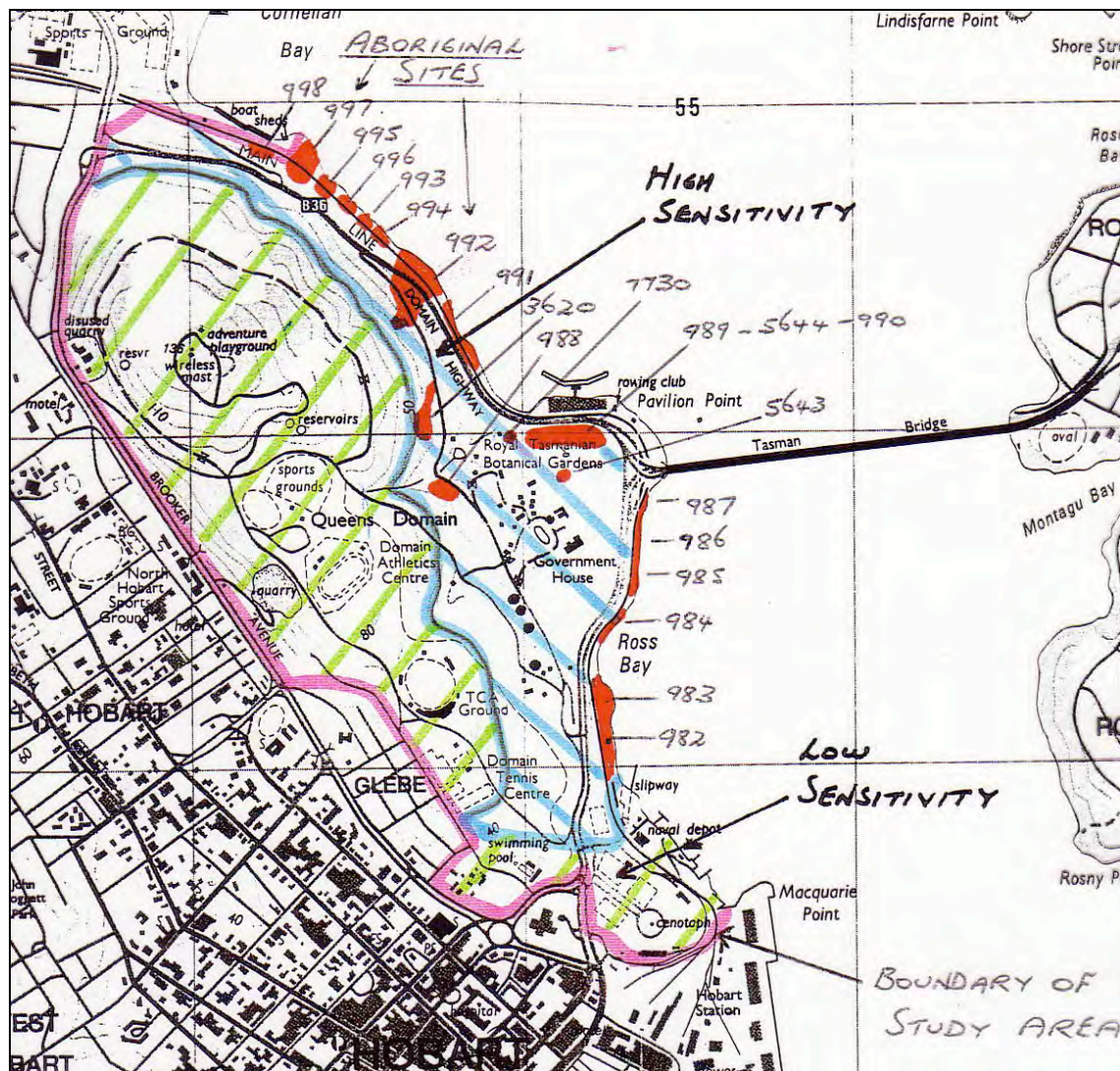
Interpretation of the site specific attributes of Soldiers Memorial Avenue should be integrated into a wider pedestrian trail that utilises the Soldiers Walk corridor to interpret other places of interest along the spine of the hill. Concepts for this are outlined in a report on Interpretation Opportunities prepared as part of the QDCHMP (see copy included as Appendix 2). The following principles should be used as a guide to preparation of site specific interpretation:

- a) Interpretation for Soldiers Walk should be designed to be compatible with any wider concepts for interpretation of the Domain. Whilst certain aspects of site specific interpretation (i.e., unobtrusive, tree site plinths) may be able to be installed without wider reference, it is strongly recommended that an interpretation strategy for the whole of the Domain be prepared to avoid the risk of ending up with a hotch-potch of interpretative media that devalue rather than enhance the visitor experience.
- b) Tree site interpretation should be unobtrusive and meaningful. Further, more detailed interpretation should be off site (e.g., at a site like Domain House, via a leaflet, or at strategic points along the Walk). If the latter is favoured, interpretation should not take the form of signs on boards or posts but should be designed using sculptural/artistic expertise.
- c) Interpretation should be drawn from a validated history (see Action 1, above). Determination of accurate numbers and installation of interpretation at tree sites will make the 'box' plinths redundant. These could then be removed.

Authorised/Checked by	Signature	Date
D J Parham		June 2003

## Appendix3: Heritage Conservation Guidelines

## Appendix 1: Aboriginal Sites & Sensitivity Zoning





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### Appendix 2: Extract from QDCHMP Interpretation Opportunities Report

#### Interpretation

This study has identified high cultural significance for the Queens Domain as a whole and for a number of individual sites within the reserve. As the Domain is a highly popular public recreation area with apparently low public awareness of its specific heritage values it is important that those values be interpreted. Increased awareness arising from interpretation will assist in public appreciation of the reserve, in added economic value derived from it due to higher visitation and to improved protection of its heritage values.

#### Themes

The following themes have been identified as the major themes to be interpreted in the Domain along with the most appropriate locations to interpret them. It is emphasised that interpretation of Aboriginal values and history within the reserve will require the consent and full participation of recognised representatives of the Tasmanian Aboriginal community.

Main Themes	Location
Aboriginal occupation past and present	Foreshore
Government Domain	Government House
Domain and Democracy	Hollow or Regatta Grounds
Victorian Park	Botanical gardens
Civic Space	Cenotaph/Walk
Subthemes	Location
Recreation	Beaumaris Zoo Regatta Grounds
Industry	Pavilion Point Slips Quarry
Defence	HMAS Huon Powder Magazine
Innovation	Wireless station
Engineering	Rivulet outlet

## Appendix3: Heritage Conservation Guidelines

It should be emphasised that while the Domain is an ideal location to interpret past and present Aboriginal occupation of Hobart, such interpretation requires the consent and full participation of recognised representatives of the Tasmanian Aboriginal community.

### Modes of Interpretation

Several modes of interpretation present themselves in the Queens Domain. These include centralised visitor centres and self guided walks.

### Centralised Visitor Centres

Centralised visitor centres require considerable long-term planning and expenditure in both initial capital outlay and subsequent operating costs. The dispersed nature of sites of cultural heritage significance within the reserve and the need to minimise impact to identified cultural and natural heritage values represent major constraints on any future development. Any future visitor centre development should not detract from any heritage values in the Domain.

The advantage of visitor centres is that they enable the story of the Domain to be told in a centralised location which can be easily accessed by all visitors who can then be directed to other recreational and interpretive opportunities which exist in the reserve. From a cultural heritage perspective, three sites have potential for visitor centres.

1. Beaumaris zoo: Most logical in that it is a large site and is located below Carriage Drive in a former quarry (and so does not dominate the landscape). It has the potential for creation of some parking on site and has seen several phases of development which relate to different periods of the Domain's history. It can provide a microcosm of the Domain's story. Its major weakness is that it lies in the middle of the proposed interpretive walk (see below).
2. Powder magazine: The strength of the powder magazine is that it is an important historical feature which is currently under-utilised and unappreciated. Its disadvantages are that it is relatively isolated and that there is little opportunity to provide carparking and access without compromising other heritage values. An interpretive centre located here would need to be small and probably unstaffed.
3. Domain House: Domain House has potential for a visitor centre as it is located at a 'gateway' to the Domain and is an important historic site within it. Installation of a visitor centre within the complex would reinforce the cultural utilisation of the site and assist maintenance of its future security in heritage terms. There is also some parking nearby although it is insufficient to cater for large numbers of visitors. The weakness of using part of the complex as a visitor centre is that unless it is contained within one of the landmark buildings on the site it may be 'difficult for visitors to located and access. The full extent of current usage of the complex was not investigated for this report. While it is the main campus for Adult Education in Hobart it is possible that some spaces within the complex may be under-utilised.

This report recommends that if a visitor centre is to be constructed on the Domain option 1 (Beaumaris Zoo) is the most appropriate from heritage and access points of view. A small static display in the powder magazine interpreting itself is seen as the most appropriate interpretive use for this site.

### Walks

Apart from a visitor centre (as outlined above) the major interpretive opportunity for the Domain is to provide two interpreted walks. It is recommended that a brochure be produced to provide interpretation for the walk along the Soldiers Memorial Avenue, while signboards be placed along the Intercity Cycleway for the Domain Foreshore Walk. Both the recommended walks take approximately 30 minutes each way to walk.

## Appendix3: Heritage Conservation Guidelines

### *Soldiers Memorial Walk*

The main walk should be along the existing Soldiers Memorial Avenue which is an important historical feature in its own right. An interpreted walk would both rescue the Soldiers Memorial Avenue as an historic site and lead visitors past a number of other important historic features, such as the TCA Ground, 1 Carriage Drive and the Powder Magazine.

Currently the Avenue terminates on Carriage Drive opposite the Grasslands Walk which descends to the Botanical Gardens overflow carpark. At this point visitors could be presented with several options:

1. Return to the start of the Soldiers Memorial Avenue.
2. Continue around the former driver training road which had been marked out in 1862.
3. Continue down the Grasslands Walk to the Royal Tasmanian Botanical Gardens and then cross the Domain Highway and return to the Cenotaph on the second interpreted walk via the Intercity Cycleway.

The Soldiers Memorial Avenue walk has several possible starting points. These include;

- The Cenotaph which has ample parking. Secure and amenable pedestrian access across the Tasman Highway is required.
- The proposed visitor centre at the Beaumaris Zoo site, although this requires an uphill walk to the path.
- Tattersall's Hobart Aquatic Centre which has ample parking and is located adjacent to the start of the Soldiers Memorial Avenue.

Currently the most logical starting point for an interpreted walk is the Aquatic Centre, although a change of parking regulations to allow parking for longer than the current two hours would be needed. The brochure should reflect this starting point.

### *Domain Foreshore Walk*

The Domain Foreshore Walk could commence at either Pavilion Point or the Regatta Grounds. For visitors starting at the Royal Tasmanian Botanical Gardens, secure pedestrian access needs to be provided across the Domain Highway while secure access across the Tasman Highway at the Cenotaph would allow visitors to complete a round trip using both walks.

Easy pedestrian access should be provided to the Powder Jetty, pending consultation with the Aboriginal community regarding potential impact to sites.

The foreshore walk should be interpreted using signboards as it is already a highly impacted area. Signboards would also add value to the cycleway for cyclists using the facility.

### **Signs and Brochures**

The Domain's significance would be degraded if it numerous enamelled interpretation signs were to be erected on it. Printed brochures are recommended as a more appropriate interpretive tool for the Soldiers Memorial Avenue walk, while signboards are recommended for foreshore walk along the more highly impacted Intercity Cycleway.

It is noted that brochures have their own weaknesses which should be addressed. These include:

- Secure and accessible pick-up points — possible on-site locations include any future visitor centre, the Royal Tasmanian Botanical Gardens, the Cenotaph carpark and the Tattersall's Hobart Aquatic Centre. Off-site pick-up points include the Hobart Council Centre, the Hobart Visitor Information Centre and brochure exchange facilities at accommodation providers,.

### Appendix3: Heritage Conservation Guidelines

- Potential litter problem of discarded brochures dropped on the Domain. Charging a nominal fee can help to minimise this problem.
- Ongoing maintenance costs of keeping brochures in print. Charging a nominal fee can help to defray future reprinting costs.

It is recommended that two brochures be produced. Both brochures should include maps of the Domain.

1. A general brochure on the Domain, in the format of the Parks and Wildlife Service Cultural Heritage Series brochures,
2. A brochure outlining an interpreted walk describing points of interest passed en route. Currently the most logical starting point for an interpreted walk is the Aquatic Centre. The brochure should reflect this starting point in its text.

#### *Brochure for Soldiers Memorial Avenue Walk*

After an initial introduction the following points of interest, marked on a map of the walk, can be described. Suggested stopping points could be appropriately marked along the track, although it is important that these be low key and unobtrusive. The use of sculptural forms created by artists would both provide such markers and add to the significance of the Domain.

**Introduction** The Queens Domain is a fine example of a nineteenth century Victorian Park with Australian touches.

Victorian Parks grew out of English eighteenth and nineteenth century landscape ideals which typified the country gentleman's estate. Parks and the gardens (also called the pleasure grounds) became common artifices with landscape designers such as J.C. Loudon and Joseph Paxton being influential. For those who could afford leisure time in an increasingly industrialised and regimented landscape, parks offered escape via circuitous carriage drives and promenades where sensitive citizens could gaze over a beautiful foreground to pleasing distant vistas across verdant fields, carefully designed "natural copses" and water features. They also provided sites for more structured recreation, civic commemoration and ritual.

The management and landscape design of the Domain was influenced by these ideas from at least the 1840s when the reserve's potential as an urban lung for Hobart was recognised. Here poorer citizens could recreate under the watchful moral influence of their wealthier neighbours and be instructed by sublime Nature. The 1880s and 1890s saw the most intensive landscaping in the Domain with botanical gardens superintendent, Francis Abbott, overseeing the rehabilitation of quarries and the planting of pinetums of conifers and other exotic trees as well as of native trees under the influence of the Victorian park ideal. Within the Domain the botanical gardens and, later, the Beaumaris Zoo provided more manicured garden environments within the whole. The Soldiers Memorial Avenue with its winding design and unusual exotic trees fitted well to such park ideals.

With the crenellated towers of Government House, the simple Georgian architecture of the Powder Magazine, the triumphant display of British progress symbolised by the railway line and the growing splendour of the TCA ground which catered for that most Victorian of sports, cricket, the Queens Domain was complete as a romantic playground on the edge of the city.

1. The Hollow. The site of the Tattersall's Hobart Aquatic Centre was a quarry in the mid-nineteenth century. Rehabilitated and planted with conifers in the 1880s it became a popular meeting place for Hobartians. Political meetings held there included anti-

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conscription rallies during World War I. The pines are part of the Domain's nationally significant collection of conifers.

2. War Memorials. The Soldiers Memorial Avenue was constructed in 1918 and planted with over 330 Himalayan Cedars memorialising 'Hobart's brave sons fallen in the battlefields of Europe and Asia' during World War I. The trees were planted by relatives of the fallen over several weekends. The Boer War Memorial was unveiled in 1905. Across the Tasman Highway, the Cenotaph is located on the site of a nineteenth century military parade ground and gun battery. The Queens Battery was demolished in 1925 to make way for the Cenotaph which was designed by local architectural firm, Hutchison and Walker after winning a design competition. The other memorial here is the drinking fountain raised to commemorate nineteenth century Premier and landowner, Charles Meredith.
3. Royal Visits        The first Royal Visit in Tasmania was that of the Duke of Edinburgh in 1868. Perhaps the most spectacular visit was that of the Duke and Duchess of York and Cornwall in July 1901. Thousands of Hobartians lined the road from the city to Government House and watched the royal party pass through the apple arch, a 10x8 metre arch covered in apple decorations which caused the Duchess to leave 'off her attentiveness to the crowd for a moment and cast admiring glances at the Arch, and when past it turn round to satisfy the pleasing sensations which it had apparently aroused'.
4. Houses. The two houses below are an important part of the Domain's history. The larger two storey house was originally a single storey stone guardhouse attached to a temporary gunpowder magazine. The second storey was added in the 1890s. The adjacent small cottage was built in 1923 to accommodate Mr Reid, the curator of the newly relocated Beaumaris Zoo.
5. Beaumaris Zoo The hollow to your right was the site of the Beaumaris Zoo which was relocated from Battery Point in 1923. It was constructed in a former 1820s sandstone quarry which provided stone for numerous Hobart buildings and housed a temporary powder magazine in converted convict barracks . The quarry was rehabilitated from the 1880s and a pleasure garden was created in accord with the Victorian park ideal. The zoo featured tea rooms and band concerts on Sundays. Its most famous 'resident' was the thylacine — the last known individual of which died there in 1936. The zoo closed in 1937 and during WWII was converted into a naval fuel depot.
6. Government House. Below to your right are the crenellated towers of Government House. In 1821 Governor Macquarie commended this site, with its 'agreeable degree of retirement', for the vice-regal residence. Despite attempts to construct it in 1826 and 1842, the house was not built until 1855-58 when William Porden Kay's Victorian Gothic style was adopted. Visitors were impressed—Anthony Trollope described it as the best vice-regal residence 'belonging to any British colony' and remarked that it 'lacked nothing necessary for a perfect English residence'. During World War II the Governor ordered that vegetables be grown in the adjacent paddock to assist the war effort, leading to its being called the 'Patriotic Paddock'.
7. TCA Ground        The TCA Ground was the home of Tasmanian cricket from 1882 to 1987. Its spectacular location and Victorian grandstands and pavilions make it an outstanding example of a major Victorian sporting facility. Football and greyhound racing have also been held at the ground. Note also that the cedars here are the healthiest on the Soldiers Memorial Avenue. A searchlight battery was located on the ridge north of the ground in 1943 as part of Hobart's anti-aircraft defence system.
8. Powder Magazine. Opened in 1851 to replace the temporary magazine at the former convict barracks, H.M. Victoria Powder Magazine was a purpose built facility which stored

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gunpowder for military and civil purposes. It had walls two metres thick and was constructed without using iron to prevent disastrous sparks. A wide swathe was cleared around it to ensure security and minimise wildfire threats while the cottage below was built to accommodate the magazine guard. The magazine remained in use until 1972.

9. Carriage Drive. This road, called Carriage Drive, was constructed under Governor Eardley-Wilmot's orders in 1843-4 as a scenic carriage drive for 'the lover of the picturesque'. Along with Lower Domain Road (running above the botanical gardens) it helped make the Domain 'the lounge of the town'. They are among the oldest carriage drives in public parks in Australia.

This point marks the end of the Soldiers Memorial Avenue, although it formerly proceeded up the hill to the west before the lower Crossroads Oval was constructed in the 1960s.

From here you can continue to the north around the asphalt former driver training road, which was originally laid out in 1862 and affords spectacular views of the northern suburbs and Mt Wellington. The energetic could climb to the summit of Domain Hill and view the rather plain coastal wireless station which was erected in 1912 to provide radio communication with the Douglas Mawson Antarctic expedition.

To return to the starting point either retrace your steps or cross the road and continue down the Grasslands Walk to the Royal Tasmanian Botanical Gardens before crossing the Domain Highway and walking back to the Cenotaph via the Domain Foreshore Walk.

#### *Sample Text for Signboards for Domain Foreshore Walk*

Initial signboards (placed at both ends of the walk) should introduce the walk giving access points, time to walk the track and location of toilets, kiosks etc. Subsequent boards should be located adjacent to the sites being interpreted. A sample text for the signs is included below. Appropriate photographs should be used to illustrate the signboards. The foreshore walk is the ideal location to interpret past and present Aboriginal activity in the Domain. Sample text has not been provided here, however, as interpretation of Aboriginal themes requires full consultation with the Tasmanian Aboriginal community.

1. RTBG. Formerly John Hangan's farm the gardens were started in 1818 under Governor Sorell although there was little development until Governor Arthur appointed the first superintendent in 1828. A popular recreational site since the late 1820s the gardens have also played an important role in botanical research and in providing trees and shrubs for many of the state's finest parks and churchyards. In the mid to late nineteenth century the gardens were laid out as a pleasure garden according to the Victorian Parks ideal. Managed by the Royal Society of Tasmania from 1844 the gardens have been administered by a board of trustees in 1950.
2. Railway Station. The railway line between Hobart and Launceston was constructed by private interests in 1872-5 and reflected the confidence Victorians held in a technological future. A pedestrian promenade was provided along a seawall here in the late nineteenth century. The gardens railway station was located opposite its lower entrance gate and used until the suburban rail network was discontinued in 1974. The Intercity Cycleway linking Hobart and Glenorchy was constructed on one of the rail lines and opened in 1995.
3. Pavilion Point. The timber wharf is all that remains of a major bulk paper storage facility built by Australian Newsprint Mills in 1949-50 and demolished after considerable public controversy in 1995. Paper was transported here by barge from the Boyer paper mill

### Appendix3: Heritage Conservation Guidelines

and later trucked to the Hobart wharves for export. The storage shed was an integral element of the period of major industrial development which Tasmania experienced following World War II

4. **Tasman Bridge.** In 1943 the so-called floating bridge was built across the River Derwent to link Hobart's eastern and western shores. Designed by seminal Tasmanian engineer, Allan (later Sir Allan) Knight, it consisted of an arch of pontoons with an iron lift span near the western shore. An identical lift section can be seen spanning the Derwent at Bridgewater. The floating bridge frequently suffered substantial storm damage and was replaced by the current Tasman Bridge which opened in 1963. In 1975 the Lake Illawarra struck a concrete pylon of the bridge, resulting in the deaths of twelve people and its closure for two years.
5. **Powder Jetty.** Vessels tied up at the sandstone Powder Jetty to unload their cargo of gunpowder for the magazine. In the 1890s hulks were moored in the river off the jetty to store overflow gunpowder.
6. **Slipyard.** The first ships were built on the Domain foreshore in the 1830s and the slip constructed in the 1850s. A number of structures and buildings in the slipyard date from at least the 1890s. These include the cottage and the long vertical board storage sheds. The slipyards have been used to service fishing vessels, trans Derwent ferries and, in the late nineteenth century, ships in Hobart's whaling fleet.
7. **HMAS Huon** With the introduction of compulsory military training after Federation Tasmania's only naval drill hall was built at Macquarie Point in 1912-13. Buildings were added to the site in the 1920s. In 1942 it was named HMAS Huon, although after World War II naval activity at the base abated. In 1994 the base and its vessel, the HMAS Argent were both decommissioned.
8. **Baths and Boatsheds.** The Domain foreshore was a popular recreational site in the nineteenth century with rowing clubs and swimming baths. The baths, which served both a recreational and a hygienic purpose, continued to operate until the Olympic Pool was opened in the Hollow in 1958. The twin jetties, known as the cattle jetties, were first built in the 1850s and for many years were used to unload cattle being transported to the former abattoirs on Macquarie Point.
9. **Regatta.** The Royal Hobart Regatta has been held almost every year since Sir John Franklin founded it at Pavilion Point in 1838. One of Hobart's major festivals, Regattas have also seen the clash of democratic ideals and elitist politics. It has been held at Macquarie Point since 1856 when the Governor demanded its removal from Pavilion Point. The John Colvin Stand was erected in 1919-21.
10. **Queens Battery and Cenotaph.** Where would you have sited the war memorial? The Cenotaph was erected in 1925, after much debate over its location, on the site of a temporary war memorial erected in 1916. A design competition was won by the local architectural firm, Hutchison and Walker whose obelisk was to be a landmark visible from throughout the city and suburbs. The Cenotaph was built on the site of the Queens Battery, a major element of Hobart's nineteenth century estuary defence network which was commenced in 1840. Other nineteenth century batteries which can be visited are the Kangaroo Bluff battery at Bellerive and the Alexandra Battery at Lower Sandy Bay. The site was also used as a military parade ground from the 1820s.
11. **Hobart Rivulet.** The Hobart Rivulet was diverted under the Regatta Grounds in 1911-16. The project, jointly undertaken by the City Council, the Marine Board and the Tasmanian Government, was a major engineering feat involving cutting a tunnel 24 feet wide by 14 feet high through rock to the outfall at Macquarie Point.

### Appendix3: Heritage Conservation Guidelines

#### **7.4. APPENDIX FOUR: TREE LIST**

This list is based on the official Council lists of 1918 and 1919 plus the lists for the Newtown trees published in the Mercury in August 1918 and February 1919. Three persons (Bidgood, Kennedy and Jeffrey) were assigned 2 trees, one each by Hobart and Newtown. Some names have not yet been assigned trees due to problems in reconciling the numbering systems and their absence from the 1930s HCC map. There are trees apparently unassigned but this may reflect clerical problems.

Additional information about individual servicemen comes from the Nominal Roll and Roll of Honour in the Australian War Memorial. Addresses are generally those of the next of kin at the time of planting or contact with the AWM. Further research is being undertaken using the Embarkation Rolls (AWM8) to establish residence at the time of enlistment and embarkation.

Dates of death appear in groups reflecting the commitment of various units to action. A surprising number died of sickness or disease (malaria, enteric fever and meningitis in the Middle East, pneumonia and similar in Europe). 3 died as prisoners of war. At least 2 men died in Hobart and a few after the Armistice. The average age was 26 years and 1 month, the oldest was 48 and the youngest 17. 110 units are represented with the largest number being from the 12<sup>th</sup> Battalion (141).



**PARKS AND RECREATION COMMITTEE AGENDA  
(OPEN PORTION OF THE MEETING)  
12/5/2016**

**10. NORTH HOBART OVAL – RECLINK COMMUNITY CUP – REQUEST FOR  
FEE WAIVER – FILE REF: 16/21-011**

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5x's

Report of the Director Parks and City Amenity and the Manager Parks and Recreation  
of 27 April 2016 and attachment.

DELEGATION:      Committee

**TO** : Parks and Recreation Committee

**FROM** : Director Parks and City Amenities  
Manager Parks and Recreation

**DATE** : 27 April 2016

**SUBJECT** : **NORTH HOBART OVAL – RECLINK COMMUNITY CUP – REQUEST FOR FEE WAIVER**

**FILE** : 16/21-011 AR:ST (o:\pr\reports\parks\2016\north hobart oval - remlink community cup - fee reduction.docx)

## 1. INTRODUCTION

- 1.1. The purpose of this report is to consider a request from Reclink Australia for a fee reduction for use of North Hobart Oval on 5 June 2016.

## 2. BACKGROUND

- 2.1. Reclink Australia run an annual community cup nationwide known as the *Reclink Community Cup*. This is its first year being staged in Hobart. The event offers family entertainment and children's activities along with a match played by local celebrities.
- 2.2. The match is scheduled to be held at North Hobart Oval on Sunday 5 June 2016 and the organisers are expecting 2,000 – 3,000 patrons to attend over the course of the event.
- 2.3. Reclink Australia is a registered charity. All proceeds derived from the Reclink Community Cup go back to Reclink Australia to enable them to promote and deliver programs to disadvantaged communities throughout Australia. Reclink propose to charge gate entry fees of \$15 adult, \$5 child as part of the fundraising initiative.
- 2.4. The cost for use of the Oval and associated facilities is \$1,082.40 inc GST.
- 2.5. Reclink Australia has subsequently applied for a waiver of the booking fee (refer **Attachment A**). Due to the nature of the event it is considered that a reduction in fees associated with this booking of 75 per cent be offered. This is comparable with reductions previously provided to similar events staged at North Hobart Oval.
- 2.6. This will reduce the amount payable by Reclink Australia from \$1,082.40 to \$270.60, or a reduction of \$811.80.

### **3. PROPOSAL**

- 3.1. It is recommended that a reduction of 75% of the booking fee be offered to Reclink Australia for use of North Hobart Oval on 5 June 2016.
- 3.2. The reduction in fees totalling \$811.80 be recorded in the 'Grants, Assistance and Benefits Provided' section of the Council's 2015/2016 Annual Report.

### **4. STRATEGIC PLANNING IMPLICATIONS**

- 4.1. The City of Hobart Strategic Plan 2014-2019 recognises the importance of building strong, safe and healthy communities through diversity, participation and empathy.

### **5. FINANCIAL IMPLICATIONS**

- 5.1. Funding Source(s)
  - 5.1.1. There is no funding required as a result of this proposal.
- 5.2. Impact on Current Year Operating Result
  - 5.2.1. Revenue of \$1,082.40 will be recorded for the hire of the venue with an offsetting expense of \$811.80 attributed to reflect the waived portion of the fee within the Recreation and Projects Management Budget Function (F340).
- 5.3. Impact on Future Years' Financial Result
  - 5.3.1. Not applicable.
- 5.4. Asset Related Implications
  - 5.4.1. None foreseen.

### **6. DELEGATION**

- 6.1. The Director Parks and City Amenity retains a financial delegation to waive fees in relation to the hire of parks and sports grounds, however submits the application for a fee reduction for the Committee's determination.
- 6.2. In accordance with the Committee's terms of reference, the Committee has delegation to determine matters for which a Council officer has been delegated authority, where such officer chooses not to exercise such authority.
- 6.3. Accordingly, the matter is Committee delegated.

## 7. CONCLUSION

- 7.1. Reclink Australia run an annual community cup nationwide known as the *Reclink Community Cup*. This is its first year being staged in Hobart. The event offers family entertainment and children's activities along with a match played by local celebrities.
- 7.2. The match is scheduled to be held at North Hobart Oval on Sunday 5 June 2016 based on last year's event, is likely to be attended by 2,000 – 3,000 spectators.
- 7.3. Reclink Australia is a registered charity. All proceeds derived from the Reclink Community Cup go back to Reclink Australia to enable them to promote and deliver programs to disadvantaged communities throughout Australia.
- 7.1. The cost for use of the Oval and associated facilities is \$1,082.40 inc GST.
- 7.2. Reclink Australia has subsequently applied for a reduction in the booking fee and due to the nature of the event it is considered that a reduction in fees associated with this booking, to a maximum of 75 per cent be offered.
- 7.3. This will reduce the amount payable by Reclink Australia from \$1,082.40 to \$270.60, or a reduction of \$811.80.

## 8. RECOMMENDATION

*That:*

- 8.1. *The report AR:ST (o:\pr\reports\parks\2016\north hobart oval - reclink community cup - fee reduction.docx) be received and noted.*
- 8.2. *Reclink Australia be granted a 75% reduction to the hire fee applicable for use of North Hobart Oval on 6 June 2016 for the purposes of the Reclink Community Cup.*
- 8.3. *The reduction in fees totalling \$811.80 be disclosed in the City of Hobart's Annual Report in accordance with its policy in respect to grants and benefits disclosure.*
- 8.4. *Reclink Australia be required to acknowledge the support of the City of Hobart in promotional material for the event.*

*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 – Application for Reduction of Booking Fees



## PARKS AND CITY AMENITY DIVISION APPLICATION FOR REDUCTION OF BOOKING FEES

Please complete the following application form where a fee reduction or waiver is requested.

**Applicant/Organisation:** Reclink Australia

**Contact Name:** [REDACTED]

**Mailing Address:** [REDACTED]

**Phone Number:** [REDACTED]

**Status of organisation** (tick applicable box)

Non-Profit

☒

Sports Club

☐

Registered Charity

☒

School

☐

Commercial

☐

**Proposed event is a:**

Community event

☒

School event

☐

Sporting event

☐

Fundraising Event

☐

**Is there an entry fee:**

Yes

☒

No

☐

If yes, how much is the fee? \$ 15 Adult \$5 Child U16

### Justification for booking fee reduction or waiver

Reclink Australia is a not-for-profit organisation whose aim is to enhance the lives of people experiencing disadvantage or facing significant barriers to participation, through providing new and unique sports and arts opportunities and specialist recreation programs.

For over 20 years, a unique and exciting community football and music event has been held in Melbourne with some 10,000 plus people attending annually. All funds raised through this special community event enable Reclink Australia to continue to deliver programs and activities to those most in need throughout Australia.

Based on the success of the Melbourne event, we are delighted to announce that the Reclink Community Cup is now a national tour, with Hobart new to the fixture in 2016.

**PARKS AND RECREATION COMMITTEE AGENDA  
(OPEN PORTION OF THE MEETING)  
12/5/2016**

**11. REQUEST FOR PLAQUE – PEACE PARK, WEST HOBART –  
FILE REF: 7-78-1**

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5x's

Report of the Director Parks and City Amenity and the Manager Parks and Recreation  
of 28 April 2016 and attachment.

DELEGATION:      Committee

**TO** : Parks & Recreation Committee

**FROM** : Director Parks & City Amenity  
Manager Parks and Recreation

**DATE** : 28 April, 2016

**SUBJECT** : **REQUEST FOR PLAQUE - PEACE PARK, WEST HOBART**

**FILE** : 7-78-1 DW:dw (document2)

## 1. INTRODUCTION

- 1.1. The purpose of this report is to consider a request to install a plaque in memory of the many animals who participated in wars.

## 2. BACKGROUND

- 2.1. Peace Park is located between Prospect Place, Roberts Street and Liverpool Crescent. The site is a major thoroughfare from Forest Road to Liverpool Crescent.



- 2.2. The Park has been developed over a number of years with the support of the West Hobart Peace Park Community Group.
- 2.3. The Park was an initiative of local residents and was developed in 1986 during the International Year of Peace.
- 2.4. The City was asked in 1986 to designate an area in the Forest Road vicinity to establish a park to commemorate the commitment of the local residents to Peace.



- 2.5. The Park incorporates a significant art piece “In Blanket” which represents a woman holding a child. Trees and a rose arbour have also been planted as representation of peace.
- 2.6. The West Hobart Peace Park Community Group has approached Officers in regards to a new project for the Park. The proposal is to fund a permanent installation to recognise the contribution and sacrifice of the many animals that throughout history have been involuntary participants in war – from the millions of horses that carried food, weapons and wounded soldiers, to the pigeons, ravens, dolphins, dogs, cats and others used as messengers, mascots and early warning systems about gas and mines.
- 2.7. The proposal is for a plaque (Refer **Attachment A**) to be installed in the park in a location to be negotiated with officers.

### **3. PROPOSAL**

- 3.1. It is proposed that approval be granted for a plaque to be installed in Peace Park, West Hobart, in memory of the animals who participated in war time activities.
- 3.2. It is also proposed that Council Officers continue to liaise with members of the West Hobart Peace Park Community Group regarding the location of the plaque.

### **4. IMPLEMENTATION**

- 4.1. Upon approval Officers will liaise with members of West Hobart Peace Park Community Group to determine a location for the plaque within Peace Park.
- 4.2. Once a location has been agreed, the plaque will be installed on site. It is unlikely a planning permit will be required.

### **5. STRATEGIC PLANNING IMPLICATIONS**

- 5.1. This proposal aligns with Council Policy *Memorial Plaques and Tree Plantings in Parks, Bushland and Reserves*.
- 5.2. The proposal is supported by the West Hobart Peace Park Community Group, the Goulburn Street Primary School and surrounding residents.

### **6. FINANCIAL IMPLICATIONS**

- 6.1. Funding Source(s)
  - 6.1.1. The plaque and installation will be funded by the Community Group.

6.2. Impact on Current Year Operating Result

6.2.1. Nil.

6.3. Impact on Future Years' Financial Result

6.3.1. Nil.

6.4. Asset Related Implications

6.4.1. The plaque will form an additional asset to the Parks asset register. The cost implications of this will be minimal.

**7. ENVIRONMENTAL IMPLICATIONS INCLUDING CLIMATE CHANGE AND SUSTAINABILITY**

7.1. None foreseen

**8. SOCIAL IMPLICATIONS**

8.1. The installation of the plaque will enhance the communities understanding of the history of war time activities as well as adding to the layers of meaning to Peace Park.

8.2. The project will be a joint project between West Hobart Peace Park Community Group and the City.

**9. COMMUNICATION AND MEDIA IMPLICATIONS**

9.1. There will be opportunity to promote the project on the City's facebook page once the plaque has been installed.

**10. DELEGATION**

10.1. Committee has delegation to approve the proposal, pursuant to Council Policy *Memorial Plaques and Tree Plantings in Parks, Bushland and Reserves*.

**11. CONSULTATION**

11.1. Consultation has been held with West Hobart Peace Park Community Group, Goulburn Street Primary School and the City's Cultural Programs Coordinator.

**12. CONCLUSION**

12.1. The City has been approached by members of the West Hobart Peace Park Community Group seeking the installation of a plaque at Peace Park recognising the contribution that animals have made to war time activities.

- 12.2. Peace Park was an initiative by the local residents in 1986 during the International Year of Peace.
- 12.3. A number of projects have been undertaken in the park since its initiation, including a rose arbour, tree plantings and the installation of a significant art piece.
- 12.4. The proposal for a plaque remembering the animals is considered to be in line with the parks values and would add to peoples experience in the park and education in regards to war time activities.
- 12.5. It is proposed that approval be granted for the installation of a plaque and that Council Officers continue to liaise with members of West Hobart Peace Park Community Group to locate a plaque within Peace Park.

### **13. RECOMMENDATION**

*That:*

- 13.1. The report DW:dw(document2) be received and noted.*
- 13.2. Approval be granted for the installation of a plaque in Peace Park, West Hobart, in memory of the animals who participated in war time activities, to be funded by the West Hobart Peace Park Community Group.*
- 13.3. The General Manager be authorised to liaise with members of the West Hobart Peace Park Community Group regarding the location of the plaque and make all necessary arrangements for the installation.*

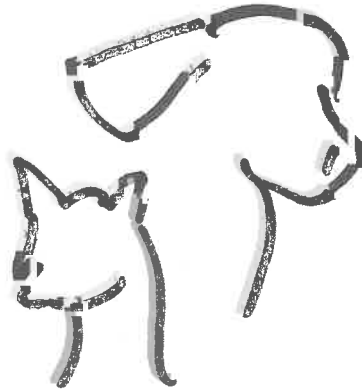
*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*



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



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



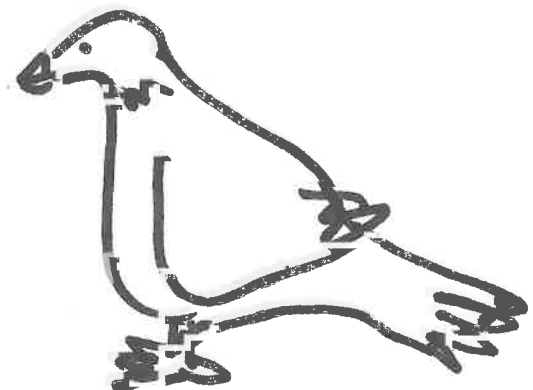
### REMEMBER THE ANIMALS

Throughout history, animals have been involuntary participants in war. Millions of horses carried supplies, weapons and wounded soldiers; dogs acted as messengers, sentries, rescuers and small beasts of burden; cats kept stores and medical supplies free of vermin; and homing pigeons carried vital messages. These and other animals played supportive roles as friends, mascots and companions providing the men and women who were soldiers with affection, hope and relief from the stresses of war.

This addition to the Peace Park serves as a reminder of the importance of peace and commemorates the contribution of all animals in times of conflict.

WE WILL NEVER FORGET THEM.

*West Hobart Peace Park Community Group Inc.  
International Day of Peace - 21 September 2016*



**12. PARKS AND RECREATION COMMITTEE – STATUS REPORT**

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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 April 2016

Ref.	Detail	Report / Action	Action Officer	Comments
1	<b>ELIZABETH/WARWICK STREET PARK – PROPOSED GARDENS OF MEMORIES – REQUEST FROM GUIDE DOGS TASMANIA – FILE REF: 70-70-1</b>  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>	Director Parks and City Amenity	<p>The memorial works are complete with an official opening hosted by Guide Dogs Tasmania undertaken on 27 April 2016.</p> <p style="text-align: center;">Complete.</p>
2	<b>QUEENBOROUGH OVAL PRECINCT – DRAFT MASTER PLAN – FILE REF: 72-35-1</b>  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>	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 has commenced on site.</p>

Ref.	Detail	Report / Action	Action Officer	Comments
3	<b>HOBART RIVULET PARK SHARED PATH DEVELOPMENT - COMMUNITY ENGAGEMENT RESULTS – file ref: 70-76-1</b> 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.	Director Parks and City Amenity	Works are programmed to be completed by June with a preferred contractor soon to be appointed.
4	<b>FUTURE OF DORNEY HOUSE – FOR NELSON AT PORTER HILL – FILE REF: 32-1-55; 2900846 &amp; P/24/963</b> 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 Open PRC 10/3/2016, item 5	That the matter be deferred for the following further information: <ol style="list-style-type: none"> <li>1. Confirmation of the title of the property and any covenants/restrictions contained;</li> <li>2. Legal advice on the likely ability to subdivide the house from the substantive lot;</li> <li>3. A current valuation from a registered valuer for the entire, and potentially subdivided, property; and</li> <li>4. Market appraisals of the entire, and potentially subdivided, property from three realtors.</li> </ol>	Director Parks and City Amenity	A further report is attached to the agenda.

Ref.	Detail	Report / Action	Action Officer	Comments
5	<p><b>HARRINGTON STREET PUBLIC TOILETS – PROPOSED DECOMMISSIONING AND REMOVAL – FILE REF: 17-20-4</b></p> <p>Open Council 25/5/2015, Item 15</p>	<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>	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>Quotes are being sought to demolish the toilet block.</p> <p>Investigations are progressing in respect to the further report and concept designs are under development.</p>
6	<p><b>PROPOSED TASMAN HIGHWAY SHARED USE BRIDGE – CENOTAPH TO DOMAIN – GRANT FUNDING AND NAMING REQUEST – FILE REFS: 873; 70-53-4</b></p> <p>Open Council 22/6/2015, Item 18</p>	<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>	Director City Planning	<p>Development of the project plan is progressing with a 'request for interest' from suitable consultants being received.</p>
7	<p><b>FRANKLIN SQUARE MASTER PLAN – IMPLEMENTATION – FILE REF: 70-22-1</b></p> <p>Open Council 27/7/2015, Item 15</p>	<p>The Council endorse the revised scope for the implementation of the Franklin Square Master Plan</p>	Director Parks and City Amenity	<p>Works are nearing completion.</p> <p>The official re-opening of the Park is scheduled for 27 May 2016.</p>



Ref.	Detail	Report / Action	Action Officer	Comments
8	<b>PRINCES PARK – PUBLIC TOILET REPLACEMENT</b> Open Council 27/7/2015, Item 14	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.	Director Parks and City Amenity	A planning permit for the works has been issued by the Council.  Quotes are being sought for construction of the new facility.
9	<b>HOBART RIVULET PARK — FRUEHAUF ‘CLIMBING CLIFF’ SITE PLAN – FILE REF: 70-76-1</b> 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.	Director Parks and City Amenity	Works are underway and scheduled to be completed by the end of May.
10	<b>COMMERCIAL APPLICATIONS FOR HELICOPTER LANDING – REGATTA GROUNDS/CENOTAPH, QUEENS DOMAIN – FILE REF: 72-25-11</b> 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.	Group Manager Executive and Economic Development	Together with the proponents, Officers considered a number of possible sites across the City. The proponents are currently pursuing the most viable option.

Ref.	Detail	Report / Action	Action Officer	Comments
11	<p><b>ANCANTHE PARK MASTER PLAN – IMPLEMENTATION – FILE REF: 70-31-1</b></p> <p>Open Council 26/10/2015, item 16</p>	<p>The staged implementation plan for the Ancanthe Park Master Plan, including the preliminary cost estimate, be approved.</p> <p>(i) Stage 1 works, estimated at a cost of \$15,000 be funded from the Bushland Strategy &amp; Projects Function within the 2015/2016 Annual Plan.</p> <p>(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.</p> <p>(iii) The balance of the works, estimated at a cost of \$385,000 be considered for funding in the 2016/2017 financial year.</p> <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>	Director Parks and City Amenity	Design works are progressing in respect to the works scheduled for 2016/17.

Ref.	Detail	Report / Action	Action Officer	Comments
12	<p><b>ROAD RESERVATION AT 11 PILLINGER DRIVE , FERN TREE – PROPOSED TREE REMOVAL – FILE REF: 5588093 &amp; P/11/751</b></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>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.</p> <p>As the removal of the tree is adjacent to powerlines, coordination with TasNetworks is progressing to determine a date for the works to proceed</p>
13	<p><b>LEASE RENEWAL REQUESTS – SOUTHERN TASMANIAN NETBALL ASSOCIATION – HOBART FOOTBALL CLUB – PAKANA SERVICES – FILE REFS: 72-44-1; 72-25-19; 41-61-1</b></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"> <li>(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.</li> <li>(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.</li> <li>(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.</li> </ul>	<p>Director Parks and City Amenity</p>	<p>Lease arrangements are being finalised.</p>

Ref.	Detail	Report / Action	Action Officer	Comments
14	<b>SOUTHERN TASMANIAN NETBALL ASSOCIATION – GRANT ASSISTANCE – FILE REF: 72-44-1</b> 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.	Director Parks and City Amenity	Disbursement of the grant is subject to approval of the 2016/2017 budget.
15	<b>WILLIAM KEITH ELTHAM PAVILION, SOLDIERS MEMORIAL OVAL – HOBART CANINE OBEDIENCE CLUB – NEW LEASE – FILE REF: 72-25-17</b> 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.	Director Parks and City Amenity	Lease arrangements are being finalised.
16	<b>SANDY BAY REGATTA PAVILION - LEASE RENEWAL REQUEST – SANDY BAY REGATTA ASSOCIATION – FILE REF: 72-37-5</b> 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.	Director Parks and City Amenity	Lease arrangements are being finalised.

Ref.	Detail	Report / Action	Action Officer	Comments
17	<b>APPLICATION FOR LICENCE - ROARING 40'S KAYAKING, ERROL FLYNN RESERVE/SHORT BEACH, MARIEVILLE ESPLANADE SANDY BAY – FILE REF: 70-38-1</b>  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 finalised.  Complete.
18	<b>QUEENS DOMAIN JOGGERS LOOP CONCEPT PLAN – FILE REF: 15/107-003</b>  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	A report is attached to the agenda.

Ref.	Detail	Report / Action	Action Officer	Comments
19	<b>BATTERY POINT SHARED ACCESSWAY – FILE REF: 37-2-2</b>  Open Council 25/1/2016, item 17	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: <ol style="list-style-type: none"> <li>1. The implementation, in the short term, of the formalisation of an existing road route through Battery Point.</li> <li>2. Analysis of the options include detail on the following:               <ol style="list-style-type: none"> <li>(i) estimated financial implications;</li> <li>(ii) planning and legal implications; and</li> <li>(iii) how the proposal relates to the City of Hobart Strategic Plan 2015-2025.</li> </ol> </li> <li>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.</li> <li>4. Details on engaging the local and wider community in respect to the options.</li> </ol>	Director City Planning	An in-house team is being assembled to respond to the Council resolution.
20	<b>KNOCKLOFTY, MCROBIES GULLY, RIDGEWAY PARK AND WATERWORKS RESERVES – BUSHFIRE MANAGEMENT PLAN – FILE REF: 70-30-1</b>  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.	Director Parks and City Amenity	The TFS is currently developing a state-wide standard with a draft anticipated to be available in mid-2016.  The City's update of its Bushfire Management Plan is pending receipt of this new standard.

Ref.	Detail	Report / Action	Action Officer	Comments
21	<p><b>MEMORANDUM OF UNDERSTANDING WITH THE WELLINGTON PARK MANAGEMENT TRUST - FILE REF 70-42-15</b></p> <p>Open Council 15/12/2014, Item 21</p> <p>Open Council 24/8/2015, item 13</p> <p>Open Council 7/3/2016, item 12</p>	<p>The Wellington Park Management Trust, City of Hobart Memorandum of Understanding (MOU) 2015/2016 to 2019/2020, be endorsed.</p> <p>The General Manager be authorised to make minor amendments as required and sign the MOU on behalf of the City.</p> <p>The Council provide an annual cash contribution for the life of the MOU to the Trust for the delivery of the Regulations Awareness Program and Cultural Heritage Support to the value of \$43,743 (2015/2016 value) to be indexed annually by CPI.</p> <p>The Trust be invoiced annually for the Council's administrative and technical support currently valued at \$28,191 (2015/2016 value).</p> <p>(i) This support be indexed to annual CPI increases as at March each year.</p> <p>(ii) A matching grant be provided to off-set the invoiced charges for the life of the MOU.</p> <p>(iii) The value of the grant be recorded in City's Annual Report.</p> <p>The Wellington Park Management Trust be advised of Council's decision.</p>	Director Parks and City Amenity	The MOU with the Trust is finalisation. Complete.

Ref.	Detail	Report / Action	Action Officer	Comments
22	<b>KNOCKLOFTY OPEN DAY – FILE REF: 70-30-1</b> Open PRC 14/4/2016, item 10	<p>That the report 'Understanding the contemporary cultural values of Knocklofty Reserve.' (Attachment 1) be received and noted.</p> <p>The report be used as a resource to guide the ongoing management of Knocklofty Reserve including guiding future improvements to interpretation.</p> <p>The report be used to guide the development of a site plan for the Pigeon House area at an estimated cost of \$5,000 in 2016-2017 in order to conserve and promote the precinct's cultural heritage values.</p> <p>Survey participants be thanked for their contribution and advised that the report is available on Council's web site.</p>	Director Parks and City Amenity	<p>Planning is underway to develop a site plan for the Pigeon House area in 2016/2017.</p> <p>The report is now available on the City's website and survey participants advised.</p> <p>Complete</p>
23	<b>MOUNTAIN BIKE EVENT PROPOSAL – FILE REF: 72-13-1</b> Open PRC 14/4/2016, item 11	<p>That the Gravity Enduro mountain bike event, as proposed by King Miller Events to be held 22 October 2016, be approved.</p> <p>In accordance with Council Policy 'Hired Use of Parks and Reserves - Charging of Entry Fees by Hirer' the Committee grant approval for the hirer to charge an entry fee.</p> <p>The General Manager be authorised to finalise event approvals including fees, bond, conditioning and a communication plan.</p> <p>That City's support for the event be recognised.</p>	Director Parks and City Amenity	<p>The proponent has been advised of the Council's decision with event conditions being finalised.</p> <p>Complete.</p>



Ref.	Detail	Report / Action	Action Officer	Comments
24	<b>REQUEST TO ERECT A MEMORIAL PLAQUE – WILLIAM LAMBIE –FILE REF: 14-50-1</b> Open Council 26/4/2016, item 13	<p>The Council advise the organiser of the Boer War Commemorative Day, that it respectfully declines the request for the installation of a plaque near the existing Boer War Memorial located in the Queen's Domain, in honour of William John Lambie.</p> <p>The Council encourage the proponent and relevant media organisations to explore other opportunities for acknowledging the service of relevant Tasmanian war correspondents.</p>	Director Parks and City Amenity	<p>The proponent has been advised of the Council's decision.</p> <p>Complete.</p>
25	<b>DISPOSAL OF TRACTION ENGINES – FILE REF: 80-2-4</b> Open Council 26/4/2016, item 14	That the General Manager be authorised to dispose of a 1910 Foden and 1923 Aveling and Porter heritage traction engines via an appropriate public auction house.	Director Parks and City Amenity	The engines are being prepared for auction.
26	<b>PROPOSAL TO PURCHASE PART OF WELLESLEY PARK – FILE REFS: 72-39-1; 5578944 &amp; P/455/574; 5578952 &amp; P/457/574</b> Open Council 26/4/2016, item 15	<p>The request to purchase 657m2 of Wellesley Park to provide rear access to 455 and 457 Huon Road, South Hobart, as shown on Attachment A to item 6 of the Open Parks and Recreation Committee agenda of 14 April 2016, be declined.</p> <p>The applicant be notified of the Council's decision.</p>	Director Parks and City Amenity	<p>The applicant has been advised of the Council's decision.</p> <p>Complete.</p>
27	<b>DRAFT WEST HOBART OVAL MANAGEMENT PLAN – COMMUNITY ENGAGEMENT – FILE REF: 72-40-1</b> Open Council 26/4/2016, item 16	<p>The Draft West Hobart Oval Management Plan be endorsed for community engagement for a 4 week period during May and June 2016.</p> <p>A further report be provided detailing the outcomes of the community engagement.</p>	Director Parks and City Amenity	The Draft plan is to be released for community engagement in May.

Ref.	Detail	Report / Action	Action Officer	Comments
28	<b>WELLINGTON PARK MANAGEMENT TRUST – MEMBERSHIP – FILE REF: 13-15-53</b> Open Council 26/4/2016, item 17	<p>Alderman Harvey be nominated to fill the role of Deputy Member of the Wellington Park Management Trust to the substantive position held by Alderman Cocker.</p> <p>The Council's nominee be forwarded to the Trust for appointment by the Minister.</p> <p>The General Manager, or his nominee, be nominated as a Council Officer to the Wellington Park Management Trust Management Advisory Committee.</p>	Director Parks and City Amenity	<p>Alderman Harvey's nomination has been forwarded to the Trust.</p> <p>The General Manager's representative on the Wellington Park Management Trust Management Advisory Committee is the Group Manager Open Space, Mr Rob Mather.</p> <p>Complete.</p>
29	<b>PROPOSED PERGOLA INSTALLATION – FITZROY GARDENS – FILE REF: 70-20-1</b> Open Council 26/4/2016, item 18	<p>Landlord approval be granted for the relocation of the pergola, formerly located at the Macquarie Street entrance to Franklin Square, Fitzroy Gardens.</p> <p>The General Manager be authorised to lodge a development application for the works.</p> <p>An allocation of \$25,000 be provided from the Parks Infrastructure Asset Replacement budget for the 2016/2017 financial year to allow the project to proceed.</p>	Director Parks and City Amenity	<p>A development application for the works is being prepared for lodgement.</p>

**PARKS AND RECREATION COMMITTEE AGENDA  
(OPEN PORTION OF THE MEETING)  
12/5/2016**

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

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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)  
12/5/2016**

**14. CLOSED PORTION OF THE PARKS AND RECREATION COMMITTEE MEETING**

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The following items were discussed:-

- Item No. 1. Minutes of the Closed Portion of the Parks and Recreation Committee Meeting held on 12 May 2016
- Item No. 2. Consideration of Supplementary Items to the Agenda
- Item No. 3. Indications of Pecuniary and Conflicts of Interest
- Item No. 4. The Doone Kennedy Hobart Aquatic Centre – File Ref: 33-21-13  
LG(MP)R 15(2)(b)
- Item No. 5. Proposed Land Exchange - File Ref: P5613607; P/1/497  
LG(MP)R 15(2)(f)
- Item No. 6. Sandy Bay Road, Removal of Trees - File Ref: 7313755 & P/198/820  
LG(MP)R 15(2)(i)
- Item No. 7. Commercial Proposals on Council Parkland – File Ref: 41-61-1  
LG(MP)R 15(2)(b)
- Item No. 8. Parks and Recreation Committee – Status Report
- Item No. 9. Questions Without Notice – File Ref: 13-1-10