



Berriedale Peninsula

Master Plan

City of Glenorchy



GLENORCHY
CITY COUNCIL



inspiring
place

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BERRIEDALE PENINSULA MASTER PLAN

prepared for Glenorchy City Council



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Attachment 1 Summary of Community Views

SUMMARY

The Glenorchy City Council initiated the preparation of a comprehensive master plan for the whole of the Berriedale Peninsula. The Peninsula includes Berriedale Reserve and associated sports and recreation facilities, the former caravan park site, Taswater waste treatment site and the cultural tourism attraction of Mona as shown in Map1.1.

The purpose of developing a master plan is to ensure the peninsula is developed in such a way that balances the community's need for open space, recreation and public amenity, with the broader economic and cultural opportunities afforded through the site's proximity to Mona and its patrons.

The master plan looks at the situation now in terms of land tenure, the planning framework governing future use and development and the known natural and cultural values on the peninsula. The plan was prepared with input from community and stakeholder engagement about the issues and opportunities for the peninsula and has been updated following further community review and comment.

A vision and guiding principles are identified. The overall vision for the future of Berriedale Peninsula is to provide and manage an inspiring and dynamic place that will deliver environmental, economic and social outcomes for the Tasmanian and local community. More specifically this envisages:

Mona as a world-recognised place of cultural excellence, providing outstanding and engaging experiences for all; and

Berriedale Reserve as a well-managed open space, providing for the activity needs of current and future generations within the City and wider community.

The guiding principles elaborate on the above vision:

One Integrated Landscape – an integrated approach to the development and management of the peninsula is required to get best 'value' from the overall setting.

Protecting Intrinsic Values -The environmental, cultural, economic and social values all add to the sense of place for both local residents and visitors.



BERRIEDALE PENINSULA

Map 1.1 Study Area

Enhancing the Cultural Hub - Mona has enticed Tasmanians and others to progress thinking 'outside of the box' pushing the limits that previously constrained cultural expression, unleashing a greater awareness about the vitality of the island community.

Delivering the Full Benefits – These include environmental, social and economic benefits that protect inherent values, enhance livability and become a catalyst for pushing further flow-on effects within the local, regional and state economy.

Partners in Management - The potential benefits of Council, stakeholders and the community sharing a common vision for the future of the peninsula will be enduring.

The plan looks ahead at what the Berriedale Peninsula could be in the future through planned intervention to resolve issues and provide enhancement opportunities. The big moves informing the master plan are:

enhancing site values;

improving connections;

facilitating better parking;

assessing public land options; and

providing design and development directions.

The master plan includes a Short Term Action Plan (2021-2025) and a Mid-Long Term Action Plan (2026-2035).

Attachment 1 provides a summary of the community views received from the initial round of stakeholder meetings, community workshop and nearby neighbours survey. The draft Master Plan was made available for community review and comment during November 2020 and survey returns indicated that 40% of the respondents strongly supported the Master Plan and a further 48% supported most aspects of the Master Plan.

The key recommendations of the **Short Term Action Plan (2021-2025)** are:

Recommended Action
Adopt the Master Plan
Install night lights at the Glenorchy Tennis Club
Undertake a Parking Strategy for Mona
Potential to relocate the Southern BMX facility to Tolosa Park
Consider the transfer foreshore land in Lowestoft Bay from the Crown to Council
Investigate future use of the BMX lease site for car parking, administration and art storage
Review existing planning controls in response to the Berriedale Peninsula Master Plan.
Consider upgrading the shared paths along Main Road connecting to Berriedale Reserve and Mona
Consider options to upgrade Berriedale Reserve including picnic, play facilities , barbeque, paths and major upgrade of the public toilet.
Landscape enhancement of under-utilised TasWater land

The key recommendations of the Mid - Long Term Action Plan (2026-2035) are:

Recommended Action
Review the Master Plan and prepare an Action Plan for 2025-2035
Assess potential use for including a dog off leash area within Berriedale Reserve
Consider upgrading the foreshore trail around the headland to Cameron Bay including the boardwalk around the former caravan park site.
Assess opportunity for a children's 'hot shots' learning court to be added to the tennis club
Consider options for upgrading the foreshore path and indigenous interpretation
Investigate development of a new car park adjacent to Berriedale Bowls Club
Review the opportunity for a City Link passenger train service platform
Investigate planting new avenue of trees in road reserve near Granada Tavern
Consider preparing a master plan for the Berriedale Hall site at 631 Main Road
Assess feasibility of proposed wetlands on the foreshore
Consider upgrading the existing foreshore trail through to Windermere Beach
Assess the need for feasibility of a new indoor synthetic green and upgrading of the Berriedale Bowls Club facilities
Review opportunity to construct the foreshore boardwalk linking the ferry to Berriedale
Consider options to upgrade/extend the path from Berriedale Reserve to Elwick Bay
In consultation with TasWater, review the timeframe for the relocation of the sewerage treatment facility and potential re-use opportunities

Part 1

CONTEXT

1.1 BACKGROUND

Mona is an internationally significant cultural tourism attraction. The site provides a range of services beyond those of a museum; including hospitality, events (indoor and open air), large scale outdoor artworks (such as Spectra and Armana), public open spaces, vineyards and breweries. Mona is consistently within the top three visitor attractions in Tasmania and, added to this, the grounds have potential to attract significant local visitation for events and community use. The site provides free admission for Tasmanians¹ and the grounds attract significant local visitation for the multiple art attractions, events and community use.

Mona is now operating at a level where it has an enormous social and economic influence on the City, region and State. The nature of the events, activities, and exhibitions at the museum create an engaging atmosphere that encourages involvement by a breadth of the regional community. As part of the ongoing operation and feasibility of Mona, innovative development options are being explored. Mona is currently in the advanced planning stages of new facilities including a caravan park, hotel, new art attractions and community gardens.

The City of Glenorchy owns and manages land to the north of Mona, known as Berriedale Reserve. The Reserve includes informal open space, play facilities, public toilets, picnic shelters and paths. Council land is currently leased to the Berriedale Bowls Club, Glenorchy Tennis Club and the Southern Tasmania BMX Club. Council has leased the former Treasure Islands Caravan Park land to Mona for development of a future caravan park. Other Council owned land is also leased to Mona for operational use as overflow car parking and community gardens and works. The Berriedale Child Care Centre is on Council land adjoining Main Road. TasWater own and operate a regional waste treatment plant to the east of the tennis club. Land within the River Derwent is managed by the Crown.

There are a range of opportunities to access the Berriedale Peninsula. The Brooker Highway (part of the National highway) and its road connections allow vehicle access from both the north and south. The Inter-City Cycleway passes

¹ Mona applies an admission fee for visitors from interstate or overseas.

nearby. A daily commercial ferry service links Mona to Sullivans Cove and the Hobart CBD. Future planning is underway for a commuter train service from the Hobart CBD into the northern suburbs, and if developed, is likely to involve a stop/platform servicing Mona and the local area.

Nearby, Council has initiated planning and development for enhancement of Elwick Bay – Wilkinsons Point as a major foreshore precinct encapsulating art, play, picnic, sport and recreational activities. Wilkinsons Point is envisaged as allowing for major indoor sporting facilities, commercial retail, tourism, visitor accommodation, open space and entertainment. A shared path links Elwick Bay with Mona.

The local community recognises that Berriedale Peninsula offers many values to themselves and visitors. These values include being an environmental haven for wildlife, being easily accessible and a well-connected open space, having important cultural heritage values, enhancing the significance of Mona as an international cultural attraction and offering a range of sporting and recreational opportunities.

The purpose of developing a master plan for the Berriedale Peninsula is to ensure the area is developed in such a way that it balances the community's need for open space, recreation and public amenity, with the broader economic and cultural opportunities afforded through the site's proximity to Mona and its patrons.

1.2 OUTLINE OF THE MASTER PLAN

A draft Master Plan was collaboratively developed by Mona and Glenorchy City Council in 2014, however it was never finalised or endorsed by Council.

In 2020 Council commissioned Inspiring Place and Ireninc Planning and Urban Design to revise the draft 2014 Master Plan and undertake engagement with community and commercial stakeholders to create a long-term integrated land use vision for the area that is in keeping with the vision and objectives of the *Glenorchy City Community Plan 2015-2040*.

The preparation of the master plan involved:

- review of relevant reports and policy documents;

- site investigations;

- a workshop with a wide range of local community groups within the City of Glenorchy;

meetings with key stakeholders including Mona, Berriedale Bowls Club, Glenorchy Tennis Club, TasWater, Granada Tavern, Southern Tasmania BMX Riders Club and the Berriedale Child Care Centre;

discussions with Council staff;

an on-line survey of Berriedale local residents;

review of the statutory framework for use and development of land within Berriedale Peninsula;

a preliminary presentation workshop with Council Aldermen that included feedback from stakeholder and community engagement; and

community review and comment on the draft master plan.

As a visionary document, the master plan considers issues and opportunities for access, best land use and management for 20-30 years into the future. In doing so, the master plan addresses a range of key issues and delivers some big placemaking moves that are aimed at:

enhancing the site's values;

improving connections;

resolving parking needs;

creating best land use arrangements; and

embracing inspiring design and development.

The master plan describes a staged approach to the spatial layout and arrangement of uses within the study area and the interfaces with surrounding properties and other facilities.

The master plan is presented in four parts.

Part 1 (this section) provides a context to the why and how the master plan has been prepared.

Part 2 looks at the situation now in terms of land tenure, known natural and cultural values and the planning and policy framework governing future use and development within the study area. It also summarises the views expressed by the community and stakeholders about the issues and opportunities for the study area. An overall site issues plan shows the range

of identified issues based on site visits and consultation with the community, agencies, user groups, Council and Mona.

Part 3 sets out a vision and guiding principles for Berriedale Peninsula. It looks ahead at what it could be in the future through planned intervention to resolve issues and provide enhancement opportunities. Together these responses set up the basis for the overall master plan– how the desired spatial layout could unfold over time in pursuit of the vision.

Part 4 introduces the overall master plan and presents an action plan for staged implementation of the recommendations.

Part 2

BERRIEDALE PENINSULA

2.1 LAND OWNERSHIP

Map 2.1 shows the land tenure in the study area. The southern half of the peninsula is owned by Claremont Partners Pty Ltd operating as Mona, whilst the northern half is largely owned by the Council. The exception is the sewerage treatment plant site, located to the south of Cameron Bay, which is owned by TasWater.

A number of areas of Council land have been leased to:

Mona as the successful tender to redevelop the former Treasure Islands Caravan Park;

Glenorchy Tennis Club – clubrooms, six courts, training wall and parking;

Berriedale Bowls Club – clubrooms, two greens (one synthetic) and parking area;

Southern BMX Riders Club – jump course, start-line facility, storage and parking;

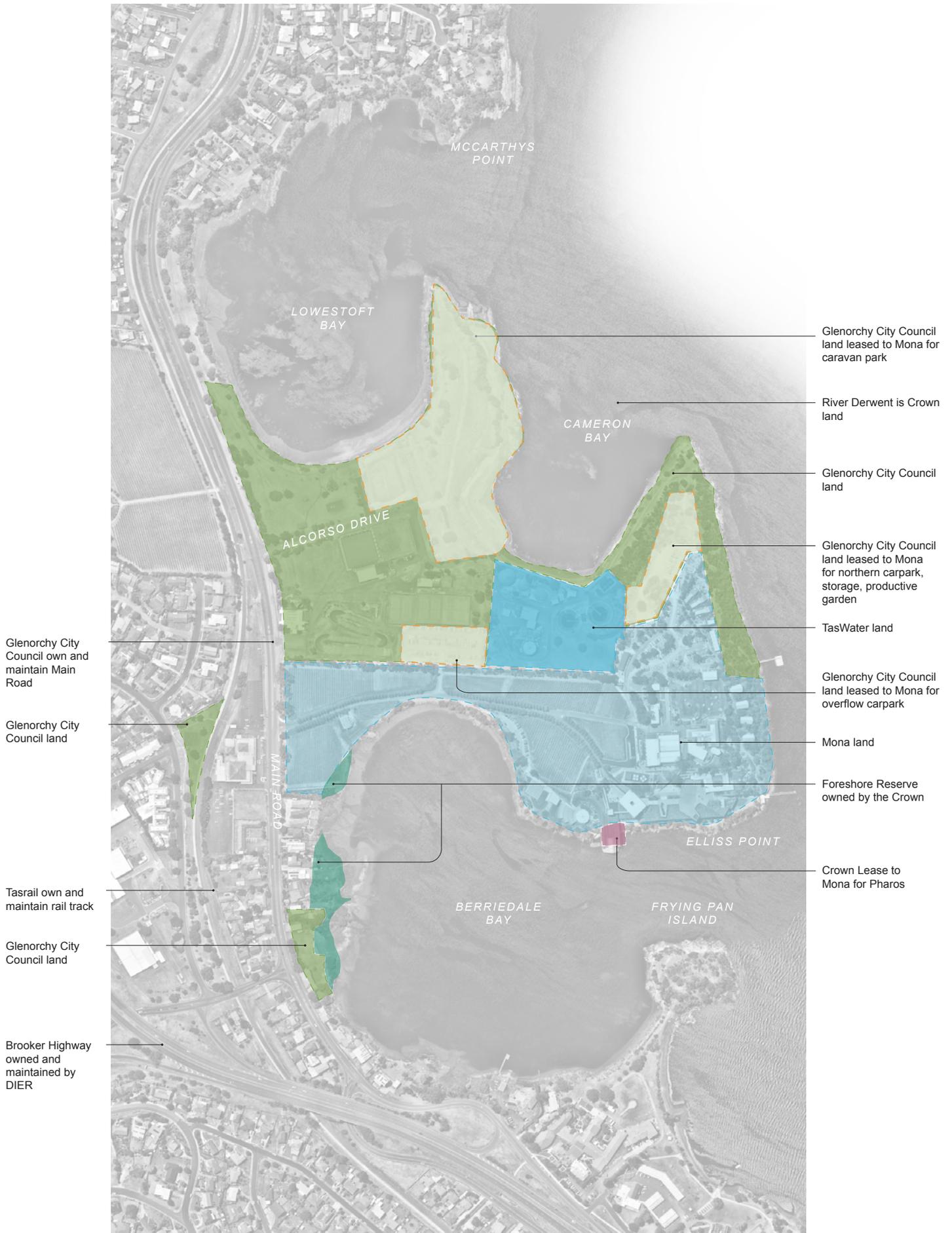
Mona – overflow car parking area and storage located to the south of the tennis club; and

Mona – overflow car parking area north of their existing sealed car park including an area proposed for composting and community gardens.

Foreshore land west and north of Lowestoft Bay is utilised as public open space but land ownership has yet to be transferred to Council. It is understood that the land was originally private freehold land remnants from original titles that were bisected by Main Road and that have never fully transferred to Council.

Land within the River Derwent is owned by the Crown.

Berriedale Bay, to the south of Mona, has some private freehold land with titles that extend to either high or low water mark. There is also a small but unconnected pocket of public land set aside as a foreshore reserve.



BERRIEDALE PENINSULA

Current Land Tenure

The land referred to in this master plan as Mona is also known as the Moorilla Estate. The site is still operated as the winery and cellar for the wine label with the main focus of development of the site being the Museum of Old and New Art (Mona). The land has also been developed for a range of associated cultural activities, including visitor accommodation, dining, outdoor performance, a brewery, conference facilities, and markets.

2.2 EXISTING VALUES AND USE

2.2.1 Natural Values

No botanical or fauna surveys were undertaken for the master plan but a search of the Natural Values Atlas² indicated no threatened flora within 500m of the area.

Threatened fauna within 500m range boundaries include

Lathamus discolor swift parrot

Dasyurus maculatus spotted-tailed quoll

Litoria raniformis green and gold frog

Discocharopa vigens ammonite pinwheel snail

Prototroctes maraena australian grayling

Antipodia chaostola chaostola skipper

Pseudemoia pagenstecheri tussock skink

Tyto novaehollandiae subsp. Castanops masked owl
(Tasmania)

Haliaeetus leucogaster white-bellied sea-eagle

Pardalotus quadragintus forty-spotted pardalote

Sarcophilus harrisii Tasmanian devil

Accipiter novaehollandiae grey goshawk

Perameles gunnii Eastern barred bandicoot

Aquila audax subsp. Fleayi Tasmanian wedge-tailed eagle

² www.threatenedspecieslink.tas.gov.au/nva-information

Dasyurus viverrinus eastern quoll

Eubalaena australis southern right whale

Identified weeds within 500m of the area (mainly located on the foreshore of Lowestoft Bay and Cameron Bay) includes slender thistle, boneseed, fennel, montpellier broom, African boxthorn and blackberry. There were also some priority weeds on the former caravan site including sticky wattle, pride-of-madeira and great mullein.

2.2.2 Heritage Values

ABORIGINAL HERITAGE

In 2014 an application was made to Aboriginal Heritage Tasmania and a desktop assessment of the Tasmanian Aboriginal Site Index (TASI) was undertaken to determine if any Aboriginal heritage sites are listed within the study area.

The results found that a number of sites are recorded within the area, consisting mainly of shell midden material. Mapping of the location of heritage sites is confidential and not for public dissemination and, therefore, are not included herein.

Aboriginal sites and relics fall within the *Aboriginal Relics Act 1975*. Detailed site investigations may be required to be undertaken prior to undertaking development works that may impact on site. Investigations should involve Aboriginal Heritage Tasmania and may require an assessment by a consultant archaeologist.

EUROPEAN HERITAGE

There are heritage-listed properties within the study area by the Planning Scheme and/or the Heritage Tasmania Register (marked with a *). These sites are:

623 Main Road, dwelling

629* Main Road, dwelling

631* Main Road, Old Berriedale Hotel

644 Main Road, dwelling

647 Main Road, dwelling

651-655* Main Road (Mona), Dwellings (including two designed by Roy Grounds)

680 Main Road, Lowestoft winery

1 Berriedale Road, Berriedale Station Masters House and Berriedale Post Office, Building

9 Strathaven Drive, Strathaven, building

11 Strathaven Drive, Village Motel, Metal arch

71 Radcliff Road, Dwelling.

2.2.3 Cultural Values

VISUAL VALUES

The visual values of the peninsula include the contrast of the natural values with those of the existing urban setting including the distinguished development and landscaping of Moorilla. The headland form of the peninsula has a strong relationship with Kunanyi (Mt Wellington) and its ranges, the valley terrain of the Eastern Shore, the Derwent River and the remnant native vegetation along the foreshore. Key features within the scene include the small bays either side of the peninsula, vineyards, Mona and its adjoining buildings and landscape.

The quality of the scenery is somewhat marred by the intrusion of infrastructure (e.g. buildings, roads, power lines) and barriers (e.g. fences) and unsightly areas (e.g. vacant land, caravan park, sewerage treatment plant, BMX site).

TOURISM VALUES

Mona has become a major visitor attraction in Tasmania being the second most visited destination to Salamanca market. During 2018, 27% of all visitors (374,000 people) indicated they had visited Mona whilst on their trip, including 20% of all international visitors to the state. The visitors to Mona spent a total of \$81 million during their trip to the state³.

However Mona also attracts many Tasmanian day visitors to its events (concerts, weddings, conferences and the Saturday market) and other facilities

³ Mona Visitor Profile September Quarter 2018, Tourism Tasmania

(winery, brewery, restaurants and bistro) besides the museum thus the total number of visitors is likely to be much higher

S P O R T A N D R E C R E A T I O N V A L U E S

Sport and recreation values at the Berriedale Reserve are important to the community with the Glenorchy Tennis Club, Berriedale Bowls Club and Southern Tasmania BMX Riders Club all being based there. The Glenorchy Tennis Club and Berriedale Bowls Club have a steady club membership and compete in regional level competitions. The Council have allocated funding to relocate the Southern BMX Riders Club to Tolosa Park, as part of a major bike hub for the City catering for a range of bike activities.

Berriedale Reserve is a popular district level park with play, picnic and toilet facilities. Foreshore trails throughout Berriedale Peninsula are actively used by the local community for recreational walks and walking with their dogs. The Reserve also attracts passing traffic as a place for people to relax, have a break and enjoy the views into Lowestoft Bay.

S O C I A L V A L U E S

Berriedale Reserve attracts a small but important component of the community for individual and group use, social and ceremonial gatherings and for participation in sport and recreation. Over the years of its establishment, strong bonds have likely been established with the Reserve suggesting a level of concern for how it might be developed.

The survey of nearby residents⁴ indicated that the three most important things they liked about Berriedale Peninsula were:

the quality of scenic views (90% of respondents);

being relatively quiet and a safe place to live (87.5%); and

Mona with its cultural attractions (75%).

In its short history, Mona has generated strong and positive community sentiments for the area. Free concerts and events, contributions to local community activities and the Saturday market all build an appreciation for the place. Community associations with the late Claudio Alcorso, an icon of community service and the arts, also strengthens community attachment to the place. David Walsh's contributions to the community and State are much

⁴ An online survey of nearby residents within the suburb of Berriedale was conducted by Council during October 2020.

appreciated, further building awareness of the place and strengthening social attachment to the area.

Mona's presence in the worldwide press has built a wider familiarity with the place that adds to people's understanding and knowledge about it.

All of these qualities underpin a sense of place, that is, an appreciation of how the area contributes to the uniqueness of living there, to people's understanding of that uniqueness and how they define themselves through it.

UTILITY VALUES

The sewerage treatment plant is owned and managed by TasWater. The treatment plant allows for secondary treatment of waste before being pumped north through an outfall into the river.

Discussions with TasWater indicated that the potential relocation of the plant to another site is a mid to long term consideration sometime beyond the next decade. The cost to decommission is high and pumping stations will still be required to transfer waste for re-use to the Brighton Municipality. In the short term, TasWater in agreement with Mona and Council, are undertaking works to reduce odour issues at the sewerage treatment plant.

Currently major sewer lines connect to the treatment plant underneath Berriedale Reserve, the western bowls green and either side of the tennis clubrooms. These sewer lines constrain the siting of buildings, becoming a major cost impediment if they need to be relocated. The sewer lines do not limit uses such as open space, sports courts or parking.

There are 45-50 designated public car parking spaces in Berriedale Reserve including those for sports facilities. At times, parking overflows onto road edges and vacant space.

Mona provides 155 vehicle parking spaces on its land and leases land from Council, south of the tennis club, with the capacity for a further 164 spaces. The capacity of the latter site is not yet fully realised due to the level of the ground in some places and the use of a portion of the area for storage of materials.

2.3 PLANNING FRAMEWORK

2.3.1 Relevant Plans and Policies

A number of Council documents provide a policy setting for the Berriedale Peninsula Master Plan. The most important document is the *Glenorchy City Community Plan 2015-2040* which evolved from extensive community engagement and presents a vision statement for 2020 and community goals to strive towards.

The community vision for 2040 statement is very relevant to the future planning for Berriedale Peninsula. There are references within the vision to:

being a proud city; a city of arts; of opportunity; of partnerships; a city that makes exciting things happen;

valuing arts and culture building on the success of Mona including the importance of local walkways, open spaces and art places that open the experience for all to share;

recognizing that community meeting places, open spaces, parks, playgrounds, walking and bike paths and recreation and entertainment facilities allow people to enjoy where they live, work and play in the City;

supporting a participating, active, healthy and vibrant community; and

protecting and managing the natural environment that enriches community life.

There are five community goals to under-pin the vision that embrace City pride, a vibrant community, embracing the natural and built environment, creating a strong economy and Council's leadership.

Council is committed to fostering partnerships and cooperation between governments, business and the community to lead change and co-create the Glenorchy of the future.

Other key Council planning and policy documents that were reviewed were:

Glenorchy Strategic Plan 2016-2025;

Glenorchy Economic Development Strategy 2020-2025;

Glenorchy Open Space Strategy 2015;

Glenorchy to Hobart Public Transport Corridor Report;

Glenorchy Mountain Bike Master Plan 2020.

The *Glenorchy Strategic Plan 2016-2025* identifies the community goals, objectives and strategies that Council is going to follow to give effect to the community's vision for Glenorchy over the next 10 years. Strategies of relevance to Berriedale Peninsula include identifying and protecting areas of high natural values, developing trail networks, enhancing parks and public places and enhancing the Derwent River foreshore.

The *Glenorchy Economic Development Strategy 2020-2025* identified the need to revise the Berriedale Peninsula Master Plan, being a location considered as a pillar project for future development.

The *Glenorchy Open Space Strategy 2015* identified the need for a Berriedale Reserve master plan, relocating the Southern Tasmania BMX Riders Club, upgrading the foreshore trail to Windermere Bay and to protect Berriedale Reserve and the foreshore from incremental development associated with Mona.

The *Glenorchy to Hobart Public Transport Corridor Report* identified the potential opportunities for a light rail station to be located within close walking proximity of Mona, residential areas, the inter-city cycleway and community and local recreational facilities.

The *Glenorchy Mountain Bike Master Plan 2020* establishes a footprint location at Tolosa Park to allow for the relocation of the Southern BMX Riders Club.

In addition to the above documents, Mona have prepared a Heritage Management Plan, Landscape Heritage Assessment and Landscape Management Policy to guide site development and management on their land.

2.3.2 Statutory Planning Context

A detailed review of the statutory planning framework for the study area has been undertaken. It reviews the following key documents:

Glenorchy Interim Planning Scheme 2015;

Southern Tasmanian Regional Land Use Strategy 2010-2035; and

Glenorchy Economic Development Strategy 2020-2025.

The potential constraints to how the peninsula might be used and also the opportunities for future development are discussed below.

The potential constraints include:

Under the *Glenorchy Interim Planning Scheme 2015*, some of the prospective uses are discretionary in the open space and recreation zones, however they may not be consistent with the purpose of the relevant zone. For some of these uses, it is likely that they would not meet the planning scheme requirements and could not be approved.

Current planning scheme provisions would restrict the master plan being fully implemented. For example, the intended use of the former BMX site by Mona for carparking. It is recommended that the master plan outcomes be integrated into the statutory controls by means of an extension to the Mona Specific Area Plan to include the whole master plan area.

The sewerage treatment works is located within the master plan area and the surrounding attenuation buffer currently constrains redevelopment potential around the site. TasWater has scheduled upgrades to the facility to reduce impact of odour pollution beyond the facility boundary.

A number of known Aboriginal Heritage sites have been identified within the master plan area. The sites are not to be identified on the Master Plan, but the layout should be sensitive to their location. Aboriginal Heritage Tasmania should be consulted in response to the Master plan and the implementation should ensure that more detailed site investigations are undertaken prior to any potentially impacting development in accordance with any AHT guidelines and the Act. The *Aboriginal Heritage Management Plan*, commissioned by Mona, should be considered as part of any development proposal.

Mona is a major tourism destination, and a significant generator of traffic. Mona is actively adopting a sustainable transport model to minimise the use and generation of private vehicles to the site, and reduce the necessity to provide large areas of private car parking;

The *Glenorchy Interim Planning Scheme 2015* identifies potential risk from Inundation. For Berriedale the risks of inundation are high (0.8m AHD), medium (1.8m AHD) and low risk (2.4m AHD). Other risks noted are coastal erosion hazard and some acid sulphate soils located immediately outside the site within the River Derwent. These risks should be included within the site analysis of the site.

A hierarchy of Activity Centre has been identified within the regional land use strategy. The Master Plan must ensure any proposal is consistent with this hierarchy.

The opportunities include:

Allow for a holistic approach to planning and design for both sides of the peninsula which ensure an integrated and cohesive landscape. Council has an opportunity to rezone land to align with the objectives of the Master Plan. For example, the creation of a Specific Area Plan which covers the entirety of the peninsula would be beneficial to achieving this.

A search of the Natural Values Atlas indicates that there are few identified threatened values in the area, however improvement of remnant vegetation and improvement of natural values is desirable. A number of listed weed species have been identified in the area and management of weeds should form a component of the Master Plan.

Connection and integration with existing transport systems and expansion of alternative transport options, including: ferry, vehicle, intercity cycleway, and a potential future light rail link.

There is opportunity for the Master Plan to further objective and principles of key strategies including regional and local strategies, such as the *Southern Regional Land Use Strategy*, the *Glenorchy Strategic Plan* and the *Glenorchy Economic Development Strategy*. Key areas of such strategies which should be considered include recreation and open space, social infrastructure, land use and transport integration and activity centres.

Promote and enhance the features of arts, culture and recreation of the master plan area and support and protect the role of Mona as an identified strategic economic opportunity and major employer. There is opportunity to provide for the innovative and sustainable expansion of Mona as a significant cultural and tourism development for the region. It is the intention for Mona to redevelop the caravan park within the Berriedale Peninsula, and a development application has recently been approved by the Glenorchy Planning Authority.

2.4 COMMUNITY VIEWS

Community views on Berriedale Peninsula were sought through stakeholder meetings, a community interest group workshop, an online community survey of nearby residents and a month inviting public review and comment on the draft master plan. A summary of the points raised in these discussions and surveys is presented in Attachment 1.

The key messages identified from the community engagement were:

the community place great importance on maintaining good accessibility and connectivity to and through Berriedale Peninsula, in particular with the upgrading of foreshore trails and shared paths that connect with Berriedale Reserve and Mona;

strong interest in ongoing protection of the natural values with the community often referring to the scenic values, diverse wildlife and importance of retaining native vegetation;

the significance of Berriedale Peninsula's cultural heritage values, including Aboriginal sites, heritage buildings and the contemporary arts hub created by Mona; and

the desire for upgrading community park facilities (picnic, play and toilets) to improve their experiences and enjoyment of the public spaces.

2.5 SITE ISSUES

Map 2.3 illustrates the range of issues identified by the community and stakeholders and through site investigations. These issues can be grouped as:

managing and enhancing environmental, cultural and use values;

improving accessibility and connections to and within the study area;

resolving car parking needs;

achieving the right 'mix' of collaborative uses on the peninsula including public open space, tourism, utility, sport and recreation; and

managing the balance between public land use and future development opportunities.

These issues are addressed in the presentation of the master plan in Part 3.

Public land to be transferred to Glenorchy City Council

Desire for public access around the foreshore of the former caravan park

Limited shade and seating. No barbeques in park.

Potential for upgrade of bowls club facilities including indoor green

Major trunk sewer lines

Confusion at turn-off for visitors turning into childcare centre car park seeking access to MONA (sign issue)

Proposed relocation of BMX track and facilities to Tolosa Park

Shared path not well connected to Main Road

MONA overflow car park and unsightly outdoor storage

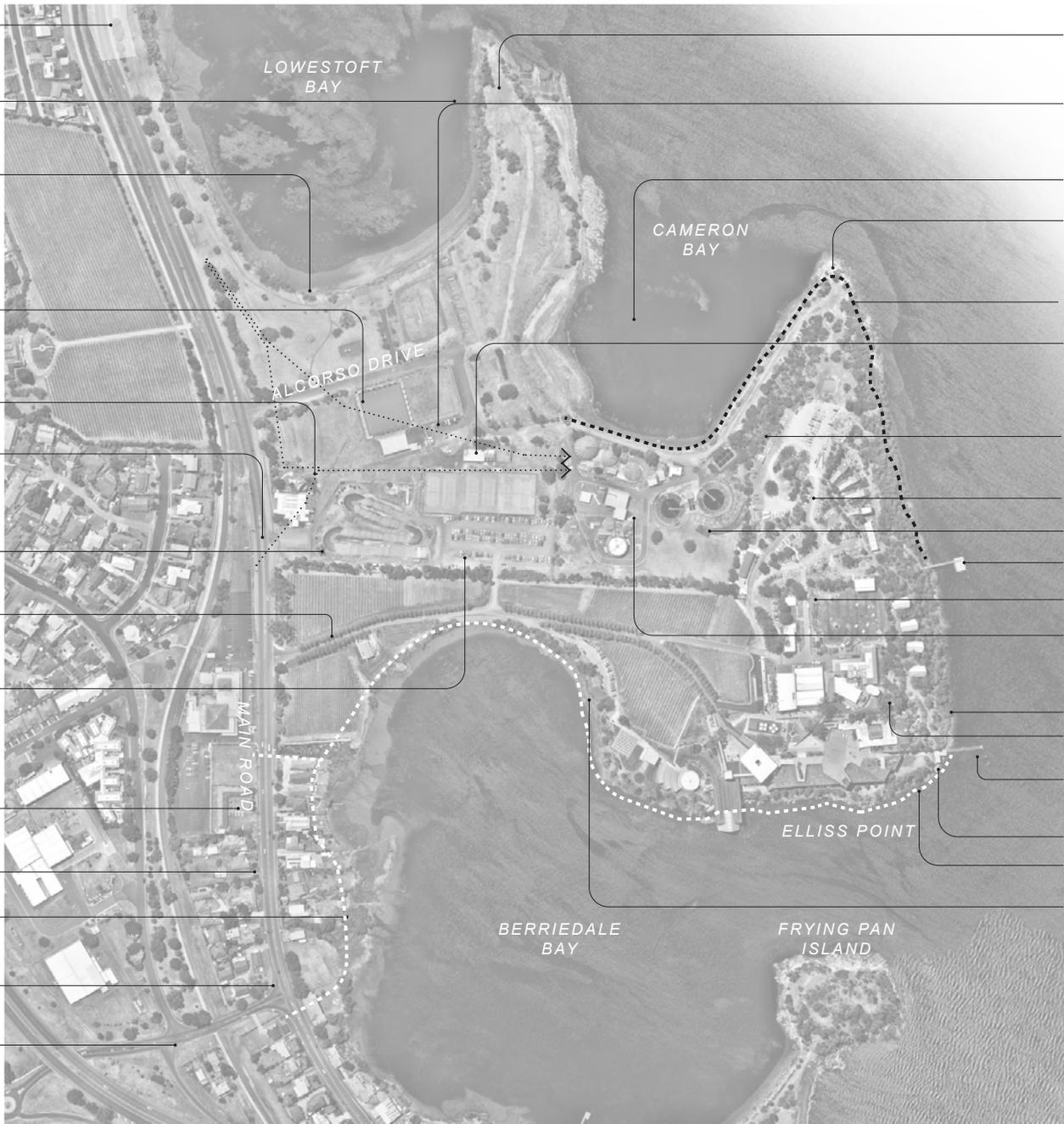
Need for better shared paths along Main Road that connect to Berriedale Reserve and MONA

Improve connectivity to Montrose Bay/ GASP!

Potential issues with any public access past residential properties with titles to high water mark

Poor condition of road edge paths through to Elwick Bay

Need to upgrade and improve safe connection to Intercity Cycleway



Future development of the caravan park lease

Need to improve parking arrangements, improve pedestrian access and night lighting to car parking areas

Poor condition of bay and former beach environs eg. pollution, sedimentation

Protecting/ managing Aboriginal heritage and natural values along the entire foreshore

Poorly developed walking track

Potential role as northern suburbs tennis hub (coach and hot shots court)

Proposed community gardens and composting use (MONA lease of Council land)

Parking capacity and layout issues

Under-utilised land within treatment works

Poor condition of jetty infrastructure

Limited bike parking facilities

Existing odour problems and development buffer from sewage treatment works

Lack of public foreshore access

MONA hotel proposal

Ferry service - managing peak and low use times.

Poor access for people with disabilities

Proposed public walkway

Limited MONA staff parking

BERRIEDALE PENINSULA

Map 2.2 Site Issues

Part 3

PLACEMAKING

Great placemaking is something that goes beyond the physical setting, to include engagement and respect with those that own, manage or enjoy the place.

The difference between a 'place' and a 'space' is that a place is attuned to local conditions and people enjoy being there. There is a connection between the character of the landscape, what is built within it and how the building occurs. The finely-tuned logistics sit in the background and the experience of being there is welcoming, enlivening and inspiring.

Mona has become an outstanding 'place' within the 'space' of Berriedale Peninsula. The presence of Mona as a place along with the associated cultural activities that it has spawned has touched the lives of all Tasmanians, and many visitors. It has introduced a world of art and culture to sectors of the community who may have previously had no such exposure or inclination to experience it. It has changed and enriched Tasmania as a place to live and visit.

Despite its success, the process of placemaking requires a commitment to ongoing assessment, revitalisation and intervention to ensure the values and experiences are sustained. This section of the report provides an overall vision for Berriedale Peninsula, and the guiding principles to help achieve the vision. The section then outlines the future directions to bring place values in-line with the vision.

3.1 EMBRACING THE VISION

The overall vision for the future of Berriedale Peninsula is to provide and manage an inspiring and dynamic place that will deliver environmental, economic and social outcomes for the Tasmanian and local community.

More specifically this envisages:

Mona as a world-recognised place of cultural excellence,
providing outstanding and engaging experiences for all; and

Berriedale Reserve as a well-managed open space, providing for the activity needs of current and future generations within the City and wider community.

The real strength of the proposed master plan lies in the embrace of this vision across public and private lands on the Berriedale Peninsula.

3.2 GUIDING PRINCIPLES

A number of guiding principles have been identified to elaborate on the above vision.

ONE INTEGRATED LANDSCAPE

The peninsula is a singular landscape feature that happens to be in three independent ownerships. An integrated approach to the development and management of the two sites is required to get best 'value' from the overall setting.

PROTECTING INTRINSIC VALUES

The environmental, cultural, economic and social values all add to the sense of place for both local residents and visitors. The protection and careful management of these values is crucial to maintaining a tourism and recreation destination that attracts use and enjoyment by locals and visitors.

ENHANCING THE CULTURAL HUB

Mona has enticed Tasmanians and others to progress thinking 'outside of the box' pushing the limits that previously constrained cultural expression, unleashing a greater awareness about the vitality of the island community. Mona is an internationally significant cultural tourism attraction delivering major social and economic benefits the City, region and State. This can continue and the long term planning for the peninsula can be the place where this is expressed with clarity and care to the benefit of all.

DELIVERING THE FULL BENEFITS

A good place provides many benefits to the community. The environmental benefits include the opportunities to protect areas of conservation, biodiversity or cultural heritage value – as well as assisting in mitigating and managing climate change impacts. The social benefits include helping to build strong communities that feel good about their 'local' places, enhancing liveability, improving health and wellbeing, creating places to play and enjoy life. The economic benefits are delivered through increased employment and being a

catalyst for pushing further flow-on effects within the local, regional and state economy.

PARTNERS IN MANAGEMENT

Council has a responsibility to manage land in its ownership in the interest of the community. The community values Berriedale Reserve as public open space, with a particular expectation to have access to the foreshore and quality facilities for their use and enjoyment. Mona develops and manages their assets to deliver outstanding cultural experiences that are accessible to both locals and visitors. The potential benefits of Council, stakeholders and the community sharing a common vision for the future of the peninsula will be enduring.

3.3 THE BIG MOVES

This section focusses on the big moves guiding the use of the Peninsula and outlines the key responses to the range of issues identified in Section 2.5.

The big moves informing the master plan are:

enhancing site values (Section 3.3.1);

improving connections (Section 3.3.2);

facilitating better parking (Section 3.3.3);

assessing public land options (Section 3.3.4); and

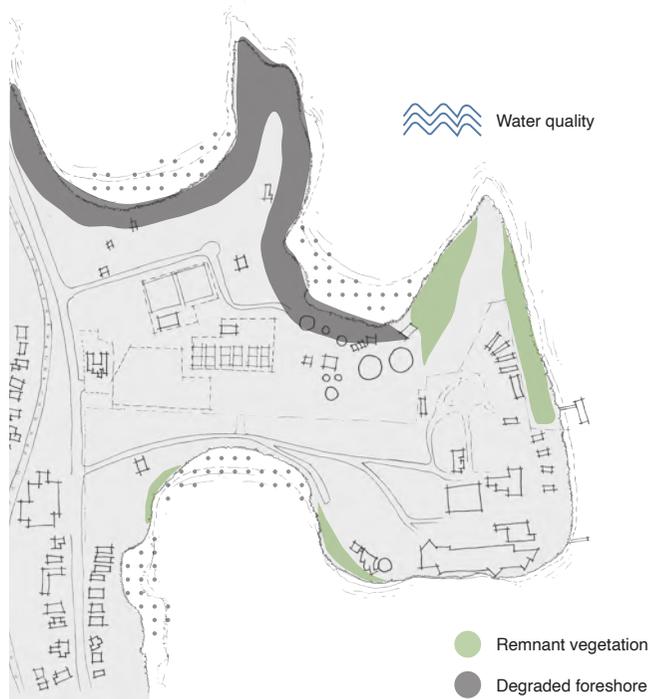
providing design and development directions (Section 3.3.5).

3.3.1 Enhancing Site Values

Berriedale Reserve and much of the peninsula and its surrounds have been degraded or disturbed by sedimentation of the embayments, clearing of vegetation, disturbance by construction and/or weed invasion. Pockets of native vegetation remain, particularly on the foreshore at Mona and on Council land to its north. These add character to the area.

Figure 3.1 is an outline of the existing situation and what can be done to enhance site values over time. The key moves are to:

restore areas that have been degraded or lost to development or limited management efforts (which is reflective of the condition of much of the Derwent River foreshore within the Hobart urban region);



Existing Situation

- Degraded and modified foreshore area
- Sedimentation of embankments
- Limited pocket of remnant vegetation
- Poor condition/quality of Derwent River
- Disconnection between land and water (visually + physically)
- Under-realised open space assets



Future Moves (Subject to approvals)

- Intact and continuous foreshore vegetation
- Plan for future coastal inundation and refugia (rising river levels) at Lowestoft Bay and Cameron Bay
- Enhancement of Lowestoft Bay environs/ treatment of stormwater
- Enhancement of Main Road verge
- Improvement/ clean Derwent River
- Protection of Aboriginal heritage values
- Enhancement of Berriedale Reserve/Open Space

BERRIEDALE PENINSULA

Figure 3.1 Enhancing Site Values

create an impressive 'edge' or 'visual feature' upon arrival to the peninsula through the continuous presence of natural foreshore vegetation;

respect and protect Aboriginal heritage values found along the foreshore, through a commitment to enhancing the natural foreshore values and the telling of the Aboriginal occupation of the river environs;

identify and enhance visual values of the peninsula;

regain public access, use and enjoyment of the foreshore and embayments; and

upgrade the physical environs along Main Road to arrive at Berriedale Reserve and Mona.

3.3.2 Improving Connections

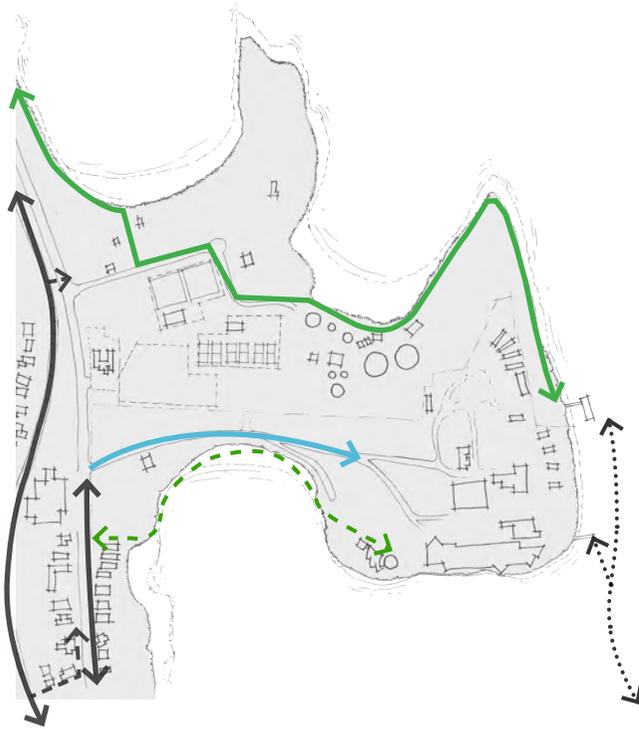
Berriedale Reserve and Mona are well connected to the region by a variety of transport modes including car, bus, ferry, taxi, bike and foot access. However connectivity within the peninsula is currently fragmented and frustrated by barriers including roads, fences, a lack of paths and land use.

The means of arrival to the peninsula contributes to the experience and sensory delight of visiting Mona and Berriedale Reserve. Innovation in the means of transportation to the area should be facilitated and the treatment of entrances should add to the experience of arrival.

Figure 3.2 looks at the opportunities to improve the accessibility of the peninsula by improving connections from the outside into the site and within the site to its various attractions while facilitating universal access wherever possible. The Figure shows how improving connections can unfold over time as resources allow for investment in the missing links.

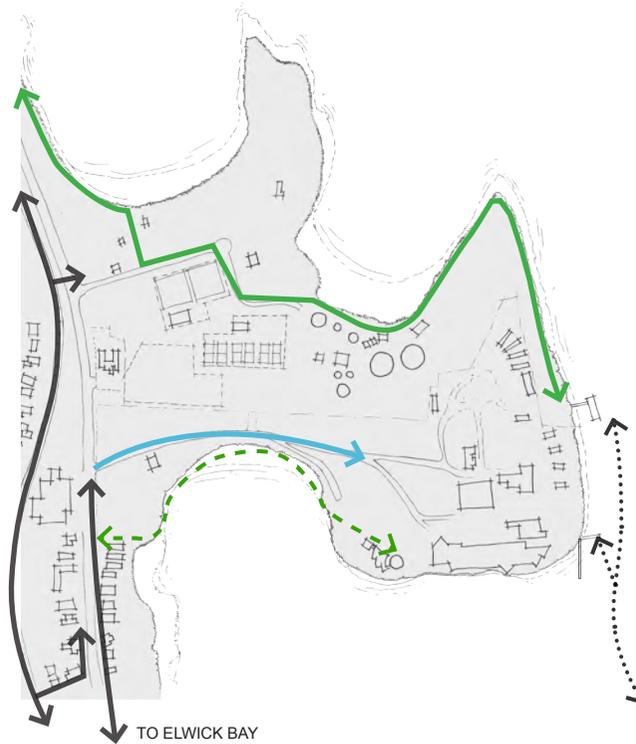
The key moves are to:

capitalize on the opportunities to create safer and convenient connections to the Intercity Cycleway, the potential City Link passenger train with Mona and with a foreshore walkway linking Berriedale to the ferry service;



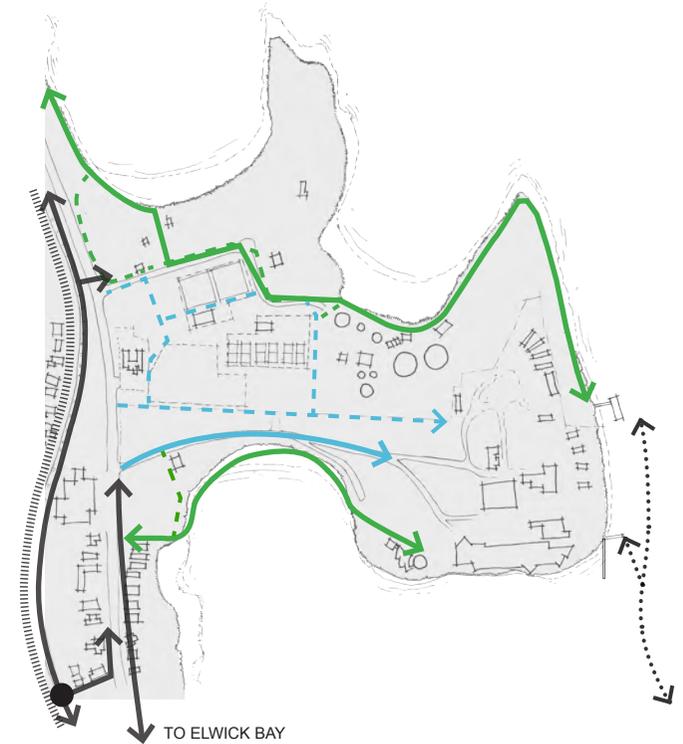
Existing Situation

- Inter City Cycleway close but not well connected
- Paths in Berriedale Reserve narrow and in poor condition
- Ferry access excellent except for people with disabilities
- Foreshore access limited
- Mona entry path very narrow



Intermediate Steps (Subject to approvals)

- Enhanced access from Inter City Cycleway and on Main Road
- Foreshore walkway to jetty
- Finish shared path connection from Berriedale Reserve to North



Future Moves (Subject to approvals)

- Continuous foreshore access over public land
- Better connectivity within Berriedale Reserve and to Mona
- Improved access from Inter City Cycleway
- Improve existing connection to Elwick Bay pathway
- Better connectivity within the Peninsula
- New connection to potential Riverline development/ passenger train service.

BERRIEDALE PENINSULA

Figure 3.2 Improving Connections

achieve a continuous foreshore pathway over public land that better links Berriedale Reserve with Mona , with surrounding residential areas, GASP trails and the whole of Wilkinsons Point; and

improve the pathways that inter-connect Berriedale Reserve facilities and Crown foreshore to the north.

3.3.3 Facilitating Better Parking

Mona are actively promoting alternative options to reach events and the site more generally including the use of the fast ferry, bus, bike, walking, and taxi services while discouraging the use of private vehicles (Section 3.3.2). These options are best addressed through the preparation of an overall Sustainable Transport and Parking Strategy to guide a parking policy for the Peninsula over the next 5-10 years.

In the interim, Council and Mona believe there are opportunities to significantly improve overall parking arrangements and capacity to better meet the needs of users and address parking issues.

The existing parking arrangements have evolved in response to the history of development and use on the peninsula. The end result is that parking is scattered across many sites and often inadequate for meeting current and expected needs.

A detailed analysis of the parking supply in relation to the parking provisions of the Glenorchy Planning Scheme was undertaken in 2014. The assessment indicated that the existing development on the Berriedale Peninsula would generate the need for 282 parking spaces under the planning scheme. By comparison there were already 401 parking spaces provided, thus a surplus of 119 parking spaces over the minimum Scheme requirement. Nonetheless there is a frequent shortage of parking, particularly on weekends and holidays, during peak season and when Mona events take place.

Options for the treatment of parking areas should ensure that they do not dominate the landscape and should seek to ensure the design is of a high standard and does not detract from the landscape qualities of the peninsula.

Clearly there is a need to balance the amount of land area taken up with car parking, with the desire for a density of development that makes the site viable for a diverse range of uses. Parking needs might be met by:

improving the capacity of existing car parking areas through better matching use to needs and innovative parking management guidance systems that improve the efficiency of parking areas;

giving greater consideration to alternative parking arrangements/programs including 'park and ride' services for major events from car parking areas in the City, and if required to a permanent 'city shuttle';

encouraging enhanced public transport options along Main Road, introduction of a passenger rail services and/or call up services for out of hours periods;

improving pedestrian/bicycle linkages to the site from surrounding residential areas and the inter-city track;

dispersing real time traffic information to local radio stations during peak events to promote alternative arrival times, transport modes and promote off-site parking locations (e.g. providing information with tickets about arriving early); and

encouraging the development of on-site food and services before and after events to help spread arrival and departure times and to encourage walking to events by on-site guests.

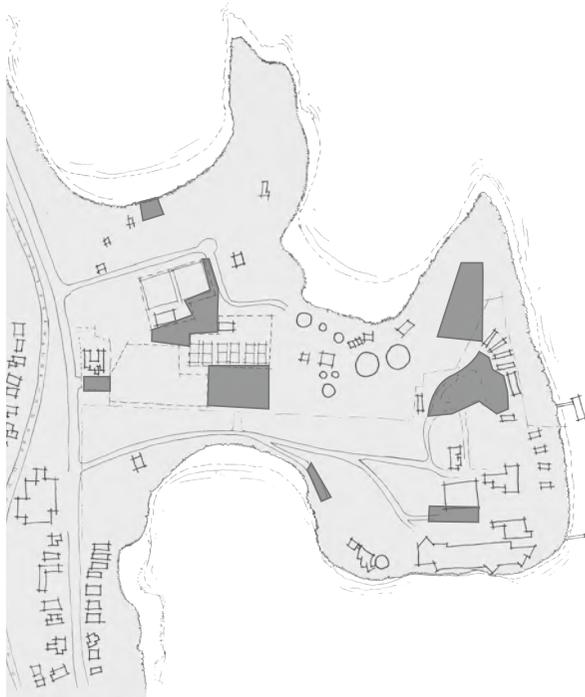
Figure 3.3 looks at the existing parking situation and on-grade parking options. The potential for a multi-storey parking options is being investigated as part of the negotiations for future use of the BMX lease site.

The figure indicates there are a number of opportunities to consolidate parking areas. These are explored further in Section 4.

3.3.4 Assessing Public Land Options

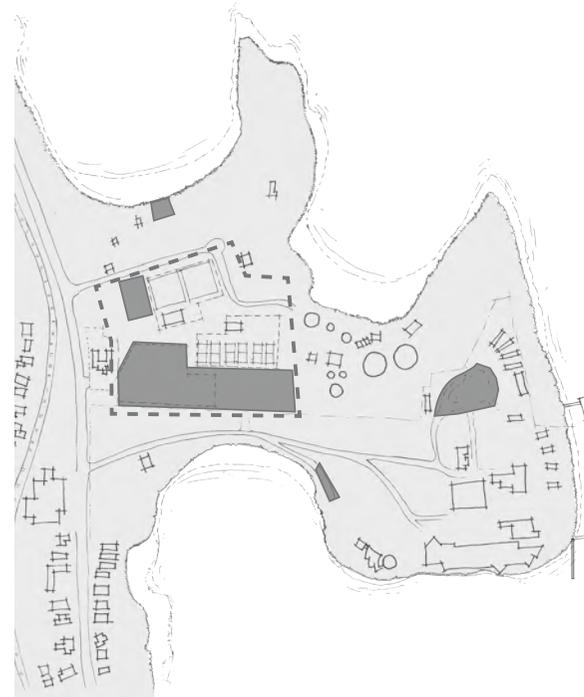
Figure 3.4 shows the existing provision of public land on the peninsula and the opportunities to enhance use and management of public land in the short term to longer term.

The figure indicates that the Council has responsibility for a considerable land area on the northern half of the peninsula, albeit a significant portion of this is leased out to commercial (future caravan park) and community uses (sports, recreation and community services). As a consequence, the public open space is not well connected within Berriedale Reserve or between the Reserve and Mona.



Existing Situation

- Mona parking inadequate and fragmented.
- Overflow area presents poorly to surrounds
- Club parking areas inadequate and present poorly to surrounds



On-Grade or Multi-Storey Parking Options (Subject to approvals)

- Possible on-grade car parking sites
- Serving both sporting clubs and Mona overflow

BERRIEDALE PENINSULA

Figure 3.3 Facilitating Better Parking



Existing Situation

- Extensive publicly owned land
- Portions under lease (short and long term)
- Disconnected public space and from foreshore
- Poor accessibility



Short Term Opportunities (Subject to approvals)

- Improve access to foreshore around caravan park lease site
- Develop community sports and recreation precinct including better open space, connections, carparking and enhancement of sports facilities
- Re-configure boundary to Mona to enable community connections and parking
- BMX to Tolosa St
- Continue carpark lease with Mona
- Foreshore walkway



Long Term Opportunities (Subject to approvals)

- Recapture sewage treatment plant for alternative use
- Further enhance access to and connections between public space

The figure suggests the need to:

plan for the existing sporting and recreational facilities as part of one precinct rather than as isolated and unrelated facilities within their own space;

release the existing BMX site for future alternative use(s)⁵ by moving the club to Tolosa Park;

Council as the land owner consider allowing Mona capacity to grow its functions and attractions onto public land where this is compatible with community expectations for the use of public space and in particular to allow use of Council land currently used by Mona for storage and parking to achieve a composting facility and extensive community gardens; and

in the long term, convert the existing sewerage treatment plant into an alternative use that delivers public access benefits and commercial opportunities.

3.3.5 Embracing Inspiring Design and Development

Mona is seeking development approvals for a number of projects that will strengthen its capacity to deliver new and attractive experiences to a wider visitor and local market. There is an equal opportunity to upgrade the access, facilities and functionality of Berriedale Reserve to cater for future needs and to integrate use of the Reserve with that of Mona.

Figure 3.5 indicates opportunities for upgrading or encouraging appropriate new development that contributes to the overall visual quality and amenity of the Reserve and Mona as a destination through:

upgrading the Berriedale Reserve through new and improved facilities including picnic, play, barbeque facilities and trail connections;

fostering improved layout and better development opportunities within the site;

gaining continuous public access around the whole of the public land on the foreshore;

⁵ Council as the landowner supports the use of the land by Mona for overflow car parking, administration offices and art storage. Any further development will require planning approval and public review. A planning permit is required for these works to be undertaken.

improving public open space connections through Berriedale Reserve to open-up views and activities in and around Cameron Bay;

proceeding with Mona's proposals for a hotel and other developments subject to due development approval processes;

considering alternative public and commercial use of the sewerage treatment plant site (owned by Tasmania Water) if and when the site and facilities are no longer required; and

exploring the potential to consolidate or upgrade sporting facilities (bowls and tennis) to strengthen their capacity to sustain membership and remain viable.



Existing Situation

- Poor quality design and site appearance
- Fences and barriers reduce access and connectivity
- Lack of landscaping
- Entry, Mona and vineyards high quality
- Berriedale Reserve and sports facilities functional for use
- Lack of integration of some public facilities



Intermediate Steps (Subject to approvals)

- Development of the caravan site
- Relocate the southern BMX Club to Tolosa Park and re-use for visitor/ staff parking, administration. offices and art storage by Mona
- Hotel Mona site and jetty
- Community garden development
- Foreshore walkway
- Upgrade Berriedale Reserve facilities



Future Moves (Subject to approvals)

- New development sites contribute to Peninsula values and destination
- Hotel Mona site
- Foreshore walkway connection to Berriedale/ GASP
- Community gardens
- New use of sewerage treatment plant site in long term
- New use of BMX site by Mona
- Caravan park site development
- Consolidation of bowls with indoor/outdoor green
- Upgrade Berriedale Reserve facilities

BERRIEDALE PENINSULA

Figure 3.5 Design + Development Directions

Part 4

THE MASTER PLAN

4.1 THE MASTER PLAN

Figure 4.1 shows the proposed master plan for use, development and management of Berriedale Peninsula over the next 20 years consistent with the overall vision and guiding principles outlined in Section 3.1.

The master plan is presented with reference to the big moves identified in Section 3.3 and cover how the plan will:

- enhance site values (Section 4.1.1);
- improve connections (Section 4.1.2);
- facilitate better parking (Section 4.1.3);
- achieve better public land options (Section 4.1.4); and
- provide design and development directions (Section 4.1.5)

4.1.1 Enhancing Site Values

The master plan indicates the potential for a range of enhancements to the amenity of the peninsula.

Restoration of native vegetation is proposed around the whole of the foreshore including removal of invasive weeds and ornamental species where possible, and replacement with local indigenous tree and plant species. Revegetation of these areas would enhance the arrival to the Peninsula by ferry, road and trails and show respect for and protect the Aboriginal heritage values of the foreshore.

One of the priority sites is the former caravan park site where there has been substantial disturbance of the site, loss on native vegetation and weed growth. A landscape site plan was submitted as part of the development application.

Another significant enhancement could occur through establishment of a wetland along the foreshore of Cameron Bay. The foreshore is currently degraded as a result of siltation and litter. Access around the foreshore is marred by the high wire fence, which bounds the sewerage treatment plant and the narrowness of the space within which to walk.

A wetland in this area could be used to filter stormwater from development sites (including car parking) whilst providing habitat, a feature of environmental education and interpretation value. The widening of the foreshore space by creating a wetland would also enhance the experience of the currently narrow area.

The plan shows locations at the end of the headlands to Lowestoft Bay, Cameron Bay and Berriedale Bay that could be enhanced through development of viewing and interpretation spaces.

Upgrading of spaces and facilities within Berriedale Reserve would also enhance the use and enjoyment of the Peninsula. The master plan shows the opportunity to:

- consider a fenced area for off-lead dog exercise⁶;
- upgrade the foreshore picnic and barbeque facilities to better cater for local and visitor use;
- set the car parking area for the Reserve back away from the foreshore to provide safe usable space on the edge of foreshore for relaxing, play and trails to connect;
- construct a new playground closer to the foreshore, car park and picnic facilities as well as providing access to informal public space;
- provide a vegetation screen to reduce the visual impact of fences, including the sewerage treatment plant and caravan park; and
- upgrade paths to the public toilet and War Dog memorial.

⁶ The Council's current Dog Management Policy (to be reviewed in February 2022) allows dogs to be walked off lead in Berriedale Reserve (except for the former caravan park site) including the foreshore around Lowestoft Bay and Cameron Bay. The Master Plan proposes that a dedicated area be allocated for dog off lead exercise and that the remainder of Berriedale Reserve becomes dog on lead areas. This would help to reduce the risk of possible conflict with protecting wildlife and with other recreational users at the play, picnic and foreshore trails.

Key:

- ① Upgrade foreshore trail to Windermere Beach
- ② Identify sites for scenic lookouts and interpretation opportunities along the foreshore trail
- ③ Transfer foreshore land from the Crown to Council ownership and management
- ④ Upgrade the path to the War Dog Memorial
- ⑤ Consider creating safe off road pull in bay for road side stops
- ⑥ Install new play and picnic facilities
- ⑦ Setback car parking to enhance foreshore access and provide grassed area for public use including kayak launching
- ⑧ New or upgraded public toilet
- ⑨ Construct public walkway around the foreshore to Cameron Bay
- ⑩ Proposed development of caravan park site (MOAB as approved)
- ⑪ Potential development of an indoor bowls facility or conversion of the existing green to synthetic surface, subject to feasibility assessment
- ⑫ Potential site for extension of the Berriedale Bowls Club as a base for community clubs and sports
- ⑬ New car parking area
- ⑭ Consider potential for the development of open space
- ⑮ Potential location for light rail platform/ station with safe crossing and connected shared paths to Berriedale Peninsula
- ⑯ Upgrading of shared paths between Alcorso Drive and Berriedale Child Care Centre and distinguishing the entry to Mona
- ⑰ Potential location for future hot shot courts at the Glenorchy Tennis Club
- ⑱ Re-use of land for overflow car parking with the proposed relocation of Southern BMX to Tolosa Park
- ⑲ Proposed zone for provision for Mona parking, administration offices and art storage facilities
- ⑳ Long term option for the decommissioning of the sewage treatment plant including required pump stations at the site
- ㉑ Explore opportunity for creating wetland filtration ponds to treat stormwater run-off
- ㉒ Foreshore trail around Cameron Bay with a scenic lookout and interpretation of Aboriginal occupation of the Derwent River foreshore
- ㉓ Lease of Council land to Mona for productive landscape community garden with fruit orchards and edible plantings including the Boneyard composting and Worm Mound and temporary laydown area during construction of the proposed hotel.
- ㉔ Proposed zone for hotel and associated development subject to planning approval
- ㉕ Proposed Delvoe installation by Mona
- ㉖ Proposed House of Kiefer by Mona
- ㉗ Conceptual route for a foreshore boardwalk
- ㉘ Proposed Goldsworthy installation by Mona
- ㉙ Future upgrade of paths along Main Road to connect with Elwick Bay and nearby residential areas
- ㉚ Investigate opportunities for upgrading and future use of community hall facilities and adjacent parking



Berriedale Peninsula Master Plan

Berriedale, Tasmania | Draft For Review
PREPARED FOR GLENORCHY CITY COUNCIL



Date 14 / 12 / 2020
Scale 1:2000 @ A1
1:4000 @ A3

Discussions with TasWater indicated the opportunity to take re-purpose under-utilised land between Mona and its sewerage treatment works to improve the amenity. This land is sloping and regularly mowed but could easily be planted out with trees and shrubs to form a buffer with greater visual amenity.

The entrance to Mona is impressive with a large gate at the entry, heritage houses, vineyards, avenue planting of mature trees and with sweeping views towards buildings located on the rise of the headland. The physical environs at Main Road on arrival to Berriedale Reserve and Mona should be enhanced through better street planting, an upgrading of paths and crossing points from adjacent footpaths, the inter-city cycleway and the potential future Riverline passenger train.

4.1.2 Improving Connections

The master plan shows a range of opportunities to improve connections to and within the peninsula.

An extensive foreshore trail potentially links the site to Windermere Beach in the north and south to the GASP foreshore trail around Elwick Bay – Wilkinsons Point. Portions of the trail are already in place and have varying surfaces including bitumen, concrete and gravel. New sections could be as simple as compressed gravel but surfacing could vary to address gradient, the natural setting and to enhance the experience, and ensure universal access.

The trail on the northern side of Berriedale Bay is ideally suited to the construction of a raised boardwalk that embraces the shape of the bay and provides elevated views across the water. Mona owns the land on which to build this section of trail thereby connecting their property through to Main Road just south of the Metro bus stop. Connection through the Mona site from the bus stop to the ferry would enhance multi-modal transport options to and from Mona and the Hobart CBD.

The plan also shows reinstatement of a foreshore trail around the existing caravan park site. The trail would be a constructed in part as a boardwalk to respond to the foreshore terrain and cliff-face. The master plan shows a more defined trail around Cameron Bay connecting to Lowestoft Bay and Mona and the opportunities to enhance the immediate foreshore environs through landscaping and the creation of a wetland.

Other improved trail links within the peninsula include:

upgrading the foreshore trail around Lowestoft Bay, including widening and resurfacing and improved alignment along Main Road;

new trails within Berriedale Reserve linking the proposed car parking area, picnic facilities, existing toilets and play area;

a new link from the inner-city cycleway (and future Riverline/passenger train platform) to cross main Road and connect to trails along Alcorso Drive;

a pedestrian corridor between the Berriedale Bowls Club and Glenorchy Tennis Clubs to enhance the look and safety of the area and to better organize parking; and

upgrading of the trail from the car parking site to Mona.

Wherever possible, new access ways should consider the needs of people with a disability through planning for universal access gradients and the inclusion of features that support equitable access including handrails, lighting and tactiles.

4.1.3 Facilitating Better Parking

The numbers of car parking spaces has been previously noted as well as the success of the ferry service in reducing the need for on-site parking.

The critical parking issue is not necessarily the supply of sites but rather the functionality of where they are provided to meet the range of needs within Mona and Berriedale Reserve. The master plan seeks to improve the location and accessibility of car parking areas without detracting from the values and amenity of the peninsula.

The master plan also shows the opportunity to provide a new car parking area located to the west of the Berriedale Bowls Club. This land is generally under-utilised but has been used for over-flow car parking by the Club and during events. The site is not suitable for the location of future buildings given the underground trunk mains to the sewerage treatment plant. The new car park would:

increase parking capacity for the Club but also Berriedale Reserve users including the proposed dog off-lead park;

help resolve parking and traffic issues associated with the tennis club and future caravan park; and

allow the potential for a new indoor bowls building on the current grass green (which is outside the existing trunk sewer lines).

The master plan shows opportunities to improve Mona's parking situation by:

formalising the current over-flow park and the Southern BMX Club lease site as the main visitor car park with landscaping, water-sensitive stormwater treatment features, safe road crossings and upgraded pathways leading from it to the museum;

providing the option for an alternative exit road from this car park to Main Road during major events or emergencies that would help reduce overall traffic movements at Mona's entrance;

retaining existing car parks to service the functional needs of Mona staff and suppliers to access the museum and its facilities and disabilities car park in close proximity to the museum and other facilities; and

utilising the existing car parking area at the northern end of the Mona site for hotel and other accommodation guests.

There are also other dynamic parking opportunities to cater for major events or peak times of use, which do not require further car parks being developed on the site (refer to Section 3.3). The potential for a multi-storey car park would require consideration of the feasibility for revenue generation to offset high investment costs. It would also requires consideration of the visual and amenity impacts on adjoining users.

4.1.4 Achieving Better Public Land Options

A number of the public land options have been previously mentioned in response to the other features of the master plan including:

the opportunity for the Crown land around the foreshore of Lowestoft Bay to be transferred to Council;

ensuring public access is achieved around the foreshore of the former caravan park site;

improving public access around the northern end of Berriedale Bay with a foreshore boardwalk;

providing Mona with the capacity to use public land to continue growing its functions and attractions to construct their proposed composting facility and community gardens; and

having the potential for upgrading sporting facilities at the Berriedale Bowls Club and Glenorchy Tennis Club;

The master plan shows scope to add an indoor bowls centre over the existing grassed green, building a covered walkway from the new car park to link the Club facilities and provision for expansion of the building in future years. These proposed developments would be subject to feasibility assessment. The master plan also shows the potential for future development of 'hot shot' courts at the Glenorchy Tennis Club.

It also envisages the long term conversion of the sewerage treatment plant into an alternative use to deliver public access benefits and potential recreational and commercial uses.

4.1.5 Providing Design and Development Directions

The master plan process has considered the land use and development opportunities on the peninsula in the future. Developments that have been approved (as at December 2020) or are in the process of assessment or initial investigation include:

Council approval for Mona to continue its lease over establish the composting facility, Worm Mound, community gardens and helicopter landing site;

Council approval for the lease of the former caravan park to Mona for development of a caravan park and camping site (development application submitted and is likely to be re-activated in the short-term);

Council approval for Mona to utilise the existing BMX lease site for over-flow parking, administration and art storage (will be subject to relocation of BMX Club to Tolosa Park and planning approval processes for a development application);

Council investigations into the design and construction of shared pathways along Main Road to improve safety and accessibility to Mona and Berriedale Reserve (currently underway);

replacement of the night lights at the Glenorchy Tennis Club;
and

Council plans to upgrade or replace the public toilet at Berriedale Reserve by 2025.

The master plan allows for development opportunities that might arise including:

allocation of land for the potential development of another bowling green (indoor or outdoor synthetic green) and expansion of the clubhouse if there is consolidation of sporting clubs or growth in the Berriedale Bowls Club⁷;

future development of a hotel, cultural and art facilities on Mona land;

re-use of the BMX lease site by Mona for over-flow parking, administration and art storage;

allocation of space for an additional tennis court, possibly a children's 'hot shots' learning court for the Glenorchy Tennis Club;

identification of a possible site for a dog off lead site;

conversion of the existing sewerage treatment plant to a new use(s); and

upgrading the Berriedale Community Hall to accommodate a café or pop-up vans.

⁷ Discussions with the Berriedale Bowls Club indicated the opportunity to expand the Club facilities to become a hub for local sports clubs to use. It was envisaged that the development of the former caravan park site may create the opportunity for serving food and beverage to visitors. The potential development of an indoor green would also generate increased members and use of the Bowls Club facilities all year round.

4.2 IMPLEMENTATION

This Section sets out an implementation strategy for the Master Plan over the next 15 years.

Section 4.2.1 identifies the recommended actions, the initiating steps, who will take the lead role and the timing for implementation of works within the short term 2021-2025. It is understood that Action Plans often become less relevant after 5 years, generally requiring review and updating in relation to what has been achieved and the impact of emerging issues or new opportunities.

Section 4.2.2 lists the recommended actions for the mid – long term period spanning the 10 years between 2026-2035.

Section 4.2.3 outlines the value of Council and Mona maintaining a collaborative working arrangement to guide implementation of the Master Plan.

4.2.1 Action Plan : Short Term 2021 – 2025

Table 4.1 lists the recommended actions for the short term period.

Recommended Action	Initiating Steps	Lead Role
Adopt the Master Plan	<ul style="list-style-type: none"> • Review by Council • Review by community • Finalise the master plan 	Council
Install night lights at the Glenorchy Tennis Club	<ul style="list-style-type: none"> • Undertake works 	Council
Undertake a Parking Strategy for Mona	<ul style="list-style-type: none"> • Engagement of consultants • Review of existing parking capacity and requirements • Statutory provisions 	Mona
Potential to relocate the Southern BMX facility to Tolosa Park	<ul style="list-style-type: none"> • Design new facilities and complete required studies, lodge Development Application • Respond to assessment conditions • Commence relocation works 	Council + Club
Consider the transfer foreshore land in Lowestoft Bay from the Crown to Council	<ul style="list-style-type: none"> • Consult with Crown and proceed with legal processes 	Council
Investigate future use of the BMX lease site for car parking, administration and art storage	<ul style="list-style-type: none"> • Finalise agreements between Council and Mona • Construction documentation and necessary background studies • Lodge Development Application • Respond to assessment conditions • Commencement of works 	Council + Mona
Review existing planning controls in response to the Berriedale Peninsula Master Plan.	<ul style="list-style-type: none"> • Lodge local planning scheme request, and if initiated, undertake statutory consultation and assessment process. 	Council

Recommended Action	Initiating Steps	Lead Role
Consider upgrade of Berriedale Reserve including picnic, play facilities, barbeque, paths and major upgrade of the public toilet.	<ul style="list-style-type: none"> • Prepare preliminary design and background studies for development of public facilities • Undertake community consultation • Allocate budget • Lodge a Development Application • Prepare construction documentation responding to outcomes of the DA process • Commence works • Undertake landscaping and weed management 	Council
Landscape enhancement of under-utilised TasWater land	<ul style="list-style-type: none"> • Develop preliminary proposal and gain agreement from TasWater • Allocate budget • Lodge development application (if required) and respond to conditions • Commencement of works 	Council + TasWater + Mona

Table 4.1 Short Term Action Plan 2021-2025

4.2.2 Action Plan for the Mid - Long Term 2026-2035

Table 4.2 lists the recommended actions for the mid to long-term period.

Recommended Action	Initiating Steps	Lead Role
Review the Master Plan and prepare an Action Plan for 2025-2035	<ul style="list-style-type: none"> • Review by Council 	Council
Assess potential for a new dog off leash area within Berriedale Reserve	<ul style="list-style-type: none"> • Review and amend Dog Management Policy for the Berriedale Peninsula 	Council
Consider upgrading the foreshore trail around the headland to Cameron Bay including the boardwalk around the former caravan park site.	<ul style="list-style-type: none"> • Prepare preliminary design and background studies for development of public facilities • Allocate budget • Lodge a Development Application • Prepare construction documentation responding to outcomes of the DA process • Commence works • Undertake landscaping and weed management 	Council + Mona
Assess opportunity for children's 'hot shots' learning court to be added to the tennis club	<ul style="list-style-type: none"> • Monitor need and funding opportunity • Prepare plans for DA (if required) • Assessment subject to development approval processes 	Glenorchy Tennis Club
Consider upgrading the foreshore path and indigenous interpretation	<ul style="list-style-type: none"> • Liaise with Aboriginal community • Prepare preliminary design and undertake required background studies for community consultation • Allocate budget • Assessment subject to development approval processes 	Council Mona

Recommended Action	Initiating Steps	Lead Role
Investigate development of new car park adjacent to Berriedale Bowls Club	<ul style="list-style-type: none"> • Prepare preliminary designs and background studies and preliminary designs for community consultation • Identify funding • Assessment subject to development approval processes • Commencement of works 	Council
Review the opportunity for a City Link passenger train service platform to service Mona and Berriedale	<ul style="list-style-type: none"> • Monitor Federal and State Government funding support for the proposal 	Council Mona
Investigate planting new avenue of trees in road reserve adjacent to Granada Tavern	<ul style="list-style-type: none"> • Check tenure, location of services and potential location for trees • Consult with Granada Tavern • Funding and implementation 	Council
Consider preparing a master plan for the Berriedale Hall site at 631 Main Road	<ul style="list-style-type: none"> • Source funding • Initiate preparation of the master plan 	Council
Assess feasibility of proposed wetlands on the foreshore	<ul style="list-style-type: none"> • Master plan and feasibility assessment • Consult with TasWater • Allocate budget • Assessment subject to development approval processes 	Council Mona
Consider upgrading of paths along Main Road connecting to Berriedale Reserve and Mona	<ul style="list-style-type: none"> • Site investigations and engineering plans • Funding program • Commencement of works 	Council
Review opportunity to upgrade existing foreshore trail through to Windermere Beach	<ul style="list-style-type: none"> • Prepare preliminary design for community consultation • Allocate budget • Assessment subject to development approval processes 	Council
Assess the need for feasibility of a new indoor synthetic green and upgrading of the Berriedale Bowls Club facilities	<ul style="list-style-type: none"> • Continue to assess support and facilitate discussions • Undertake feasibility for upgrading or expansion of facilities 	Berriedale Bowls Club

Recommended Action	Initiating Steps	Lead Role
Review opportunity to construct the foreshore boardwalk linking the ferry to Berriedale	<ul style="list-style-type: none"> • Review feasibility assessment including background studies and preliminary designs • Identify funding • Lodge Development Application • Finalise construction documentation and necessary background studies respond to assessment conditions as necessary • Commencement of works 	Mona
Upgrade and extend shared path from Berriedale Reserve to Elwick Bay	<ul style="list-style-type: none"> • Prepare preliminary designs for public consultation • Allocate budget • Assessment subject to development approval processes • Commencement of works 	Council
Regular and ongoing consultation with TasWater to review the timeframe for the relocation of the sewerage treatment facility and potential re-use opportunities	<ul style="list-style-type: none"> • Continue liaison with TasWater about their plans and timing for relocation from the site 	TasWater, Council

Table 4.2 Mid - Long Term Action Plan

ATTACHMENT 1
SUMMARY OF COMMUNITY VIEWS

These notes indicate the key points that were discussed or raised by stakeholders during meetings and workshops conducted during the preparation of the Master Plan.

MEETINGS AND WORKSHOPS

Community Groups Workshop

- Concern about environmental degradation
- Maintain accessibility and upgrade foreshore walkways
- Improve the play and picnic facilities to attract families
- Reduce vehicle speed and improve pedestrian crossings on Main Road
- Improve lighting and public safety
- Retain bushland values
- Parking issues during major events
- Need better signage
- Opportunity for interpretation sites
- Consider future options for sporting clubs
- Kayak launching site

Access Committee

- Connectivity and maintaining accessible walkways
- More accessible access to toilets from car park and street
- Rest areas along the walkways
- Events, barbeque facilities and potential for evening markets at Berriedale Reserve

Mona

- Proceed with Mona caravan park development
- Overall Parking Strategy to better respond to development sites and needs
- Purchase or lease option for use of the BMX site for future parking with art storage and administration space
- Continue lease of Council land for productive landscape community gardens with fruit orchards and edible plantings including the Boneyard composting and Worm Mound
- Use of the leased land for temporary laydown during construction of the proposed hotel
- Improving connectivity and paths from Main Road
- Explore wetland filtration ponds in Cameron Bay with Derwent Estuary Program

Glenorchy Tennis Club/Tennis Tasmania

- Replacement of night lights
- Provision for a children's hot shot learning court to boost participation
- Improve safety and parking issues
- Aspirational - indoor tennis court

Glenorchy Bowls Club

- Closure of grass green and opportunity to develop site for extension of Club as a community sports club or parking

- Desire for an indoor synthetic green in long term
- Overflow parking occurs on under-utilised land west of the Club

Granada Tavern

- Improve crossing point opposite bus stop on Main Road
- Overflow parking issues during past events
- Support for avenue tree planting along Main Road
- Happy to work with Mona in future

Southern BMX Riders Club

- Want to see Council action on the relocation to Tolosa Park
- Will move once new site and facilities completed

Council Staff

- Importance of engagement across the wider community
- Council agreed to BMX relocation with funds allocated
- Funds allocated for new LED lights at tennis club
- Public toilets - remove and replace by 2025
- Bowls Club - only using synthetic green
- Playground (district level) attracts good use
- Aware of some expressed local resident(s) concern with Mona expansion on public land and impact on natural values
- Council investigating improved connectivity between Main Road, cycle path, Mona and Berriedale Reserve
- Light rail future option
- Main Road side stalls popular
- Planning controls - Local Provisions Schedule shows heritage places, future coastal inundation and coastal refugia

Berriedale Child Care Centre

- Traffic and parking issues with visitors to Mona including problem of people turning into car park thinking it is the entry to Mona (this can be fixed by moving the existing sign)
- The Centre currently walks with children to Berriedale Reserve, around caravan park and to Mona - safety and convenient access
- Better pedestrian crossing points and reducing traffic speed on Main Road to improve safety
- Safe connectivity to outlying residential areas would be good

TasWater

- Long term option to relocate sewage treatment plant but this will still require pump station (onsite or nearby dependent on costs)
- Planned upgrades to reduce odour issues in agreement with Council and Mona
- Outfall to be extended further out into the Derwent River
- Landscaping around treatment site would be good

NEARBY RESIDENTS SURVEY

There were 40 respondents to the nearby residents survey. The key findings are outlined below.

Question 1 How long have you lived in the Berriedale area?

Some 32.5% of the respondents had lived there for 3-10 years, 30% for 20+ years, 22.5% for 11-20 years and 15% for 1-2 years.

Question 2 What are the things that you like most about Berriedale Peninsula?

Answer Choices	Responses
Being relatively quiet and a safe place to live	87.50%
Quality of the scenic views	90.00%
Strong sense of place and local community	17.50%
The range of ways to get there (including vehicles, walking, bike riding, ferry and public transport)	40.00%
Good public access to the Derwent River foreshore and bays	42.50%
Natural landscape and bushland	47.50%
Heritage values (including Aboriginal Heritage and European sites)	22.50%
Open space areas that provide a diversity of community, sport and recreation facilities	72.50%
Access to the inter-city cycleway	65.00%
Mona with its cultural attractions	75.00%
Tracker dog memorial site	40.00%
Vineyards located nearby	17.50%
Pop-up roadside stalls selling produce (e.g. food and flowers) on Main Road	65.00%

The three highest things were the quality of scenic views, being relatively quiet and safe place to live and Mona with its cultural attractions.

The respondents were invited to list other important things that may not be listed. Individuals mentioned the heritage values, War Dog memorial, remnant native grasslands and Aboriginal middens, potential for a future light rail station and the water wildlife.

Question 3 What do you consider needs fixing or upgrading to encourage your use and enjoyment of Berriedale Peninsula (choose your top five priorities)?

Answer Choices	Responses
Reduce traffic speed on Main Road	10.00%
Wider shared footpaths along Main Road to access Berriedale Reserve and Mona	35.00%
Safer pedestrian crossing points over Main Road	32.50%
Shared paths for bike riders and pedestrians along Main Road to access Berriedale Reserve and Mona	47.50%
Paths within and around Berriedale Peninsula foreshore	47.50%
Upgrade foreshore path connections to Windermere Bay (north) and Elwick Bay (south)	65.00%
Better directional and wayfinding signs	12.50%
Lighting along the streets e.g. Alcorso Drive	17.50%
Better designated car parking areas	15.00%
Landscaping of car parking areas	25.00%
Upgrade the public toilet (located at Alcorso Drive)	45.00%
Picnic and barbeque facilities	47.50%
Playground facilities	37.50%
Review the extent of dog off-lead area (currently this includes most of Council owned land on the Berriedale Peninsula)	25.00%

The five top priorities were:

- Upgrade foreshore path connections to Windermere Bay (north) and Elwick Bay (south)
- Shared paths for bike riders and pedestrians along Main Road to access Berriedale Reserve and Mona
- Paths within and around Berriedale Peninsula foreshore
- Upgrade the public toilet (located at Alcorso Drive)
- Picnic and barbeque facilities

The respondents were invited to list other priorities. The individual responses included having a café somewhere on the foreshore, protecting native grasses and Aboriginal midden sites, removing weeds, upgrading the intercity cycleway, reducing traffic speeds (especially on event days), giving priority to upgrading the public open spaces and natural environment at Berriedale Reserve, upgrading the toilets and relocating the sewerage treatment plant. One respondent referred to concern about the incremental loss of public land and public space given over to private interest at a loss of public space available for use publicly and recreationally by the community

Question 4 What additional facilities would enhance your use and enjoyment of Berriedale Peninsula (choose your top five priorities)?

Answer Choices	Responses
More links/footpaths connecting residential streets to the Peninsula	37.50%
A public foreshore walk around the caravan park site	67.50%
A public foreshore walk around the northern part of Berriedale Bay (across Mona land)	60.00%
Station/platform to support a future light rail service	37.50%
More car parking to service Mona and other users	27.50%
Development of the caravan park site	47.50%
An avenue of street trees along Main Road	37.50%
A fitness trail	42.50%
An additional synthetic green at the Bowls Club	2.50%
'Hot shot' courts for public use near the Tennis Club	15.00%
Locations to interpret local history and stories	25.00%
A designated off-lead dog exercise area with dogs on-lead along foreshore paths and near picnic and play areas	47.50%
Kayak launching site in Lowestoft Bay	20.00%
Other sport and recreation facilities (Please use the space below to explain what you would like to see added and where they they could be placed)	27.50%

The top five priorities were:

- A public foreshore walk around the caravan park site
- A public foreshore walk around the northern part of Berriedale Bay (across Mona's land)
- Development of the caravan park site
- A designated off-lead dog exercise area with dogs on-lead along foreshore paths and near picnic and play areas
- A fitness trail

The respondents were invited to list other priorities for additional facilities. Two respondents mentioned an additional synthetic green at the Berriedale Bowls Club. Other suggestions were allowing café/pop-up vans, adding basketball rings, having play equipment to better suit children under 5 years, storytelling public spaces, no more loss of public land and more public space for community use, protection of habitat values and more inter-connected walkways.

Question 5 Do you have any further comments about any key issues or opportunities for better managing access and use of the Berriedale Peninsula in the future?

These comments generally reflected the views expressed in response to the previous questions. The key comments included:

- Share paths for bike riders and pedestrian along Main Rd
- Protection of native grass and Aboriginal middens
- Maintain public access to the foreshore
- Enhance and link the regional hub from Mona to Elwick Bay

- Monitoring of rubbish and garden waste dumped over back fences of waterfront properties
- Removal of weeds
- Upgrade the foreshore walkway to Cadburys
- Preference to more community space rather than more commercial space
- Upgrade the picnic and play facilities
- Reduce traffic speed on Main Road
- More interpretation of the local history
- Establishment of a Berriedale Foreshore User Group
- Reduce the Mona footprint on the public spaces
- Keep the BMX park in its current location
- Move Cameron Bay sewerage works

Community Review and Comment on the Draft Master Plan during November 2020

The community were invited to make comments on the Draft Berriedale Peninsula Master Plan via Council online 'Have Your Say' platform or submit written comments to Council.

There were a total of 410 visits to Council's Have Your Say site from which 27 respondents completed the survey. There were 4 late surveys and whilst the data could not be included within the analysis below - 3 of the respondents strongly supported the master Plan and other respondent supported most aspects of the Plan.

Two written submissions were received.

HAVE YOUR SAY RESPONSE

Q 1. What are the things that you like most about Berriedale Peninsula?

The highest responses were:

74% quality of the scenic views

63% access to the inter-city cycleway

63% Mona with its cultural attractions

55% natural landscape and bushland

55% pop-up roadside stalls selling produce (e.g. food and flowers) on Main Road

52% the range of ways to get there (vehicles, walking, bike riding, ferry and public transport)

52% Open space areas that provide a diversity of community, sport and recreation facilities

Q2. Which of the following improvements would encourage your use and enjoyment of Berriedale Peninsula?{(

The highest responses were:

70% upgrade foreshore path connections to Windemere Bay (north) and Elwick Bay (south)

67% paths within and around Berriedale Peninsula foreshore

52% upgrade the public toilets (located at Alcorso Drive)

44% shared bike & pedestrian pathways along Main Road to access Berriedale Peninsula & Mona

41% wider shared footpaths along Main Road to access Berriedale Reserve and Mona

37% picnics and barbeque facilities

37% playground facilities

Q3. Which of the following additional facilities would enhance your use and enjoyment of Berriedale Peninsula?

The highest responses were:

67% a public foreshore walk around the caravan park site

59% a public foreshore walk around the northern part of Berriedale Bay (across Mona land)

48% station/platform to support a future light rail service

48% an avenue of street trees along Main Road

41% development of the caravan park site

30% more links/footpaths connecting residential streets to the Berriedale Peninsula

30% a fitness trail

Q4. Do you support the Berriedale Peninsula Master Plan?

The responses (including the late surveys received) were:

40% Yes, I strongly support it

48% Yes, I support most aspects of it

12% Neutral, I neither support nor oppose it

Q5. Respondents were asked whether there was anything missed in the Master Plan?

The responses are summarised in the following table.

Respondent's Comment	Response as regards Master Plan
Perhaps a stage area for band entertainment like something like in Lindisfarne Simmons Park	<i>Mona has a fully developed stage for public and private events. No other community comments received for a stage area. Limited suitable open space area given noise levels.</i>
An athletics track	<i>No other community comments received for an athletics track. Lack of space available on Berriedale Peninsula. More appropriate sporting venues</i>
Would like more details on proposed upgrade of Berriedale Community Hall as currently used by Glenorchy City Community Brass Band.	<i>The Master Plan refers to preparing a master plan for the hall site to investigate opportunities for upgrading facilities. This would involve consultation with users and the local community.</i>
The reference to landscaping of under-utilised TasWater land is important—the treatment plant needs screening in the short term, and it's a great opportunity to increase tree canopy cover in the area and region. Under-utilised Council owned areas should also be targeted for tree plantings, to enhance landscape values and to create a sense of an integrated landscape. The Mona/Berriedale Bay foreshore boardwalk should be an infrastructure funding priority.	<i>TasWater indicated initial agreement with the potential to screen the treatment plant and this could be achieved with collaboration between Council and TasWater.</i> <i>The proposed boardwalk will be dependent upon Mona finding funding to support the proposed works.</i>
The caravan park will increase traffic flow and demand for parking space which may well spill over into the existing public reserve. The development should be carefully monitored to ensure the impact on natural amenities, wildlife and marine life is kept to an absolute minimum. Issue as to whether the proposed improvements to Berriedale Reserve affect space available for dogs off-lead	<i>There will be increased traffic flows when the caravan park is operational but parking by users will be contained within the leased area.</i> <i>The implications for continuing dog off lead across Berriedale Peninsula should be considered when Council's Dog Policy is reviewed in February 2020.</i>
Bike path/shared path around the peninsula	<i>The Master Plan shows the potential for achieving a foreshore path and shared use with consideration given to land tenure, local topography, environmental values and costs.</i>
Support for light rail	<i>Supported in the Master Plan</i>
Need to clean-up and retain wildlife habitat without over-developing the area impacting on the foreshore	<i>Supported in the Master Plan</i>

WRITTEN SUBMISSIONS

Two written submissions were received.

One submission was brief and indicated support for the Master Plan, welcomed the opportunity for the community to have their say and was pleased that the caravan park was soon to be redeveloped.

The second submission raised specific concerns about Council's process for allowing areas of Council owned public reserve to be leased to Mona. As these concerns referred to legislative processes, the comments are to be reviewed by Council.

