

REPORT TO: COUNCIL

SUBJECT: **KETTERING PRECINCT PLAN**

OFFICER: PAUL WEST

FILE REF: 22.240 & 17.66

1. PURPOSE

- 1.1 The purpose of this report is to provide an update to Council on discussions and negotiations with the Department Infrastructure, Energy & Resources (DIER), Department of Economic Development (DED), Crown Land Services, and the Tasmanian Southern Water and Sewerage Corporation.

2. BACKGROUND

- 2.1 There has been concern for a number of years in relation to the provision and maintenance of infrastructure in the Kettering area. A number of previous discussions and reports have been considered by Council and the State Government, however no long term solution has been implemented.
- 2.2 Ferry Road, Kettering is the responsibility of the State Government. The Visitor Centre and Café are also owned by the State Government and issues surrounding the removal of wastewater are also the responsibility of DIER.
- 2.3 Kettering township has a current population of approximately 300 people with two distinct development areas. One area is along and adjacent to the Channel Highway and the other is along Ferry Road. Kettering has no reticulated water supply or sewer system. There has been Council and community concern for many years about the possible impact of failing septic tank systems servicing dwellings along Ferry road as well as wastewater treatment plants servicing the Oyster Cove Inn and the Bruny D'Entrecasteaux Visitor Centre.
- 2.4 Currently there are approximately 50 dwellings that either front Ferry Road or front Channel Highway with properties that slope towards Ferry Road. The age and lot size of these properties vary greatly as do the design and functionality of their onsite wastewater systems. Soil absorption capabilities in the area are generally poor.
- 2.5 There are several commercial premises located on Crown Land on the bottom side of Ferry Road which have wastewater holding tanks that are pumped out by tankers as required.
- 2.6 The Visitor Centre / Mermaid Café had its wastewater processed by a small sewerage treatment plant (STP) that is estimated to be in excess of 30 years old. It had an effluent outfall close to the shore next to the plant. Complaints about the plant started being received by Council in 2005.
- 2.7 In November 2007 an Environmental Protection Notice (EPN) issued to DIER required that the STP be repaired and odours reduced. DIER and Council staff agreed in December 2007 that compliance with the EPN would take time due to investigation and design issues that were being handled by GHD Consultant Engineers. As a result the plant was shut down, cleaned out and the outfall blocked. The plant has been used as a holding tank that is pumped out as required ever since. Since this temporary action was taken there have been no further odour complaints received.

- 2.8 Similarly, there had been long running issues with the STP servicing the Oyster Cove Inn. In March 2007 a holding tank system was installed and the old STP was decommissioned.
- 2.9 Consideration of wastewater issues in Kettering were included in the Council's adopted Long Term Wastewater Strategy. In the strategy prepared by consultants CEE it was commented "it was concluded that it is not economically viable to install a reticulated scheme to the Ferry Road, Kettering area given the existing small population and likely low future population growth. Also, the community expressed their opposition to a Council operated sewerage system, preferring to have on-site systems".
- 2.10 The upgrading of Ferry Road has also been an ongoing issue for a number of years. Ferry Road provides access to the Bruny Island Ferry which at peak times is inadequate for the marshalling of vehicles. Access issues for residents of the area are also impacted by ferry traffic. Safe pedestrian access is also an issue in the area.

3. STATUTORY REQUIREMENTS

- 3.1 As Ferry Road is owned by the State Government the issues around the future upgrading/maintenance of the road is an issue for DIER. Pedestrian access issues could reasonably be argued are interlinked with the upgrading of the road. Council (as the authority usually responsible for provision of public walkways/paths) and DIER need to work together to ensure that the future provision of infrastructure is coordinated and complementary.
- 3.2 Until 30 June 2009 Council is the responsible authority for sewerage services, however from 1 July that responsibility will pass to the newly created Southern Water and Sewerage Corporation.
- 3.3 Council does have a statutory responsibility for ensuring that public and environmental health issues are appropriately addressed within its municipal area.

4. DISCUSSION

- 4.1 In 2007 a Council survey concluded that of the existing septic tank systems along and draining towards Ferry Road, nine (9) were failing and six (6) required further investigation as they may have been failing but this could not be readily identified. It was noted that a number of property owners had adequately upgraded existing wastewater systems in the past five (5) years. It was identified during the survey that rectification of a number of the clearly failing systems was not as easy as just serving an order on the property owner. Issues included:
 - Long term and elderly residents who were unlikely to have the funds to upgrade their wastewater systems in accordance with modern requirements. The cost could be in excess of \$8,000.
 - Property owners who had an inadequate land parcel to facilitate the upgrade of their wastewater systems in accordance with modern requirements.
 - Ill-defined discharges to the roadside drain that will require considerable investigation to identify specific sources. This may involve dye testing etc.

- 4.2 As a result of recent events with the proposed replacement of the STP by DIER and the ongoing Ferry Road access issues, a meeting was convened of relevant authorities to discuss a strategy for progressing future improvement works in the area. At this meeting the following agencies were represented:
- DIER,
 - DED,
 - Crown Land Services,
 - Southern Water & Sewerage Corporation, and
 - Council.
- 4.3 The Resource Management and Planning Commission (RPDC) were also invited to attend the meeting however, due to prior commitments were not able to do so. The RPDC will be invited to future Working Group meetings.
- 4.4 As a result of the discussion it was proposed that a Kettering Precinct Plan be developed. A proposal for the funding to engage external consultants to undertake this work be provided by Council to DIER and DED.
- 4.5 The proposed precinct plan would take into account a number of current/emerging issues including but not limited to:
- DIER's current malfunctioning treatment plant,
 - Oyster Cove Inn / Marina redevelopment plans - \$20 - \$30 million,
 - Reticulated sewerage – commercial and residential properties,
 - Access issues for the Bruny Island Ferry (both at Kettering and also at Roberts Point),
 - Pedestrian access – (Channel Highway – Ferry Terminal),
 - Public toilets status at the Ferry Terminal
 - Crown Land leases,
 - Planning Scheme implications,
 - Water and Sewerage Corporation (transition),
 - Community concerns, and
 - Possibility of Commonwealth funding.
- 4.6 It is proposed that Council will act as the lead agency in commissioning the precinct plan. The key tasks of the plan would include:
- Consultation with the key stakeholders to develop an appreciation of the immediate and pressing issues and development opportunities that are currently being considered.
 - Preparation of a discussion paper that encapsulates the key issues and development opportunities to be addressed in the preparation of the precinct plan. The discussion paper will also provide a preliminary assessment of the cost of the infrastructure required for each precinct development option and the development timeframes.
 - The consultant will prepare support materials and undertake a community consultation program. The material will consist of an outline of the precinct development options, support by graphics and text, in a form that is readily understood by the local community.
 - The consultation program will be limited to the Ferry Road residents, the local retail community, tourism operators and other local community members that may be directly affected by the precinct plan.

