



TIVOLI GREEN - Amendment RZ 2023 –002 Response

Response to Planning Scheme Amendment for 203 and 205 Old Beach Road, Old Beach RZ 2023-002 Section 40K Report.

1. RZ 2023 -002 Proposal	2
2. Flood Prone Hazard Overlay	4
3. Open Space Planning - Current.....	5
4. Open Space Planning - Proposed	11
5. Priority Vegetation Overlay.	15
6. Appendices.....	16

1. RZ 2023 -002 Proposal

Proposal – Amend the planning scheme map to:

- A. Rezone the land at 203 and 205 Old Beach Road, Old Beach from Future Urban Zone to General residential Zone, Low Density Residential Zone , Environmental Management and Open Space Zone.
- B. Amend the Priority vegetation Overlay from 203 and 205 Old Beach Road, Old Beach,
- C. Insert the Flood Prone Hazard Overlay over 203 and 205 Old Beach Road, Old Beach

Annexure 2

Annexure 1

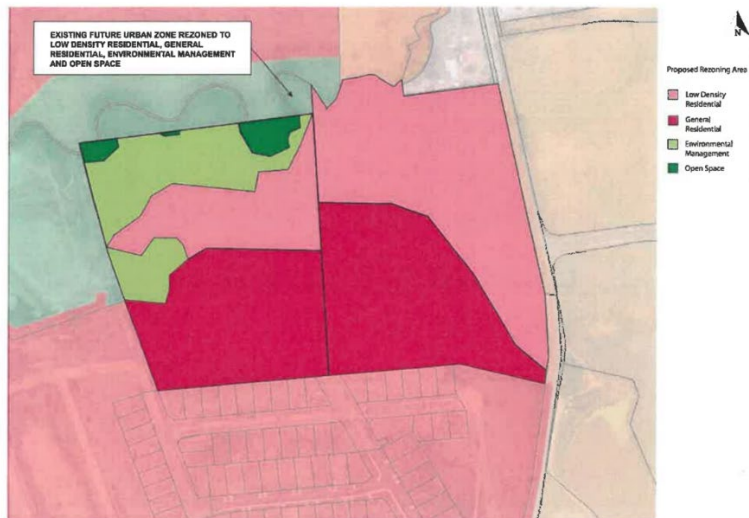


Figure 1 Annexure 1 from the Brighton Local Provisions Schedule Amendment RZ 2023 - 002. Rezoning proposal



Figure 2 Annexure 2 from the Brighton Local Provisions Schedule Amendment RZ 2023 - 002. Priority vegetation overlay.

Annexure 3



Figure 3 Annexure 3 from the Brighton Local Provisions Schedule Amendment RZ 2023 - 002. Flood Hazard Overlay

2. Flood Prone Hazard Overlay

Response to representation 17 states that **“The proposed zoning map shows the flood affected land is to be zoned environmental management”**

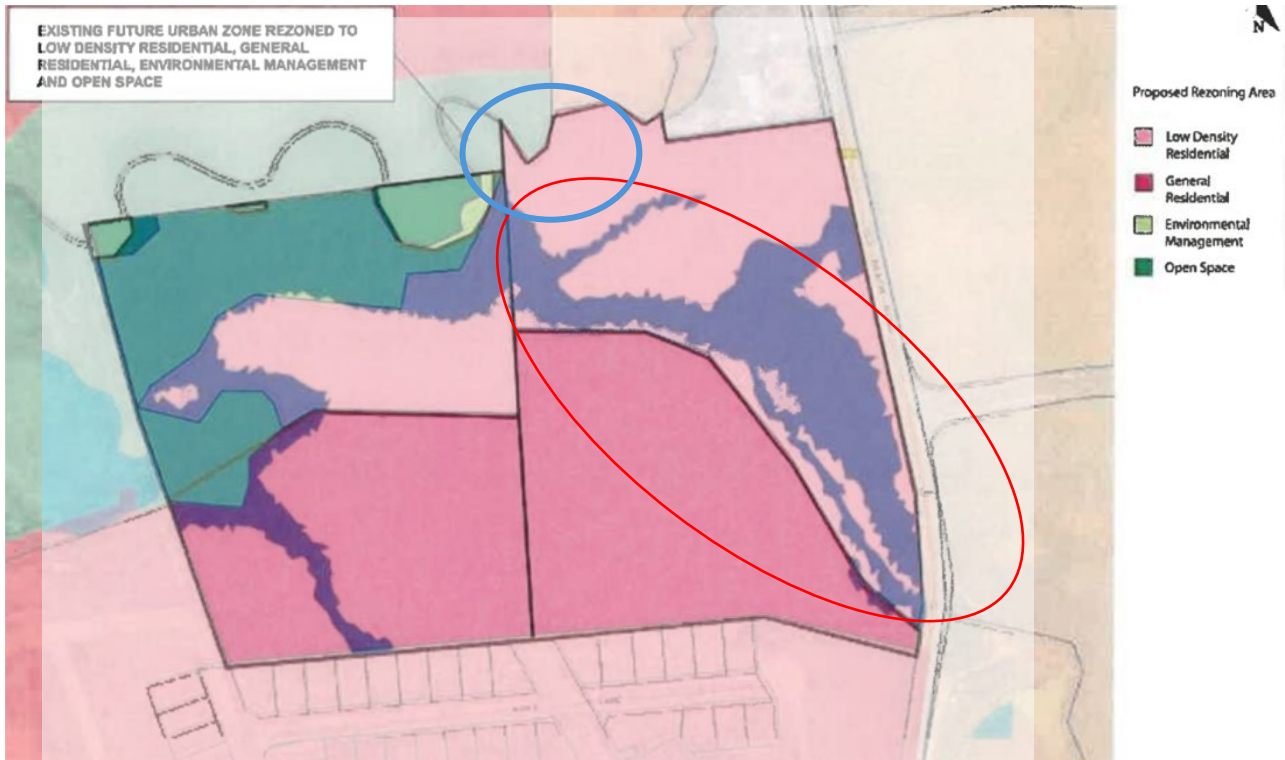


Figure 5 Proposed rezoning map overlaid over the proposed flood zoning map

When the flood overlay map is layered over the proposed zoning map it is clear that there are significant areas of flood zone that are **not** proposed to be covered by Environmental Management Zoning, particularly in 203 Old Beach Road where the open space overlay does not extend at all.

Note that the flood overlay proposed does also not include the flood zone of Gage Brook Which should be present in the north west corner of Lot 203 Old Beach Road.



Figure 4 Excerpt from Tivoli Green 1% Flood Map showing Gage Brook flood area in north west corner 203 Old Beach Road. This portion of the flood zone is missing from the proposed Flood Hazard Overlay area.

3. Open Space Planning - Current

The Tivoli Green Specific Area Plan covers much of the area surrounding the proposed rezoning lots.

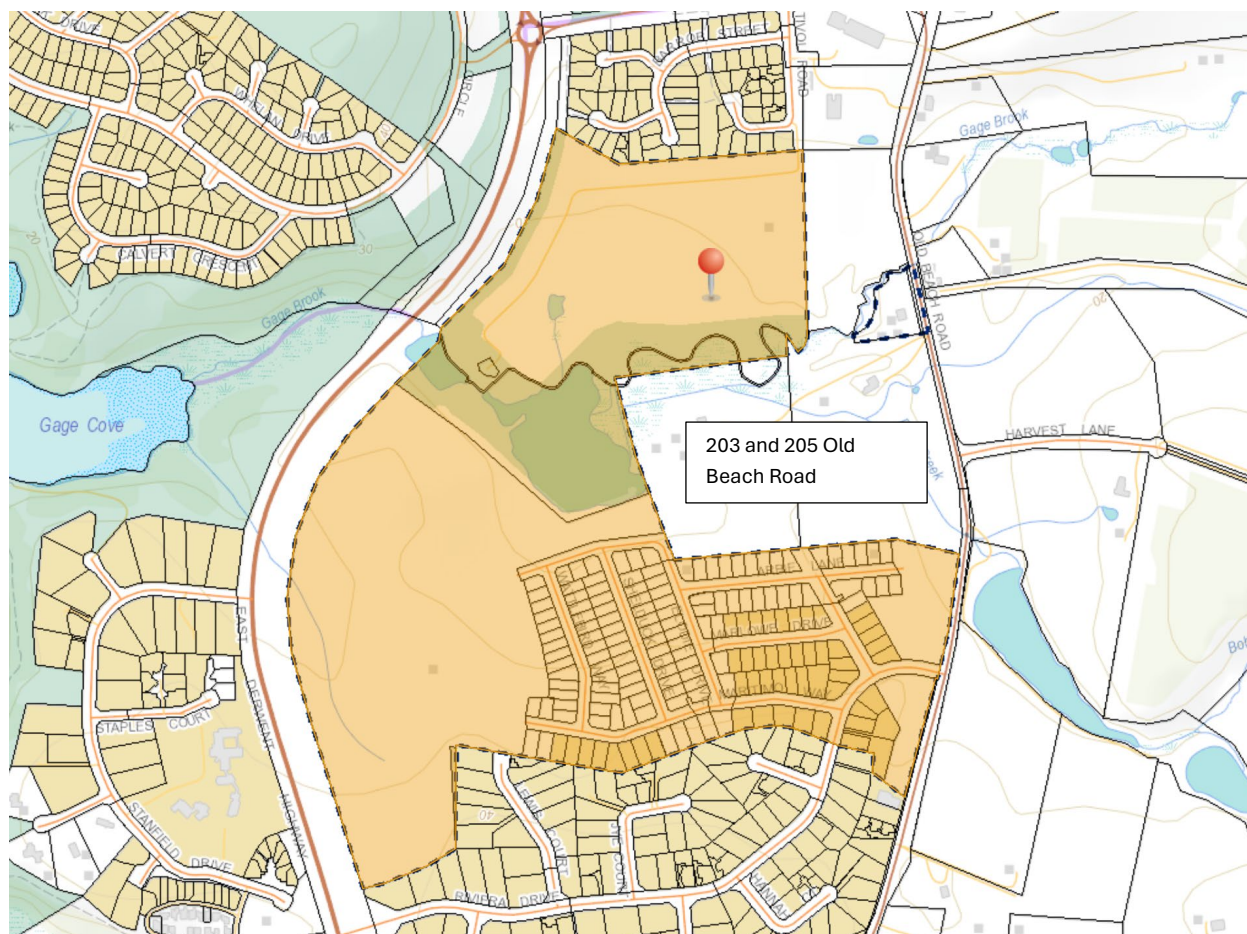


Figure 6 Extent of Tivoli Green Specific Area Plan. (Orange with dashed outline.)

TASMANIAN PLANNING COMMISSION

Brighton Interim Planning Scheme 2015

Draft amendment RZ 2016-02

Amendment 1:

Rezone land from Particular Purpose Zone 1: Future Urban Zone to General Residential Zone and Open Space Zone as shown below.



The Tivoli Green Specific Area Plan was included in the amendment RZ 2016-02 which included rezoning to residential and open space zoning.

To undertake this rezoning there was extensive rezoning documentation required including a 37 page planning report , (Emma Riley + Associates, 17 March 2015) which considered demographics, aboriginal heritage, natural and landscape values, traffic impact, land use planning and strategies etc. This report stated on page 21 that the *natural values existing on the site are primarily around Gage Brook which will be protected through the proposed Open Space zoning.*

Figure 7 image from the Rezoning document for RZ 2016-02

The open space zone was included in the initial rezoning application to facilitate the Specific Area Plan purpose statements.

The Tivoli Green SAP has eight purpose statements, the first of which states *The purpose of the Specific Area plan is : F2.1.1 “to promote social interaction through an active and healthy residential environment based on provision of public open space, a pedestrian and trail network and the integration of water sensitive urban design into the road network.”*

To achieve the goals of the SAP the Tivoli Green development the open space zone was designated as part

design overlays



of the SAP and incorporated into the planning scheme. The open space in this case fulfills the function of protecting development from the flood zone as well as providing extensive areas within and outside the flood zone for a trail network and pedestrian connectivity.

To fulfil this obligation and create a space achieved the community goals of connectivity, open space and creating a pleasant community asset Tivoli Green commissioned an open space planning report from REALM Studios that included the following overlays.

Topography and Flows

The site levels form high points in the development area moving down towards low lying ground in the central area - historically home to saltmarsh and semi-saline habitats. These low lying areas form a combined stormwater management role and open space offering for the community.

The natural lines of Gage Brook and associated wetlands are reinstated and stormwater sediment ponds are perched around the outside of the open space. These ponds help to both improve the quality of stormwater running into the wetland and creek systems as well as providing valuable habitat space and opportunities for the community to connect with water and nature.



1 Offline sediment ponds



4 Online wetlands



7 Waterway



8 Existing pond

design overlays



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Figure 9 Ecology Overlay



Ecologies

Ecological connections are concentrated on the improved water corridors. Restoration of riparian and saltmarsh habitats will improve ecological conditions and provide linkages between the adjacent salt-marsh and woodland to the west and further upstream of Bobs creek and Gage Brook.

The proposed wetland mixes of vegetation most appropriately correspond to saline sedgeland / rushland (TASVEG - ARS) and succulent saline hermland (TASVEG - ASS).

The slopes above the wetlands will include Bursaria - Acacia woodland (TASVEG - NBA) and lowland grassland complex (TASVEG - GCL) as understory to Eucalyptus viminalis and E. ovata woodland.



1 Grassy Woodland



3 Woodland Embankments

2 Winter windbreak planting



4 Terrestrial/Ephemeral Wetlands



5 Creek corridor

Note: precedent images only

design overlays



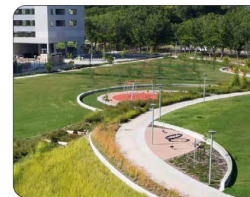
Movement + Access

Access throughout the open space is provided through formal and informal pathways.

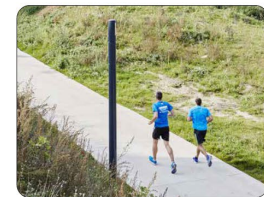
Share paths will be a generous width, providing routes for cyclists, walkers and exercising. Informal gravel paths provide for recreational walking.

Boardwalks provide crossing opportunities, connecting the northern and southern communities and circular loops within the open space.

Creek access points are provided allowing connection to nature for the community.



1 Active share path
2 Broader share path connections



3 Central share path
4 The Green Loop path



5 Forest walk



6 Creek board walk

7 Possible future creek walk (out of scope)

Note: precedent images only

REALM studios

Figure 10 Movement and Access overlay.

These overlays have been combined into the following open space design creating a space has good outcomes for the community regarding connectivity, protection from flooding and environmental outcomes:

composite plan



Legend

- 1. Off-line sediment ponds
- 2. On-line wetlands
- 3. Waterway
- 4. Existing outlet pond
- 5. Central share path
- 6. Active share path
- 7. Forest walk
- 8. Creek board walk
- 9. Green loop (and maintenance access)
- 10. Active nodes
- 11. Nature play area
- 12. Tivoli Green
- 13. Community Shelter and BBQ area
- 14. Aboriginal Heritage Artifact
- 15. Existing pumping station

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Figure 11 Composite Open Space Plan Tivoli Green

4. Open Space Planning - Proposed

Rezoning Proposal RZ 2023-002 for 203 and 205 Old Beach Road shows small portions of 205 Old Beach Road are rezoned to open space and a larger portion 205 is rezoned to environmental management.

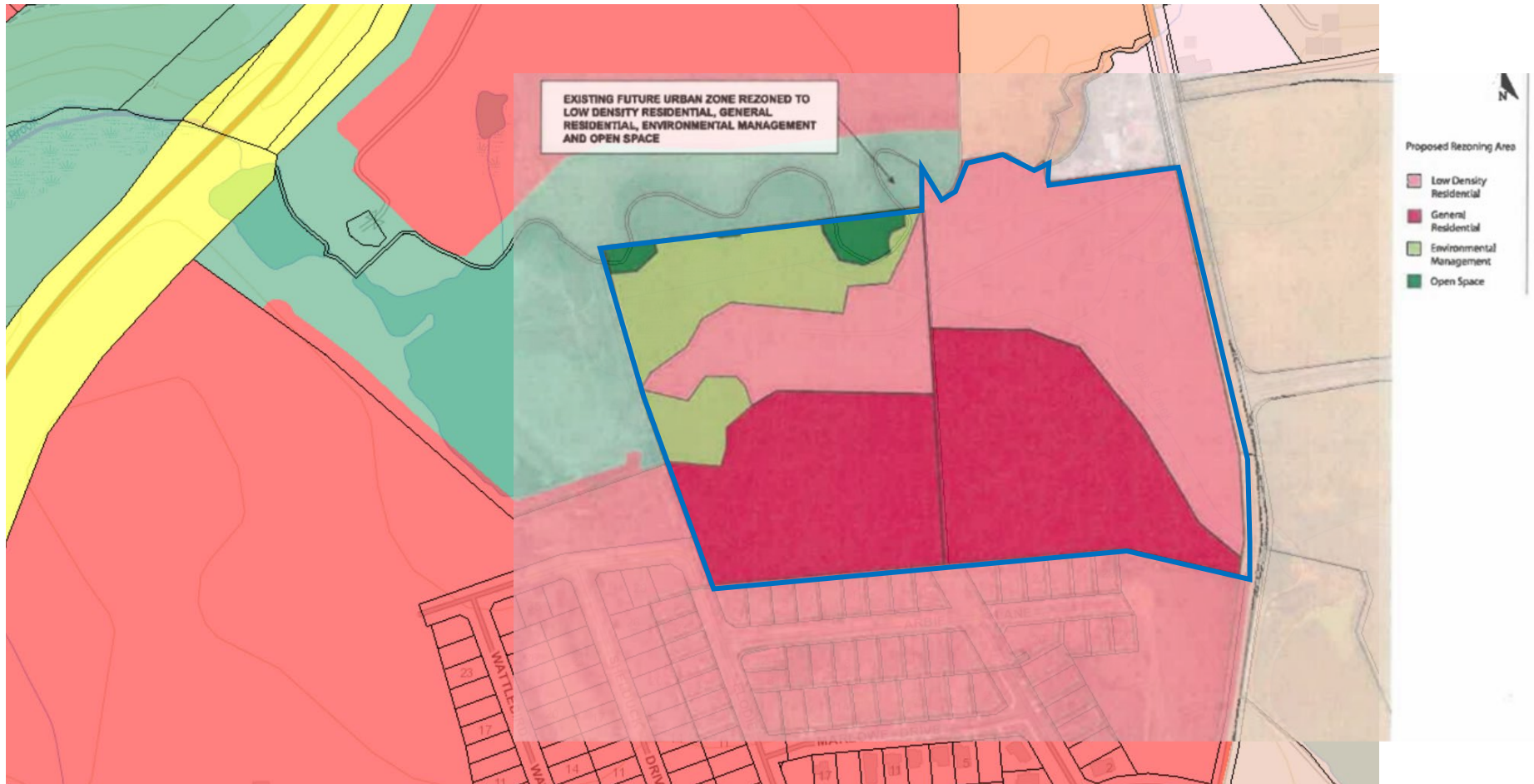


Figure 12 proposed rezoning zones overlaid over existing planning scheme.

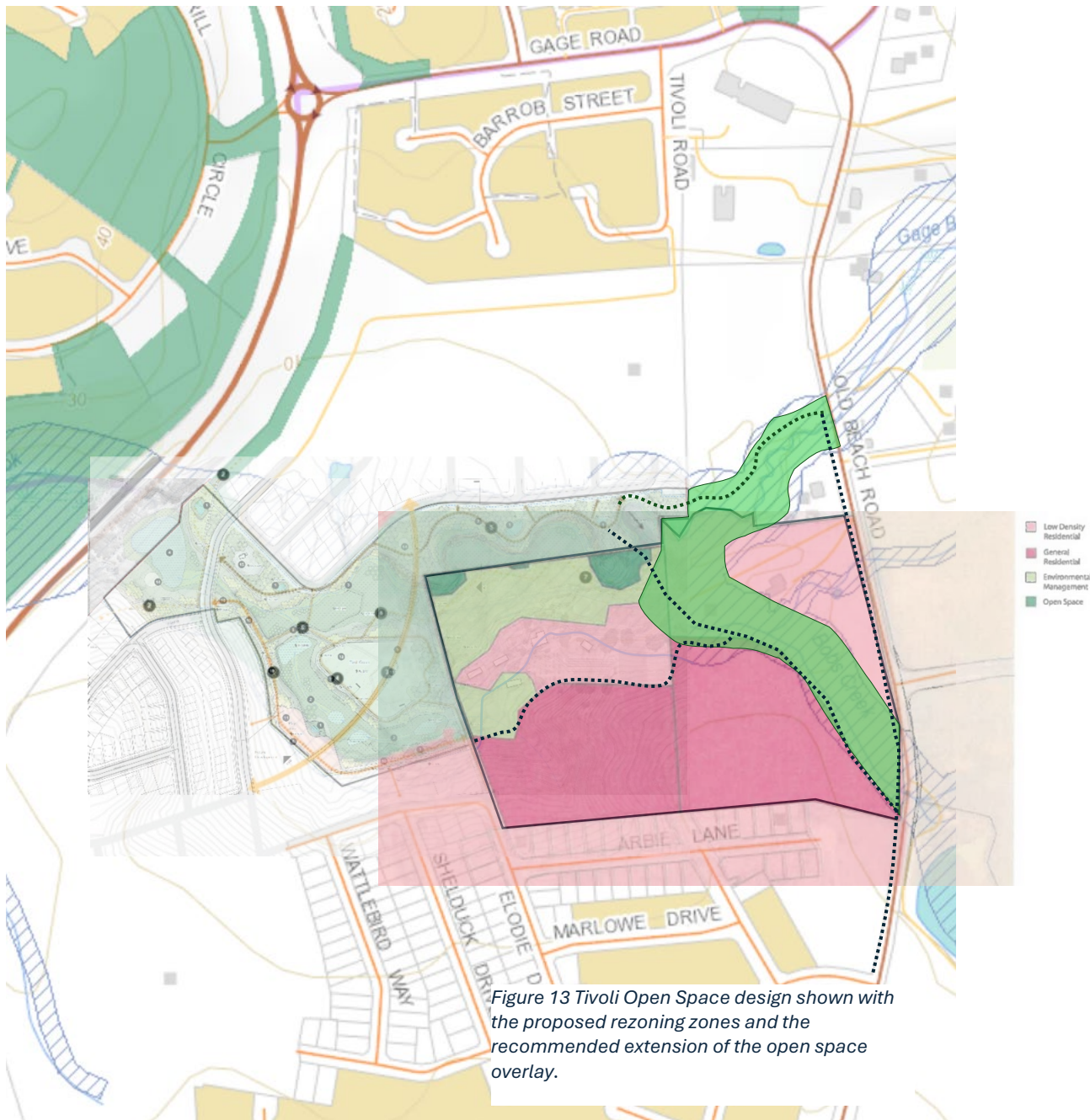


Figure 13 Tivoli Open Space design shown with the proposed rezoning zones and the recommended extension of the open space overlay.

When considered against the surrounding area it is apparent that extending the open space would maximise the value of the pedestrian network for the community from a strategic planning perspective. We believe there should be a greater level of open space considered as part of the rezoning application.

Extending the open space rezoning through lot 203 Old Beach Road to the road along the flood way of Bobs Creek is a logical extension of the existing open space that has been required as part of the Tivoli development. Future strategic open space extensions would also extend along the Gage Brook flood way.

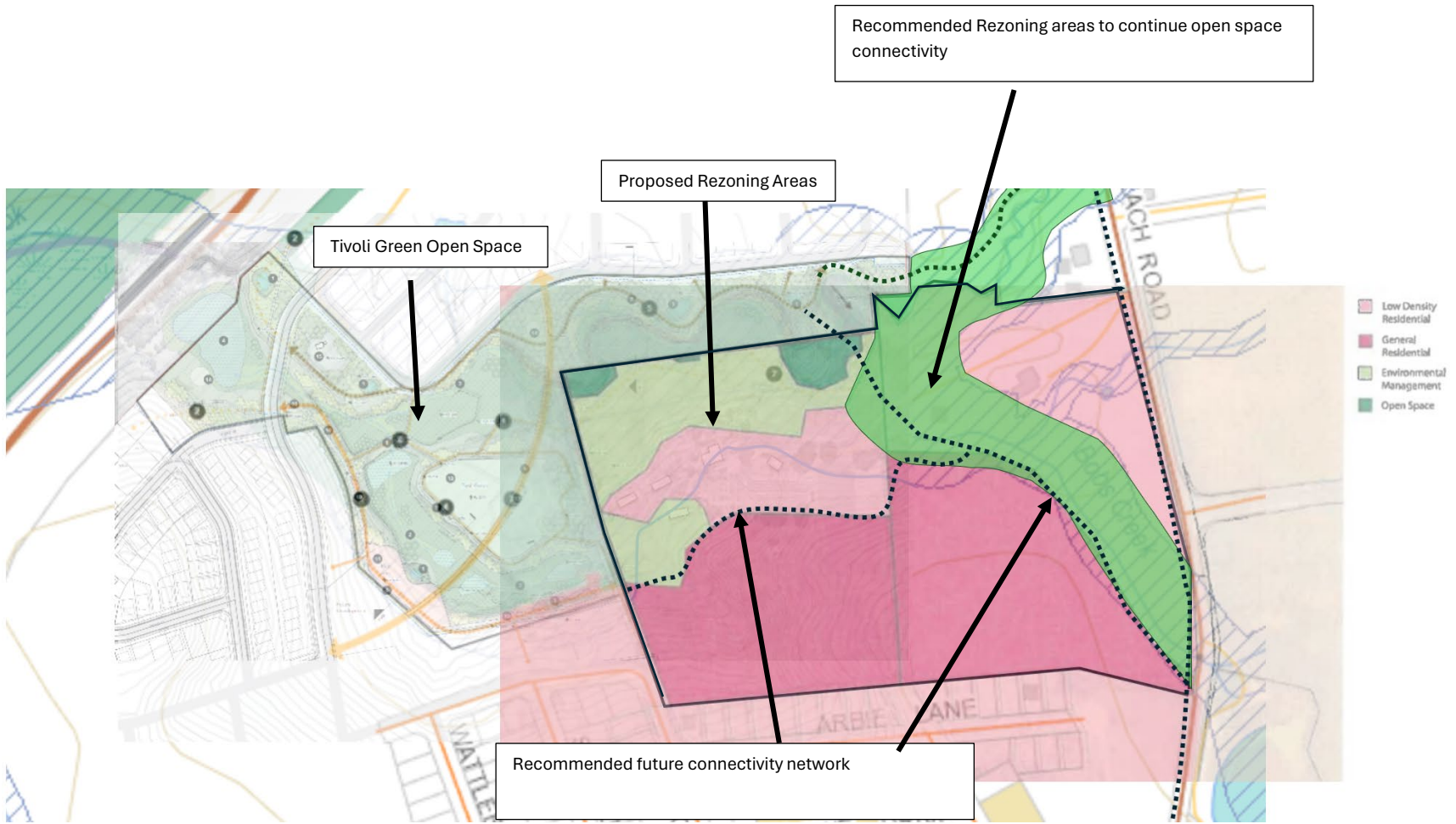


Figure 14 Tivoli Open Space design shown with the proposed rezoning zones and the recommended extension of the open space overlay.

We believe that a greater level of strategic planning should be applied to the open space rezoning of lots 205 and 203 Old Beach Road as the current proposal:

- a) does not provide for strategic open space connectivity and pedestrian networks and;
- b) does not adequately cover the flooding area.

Note that the areas proposed are indicative only and a closer analysis of the site, pedestrian connectivity, contours and flood overlay and the environmental values

should be the drivers for a more specific and considered open space area. This was a requirement for the open space included in the Tivoli Green Specific Area Plan and it seems reasonable to extend that level of consideration strategically to the greater area.

The proposed extension to the open space will provide the community with an open space network that is a cohesive and considered future network.

5. Priority Vegetation Overlay.

It appears that the proposal includes the removal of the entire area of priority vegetation overlay on lot 205 and 203 Old Beach Road. We believe there has been insufficient analysis and justification of this removal, particularly considering the north west corner of lot 205.



Figure 15 ListMap image of priority vegetation area in Lot 205.

The priority vegetation community in this corner appears to be a thriving saltmarsh community which is classified under wetland as part of a Tasmanian Threatened Native Vegetation Community. We believe that further investigation is required prior to removing this section of vegetation from the priority vegetation overlay.

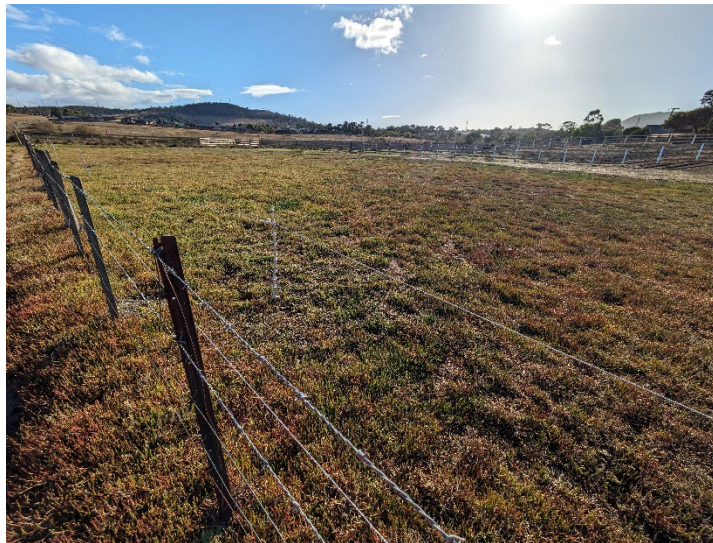


Figure 17 Image of 205 Old Beach Road showing large area of saltmarsh.



Figure 16 image of *Sarcornia* Sp. present in 205 Old Beach Rd priority vegetation overlay.

6. Appendices

Appendix 1. Tivoli Green Developed 1% flood overlay and open space.

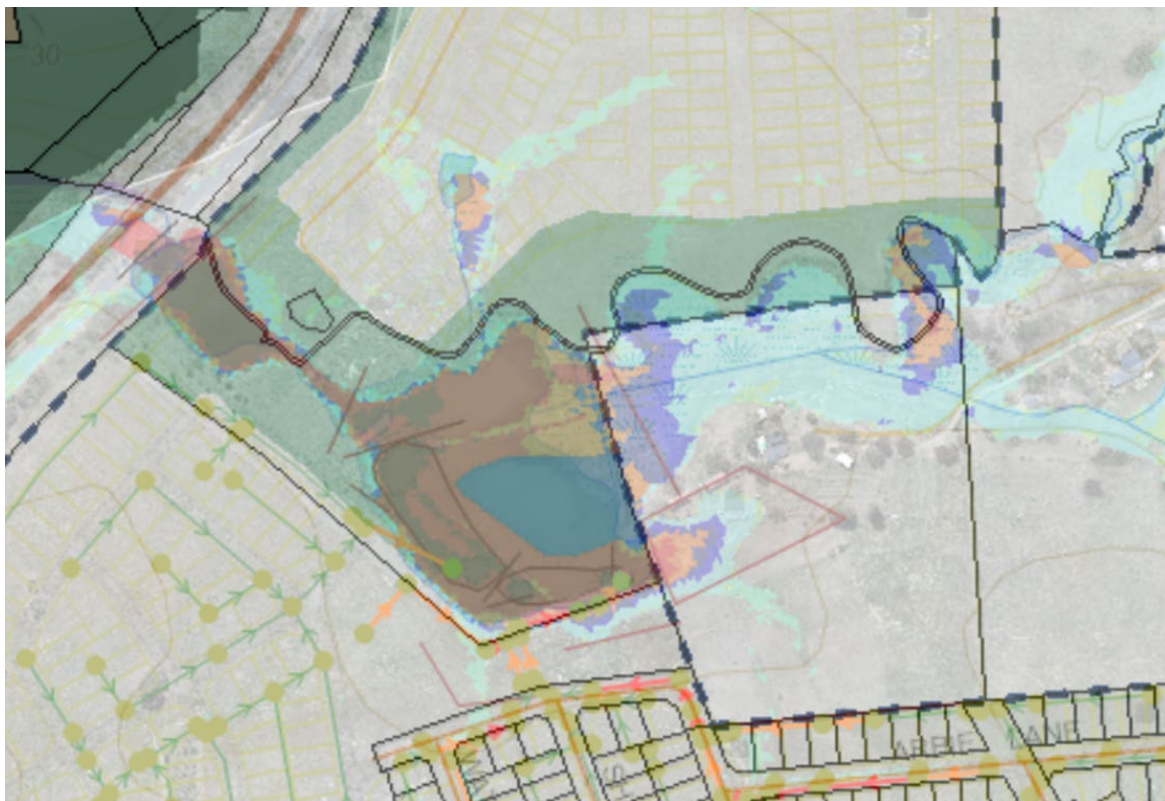


Figure 18 Tivoli Developed 1% flood zone with open space overlay (green).

Appendix 2. REALM Studios Tivoli Green Landscape Development Application.



Tivoli Green

LANDSCAPE DEVELOPMENT APPLICATION



REALM studios

content



Design Report

Design Statement	3
Design overlays	4-7
Composite Plan	8
Staging Plan	9
Materials + Finishes	10
Planting	11

Appendix

Master Plan	
Delivery Plan	
Sections	

Acknowledgement of Country

As we develop conceptual thinking on lutruwita Aboriginal land, sea and waterways, we acknowledge, with deep respect the traditional owners of this land, the palawa people. The palawa people belong to the oldest continuing culture in the world. They cared for and protected Country for thousands of years. They knew this land, they lived on the land and they died on these lands. We honour them.

We pay our respects to elders past and present and to the many Aboriginal people that did not make elder status and to the Tasmanian Aboriginal community that continue to care for Country. We recognise a history of truth which acknowledges the impacts of invasion and colonisation upon Aboriginal people resulting in the genocide and forcible removal from their lands.

Our Island is deeply unique, with spectacular landscapes with our cities and towns surrounded by bushland, wilderness, mountain ranges and beaches. We stand for a future that profoundly respects and acknowledges Aboriginal perspectives, culture, language and history. And a continued effort to fight for Aboriginal justice and rights paving the way for a strong future.

Project:	Tivoli Green
Report Title:	Development Application Report
Authors:	Alaric Hellawell (REALMstudios) Ben Roberts (REALMstudios)
Review:	Alaric Hellawell (REALMstudios)
Document Issue:	04/11/2022 - Issue A
Prepared by:	REALM studios

design statement

A regenerative landscape setting for community and nature

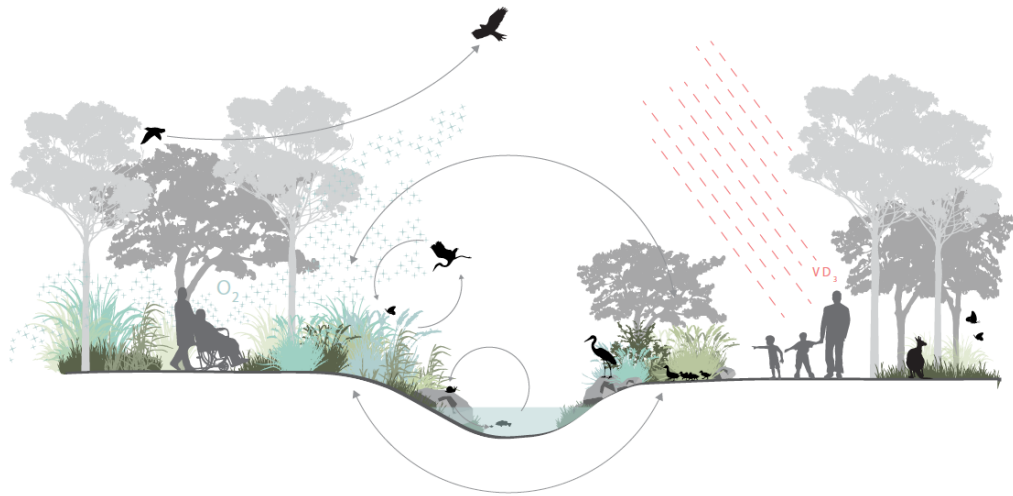
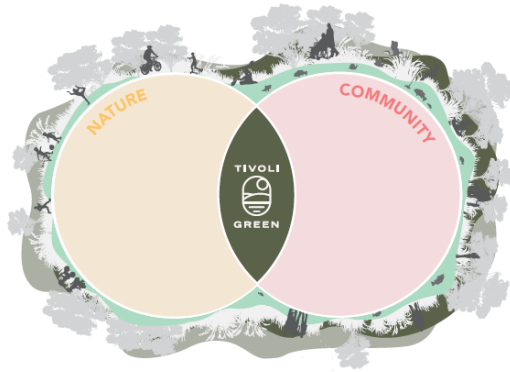
Situated at the foothills of Mount Direction in Old Beach, Tivoli Green aims to rehabilitate creek and wetland ecologies and integrated stormwater management practices that doubles as a dynamic public open space for the community.

Gage Brook, which runs through the site, has been heavily altered by years of agricultural practices and the construction of major infrastructure such as the East Derwent Highway. This has altered water flows, the balance of salt and freshwater, reducing the health of the creek corridor creating a disconnect between water systems, ecologies and the surrounding community.

This project aims to strengthen the user experience of, and the community's connection to, the waterway system which runs through the site. This will be achieved by regenerating over 800 linear meters of the creek line and 19,000sqm of wetlands along with native woodland and shrub land ecologies.

The broader site context consists of residential land and a future planned local commercial/ activity hub. This interface has provisions for future residential and commercial developments directly adjacent to the site making it an ideal place for community focus, recreation and amenity.

This Development Application report details the future condition and illustrates the future proposition for the Park lands.

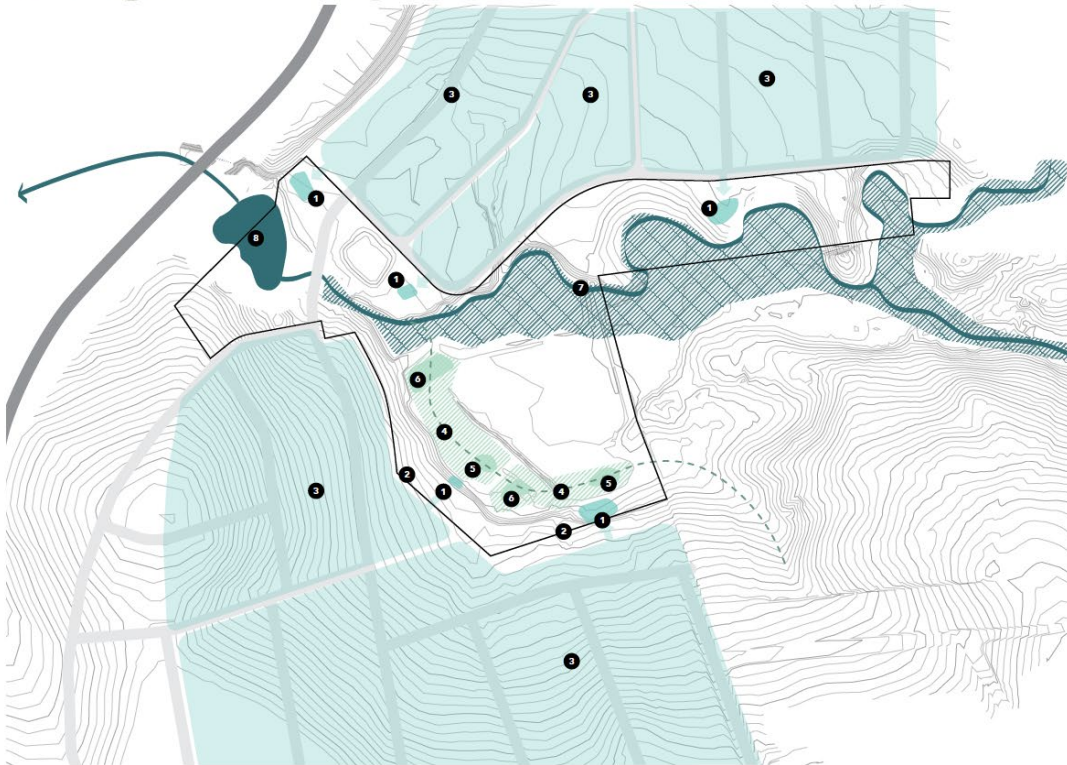


Gage Brook is a tributary of the Jordan River and timtumili minanya/Derwent River, flowing from its headwaters in the Mount Direction Ranges, through the agricultural lands of Old Beach, below Old Beach Road, before entering the site. The flows leave the site under the East Derwent Highway, into the saltwater marshes, until finally meeting the river.

The understanding of this water journey is the start point for regeneration and defining the site for community use. The design can be explained through separable layers as follows.

- Topography and Flows
- Ecologies
- Movement + Access
- Community Programs

design overlays



Topography and Flows

The site levels form high points in the development area moving down towards low lying ground in the central area - historically home to saltmarsh and semi-saline habitats. These low lying areas form a combined stormwater management role and open space offering for the community.

The natural lines of Gage Brook and associated wetlands are reinstated and stormwater sediment ponds are perched around the outside of the open space. These ponds help to both improve the quality of stormwater running into the wetland and creek systems as well as providing valuable habitat space and opportunities for the community to connect with water and nature.



1 Offline sediment ponds



4 Online wetlands

2 GPT

5 Inlet Pond

3 Catchment areas

6 Outlet Pond



7 Waterway



8 Existing pond

Note: precedent images only

design overlays



Ecologies

Ecological connections are concentrated on the improved water corridors. Restoration of riparian and saltmarsh habitats will improve ecological conditions and provide linkages between the adjacent salt-marsh and woodland to the west and further upstream of Bobs creek and Gage Brook.

The proposed wetland mixes of vegetation most appropriately correspond to saline sedgeland / rushland (TASVEG - AR5) and succulent saline hermland (TASVEG - ASS).

The slopes above the wetlands will include Bursaria - Acacia woodland (TASVEG - NBA) and lowland grassland complex (TASVEG - GCL) as understorey to Eucalyptus viminalis and E. ovata woodland.



1 Grassy Woodland



3 Woodland Embankments

2 Winter windbreak planting



4 Terrestrial/Ephemeral Wetlands



5 Creek corridor

Note: precedent images only

design overlays



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Movement + Access

Access throughout the open space is provided through formal and informal pathways.

Share paths will be a generous width, providing routes for cyclists, walkers and exercising. Informal gravel paths provide for recreational walking.

Boardwalks provide crossing opportunities, connecting the northern and southern communities and circular loops within the open space.

Creek access points are provided allowing connection to nature for the community.



1 Active share path

2 Broader share path connections



3 Forest walk



4 Central share path

5 The Green Loop path



6 Creek board walk

7 Possible future creek walk (out of scope)

Note: precedent images only

design overlays



Community Programs

Open space for the community is provided in the central raised lawn, helping to both shape the hydraulics of the site and provide flexible open space for play and recreation. A large scale shelter and BBQ area provide a destination for the community for large and small groups.

This is complimented by a dedicated play space in the southwest of the site, focused along the activity spine with multiple activity nodes for community fitness and active recreation.

Space is protected and held for the aboriginal significant sites. Further engagement with the Tasmanian Aboriginal Community should be undertaken to understand stories of Country and culture, and how these might be integrated into the site.



1 Community Shelter and BBQ area



2 Tivoli Green



3 Nature play area



3 Active nodes

4 Aboriginal heritage significant site

4 Activity share path

Note: precedent images only

composite plan



- Legend**
1. Off-line sediment ponds
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staging plan



Stage 1

The first stage of the open space addresses the immediate need for stormwater treatment of the southern residential area. A newly defined sediment pond and wetland are delivered in the upper catchment system, cleansing runoff and creating vital habitat area. The first section of the activity share path will be created, with a temporary loop path to the south within the future development area.

Stage 2

A second sediment pond and wetlands are introduced as the residential area to the west is delivered. This sits lower in the catchment and connects the upper wetland and Gage Brook. The activity share path is extended to the north with links to the green loop path. Areas for a future play space and activity nodes are created.

Stage 3 and 4

As the northern residential areas are delivered additional sediment ponds and creek revegetation planting will be undertaken. The path network will be extended with the forest walk path and park access points.

Stage 5

Throughout the delivery of stage 1-4, fill will be stockpiled in the final area. Grass seeding and native tree and understorey planting will complete the space. Allowance has been made for a large picnic shelter and the central share path.

finishes palette

The material and furniture palette for the landscape is intentionally simple and are selected for their robustness, textural quality and reference to place. Materials celebrate local selection and work in with the design language established in the soft landscape. They have been chosen for their natural qualities, muted appearance and connection to the evolving residential character.

Path Networks (in DA Scope)



Informal paths
Locally sourced crushed aggregates will seamlessly blend into planted areas and define 2.5m wide informal paths.



Formal paths
Exposed aggregate concrete defines the more formal routes. At 4m wide, these are designed to accommodate both cyclists and pedestrians, linking into the broader shared path network.

Furniture (out of DA scope)



Bench Seating
Bespoke galvanized steel and timber seating provide generous seating opportunities at key view lines and junction points throughout the open space.



Litter and recycling bins



Drinking fountains



Wayfinding and interpretive signage

Structures (out of DA scope)



Shelter and BBQ area



Active nodes: exercise, boulder, skate etc.



All age nature play elements



Bridge with handrail

Where levels exceed 900mm a galvanised steel and timber handrail will be provided. All new timbers will be unpainted, locally sourced, hardwood. This will be left to weather over time to a silver grey.



Bridge with kick rail

Timber board walks provide connections across the wetlands and waterways. Where the levels allow these will integrate a timber kick rail.

Note: precedent images only

planting palette



The planting palette has been considered against a backdrop of the sites remnant vegetation and surrounding natural values and resolves around a regenerative landscape strategy.

Strategies engaged to achieve principles:

- Establish a grassy woodland along the northern edge linking ecologies, providing bird habitat and defining a forested walk for the community.
- Develop endemic woodland embankments to create refuge for native fauna and soil micro fauna as an act of landscape repair.
- Utilise native wetland species to establish riparian zones and water ecologies whilst cleansing water before entering Gage Brook and the Jordan River.
- Seasonal colour provided through multiple flowering shrubs and ground covers.

Grassy Woodland					Woodland Embankments		
							
							
							
							

planting palette



Ephemeral Wetland

					
<i>Carpobrotus rossii</i> - Native Pigface	<i>Dianella revoluta</i> - Narrow-leaved Flax Lily	<i>Austrostipa stipoides</i> - Coastal Spear Grass	<i>Baumea juncea</i> - Bare Twigsedge	<i>Boboschoenus caldwellii</i> - Marsh Club Rush	<i>Carex appressa</i> - Tall Sedge
					
<i>Disphyma crassifolium</i> - Roundleaf Pigface	<i>Kennedia Prostrata</i> - Running Postman	<i>Lomandra Longifolia</i> - Sagg	<i>Eleocharis acuta</i> - Common Spikesedge	<i>Eleocharis sphacelata</i> - Tall Spikesedge	<i>Ficinia nodosa</i> - Knobbly Club Sedge
					
<i>Mimulus repens</i> - Creeping Monkeyflower	<i>Samolus repens</i> - Creeping Brookweed	<i>Sarcocornia blackiana</i> - Thickhead Glasswort	<i>Gahnia filum</i> - Chaffy Sawsedge	<i>Juncus amabilis</i> - Gentle Rush	<i>Juncus kraussii</i> subsp. <i>australiensis</i> - Sea Rush
					
<i>Sarcocornia quinqueflora</i> - Beaded Glasswort	<i>Suaeda australis</i> - Southern seablite	<i>Atriplex cinerea</i> - Saltbush	<i>Leptocarpus tenax</i> - Slender Twinerush	<i>Schoenoplectus pungens</i> - Sharp Clubsedge	



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City making + liveability

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Bibliography

Emma Riley + Associates. (17 March 2015). *Tivoli Green Amendment. Submission to the Brighton Council in support of a Section 33 request to amend the Brighton Interim Planning Scheme 2015.* . Emma Riley + Associates.