



Water play zone - a stone  
seeded creekbed featuring  
a water pump and damming  
opportunities

Informal stone paving to  
connect pathways

Grassy  
embankment  
natural  
amphitheatre

Bitumen turning zone for  
maintenance vehicles to  
facilitate access to existing  
facilities

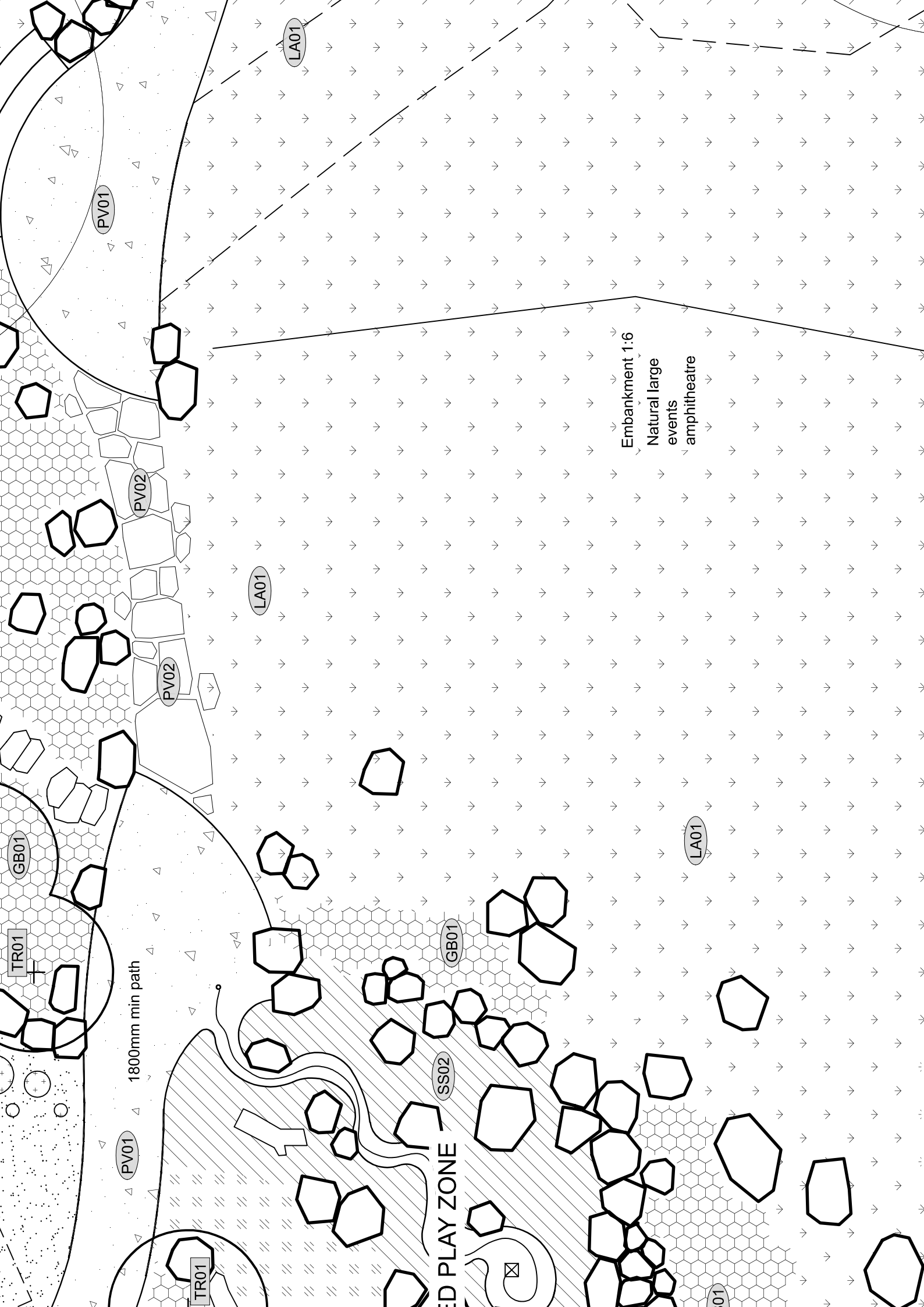
Retain existing  
trees

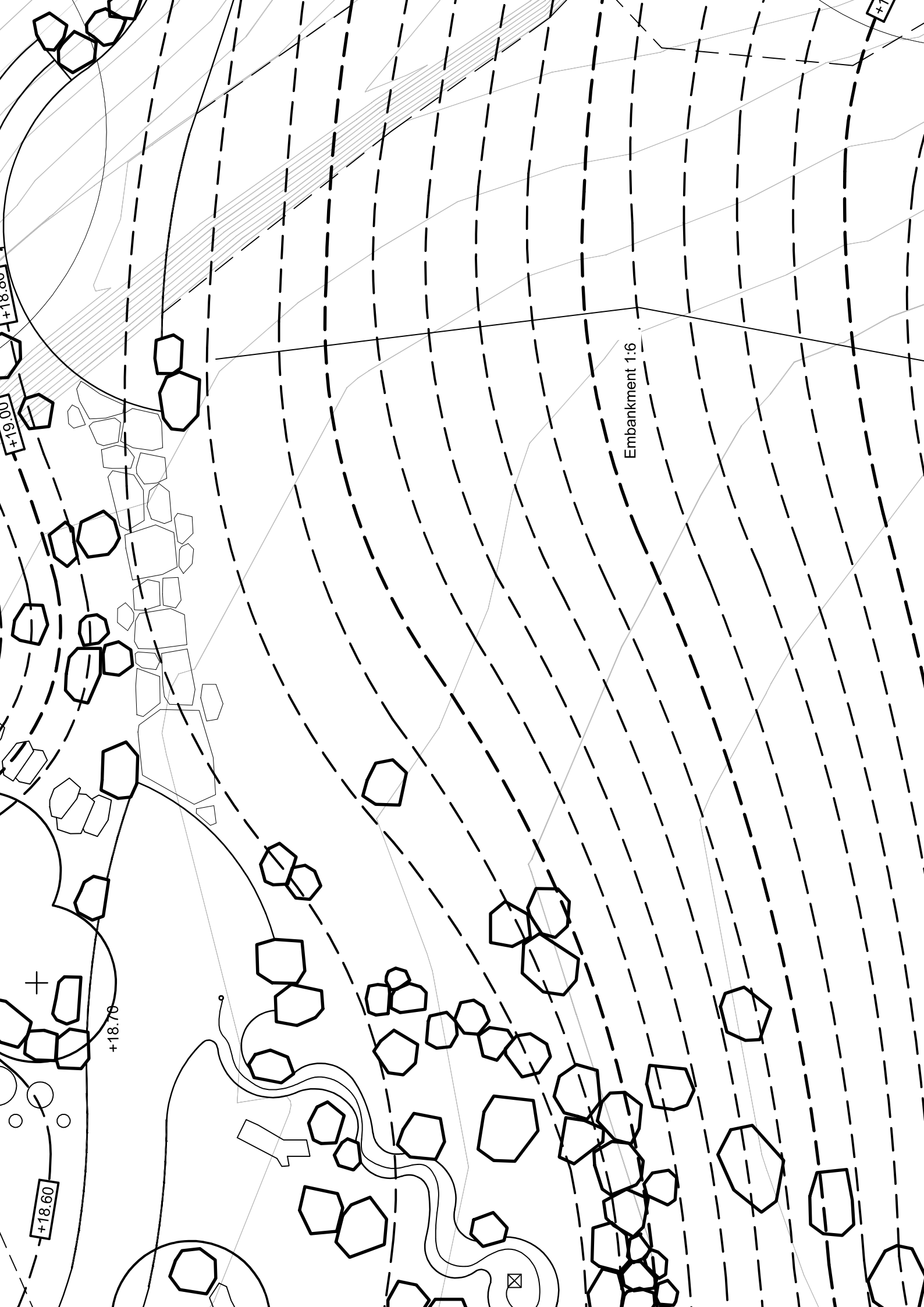
SECTION A

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# **City of Launceston**

## **Cataract Gorge First Basin Playground Supporting Planning Report**

December 2017



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## Appendices

- Appendix A – Certificate of Title
- Appendix B – Cataract Gorge Playspace Concept Drawings

# 1. Introduction

## 1.1 Purpose of this report

This report has been prepared to accompany a development application for the redevelopment of playground facilities at Cataract Gorge First Basin Reserve.

The report provides an assessment of the proposed development against the applicable provisions of the *Launceston Interim Planning Scheme 2015* (the Scheme).

## 1.2 Report structure

This report provides background to the proposal and an assessment of the applicable Scheme provisions. Section 2 examines the characteristics of the existing site and surrounds. Section 3 details the proposed use and development, including background. The statutory planning assessment is provided in Section 4.

## 1.3 Scope and limitations

This report has been prepared by GHD for City of Launceston and may only be used and relied on by City of Launceston for the purpose agreed between GHD and the City of Launceston as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than City of Launceston arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by City of Launceston and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

## 2. Site and Surrounds

### 2.1 Subject site

#### 2.1.1 Location

The subject site is that of the existing playground within First Basin Reserve, at 74-90 Basin Road West Launceston. It is west of the Basin Café and amenities building, at the north-eastern edge of an area of lawn surrounding the First Basin Swimming Pool. The proposed development will exceed the boundaries of the existing playground, increasing the area to the south by approximately 350m<sup>2</sup>.

The location of the existing playground site is shown in red highlight at Figure 2-1, and Figure 2-2 below.



**Figure 2-1: Existing playground site within First Basin Reserve (lot boundary)**





**Figure 2-2: Existing playground site within First Basin Reserve**

### 2.1.2 Title Information

Identified in Certificate of Title 243968, Volume 1, the land is owned by City of Launceston. A copy of the Certificate of Title for this site is provided in Appendix A.

### 2.1.3 Site Topography

To the west of the site, maintained lawns slope down toward the First Basin Swimming Pool. Directly north of the playground, separated by the retaining wall, is a sewage pumping station, which is accessed via the adjacent paths and service-vehicle road. The site's eastern boundary is adjacent a stone retaining wall approximately 2.5m in height, and a footpath accessing an amenities block located beneath the Basin Café. To the south of the site are a number of mature trees.

## 2.2 Surrounding area

The surrounding area, being the First Basin Reserve and Cataract Gorge generally, is a combination of maintained gardens and footpaths, networked through natural landscapes. East of the Reserve are parking facilities for visitors, and residential areas beyond that.

## 2.3 Infrastructure Services

The site is serviced by reticulated water and sewerage. Service vehicle access is available from Basin Road. Visitor car parking is available at Basin Road adjacent the main entry points.



### 3. Proposed Development

The application is for the redevelopment of the existing playground at the location identified in Section 2 (Figure 2-2) of this report.

The proposed development will raise the existing surface level of the playground by approx. 3 metres to that of the existing pathway in front of the café and replace existing play equipment incorporating themed play areas and connecting walkways. The site is to be raised above the flood level creating improved access to the built amenity allowing an elevated view out across the gorge.



**Figure 3-1: Concept plan (Playstreet Landscape Architecture)**

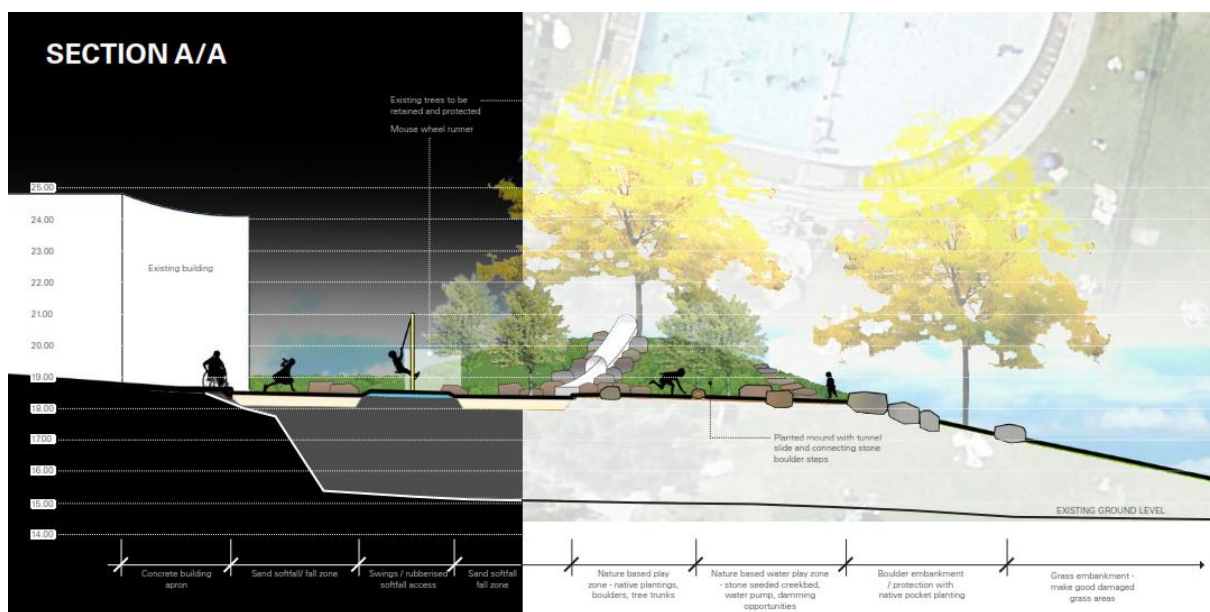
The proposal includes the following works and development:

### Fill works:

Fill will be introduced to raise the level of the proposed playground by approximately 3m to meet the existing walkway in front of the café. The existing stone wall will be retained in the substructure. This will form the base level of the proposed new playground.

In the southern section of the existing playground, the ground level will be raised by a further 2.5m to create a mound that will accommodate a proposed new tunnel slide.

West of the footprint of the proposed new playground, the ground level will be battered to create a consistent and gentle slope downward towards the First Basin Swimming Pool. See Figure 3-2.



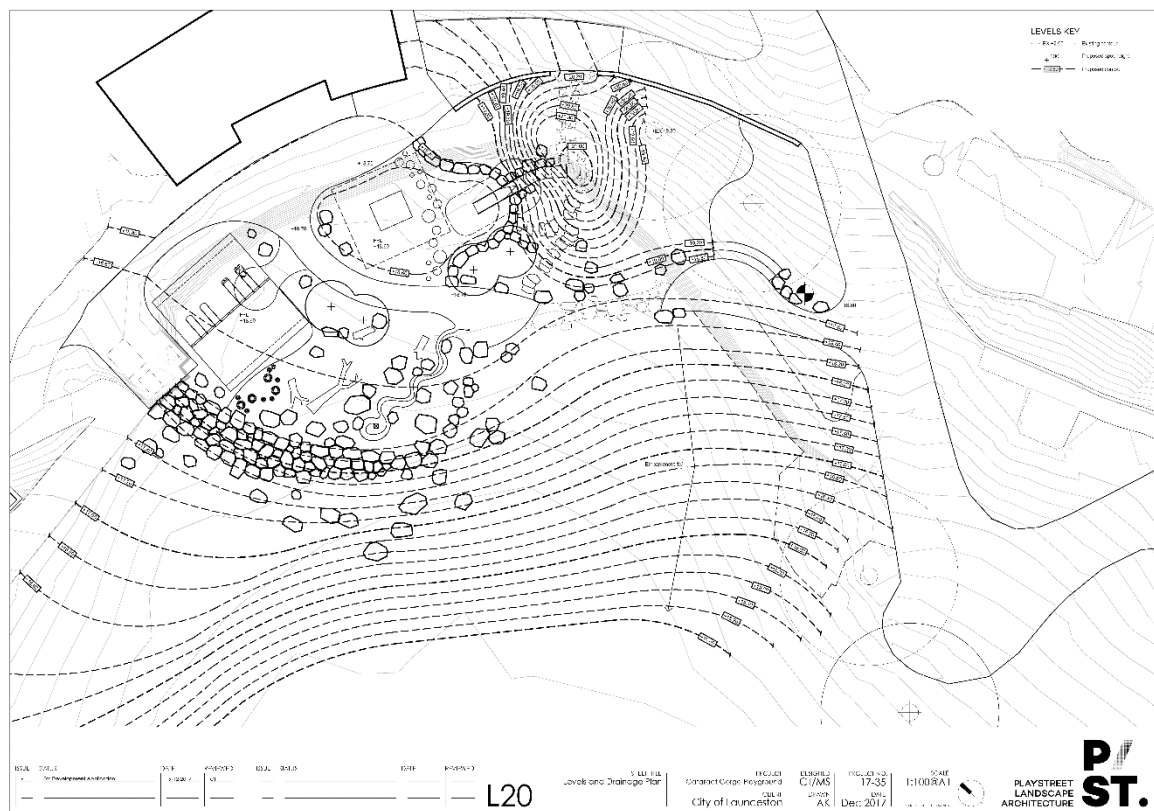
**Figure 3-2: Section A/A of concept plan (Playstreet Landscape Architecture)**

The embankment which will include the placement of dolerite boulders, selected to complement the stone type naturally occurring in the surrounding gorge, will be used to retain the playground terrace. Placed along the north and west boundary of the proposed playground the rock will contribute to the nature-play theme of the new playground, and provide a vantage point to view the gorge.

Raising the ground level will improve access to the adjacent amenities building and pathways connecting throughout the First Basin Reserve, and to parking facilities beyond the precinct.

Importantly, raising the level of the playground will assist in improving the sustainability of the site and its infrastructure which has historically been affected by peak flood levels during severe flood events, resulting in significant damage to playground equipment and surrounding infrastructure.





**Figure 3-3: Levels and drainage plan (Playstreet Landscape Architecture)**

#### New playground features:

The proposed new playground will consist of two zones. The first zone will include traditional playground equipment, such as an all-inclusive swing set, a tunnel slide accessed from the proposed new earthworks mound, and mousetrap runner. The surface of this zone will consist of a combination of sand and rubberised materials to provide for a safer, soft-fall play area.



**Figure 3-4: Playground equipment - indicative only (Playstreet Landscape Architecture)**

The second zone, the nature play zone, will consist of informal boulder steps and native plantings. The water play section of this zone will feature a stone-seeded creek bed and water pump, and will provide damming opportunities for children.



**Figure 3-5: Nature and water based playgrounds - indicative only (Playstreet Landscape Architecture)**

### Amphitheatre:

A small children's outdoor amphitheatre with 2-3 low terraces (as per Figure 3-6) is proposed beneath the mature trees south of the existing playground. The amphitheatre will overlook the gorge and First Basin Swimming Pool, and will be adjacent to the proposed cultural heritage garden.



**Figure 3-6: Outdoor amphitheatre - indicative only (Playstreet Landscape Architecture)**

### Planting strategy:

Landscaping throughout the proposed development is key to a number of design initiatives. Nature play is a central theme of the proposed new playground, underpinned by the nature and water play zones of the playground. The theme is drawn from the surrounding environment of the gorge, in which native bushland and exposed dolerite boulders surround a freshwater basin.

The planting strategy draws primarily on native plant species identified in the surrounding Reserve. Suggested native plants for proposed landscaping include:

*Allocasuarina verticillata* 'Drooping Sheoak'

*Allocasuarina littoralis* 'Black Sheoak'

*Banksia marginata* 'SilverBanksia'

*Beyeria viscosa* 'Sticky Wallaby Bush'

*Billardiera mutabilis* 'Common Apple Berry'



*Clematis aristata* 'Old Man's Beard'

*Correa reflexa* 'Green Correa'

*Crysocephalum apiculatum* 'Common Everlasting'

*Dianella revoluta* 'Blue Flax Lily'

*Dichelacne crinita* 'Long Hair Plume Grass'

*Diplarrena moraea* White Flag Iris'

*Lomandra longifolia* 'Mat Rush'

*Olearia argophylla* 'Musk Daisybush'

*Pemelia nivea* 'Cotton Bush'

*Pomaderris elliptica* 'Yellow Dogwood'

*Prostanthera rotundifolia* 'Round Leaf Mint Bush'

*Tetralathea pilosa* 'Black Eyed Susan'

*Themeda triandra* 'Kangaroo Grass'

Drawing from the cultural heritage of the English landscaping style, the proposed development will include native plant species arranged in a more formalised manner to act as a sensory, secret garden integrated with the proposed raised mound. Suggested native plants for proposed garden include:

*Blechnum gibbum* 'Silver Lady Fern'

*Calytix tetragona* 'Fringe Myrtle'

*Dicksonia antarctica* 'Tree Fern'

*Indigofera australis* 'Native Indigo'

*Stylidium graminifolium* Trigger Plant'

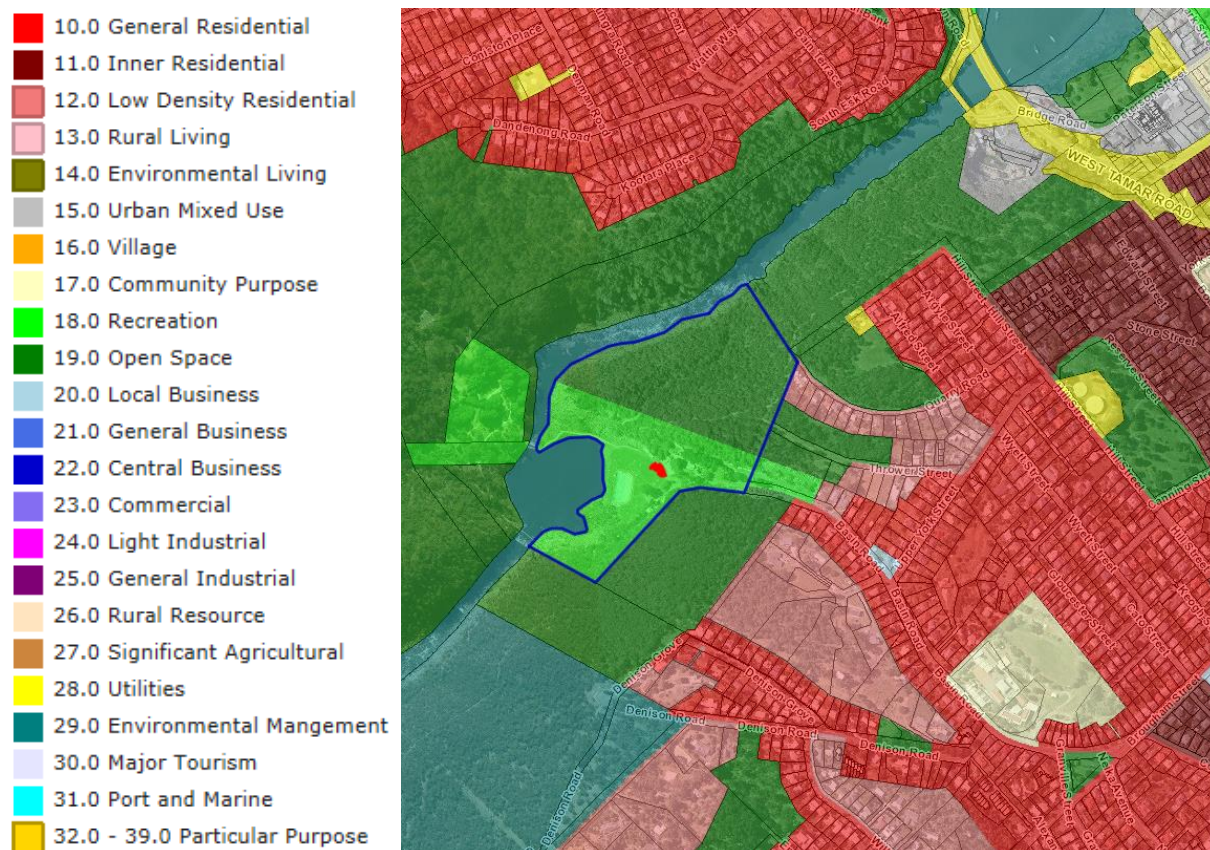


**Figure 3-7: Landscaping concept - indicative only (Playstreet Landscape Architecture)**

## 4. Planning Assessment

### 4.1 Zoning

The First Basin Reserve site is within two zones, being the Recreation Zone, and the Open Space Zone. The site of the proposed development, within the First Basin Reserve, is within the Recreation Zone (see Figure 4-1).



**Figure 4-1: Subject site within First Basin Reserve – Scheme Zones**

### 4.2 Use Categorisation

#### 4.2.1 Passive Recreation Use

The proposed development, being primarily for the construction of a children's playground within the Recreation Zone, complies with the description of 'passive recreation' provided in Table 8.2, and identified in Use Table 18.2 of the Scheme.

#### 4.2.2 Use Status

The passive recreation use class is identified in the Scheme as not requiring a permit. However, as the proposed development is to take place within a heritage-listed site, and is within the Cataract Gorge Management Area, the proposal is to be assessed against the relevant Codes. These being:

- Local Historic Cultural Heritage Code
- Cataract Gorge Management Area Code

## 4.3 Recreation Zone

### 4.3.1 18.1 Zone Purpose

#### 18.1.1 Zone Purpose Statements

*18.1.1.1 To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.*

*18.1.1.2 To provide for the amenity of residential uses on land adjoining the zone.*

#### Comment: Complies with 18.1.1.2

The proposed development, being for the reconstruction of a children's playground facility, will provide for use that will complement the recreational use of the First Basin Reserve site.

#### 18.1.2 Local Area Objectives

*There are no local area objectives*

#### 18.1.3 Desired Future Character Statements

*There are no desired future character objectives*

### 4.3.2 18.2 Use Table

#### Use table

#### Comment: Passive recreation use class

As noted in section 4.2 of this report, the proposed development is for 'passive recreation' as per Use Table 18.2 of the Scheme and is no permit required.

### 4.3.3 18.3 Use Standards

#### Use Standards

The following Clauses do not apply to the proposed development:

- 18.3.1 Hours of operation**
- 18.3.2 Mechanical plant and equipment**
- 18.3.3 Light spill and illumination**
- 18.3.4 External storage of goods**

#### Comment: Not Applicable

Each of these Clauses states:

*"This standard applies to the use classes specified in Table 18.3."*

Table 18.3 of the Scheme, "Application of use standards to use classes", does not identify the 'passive recreation' use class.

## 4.3.4 18.4 Development Standards

### 18.4.1 Building height, setback and siting

*Objective: To ensure that building bulk and form, and siting:*

- (a) accommodates sport and recreation uses;*
- (b) is compatible with the streetscape and character of the surrounding area; and*
- (c) protects the amenity of adjoining lots and surrounding uses.*

#### **Comment: Complies with 18.4.1**

The proposed development, being for the construction of a children's playground, complies with 18.4.1.

- (a) The proposed playground is designed for the purpose of recreation use.
- (b) While the proposed development is not within a streetscape, it is compatible with the character of the surrounding area, being for the replacement of an existing playground, and being within a Recreation Zone.
- (c) The proposed development will have no effect on the amenity of adjoining lots or surrounding uses, being more than 200m from the nearest non-Recreation or Open Space Zone.

Acceptable Solutions	Performance Criteria
<p>18.4.1 A1</p> <p><i>Building height must be no greater than 7m.</i></p>	<p>18.4.1 P1</p> <p><i>Building height must be compatible with the streetscape and character of the surrounding area, and protect the amenity of adjoining lots and surrounding uses having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) the topography of the site;</i></li> <li><i>(b) the height of buildings on the site, adjoining lots and adjacent lots;</i></li> <li><i>(c) the requirements of the proposed use;</i></li> <li><i>(d) the bulk and form of existing and proposed buildings;</i></li> <li><i>(e) the allowable building heights;</i></li> <li><i>(f) the apparent height when viewed from roads and public places;</i></li> <li><i>(g) sunlight to private open space and windows of habitable rooms on adjoining lots;</i></li> <li><i>(h) the privacy to adjoining private open space and windows of habitable rooms on adjoining lots;</i></li> <li><i>(i) any existing screening or the ability to implement screening; and</i></li> <li><i>(j) any overshadowing of adjacent lots or public places.</i></li> </ul>
<p><b>Comment: Complies with 18.4.1 A1</b></p> <p>The proposed development, being for the construction of a children's playground, will not exceed 4m in height.</p>	
<p>18.4.1 A2</p> <p><i>Setback from all boundaries must be no less than 10m.</i></p>	<p>18.4.1 P2</p> <p><i>Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjacent lots, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) the topography of the site;</i></li> <li><i>(b) the size, shape, and orientation of the site;</i></li> </ul>



Acceptable Solutions	Performance Criteria
	<p>(c) the requirements of the proposed use;</p> <p>(d) the setbacks of surrounding buildings;</p> <p>(e) the height, bulk and form of existing and proposed buildings;</p> <p>(f) the privacy to private open space and windows of habitable rooms on adjoining lots;</p> <p>(g) sunlight to private open space and windows of habitable rooms on adjoining lots;</p> <p>(h) any existing screening or the ability to implement screening; and</p> <p>(i) the character of the surrounding area.</p>

**Comment: Complies with 18.4.1 A2**

The proposed development will be more than 30m from the nearest boundary of the First Basin Reserve site.

**18.4.2 Landscaping**

*Objective: To ensure that development is landscaped to be compatible with the recreational uses of the site and the character of the surrounding area.*

**Comment: Complies with 18.4.2**

The proposed development has been designed to feature landscaping consistent with the character of the First Basin Reserve. This includes a selection of native plant species from the surrounding environment to be incorporated with the proposed playground and accompanying planting zones.

These design features are identified in architectural plans accompanying this application, available in Appendix B.

Acceptable Solutions	Performance Criteria
<p>18.4.2 A1</p> <p><i>If for:</i></p> <p>(a) no permit required uses; or</p> <p>(b) an extension or alteration to a permitted use that does not require the removal of existing vegetation.</p>	<p>18.4.2 P1</p> <p><i>Development must be landscaped to reduce the impact on the site and surrounding area, having regard to:</i></p> <p>(a) location and height of retaining walls;</p> <p>(b) the existing vegetation and its retention where it is feasible to do so;</p> <p>(c) the location of any proposed buildings, driveways, car parking, storage areas, signage and utility services;</p> <p>(d) proposed height and type of fencing;</p> <p>(e) proposed vegetation plantings;</p> <p>(f) the location of pedestrian movement routes;</p> <p>(g) maintenance of plantings, weed management and soil and water management; and</p> <p>(h) the character of the surrounding area; as shown in a detailed landscaping plan.</p>

**Comment: Complies with 18.4.2 A1 (a)**

(a) The proposed development is for a 'no permit required' use.

(b) not applicable, as per 18.4.2 A1 (a)

## Note:

The following Clauses do not apply to the proposed development:

- 18.4.3 Lot size and dimensions**
- 18.4.4 Frontage and access**
- 18.4.5 Discharge of stormwater**
- 18.4.6 Water and sewerage services**

## Comment: Not Applicable

As per Table 18.4, which identifies use classes to which each of the above Clauses apply, the proposed development does not include subdivision, and therefore Clauses 18.4.3 to 18.4.6 do not apply.

## 4.4 Local Historic Cultural Heritage Code

The subject site, being within the First Basin Reserve, is identified under the Heritage Places Overlay in the Scheme, and is subject to the corresponding Local Historic Heritage Code.

### E13.1 Purpose of the Local Historic Cultural Heritage Code

*E13.1.1 The purpose of this provision is to:*

- (a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts;*
- (b) encourage and facilitate the continued use of these places;*
- (c) encourage the maintenance and retention of buildings and places of assessed historic cultural heritage significance; and*
- (d) ensure that development is undertaken in a manner that is sympathetic to, and does not detract from, the historic cultural heritage significance of the places and their settings.*

## Comment: Complies with E13.1.1

The proposed development, being for the construction of a children's playground, will:

- (a) protect and enhance the historic cultural heritage significance of the site with the inclusion of landscaping using native plants, planted in a formal/English style commensurate with the relevant heritage values of the site.
- (b) The continued use of the area will be encouraged and facilitated with the redevelopment of the children's play area, in close proximity to amenities and café facility and the open lawned area and pool beyond.
- (c) The proposed development will not affect specific buildings nor impact the historic cultural heritage significance of the place. The development and its location will not disrupt views of the gorge or compromise the elements of cultural heritage which are valued within the place.
- (d) The development has been designed to be sympathetic to the cultural heritage significance of the place doing so with consideration of landscaping that draws on native vegetation and formal/English styles of planting to complement the distinct components of the area's historic and cultural heritage.

## E13.2 Application of this Code

*E13.2.1 This Code applies to use or development of land:*

- (a) listed in Table E13.1: Local Heritage Precincts; or*
- (b) listed in Table E13.2: Local Heritage Places; or*
- (c) listed in Table E13.3: Places Archaeological Significance;*

### **Comment: Complies with E13.2.1 (b)**

- (a) Not applicable. Local Heritage Precincts have been established for the purpose of the Scheme.
- (b) The proposed development is listed in Table E13.2.29 listed in Table E13.2: Local Heritage Places; or
- (c) Not applicable. Places of Archaeological Significance have been established for the purpose of the Scheme.

## E13.4 Use or Development exempt from this Code

*E13.4.1 The following use or development is exempt from this Code:*

- (a) works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;*
- (b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;*
- (c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;*
- (d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;*
- (e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and*
- (f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.*

### **Comment:**

The proposed development is not exempt from this Code.

## E13.5 Use Standards

*E13.5.1 There are no use standards in this Code.*

## E13.6 Development Standards

### E13.6.1 Demolition

*Objective: To ensure that the demolition or removal of buildings and structures does not affect the historic cultural heritage significance of local heritage places and their setting.*

#### Comment: Complies with E13.6.1

The proposed development, being for the redevelopment of a children's playground, does not affect the historic cultural heritage of the place.

Acceptable Solutions	Performance Criteria
<p>E13.6.1 A1</p> <p><i>No acceptable solution.</i></p>	<p>E13.6.1 P1</p> <p><i>Buildings or parts of buildings and structures may be demolished, provided there is no unreasonable impact on the historic cultural heritage significance of the local heritage place and setting, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) the physical condition of the local heritage place;</i></li> <li><i>(b) the extent and rate of deterioration of the building or structure;</i></li> <li><i>(c) the safety of the building or structure;</i></li> <li><i>(d) the streetscape or setting in which the building or structure is located;</i></li> <li><i>(e) the cultural heritage values of the local heritage place;</i></li> <li><i>(f) the need for the development;</i></li> <li><i>(g) any options to reduce or mitigate deterioration;</i></li> <li><i>(h) whether demolition is the most reasonable option to secure the long-term future of a building or structure; and</i></li> <li><i>(i) any overriding economic considerations.</i></li> </ul>
<p><b>Comment: Not applicable</b></p> <p>The proposal does not include works to demolish buildings or parts of buildings.</p>	

### E13.6.2 Maintenance and repair

*Objective: To ensure that maintenance and repair of heritage buildings are constructed and undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local heritage places.*

#### Comment: Not applicable.

The proposed development will not involve heritage listed buildings.



### E13.6.3 Lot size and dimensions and frontage

*Objective: To ensure that subdivision does not impact on the historic cultural heritage significance of local heritage places and their settings.*

**Comment: Not applicable.**

The proposed development does not involve subdivision.

### E13.6.4 Site coverage

*Objective: To ensure that site coverage is compatible with the historic cultural heritage significance of local heritage places.*

**Comment: Complies with E13.6.4**

The proposed development will not significantly increase the footprint of the existing playground area, and will integrate the proposed playground with the adjacent utilities and lawn areas beyond.

Acceptable Solutions	Performance Criteria
E13.6.4 A1  <i>No acceptable solution.</i>	E13.6.4 P1  <i>The site coverage is compatible with the historic cultural heritage significance of local heritage places or their settings, having regard to:</i>  <i>(a) the topography of the site;</i>  <i>(b) the cultural heritage values of the local heritage place and setting;</i>  <i>(c) the site coverage of buildings on sites in the surrounding area; and</i>  <i>(d) the pattern of development in the surrounding area.</i>
<p><b>Comment: To be assessed against E13.6.4 P1</b></p> <p>The site coverage of the proposed development is not a significant increase upon that of the existing playground, and is designed having regard to:</p> <p>(a) the topography of the site. The proposed development will raise the ground level of the existing playground to match that of the adjacent utilities and Basin Café building. The resulting change will provide a consistent and gentle slope down toward the pool area beyond. The proposal will retain existing native trees within the development area and introduce sympathetic landscaping consistent with the historic cultural heritage of the site.</p> <p>(b) the cultural heritage values of the local heritage place and setting. The proposed development will not interfere with views of the gorge basin from the Basin Café or surrounding areas. In fact the viewing area from the location will be enhanced. The development will retain existing native trees and introduce landscaping with native plants selected from the surrounding habitat, planted in a formal/English style commensurate with that of the historic cultural heritage of the site;</p> <p>(c) the site coverage of buildings on sites in the surrounding area. The proposed development is not for a building and whilst the footprint of the existing playground is to be marginally increased, this will have no impact upon the values of the precinct.; and</p> <p>(d) the pattern of development in the surrounding area. Being for the redevelopment of the existing playground within the Recreation Zone, the proposed development is consistent.</p>	

### E13.6.5 Height and bulk of buildings

*Objective: To ensure that the height and bulk of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.*

**Comment: Not applicable** The proposed development being for the construction of a children's playground, does not involve works for any building.

### E13.6.6 Site of buildings and structure

*Objective: To ensure that the siting of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.*

**Comment: Not applicable** The proposed development being for the construction of a children's playground, does not involve works for any building.

### E13.6.7 Fences

*Objective: To ensure that fences are compatible with the historic cultural heritage significance of local heritage places and their setting.*

**Comment: Not applicable.**

The proposed development does not include any fencing.

### E13.6.8 Roof form and materials

*Objective: To ensure that roof form and materials are compatible with the historic cultural heritage significance of local heritage places and their settings.*

**Comment: Not applicable.**

The proposed development does not include any roofing.

### E13.6.9 Wall materials

*Objective: To ensure that wall materials are compatible with the historic cultural heritage significance of local heritage places and their settings.*

**Comment: Not applicable.**

The proposed development does not include any walls.

### E13.6.10 Outbuildings and structures

*Objective: To ensure that the siting of outbuildings and structures are compatible with the historic heritage significance of local heritage places and their settings.*

**Comment: Not applicable.**

The proposed development does not include any outbuildings or structures.

### E13.6.11 Driveways and parking

*Objective: To ensure that driveways and parking are compatible with the historic heritage significance of local heritage places and their settings.*

#### **Comment: Complies with E13.6.11**

The proposed development will not alter parking facilities, but will involve the widening of the pathway between the Basin Cafe and the proposed development site. This will allow service-vehicles to access the sewerage pump station at the northern end of the subject site, instead of driving vehicles across the lawn and reversing up the accessible footpath to access the sewerage pump station, which is the current situation.

These changes are minor and will not affect the heritage values of the site or surrounding area, such as key viewpoints, heritage features or buildings.

### E13.6.12 Tree and vegetation removal

*Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not impact on the historic heritage significance of local heritage places and their settings.*

#### **Comment: Not applicable**

The proposed development will retain existing trees in the area surrounding the existing park.

### E13.6.13 Signage

*Objective: To ensure that signage is compatible with the historic cultural heritage significance of local heritage places and their settings.*

#### **Comment: Not applicable**

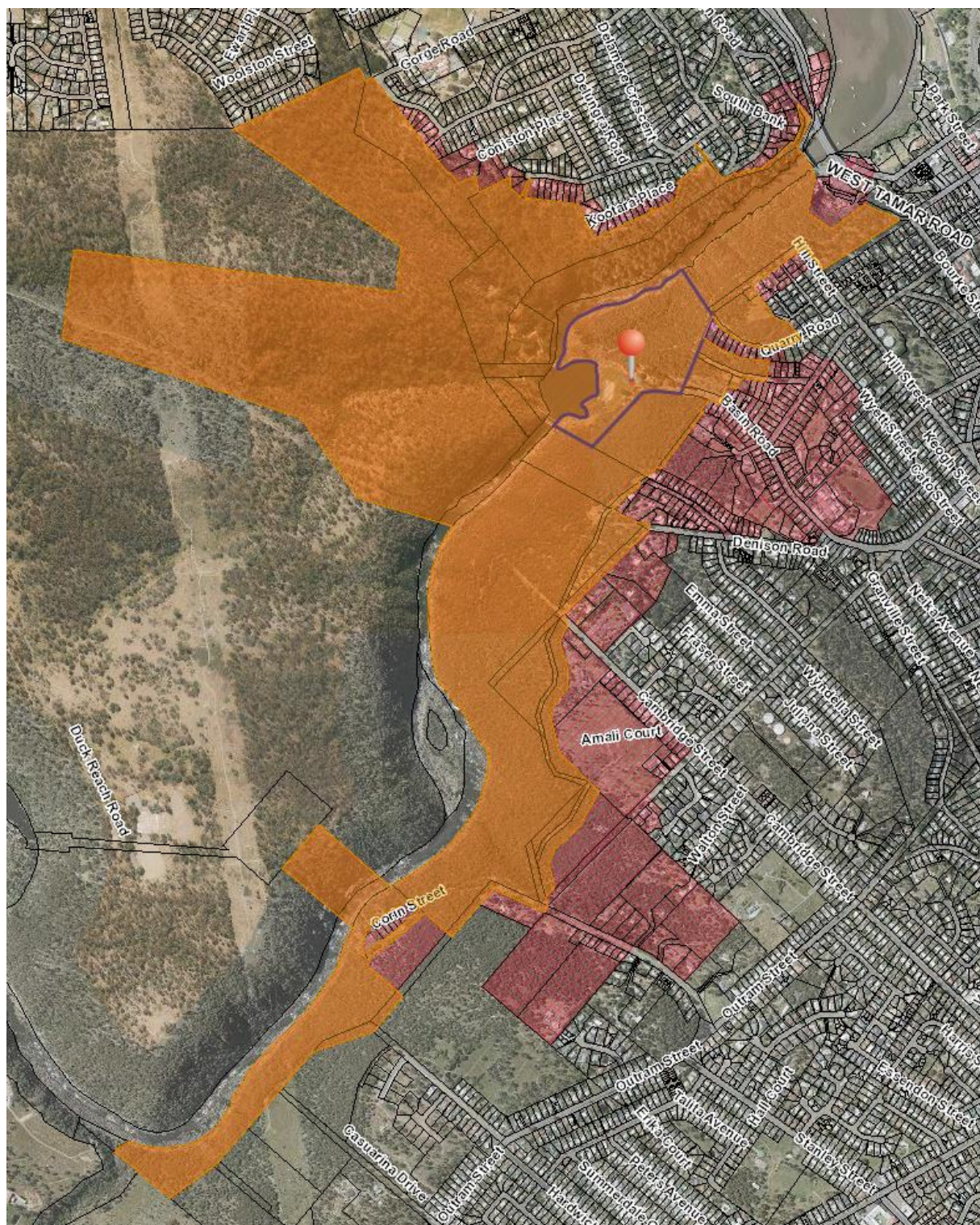
The proposed development will not include signage.

## 4.5 Cataract Gorge Management Area Code

The subject site and First Basin Reserve are within the Cataract Gorge Management Unit, shown in Scheme Map E17.

Figure 4-2 shows the location of the subject site, First Basin Reserve, and Cataract Gorge Management Unit 18 within the overall Cataract Gorge Management Area:





**Figure 4-2: Subject site, First Basin Reserve and Management Unit 18 (highlighted orange) within the Cataract Gorge Management Area (Map E17 in the Scheme)**



## E17.1 Purpose of the Cataract Gorge Management Area Code

*E17.1.1 The purpose of this provision is to:*

- (a) protect the Cataract Gorge Reserve from incremental loss and degradation of its character and values; and*
- (b) ensure that development within the Cataract Gorge Management Area is appropriately planned, located, designed and constructed to minimise the impact on the natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Reserve.*

### **Comment: Complies with E17.1.1**

The proposed development, being for the reconstruction of a children's playground, will have virtually no impact on key viewpoints of the Gorge Reserve, or on the scenic character values of the site due to the design of the proposed development being responsive to the surrounding landscape.

- (a) The development will not affect the character or values of the Cataract Gorge Reserve through incremental loss and degradation of its form or uses. The replacement of the playground albeit elevated, will not affect the values of the area, but provide a further and enhanced opportunity to view the gorge and surrounding landscape. Views to the new works are framed by the existing café building and lower level which allow the works to recess rather than be prominent in the gorge landscape.
- (b) The development will minimise impacts on the character and values of the Cataract Gorge Reserve by retaining existing trees and incorporating landscaping consisting of native plant species from the surrounding habitat. The development will introduce a nature based playground theme and contain natural materials including dolerite rock, and a water based play zone to reflect the surrounding natural landscape.

## E17.2 Application of this Code

*E17.2.1 This Code applies to development, including subdivision, within the Cataract Gorge Management Units 1-17 and Management Unit 18, as shown on the planning scheme overlay maps.*

### **Comment: Complies with E17.2.1**

The proposed development is within Cataract Gorge Management Unit 18 as shown in Scheme Map 17 and presented in **Error! Reference source not found.** of this report. The Code applies to proposed works to be carried out in line with the preparation of the site for, and construction of the replacement playground.

## E17.4 Use or Development exempt from this Code

*E17.4.1 The following use or development is exempt from this Code:*

*(a) Construction, and placement of minor outbuildings or structures if:*

- (i) no new outbuilding is closer to a street frontage than the main building;*
- (ii) the combined gross floor area of such buildings or structures does not exceed 20m<sup>2</sup>;*
- (iii) no side is longer than 6m;*
- (iv) no part of the outbuilding or structure is higher than 2.4m above natural ground level;*
- (v) the maximum change of level as a result of cut or fill is 1m;*
- (vi) no part of the outbuilding encroaches on any service easement or is within 1m of any underground service; and*
- (vii) external materials are finished in dark natural tones;*

*(b) The planting, clearing or modification of vegetation for any of the following purposes:*

- (i) fire hazard management in accordance with a bushfire hazard management plan approved as part of a subdivision or development;*
- (ii) fire hazard reduction required in accordance with the Fire Service Act 1979: or an abatement notice issued under the Local Government Act 1993; and*
- (iii) fire hazard management in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania or the Parks and Wildlife Service.*

### **Comment: Not applicable**

The proposed development requires assessment of works to be carried out in conjunction with the construction of the replacement playground at the site.

## E17.5 Management objectives for management units

*E17.5.1 To guide the appropriate future control of land use and development the area has been divided into 18 management units.*

### **Management Unit description**

*MU18 The Cataract Gorge Reserve including all natural and cultural areas.*

### **Management Unit Objectives**

- To prevent any inappropriate development of the land that will detract from the established natural, historic, cultural, heritage, landscape and scenic significance of the Cataract Gorge Reserve.*
- To ensure development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives.*
- To maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoints and scenic drives.*

### **Comment: Complies with E17.5.1**

The proposed development, being for the construction of a children's playground to replace an existing playground, and improve sustainability of the site against peak flood levels, will:

- not detract from the established natural, historic, cultural, heritage, landscape and scenic significance of the Cataract Gorge Reserve. The development will incorporate native plant species from the surrounding habitat with landscaping, and will structure plantings in a formal/English style consistent with cultural heritage of the area.
- retain and maintain existing trees at the site of the proposed playground, and the unnecessary removal of vegetation will be avoided. The development has been designed to complement both the natural setting and cultural heritage values of the site, using native vegetation to screen and soften potential visual impacts on prime viewpoints at the site.
- when viewed from prime viewpoints, have a limited impact on the established natural, historic, cultural, heritage, landscape and scenic character and values of the management unit. Viewing the site will be within the context of the existing café facility and nearby infrastructure.



## 1.1.1 E17.6 Development Standards

### E17.6.1 Acceptable development

*Objective: To protect the character and values of the Cataract Gorge Reserve.*

#### Comment: Complies with E17.6.1

The proposed development, being for the construction of a children's playground to replace an existing playground, will not impact the character and values of the Cataract Gorge Reserve by minimising visual impact on key viewpoints through the inclusion of landscaping, which draws on characteristics and plant species of the surrounding environment.

Acceptable Solutions	Performance Criteria
E17.6.1 A1 <i>Subdivision must not create internal lots in MU1.</i>	E17.6.1 P1 <i>No performance criteria.</i>
<b>Comment: Not applicable</b> The proposed development is not within MU1.	
E17.6.1 A2 <i>Must not be a new building, structure (except landscaping, fences, pergolas, dog kennels and the like) or works on slopes with a maximum average slope steeper than 1:3.</i>	E17.6.1 P2 <i>No performance criteria.</i>
<b>Comment: Complies with E17.6.1 A2</b> The proposed works will not take place on slopes with a maximum average slope steeper than 1:3. The plans for this proposal (Appendix B) show the present site is of a very gentle slope.	
E17.6.1 A3 <i>Must not be for Residential in MU14.</i>	E17.6.1 P3 <i>No performance criteria.</i>
<b>Comment: Not applicable</b> The proposed development is not within MU14.	
E17.6.1 A4 <i>Development within the Residential Use class must be for single dwelling only in management units 12, 13, 15 &amp; 18.</i>	E17.6.1 P4 <i>No performance criteria.</i>
<b>Comment: Not applicable</b> The proposed development is not within the Residential Use class.	
E17.6.1 A5 <i>Development must be in evident on the military crest or on the face of the slope equal to the point that is 11 vertical metres below the military crest when viewed from prime viewpoints or from scenic drives.</i>	E17.6.1 P5 <i>No performance criteria.</i>
<b>Comment: Complies with E17.6.1 A5</b> The proposed development will have limited impact on views from prime viewpoints. Views from the north-east of the existing playground site are obstructed by the adjacent amenities and Basin Café building. Development closer to the military crest of the new playground are to be dominated by natural materials, including dolomite rocks, tree trunks, and native vegetation, which will screen the view of playground equipment from key viewpoints.	

## E17.6.2 Intensification

**Objective:** *To ensure that development density is consistent with achieving the management objectives within the management units.*

### Comment: Not applicable

The proposed development, being for the construction and of a children's playground to replace an existing infrastructure will not alter the density of development within the Management Unit 18.

Acceptable Solutions	Performance Criteria
<p>E17.6.2 A1</p> <p><i>Lot density must not be more than:</i>  <i>(a) one lot per 1 000m<sup>2</sup> with a minimum lot size of 500m<sup>2</sup> in the General Residential zone of management units 1, 2, 3, 6 &amp; 9; or</i>  <i>(b) one lot per 1 500m<sup>2</sup> with a minimum lot size of 1 500m<sup>2</sup> in the Low Density Residential Zone of management units 4, 5, 6, 7, 8, 9 &amp; 10; or</i>  <i>(c) one lot per 7 500m<sup>2</sup> with a minimum lot size of 1 500m<sup>2</sup> in management units 11A and 11B.</i></p>	<p>E17.6.2 P1</p> <p><i>No performance criteria.</i></p>
<p><b>Comment: Not applicable</b></p> <p>The proposed development is not within a residential zone or Management Unit 11A or 11B.</p>	
<p>E17.6.2 A2</p> <p><i>Multiple dwellings must not exceed a minimum site area per dwelling of 7 500m<sup>2</sup> in management units 11A and 11B.</i></p>	<p>E17.6.2 P2</p> <p><i>No performance criteria.</i></p>
<p><b>Comment: Not applicable</b></p> <p>The proposed development does not include dwellings.</p>	

### E17.6.3 Siting of buildings, structures and works

*Objective: To ensure that development is consistent with achieving the management objectives within the management units.*

#### Comment: Complies with E17.6.3

As per this report's response to E17.5.1, the proposed development complies with the management objectives of Management Unit 18.

Acceptable Solutions	Performance Criteria
<p>E17.6.3 A1</p> <p><i>Buildings in management units must:</i></p> <p><i>(a) be setback at least 30m from the Cataract Gorge Reserve boundary for 23, 27 &amp; 28 Coniston Place, in MU1; and</i></p> <p><i>(b) not be located within the 'no building' areas in Figure E17.1 to this Code.</i></p>	<p>E17.6.3 P1</p> <p><i>No performance criteria.</i></p>
<p><b>Comment: Not applicable</b></p> <p>The proposed development does not include buildings.</p>	
<p>E17.6.3 A2</p> <p><i>Driveways and roads must:</i></p> <p><i>(a) not be at a greater angle than 30° to the contour where the Maximum Average Slope is greater than 1:5; or</i></p> <p><i>(b) be constructed to ensure that the cross-fall of the driveway be one-way and directed into the hill, for vehicle safety and drainage purposes;</i></p> <p><i>(c) direct storm water runoff to the road storm water drainage system;</i></p> <p><i>(d) be no steeper than 25% (1 in 4) for distances of no more than 6 metres;</i></p> <p><i>(e) be no steeper than 20% (1 in 5) for balance of the driveway;</i></p> <p><i>(f) have an area with a grade of no more than 1 in 6 for a distance of at least 5 metres prior to a grade shift to 25% (1 in 4); and</i></p> <p><i>(g) be constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve.</i></p>	<p>E17.6.3 P2</p> <p><i>When viewed from prime viewpoints and scenic drives, new driveways and roads must be consistent with the management objectives for the management unit, having regard to:</i></p> <p><i>(a) minimising the visual impacts of the driveway or road;</i></p> <p><i>(b) the streetscape;</i></p> <p><i>(c) the safe and efficient use of the site and the road;</i></p> <p><i>(d) accessibility by emergency vehicles;</i></p> <p><i>(e) the adequacy of drainage arrangements;</i></p> <p><i>(f) the provision of transition areas for vehicles prior to steeper grades; and</i></p> <p><i>(g) the desirability of road and driveways constructed as close as possible to the natural contours.</i></p>
<p><b>Comment: To be assessed against E17.6.3 P2</b></p> <p>The proposed development will include minor adjustments to existing road access for service vehicles adjacent the amenities and Basin Café building. The proposed adjustments will:</p> <p>(a) have a minimal visual impacts on the view of the road;</p> <p>(b) not be visible from any street;</p> <p>(c) enable safe and efficient access to the sewerage pump station adjacent the existing playground;</p> <p>(d) provide space accessible by emergency vehicles;</p> <p>(e) have little to no impact on the adequacy of drainage arrangements;</p> <p>(f) not applicable. The proposal includes minor adjustments to an internal service vehicle access road only; and</p> <p>(g) be consistent with the contours of the existing service vehicle access road.</p>	

Acceptable Solutions	Performance Criteria
<p>E17.6.3 A3</p> <p><i>Driveways and roads must be:</i>  <i>(a) constructed with surface materials that blend with the surrounding environment;</i>  <i>(b) landscaped with dense planting; and</i>  <i>(c) provided with erosion control measures immediately after construction to minimise the visual impact of the construction.</i></p>	<p>E17.6.3 P3</p> <p><i>No performance criteria.</i></p>
<p><b>Comment: Complies with E17.6.3 A3</b></p> <p>The proposed upgrades to the service vehicle road will:</p> <p>(a) be constructed with surface materials that are consistent with those used on the existing site and surrounding area;</p> <p>(b) be adjacent existing native trees and proposed landscaped gardens in conjunction with the playground; and</p> <p>(c) be provided with erosion control measures as part of the filling works carried out to raise the ground on the proposed site.</p>	
<p>E17.6.3 A4</p> <p><i>Excavation or filling:</i>  <i>(a) must not occur within 2m of any lot boundary;</i>  <i>(b) must not exceed 1.8m in height;</i>  <i>(c) must be retained;</i>  <i>(d) on all slopes must be revegetated with endemic trees, shrubs and ground covers immediately after the works have been undertaken;</i>  <i>(e) must not encroach within 3m of existing trees;</i>  <i>(f) must not alter a military crest; and</i>  <i>(g) must be minimised by stepping building work with the terrain.</i></p>	<p>E17.6.3 P4</p> <p><i>The visibility of excavation and filling from prime viewpoints and scenic drives must be consistent with the management objectives for the management unit, having regard to:</i>  <i>(a) the necessity of the works to facilitate development;</i>  <i>(b) the siting of the works;</i>  <i>(c) the scale of the works;</i>  <i>(d) the engineering, materials and other design elements of the works;</i>  <i>(e) the use of vegetation to screen and stabilize the works; and</i>  <i>(f) the proposed methods for stabilisation.</i></p>
<p><b>Comment: To be assessed against P4</b></p> <p>The proposed development, will introduce fill material to raise the surface area of the playground by up to 3m to align with that of the adjacent amenities block and Basin Café building. The works will have minimal impact on visibility from prime viewpoints and will be consistent with the management objectives of Management Unit 18, having regard to:</p> <p>(a) the necessity of the works to facilitate development. Raising the ground level of the playground will improve the sustainability of the site by helping to make it less vulnerable to peak flood events.</p> <p>(b) the siting of the works. The location of the proposed development is that of the existing playground. The redevelopment, including the widening of the existing footpath between the subject site and the amenities/Basin Café building, will improve access, oversight and intercommunication between the sites.</p> <p>(c) the scale of the works. The scale of the works are necessary to achieve the desired improvement to the sustainability of the site against peak flood events. The works are not significant in the context of the site.</p> <p>(d) the engineering, materials and other design elements of the works. The proposed development has been designed with consideration of the type of materials used in the</p>	



Acceptable Solutions	Performance Criteria
<p>proposed embankment and playground features, to match that of the surrounding gorge and Lower Basin Reserve. This includes the introduction of boulders and natural surfaces, such as sand and soil throughout. Materials used for play equipment, such as swing sets, will be consistent with that of the existing playground.</p> <p>(e) the use of vegetation to screen and stabilize the works. The proposed works will retain existing trees on the development site and include supplementary landscaping.</p> <p>(f) the proposed methods for stabilization. The proposed earthworks will stabilise the site with compacted substrate and dolerite rock. Each rock will be of approximately 1 cubic metre in dimension and be similar to those naturally occurring throughout the gorge and basin. The embankment, which will integrate with the playground's nature-play theme, will also form a gentle batter to meet the First basin Swimming Pool at the existing ground level.</p>	
E17.6.3 A5	E17.6.3 P5
<p><b>Comment: Not applicable</b></p> <p>The proposed development does not include requirements for, or alterations to power lines or associated infrastructure.</p>	
<p>E17.6.3 A6.1</p> <p><i>Areas between the ground floor (including outdoor deck areas) and ground level must be screened from view from prime viewpoints and scenic drives.</i></p> <p>E17.6.3 A6.2</p> <p><i>Tennis courts, ponds and swimming pools must not be constructed on land with a maximum average slope greater than 25% (1 in 4).</i></p>	<p>E17.6.3 P6</p> <p><i>The visibility of development from the prime viewpoints and scenic drives must be consistent with the management objectives for the management unit, having regard to:</i></p> <p><i>(a) the necessity of the works to facilitate development;</i></p> <p><i>(b) the siting of the works;</i></p> <p><i>(c) the scale of the works;</i></p> <p><i>(d) the engineering, materials and other design elements of the works;</i></p> <p><i>(e) the use of vegetation to screen and stabilize the works; and</i></p> <p><i>(f) the proposed methods for stabilisation.</i></p>
<p><b>Comment: To be assessed against E17.6.3 P6</b></p> <p>The proposed development will have minimal impact on visibility from prime viewpoints and will be consistent with the management objectives of Management Unit 18, having regard to:</p> <p>(a) the necessity of the works to facilitate development. The raised ground level of the playground will provide several key functions to the proposed development, including improving access to the playground site and to adjacent areas of the Reserve, enhancing the sustainability of the site by mitigating for flood events, and improving oversight of the gorge from the playground site. In line with this, the proposed playground will be visible against the backdrop of the existing amenities and Basin Café building, and the rising landscape beyond.</p> <p>Existing trees on the subject site will be retained and vegetation plantings introduced to soften the view of the proposed playground. These additional plantings will form part of the nature-play theme of the proposed playground.</p>	

Acceptable Solutions	Performance Criteria
<p>(b) the siting of the works. The location of the proposed development is that of the existing playground, which will be redeveloped to include more vegetation screening and natural materials to complement the surrounding environment.</p> <p>(c) the scale of the works. The scale of the works (raising the ground level) is necessary to achieve the desired improvement to the sustainability of the site against peak flood events. The scale of the proposed playground is consistent with that of the existing playground.</p> <p>(d) the engineering, materials and other design elements of the works. The proposed development has been designed with consideration of the type of materials used in the proposed embankment and playground features, to match and blend with that of the surrounding gorge and Lower Basin Reserve. This includes boulders and natural surfaces, such as sand and soil throughout.</p> <p>(e) the use of vegetation to screen and stabilize the works. The proposed works will retain existing trees on the development site and include landscaping.</p> <p>(f) the proposed methods for stabilization. The proposed development will use boulders of a similar kind to those naturally occurring within the gorge and basin to stabilise the earthworks integrating these with the playground's nature-play areas.</p>	
<p>E17.6.3 A7</p> <p><i>Boundary fences and walls must be:</i></p> <p>(a) not greater than 1.8m high; and</p> <p>(b) coloured with dark natural tones.</p>	<p>E17.6.3 P7</p> <p><i>The visibility of boundary fences and walls from the prime viewpoint locations and scenic drives must be consistent with the management objectives for the management unit, having regard to:</i></p> <p>(a) the purpose of the structure;</p> <p>(b) the height of the structure;</p> <p>(c) the materials and other design elements of the works;</p> <p>(d) the proposed colour;</p> <p>(e) the topography of the site; and</p> <p>(f) the use of vegetation to screen the structure.</p>
<p><b>Comment: Not applicable</b></p> <p>The proposed development does not include fencing</p>	
E17.6.4 Height and Bulk of Buildings	
<p><i>Objective: To ensure that building height and building footprint are consistent with achieving the management objectives within the management units.</i></p>	
<p><b>Comment: Not applicable</b></p> <p>The proposed development does not include or alter any building.</p>	
E17.6.5 Tree and Vegetation Removal	
<p><i>Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation is consistent with achieving the management objectives within the management units.</i></p>	
<p><b>Comment: Not applicable</b></p> <p>The proposed development does not require the removal of trees or vegetation.</p>	

# Appendices

# Appendix A – Certificate of Title



# Appendix B – Cataract Gorge Playspace Concept Drawings



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