From: Clarence City Council
Sent: Wednesday, 26 August 2026 4:23 PM
To: City Planning
Subject: FW: Representation Regarding PDPSPAMEND-2022/028417
Attachments: Clarence_Lifestyle_Village_Full_Submission.docx

Lillian
Customer Contact Officer | City of Clarence

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p [redacted]
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Clarence City Council pays respect to all First Peoples, including the Mumirimina (mu mee ree mee nah) People of the Oyster Bay Nation whose unceded lands, skies, and waterways we are privileged to conduct our business on.

We pay respect to, and value the deep knowledge of Elders past and present, and we acknowledge the survival and deep spiritual connection of the Tasmanian Aboriginal People to their Country, a connection which has endured since the beginning of time. Our work reflects our ongoing commitment to truth-telling and respectful understanding.

From: Andrew Littlejohn [redacted]
Sent: Wednesday, 26 August 2026 4:12 PM
To: Clarence City Council <clarence@ccc.tas.gov.au>
Subject: Representation Regarding PDPSPAMEND-2022/028417

This Message Is From an External Sender
This message came from outside your organization.

Chief Executive Officer,

Please find attached representation regarding PDPSPAMEND-2022/028417,

Faithfully,

Andrew Littlejohn

Multi site Operations Manager - Tasmania

Discovery Parks – Hobart
673 East Derwent Highway
Risdon Tasmania 7017
[redacted]

[redacted]

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Discovery PARKS

Proud member of the G'day Parks Network

Discovery acknowledges the Aboriginal and Torres Strait Islander people of Australia and pay our respects to their Elders past, present and emerging. We recognize their unique connections to the land and water and thank them for protecting and caring for Country across countless generations

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Representation Regarding PDPSPAMEND-2022/028417
Clarence Lifestyle Village Expansion
2 Piper Road, Geilston Bay and 647 East Derwent Highway, Risdon

To the Chief Executive Officer,

I wish to make a representation regarding the proposed expansion of the Clarence Lifestyle Village at 647 East Derwent Highway.

At the outset, I wish to emphasise that Discovery Parks Hobart supports the proposed Clarence Lifestyle Village expansion in principle and would like to see the development proceed successfully. The expansion represents a positive investment in tourism and visitor accommodation within the local area, is consistent with the established use of the site, and will contribute positively to the region's visitor economy.

This representation should not be interpreted as an objection to the development itself. Rather, it is a supportive submission seeking appropriate conditions and safeguards to ensure that existing stormwater, flooding and erosion issues affecting neighbouring properties are not exacerbated by the proposed expansion.

Discovery Parks Hobart supports the proposed expansion in principle and wishes to see the development succeed, subject to appropriate measures being implemented to ensure existing downstream stormwater impacts are not worsened.

If these matters can be satisfactorily addressed through permit conditions, detailed design and ongoing management arrangements, I would be supportive of the project proceeding.

EXISTING FLOODING AND STORMWATER IMPACTS

Stormwater runoff and overland flow already cause significant impacts on the property at 673 East Derwent Highway. Flooding occurs within the south-eastern corner of the property and along the north-eastern boundary. During larger rainfall events, which occur several times each year, the existing drainage corridor is unable to contain the volume of water being conveyed through the area.

When this occurs, water overtops the drainage channel and flows inside our property boundary along the fence line. This causes ongoing erosion and damage to fencing infrastructure. Ground erosion beneath the fence line has become severe and sections of fencing are becoming unstable as a result of repeated stormwater impacts.

These are existing conditions currently affecting the property and are not merely theoretical concerns regarding future impacts.

EXISTING DAM RELEASE ISSUES

A further concern is the apparent release of water from dams within the Clarence Lifestyle Village. At random times during the year, water discharges appear to occur without prior warning, increasing flows through the drainage system affecting neighbouring properties.

As the adjoining property operates as a holiday park accommodating guests and families, including children, sudden increases in water flow create a potential safety concern. I request that Council consider whether dam operation and any controlled discharges from the site have been properly assessed as part of the overall drainage and flood management strategy.

CONCERNS REGARDING THE PROPOSED DEVELOPMENT

While I acknowledge that the application includes stormwater detention and flood mitigation measures, the proposal will result in a substantial increase in impervious surface area. Given the existing history of flooding, erosion and drainage issues affecting downstream properties, I remain concerned that any underestimation of runoff volumes, infrastructure blockage, exceedance of design assumptions or system failure could worsen impacts already being experienced.

LANDSCAPE AND WATER SENSITIVE URBAN DESIGN CONSIDERATIONS

As someone who is supportive of the development, I believe there is an opportunity for the project to become a positive example of integrated stormwater management. The landscape response proposed appears limited relative to the scale of the development.

I encourage Council to require a comprehensive landscape plan demonstrating how landscaping will contribute to stormwater management outcomes. Consideration should be given to:

- Vegetated swales to slow, filter and infiltrate runoff.
- Strategic tree planting and deep-rooted vegetation to improve water absorption.
- Rain gardens incorporated into the proposed road network and communal areas.
- Use of the existing drainage and easement corridors as landscaped open space to encourage infiltration and reduce peak flows.

These measures would complement the engineered stormwater system and provide additional resilience should infrastructure underperform, become partially blocked or experience rainfall events beyond design standards.

WATERWAY MAINTENANCE CONCERNS

I have previously raised concerns regarding the condition of the natural waterway affecting the property. Given the existing challenges associated with managing erosion and drainage within this corridor, it is especially important that future development does not increase reliance on a system that is already experiencing difficulties during significant storm events.

REQUEST TO COUNCIL

I respectfully request that Council:

• Recognise my strong support for the proposed development and its contribution to the area.
• Give significant weight to the existing flooding, erosion and property damage already occurring at 673 East Derwent Highway.
• Require independent verification of all stormwater and flood modelling.
• Require detailed assessment of downstream impacts on adjoining properties.
• Require assessment of detention basin overflow, infrastructure blockage and major rainfall events exceeding the design standard.
• Require assessment of any dam release practices and their contribution to downstream flows.
• Require preparation of a comprehensive landscape plan incorporating swales, rain gardens, planting and other water sensitive urban design measures.
• Ensure the drainage and easement corridors are utilised for soft landscaping and water infiltration where practical.
• Ensure the development does not proceed unless it can be demonstrated that flooding, erosion, scour and stormwater impacts on neighbouring properties will not increase.

Thank you for considering this representation.

Andrew Littlejohn

Multi-site Operations Manager - Tasmania

Discovery Parks – Hobart
673 East Derwent Highway
Risdon Tasmania 7017
[redacted]

Michael Gates
Head of Town Planning
[redacted]

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