



Latrobe Council

Port Sorell Former Landfill Site

Development Plan

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Prepared by



Sykes Consulting

in partnership with



Urbis

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Introduction

The Port Sorell former landfill site is 14.98 hectares of land on the corner of Alexander Street and Hawk Hill Road in Port Sorell.

The land has operated for some years as a tip site for Port Sorell, and is now retired. Disposal of waste on site stopped in 1995, and only clean fill has been accepted since then. It currently operates as a waste transfer station, comprising some vacant and some cleared land - the former landfill - as well as vegetated areas on surrounding un-filled land.

The Latrobe Council commissioned this development plan to consider the social, economic and environmental issues associated with the area and provide guidance for future development and public use.

Purpose of the Study

The purpose of this Development Plan is to provide Latrobe Council and its community with a vision for redeveloping the former landfill site.

It considers a range of social, economic and environmental issues as well as current and future community needs and proposes appropriate improvements to the site and its facilities. The Development Plan will also assist Council in satisfying Environmental Protection Authority (EPA) requirements for rehabilitation of the site by outlining recommended treatments and land uses.

The development plan responds to the project brief by:

- Clarifying the scope of activities / amenities for future use of the site as a community recreation asset
- Defining current and projected demand for the proposed use
- Determining the improvements that will be required to meet projected community demand
- Identifying user synergies that will maximise utilisation of the site
- Identifying possible future management options including the identification of partnerships and funding sources that will increase the long term viability of the site
- Making recommendations as to the future use, site improvements and layout that recognise species of flora and fauna, local heritage, vegetation management and revegetation.

Methodology

The following methodology has been used in the preparation of the Port Sorell Former Landfill Site Development Plan:

- Site Inspection
- Technical reports and Demographic Review
- Community and Stakeholder Consultation
- Current Condition and Provision Analysis
- Issues and Demand Analysis and Identification of Opportunities
- Development of Recommendations and Preparation of Draft Report
- Development of an Implementation Plan.

Further steps in the process will include:

- Community and Council Consultation on Draft Report
- Final Report and Development Plan.

The process has engaged the community and key stakeholders through a range of consultative methods including meetings, interviews, submissions, and a public information evening. The following stakeholders have been engaged as part of this process:

- Latrobe Council
- Port Sorell Advisory Committee
- Adjoining and nearby Property Owners including
 - Stepping Stones Childcare Centre
 - OneCare Rubicon Grove Aged Care Centre
- Rubicon Coast and Landcare
- Port Sorell Men's Shed
- Port Sorell Bowls Club
- Port Sorell Community.



Background review

This section of the report provides an overview of the planning and policy context considered in the preparation of the former landfill Development Plan. It includes details and implications arising from the literature review, demographic analysis and participation trends.

Strategic Context

A number of documents were reviewed to provide background information, and to ensure the Development Plan is consistent with Council's strategic directions and planning processes.

Port Sorell and Environs Strategic Plan 2008

The purpose of this strategic plan is to guide future development in Port Sorell. The plan developed a set of 18 guiding principles for the development of the former landfill site. Most, but not all of these were supported through the community consultation process for the site.

- i. Various sporting facilities may be constructed on this site, including a sports field and supporting activities and services
- ii. Development ancillary to these sporting facilities is permitted
- iii. Car parking for sporting facilities is to be provided on-street and in a car park located on the site
- iv. An access road is to be constructed between Club Drive and Hawk Hill Road
- v. Access to the sporting precinct is to be from Hawk Hill Road or via the access road off Club Drive
- vi. Any residential development is to have a maximum lot size of 500m²
- vii. Residential development is to be limited to two storeys, with a permitted height of 6.5m
- viii. The Planning Authority may approve a building up to a maximum of 8.0m
- ix. Car parking for residential development must utilise rear lane access or be contained behind the dwelling building line
- x. Commercial development is to actively front Alexander Street, Club Drive, the new access road from Club Drive to Hawk Hill Road and Hawk Hill Road where possible
- xi. Commercial development is to be in accordance with the Table of Use for the Alexander Street Town Centre
- xii. Car parking for commercial development is to be provided on-street and in a car park located behind the commercial buildings
- xiii. Any land not set aside for development is to comprise allocated public open space
- xiv. Public Open Space is to comprise the landscaped areas and include public facilities
- xv. A vegetation buffer is to be provided along both sides of the watercourse, with the dimensions of the buffer to be at the discretion of the Planning Authority
- xvi. The relevant portion of the alternative northern access route is to be constructed in accordance with the Alternative Access Route (South of Hawk Hill Road) cross-section as shown in Appendix 24
- xvii. The section of Alexander Street on the eastern boundary of the Transfer Station Site must be reconstructed as per the Alexander Street cross-section
- xviii. All other roads are to be constructed in accordance with the Local Street, Park Edge Street or Laneway cross-section, whichever is appropriate.

Other strategy documents that were reviewed as part of this project include:

- Latrobe Council – A Strategic Direction 2012 – 2017.
- Draft Port Sorell and Environs Strategic Plan Review – Enquiry by Design (2008).
- Port Sorell Services Assessment (2008).
- Port Sorell Recreational Trails Thematic Interpretation Plan (2005).

In all background reports and current condition analysis, the former landfill site is considered to be a significant future open space parkland that offers potential for recreation uses that will complement those currently available at other sites within Port Sorell.

Technical Reports

Three technical reports were reviewed as part of this Development Plan. They are:

Environmental Services and Design Pty Ltd (2008) *Determination of Waste Volumes: Shearwater Landfill*

Sinclair Knight Merz (2007) *Report on Groundwater Monitoring for Latrobe Council*

Sinclair Knight Merz (2007) *Shearwater Alexander St Tip Site Rehabilitation Stage 2*

These reports have examined various aspects of the landfill and explored options for rehabilitation. In summary, findings in these three reports were:

- Data about filling operations is incomplete, and has been based on sketch plans, memory and visual inspection as well as the technical research reports. This is not unusual for landfill sites which have operated over decades.
- Three general areas of landfill have been identified, known as Areas A, B and C.
- Area A is on the corner of Hawkhill Rd and Alexander St, approximately 1.4ha and 30,000 cubic metres of fill.
- Area B is the central area, between Hawkhill Rd and the Central Creek, approximately 7ha and 210,000 cubic metres of fill.
- Area C is on the westernmost part of the site fronting Hawkhill Rd, approximately 2.4ha and 25,000 cubic metres of fill.
- Based on a range of data sources, it was apparent that there is a limited volume of potentially hazardous material on site
- It also appears that there is a smaller proportion of putrescible waste than inert and industrial waste.
- Total volume of fill is estimated to be in the order of 216,000 to 285,000 cubic metres.



Various options have been considered for the site, including:

- Capping the site (three methods)
- Consolidate fill material to a single large lined cell on site
- Remove the waste from site
- Transfer ownership of the site to a developer.

The first three options, while potentially effective, are all high cost. The fourth option may require Council to subsidise the transfer, rather than returning revenue.

Three broad approaches have been considered for the site in these reports and these are outlined below. Each has advantages and disadvantages, as well as different costs. A development plan for the site could also combine different aspects of each broad approach:

Rehabilitate, not remediate

This approach would make the site usable and safe, but leave the waste in place. The site would be available for public open space with some limited access areas.

Multi-use site, planned as part of urban strategy

This approach would allow for limited development in non-filled areas, cap and control in difficult areas, and cover other areas for revegetation and public open space.

Residential options

Redevelop parts of the non-filled portions of the site for higher density residential as an ecologically sustainable development, offset by open space and parkland on other parts of the site.

Demographics

Latrobe Council

The population of Latrobe Council was 9,833 in 2011, which had increased by 14% since 2006. Latrobe Council's estimated 2012 population was 10,239, indicating a small and steady population growth. As shown in the following table, Latrobe Council has a higher proportion of adults aged 55 years and over (34.3%) compared to the Tasmanian average (29.8%) and Australian average (25.6%). The majority of residents were born in Australia (87.0%) and English is the only language spoken at home for 95.2% of the Latrobe population.

Age Cohort	Port Sorell Area						Latrobe LGA		Tasmania	Australia
	Port Sorell		Hawley Beach		Shearwater		No.	%	%	%
	No.	%	No.	%	No.	%				
0 – 4 years	77	4.3	24	5.6	102	6.9	596	6.1	6.3	6.6
5 – 14 years	226	12.5	52	12.1	149	10.1	1,228	12.5	12.7	12.7
15 – 24 years	200	11.1	39	9.1	107	7.2	990	10.1	12.6	13.3
25 – 54 years	694	38.5	141	32.6	483	32.6	3,643	37.0	38.8	41.8
55 – 64 years	308	17.2	92	21.4	241	16.3	1,565	15.9	13.5	11.6
65 + years	296	16.4	83	19.2	397	26.8	1,810	18.4	16.3	14.0
Median age	45		46		49		44		40	37

Source: ABS 2011 Census of Population and Housing

Port Sorell

The following demographic characteristics have been noted for the Port Sorell area, which include the suburbs of Port Sorell, Hawley Beach and Shearwater (based on 2011 Census data):

- Total population of approximately 3,712 persons including 1,801 from Port Sorell, 429 from Hawley Beach and 1,482 from Shearwater.
- The Port Sorell population doubles over the summer period due to its popularity as a summer destination.
- Based on age distribution, Port Sorell is an older area when compared to Latrobe LGA and Tasmania as a whole.
- Growth of 3.8% was recorded in Port Sorell across the 2006-11 period. Within the Port Sorell region, the suburb of Port Sorell declined by 21.4%, Hawley Beach declined by 28% and Shearwater increased by 115.4%.
- Most of Shearwater's growth occurred at the children and adult age groups, reflecting the increase in families moving into the area.
- While forecast population growth for the Port Sorell area has fallen short of the projected range of between 4,023 to 4,500 persons in 2011, growth is steady and is increasing towards a projected 4,429 to 5,370 persons in 2016.

Participation

A summary paper released by Sport and Recreation Tasmania that analysed participation and health surveys outlined the following observations:

- In 2011-12, 69 per cent of Tasmanians aged 15 years and over participated in sport and physical recreation at least once in the previous 12 months. This represented an increase of 4.6 per cent on the 2009-10 survey and was the second highest participation rate of all Australian states and territories.

The following table shows the top 10 sport and physical recreation activities as recorded in both 2009-10 and 2011-12.

Activity	2009-10		2011-12	
	Tasmanian participation rate (%)	Australian participation rate (%)	Tasmanian participation rate (%)	Australian participation rate (%)
Walking for exercise	29.1	21.2	28.5	23.6
Aerobics/fitness/gym	9.1	13.2	15.3	17.1
Jogging/running	4.4	6.8	6.2	7.5
Swimming/diving	6.5	8.5	6.0	7.8
Cycling/BMX	7.4	5.3	5.8	7.6
Bush walking	5.1	2.7	5.3	2.4
Golf	3.4	4.2	4.5	4.8
Tennis	2.3	4.1	2.8	4.2
Netball	2.5	2.2	2.5	2.5
Soccer (outdoor)	1.2	3.4	2.2	2.7

- The Australian Health Survey 2011-12 indicated that 30.6 per cent of Tasmanians aged 18 years and over met the National Physical Activity Guidelines of 30 minutes of moderate-intensity activity on most days of the week.
 - This is an increase of 2.7 percent from the 2007-08 survey.
 - The number of people undertaking a high level of activity has increased by 12,300 people across Tasmania.
 - The number of people undertaking moderate levels of exercise has increased by 2,300 people across the State.
 - Participation increased across all age groups except 25-34 year olds.

- Tasmania's plan for physical activity 2011-2021 is to increase the rates of participation in physical activity by different age groups by 10 percentage points by 2021.
- The Australian Secondary Students' Alcohol and Drug Survey, conducted every three years, indicated the following results for physical activity between 2005 and 2011:
 - The proportion of 12 to 15 year old students engaging in vigorous or moderate physical activity increased from 12 per cent to 18 per cent. For 16 to 17 year old students, there were no significant changes in this level of physical activity for the same period.
 - The proportion of 12 to 15 year old students watching television / videos / DVDs for three hours or more on an average school day between significantly decreased from 37 per cent to 26 per cent. For 16 to 17 year olds, there was a slight decrease from 37 per cent to 30 per cent.
 - The percentage of 12 to 15 year old students using the internet/playing computer games for three or more hours on an average school day increased from 20 per cent to 28 per cent. Among students aged 16 to 17, the percentage increased significantly from 19 per cent to 35 per cent.
- Results from this survey indicated that only a small percentage of secondary school students in Tasmania are meeting the recommended daily levels of physical activity and that many students are exceeding recommended levels for sedentary behaviours.

In Summary

With increasing population in the Latrobe and Port Sorell areas and increasing participation by Tasmanians in sport and physical recreation activities, it is important to consider ways of providing more and diverse environments that encourage regular physical activity.

The most frequent activities by Tasmanians – walking for exercise, aerobics/fitness/gym and jogging/running are activities that are often casual and can be undertaken in open space settings. The opportunity to consider a recreation environment at the former landfill in Port Sorell would provide such a setting and work towards the Tasmanian Government's goal of increasing rates of participation in physical activity by different age groups by 10 percentage points by 2021.

Benefits of Participation and Open Space

Sport, recreation and the outdoors form an integral part of Australian culture. Sport and recreation is believed to be an important part of a well-balanced lifestyle and the benefits associated with participating in sport and physical activity, including enjoyment, social interaction, health, personal achievement, national pride and community involvement.

There are five key benefits attributed to participation in recreation / physical activity that are widely recognised within the leisure industry, these being:

- Health benefits;
- Personal benefits;
- Community benefits;
- Economic benefits; and
- Environmental benefits.

The Site

The Port Sorell former landfill site is 14.98 hectares of land on the corner of Alexander Street and Hawk Hill Road in Port Sorell.

Existing Conditions

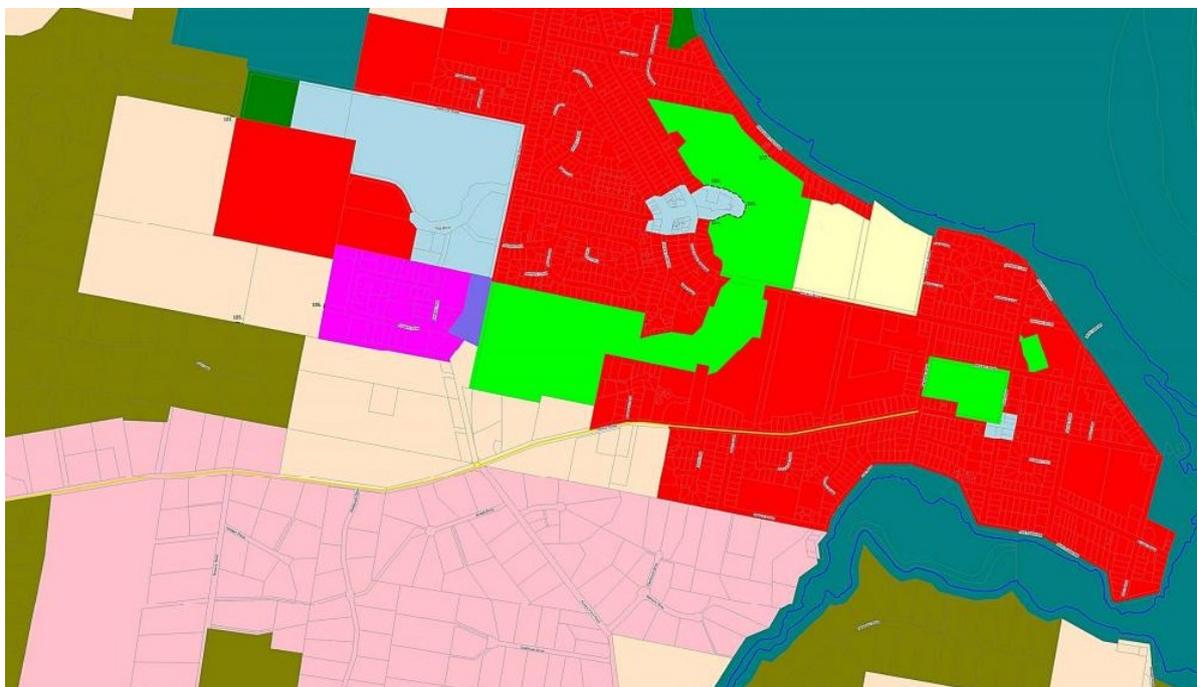
The land has operated for some years as a tip site for Port Sorell, and is now retired. Disposal of waste on site stopped in 1995, and only clean fill has been accepted since then.

The site is bounded in the north by Hawk Hill Rd and in the east by Alexander St, with residential areas facing the site. In the south is Club Drive, with the Rubicon Grove aged care facility and Stepping Stones Childcare centre across the road. To the west is vegetated land, currently zoned for a school site and further residential areas.

The site itself currently comprises some vacant and cleared land - the former landfill - as well as vegetated areas on surrounding non-filled land. The site has been the subject of several environmental investigations over several years to help determine its future. It currently contains a Council depot and a waste transfer facility.

Zoning

The former landfill site is currently zoned Local Business in the Latrobe Interim Planning Scheme 2013. The site is contained in the pale blue zone in the upper left side of the map below. When the final uses of the site are determined, a planning scheme amendment should be developed to put in place an appropriate zoning regime across the whole site.



Latrobe Interim Planning Scheme 2013 – Zoning Maps

Existing Landfill Conditions

The landfill site is comprised of varying depths of fill material, which is generally non putrescible with a limited volume of hazardous material¹ with smaller proportions of putrescible waste than inert and industrial waste.

A large amount of the deposited waste is from the Wesley Vale Paper Mill, including chemicals such as acids or alkalis, adhesives, resins and bleaching agents. The other notable volumes of mill waste are general paper mill waste in sludge form that had been spread and dried in layers. The following areas are shown on the map below.

Area A – on the corner of Hawk Hill Road and Alexander Street

- Area approximately 1.4 hectares (ha).
- Depth of filling varies from 1-3 metres (m), average ~2 m.
- Nature of filling observed: general industrial waste - wire, wood, paper, plastic, metals, brick, concrete.

Area B – Central area, between Hawk Hill Road and the Central Creek.

Joins with Area A to the east, with a drainage line separating. Four subsections: northern main trench area, central general area, inert fill area, industrial area.

- Area approximately 7 ha.
- Depth of filling varies from 1-5 m, average ~3 m.
- Nature of filling: general industrial waste - wire, dyes, wood, paper, plastic, metals, brick, concrete.

Area C – on the portion south of Hawk Hill Road including the council depot.

- Area approximately 2.4 ha.
- Depth of filling varies from 1-3 m, average ~2 m.
- Nature of filling: general industrial waste - wire, wood, paper, plastic, metals, brick, concrete, chemicals (carbonate, dyes and boiler wastes).
- Two main areas: “onion trenches” to the east, and general industrial waste, including high odour material, to the west.



The fill site was closed to waste dumping in 1995, with only clean fill accepted subsequently to allow for the fill to be adequately capped to meet environmental standards.

¹ Environmental Services and Design Pty Ltd (ESD) (2008). *Determination of Waste Volumes: Shearwater Landfill*.

Existing Conditions Plan – Aerial view of site



Community Input / Consultation

Background

Community consultation was undertaken to assist in the identification of key issues and opportunities at the Port Sorell former landfill site and to understand community expectations with regard to the future use and development of the site.

A series of consultation methods were used to gather information from key stakeholders and community members. The consultation processes included:

- A Public Forum was held on Wednesday 26th March, 2014 involving 29 attendees.
- Meetings with Councillors and Council Officers.
- One-to-one interviews were offered to community groups and individuals. Interviews were conducted with:
 - Tasmanian State Government:
 - Environment Protection Authority
 - Port Sorell Advisory Committee;
 - Adjoining and nearby property owners; including
 - Stepping Stones Childcare Centre
 - OneCare Rubicon Grove Aged Care Centre
 - Port Sorell Men's Shed
 - Rubicon Coast and Landcare
 - Port Sorell Bowls Club
 - Interested residents
- A Community Questionnaire was developed, and copies were distributed to participants at the Public Forum, and were generally available to residents. A total of 64 community questionnaires were completed and received.
- A further Public Forum was held on 11th May, 2015 at Port Sorell involving approximately 50 attendees including Councillors and some Council staff. The forum was held during the public exhibition period of the Draft Plan. A summary of the 15 submissions received during this period are included as an attachment to this report.

Community questionnaire

While a community questionnaire is a useful tool for gathering views and understanding how a community is thinking and feeling, it is important to recognise that surveys like this cannot be regarded as statistically accurate. This is due to the fact that the number of respondents is too small to be fully representative of the whole community.

However, the questionnaires provide a snapshot of community thoughts, opinions and feelings, and along with other information, can provide a guide to Council in making decisions about the site.

The results of the community questionnaire are provided in the table below.

Respondents were provided with a list of seventeen "Ideas" for the site, and were asked to indicate whether the option should be considered, not considered, or whether the respondent was undecided. There was also space for respondents to express any other opinions or ideas about the site.

Some respondents did not indicate their views on all of the ideas, and therefore the number of responses to each question was not identical.

Summary of Community Questionnaires				
Idea	Consider	Not sure	Don't consider	* Total responses
Plant the site with trees	56	5	2	63
Walking paths	60	2	1	63
Cycling pathways	57	2	3	62
Residential development on sections	10	5	39	54
Commercial development on sections	7	3	39	49
BMX track	30	12	20	62
Skate park	22	17	25	64
Conservation/revegetation area	41	7	5	53
Modern waste transfer station	16	14	20	50
Sporting facilities	34	11	16	61
Playground and picnic facilities	53	4	4	61
Exercise equipment	39	8	11	58
Kick-about spaces	38	12	6	56
Many entry points for walkers	49	1	3	53
Vantage point for views	37	11	8	56
Men's Shed	28	13	21	62
Overnight RV camping	25	12	23	60
<i>* Note that not all questionnaire forms were completely filled out.</i>				

The following ideas (shown in dark green) were very strongly supported by respondents, and opposed by very few:

- Walking paths
- Cycling pathways
- Plant the site with trees
- Playground and picnic facilities
- Many entry points for walkers.

Some ideas (shown in mid green) received strong support from most respondents:

- Conservation/revegetation area
- Exercise equipment
- Kick-about spaces
- Vantage point for views

These ideas (shown in light green) were supported by some respondents, with others either opposed or undecided:

- Sporting facilities

- BMX track
- Men's Shed
- Overnight RV camping
- Skate park
- Modern waste transfer station

Two contentious ideas were *Residential development on appropriate sections of the site*; and *Commercial development on appropriate sections of the site*. Consideration of *Commercial development* was opposed by 39 respondents, and supported by only seven. Consideration of *Residential development* was also opposed by 39 respondents, and supported by 10. In other comments on the questionnaire, some supporters and undecided respondents indicated that they could only support residential development if the revenue from development was returned to redevelop public open space and parkland facilities.

Consultation result themes

The following table provides a summary of the consultation results which have been grouped under key themes. This includes additional feedback submitted on the community questionnaire, as well as discussions recorded at the public forum on 26 March 2014.

Theme	Issue / Feedback
Green space	<ul style="list-style-type: none"> ▪ There was strong community support for open green space, rather than intensively-used active sporting areas. ▪ People wanted some of the existing mature trees to be retained, and for some bigger shade trees to be planted appropriately on site. Some people also wanted some of the existing vegetation to be removed to improve surveillance and safety, and for the site to have a sense of openness. ▪ There was support for indigenous vegetation to be used in landscaping, but also for appropriate exotic species in a more formal garden area. ▪ There was support for large grassy areas to provide this sense of openness. Such areas could also be used for occasional large gatherings, markets, and outdoor concerts and performances. ▪ Some people wanted wetlands and water features, sited so as not to compromise rehabilitation of the landfill area. ▪ Some participants referred back to the ESD report and asked for those landscape concepts to be implemented. ▪ Several respondents wanted a Botanic Garden or formal garden on site. Possibly this could be done with the assistance of volunteers through a Garden Club. Others wanted space for a Community Garden. There was also support for a perfumed or sensory garden. ▪ There was some support for provision of street trees abutting the park, and for a community tree dedication trail.
Recreation facilities	<ul style="list-style-type: none"> ▪ Throughout the consultation process, there was overwhelmingly strong support for a playground and picnic area, walking, jogging and cycling opportunities, in the context

Theme	Issue / Feedback
	<p>of an open green space supporting conservation values.</p> <ul style="list-style-type: none"> ▪ People wanted access for all abilities, a safe and secure space, well lit at night. ▪ Pathways should be appropriate for walking, running, cycling and for wheelchairs. Some people wanted paths to be sealed; others wanted a “bushland” feel. ▪ Some felt there was a need for a mix of track surfaces for different purposes. ▪ Several participants wanted pathways to connect with nearby residential areas and the residents of the Rubicon Grove Aged Care Centre. ▪ There was strong support for exercise equipment, a low-key kick about area, and the idea of creating a vantage point for views. ▪ Some respondents want the parklands to reflect a community focus for Port Sorell, with interpretation of local history including recognition of aboriginal history and stories. ▪ Some people saw that the parkland should be a destination that tourists in Port Sorell would be drawn to visit. ▪ There were several ideas about the design of a lookout or vantage point. One suggestion was for a spiral design, mimicking a shell-shape. Others wanted seating and a shelter. ▪ Activities such as a skate park, a BMX area received some support, but were opposed by others. ▪ Some respondents indicated that a skate park should only be considered if the existing skate park was discontinued. There was a suggestion that there could be a negative impact on businesses in the Village if the skate park were to be relocated. Others suggested that a skate park or BMX facility would need some supervision or surveillance in this location. ▪ During the consultation, further suggestions were made that the park could include a children’s horse riding trail, an amphitheatre, a rock climbing wall, a flying fox, an on-leash dog walking area, a bike/road rule training area and a golf driving range.
Residential and commercial development	<ul style="list-style-type: none"> ▪ Generally, the idea of residential and/or commercial development on limited areas of the site was not supported. ▪ Some of those who supported residential and/or commercial development, or who were undecided, were insistent that any funds generated should be returned to develop the parkland. ▪ There was some support for a kiosk, café or restaurant on site. While the viability of such a café might be questionable, the best chance for success would be a location on Alexander St, associated with some car parking as well as possible co-location with a playground. ▪ Others preferred to limit access from Alexander St, and to focus park entry from Hawk Hill Rd. ▪ Strong opposition was expressed to any fast food facility. ▪ If a Skate Park or BMX facility were to be considered on this site, a location near a café would be good.

Theme	Issue / Feedback
	<ul style="list-style-type: none"> ▪ Some respondents asked for a toilet in the park. If a toilet was to be provided, it would best be co-located with a café and open to the public during the café opening hours. Responsibility for maintenance and cleaning of the toilet could be given to the café lessee.
Waste Transfer Station, Depot, Overnight RV camping and Men's Shed	<ul style="list-style-type: none"> ▪ Community opinion was divided on all these suggested uses. ▪ Some respondents supported a modern waste transfer station on site, but subject to good landscaping, separation from other activities and virtual elimination of all smells from such a facility. ▪ Others wanted Council to find a different location for waste transfer. ▪ If there was to be a modern waste transfer station on site, it made sense to some participants that there would be a small depot in association with the facility. ▪ There was a suggestion that a "Reverse Garbage" program could be instituted on site. This would involve the recycling of unwanted but still usable items, such as furniture through to second-hand timber and building materials. ▪ A Men's Shed on site was supported by some, but opposed by others. Some felt that the Men's Shed would be best located in the Burgess Way industrial area. ▪ An Overnight RV camping area on site was strongly supported by some, but equally as strongly opposed by others.

In Summary

The following uses and activities are strongly supported in previous Council publications and plans, and were endorsed through the consultation process:

- **Recreation**, including exercise equipment, play and picnic areas, BMX area, kickabout area, public sculpture/art and vantage points with views.
- **Natural landscapes**, including trees and general re-vegetation, as well as grassed open areas.
- **Paths and multiple entry points**, including walking and cycling paths, and internal circulation as well as external connectivity to residential areas, shopping precinct and aged care facility.

Some activities were supported by numbers of respondents, but opposed by others for various reasons. These activities could be included if they were designed to address the concerns raised:

- **Residential** development could be considered if it was limited to non-filled parts of the site west of the Unnamed Street, and related to the parkland areas. Residential development was only acceptable to some community members if it assisted in funding redevelopment of parkland and other activities on site.
- **Waste transfer** could be considered on the site, subject to Council's feasibility analysis, and if smell and visual issues could be managed to virtually no impact.

- **Waste Transfer, Depot and Landcare** could be co-located on the site, with appropriate siting and landscaping. Relocation of these uses off-site was also identified as preferable, subject to identifying a suitable site.
- **Skate facility** could be considered, but only well-designed in conjunction with other youth activities, and separated from younger children's play areas for safety reasons. If a skate park was to be recommended it could replace the existing facility in the town centre.
- **RV overnight camping** could be considered if designed so as not to impact on other day-to-day recreation activities, and with appropriate low-level support facilities and landscaping.

Community consultation and technical inputs revealed that the following activities and uses should not be considered:

- **Sporting fields** due to the need to cap the site which would be very costly and the risk of ongoing high maintenance costs.
- **Commercial** activity was not supported for this site. It was appreciated that some economic benefit would need to be identified but that this could be achieved with some well located residential development.



Key Issues for the future of the landfill site

Several key issues have arisen from the background review, condition assessment and consultation process regarding the Port Sorell former landfill site. These issues are summarised below.

Recreation activity

- Previous reports prepared for Council indicate that active sporting facilities such as an oval or playing field would not be suitable over the filled areas. This is due to the potential for subsidence to create an uneven playing surface.
- Where subsidence does not impact on the developed recreation asset, these activities could be considered. Low key, low impact activities such as picnic areas, kick about area and exercise facilities would be suitable.
- Sealed pathways and other structures constructed over filled areas on site may be affected by settlement and become unsafe. However, unsealed pathways over filled areas can adapt to subsidence, and can be maintained readily by patching and filling. Sealed pathways, if required, should generally be restricted to un-filled areas of the site.
- Other structures should generally be restricted to un-filled parts of the site, or a careful assessment made of the risks and mitigation at the design stage.

Revegetation

- Generally, the idea of planting trees on site was strongly supported through the consultation process.
- However, variations on this theme were expressed clearly by participants. There was support for retaining some of the existing vegetation on site, but also for clearing lower, shrubby vegetation to improve views into the site and for better surveillance and security.
- There was strong support for the provision of open grassy areas for informal use. This would be consistent with rehabilitation proposed for the filled areas of the site. Generally, large trees should be avoided over former landfill areas.
- In conjunction with the grassed areas, there was support for taller shade trees, allowing for clear lines of sight through the park. Care should be taken with locating any taller trees to avoid planting in filled areas, while creating shade in summer for informal use.
- There was some support for a more formally planted area, variously described as a small botanic garden, or a sensory garden.
- A community vegetable garden was suggested, but would require a larger area and a clear management commitment. It may be difficult to site a vegetable garden on site to avoid contamination issues. This would require considerable additional research, but care would need to be taken as it might not be possible to eliminate all risk.

Transfer Station / Depot / Mens Shed / LandCare Storage

- Community opinion was divided on all these suggested uses. For the Transfer Station, concerns were expressed around the issues of smell and visual amenity. For some community members, this decision-making process represents an opportunity to make a clear break with the previous use of the site.
- It was agreed that the compatible uses of Waste Transfer Station, Depot, Men's Shed and Landcare storage could all be co-located on the same site given the synergies of activity.
- For the purpose of preparing the Development Plan, it is assumed that there will be some further work undertaken to determine a more suitable site for the co-located

uses of Waste Transfer Station, Depot and Landcare storage and preferably with compatible industrial or similar land uses. It is noted that the Men's Shed has commenced development of a new facility in the Burgess Way Industrial Area. Consequently the Development Plan does not make allowance for these uses on the former landfill site.

- The development of a Waste Transfer Station is a long term initiative and given that the current facility is likely to remain in its existing location for some time yet, the preferred location will be the subject of a separate study.
- It is also understood that once the Development Plan has been approved by the EPA that works on other locations within the site can commence prior to the relocation of the current Waste Transfer Station.

Overnight RV Camping

- An overnight RV camping area is possible to accommodate on site, but perhaps is not a strongly related use for this site in particular. Nor is it a current use requiring a location in town. Given other strong demands on the site, this is one which could be declined.

Technical and Rehabilitation issues

- Some materials are of unknown origin but generally leachates and gas emissions, generally methane and carbon monoxide which are both asphyxiants, are expected to be relatively minor.
- The groundwater is, and will be, impacted by a number of compounds. However these are expected to biodegrade over time. The capping of the surface will further reduce infiltration and reduce leachates.²
- Surface run-off also contains contaminants, which will reduce over time with capping. Wetlands are proposed to intercept and treat run off entering Poynton Creek³



² Sinclair Knight Merz (2007). *Report on Groundwater Monitoring for Latrobe Council*.

³ Sinclair Knight Merz (2007). *Shearwater Alexander Street tip Site Rehabilitation Stage 2*.

Design Principles

The following design principles have been developed from Council's Port Sorell and Environs Strategic Plan 2008, in consideration of technical reports and assessment and through the consultation process.

Key design approach:

To develop a restoration, conservation and recreation space that provides for a range of informal and unstructured activities for adjacent residents as well as the broader Port Sorell community.

To develop two parkland areas which are well connected and read visually and functionally as one.

Quality:

- Ensure that facilities are well designed for purpose, well-constructed and maintained
- Cost-effective construction
- Diverse landscape in terms of textures, surfaces and spatial experience

Access & Equity:

- Site should cater for the local community and provide excellent access for many modes of transport
- Provide safe and convenient access to recreation for all people including those with special needs
- Access compliant with Disability Discrimination Act 1992

Sustainability:

- Ensure that all facilities are developed to an appropriate standard that can be maintained within Council budgets
- Design and develop with environmental principles indigenous vegetation through and between activity nodes
- Manage gas and leachate emissions to ensure that environmental impacts are minimised. Incorporate leachate capture and treatment wetlands into the overall site landscape design
- Design for low ongoing maintenance costs and running costs
- Give preference to ecofriendly materials and products

Theme:

- Retain a coastal identity with design themes
- Consider the site as a destination that is 'Iconic' for residents and visitors
- Develop a 'sense of arrival' at the site
- Utilise the elevation of the site within the design to maximise views to external areas, particularly the coast

Safety:

- Consider user and public safety in the design and development of all facilities
- Maximise safety and security
- Minimise vandalism

Multi-use:

- The site will provide for informal and casual recreation activities for the general community
- Encourage sharing facilities by users and the general community
- All facilities should be multi-use in design and function

Development Proposals

The design assumes that the entire site will be covered with a layer of clean topsoil to allow for safe public access as well as to allow sufficient soil depth to sustain healthy plant growth.

The area of stable soil on which buildings may be developed is limited and, when considered in the context of buffering distances required for gas emissions, the only viable area is that at the western end of the site area.

It is also assumed that, in accordance with the EPA requirements, a detailed decommissioning and rehabilitation plan will be prepared to ensure remediation works are undertaken to allow for the future end use to be realised. The detailed plan will resolve such issues as, but not confined to, leachate capture and treatment, stormwater management, infiltration, landfill gas and subsidence.

Active Youth Zone (AYZ)

- The 'Proposed Road' connects Hawk Hill Road, to Club Drive, south of the site. The development of the proposed central road will provide a near to central access point to the park as well as providing for passive surveillance from the roadway and direct access into the BMX area from footpath connections to adjacent retail and residential areas.
- The western section of the park will have a more active focus with a BMX track, kick about area and an associated picnic area. 90 degree parking off the proposed road will reduce the cost and land take associated with on-site parking.
- The residential development interface at the western end of the AYZ project will front the park across a single loaded roadway to ensure maximum surveillance and access.

Passive Recreation Zone (PRZ)

- A regional scale all abilities play area is located on the point on the site with the best views out to the inlet to the east. Located adjacent to the play area are a picnic area and a kick about space. This major node is centralised within the PRZ and is serviced by an adjacent carpark which is accessed via Hawk Hill Road.
- A path network, constructed initially of crushed rock or granitic sand and with the potential for progressive upgrading to a sealed services based on hierarchy of use, provides connections to adjacent residential and activity areas as well as a connectivity through the eastern and western parts of the park via a major circuit loop with a series of shorter loops. Exercise stations are located along the pathway circuit.

Revegetation Strategy

- Mindful of the maintenance requirements and costs associated with the restoration of indigenous landscapes, the design focuses on a progressive approach. Initially the surface will be stabilised with non-invasive grass species. Strategically located fenced and mulched planting areas with areas of mixed indigenous species representing the full planting structure of lower middle and upper storeys will be developed as budgets allow. Scattered trees will be planted throughout the grassland areas to provide immediate shade and visual amenity. Over time, mixed species lower storey / ground plane planting will be developed in all areas not identified as kick-about areas. Once established, this will not require

regular mowing. View-lines from the play and picnic node will be protected through the use of lower planting.

Revegetation Typologies

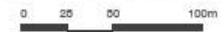
- Remnant Vegetation – protect and manage existing indigenous vegetation.
- Canopy Vegetation - scattered small to medium height trees over rough grassland with differential height mowing regimes based on use.
- Open grassland – indigenous grassland, generally un-mowed.

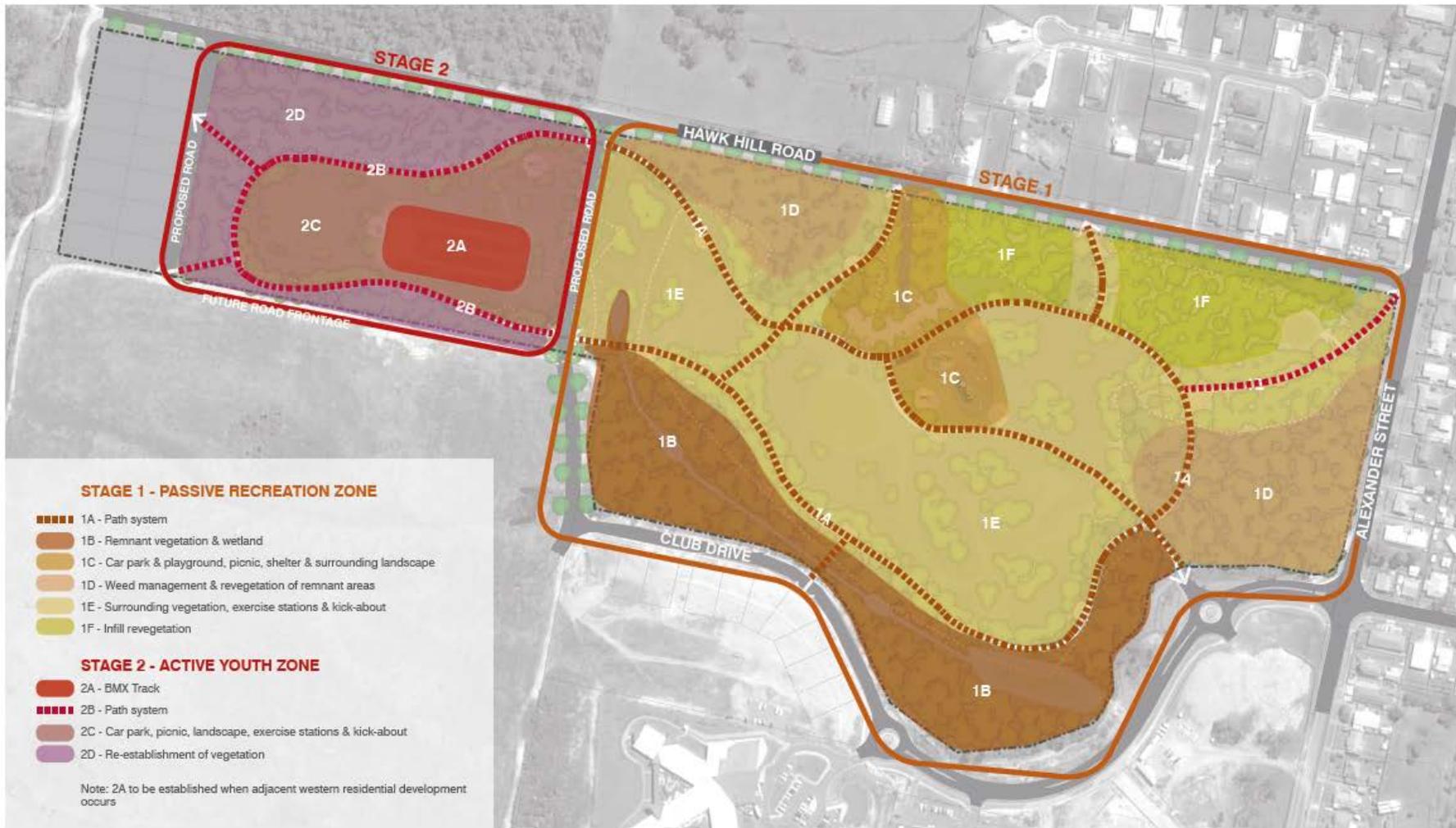
The rehabilitation of the site consists of two revegetation overlays:

- Natural Soil Areas – The vegetation proposed on natural, unmodified soil profiles allows for tall, dense plantings. This can include trees with large root systems and greater depth requirements than trees on fill areas.
- Fill Areas – The vegetation proposed on fill areas is limited to shallower root systems which do not compromise the integrity of the surface topsoil layer. This can include smaller trees and re-established grasses or middle storey vegetation.

Development Plan

The next two pages illustrate the proposed Development Plan and a recommended staged approach to the development.





Implementation plan

The following implementation plan lists the actions that emerge from the preparation of the Development Plan for the Port Sorell former landfill site, summarise the community feedback that has been received, and outline the recommendations, indicative costs and suggested priority to assist the implementation of this plan.

It is noted that the estimated costs in this plan are indicative only and will need to be confirmed at detailed design stage. However for the purpose of planning and budgeting, these costs represent a fair estimate of the budget required to implement the development plan. It is also noted that the following items have not been included in the cost estimates: relocation costs of the Waste Transfer Station, cost escalations, GST and consultants fees. Final costs will also be subject to ground conditions and contaminants that may be detected either prior to or during the construction phase.

The table below details a total of 31 actions and these can be summarised as follows:

Priority	Indicative total cost	Potential external contributions
4 High priority actions – Site Preparation	\$70,000	
5 High priority actions – Passive Recreation Zone	\$294,650	
12 Medium priority actions - Passive Recreation Zone	\$807,280	Seek State Government funding for Playground
10 Low priority actions – Active Youth Zone	\$165,350	
TOTAL	\$1,337,280	

While State Government funding has been potentially identified for part of the development, Council will work to identify and seek any Federal Government, State Government or other funding that might be available to support the implementation of this Development Plan.

Actions	Community response	Recommendation	Indicative Cost	Priority
Site Preparation				
Site set-up, supply of temporary power and water, erosion and silt control measures.	General support by the community.	Site set-up, supply of temporary power and water, erosion and silt control measures.	\$10,000	High
Clean fill / soil blend – to be supplied during final operations of the site prior to landfill closure.	General support by the community.	Clean fill / soil blend – to be supplied during final operations of the site prior to landfill closure, with minimum disturbance to existing trees, bushland areas and general vegetation.	N/A	High
Civil works – excavation / grading and trimming.	General support by the community.	Civil works – excavation / grading and trimming. Care will be taken to preserve vegetation and wildlife habitat.	\$40,000	High
Planting – temporary grassing across whole site for soil stabilisation and weed control.	General support by the community.	Planting – temporary grassing across whole site for soil stabilisation and weed control to complement existing vegetation and proposed plantings.	\$20,000	High
Actions	Community response	Recommendation	Indicative Cost	Priority
Stage 1 – Passive Recreation Zone: Path System				
Unsealed path 2.5m wide (1,855m)	General support by the community.	Unsealed path 2.5m wide (1,855m)	\$55,650	High
Low key distance markers / signage for exercise circuit	General support by the community.	Low key distance markers / signage for exercise circuit	\$5,000	High
Stage 1 – Passive Recreation Zone: Remnant Vegetation and Wetland				
Revegetation of remnant species	General support by the community.	Revegetation of remnant species	\$100,000	High
Wetland – vegetation and rockbed	General support by the community.	Wetland – vegetation and rockbed, ensuring compliance with all required water quality standards	\$114,000	High
Timber boardwalk / bridge (x2)	General support by the community.	Timber boardwalk / bridge (x2)	\$20,000	High
Stage 1 – Passive Recreation Zone: Car park, playground, picnic area and planting				
Car park and unsealed access road with bollards	Generally supported. Some opposition to public vehicle access into the site.	Develop a car park and unsealed access road with bollards and capacity to close entrance road at night. Continue bollards and/or fencing around areas of perimeter where required.	\$40,000	Medium
Regional Playground – custom and standard equipment	General support by the community.	Develop a regional playground with a combination of custom and standard equipment, with a theme of a lookout or similar. Consultation with local children should inform the final design.	\$200,000	Medium
Picnic areas – seats (6), picnic tables (3), BBQ, bins (2) and solar lighting	General support by the community.	Develop picnic areas in locations selected in consultation with the local community. Includes seats (6), picnic tables (3), BBQ, bins (2) and solar lighting.	\$76,250	Medium
Toilet block (2 unisex cubicles)	General support by the community.	Develop a toilet facility containing 2 unisex cubicles with location to be carefully selected and able to be locked at night.	\$30,000	Medium

		(note – cost estimate excludes sewerage and water assuming they are already present on the site)		
Signage – user information and directional	General support by the community.	Instal signage – both user information and directional	\$3,000	Medium
Shelter (3)	General support by the community.	Construct three shelters in locations to be agreed with the local community.	\$75,000	Medium
Garden bed – trees, plants and shrubs	General support by the community.	Plant garden beds – trees, plants and shrubs to complement existing vegetation throughout the site.	\$72,700	Medium
Stage 1 – Passive Recreation Zone: Revegetation and Management				
Garden bed – trees, plants and shrubs	General support by the community.	Plant garden beds – trees, plants and shrubs to complement existing vegetation throughout the site.	\$105,250	Medium
Stage 1 – Passive Recreation Zone: Revegetation / Exercise Stations and Kickabout Space				
Garden bed – trees, plants and shrubs	General support by the community.	Plant garden beds – trees, plants and shrubs to complement existing vegetation throughout the site.	\$105,250	Medium
Exercise Stations and surface (8)	General support by the community.	Instal exercise stations and required surface – 8 stations to be installed.	\$40,000	Medium
Grassed surface for kickabout space	General support by the community.	Develop grassed surfaces for kickabout space and consider installation of soccer and AFL goals for informal play (not included in costs).	\$1,960	Medium
Stage 1 – Passive Recreation Zone: Infill Vegetation				
Garden bed – trees, plants and shrubs	General support by the community.	Plant garden beds – trees, plants and shrubs to complement existing vegetation throughout the site.	\$57,900	Medium

Actions	Community response	Recommendation	Indicative Cost	Priority
Stage 2 – Active Youth Zone: BMX Track				
Additional earth works / grading	General support by the community with a comment that young people should be engaged.	Establish a BMX facility in consultation with young people in the Port Sorell area.	\$10,000	Low
Stage 2 – Active Youth Zone: Path System				
Unsealed path 2.5m wide (650m)	General support by the community.	Unsealed path 2.5m wide (650m)	\$19,500	Low
Stage 2 – Active Youth Zone: Car park / Picnic Area / Exercise Stations and Kickabout Space				
Car park	General support by the community.	Develop a car park and unsealed access road with bollards and capacity to close entrance road each evening. Continue bollards and/or fencing around areas of perimeter where required.	\$20,000	Low
Picnic areas – seats (4), picnic table, bins (2) and solar lighting	General support by the community.	Develop picnic areas in locations selected in consultation with young people and the local community. Includes seats (4), picnic table, BBQ, bins (2) and solar lighting.	\$46,980	Low

Signage – user information and directional	General support by the community.	Instal signage – both user information and directional	\$3,000	Low
Shelter	General support by the community.	Construct a shelter in a location to be agreed in consultation with young people.	\$25,000	Low
Exercise Stations and surface (3)	General support by the community.	Instal exercise stations and required surface – 3 stations to be installed.	\$15,000	Low
Grassed surface for kickabout space	General support by the community.	Develop grassed surfaces for kickabout space and consider installation of soccer and AFL goals for informal play (not included in costs).	\$1,500	Low
Garden bed – trees, plants and shrubs	General support by the community.	Plant garden beds – trees, plants and shrubs to complement existing vegetation throughout the site.	\$40,600	Low
Stage 2 – Active Youth Zone: Revegetation				
Garden bed – trees, plants and shrubs	General support by the community.	Plant garden beds – trees, plants and shrubs to complement existing vegetation throughout the site.	\$78,750	Low

Management

The Port Sorell former landfill site is proposed to be a regional open space destination for local residents and visitors to the area. As such the site will remain accessible to all users at all times with no specific user group having exclusive access to any part of the site. Decisions may be taken to close the park each evening and open it up each morning, however during all opening times, it shall remain open and accessible to all.

It is intended that the Latrobe Council will assume ongoing management responsibility for the maintenance and all assets within the park. It is noted that this Development Plan proposes a site with low maintenance plantings, landscape and park features.

Involvement of the local Port Sorell community in the care and presentation of the site is encouraged and might occur through such activities as:

- Planting days
- Rubicon Coast and Landcare Group undertaking some landscape renewal and weed control works
- Community groups contributing to features and installations including park furniture, signage and public art
- The formation of a 'Friends of...' group to organise local activities and events and liaise with Latrobe Council about the management and future development of the site.

It is suggested that a name for the new park be considered following endorsement of the Development Plan by Council and once approval from the EPA has been received. A local competition for a name could be conducted. An approach such as this is often very successful and results in a high level of awareness and support for the park from the local community.

Utilisation of the regional park is anticipated from:

- Local residents walking, running and cycling to and through the park
- Adjoining residents / establishments using the park as a destination for local activity
- Families and groups picnicking, playing and engaging in activity
- Visitors and tourists to the area visiting the park to enjoy the amenity, landscape, views and vistas
- Community groups conducting special activities, events and celebrations in the park

In Summary

It is recommended that Latrobe Council:

- Endorse the Development Plan for the Port Sorell former landfill site with a commitment to hold off on final decisions about residential development and the location of the Proposed Road
- Submit the endorsed Development Plan to the EPA for approval
- Prepare a decommissioning and rehabilitation plan for the establishment of a regional park in line with the Development Plan and in accordance with EPA requirements
- Develop a staged plan and budget for implementation of the Development Plan, maximising external funding sources
- Prepare a planning scheme amendment for the site to provide an appropriate zoning for the implementation of the Development Plan
- Consult with the Port Sorell community to decide on detailed design elements and identify a name for the future site.

The former landfill site is a significant and well-located open space in Port Sorell given the current population, projected growth and popularity as a destination for visitors. As a regional parkland, this site will become a valuable asset to Port Sorell and the Latrobe municipality.

Attachment: Summary of Submissions Received During Public Exhibition

A total of 15 submissions were received during the public exhibition stage for the Port Sorell Former Landfill Site Development Plan draft report. The submissions, summarised in the table below, identified a number of issues that were considered in the final report including:

- Further consideration of:
 - mobile coffee / food vendors for the park can be considered once it is operational;
 - involvement of young people in the development of the Active Youth Zone;
 - establishment of a bridle path can be considered as a future stage of development once the implementation of the key areas is complete;
 - inclusion of soccer and AFL goal posts for informal ball play; and
 - inclusion of a lookout tower at a central point in the park incorporating interpretive information and visitor facilities as a future installation for the park.
- Addition of perimeter bollarding and fencing where appropriate to protect the park from unwelcome and unauthorised vehicles.
- Any decision about residential development on the North West area of the site will be held off until other development is complete and a local housing demand is evident.
- Any decision about the exact location and timing of construction of the Proposed Road to be delayed until the need for the road is clear. It is understood that following the Port Sorell and Environs Strategic Plan being prepared in 2008, Council amended its Planning Scheme to achieve connected road linkages within and between the Port Sorell settlement areas and the adjacent land. The creation of the proposed road, commonly known as, "Pink Street" was considered an important part of this road connectivity to provide an alternate access and exit to the Shearwater and Hawley Beach areas.

No.	Submission From	Issues Raised
1	Resident, Port Sorell	<ul style="list-style-type: none"> • General support for proposed Development Plan. • Concerned about the proposed residential development on the western side of the site and the compromising of any land that could be used to develop the park. • Supports the relocation of the Waste Transfer Station. • Supports consideration of a horse track within the park. • Supports coffee vans / pop-up vendors with a view to a possible long term kiosk facility. • Not keen on any mobile homes using this park for overnight stays.
2	Resident, Port Sorell	<ul style="list-style-type: none"> • General support for proposed Development Plan. • Concerned about the current dumping of waste material that occurs.
3	Residents, Shearwater	<ul style="list-style-type: none"> • Concerned about water quality of the proposed wetlands. • Support suitable residential development on the western edge of the park but does not support any housing on the southern, eastern or northern perimeters. • Waste Transfer Station should be relocated into the industrial area or out of the area altogether. • Support consideration of a horse track along the eastern perimeter. • Do not support any business development around the perimeter, although a small tea room facility within the park could be supported. • Would like to see the Active Youth Zone developed early in the implementation with involvement from young people. • Suggest that a roundabout may need to be considered at Alexander Street / Hawk Hill Road.
4	Residents, Port Sorell	<ul style="list-style-type: none"> • General support for proposed Development Plan. • Concerned about the proposed residential development on the western side of the site and the compromising of any land that could be required

No.	Submission From	Issues Raised
		<p>in the long term future if the community is densely populated.</p> <ul style="list-style-type: none"> • Agree that the site should be free from building wherever possible. • Suggest the name 'Rubicon Park' for the new park. • Tiolet block should be attractive, close to road, well-lit and closed at night. • Suggest a mobile food / coffee facility • Support the relocation of the Waste Transfer Station. • Suggest the formation of a "Friends of the Park" group and involvement of local volunteers and community groups such as Mens Shed.
5	Resident, Port Sorell	<ul style="list-style-type: none"> • General support for proposed Development Plan. • The relocation of the Waste Transfer Station should be included in the overall implementation plan as it is a legitimate cost. • Happy to support the residential development off-setting the costs of implementing the park plan, however this was not made clear enough in the draft report. • Supports the inclusion of soccer and AFL goals in the kickabout space for informal play.
6	Sails on Port Sorell	<ul style="list-style-type: none"> • Suggests that a lookout tower be developed which could be an iconic centrepiece for the park and contain park information, signage and displays. A kiosk could also be included at the base of the tower.
7	Resident, Port Sorell	<ul style="list-style-type: none"> • Would like to establish Petanque as an activity in the Port Sorell area and interested in the development of 'terrains' within the proposed park.
8	Residents, Shearwater	<ul style="list-style-type: none"> • General support for proposed Development Plan. • Keen to retain a green belt corridor for existing wildlife. • Concerned about the proposed residential development on the western side of the site and the risk of high density housing. • Concerned about lack of proposed lighting for security.
9	Port Sorell Garden Club	<ul style="list-style-type: none"> • General support for proposed Development Plan. • Concern about proposal to sell off part of the site for housing. • Support for open space being incorporated in subdivisions so children and families and places to play • Concerned about the location of the Proposed Road going through the site when it could be located along the western edge and still connect to Hawk Hill Road..
10	Latrobe Council Manager Engineering and Works	<ul style="list-style-type: none"> • Waste Transfer Station is likely to remain onsite for a number of years to come and could potentially be incorporated into the park development. • Suggests perimeter parking in favour of onsite parking for park users and possible overnight RV camping area on the edge of the site. • Suggests development of entire park on the eastern side of Proposed Road to minimise maintenance and limit community expectations. • Questions the value to be gained by developing a BMX track and suggests consideration of a perimeter trail for horses and mountain bikes. • Suggests perimeter bollarding and fencing on road frontages. • Suggests inclusion of an elevated viewing site with shelter and potentially picnicking facilities.
11	Resident, Northdown	<ul style="list-style-type: none"> • General support for proposed Development Plan. • Concerned about the location of the Proposed Road going through the site and 'cutting the park in two'. • Suggests perimeter parking in favour of onsite parking for park users

No.	Submission From	Issues Raised
		<p>and develop access road for service and emergency vehicles only.</p> <ul style="list-style-type: none"> • Concerned about residential development on the western side of the site due to already significant development of housing in other parts of the Port Sorell area. • Council should seek funding for the development of the park from State and Federal Governments. • Requests that taller trees and current bush areas be retained wherever possible to enhance aesthetics and preserve habitat.
12	Resident, Port Sorell	<ul style="list-style-type: none"> • Questioned decision making process and requested further public consultation meetings.
13	10 residents: Port Sorell, Northdown, Shearwater and Hawley Beach	<ul style="list-style-type: none"> • Opposed to any residential development on the site and support Council seeking funding from State and Federal Government instead. Request a further meeting be held to discuss residential development, proposed road and design details.
14	7 residents: Port Sorell, Shearwater, Northdown and Hawley Beach	<ul style="list-style-type: none"> • Request a further meeting be held to discuss the proposal, in particular aspects of residential development, proposed road and design details.
15	83 residents: Port Sorell, Shearwater, Hawley Beach, Northdown, Latrobe, Devonport and Kindred	<ul style="list-style-type: none"> • Support a proposal to create an access through the firebreak at the end of Summerhill Park and a bridle path be made around the perimeter of the park – this could be shared with other path users.