GLAMORGAN SPRING BAY COUNCIL

ORDINARY COUNCIL MEETING – 22 JUNE 2021

ATTACHMENTS

Agenda Report		Page No
4.1	Attachment A – Application Documents	1
	Attachment B – Representations	157
4.2	Attachment A – Application Documents	159
	Attachment B – Representations	172
5.1	Attachment 1 - Profit & Loss for the period ending 31 May 2021	185
	Attachment 2 - Balance Sheet as at 31 May 2021	187
	Attachment 3 - Statement of Cash Flows for the period ending 31 May 2021	188
	Attachment 4 - Capital Works as at 31 May 2021	189
7.1	Attachment 1 - AusSpan Flooding Report 2021	192
8.2	Attachment 1 – East Coast Community Arts Initiative Application Form	195
8.3	Attachment 1 – Budget 2021/22	196
8.4	Attachment 1 – Draft Rates and Charges Policy	204
8.5	Attachment 1 – Rates Resolution	213
	Attachment 2 – Fees and Charges Register 2021/22	216
	Attachment 3 – Rating changes by location	222
8.6	Attachment 1 – Draft Rate Relief for Community Groups Policy	224

Office: 9 Melbourne Street,
Postal: PO Box 6 Triabunna 7190
Phone: 6256 4777 Fax: 6256 4774
Email: admin@freycinet.tas.gov.au
Web: www.gsbc.tas.gov.au
ABN: 95 641 533 778

GLAMORGAN SPRING BAY COUNCIL

Application for Planning Approval

OFFICE USE ONLY	
DATE RECEIVED:	PID:
FEE	RECEIPT No:
DA:	PROPERTY FILE:

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including subdivision, planning scheme amendment & minor amendments to permits.

For visitor accommodation in the General Residential, Low Density Residential, Rural Living, Environmental Living or Village Zone use the sharing economy form available on the Council website.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme provides details of what other information may be required at clause 8.1 and in each applicable Code.

Please provide the relevant details in each applicable section by providing the information or circling Yes or No as appropriate. If relevant details are provided on plans or documents please refer to the drawing number or other documents in this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the application form or what information is required please contact the office.

Details of Applicant & Owner

Applicant:	Andy Hamilton & Associates Pty Ltd		
Contact person: (if different from applicant)			
Address:	PO Box 223 Bicheno 7215	Phone	0418 593300
		Fax:	
Email:	ashassoc@bigpond.com	Mobile:	
Do you wish for all correspondence to be sent solely by email?		Yes ☑	No ☐

Owner: (if different from applicant)	~~Stat~~ Solis (Tas) Pty Ltd		
Address:	55 Coleman Rd Cranbourne	Phone:	
	Vic 3201	Fax:	
Email:			

Application for Planning Approval

Details of Site and Application

Please note, if your application is discretionary the following will be placed on public exhibition.

Site Details

Address / Location of Proposal:			
	Suburb ..... Post Code		
Size of site	..... m^2	or	..... Ha
Certificate of Title(s):	CT 139972-1		

Current use of site:	Rural / Res.

General Application Details

Complete for All Applications

☐	New Dwelling	☐	Change of use
☐	Additions / Alterations to Dwelling	☐	Intensification or modification of use
☐	New Outbuilding or Addition	☑	Subdivision or boundary adjustment
☐	New Agricultural Building	☐	Minor amendment to existing permit DA ..... / .....
☐	Commercial / Industrial Building	☐	Planning Scheme Amendment

Estimated value of works (design & construction)	$ ref engineers

Describe the order and timing of any staged works:	3 stages to suit market. ..... or N/A

General Background Information

Please state the name of any Council officers that you have discussed this proposal with:	Officer's name : Shane Wells or N/A	
Is the site listed on the Tasmanian Heritage Register?	Yes ☐	No ☑
Have any potentially contaminating activities ever occurred on the site? *If yes, please provide a separate written description of those activities.*	Yes ☐	No ☑
Is the proposal consistent with any restrictive covenants or Part 5 agreements that apply to the site? N/A	Yes ☑	No ☐

Application for Planning Approval

Does the proposal involve any of the following?		
Type of development		**Brief written description if not clearly shown on the plans:**
Partial or full demolition	☐ Yes ☑ No	
Fencing	☐ Yes ☑ No	
New or upgraded vehicle / pedestrian access	☑ Yes ☐ No	
New or modified water, sewer, electrical or telecommunications connection	☑ Yes ☐ No	
Retaining walls	☐ Yes ☐ No	
Cut or fill	☑ Yes ☐ No	
Signage	☑ Yes ☐ No	
New car parking	☐ Yes ☐ No	
Vegetation removal	☑ Yes ☐ No	

Existing floor area ..... m^2	Proposed floor area .....m^2

Number of existing car parking on site	Number of proposed car parking on site .....

Describe the width & surfacing of vehicular access (existing or proposed) and how drainage/runoff is collected and discharged:	see report .....
If vehicular access is from a road sign-posted at more than 60 km/hr, please state the sight distance in both directions:	— ..... or N/A

Please note, if a gravel driveway is proposed from a sealed public road please address the following clause (E6.7.6 P1):

Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

(i) the suitability of the surface treatment;
(ii) the characteristics of the use or development;
(iii) measures to mitigate mud or dust generation or sediment transport.

Will stormwater from buildings and hardstand areas be managed by: (details should be clearly shown / noted on plans)	Discharge to a main:	Yes / Not applicable
	Discharge to kerb & gutter:	Yes / Not applicable
	Discharge to roadside table drain:...	Yes / Not applicable
	Discharge to natural watercourse: ..	Yes / Not applicable
	Retained on site:	Yes / Not applicable

see engineers report.

Materials:				
External building material	Walls:	.....	Roof:	.....
External building colours	Walls:	.....	Roof:	.....
Fencing materials	.....	Retailing wall materials	.....	

For all outbuildings

Describe for what purpose the building is to be used:	.....
Describe any intended toilet, shower, cooking or heating to be installed:	.....
If the building is to be used wholly or partly as a domestic workshop, what type of tools and machines will be used?	.....

For all non-residential applications

Hours of Operation						
Current hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:	
Proposed hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:	

Number of Employees			
Current Employees Total:		Maximum at any one time:	
Proposed Employees Total:		Maximum at any one time:	

Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency:	..... or N/A
Describe current traffic movements into the site, including the type & timing of heavy vehicle movements & any proposed change:	..... or N/A
Describe any hazardous materials to be used or stored on site:	..... or N/A
Describe the type & location of any large plant or machinery used (refrigeration, generators)	..... or N/A
Describe any retail and/or storage of goods or equipment in outdoor areas:	..... or N/A
Describe any external lighting proposed:	..... or N/A

Personal Information Protection Statement:

The personal information that Council is collecting form you is deemed personal information for the purposes of the *Personal Information Protection Act 2004*. The intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers. The supply of the information by you is voluntary. If you cannot provide or do not wish to provide the information sought, Council may be unable to process your application. Council is collecting this personal information from you for the purposes of managing, addressing, advising upon and determining the application and other related Council matters.

Declaration:

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we confirm that I/we are the copyright holder or have the authority to sign on behalf of any person with copyright for documents to this application and authorities Council to provide a copy of this application to any person for assessment or statutory consultation.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.
- I acknowledge that if the application is discretionary that the application will be exhibited in the Council offices and on the Council website.
- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature:		Date:	18.7.19

If application is not the owner

If the applicant is not the owner, please list all persons who were notified of this application pursuant to section 52 of the *Land Use Planning and Approvals Act 1993*.

Name:	Method of notification:	Date of notification:
Daniel Petrini	email	18-7-19
Boxpost		

If application is on or affect Council or Crown owned or administered land

If land affected by this application is owned or administered by the Crown or Council then the written permission of the relevant Minister (or their delegate) and/or the General Manager must provided and that person must also sign this application form below:

I ..... being responsible for the administration of land at .....declare that I have given permission for the making of this application by ..... for use and/or development involving .....
.....

Signature: ..... Date: .....

It is the applicant's responsibility to obtain any such consent prior to lodgement. Written requests for consent of the Council must be sent to General Manager. Request for Ministerial consent should be directed to the relevant department.

SPRING BAY BALANCE FOR STAGE 5

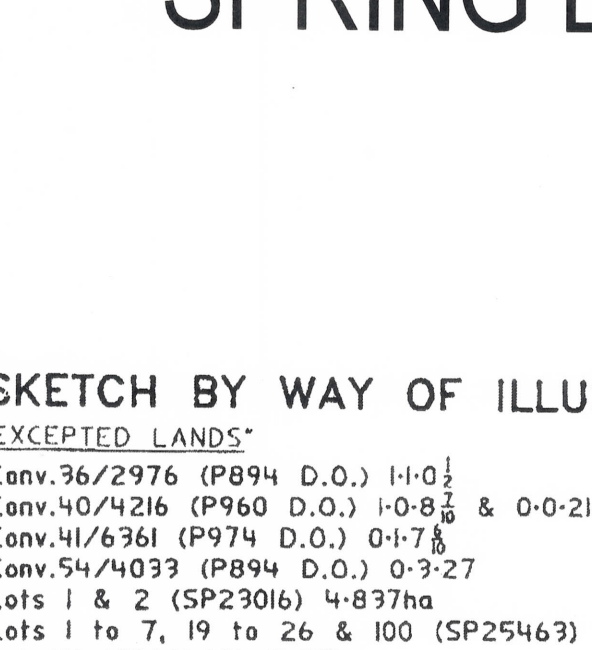
SKETCH BY WAY OF ILLUSTRATION ONLY

BALANCE PLAN

"EXCEPTED LANDS"

Conv.36/2976 (P894 D.O.) 1·1·0½
Conv.40/4216 (P960 D.O.) 1·0·8 7/10 & 0·0·21 8/10
Conv.41/6361 (P974 D.O.) 0·1·7 8/10
Conv.54/4033 (P894 D.O.) 0·3·27
Lots 1 & 2 (SP23016) 4·837ha
Lots 1 to 7, 19 to 26 & 100 (SP25463) 8·041ha
Lot 101 (SP26460) 12·77ha
Lot 1 (SP28460) 13·31ha
Lot 1 (SP111177) 3·416ha

THE PORTIONS OF LOT 1 MARKED A·B·C· & D·E·F· ARE COMPILED FROM P.136508.



(P123451)

(D.107203)

SPRING BAY

(105·1·8) (P105304)

162·1·01 (by Assent 58/9307)

(P33292)

TASMAN HIGHWAY

2630·47 in several bearings

RESERVE (SP23016)

(SP25467)

ROAD

(SP111777)

(SP26460)

(SP28460)

BALANCE.
241.04 ha
NOT INCLUDING
HATCHED PORTIONS

STAGE 5.

(Conv.40/4216) (P960 D.O.)

(Conv.40/4216 & P960 D.O.)

RIGHT OF WAY 10·06 WIDE

0·1·7 8/10 (P974 D.O.) (Conv.41/6361)

EASEMENT 10·06 WIDE

PIPELINE

155·10

(SP32170)

PIPELINE EASEMENT 5·03 WIDE

CURRENT STAGE UNDER APPLICATION

(SP23016)

CONV. 54/4033 0A. 3R. 27P. (P.894 D.O.)

(SP39245)

(10·1·23) (Conv.16/8131)

(SP39245)

(P110929)

(Conv.36/2976) (P894 D.O.)

PROSSER BAY

DJB

Jan. 29, 20 - 19:32:14 Name: GD1917-T1.dwg Updated By: Ross gibson

STAGE 5 QUANTITIES				
	STAGE 5A	STAGE 5B	STAGE 5C	TOTAL
GROSS AREA m²	-	-	-	121866
LOT AREA	32464	36880	29943	99802
ROAD RESERVE AREA	-	-	-	23064
LINEAL METRES OF ROAD	483	371	319	1173

STAGE 5C

STAGE 5A

STAGE 5B

NEW ROAD

LOUISVILLE ROAD

BERNACCHI DRIVE

LEGEND

BIODIVERSITY PROTECTION AREA OVERLAY PER PLANNING SCHEME

SPRING BAY

REFERENCE FILES ATTACHED: GD1917-X3; GD1917-X1; GD1917-X2; GD1917-X4

DRAWING REVISION HISTORY

REVISION	DESCRIPTION
2	LOTS ADDED
1	VEGETATION ADDED

DRAWN	DESIGNED	REVIEWED	DATE
R. GIBSON	R. GIBSON	R. GIBSON	11/5/2019

SIGNED: R GIBSON

DATE SIGNED: 21-6-19

20 0 20 40 60 80

SCALE IN METRES - 1:2000

STATUS

DATUMS: AHD

Bayport

ANDY HAMILTON & ASSOCIATES PTY LTD
CONSULTING LAND SURVEYORS
PO Box 223 Bicheno 7215
P: 0418 593 300 E: ashassoc@bigpond.com

CLIENT	BAYPORT PTY LTD
PROJECT	SPRING BAY LAND DEVELOPMENT
TITLE	SUBDIVISION STAGE 5 LOT PLAN
CLIENT No.	-
DRAWING No.	GD1917-P7
REVISION	2
SHEET No.	
VERSION	-

Jun. 21, 19 - 19:45:26 Name: GD1917-P7.dwg Updated By: Ross gibson

Engineers & Planners

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
infoltn@jmg.net.au

Johnstone McGee & Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone McGee & Gandy Unit Trust

www.jmg.net.au

JMG Ref: J192191
Client Ref: SA2019/0017

15th January 2020

The Manager Planning
Glamorgan Spring Bay Council

Dear Sir/Madam

RE: SA 2019/00017 SPRING BAY SUBDIVISION TRAFFIC IMPACT ASSESSMENT

I refer to an email to Council dated 5th August from Paul Blackwell - Traffic Engineering Liaison – Network Management Branch, State Roads - Department of State Growth. JMG have provided a response to that EMAIl dated 10/12/2019, however following further discussions with the department this response will become the formal response. The differences relate to advice from the department regarding the DSG roadworks programme and a review of some JMG conclusions.

Within that DSG email it was stated that the JMG services report was very brief in relation to the junction with Louisville Road and the Tasman Highway and that they would require a full Traffic Impact Statement.

JMG accept that criticism that the concept services report was brief with regard to traffic and the intersection of Louisville Road and the Tasman Highway. This brevity was based on a known decision since the first planning approval for subdivision that the State Growth Road Department had already designed and allocated funds towards an intersection safety improvement project.

This should have been referred to in the services report but had been omitted when it should not have been.

This level of comfort that the Intersection improvement was already a DSG project was informed by:

1. A letter from the Minister for Infrastructure, The Hon M.T. (Rene) Hidding MP

   To Glamorgan Spring Bay Council in January 2017 stating that he could **confirm** that *"… the Government has $450,000 allocated for construction in 2017-18 as part of the Government's 2017-18 safer roads Program…."*

2. A letter from the DSG project Manager Kevin Bourne and dated 27th April 2017

   Also addressed to Glamorgan Spring Bay Council re-confirming the completion of design and the complete funding allocation. The project was to be released for tender in June 2017, with construction commencing late 2017.

The Council had forwarded these documents to the developer. Copies are appended to this response for clarity.

Whilst it is obvious that the June 2017 construction has been delayed, we were unaware that the project had been cancelled, and intersections will remain in its current state.

Since receiving the emailed response described above we have now taken Kevin Bourne's advice and inspected the web site www.transport.tas.gov.au/road/projects.

We were unable to detect any reference to Louisville Road, although The Tasman Highway – Great Eastern Drive from Orford to St Helens is clearly a listed project, but there are no Louisville road sub projects that we could identify.

This is a major concern as much planning has been undertaken in reliance of the advice of the Minister and the Project Manager. We understand that the developer will discus this further with department officers.

(JMG have since been advised that the project has been reinstated and is scheduled for construction in the next financial year).

We shall however expand upon our traffic assessment of the existing intersection of Louisville Road and the Tasman Highway.

TRAFFIC GENERATION BY THE DEVELOPMENT

As outlined in the services report the proposed development is a residential subdivision with 47 allotments.

In considering the traffic activity that the dwellings on the subdivisional lots will generate when occupied, guidance is normally sought from the New South Wales, Road Traffic Authority (RTA) document – Guide to Traffic Generating Developments. The RTA guide is a nationally well accepted document that provides advice on trips generation rates and vehicle parking requirements for new developments.

The updated 'Technical Direction' to the guide dated August 2013 advises that the trip generation for residential dwellings in regional areas of New South Wales is 7.4 vehicles/dwelling/day.

The developers have researched surveys in built up areas of Tasmania over a number of years and has found that typically the traffic generation in non-metropolitan areas that the numbers of vehicle trips for each dwelling is much lower, in the order of 5-6 vehicles/dwelling/day in country towns and even as low as 4 vehicles/dwelling/day in smaller communities and more remote areas.

Surveys in similar areas have determined the traffic generation rates to be around 6.8 vehicles/dwelling/day in Snug, 6 vehicles/dwelling/day in Huonville, 5 vehicles/dwelling/day in Opossum Bay and around 4.5 vehicles/dwelling/day in Kooya.

The above data would suggest that the traffic generation in a place such as Orford would be no more than 5/6 vehicles/dwelling/day during the summer months and 3 vehicles/dwelling/day during the winter period.

Orford is mostly a holiday and retirement town, therefore the traffic distribution along the roads in the town would have peaks during mid-morning and mid-afternoon periods. There would not be a commuter peak hour period.

Allowing for the 47 allotments and assuming a traffic generation of 6.0 vehicles/dwelling/day during the summer period, the expected traffic generation by the proposed 47 lot subdivision is up to 280 vehicles/day when fully developed and all dwellings are occupied.

TRAFFIC ASSESSMENT Louisville Peninsula Traffic

The existing developments accessing Louisville Road and the Tasman Highway consists of 43 separate tiled lots, 16 stratum lots attached to the East Coaster and the East Coaster motel complex which accounts for 55 units.

Table 1 below provide a summary of total vehicles anticipated at the Intersection of Louisville Road and Tasman HWY inclusive of the proposed subdivision.

For the East Coaster Resort this assessment has adopted the same rates used by Pitt and Sherry at 3 vehicles/dwelling/day.

TABLE 1

Type	Units	Vpd/unit	LOW	Vpd/unit	HIGH
Existing Houses	43	3	129	6	258
Existing Resort	55+16=71	3	213	4	284
Sub Total	**114**		**342**		**542**
Proposed Houses	47	3	141	6	282
	161		**483**		**824**

The No of vehicles/day when assessed in detail is lower than assessed in our original services report. The expected total traffic generation from Louisville Point is between 500 and 824 vpd. Peak hour can be expected to be 10% of this value, or between 50 and 80 vph.

Tasman Highway Traffic

This data set may be gleaned from the DSG web site http://geocounts.com/traffic/au/stategrowth.

Station A0113430 is located on the Tasman Highway at Triabunna. It has recorded traffic figures, periodically, since 1987. In 2016 – 2019 it has recorded static volumes of 2700 to 2670 AADT, slightly up from 2003-2007 of 2350 AADT.

In May 2019 it recorded an average weekly vehicle load between 10 am and 4 pm of 200 per hour. Peak hour/day was 12 noon Sunday of some 260 vehicles. A peak day of Sunday generally tends to confirm that this is a regional traffic rather than commuting traffic

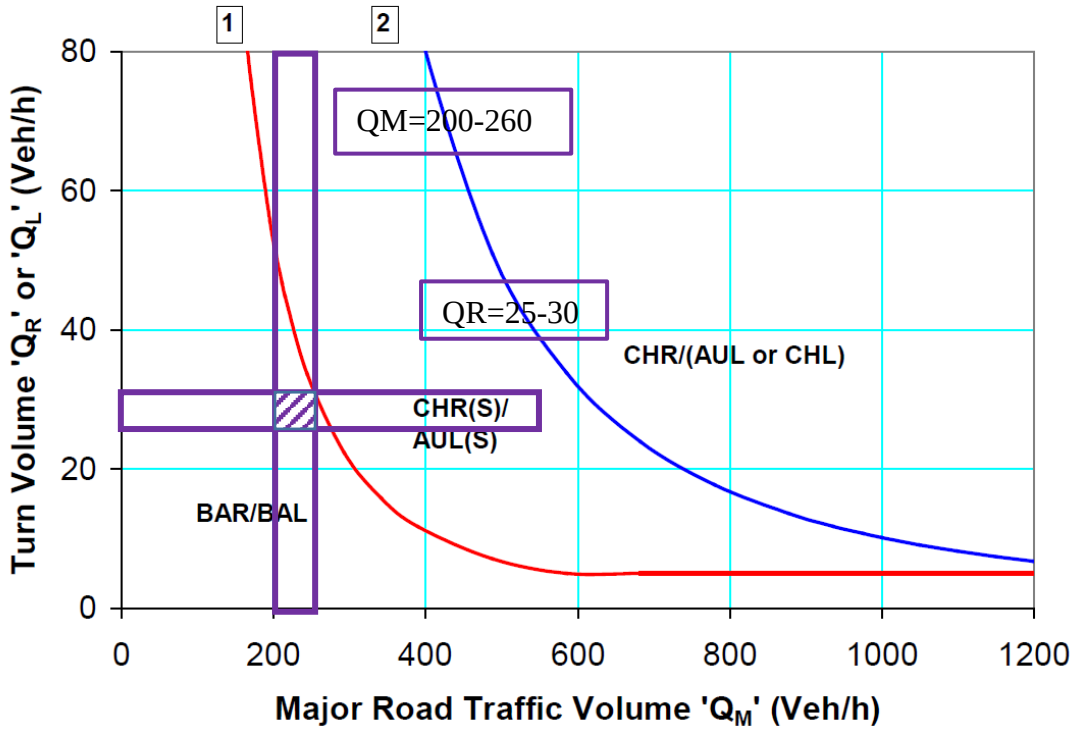
OPERATIONAL IMPACT OF INCREASED TRAFFIC ACTIVITY

Louisville Point currently generates some 500 vehicles per day (or 50 vehicle per hour) at the intersection of Tasman Hwy and Louisville Road during peak periods.

Accepting a increase of 280 vehicles per day (28 vehicles per hour) for the proposed subdivision and a peak passing traffic volume of some 260 vehicles/hour on Tasman HWY it is not anticipated that the subdivision will create any further operational or efficiency problems at the Intersection of Tasman HWY and Louisville Road.

EXISTING INTERSECTION DESIGN AND CURRENT STANDARDS

Austroads Guide to Road Design Part 4: Intersections and Crossings provides, in Appendix A.8 provides guidance for warrants for BA, AU and CH Treatments, and in particular recommends Figure A10 for design speeds less than 100 km/hr, reproduced below.



(b) Design speed < 100 km/h

Source: Arndt and Troutbeck (2006).

Qm is 200 to 260 Veh/hr

Qr is the amount of traffic turning right.

Assuming Peak hour is 10% of AADT, with 50% entering the site and 60% to 70% being from the south and making a right turn then QR=82*0.5*0.7= 25-30 vehicles per hour.

The warrant graph indicates that the intersection is almost, but not quite, in the transition phase between BAR and CHR(s).

A BAR can generally be described as an allowance for a vehicle to pass to the left of a vehicle waiting to Turn Right. According to the above Graph a BAR type arrangement is the minimum standard.

The current intersection does not have this BAR feature.

The minimum standard BAR should therefore be available to this intersection, now, but at the very least by the completion of this development. The expected development rate for selling all lots extends over 5 years. Full development of all of those properties may take an additional 2 years.

The CHR standard proposed by the Department is the next level of service and when constructed in the next financial year will provide a satisfactory level of service,

INTERSECTION SIGHT DISTANCE

DSG have previously advised that a design speed of 90 km/h is acceptable at this intersection[1]. This equated to a SISD of between 200 and 225 m.

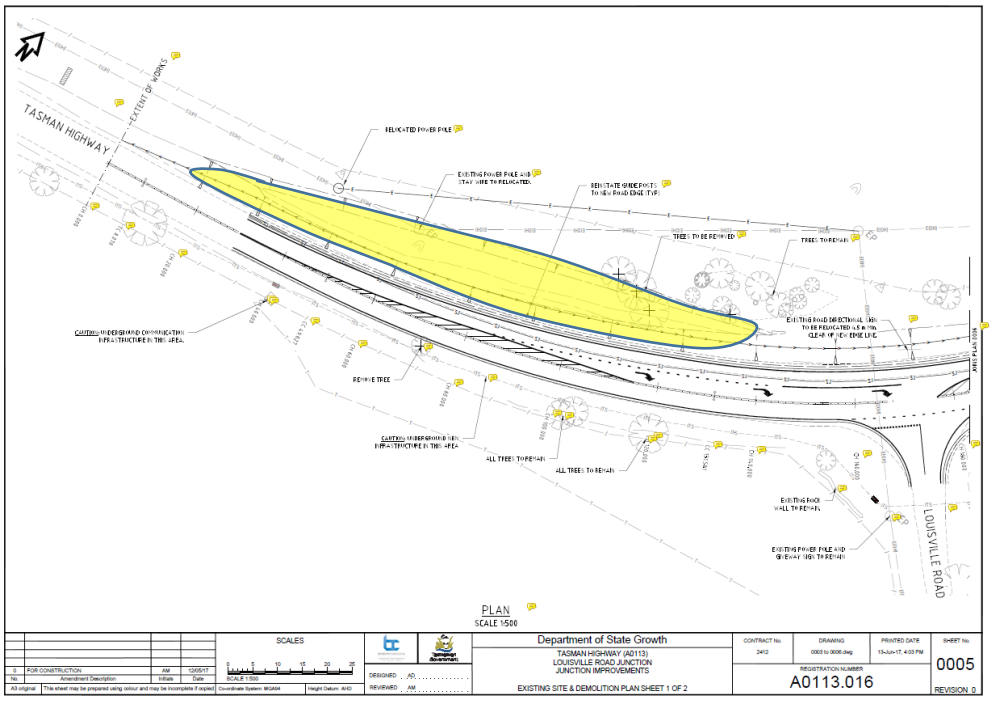
Sight distance to the North is considerable and estimated to be over 230 metres.

Sight Distance to the south is more restricted and may be as little as 150 m.

[1] Pitt & Sherry Traffic Impact Assessment 2007. Page 17

The Pitt and Sherry traffic study referenced a discussion with DIER on the 7th October 2007 and also referred to a concept design to provide for safe SISD for a 100K design speed. This required a vertical alignment adjustment of 3.5m, together with a 5.5 m wide sight bench and land acquisition.

The Design prepared by the Department provides for a much more practical and functional solution with no vertical adjustment but does require sight line benching and seemingly no land acquisition. The benching does however require the realignment of some power poles.



If the intersection was not to be upgraded, sight distance would be a problem.

A resolution could be to provide the sight distance benching, without necessarily providing the traffic lane upgrades.

CONCLUSION

The proposed subdivision will have an impact, but a relatively small one, on the existing operation of the Tasman HWY and Louisville Intersection. The Austroads standard is that every intersection should have a BAR feature, but this intersection is already deficient in that aspect. The intersection ought to be upgraded to at least a BAR, even without this subdivision proposal, but at the very least should be available at the conclusion of this subdivision construction.

Sight distance is also a problem to the south that will need to be addressed, now, to provide for a safe intersection.

Each of these issues would be resolved once the DSG has upgraded the intersection as currently programmed.

Accordingly the Intersection is not a constraint to the approval of the subdivision application.

Regards
JOHNSTONE McGEE & GANDY PTY LTD

Geoff BRAYFORD
SENIOR CIVIL ENGINEER

Department of State Growth
STATE ROADS DIVISION

Enquiries Kevin Bourne
Ph (03) 6166 3422
Email info@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
Our Ref D17/101326

Tasmanian Government

Mr David Metcalf
General Manager
Glamorgan-Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190

Dear Mr Metcalf

Tasman Highway - Louisville Road - Right Turn Lane

The Tasmanian Government has allocated funds to undertake junction improvements at the intersection of the Tasman Highway and Louisville Drive, Orford.

These works will provide safer turning movements for vehicles through the construction of a channelised right turn lane from the Tasman Highway into Louisville Drive.

Works are programmed to go to tender in June 2017, with construction commencing in late 2017.

The Department of State Growth will be in contact with Council officers soon to discuss the specifics of the project.

Further information regarding this project can be found at http://www.transport.tas.gov.au/road/projects.

If you have any questions about the project, please do not hesitate to contact me on (03) 6166 3422.

Yours sincerely

KBourne

Kevin Bourne
PROJECT MANAGER

27 April 2017

115422

Minister for Infrastructure
Minister for Police, Fire and Emergency Management
Level 1, Franklin Square Office HOBART TAS 7000
Ph: (03) 6165 7686

Tasmanian Government

25 JAN 2017

Mr David Metcalf
General Manager
Glamorgan Spring Bay Council
By email: david@freycinet.tas.gov.au

Dear Mr Metcalf

Thank you for raising with me the issue of the Louisville Road and Tasman Highway junction and the need to address the design and safety of the site. I would be pleased to meet with you in early 2017 to discuss the project further, especially as it relates to the proposed developments off Louisville Road.

I am able to confirm for you that the Department of State Growth has completed design plans for the junction and the Government has $450,000 allocated for construction in 2017-18 as part of the Government's 2017-18 Safer Roads Program. The planned solution will require widening of the Tasman Highway to allow a new turnout lane. This will mean north bound vehicles turning right onto Louisville Road will be able to do so without blocking the northbound lane where there are poor lines of visibility.

If you have specific questions regarding the design and construction process, please contact Shane Gregory, General Manager State Roads, on 0361663372 or by email at Shane.Gregory@stategrowth.tas.gov.au.

I very much look forward to this safety improvement being completed in conjunction with the very important development proposed for Louisville Road.

Yours sincerely

Hon M.T. (Rene) Hidding MP
Minister for Infrastructure

K Main Map -42.512390,147.906110

STATION

A0113430

a short term counter located at a two way road [S/N] in **Triabunna, Glamorgan-Spring Bay** on **A0113**, 540m S Of Vicary St [UTS L23/ 0.00 - 8.32]

Reports Spanning All Available Years

Report Fragments

XAxis	Value	Series	
Change in AADT over time			
HV pct Report			
Vehicle Trend Report			

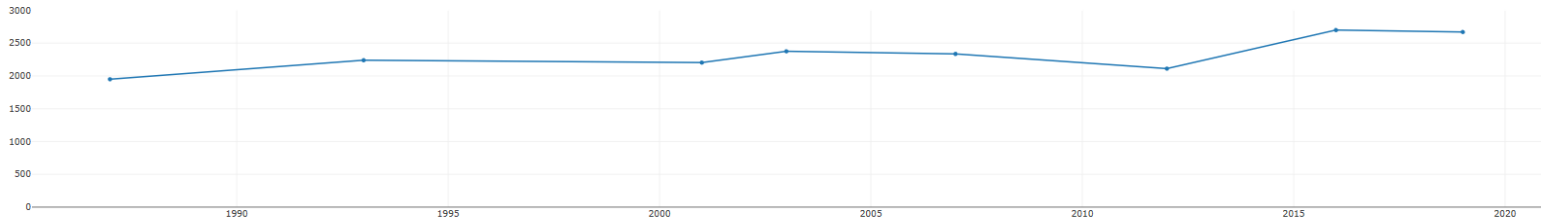
ALL YEARS | 2019 | 2016 | 2012

ALL MONTHS | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC

DOWNLOADS | RECENT | 2019-05-24

Tasmanian Government

Vehicle Trend Report - All Years



CountBooks™

STATION

A0113430

a short term counter located at a two way road [S/N] in **Triabunna**, **Glamorgan-Spring Bay** on **A0113**, 540m S Of Vicary St [UTS L23/ 0.00 - 8.32]

For Survey Starting 2019-05-24

Report Fragments

XAxis	Value	Series
Lane x Hour Report		
Weekly Vehicle Report		
Classification x Hour Report		
Monthly Factors		
Vehicles x Hour Report		
Speed x Hour Report		
Class Bin Report		
Speed Statistics Report		
Direction x Hour Report		
Speed x Lane Report		
Hour x Date Report		

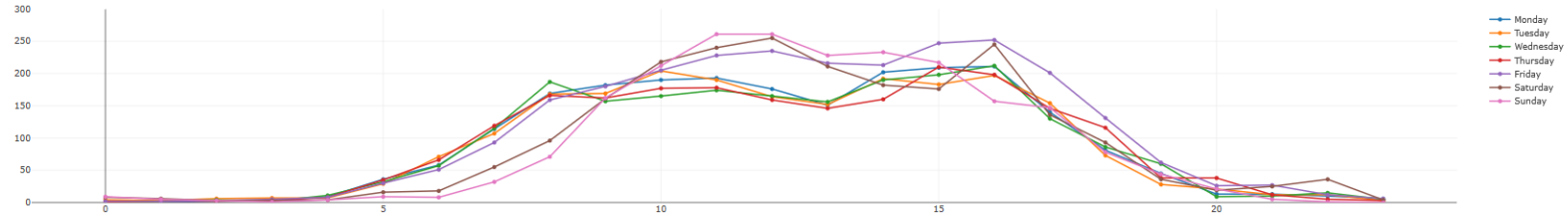
ALL YEARS | 2019 | 2016 | 2012

ALL MONTHS | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC

DOWNLOADS | RECENT | 2019-05-24

Tasmanian Government

Weekly Vehicle Report - For Survey Starting 2019-05-24



CountBooks™

STAGE 5 QUANTITIES				
	STAGE 5A	STAGE 5B	STAGE 5C	TOTAL
GROSS AREA m²	-	-	-	121866
LOT AREA	32464	36880	29943	99802
ROAD RESERVE AREA	-	-	-	23064
LINEAL METRES OF ROAD	483	371	319	1173

STAGE 5A

STAGE 5B

STAGE 5C

NEW ROAD

LOUISVILLE ROAD

BERNACCHI DRIVE

LEGEND

BIODIVERSITY PROTECTION AREA OVERLAY PER PLANNING SCHEME

SPRING BAY

REFERENCE FILES ATTACHED: GD1917-X3; GD1917-X1; GD1917-X2; GD1917-X4

DRAWING REVISION HISTORY

REVISION	DESCRIPTION
2	LOTS ADDED
1	VEGETATION ADDED

DRAWN	DESIGNED	REVIEWED	DATE
R. GIBSON	R. GIBSON	R. GIBSON	11/5/2019

SIGNED: R GIBSON

DATE SIGNED: 21-6-19

20 0 20 40 60 80

SCALE IN METRES - 1:2000

STATUS

DATUMS: AHD

Bayport

ANDY HAMILTON & ASSOCIATES PTY LTD
CONSULTING LAND SURVEYORS
PO Box 223 Bicheno 7215
P: 0418 593 300 E: ashassoc@bigpond.com

CLIENT	BAYPORT PTY LTD
PROJECT	SPRING BAY LAND DEVELOPMENT
TITLE	SUBDIVISION STAGE 5 LOT PLAN
CLIENT No.	-
DRAWING No.	GD1917-P7
REVISION	2
SHEET No.	
VERSION	-

Jun. 21, 19 - 19:45:26 Name: GD1917-P7.dwg Updated By: Ross gibson

SPRING BAY PROPOSED SUBDIVISION STAGE 5

doc

ABSTRACT

Proposed Subdivision 47 lots in 3 stages – Louisville Road Residential Precinct

User 1

[Course title]

Summary.

This application seeks approval for Stage 5, Spring Bay Estate, in 3 Stages. The application is lodged under the Glamorgan Spring Bay Planning Scheme, Louisville Road Specific Area Plan. The site is subject in part to a biodiversity protection overlay (BPA)

The south facing site fronts Louisville Road with proposed Road junction from there linking to a junction at Bernacchi Drive to the east. The lots are designed at a low density with an average lot size around 2000m2. Site development guidelines are proposed to assist with future built form outcomes for the lots and amenity of the area.

Addendums joining this application include:

- Concept Services Plan (JMG)
- Site analysis and effluent disposal report (Geosolutions)
- Bushfire Report (Geosolutions)
- Spring Bay Residential Design Guidelines

The proposed subdivision is consistent with the principles in the approved stage 2 subdivision (planning permit SU07002)

Wording below in italics (black) = planning scheme text. Wording in blue by the author.

F3.0 Louisville Road Specific Area Plan

F3.1 Purpose of Specific Area Plan
F3.1.1
The purpose of the Louisville Road Specific Area Plan is to:

(a) provide for a sustainable, high quality tourism, recreational and residential estate that is developed consistent with the Desired Future Character Statements for the five precincts and nine sub-areas that comprise the Specific Area Plan;

(b) provide for public access to open space areas and to the foreshore, and formed shared trails for public access and recreational use;

(c) create a major visitor attraction that will encourage visitors to stay longer in the area;

(d) ensure connections between the site and Orford are established and maintained;

(e) minimise visual impact and protect the sites rural landscape, vistas from the Tasman Highway, the scenic values of Meredith Point and existing ridgelines;

(f) provide for re-vegetation of the site with native vegetation in order to increase habitat and screen development;

(g) minimise the environmental footprint of development through energy efficiency, water sensitive urban design and reuse of waste and construction materials;

(h) protect and enhance natural and cultural values;

(i) encourage best practice sustainable design for the built environment.

Desired Future Character Statements	*Implementation Strategy*

***Residential* Precinct** *Future development of the Residential Precinct is to:* *(a) provide a residential coastal community comprised of a variety of dwelling types and sizes designed to respond to the needs and lifestyle of local people, visitors and residents;* *(b) develop dwellings, roads and infrastructure within a vegetated setting, with retention of bushland and vegetation;* *(c) include substantial areas of vegetation planting of local provenance with a mixture of permaculture/edible landscape elements;* *(d) provide pedestrian links to be formed between various areas to encourage walking and assist with the building of a neighbourhood community;* *(e) maximise energy efficiency in the design and construction of buildings;* *(f) provide for a retirement village.* *(g) minimise visual impact upon surrounding locations particularly in terms of impacts upon the skyline or tree canopy when viewed from surrounding land; and* *(h) provide buildings that lend with the surrounding natural environment.*	*Use and Development standards*

F3.7.1 Lot Design

Objective:	
To provide for new lots that have appropriate area and dimensions to accommodate development consistent with the Purpose and Desired Future Character Statements for this Specific Area Plan.	
Acceptable Solutions	***Performance Criteria***
A1 *Each lot must have an area no less than:* ***(a)*** *450m², if in the Residential Precinct; met* ***(b)*** *250m², if in the Hub Precinct;n/a* ***(c)*** *100ha, if in the Golf Precinct or Eco Cabin Precinct or Open Space and Reserves Precinct except for a lot for the purposes of creating precinct boundaries.n/a*	*P1* *No Performance Criteria.*

A2 *The frontage of each lot must be no less than, except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot:* ***(a)*** *12m, if located in the Residential Precinct;* ***(b)*** *3.6m, if located in any precinct other than the Residential Precinct.*	*P2* *The frontage of each lot must satisfy all of the following:* ***(a)*** *provides opportunity for practical and safe vehicular access;* ***(b)*** *provides opportunity for passive surveillance between residential development on the lot and the road;* ***(c)*** *is not less than 6 metres.*

A3 *No lot is an internal lot.* *met*	*P3* *An internal lot must satisfy all of the following:* ***(a)*** *site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;* ***(b)*** *it is not reasonably possible to provide a new road to create a standard frontage lot;* ***(c)*** *the lot constitutes the only reasonable way to subdivide the rear of an existing lot;* ***(d)*** *the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;* ***(e)*** *the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 4 m;* ***(f)*** *passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot;* ***(g)*** *the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;*

	(h) *a sealed driveway is provided on the access strip prior to the sealing of the final plan;* ***(i)*** *the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.*
A4 *Each lot must have a long axis that is within the range of 30 degrees west of north to 30 degrees east of north.*	*P4* *Each lot has a long axis oriented to maximise solar access for future development having regard to all of the following:* ***(a)*** *the proportion of lots within the Precinct that have a long axis oriented between 30 degrees west of north and 30 degrees east of north and the extent to which this is maximised* ***(b)*** *the characteristics of the site including slope, vegetation and views.*

Most lots achieve acceptable solution above. A small proportion (seven) of the lots fall into above performance criteria. Given the size of the lots solar access can be maximised through site treatment and future building design

F3.7.2 Ways and Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for safe, convenient and efficient connections for accessibility, mobility and recreational opportunities consistent with the Purpose and Desired Future Character Statements for the Specific Area Plan.	
Acceptable Solutions	***Performance Criteria***

A1 *Public shared trails through and between precincts must be provided consistent with the access routes shown on the precinct plan.* *The Road network provides for pedestrian movement linking Louisville Road and Bernacchi Drive plus a linkage around the northern (top) road loop*	***P1*** *No Performance Criteria.*
A2 *Public shared trails must be designed and constructed in accordance with AS2156.1 2001 Walking Tracks Part 1: Classification and Signage and AS2156.2-2001 Walking Tracks Part 2: Infrastructure Design (or as amended from time to time).* *No public trails except within road corridors required for this stage including public road walking access to the East Coaster*	***P2*** *No Performance Criteria.*
A3 *Emergency vehicle access must be provided between Barton Avenue and the Residential Precinct. n/a*	***P3*** *No Performance Criteria.*
A4 *Public shared trails must be provided to connect Raspins Beach with Meredith Point and the Eastcoaster Resort.* *n/a for stage 5*	***P4*** *No Performance Criteria.*

F3.7.3 Services

Objective:
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.

Acceptable Solutions	***Performance Criteria***
A1 *Each lot must be connected to a reticulated potable water supply.* *To be achieved. Refer engineering concept plan*	***P1*** *No Performance Criteria.*
A2 *Each lot must be connected to a reticulated sewerage system where available.* *Future system to be provided for (refer eng concept plan) 'sleeper' reticutalted system to be installed pending future sewer connection to stage 5.*	***P2*** *Where a reticulated sewerage system is not available, each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.* *On site wastewater treatment is proposed – see attached report.* *Proposed the lots be connected to a reticulated system when it becomes available.*
A3 *Each lot must be connected to a stormwater system able to service the building area by gravity.* *Achieved – see engineering concept design*	***P3*** *Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.*
A4 *Stormwater drainage from development must comply with all of the following:* *(a) be reused on the golf course and returned to natural watercourses entering the Prosser River or Spring Bay;* *refer engineering concept design and report* *(b) exit the Specific Area Plan at a equivalent concentration, condition, volume and velocity as would have occurred in the absence of any development assuming a continuous cover of natural vegetation as would have occurred prior to the clearing of land for agricultural use* *refer engineering concept design and report..*	***P4*** *No Performance Criteria.*

F3.7.4 Landscaping and lighting

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site, minimises visual impact of development and enhances natural values and night glare associated with landscape lighting is minimised.	
Acceptable Solutions	***Performance Criteria***
A1 *Roads, ways and public open space and associated works must be landscaped.* *Landscaping plans to be submitted with future civil design build plans for approval.*	***P1*** *No Performance Criteria.*
A2 *No Acceptable Solution.*	***P2*** *Street lighting, flood lighting and landscape lighting must minimise the impact of 'night light' and must satisfy all of the following:* *(a) be baffled to prevent upward projection;* *(b) minimise light spillage;* *(c) minimise reflections from paved surfaces;* *(d) be installed in ground whereever possible.* *Agreed. Lighting design plans taking a-d into account to accompany future civil design for approval*

Code Biodiversity Protection Area

E10.8.1 Subdivision

Objective:
To ensure that: *(a) works associated with subdivision resulting in clearance and conversion or disturbance will not have an unnecessary or unacceptable impact on priority biodiversity values;* *(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority biodiversity values.*
Acceptable Solutions
A1 *Subdivision of a lot, all or part of which is within a Biodiversity Protection Area, must comply with one or more of the following:* *(a) be for the purposes of separating existing dwellings;* *(b) be for the creation of a lot for public open space, public reserve or utility;* *(c) no works, other than boundary fencing works, are within the Biodiversity Protection Area;* *(d) the building area, bushfire hazard management area, services and vehicular access driveway are outside the Biodiversity Protection Area.* *Met*

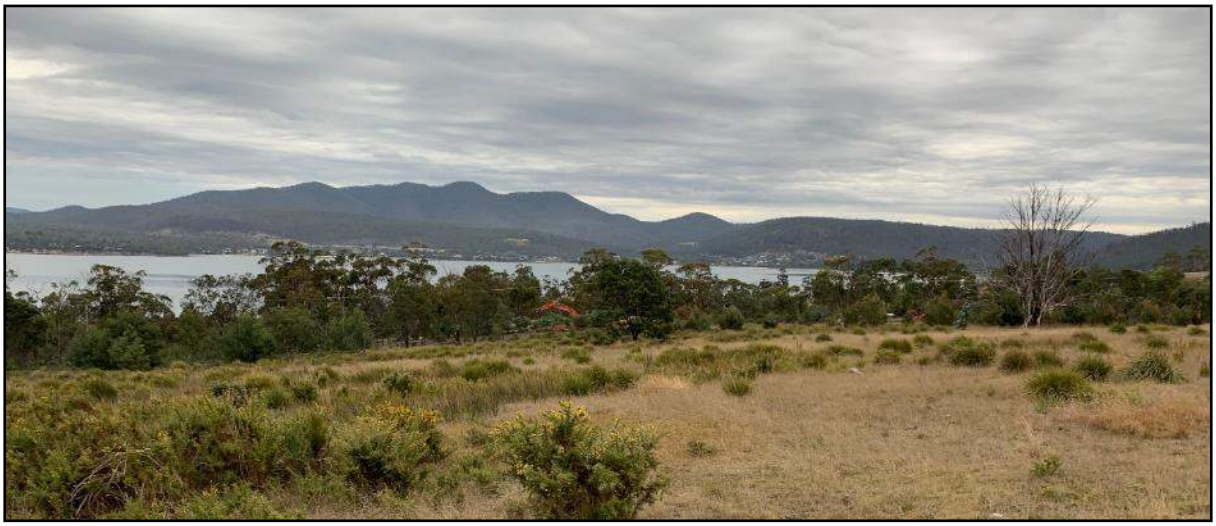
Re growth has commenced in recent years over portion of the site – lots fronting Louisville road have been designed to enable retention of this Vegetation on their downhill portions. Other areas of re growth will be subject to removal as required.	
A2 *Subdivision is not prohibited by the relevant zone standards. met*	***P2*** *No performance criteria.*

GEO-ENVIRONMENTAL SOLUTIONS

Proposed Subdivision

Stage 5, Lot 1 Tasman Highway, Orford

Bushfire Hazard Report



Applicant: Bay Port Pty. Ltd.

July 2019, GES04539

Geo-Environmental Solutions - 29 Kirksway Place, Battery point, Tasmania, 7004.
Phone: 036223 1839 Email: office@geosolutions.net.au Web: www.geosolutions.net.au

Contents

1.0 Introduction 3
2.0 Proposal 3
3.0 Site Description 3
4.0 Bushfire Hazard Assessment 5
4.1 Vegetation 5
4.2 slopes 5
4.3 Bushfire Attack Level 7
5.0 Bushfire Prone Areas Code 7
5.1 Hazard Management Areas 7
5.1.1 Building areas 7
5.2 Public and firefighting Access 8
5.3 Water supplies for fire fighting 9
6.0 Compliance 9
6.1 Planning Compliance 9
6.2 Building Compliance (for future development) 10
7.0 Summary 11
Limitations Statement 11
8.0 References 12

Appendix A - Plan of Subdivision
Appendix B - BAL assessment tables
Appendix C - Bushfire Hazard Management Plan
Appendix D - Planning Certificate
Appendix E - Certificate of Others (form 55)

1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Glamorgan-Spring Bay Interim Planning Scheme 2015 (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for Bay Port Pty. Ltd.

The report considers all the relevant standards of Code E1 of the planning scheme, specifically;

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas;
- The requirements for Public and Private access;
- The provision of water supplies for fire fighting purposes;
- Compliance with the planning scheme, and
- Provides a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

2.0 Proposal

It is proposed that a forty-seven lot subdivision be developed on the site described as per the proposed plan of subdivision in appendix A. The proposed development occurs within the Rural Resource zone and is adjacent to other areas with the same zoning and an area to the east zoned as Low density Residential on Bernacchi Drive. Public access will be provided to all lots with new cross overs from new public roadways. Water supplies for firefighting will be provided by a new reticulated system managed by TasWater, hydrants will be installed compliant with Code E1. of the scheme. The development is proposed to be occur over three stages.

3.0 Site Description

The subject site comprises private land on one title at Lot 1 Tasman Highway, Orford, title number 139972/1 (figure 1). The site occurs in the municipality of Glamorgan-Spring Bay, this application is administered through the Glamorgan-Spring Bay Interim planning scheme 2015 and the Louisville Road Specific Area Plan which makes provision for subdivision.

The site is located north-east of the Orford township, approximately 0.8 km north-west of Louisville Point, (figure 1) is dominated by grasslands with native vegetation remnants. It

has gentle to moderate slopes with multiple aspects and is currently un-developed (figure 2). The site has areas which are within the Biodiversity Protection and Landslide Hazard Overlays.

Figure 1. The site in a topographical context, pink line denotes the property boundary blue line denotes the Stage 5 subdivision area (approximate).

Figure 2. Aerial photo of the site, pink line denotes the property boundary blue line denotes the Stage 5 subdivision area (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry a mosaic pattern of grassland and woodland vegetation (figures 3 to 5). A bushfire impacting the subdivision area from the north will burn through woodland vegetation while bushfire attack from the south and west will approach the subdivision area through grassland vegetation.

4.2 slopes

The effective slopes in relation to the proposed new lots are gentle to moderate (approximately 0 to10 degrees) and are likely to have some influence on fire behaviour. The aspects for each lot range from southerly to easterly (figures 3 to 5).

Figure 3. Centre of subdivision area in the vicinity of lot 510.

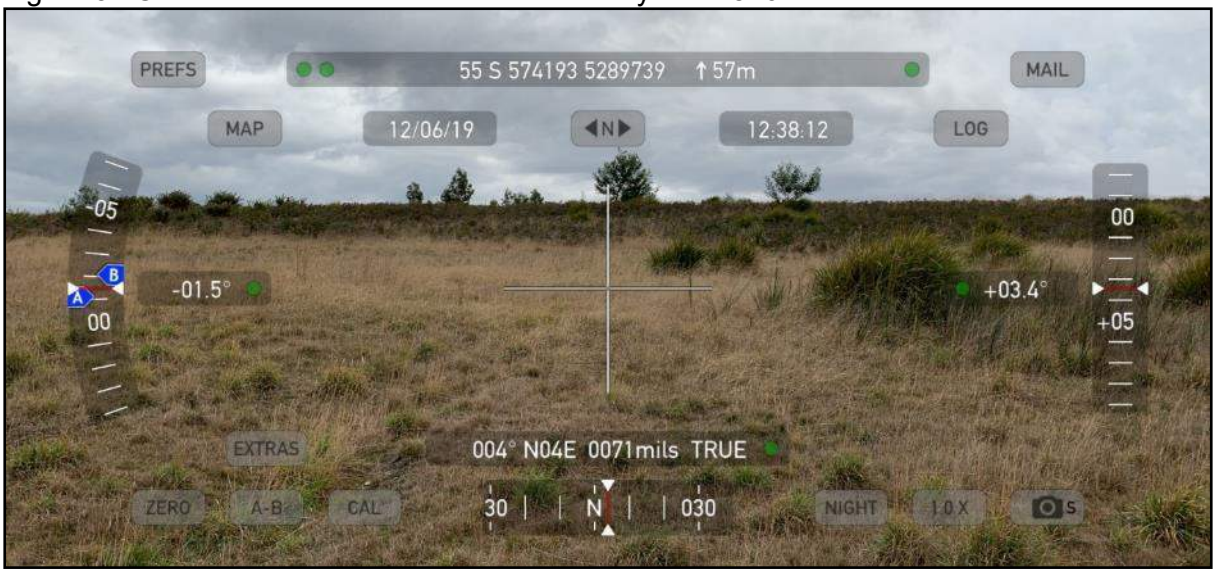


Figure 4. Western extent of subdivision area in the vicinity of lot 516.

Figure 5. Eastern extent of subdivision area in the vicinity of lot 525.

4.3 Bushfire Attack Level

An assessment of the bushfire attack level as per *AS3959-2009* was undertaken for each proposed lot to determine the required width of hazard management areas to yield building areas of not greater than BAL-19. The vegetation present is assessed as 'Grassland and woodland or was excluded from the assessment as low threat vegetation. The bushfire attack level assessment tables are found in appendix B. The assessment has been completed measuring distances from the proposed building areas. The following lots have been assessed and are within 100 metres of bushfire-prone vegetation (lots 509 to 517 inclusive, and lots 533 to 541 inclusive). The distance between the building areas for these lots and the bushfire-prone vegetation exceeds the minimum distance required to achieve BAL-12.5 and are not represented in appendix B.

5.0 Bushfire Prone Areas Code

Code E1 of the Scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

5.1 Hazard Management Areas

Hazard management areas (HMA) are required to be established for each lot, they provide an area around the building within which fuels are managed to reduce or eliminate the impacts of direct flame contact, radiant heat loads and embers on the site. The Bushfire hazard Management Plan (BHMP) shows building areas (for habitable buildings) and the associated HMA for each lot and provides guidance for establishment and maintenance. Not all vegetation has to be removed from a hazard management area to be effective, trees and shrubs can provide protection from wind and embers if other fuels are appropriately managed. Temporary hazard management areas are also required for each stage of this development. This is to ensure that vegetation within the balance of the subdivision not have the potential to elevate the bushfire attack on developed lots. The location of the temporary hazard management areas is shown on the BHMP.

5.1.1 Building areas

Building areas for habitable buildings on each lot are shown on the BHMP. Each lot has been assessed and a Bushfire Attack Level (BAL) assigned to it. If future buildings are located within the building area and comply with the minimum setbacks for the lot the buildings may be constructed to the bushfire attack level assigned to that lot. If associated structures like sheds or other non-habitable buildings are proposed, they do not need to conform to the BAL for the lot unless they are within 6 metres of the habitable building.

5.2 Public and firefighting Access

New public roads are proposed as part of this subdivision. The new roads are required to conform with the following specifications consistent with Code E1. Table E1. of the Scheme, in addition temporary turning heads will be required for stage 5A and 5B and are shown on the BHMP.

Unless the development standards in the zone require a higher standard, the following apply:

- two-wheel drive, all-weather construction;
- load capacity of at least 20t, including for bridges and culverts;
- minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
- minimum vertical clearance of 4m;
- minimum horizontal clearance of 2m from the edge of the carriageway;
- cross falls of less than 3 degrees (1:20 or 5%);
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
- curves have a minimum inner radius of 10m;
- dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;
- dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius;
- carriageways less than 7m wide have ‘No Parking’ zones on one side, indicated by a road sign that complies with Australian Standard AS1743-2001 Road signs-Specifications;
- Stage 5A will require two temporary tuning heads with a minimum inner radius of 12 metres;
- Stage 5B will require one temporary tuning head with a minimum inner radius of 12 metres.

As reticulated water supplies for firefighting will be provided as part of the subdivision and will be complaint with section 5.3 below, there are no specific requirements for property access for future residential development.

5.3 Water supplies for fire fighting

The subdivision will be provided with a reticulated water supply which will include fire hydrants. The fire hydrants will be required to conform with the specifications below in table 1, consistent with Code E1. Table E4. of the Scheme.

Table 1. Specifications for Reticulated water supplies for firefighting.

Element		Requirement
A	Distance between building area to be protected and water supply.	The following requirements apply:
		(a) the building area to be protected must be located within 120m of a fire hydrant; and
		(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area
B	Design criteria for fire hydrants	The following requirements apply:
		(a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition; and
		(b) fire hydrants are not installed in parking areas.
C	Hardstand	A hardstand area for fire appliances must be:
		(a) no more than 3m from the hydrant, measured as a hose lay;
		(b) no closer than 6m from the building area to be protected;
		(c) a minimum width of 3m constructed to the same standard as the carriageway; and
		(d) connected to the property access by a carriageway equivalent to the standard of the property access.

6.0 Compliance

6.1 Planning Compliance

The following compliance table (table 2) summarises the compliance requirements for subdivisions in bushfire prone areas as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix C.

Table 2. Compliance with Code E1 of Glamorgan-Spring Bay Interim Planning Scheme 2015.

Item	Compliance
E1.6.1 Subdivision: Provision of hazard management areas	
A1, (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL-19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas. (c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	The Bushfire hazard management shows all bushfire-prone lots with building areas not exceeding BAL-19. All hazard management areas are within the subdivision area.
E1.6.2 Subdivision: Public and firefighting access	
A1 (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and (ii) is certified by the TFS or an accredited person.	The bushfire hazard management plan shows all public roads and provides specifications Consistent with tables E1 and E2.
E1.6.3 Subdivision: Provision of water supply for fire-fighting purposes	
A1 In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	Specifications for the provision of firefighting water supplies are provided on the BHMP consistent with table E4.

6.2 Building Compliance (for future development)

Future residential development will not require assessment for bushfire management requirements at the planning application stage. Subsequent building applications will require demonstrated compliance with the Directors Determination – Requirements for building in

Bushfire-prone Areas. If future development is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

7.0 Summary

The proposed development occurs within a bushfire-prone area. The vegetation is classified as grassland and woodland with the highest risk presented by vegetation to the north and west of the site.

A bushfire hazard management plan has been developed and shows hazard management areas, building areas with construction standards, the location of proposed public roads and standards for their construction and specifications for the provision of firefighting water supplies.

If future development for an individual lot is proposed and is compliant with all the specifications of the bushfire hazard management plan, it may be relied upon for building compliance purposes. If subsequent development does not comply with all the specifications a new assessment will be required.

Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2009 “It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions”. In addition, no

responsibility is taken for any loss which is a result of actions contrary to AS3959-2009 or the Tasmanian Planning Commission Bushfire code.
This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party

8.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014

Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.1 29th August 2017. Consumer, Building and Occupational Services, Department of Justice, Tasmania

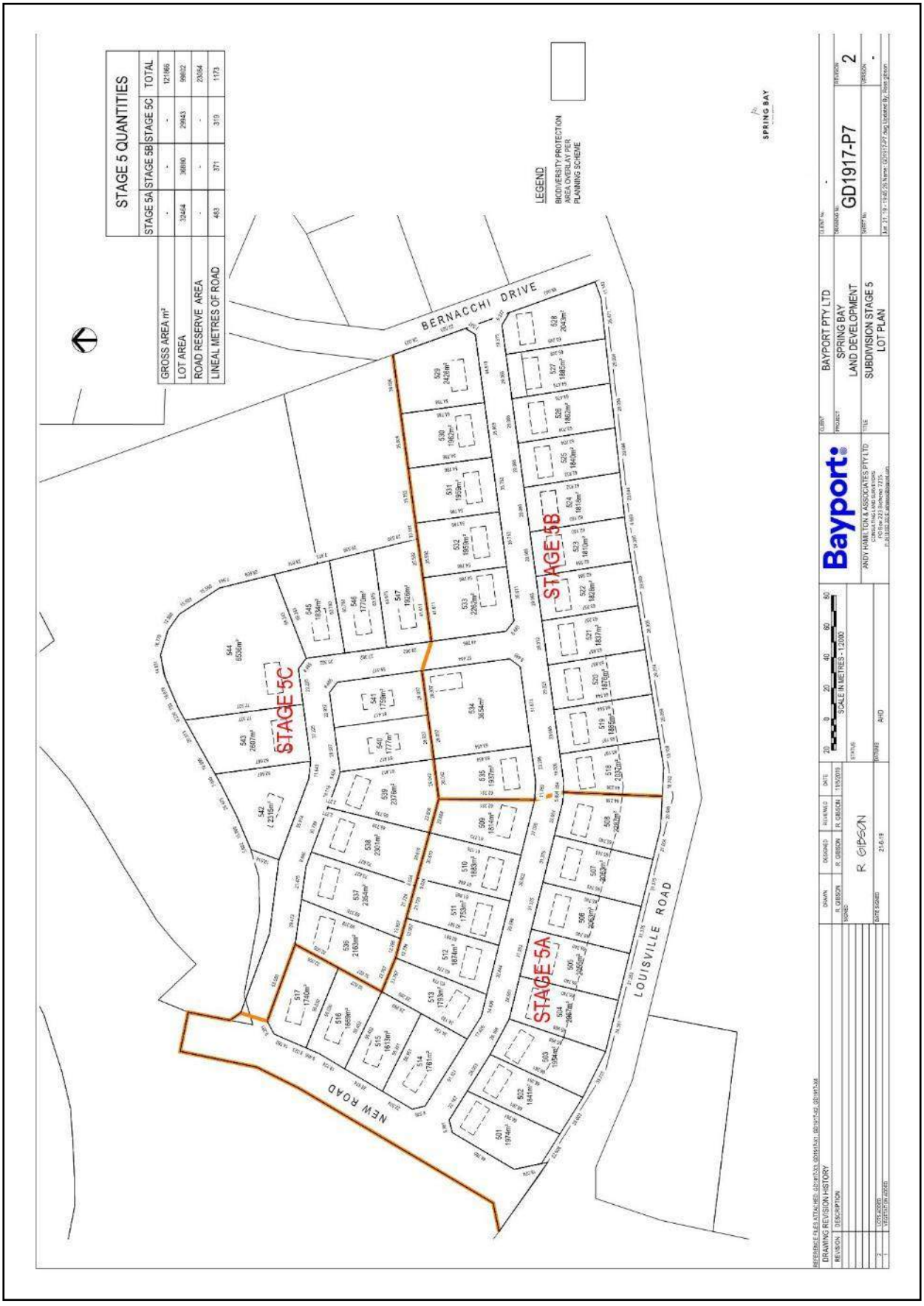
Standards Australia 2018, *Construction of buildings in bushfire prone areas,* Standards Australia, Sydney.

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. 1st September 2017.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania,* Tasmania Fire Service, Hobart.

Glamorgan-Spring Bay Interim Planning Scheme 2015.

Appendix A - Site Plan



Appendix B – Bushfire Attack Level assessment table – Lot 501

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^	upslope	>100 metres	Tile boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	>100 metres	Tile boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to 21 metres	Title boundary	**BAL-12.5**
	Grassland^	>0 to 5º downslope	21 to >100 metres		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to 25 metres	Tile boundary	**BAL-12.5**
	Grassland^	flat 0º	25 to >100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).
^^ Exclusions as per AS3959-2009 amendment 3, section 2.2.3.2, (a) to (f).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

Appendix B – Bushfire Attack Level assessment table – Lots 502 to 521 inclusive

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^	upslope	>100 metres	Tile boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	>100 metres	Tile boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
South	Woodland^	>0 to 5º downslope	0 to 18 metres	18 metres	**BAL-19**
	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	18 to 35 metres		
	Grassland^	>0 to 5º downslope	35 to >100 metres		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to 25 metres	Tile boundary	**BAL-12.5**
	Grassland^	flat 0º	25 to >100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).
^^ Exclusions as per AS3959-2009 amendment 3, section 2.2.3.2, (a) to (f).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

Appendix B – Bushfire Attack Level assessment table – Lots 522 to 528 inclusive

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^	upslope	0 to 70 metres	Title boundary	**BAL-12.5**
	Woodland^	upslope	70 to >100 metres		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to 20 metres	Title boundary	**BAL-12.5**
	Grassland^	>0 to 5º downslope	20 to >100 metres		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to 21 metres	Title boundary	**BAL-12.5**
	Grassland^	>0 to 5º downslope	21 to >100 metres		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to 25 metres	Title boundary	**BAL-12.5**
	Grassland^	flat 0º	25 to >100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).
^^ Exclusions as per AS3959-2009 amendment 3, section 2.2.3.2, (a) to (f).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

Appendix B – Bushfire Attack Level assessment table – Lots 529 to 532 inclusive

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Woodland^	upslope	0 to >100 metres	22 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to 20 metres	Title boundary	**BAL-12.5**
	Grassland^	>0 to 5º downslope	20 to >100 metres		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to >100 metres	Title boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to >100 metres	Title boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).
^^ Exclusions as per AS3959-2009 amendment 3, section 2.2.3.2, (a) to (f).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

Appendix B – Bushfire Attack Level assessment table – Lots 542 and 543 inclusive

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Woodland^	upslope	0 to >100 metres	22 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to 40 metres	Title boundary	**BAL-12.5**
	Woodland^	>0 to 5º downslope	40 to >100 metres		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to >100 metres	Title boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
West	Woodland^	flat 0º	0 to >100 metres	22 metres	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).
^^ Exclusions as per AS3959-2009 amendment 3, section 2.2.3.2, (a) to (f).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

Appendix B – Bushfire Attack Level assessment table – Lot 544

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Woodland^	upslope	0 to >100 metres	22 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
East	Woodland^	>5º to 10º downslope	0 to >100 metres	23 metres	**BAL-19**
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to >100 metres	Title boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to >100 metres	Title boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).
^^ Exclusions as per AS3959-2009 amendment 3, section 2.2.3.2, (a) to (f).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

Appendix B – Bushfire Attack Level assessment table – Lots 545 to 547

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^	upslope	0 to 25 metres	Title boundary	**BAL-12.5**
	Woodland^	upslope	25 to >100 metres		
	--	--	--		
	--	--	--		
East	Woodland^	>5º to 10º downslope	0 to >100 metres	23 metres	**BAL-19**
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to >100 metres	Title boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to >100 metres	Title boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).
^^ Exclusions as per AS3959-2009 amendment 3, section 2.2.3.2, (a) to (f).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017

Appendix C

Bushfire Hazard Management Plan

BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, Stage 5, Lot 1 Tasman Highway, Orford. June 2019 GES04539
Glamorgan-Spring Bay Interim Planning Scheme 2015

CT: 139972/1
PID: 2549195

Hazard Management Area
Is to be managed in a minimum fuel condition. This means there is insufficient fuel available to significantly increase the severity of the bushfire attack.
Guidance
•Hazard management area to be maintained in a minimum fuel condition. Locate fire hazards such as wood piles, rubbish heaps and stored fuels away from habitable buildings.
•The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building;
•Includes non flammable areas such as paths, driveways, short cropped lawns;
•Establishing orchards, vegetable gardens, dams or waste water effluent disposal areas on the fire prone side of the building where practical;
•Create wind breaks and radiation shields such as non combustible fences and low flammability hedges;
•Create and maintain vertical as well as horizontal separation between ground fuels and tree canopies by pruning;
•It is not necessary to remove all vegetation from the defendable space, trees can provide protection from wind borne embers and radiant heat under some circumstances.

Building Specifications to
BAL-19 & BAL-12.5
of AS3959-2018 as shown.

Certification No. GES04539

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

STAGE 5A

STAGE 5B

STAGE 5C

NEW ROAD

LOUISVILLE ROAD

BERNACCHI DRIVE

Hazard Management Area

BAL-19 building area

BAL-12.5 building area

Notes:

A. This plan must be read in conjunction with the Bushfire Hazard Report Lot 1 Tasman Highway, Orford, Stage 5. June 2019. GES045939 prepared by Geo-Environmental Solutions.

B. Plan prepared for compliance with the Glamorgan-Spring Bay Interim Planning Scheme 2015. Code E1. Bushfire-prone Areas Code.

REFERENCE FILES ATTACHED: GD1917-X3; GD1917-X1; GD1917-X2; GD1917-X4

DRAWING REVISION HISTORY	
REVISION	DESCRIPTION
2	LOTS ADDED
1	VEGETATION ADDED

DRAWN	DESIGNED	REVIEWED	DATE
R. GIBSON	R. GIBSON	R. GIBSON	11/5/2019

SIGNED: R GIBSON
DATE SIGNED: 21-6-19

20 0 20 40 60 80
SCALE IN METRES - 1:2000

STATUS
DATUMS: AHD

Bayport

ANDY HAMILTON & ASSOCIATES PTY LTD
CONSULTING LAND SURVEYORS
PO Box 223 Bicheno 7215
P: 0418 593 300 E: ashassoc@bigpond.com

CLIENT	BAYPORT PTY LTD
PROJECT	SPRING BAY LAND DEVELOPMENT
TITLE	SUBDIVISION STAGE 5 LOT PLAN
CLIENT No.	-
DRAWING No.	GD1917-P7
REVISION	2
SHEET No.	
VERSION	-

Jun. 21, 19 - 19:45:26 Name: GD1917-P7.dwg Updated By: Ross gibson

BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, Stage 5, Lot 1 Tasman Highway, Orford. June 2019 GES04539 Glamorgan-Spring Bay Interim Planning Scheme 2015

Compliance Requirements

Standards for Public Roads
Unless the development standards in the zone require a higher standard, the following apply:
(a) two-wheel drive, all-weather construction;
(b) load capacity of at least 20t, including for bridges and culverts;
(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
(d) minimum vertical clearance of 4m;
(e) minimum horizontal clearance of 2m from the edge of the carriageway;
(f) cross falls of less than 3 degrees (1:20 or 5%);
(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
(h) curves have a minimum inner radius of 10m;
(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;
(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
(k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian Standard AS1743-2001 Road signs-Specifications.

Standards for Property Access
Property access length is less than 30 metres; and access is not required for a fire appliance to access a water connection point. There are no specific design or construction standards for property access required in this circumstance.

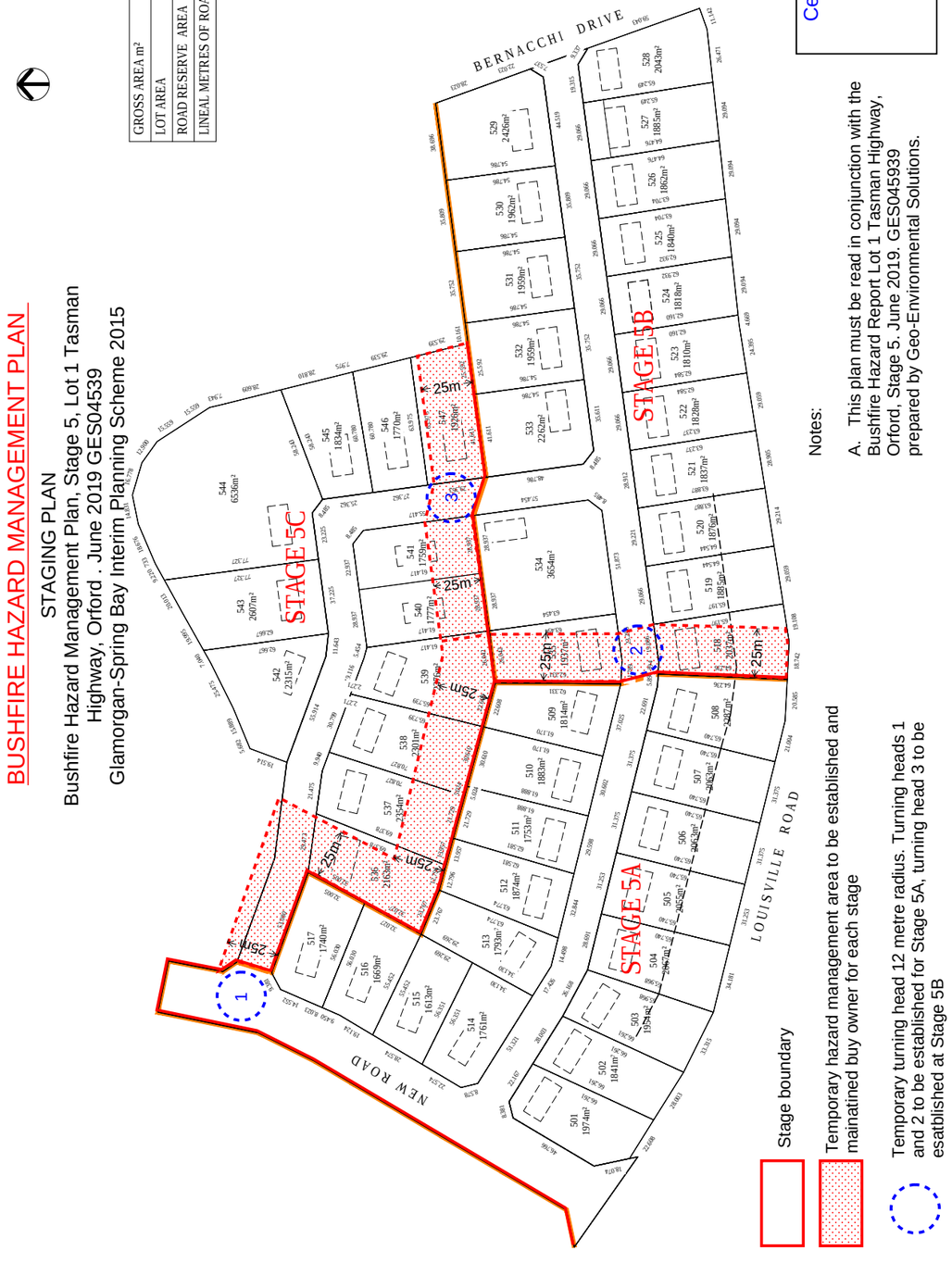
Reticulated Water Supply for Fire fighting

A. Distance between building area to be protected and water supply
The following requirements apply:
(a) The building area to be protected must be located within 120 metres of a fire hydrant; and
(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B. Design criteria for fire hydrants
The following requirements apply:
(a) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and
(b) Fire hydrants are not installed in parking areas.
C. Hardstand
A hardstand area for fire appliances must be provided:
(a) No more than three metres from the hydrant, measured as a hose lay;
(b) No closer than six metres from the building area to be protected;
(c) With a minimum width of three metres constructed to the same standard as the carriageway; and
(d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management Area Requirements

Hazard Management Areas are to be established for each lot as shown on page 1 this plan. Staging of this development also requires the establishment of temporary hazard management areas for each stage of the subdivision as shown on the bushfire management staging plan.

STAGE 5 QUANTITIES	STAGE 5A	STAGE 5B	STAGE 5C	TOTAL
GROSS AREA m²	-	-	-	121866
LOT AREA	32464	36880	29943	99802
ROAD RESERVE AREA	-	-	-	23064
LINEAL METRES OF ROAD	483	371	319	1173



Certification No. GES04539
Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Notes:
A. This plan must be read in conjunction with the Bushfire Hazard Report Lot 1 Tasman Highway, Orford, Stage 5. June 2019. GES045939 prepared by Geo-Environmental Solutions.

Appendix D

Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies[2]

Land that <u>is</u> the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:	Glamorgan-Spring Bay Interim Planning Scheme 2015
Street address:	Lot 1 Tasman Highway, Orford.
Certificate of Title / PID:	139972/1

Land that <u>is not</u> the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:	Not applicable
Certificate of Title / PID:	Not applicable

2. Proposed Use or Development

Description of Use or Development:

Proposed subdivision of land resulting in 47 lots intended for residential use with construction of public roadways and provision of reticulated water supplies for firefighting.

Code Clauses:

☐ **E1.4 Exempt Development**

❑ **E1.5.1 Vulnerable Use**

❑ **E1.5.2 Hazardous Use**

☑ **E1.6.1 Subdivision**

3. Documents relied upon

Documents, Plans and/or Specifications

[1] This document is the approved form of certification for this purpose, and must not be altered from its original form.

[2] If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

Title:	Plan of Sub-division. Spring Bay Development		
Author:	Ross Gibson		
Date:	21/06/2019	**Version:**	GD1917-P7

Bushfire Hazard Report

Title:	Bushfire Hazard Report Stage 5, Lot 1 Tasman Highway, Orford. June 2019. GES045939		
Author:	Mark Van den Berg (Geo Environmental Solutions)		
Date:	June 2019	**Version:**	1

Bushfire Hazard Management Plan

Title:	Bushfire hazard Management Plan , Lot 1 Tasman Highway, Orford. June 2019. GES045939		
Author:	Mark Van den Berg (Geo Environmental Solutions)		
Date:	June 2019	**Version:**	1

Other Documents

Title:			
Author:			
Date:		**Version:**	

4. Nature of Certificate

❑	**E1.6 – Development standards for subdivision**		
	E1.6.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
❑	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
☐	E1.6.1 A1 (a)	Insufficient increase in risk	
☑	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard Report Stage 5, Lot 1 Tasman Highway, Orford. June 2019. GES045939
❑	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

	E1.6.2 Subdivision: Public and fire fighting access		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
❑	E1.6.2 P1	Access is sufficient to mitigate risk	
☐	E1.6.2 A1 (a)	Insufficient increase in risk	
☑	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Bushfire Hazard Report Stage 5, Lot 1 Tasman Highway, Orford. June 2019. GES045939

	E1.6.3 Subdivision: Provision of water supply for fire fighting purposes		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
❑	E1.6.3 A1 (a)	Insufficient increase in risk	
☑	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Bushfire Hazard Report Stage 5, Lot 1 Tasman Highway, Orford. June 2019. GES045939
❑	E1.6.3 A1 (c)	Water supply consistent with the objective	
❑	E1.6.3 A2 (a)	Insufficient increase in risk	
❑	E1.6.3 A2 (b)		

❑	E1.6.3 A2 (c)		

5. Bushfire Hazard Practitioner[3]

Name:	Mark Van den Berg	**Phone No:**	03 62231839
Address:	29 Kirksway Place	**Fax No:**	N/A
	Battery Point	**Email Address:**	mvandenberg@geosolutions.net.au
	Tasmania 7004		
Accreditation No:	BFP – 108	**Scope:**	1, 2, 3a, 3b, 3c.

6. Certification

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.	☐

or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.	☑

and/or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.	☑

Signed: *certifier*

Date: 28/06/2019 **Certificate No:** GES04539

[3] A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979.* The list of practitioners and scope of work is found at www.fire.tas.gov.au.

Appendix E

Certificate of Others (form 55)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Bay Port Pty. Ltd. *Owner /Agent*
55 Colemans Road *Address*
Carrum Downs Vic. 3201 *Suburb/postcode*

Qualified person details:

Qualified person: Mark Van den Berg
Address: 29 Kirksway Place
Battery Point 7004
Phone No: 03 6223 1839
Fax No:
Licence No:
Email address: mvandenberg@geosolutions.net.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act.
BFP-108 scope 1, 2, 3a, 3b, 3c.
Besso PI policy No. 10780170
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of bushfire hazards in bushfire prone areas
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot 1 Tasman Highway
Orford, Tas. 7190
Lot No: 1
Certificate of title No: 139972/1

The assessable item related to this certificate: New building work in a bushfire prone area.

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Bushfire Hazard
(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: X

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report Stage 5, Lot 1 Tasman Highway, Orford. June 2019. GES045939 Bushfire Hazard Management Plan Stage 5, Lot 1 Tasman Highway, Orford. June 2019. GES045939 and Form 55.
Relevant calculations:	Not Applicable.
References:	Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas, version 2.1 29th August 2017. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney.

Substance of Certificate: (what it is that is being certified)

This certificate may be used for building compliance purposes where all the specifications of the report and bushfire hazard management plan can be complied with for lots 501 to 547 inclusive.

Construction to BAL-12.5 and BAL-19 of AS3959-2018 as shown on the bushfire hazard management plan. All specifications of BHMP and report required for compliance.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:	*Signed:*	*Certificate No:*	*Date:*
		GES04539	28/06/2019

GES

GEO-ENVIRONMENTAL

SOLUTIONS

SUBDIVISION SITE ASSESSMENT

Lot 1 Tasman Highway, Orford

June 2019

Geo-Environmental Solutions P/L 29 Kirksway Place, Battery Point.

T | 6223 1839 E | office@geosolutions.net.au

Contents

1. Introduction....2
2. Planning Context....4
3. Site Information....6
3.1 Geology....6
3.1 Soil Distribution....6
4. Site Suitability for Onsite Wastewater Disposal....8
5. Conclusions....15
Appendix 1 –Trench summary reports....16
Appendix 2 – Bore Logs....19
Appendix 3 – Test Hole Locations....25
Appendix 4 – Building Act 2016 Compliance....26

1. Introduction

The proposed subdivision site is located at Lot 1 Tasman Highway in the locality of Orford, Tasmania (C.T. 139972/1). The total current land area of the subdivision is approximately 12.24ha, of which it is proposed to create forty seven (47) new residential lots with a minimum area of approximately 1600m^2 (please refer to appendix 2 – development plans). The site is not serviced with mains sewer, therefore onsite wastewater disposal would be required on the lots (see Figure 1 for study area).

Figure 1.0 – Whole Site Location (blue) with proposed subdivision area outlined (red)

Figure 2.0 – Subdivision location with all proposed lots included

The land area in question varies in slope across the site ranging between approximately 10-35% south to southeast to east.

It is the scope of this report to consider the capability of the said land to support sustainable residential use without sustaining environmental harm. It is not the aim of this report to address complex planning issues, but rather to use a scientific framework to classify the biophysical features of the land in the context of proposed subdivision and development.

2. Planning Context

The land area proposed for subdivision appears to fall within the Rural Resource Zone as defined by the Glamorgan Spring Bay Council Interim Planning Scheme of 2015. However, the land also falls within the Louisville Road Specific Area Plan of the Glamorgan Spring Bay Interim Planning Scheme 2015. The land area specifically proposed for subdivision falls within land designated as Residential (see Figure 4). Therefore, the subdivision must comply with this Specific Area Plan to go ahead. For wastewater purposes the proposal is to comply with F3.7.3 P2 where each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land. Provided that the requirements of the scheme are met regarding the provision of infrastructure, and the land is suitable for residential construction/on-site wastewater management the application to develop the land should proceed.

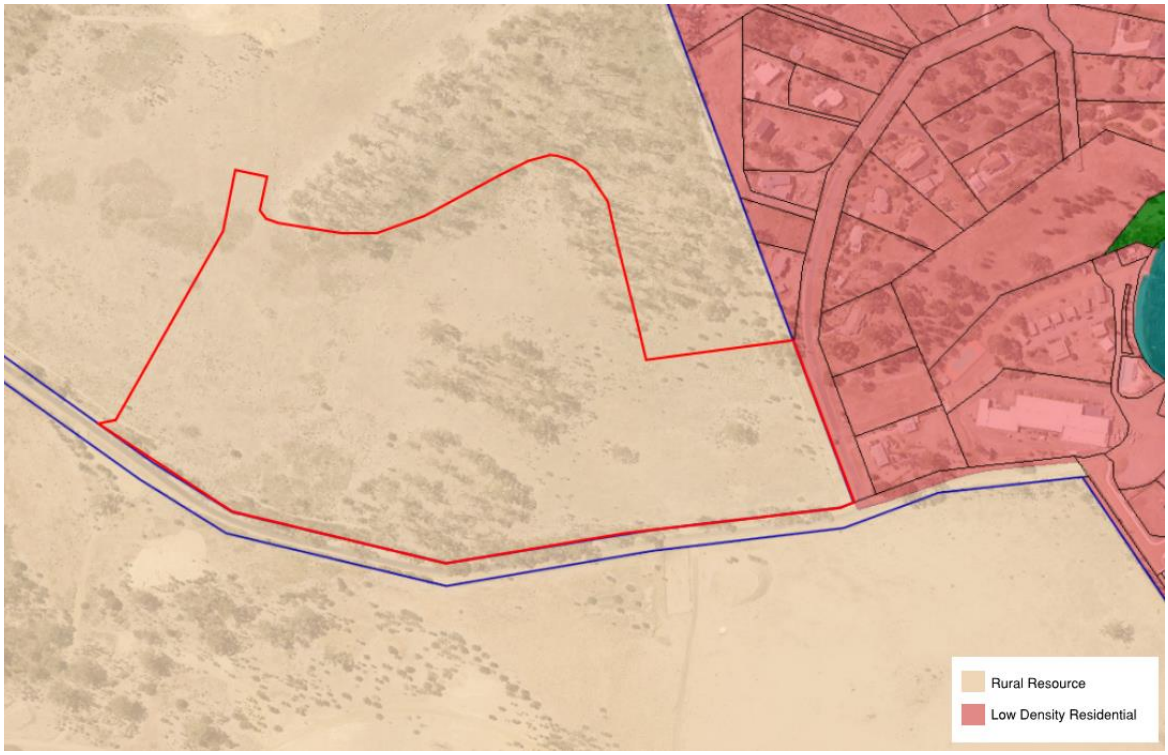


Figure 3.0 – Planning Zones – Glamorgan Spring Bay Interim Planning Scheme 2015 (subdivision site outline red)

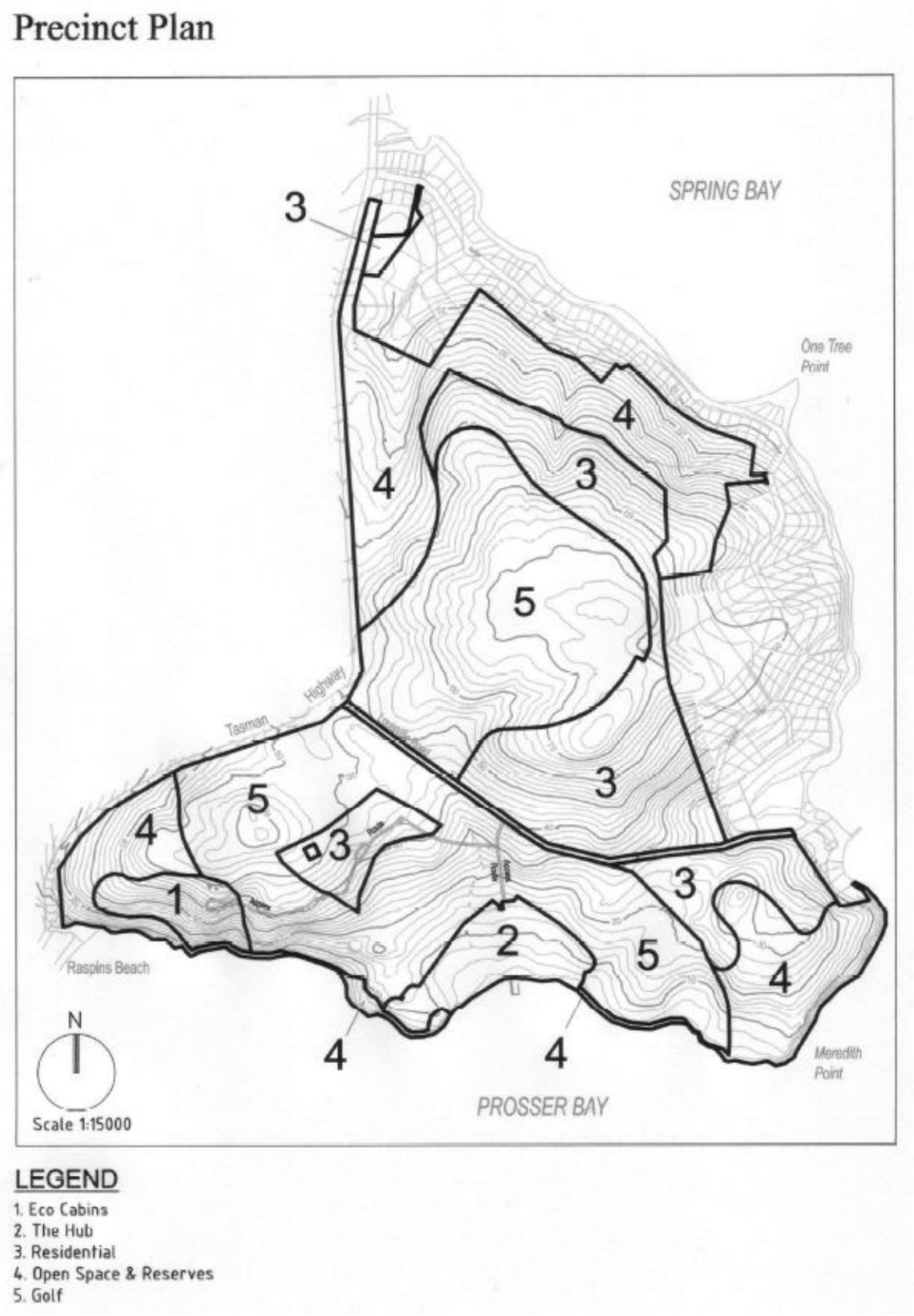


Figure 4.0 – Glamorgan Bay Interim Planning Scheme 2015 Precinct Zoning Plan

3. Site Information

Site information pertaining to the capability of the land to sustain residential development without causing environmental harm was collected from desktop and field survey. Field survey was undertaken utilising a 4wd mounted GeoProbe drilling rig with soil samples assessed according to AS2870-2011 and AS1547-2012 for suitability for residential construction.

3.1 Geology

The study area falls within the Mineral Resources Tasmania, Buckland sheet 1:63000 which indicates the area is underlain by Triassic and Jurassic aged sediments. Site inspection confirmed Jurassic Dolerite is the predominant parent material for the duplex soils forming across the site. These areas were examined as prismatic to blocky clay soils grading to gravels derived from decomposing dolerite. Areas of the higher slopes were determined to be underlain by Triassic sandstone bedrock. These areas were identified as fine grained, blocky, moderately weathered sandstone with predominantly horizontal bedding. However, soils observed across the sub-division were formed over Jurassic Dolerite.

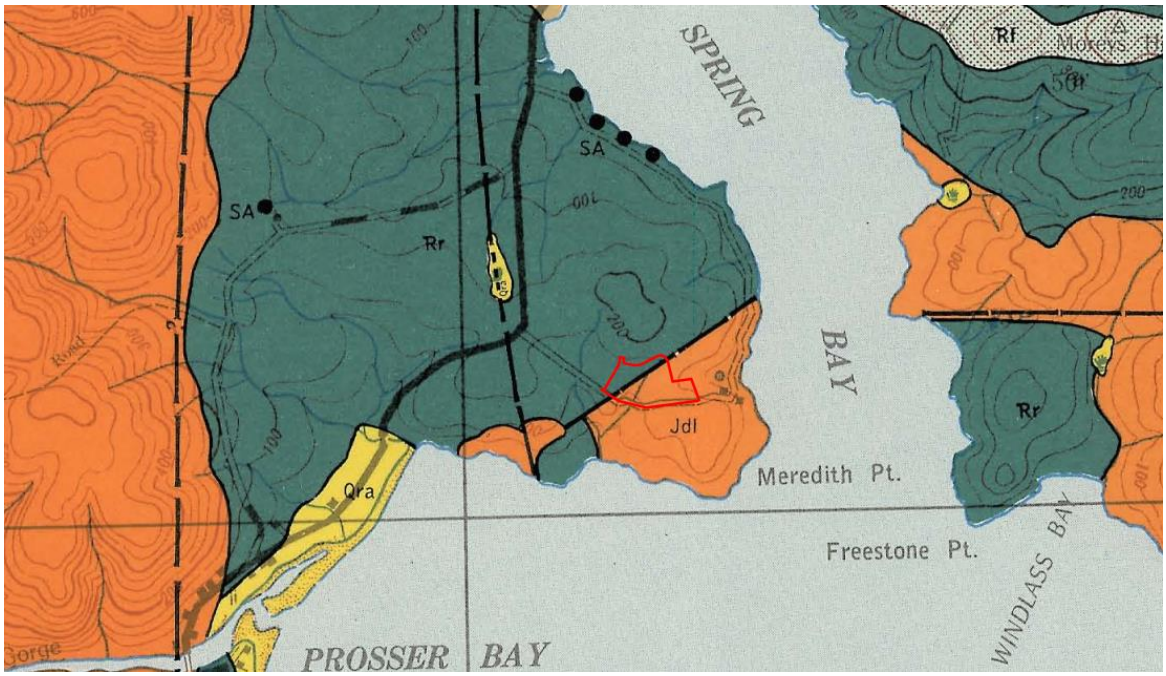


Figure 5.0 - MRT 1:63000 Buckland Sheet Geological Survey (Subdivision site outlined red)

3.1 Soil Distribution

The soil found on the property shows a close correlation with underlying geological material, and is therefore classified according to geological association (i.e. duplex soils over Jurassic Dolerite). Soil distribution within the proposed subdivision area was relatively uniform, with some variation in soil depth and horizon delineation according to topographic position (see bore logs for each lot in Appendix 2).

Soils on these Dolerite deposits are characterised by shallow to moderately deep (0.5m-1.80m depth on average) duplex profiles of sands overlying clay dominant

subsoils grading to gravels formed from decomposing dolerite on dolerite bedrock. The profiles examined on all lots are dominated by the well structured clay rich horizons with an abundance of dolerite gravels at depth. The clay subsoils examined appeared to be moderately to poorly drained due to the well structured nature of the soil and the slight dispersion that was identified (Emmerson Class 2:1/2:1). The anticipated subsoil permeability under saturated conditions from samples across the site is expected to be in the order of 0.06 - 0.12 m/day).

Soils of this type developing on Jurassic Dolerite are generally stable but are often moderately reactive. In particular, the moderate soil depth and clay rich features indicate that the soils on site will exhibit moderate ground surface movement with soil moisture variations (AS2870-2011 Class M). These soils may also be prone to surface erosion when denuded of cover, and or subject to abnormal drainage conditions. Further, where the soil exchange complex has an excess of sodium (i.e. dispersion trend) then localised erosion can occur, with rills and gully's often forming around drainage features. Dispersion testing of the subsoils in bore holes across the site reveal a slight dispersion trend (Emmerson Class 2:1/2:2) of clays found onsite and it would be prudent to ensure that any subsequent site classification prior to construction involves further dispersion testing.

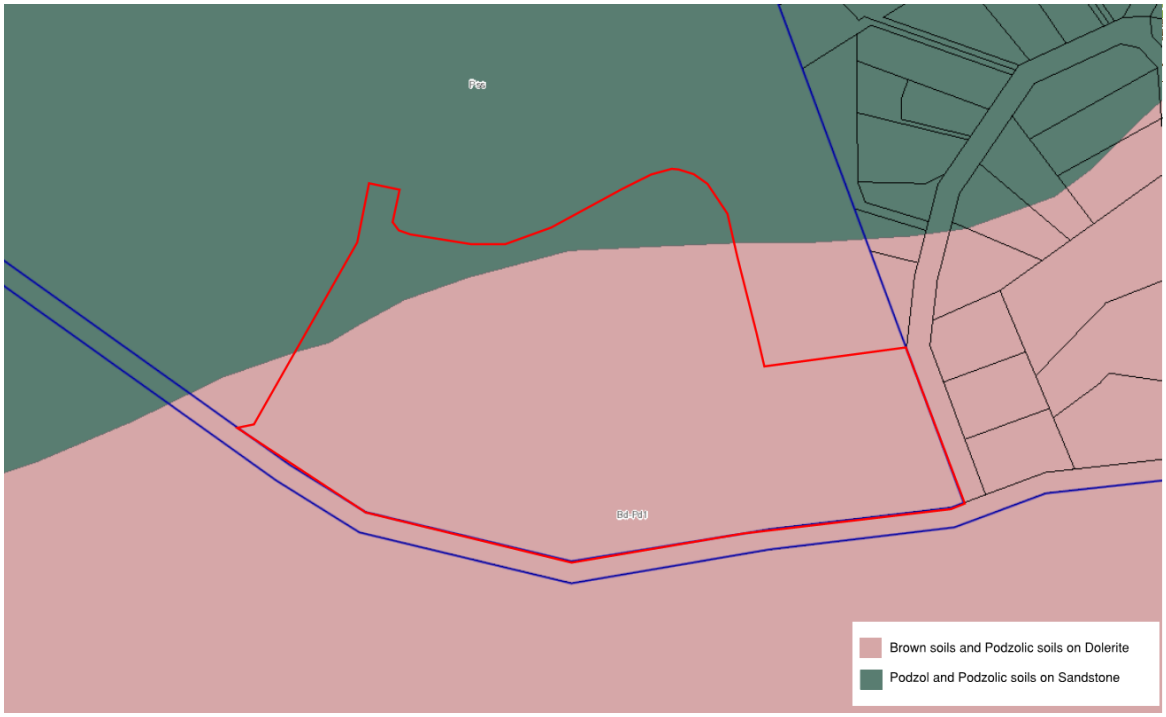


Figure 6.0 – 1:100 000 Buckland Soil Map (Subdivision site outlined red)

4. Site Suitability for Onsite Wastewater Disposal

The soils across the subdivision site were compared and classified according to AS/NZS1547-2012 (on-site wastewater management). Bore logs for each profile based upon onsite geotechnical drilling is presented in Appendix 2 whilst site and soil factors pertinent to wastewater disposal under AS1547-2012 are presented in Table 1 overleaf.

The soils across the site area classified according to AS1547-2012 as Category 5 Light Clay with lower Long Term Acceptance Rates (LTAR's). Due to the variable duplex soils on site it is recommend that appropriate application rates be assigned (refer to Table 1).

Modelling utilising the planning scheme typical three bedroom house on mains water with standard plumbing fixtures indicates that a disposal area of up to 500m^2 (250m^2 installed and 250m^2 reserve) should be set aside wastewater disposal on each lot (see trench summary report attached). Based upon allowances for adequate down slope boundary setbacks and sufficient construction, access, and recreational space, then I recommend that a minimum area available for wastewater disposal of flow from any future dwelling to be 1500m^2 would be adequate for subdivision design. It should be noted that this area is based upon the installation of an AWTS or similar packaged system on each lot, with irrigation (using a Design Irrigation Rate DIR of 3mm/day). However, some of the areas examined would also be suitable for traditional septic tank and absorption trench systems, with a typical total disposal area of up to 200m^2 (100m^2 installed and 100m^2 reserve) required on each lot for a typical three bedroom home (based upon a Design Loading Rate DLR of 7L/m^2/day).

Soil depth does vary across the lots ranging from approximately 0.8m to over 2m, and as such wastewater designs on each lot will need to consider soil depth and separation distances to the underlying limiting layer. On the lots where soil depth is less than 1m, if a traditional septic tank system is to be used the design will require incorporation of secondary treatment via a geotextile sand filter similar to achieve the required vertical setback to rock (i.e. 0.5m minimum). The addition of soil and/or terracing may also be required to achieve and appropriate absorption area with compliant setbacks.

Nutrient balance and sustainable wastewater application

The soils across the entire site are developed from Jurassic Dolerite with moderate to high cation exchange complex in the clay subsoils. The subsoil clays returned slight dispersive results to all Emerson dispersion tests (Trench assigned value of "2"). The soils examined are also moderately to well structured and clay minerals and a moderate to high estimated Cation Exchange Capacity (CEC) at depth. Therefore, the soils have a moderate ability to retain applied nutrients in wastewater and the risk of nutrient attenuation associated with wastewater application is low. Furthermore, it is recommended that adequate dispersion testing and soil classification is undertaken in proposed disposal areas on each lot to ensure the predicted soil behaviour and effluent disposal standards are met.

Table 1.0 Summary of Site Factors Affecting Onsite Wastewater Disposal

Lot number	***Soil Depth to Auger Refusal (m)***	***Slope Type, Magnitude and Aspect (%)***	***Soil Classification according to AS1547-2012***	***Potential Dispersion Risk***	Sensitive Environmental Receptors	Suitability for Septic/AWTS
Lot 501	1.5	Simple 9% S	CAT 5 – Light Clay	Low	Waterway 150m	AWTS/ Septic with suitable setbacks
Lot 502	1.5	Simple 10% S	CAT 5 – Light Clay	Low	Waterway 180m	AWTS/ Septic with suitable setbacks
Lot 503	1.5 – 2.0	Simple 12% S	CAT 5 – Light Clay	Low	Waterway 200m	AWTS/ Septic with suitable setbacks
Lot 504	1.2 – 2.0	Simple 12% S	CAT 5 – Light Clay	Low	Waterway 250m	AWTS/ Septic with suitable setbacks
Lot 505	1.2 – 2.0	Simple 6% E	CAT 5 – Light Clay	Low	Waterway 290m	AWTS/ Septic with suitable setbacks
Lot 506	1.2 – 2.0	Simple 12% SSW	CAT 5 – Light Clay	Low	Waterway 330m	AWTS/ Septic with suitable setbacks
Lot 507	1.2 – 2.0	Convex 16% SW	CAT 5 – Light Clay	Low	Waterway 370m	AWTS/ Septic with suitable setbacks
Lot 508	0.5 – 1.2	Convex 13% S	CAT 5 – Light Clay	Low	Beach 390m	AWTS/ Septic with suitable setbacks
Lot 509	1.6 – 1.8	Convex 8% S	CAT 5 – Light Clay	Low	Waterway 380m	AWTS/ Septic with suitable setbacks
Lot 510	1.6 – 1.8	Convex 12% SSW	CAT 5 – Light Clay	Low	Waterway 340m	AWTS/ Septic with suitable setbacks
Lot 511	1.6	Convex 12% SSW	CAT 5 – Light Clay	Low	Waterway 310m	AWTS/ Septic with suitable setbacks
Lot 512	1.6	Convex 13% SSW	CAT 5 – Light Clay	Low	Waterway 290m	AWTS/ Septic with suitable setbacks

Lot 513	1.4 – 1.6	Convex 12% S	CAT 5 – Light Clay	Low	Waterway 260m	AWTS/ Septic with suitable setbacks
Lot 514	1.4	Convex 11% S	CAT 5 – Light Clay	Low	Waterway 220m	AWTS/ Septic with suitable setbacks
Lot 515	1.4	Convex 13% S	CAT 5 – Light Clay	Low	Waterway 260m	AWTS/ Septic with suitable setbacks
Lot 516	1.4 – 3.0+	Convex 16% S	CAT 5 – Light Clay	Low	Waterway 290m	AWTS/ Septic with suitable setbacks
Lot 517	3.0+	Convex 16% S	CAT 5 – Light Clay	Low	Waterway 320m	AWTS/ Septic with suitable setbacks
Lot 518	0.5 – 1.2	Convex 14% SSE	CAT 5 – Light Clay	Low	Beach 410m	AWTS/ Septic with suitable setbacks
Lot 519	0.5 – 1.0	Convex 12% SE	CAT 5 – Light Clay	Low	Beach 450m	AWTS/ Septic with suitable setbacks
Lot 520	0.8	Simple 11% SE	CAT 5 – Light Clay	Low	Beach 500m	AWTS/ Septic with suitable setbacks
Lot 521	0.8	Simple 9% SE	CAT 5 – Light Clay	Low	Beach 500m	AWTS/ Septic with suitable setbacks
Lot 522	0.8	Simple 9% SE	CAT 5 – Light Clay	Low	Beach 510m	AWTS/ Septic with suitable setbacks
Lot 523	0.6 – 0.8	Simple 9& ESE	CAT 5 – Light Clay	Low	Beach 510m	AWTS/ Septic with suitable setbacks
Lot 524	0.6 – 0.8	Simple 9% E	CAT 4 – Clay Loam	Low	Beach 480m	AWTS/ Septic with suitable setbacks
Lot 525	0.6 – 0.8	Simple 9% E	CAT 5 – Light Clay	Low	Beach 460m	AWTS/ Septic with suitable setbacks

Lot 526	0.6 – 0.8	Simple 9% E	CAT 5 – Light Clay	Low	Beach 440m	AWTS/ Septic with suitable setbacks
Lot 527	0.8	Simple 8% E	CAT 4 – Clay Loam	Low	Beach 310m	AWTS/ Septic with suitable setbacks
Lot 528	0.8	Simple 7% E	CAT 5 – Light Clay	Low	Beach 280m	AWTS/ Septic with suitable setbacks
Lot 529	1.0 – 1.3	Concave 8-13% E/SE	CAT 5 – Light Clay	Low	Beach 280m	AWTS/ Septic with suitable setbacks
Lot 530	1.0 – 1.3	Concave 9-16% E/SE	CAT 5 – Light Clay	Low	Beach 330m	AWTS/ Septic with suitable setbacks
Lot 531	0.9	Simple 15% E/SE	CAT 5 – Light Clay	Low	Beach 360m	AWTS/ Septic with suitable setbacks
Lot 532	0.9	Simple 16% E/SE	CAT 5 – Light Clay	Low	Beach 390m	AWTS/ Septic with suitable setbacks
Lot 533	0.9 – 1.0	Simple 17% E/SE	CAT 5 – Light Clay	Low	Beach 430m	AWTS/ Septic with suitable setbacks
Lot 534	1.0 – 1.8	Convex 16% SE	CAT 5 – Light Clay	Low	Beach 500m	AWTS/ Septic with suitable setbacks
Lot 535	1.8	Convex 12% SSE	CAT 5 – Light Clay	Low	Beach 480m	AWTS/ Septic with suitable setbacks
Lot 536	3.0+	Convex 15% SSW	CAT 5 – Light Clay	Low	Waterway 300m	AWTS/ Septic with suitable setbacks
Lot 537	0.8	Concave 15% SSW	CAT 5 – Light Clay	Low	Waterway 340m	AWTS/ Septic with suitable setbacks
Lot 538	0.8	Concave 15% SSW	CAT 5 – Light Clay	Low	Waterway 380m	AWTS/ Septic with suitable setbacks

Lot 539	0.6 – 0.8	Convex 10-16% SE	CAT 5 – Light Clay	Low	Waterway 430m	AWTS/ Septic with suitable setbacks
Lot 540	0.6 – 0.8	Convex 17% SE	CAT 5 – Light Clay	Low	Waterway 500m	AWTS/ Septic with suitable setbacks
Lot 541	0.6 – 0.8	Convex 20% SE	CAT 5 – Light Clay	Low	Beach 500m	AWTS/ Septic with suitable setbacks
Lot 542	0.8 – 1.6	Simple 11% SSE	CAT 5 – Light Clay	Low	Waterway 410m	AWTS/ Septic with suitable setbacks
Lot 543	1.0 – 1.6	Simple 12% SE	CAT 5 – Light Clay	Low	Beach 520m	AWTS/ Septic with suitable setbacks
Lot 544	1.6	Simple 15% SE	CAT 5 – Light Clay	Low	Beach 450m	AWTS/ Septic with suitable setbacks
Lot 545	0.7 – 1.6	Convex 23% SE	CAT 5 – Light Clay	Low	Beach 440m	AWTS/ Septic with suitable setbacks
Lot 546	0.7 – 1.6	Convex 23% SE	CAT 5 – Light Clay	Low	Beach 420m	AWTS/ Septic with suitable setbacks
Lot 547	0.7 – 1.0	Convex 20% SE	CAT 5 – Light Clay	Low	Beach 420m	AWTS with suitable setbacks

Note: On lots with soil depth less than 1m secondary treatment (geotextile sand filter or similar) likely to be required to meet vertical setbacks for septic tank systems.

Hydrological balance and wastewater disposal

Modelling of wastewater application on each lot was undertaken utilising the Trench program, long term weather average for Orford, and estimated flows from an average three bedroom home. This yielded a maximum AWTS application area of approximately 250 square meters, which is further amended to 500 square meters to fulfil the requirements for a 100% reserve area. Based upon the modelling undertaken in trench, the required areas are more than adequate to sustain long term wastewater application on each lot. It should however be noted that the modelling is based upon the installation of packaged treatment systems (eg AWTS) for dwellings on each lot. Given that some of the proposed lots may be suitable for the use of a traditional septic tank and trench system the area required may be much less (e.g. 200m^2) dependent upon lot specific site plans. Recommendations can be made about the suitability of one system or another and the final decision of wastewater system approval rests with the permit authority at the time of site specific design to ensure the most compatible environmental and economic outcomes.

Setbacks distances to boundaries and sensitive features

The proposed lots have highly variable slopes; therefore, three average slopes have been calculated to represent the indicative required setbacks. The minimum discretionary boundary setbacks modelled according to the Building Act 2016 for on site wastewater management for the development are:

Table 2.0 – Building Act 2016 downslope setbacks

	Slopes (%)					
	10 (6 degrees)		**15 (9 degrees)**		**20 (11 degrees)**	
	Primary	**Secondary**	**Primary**	**Secondary**	**Primary**	**Secondary**
Upslope/Level Boundary	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Downslope Boundary	12m	7.5m	18m	10.5m	22m	12.5m
Upslope/Level Building	3m	3m	3m	3m	3m	3m
Downslope Building	10m	3.5m	13m	4.25m	15m	4.75m
Downslope Surface Water	100m	100m	100m	100m	100m	100m
Groundwater	1.5m	0.6m	1.5m	0.6m	1.5m	0.6m
Limiting Layer	1.5m	0.5m	1.5m	0.5m	1.5m	0.5m

**Note: See Appendix 4 for Building Act compliance. 11 degrees has been the nominal value used to represent the most restricted lots.*

A subdivision proposal with lots of a minimum area of approximately 1500m^2 should allow for significant space on each lot for wastewater disposal with adequate setbacks in regards boundaries and sensitive features. Therefore the current subdivision plan complies with F3.7.3 P2 of the Glamorgan Spring Bay Interim Planning Scheme 2015.

The actual down slope boundary setbacks applied will require fine tuning at the special plumbing permit stage as access, parking, and building footprints are finalised in conjunction with wastewater disposal areas. Modelling at this planning stage does however suggest that sufficient room would be available on each lot to accommodate the required setbacks.

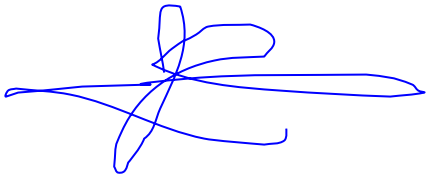
The subdivision area has no dams/drainage lines or permanent creeks; however a natural drainage line is noted to the southwest of the site approximately 150m from proposed lot 501. Therefore, there is little risk involved with onsite wastewater and downslope surface water.

5. Conclusions

In conclusion, I feel that the land area examined is capable of supporting residential development provided that the identified landscape constraints are addressed with appropriate site specific management strategies.

- The land surveyed is suitable for on site wastewater disposal utilising either packaged treatment plants and/or septic tank systems depending upon the soil depth, final lot layout and construction type
- A minimum Lot size of 1500 m^2 is recommended for subdivision design in the study area
- Based upon the modelling undertaken a minimum lot size of 1500m^2 would be adequate to accommodate residential development and on site wastewater disposal
- A range of minimum down slope setbacks from wastewater application areas have been recommended and should be utilised in the site specific building and wastewater design phase.
- The variation in soil depth across lots must be taken into account in system design and secondary treatment of effluent is likely to be required for lots with soil depth less than 1m
- The risk of land instability in the indicative building areas on lots to be created is low, and the risk acceptable provided the recommendation contained in this report are followed.
- I do however recommend careful attention is paid to foundation design and drainage design to further eliminate the potential for foundation movement.
- All earthworks on site must comply with AS3798-2007 and consideration should be given to drainage and sediment control on site during and after construction.
- The final approval for construction and wastewater disposal rests with the permit authority at the building approvals stage, and the recommendations in this report should not be viewed as blanket approval for any scale or type of residential development on each lot. Sites must be revisited for individual onsite wastewater assessments.
- The scale and type of residential development on each lot should therefore be appropriate to the environmental constraints of each lot – therefore I recommend that geotechnical information be provided to prospective purchasers to allow informed decisions.

It is my professional opinion that the land surveyed is suitable to support residential development without sustaining environmental harm or causing undue risk to capital.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Appendix 1 –Trench summary reports

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Solis	Assess. Date	1-Jul-19
		Ref. No.	
Assessed site(s)	Lot 1 Tasman Highway, Orford	Site(s) inspected	29-May-19
Local authority	Glamorgan Spring Bay	Assessed by	JP Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

'astewater volume (L/day) used for this assessment = 750 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 250

Sullage volume (L/day) = 500

Total nitrogen (kg/year) generated by wastewater = 2.7

'otal phosphorus (kg/year) generated by wastewater = 1.4

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	51	46	46	55	56	53	56	57	56	57	54	61
Adopted rainfall (R, mm)	51	46	46	55	56	53	56	57	56	57	54	61
Retained rain (Rr, mm)	41	37	37	44	45	42	45	46	45	46	43	49
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**89**	**73**	**54**	**19**	**-3**	**-13**	**-13**	**-4**	**18**	**38**	**62**	**77**

Annual evapotranspiration less retained rain (mm) = 399

Soil characterisitics

Texture = Light Clay Category = 5 Thick. (m) = 1

Adopted permeability (m/day) = 0.24 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 10

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	52
Width (m) =	5
Depth (m) =	0.2
Total disposal area (sq m) required =	250
comprising a Primary Area (sq m) of:	250
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The calculated DIR for a Category 5 soil present is 3mm/day using an AWTS with a required subsurface irrigation area of 250sq m for a standard three bedroom dwelling on mains water. Therefore the system will have the capacity to cope with predicted climatic and loading events.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Solis	Assess. Date	1-Jul-19
		Ref. No.	
Assessed site(s)	Lot 1 Tasman Highway, Orford	Site(s) inspected	29-May-19
Local authority	Glamorgan Spring Bay	Assessed by	JP Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	1,000	V. high	Moderate		
A	Density of disposal systems	/sq km	25	Mod.	High		
	Slope angle	degrees	11	High	Moderate		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	750	High	Moderate	No change	
	SAR of septic tank effluent		1.0	High	Low		
	SAR of sullage		1.6	High	Low		
	Soil thickness	m	1.0	V. high	Low		
A	Depth to bedrock	m	1.0	V. high	High		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	5	V. high	Low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
AA	Soil dispersion	Emerson No.	2	V. high	Very high		
	Adopted permeability	m/day	0.24	Mod.	Very low		
	Long Term Accept. Rate	L/day/sq m	3	High	High	Moderate	Other factors lessen impact

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site has the capability to accept onsite wastewater. The type of system is dependant on soil depth so as to comply with Building Act 2016. The subsoils were found to be slightly to moderately dispersive returning Emerson Testing values of 2:1 and 2:2. Therefore, the use of gypsum at the base of any onsite wastewater absorption area would be reccomended to mitigate this dispersion.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Solis	Assess. Date	1-Jul-19
		Ref. No.	
Assessed site(s)	Lot 1 Tasman Highway, Orford	Site(s) inspected	29-May-19
Local authority	Glamorgan Spring Bay	Assessed by	JP Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	100	High	Low	Moderate	
	Phos. adsorp. capacity	kg/cub m	0.7	High	Moderate		
	Annual rainfall excess	mm	-399	High	Very low		
	Min. depth to water table	m	10	High	Very low		
	Annual nutrient load	kg	4.1	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	5	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	150	V. high	Moderate		
A	Dist. to nearest other feature	m	20	V. high	High		
	Risk of slope instability	Low		V. high	Low		
AA	Distance to landslip	m	10	V. high	Very high		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The soil onsite has a clayey texture with a good CEC and P absorption, therefore the soil system has a good capacity to cope with applied nutrient loading from the wastewater systems. There is a low environmental risk associated with onsite wastewater disposal.

Appendix 2 – Bore Logs

Test Hole 1

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Grey **SAND (SW)**, slightly moist, loose consistency, single grain structure, trace of clay, loam fabric, clear boundary to
0.10 – 0.90	B2	Brownish Yellow to Grey **CLAY (CH)**, slightly moist, stiff consistency, high plasticity, moderately developed polyhedral structure, gradual boundary to
0.90 – 1.50	BC	Brownish Yellow to Orange Yellow **Clayey GRAVEL (GC)**, slightly moist, hard consistency, weakly developed polyhedral structure, ~10-15% clay, ~30% gravels increasing to refusal

Test Hole 2

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Grey **SAND (SW)**, slightly moist, loose consistency, single grain structure, trace of clay, loam fabric, gradual boundary to
0.10 – 0.20	A2	Light Grey **SAND (SM)**, slightly moist, loose consistency, single grain structure, clear boundary to
0.20 – 0.70	B2	Brownish Yellow to Grey **CLAY (CH)**, slightly moist, stiff consistency, high plasticity, moderately developed polyhedral structure, gradual boundary to
0.70 – 1.80	B3	Orange Grey to Pale Brown **CLAY (CL)**, slightly moist, stiff consistency, medium plasticity, moderately developed polyhedral structure, medium sized sand grains, gradual boundary to
1.80 – 2.00	BC	Brownish Yellow to Orange Yellow **Clayey GRAVEL (GC)**, slightly moist, hard consistency, weakly developed polyhedral structure, ~10-15% clay, ~30% gravels increasing to refusal

Test Hole 3

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Grey **SAND (SW)**, slightly moist, loose consistency, single grain structure, trace of clay, loam fabric, ~20% stones and gravels, clear boundary to
0.10 – 0.70	B3	Orange Grey to Pale Brown **CLAY (CL)**, slightly moist, stiff consistency, medium plasticity, moderately developed polyhedral structure, medium sized sand grains, gradual boundary to
0.70 – 1.20	BC	Brownish Yellow to Orange Yellow **Clayey GRAVEL (GC)**, slightly moist, hard consistency, weakly developed polyhedral structure, ~10-15% clay, ~30% gravels increasing, refusal on assumed boulder

Test Hole 4

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Grey **SAND (SM)**, slightly moist, loose consistency, single grain structure, trace of clay, loam fabric, gradual boundary to
0.10 – 0.50	B3	Orange Grey to Pale Brown **CLAY (CL)**, slightly moist, stiff consistency, medium plasticity, moderately developed polyhedral structure, medium sized sand grains, ~20% stones and gravels, refusal on assumed boulder

Test Hole 5

Depth (m)	Horizon	Description
0.00 – 0.10	B1	Dark Brown **CLAY (CL)**, slightly moist, stiff consistency, moderately developed polyhedral structure, medium plasticity, gradual boundary to
0.10 – 0.70	B2	Dark Orange Brown **CLAY (CH)**, slightly moist, stiff consistency, moderately developed polyhedral structure, high plasticity, ~20% fine gravels, gradual boundary to
0.70 – 0.80	BC	Light Grey **Clayey GRAVELS (GC)**, slightly moist, hard consistency, weakly developed polyhedral structure, ~70% stones and gravels, refusal on rock

Test Hole 6

Depth (m)	Horizon	Description
0.00 – 0.05	B1	Dark Brown **CLAY (CL)**, slightly moist, stiff consistency, moderately developed polyhedral structure, medium plasticity, gradual boundary to
0.05 – 0.60	BC	Light Grey **Clayey GRAVELS (GC)**, slightly moist, hard consistency, weakly developed polyhedral structure, ~80% stones and gravels, refusal on rock

Test Hole 7

Depth (m)	Horizon	Description
0.00 – 0.10	B1	Dark Brown **CLAY (CL)**, slightly moist, stiff consistency, moderately developed polyhedral structure, medium plasticity, gradual boundary to
0.10 – 0.70	B2	Dark Orange Brown **CLAY (CH)**, slightly moist, stiff consistency, moderately developed polyhedral structure, high plasticity, ~20% fine gravels, gradual boundary to
0.70 – 0.80	BC	Light Grey **Clayey GRAVELS (GC)**, slightly moist, hard consistency, weakly developed polyhedral structure, ~70% stones and gravels, refusal on rock

Test Hole 8

Depth (m)	Horizon	Description
0.00 – 0.20	B1	Dark Brown **CLAY (CL)**, slightly moist, stiff consistency, moderately developed polyhedral structure, medium plasticity, gradual boundary to
0.20 – 0.30	B2	Dark Orange Brown **CLAY (CH)**, slightly moist, stiff consistency, moderately developed polyhedral structure, high plasticity, ~20% fine gravels, gradual boundary to
0.30 – 0.80	BC	Light Grey **Clayey GRAVELS (GC)**, slightly moist, hard consistency, weakly developed polyhedral structure, ~70% stones and gravels, refusal on rock

Test Hole 9

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Greyish Brown **SAND (SM)**, slightly moist, loose consistency, single grain structure, clear boundary to
0.10 – 1.10	B2	Light Orange Brown **CLAY (CH)**, slightly moist, stiff consistency, moderately developed polyhedral structure, high plasticity, ~10% gravels, ~20% fine sand, gradual boundary to
1.10 – 1.30	BC	Brownish Yellow **Clayey GRAVELS (GC)**, slightly moist, hard consistency, moderately developed polyhedral structure, ~20% clay, ~20% fine gravels increasing to refusal on rock

Test Hole 10

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Greyish Brown **SAND (SM)**, slightly moist, loose consistency, single grain structure, clear boundary to
0.10 – 0.90	B2	Light Orange Brown **CLAY (CH)**, slightly moist, stiff consistency, moderately developed polyhedral structure, high plasticity, refusal on rock

Test Hole 11

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Brownish Grey **SAND (SW)**, slightly moist, loose consistency, single grain structure, gradual boundary to
0.10 – 0.20	A2	Light Grey **SAND (SM)**, slightly moist, loose consistency, single grain structure, clear boundary to
0.20 – 0.90	B2	Light Orange Brown **CLAY (CH)**, slightly moist, stiff consistency, moderately developed polyhedral structure, high plasticity, gradual boundary
0.90 – 1.80	BC	Pale Brown to White **Clayey GRAVELS (GC)**, slightly moist, hard consistency, very weakly developed polyhedral structure, ~15% clay, ~80% carbonate nodules, refusal on gravels

Test Hole 12

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Grey **SAND (SW)**, slightly moist, loose consistency, single grain structure, trace of clay, loam fabric, clear boundary to
0.10 – 1.30	B2	Brownish Yellow to Grey **CLAY (CH)**, slightly moist, stiff consistency, high plasticity, moderately developed polyhedral structure, gradual boundary to
1.30 – 1.60	BC	Brownish Yellow to Orange Yellow **Clayey GRAVEL (GC)**, slightly moist, hard consistency, weakly developed polyhedral structure, ~10-15% clay, ~30% gravels increasing to refusal

Test Hole 13

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Grey **SAND (SW)**, slightly moist, loose consistency, single grain structure, trace of clay, loam fabric, clear boundary to
0.10 – 0.20	A2	Light Grey **SAND (SM)**, slightly moist, loose consistency, single grain structure, clear boundary to
0.20 – 0.70	B2	Brownish Yellow to Grey **CLAY (CH)**, slightly moist, stiff consistency, high plasticity, moderately developed polyhedral structure, gradual boundary to
0.70 – 1.20	B3	Orange Grey to Pale Brown **CLAY (CL)**, slightly moist, stiff consistency, medium plasticity, moderately developed polyhedral structure, medium sized sand grains, gradual boundary to
1.20 – 1.40	BC	Brownish Yellow to Orange Yellow **Clayey GRAVEL (GC)**, slightly moist, hard consistency, weakly developed polyhedral structure, ~10-15% clay, ~30% gravels increasing to refusal

Test Hole 14

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Grey **SAND (SM)**, slightly moist, loose consistency, single grain structure, gradual boundary to
0.10 – 0.20	A2	Light Grey **SAND (SM)**, slightly moist, loose consistency, single grain structure, clear boundary to
0.20 – 1.70	B21	Grey with Pale Brown lenses **CLAY (CH)**, slightly moist, stiff consistency, well developed polyhedral structure, high plasticity, gradual boundary to
1.70 – 2.10	B22	Grey to Pale Brown **CLAY (CH)**, slightly moist, stiff consistency, well developed polyhedral structure, high plasticity, gradual boundary to
2.10 – 3.0+	B3	Orange Grey to Brownish Yellow **CLAY (CL)**, slightly moist, hard consistency, moderately developed polyhedral structure, ~20-40% weathered fine gravels, lower boundary undefined

Test Hole 15

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Grey **SAND (SW)**, slightly moist, loose consistency, single grain structure, trace of clay, loam fabric, clear boundary to
0.10 – 0.70	B3	Orange Grey to Pale Brown **CLAY (CL)**, slightly moist, stiff consistency, medium plasticity, moderately developed polyhedral structure, medium sized sand grains, gradual boundary to
0.70 – 0.80	BC	Brownish Yellow to Orange Yellow **Clayey GRAVEL (GC)**, slightly moist, hard consistency, weakly developed polyhedral structure, ~10-15% clay, ~30% gravels increasing to refusal

Test Hole 16

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Grey **SAND (SW)**, slightly moist, loose consistency, single grain structure, trace of clay, loam fabric, clear boundary to
0.10 – 0.50	B2	Brownish Yellow to Grey **CLAY (CH)**, slightly moist, stiff consistency, high plasticity, moderately developed polyhedral structure, gradual boundary to
0.50 – 1.10	B3	Orange Grey to Pale Brown **CLAY (CL)**, slightly moist, stiff consistency, medium plasticity, moderately developed polyhedral structure, medium sized sand grains, gradual boundary to
1.10 – 1.40	BC	Brownish Yellow to Orange Yellow **Clayey GRAVEL (GC)**, slightly moist, hard consistency, weakly developed polyhedral structure, ~10-15% clay, ~30% gravels, gradual boundary to
1.40 – 1.60	B4	Brownish Yellow **CLAY (CH)**, slightly moist, stiff consistency, high plasticity, moderately developed polyhedral structure, commons gravels, refusal on rock

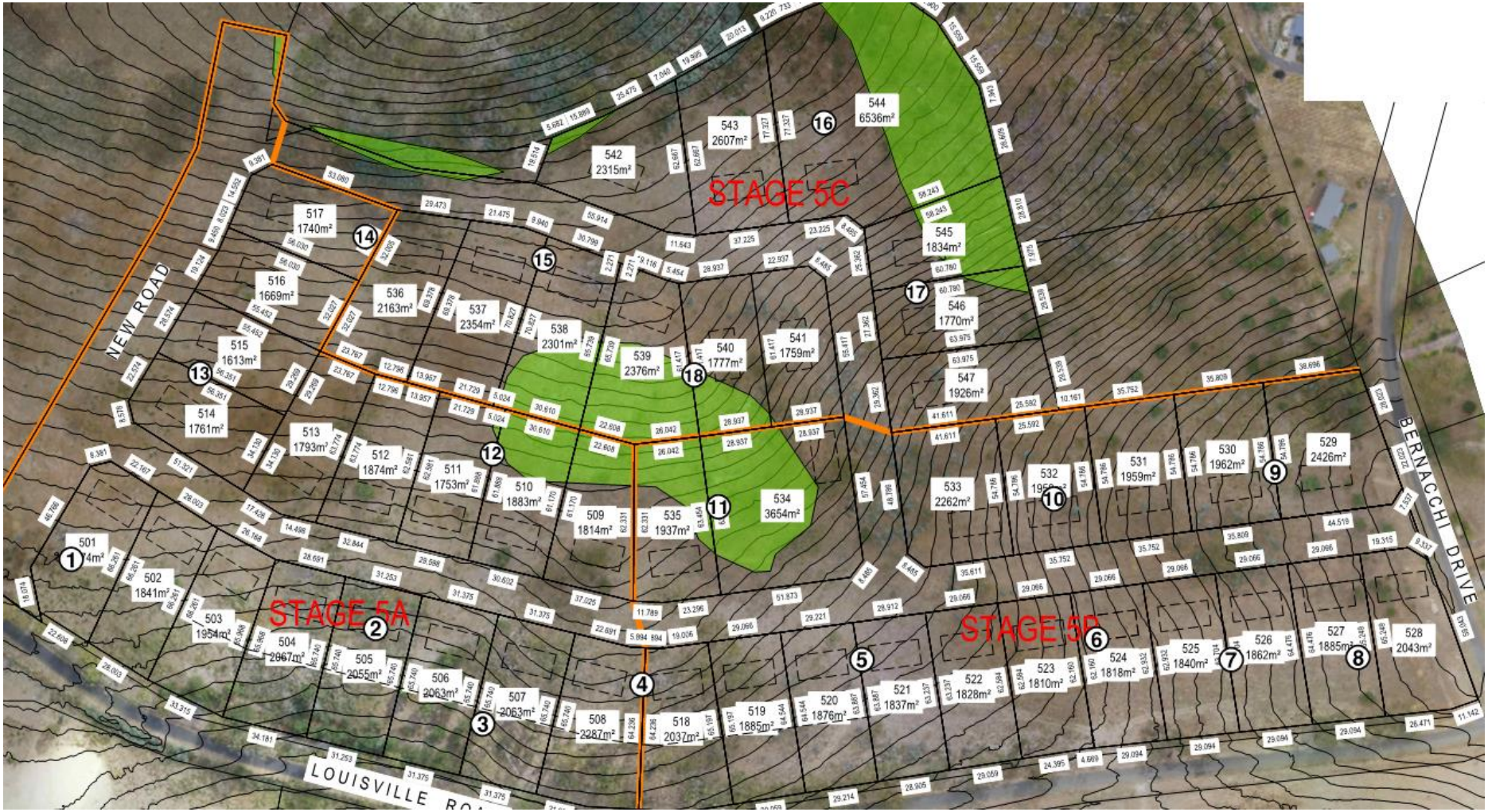
Test Hole 17

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Grey **SAND (SW)**, slightly moist, loose consistency, single grain structure, trace of clay, loam fabric, clear boundary to
0.10 – 0.50	B2	Brownish Yellow to Grey **CLAY (CH)**, slightly moist, stiff consistency, high plasticity, moderately developed polyhedral structure, gradual boundary to
0.50 – 0.70	BC	Brownish Yellow to Orange Yellow **Clayey GRAVEL (GC)**, slightly moist, hard consistency, weakly developed polyhedral structure, ~10-15% clay, ~30% gravels, refusal on assumedboulder

Test Hole 18

Depth (m)	Horizon	Description
0.00 – 0.10	A1	Grey **SAND (SW)**, slightly moist, loose consistency, single grain structure, trace of clay, loam fabric, clear boundary to
0.10 – 0.20	A2	Light Grey **SAND (SM)**, slightly moist, loose consistency, single grain structure, clear boundary to
0.20 – 0.60	B2	Brownish Yellow to Grey **CLAY (CH)**, slightly moist, stiff consistency, high plasticity, moderately developed polyhedral structure, refusal on rock

Appendix 3 – Test Hole Locations



Appendix 4 – Building Act 2016 Compliance

Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Complies with A1 (b) (ii) Land application area will be located with a minimum separation distance of 15m of downslope building Complies with A1 (b) (iii) Land application area will be located with a minimum separation distance of 4.75m of downslope building
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (a) Land application area located > 100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (ii) Land application area will be located with a minimum separation distance of 22m of downslope property boundary Complies with A3 (b) (iii) Land application area will be located with a minimum separation distance of 12.5m of downslope property boundary
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	1.5m separation is required to comply with A5 (a) 0.6m separation is required to comply with A5 (b)
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	1.5m separation is required to comply with A5 (a) 0.5m separation is required to comply with A5 (a)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

Engineers & Planners

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
infoltn@jmg.net.au

Johnstone McGee & Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone McGee & Gandy Unit Trust

g.net.au

JMG Ref: J92191CL
Client Ref: SA2019/0017

7th January 2020

The Manager Planning
GLAMORGAN SPRING BAY COUNCIL

Dear Sir/Madam

RE: TASWATER RFI – SA 2019/00017 SPRING BAY subdivision STAGE 5A,5B, 5C

I refer to a Glamorgan Spring Bay communique dated 6th January 2020, outlining additional information required by Taswater for this application.

However, we also advise that we have been in discussion with Jason Taylor of Taswater and during those discussions Taswater have agreed to relax their response requirements. This relaxation can be summarised as:

> *Taswater now only require that the delivery main to the new reservoir, and the distribution main from the new reservoir must be provided within the proposed subdivision, generally as shown in JMG's report as figure 1 (reproduced and added to below), with both mains being 250 mm dia, together with a suitable PRV at the proposed junction with the exiting Asbestos Water Main.*

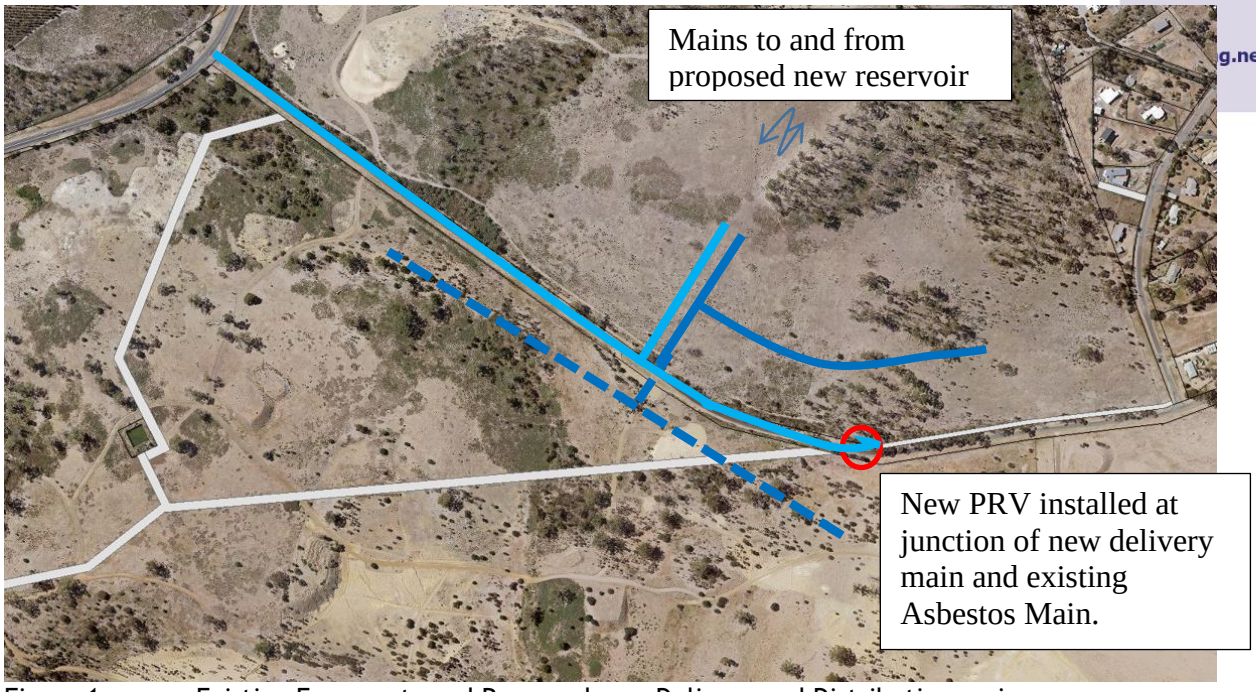


Figure 1 Existing Easements and Proposed new Delivery and Distribution mains.

The new Reservoir delivery main is shown as light blue in Figure 1. The new distribution mains that will service the application and other stages in and around Louisville Road will be fed through the new subdivision roads that form part of the Stage 5 current application. These are the deep blue lines in Figure 1.

Only the solid lines will be built in the subdivision being applied for.

The developer has agreed that these features will be included in the detailed design of this proposal.

We understand that this will now satisfy Taswater's requirements under this RFI, that the clock can be restarted, and we note that no more modelling is required before the subdivision can be approved.

It is important however to include a formal response to the stated RFI so that the record is complete in this regard. A copy of the original letter with inscribed responses in red is attached.

ADDITIONALLY

Taswater will also be aware that we raised a number of questions in our submission of the 30th July 2019, including whether the main should connect to the Bernacchi Drive pump station through Stage 5C of this subdivision proposal (the red line in the figure below). If it did so there may be no need for a PRV, AND the whole of the main in Louisville road could be abandoned and not replaced at all. The savings of not having to replace the aged Asbestos pipe in Louisville road could be used to enable the upsizing of the main in Stage 5C, and extending that main to the Bernacchi pump station. It is note that this would allow all future flows to be the peninsular to more easily be passed through the future reservoir. We are not sure if that is desirable to Taswater. If this is undertaken SPRING BAY would seek to have tapings directly from that main.

We did not hear back about this alternative. It has not been modelled, but since Taswater has now reconsidered its position on detailed modelling at concept stage, we do seek to remind them of this alternative, for their consideration. This has the potential of better rationalising the regional supply for the peninsular.

However if further consideration of this alternative will now delay the processing of this application we would prefer to withdraw this offer.

JOHNSTONE McGEE & GANDY PTY LTD

Geoff BRAYFORD
SENIOR CIVIL ENGINEER

Enquiries: Planning Department
Planning ref: SA 2019 / 017
Property file: 4-3800-406

06 January 2020

Andy Hamilton & Associates
P O Box 223
BICHENO TAS 7215

Dear Sir/Madam

DEVELOPMENT APPLICATION - Tasman Highway, Orford
Subdivision of 47 new lots

I refer to the above application received on 17/07/2019 and the information supplied so far.

Please be advised that the information provided so far is still not satisfactory.

Accordingly and pursuant to Section 54 of the *Land Use Planning and Approvals Act 1993* the following information is required:

- What is the proposed size of the new reservoir?

  The reservoir is not required for this subdivision application. Refer Taswater communique 15/8/2019

- Some of the pipes appear to have internal diameters that are not in accordance with the model notes provided, can a plan showing the proposed pipe sizes be provided?

  A plan can be provided at Detailed design.

- What is the maximum height that the tank could be built?

  The maximum height is dependent upon the supply pressure that is available from Taswater. JMG have not modelled the system that delivers water to the Peninsula, and are relying on the boundary conditions provided by Taswater. If the Boundary conditions at the Tasman Highway is RL 81 then that is the maximum height of the reservoir TWL, unless boosted.

- What is the ideal height? (i.e. that all lots in Stage 1 would see pressure in accordance with TasWater Standards - it is not in anyone's interest to have a local boosted area for approx. 10-15 lots)

  The ideal height appears to be RL81 - ?.

  Unless there is no development above say RL 55 there will likely be a need for a local boosted area scheme – whether to mains pressure or to .an elevated "golf ball reservoir". It would not be in anyone's interest to abandon the potential of higher developments, especially given that there appear to be existing connections above RL

60 that must be reconnected in the future, making a local boosted area scheme essential.

- Can the models be provided?

  Yes

- TasWater requires that the tank will have capacity to cater for the existing customers in the Bernacchi Drive zone (transferred directly), plus the customers in Barton Avenue, The Eastcoaster Resort and across the other side of Spring Bay (all supplied at the pressure they currently have).

  Ok. Taswater to advise what regional demands are. Negotiations can be undertaken with Developer concerning cost sharing for an extended reservoir. We again note that the reservoir is not required for this subdivision.

- The model should show what is required for the Spring Bay Development to fit into the existing network (i.e. flow-through to Barton Avenue and Bernacchi Drive) both now and in the fully developed situation, this includes those areas listed above.

  A regional model is required. The Spring Bay model can be added to the regional model. It is not reasonable to require SPRING BAY to build the regional model to cater for sites remote form this proposal. This has been a consistent position for over 9 months.

- Of particular note is that a Pressure Release Valve (PRV) will be required to ensure that excess pressure does not cause mains breaks in the lower areas. The size of the pipe to the PRV is at this stage shown as 114mm. This is not likely to be sufficient to meet the demands of the existing serviced area and should be based on supplying the ultimate connected properties. A PRV will be required initially to reduce the pressure from the main. In the long term the PRV will see inlet pressure from the new tank and the setting. The report notes that the PRV does not benefit Spring Bay, however, TasWater note that without it we won't allow them to connect as they will cause our network to fail, and by virtue of this the PRV does benefit Spring Bay.

  Unsure where the perception that the PRV is only 114mm stems from.

  In discussion with the developer a PRV will be installed where the new main on Louisville road connects to the existing Asbestos Main.

- A plan showing what is proposed to be built for both scenarios should be provided rather than a model that does not include key points such as the interface with existing customers.

  This is detailed design and is unnecessary, especially the interface with existing customers. This interface will occur downstream of the proposed PRV, on Louisville road, in accordance with the infrastructure plan provided by Taswater on the 15/8/2019.

It should be noted that the statutory period in which Council has to deal with the application does not run between the time that further information is requested and it is received to the satisfaction of Council.

Noted. The developer expects that the clock will restart upon receipt of this update.

Please provide your response in writing to the General Manager, Glamorgan Spring Bay Council at either:

- PO Box 6, Triabunna, 7190
- planning@freycinet.tas.gov.au

Should you have any queries in this matter please do not hesitate to contact the planning department on 6256 4767.

Yours sincerely

Chris Schroeder
GENERAL MANAGER

Natural Values Report

Spring Bay Stage 5 – Proposed Subdivision

Report for: **Bayport Pty Ltd**

Property Location: **Part Lot 1 Tasman Hwy, Orford**

Prepared by: Scott Livingston
Livingston Natural Resource Services
12 Powers Road
Underwood, 7268

Date: 5th November 2019

Client:	Bayport Pty Ltd
Property identification	Lot 1 Tasman Hwy, Orford. CT 139972/1, PID 2549195 Current zoning is Rural Resource, Louisville Road Specific Area Plan *Glamorgan-Spring Bay Interim Planning Scheme 2015*
Proposal:	Stage 5 of Subdivision, lots 501-547 in 3 sub stages
Assessment comments:	Under the Glamorgan-Spring Bay Interim Planning Scheme 2015, consideration of the impact on natural values is required. A field inspection was conducted on the 6th October 2019. This field assessments were used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.

Assessment by:
Scott Livingston,

Master Environmental Management,
Forest Practices Officer (Planning)
Natural Resource Management Consultant.

Contents

SUMMARY 2
INTRODUCTION 3
METHODS 3
DESCRIPTION 4
NATURAL VALUES 5
PROPOSED DEVELOPMENT- CLEARING OF VEGETATION 7
CONCLUSIONS 8
REFERENCES 8
APPENDIX 1 – MAPS 10
APPENDIX 2 – PHOTOS 17
APPENDIX 3 –FLORA SPECIES LIST 20
APPENDIX 4 –HABITAT CONTEXT ASSESSMENT 21
APPENDIX 5 – THREATENED FLORA WITHIN 5KM 23
APPENDIX 6 – THREATENED FAUNA WITHIN 5KM 28

Figure 1: Location Map 4
Figure 2: vegetation removal and retention 7
Figure 1: Location Map 10
Figure 2: Aerial Image, Stage 5, Planning Scheme Overlay (Biodiversity Protection) 11
Figure 3: Aerial image, Masterplan area 12
Figure 4: Master Plan 13
Figure 5: FPP Map AKO00110 (draft) 14
Figure 8: TasVeg Communities 15
Figure 9: Vegetation communities (Tasmanian Herbarium report) 16
Figure 10: north along western road 17
Figure 11: central eucalypt patch 17
Figure 12: southern eucalypt patch 18
Figure 13: north across eastern section 18
Figure 14: gorse western section adjacent to Louisville Road 19
Figure 15: spanish heath western section 19
Figure 16: Habitat Context 5 km 22
Figure 17: Habitat Context 1 km 22

SUMMARY

The development area contains two small (1.4 & 0.6ha) stands and a portion (0.3ha) of a larger stand of *Eucalyptus globulus*, a threatened vegetation community that also provides foraging habitat for, swift parrot, a federally and state listed threatened species that will be affected by clearing for development. Portions of the southern and central patches will be retained, giving a clearing requirement of 0.8ha. A 4.3ha patch of the same vegetation community (DGL) immediately north of the development is shown to be retained in the site master plan and an adjoining 0.3ha within the proposed subdivision is also to be retained.

The development area has suitable habitat for threatened flora known within 5km, although no threatened flora was identified on the site visit or previous studies, noting no survey of areas outside proposed development site was not conducted.

The development area has suitable foraging but no nesting/denning habitat for several wide-ranging threatened fauna species. Clearing of the site would have a very minor impact on foraging habitat for wide ranging species such as devils, quolls, eagles and masked owls, retained vegetation on surrounding land will provide alternate habitat and therefore the impact is expected to be minimal. *Ghania radula* occurs within the site and adjacent areas and is the host plant for threatened species *Antipodia chaostola*, chaostola skipper butterfly. The species has not been detected on the site and undeveloped areas of the property also contain *Ghania radula* and no impact on this species is likely. The proposal retains stands of *Eucalyptus globulus* within and adjacent to the subdivision which will continue to provide foraging habitat for swift parrot. The clearing of 0.8ha will affect around 10% of the foraging habitat in the immediate area and 5% within the property. Impact on this species is likely to be minor provided alternate foraging is available in the vicinity. No potential breeding habitat for the species is affected.

The proposed clearing is within the harvest boundaries of expired FPP (AKO00110) for the area, and the prescriptions for retention and revegetation of native vegetation for the FPP were considered to be sufficient to mitigate any loss of habitat at that time. The extent of retained vegetation on the property is considerable and further offsetting for previously approved clearing does not appear to be necessary.

INTRODUCTION

The developers propose to develop Stage 5 of the Spring Bay Land Development. This 47 lot in 3 stages covers lots 501-547 and includes public roads and associated infrastructure. The Louisville Road Specific Area Plan makes provision for this subdivision. Portions of the development are mapped as Biodiversity Protection Overlay.

Tasmanian Herbarium conducted a botanical survey of the estate and Dr R Rose undertook a fauna survey in 2003. The Tasmanian Herbarium report notes no species listed on State or Federal Schedules. The Fauna report considered that the only likely threatened flora on the site to be swift parrot.

The Tasmanian Herbarium (2003) Botanical Report supplied includes Evaluation Sheets for the proposed FPP's (AKO0110, AKO0111)) for the overall site in 2006. Recommendations from the Biodiversity Section of Forest Practices Authority and FPP process established requirements for habitat protection including reservations and revegetation. The FPP Map (AKO0110) shows harvesting boundaries that include the native forest patches within stage 5 noting portions approved for clearing are now to be retained under the developer's current proposal.

The estate has a mosaic of grassland and native forest and woodland, with substantial areas to remain as native vegetation. Vegetation will be retained within lots along the southern boundary (Louisville Road), and a 5ha forested area north of stage 5 separates the development from stage 6.

METHODS

A Natural Values report was accessed from the DPIWE website on 7/10/2019, This report covers know sightings within 5km and fauna species whose predicted range boundaries overlay the site. Additional desktop information was sourced from Forest Practices Authority Biodiversity Values Database and EPBC Act Protected Matters Report (both accessed 23/10/2019).

A site visit on 6/8/2019 was undertaken by Scott Livingston. The area of proposed development was surveyed. No survey of other areas of the property were undertaken in detail.

The survey was conducted in October, which is outside the flowering period of some flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as late spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation

(Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

DESCRIPTION

The property is around 270ha and fronts the Tasman Hwy to the west, Prosser Bay to the south and low-density residential areas to the east (Louisville) and north (Barton Avenue). Stage 5 is in the eastern portion of the block north of Louisville Road. See figure 1.

Stage 5 slopes to the south and ranges in altitude from 55m-25m ASL. Several watercourses occur within the property, but none are within close proximity to Stage 5. The underlying geology of the site is Triassic Sedimentary sequences in the western and Jurassic Dolerite in the east.

The property has been grazed and in the vicinity of Stage 5 trees are essentially regrowth in form with occasional older trees.

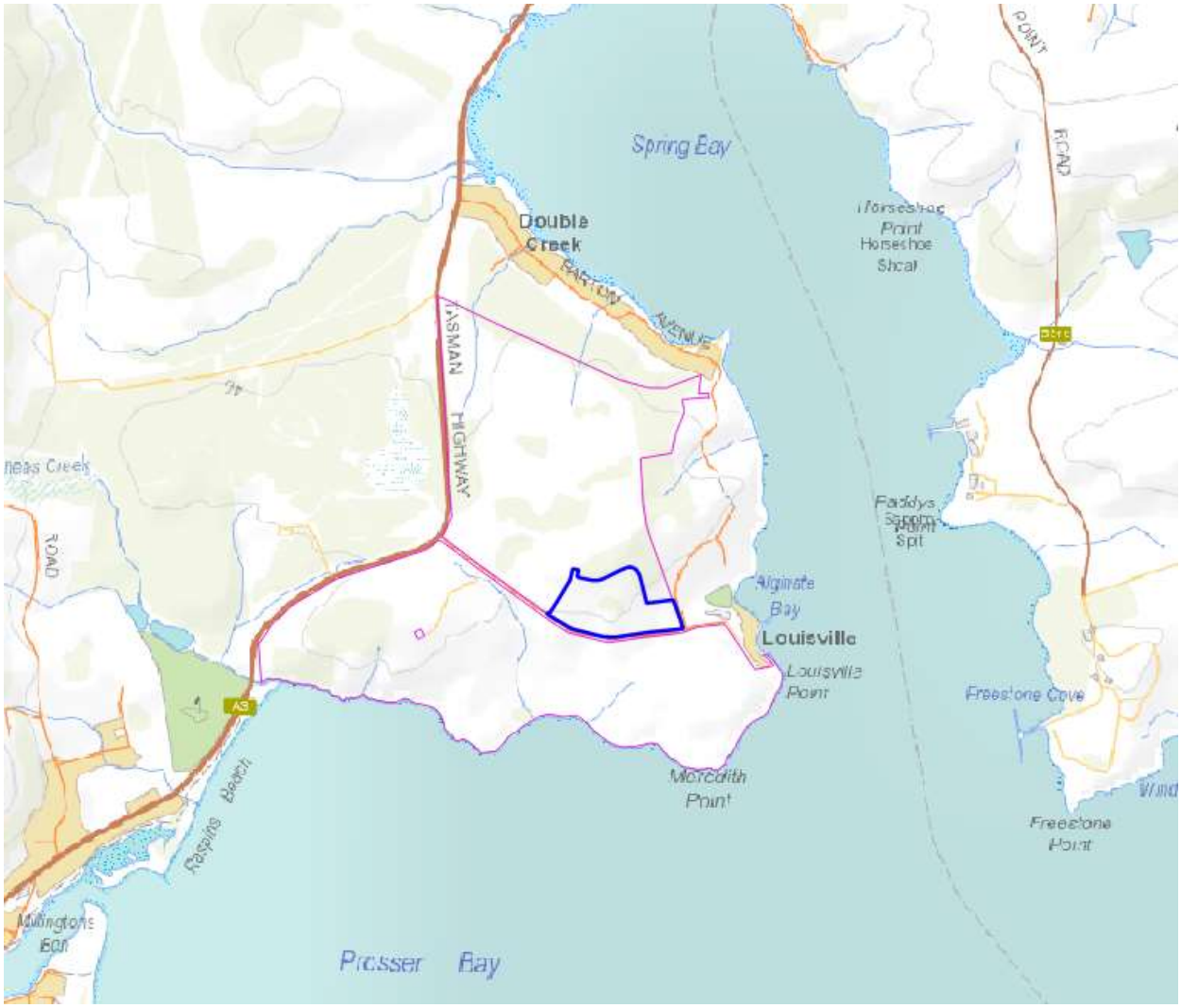


Figure 1: Location Map

NATURAL VALUES

VEGETATION

TASVEG 3.0 mapping shows the native vegetation community on the development area as *Eucalyptus globulus* dry forest and woodland (DGL) for the central eucalypt patch and *Eucalyptus pulchella* forest and woodland (*DPU)* retained native vegetation to the north (5ha) and FAG (Agricultural Land) for the balance. Tasmanian Herbarium (2003) in its botanical survey report classified both the central and northern patch as *Eucalyptus globulus* dry forest and woodland (DGL)

The site visit confirmed the central and northern patches as DGL with an area of FAG along Louisville road also considered to be DGL. The central and southern patches have been impacted by grazing and are more understorey species depauperate than the northern patch. The FAG area contains occasional trees (E. globulus) but their density does not warrant a woodland classification. The central DGL patch is approximately 0.8ha and the southern patch 1.4 ha. The northern patch is around 5 ha.

FLORA

The Natural Vales Atlas (Department of Primary Industries, (accessed 7/10/2019) two records of threatened flora within 500m of the site, *Acacia ulicifolia*, juniper wattle, and *Caladenia filamentosa* (daddy longlegs). Note, the database records (1993) the location around 600m east of the described location which is near the fence line adjacent to the Tasman Hwy. While the site is potentially suitable for *Acacia ulicifolia* it was not located I surveys and unlikely to be missed. *Caladenia filamentosa* may have marginally suitable habitat on the western sandy soils, this is predominately grassland and has extensive grazing history, the species flowers in late November so may have been missed. Twenty-two additional threatened flora species have been recorded within 5 km, of those most have at best marginally suitable habitat on the site and if they occur in the locality are most likely to be found within the retained native vegetation to the north. see Appendix 5 for species list and habitat.

An assessment of the proposed clearing and accessed areas was undertaken, and no threatened flora species were identified. An assessment conducted during flowering (late spring/ autumn) may identify further threatened flora species. It is possible that threatened flora species occur in unassessed areas of the property.

FAUNA

The Natural Values Atlas has two records of sightings for threatened fauna within 500m of the development site and a further 23 within 5km, a number of these are shore/ marine as the list is influenced by the proximity of Prossers and Spring Bays. The site is within the range of an additional 6 threatened fauna species. Appendix 6 provides habitat descriptions and habitat suitability for threatened fauna species within 5km of the development area (based on range boundaries and observations).

Potential foraging habitat is present for wide ranging species such as devils and quolls, however the development area contains no suitable denning sites for these species, the site has no suitable nesting sites for species such as eagles or masked owls although they o may forage in the area.

Ghania radula occurs within the site and adjacent areas and is the host plant for *Antipodia chaostola*. The site is within the potential range of this species however the closet known populations occur 22 km to the north and 50km to the south west. This species was not detected during the site visit or in previous fauna monitoring (Rose 2003). There are significant populations of *Ghania radula* on the east coast of Tasmania that do not support populations of chaostola skipper.

The *Eucalyptus globulus* that occurs within site and adjacent retained native forest is foraging habitat for Swift Parrot a federally and state listed threatened species. Previous planning for the site indicates that 16.7 ha of grassy *Eucalyptus globulus* forest was to be retained, *E. globulus and E. ovata* also occur in other communities and as paddock trees across the site.

Rose (2003) in his fauna report indicated that he considered only of the potential for threatened species to occur on the property on swift parrot to be present.

RAPTOR NESTS

Nests of wedge-tailed eagle and white-bellied sea-eagle have been recorded within 5km. The closest known nest, a white bellied sea eagle, is located on the coastline 700m to the south west of the development site. Masked owls have been recorded within 5km of the property, but no nest sites are known. The development area and indeed the majority of property is outside the parameters for probability for Eagle Nests (FPA Model), the adjacent retained native forest has a small area rated 5/10 in the model however the potential for a nest in that area of the property without detection is considered low.

The development site on north side of Louisville road has a nil mature habitat rating in the Forest Practices Biodiversity Database, the site inspection found no trees with significant hollows were present. No evidence of raptor nests was found in close proximity to the sites. The retained native vegetation to the north has a rating of medium and likely to contain hollows.

WATER COURSES

The property contains a number of water courses however none are located near the development site and are unlikely to be impacted. The site drains to the south and east and land direction is developed cleared land and low density residential and accommodation facilities.

EPBC PROTECTED MATTERS

An EPBC Protected Matters report for the site (accessed 23/10/2019) includes a number of species not referred to in the Natural Values or Biodiversity Values searches, however the majority of these additional species are marine / aquatic and no suitable habitat is for any additional listed species. No additional matter within the report applies to the development area.

EXISTING DISTURBANCE

The development area has a long history of grazing, with the smaller native forest stands showing a significant reduction of ground cover and shrub species for the adjacent woodland areas. and a lack of coarse woody debris within the woodland area would suggest firewood collection has also occurred. Golf course development occurred on land to the south in 2006 and 2007. Weed species spanish heath and gorse are prevalent in the SW portion of the development area, while thistles occur across the site.

PROPOSED DEVELOPMENT- CLEARING OF VEGETATION

Proposed development will require clearing for infrastructure development and bushfire hazard management requirements, the bushfire hazard management requirements allows retention of the roadside portion (+- 30m width) of the southern *E. globulus* patch (1.4ha) , this will retain around 2/3 of the patch (0.9ha). The central 0.8ha patch will require partial clearing with 0.2ha on the northern portion and 0.1ha along the southern portion to be cleared retaining 0.3 ha. A 0.3ha patch within the subdivision but to be retained adjoins the retained forest to the north.

The conversion of around 0.8ha in total will retain 0.9ha to the south, 0.3ha in the centre area and 4.6ha+ to the north. the majority of the area of native forest within the property will also be retained. These areas are within the harvest areas shown on FPP Map (AKO00110)

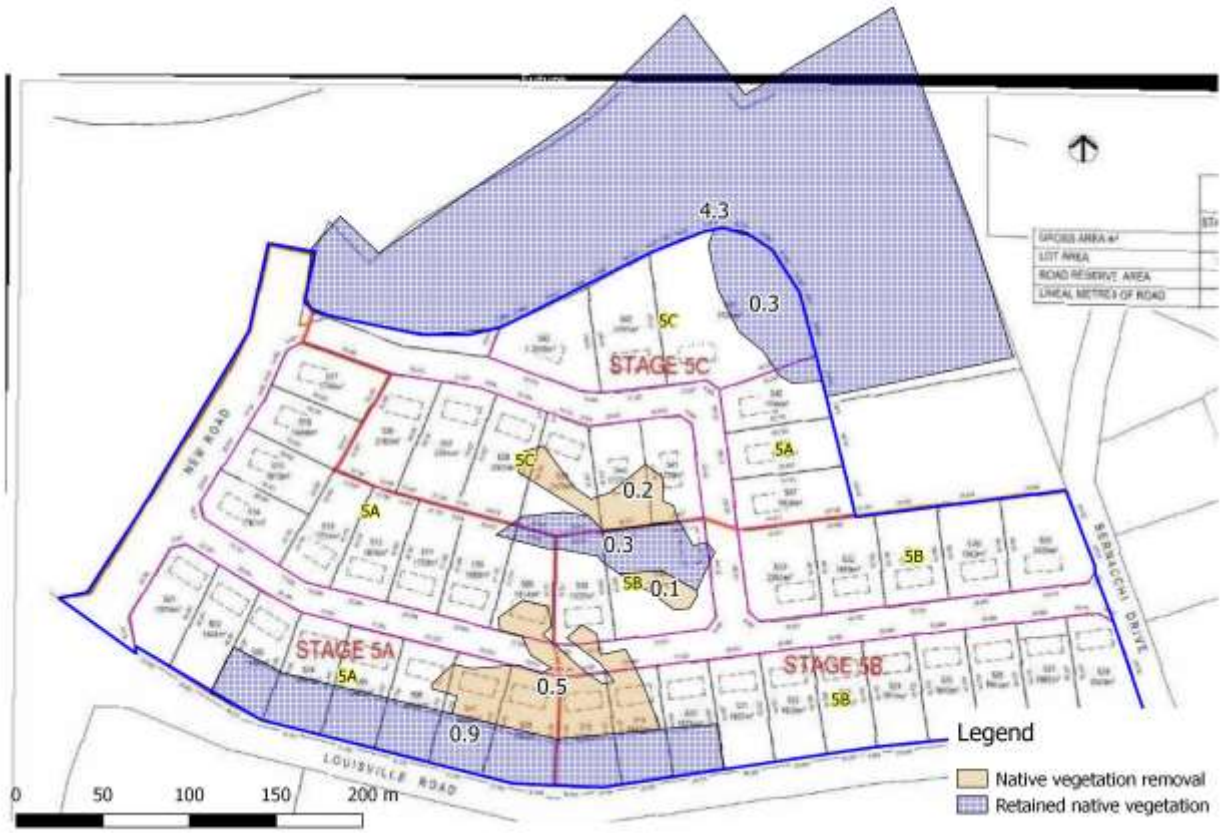


Figure 2: vegetation removal and retention

CONCLUSIONS

The development area contains two small (1.4 & 0.6ha) stands and a portion (0.3ha) of a larger stand of *Eucalyptus globulus*, a threatened vegetation community that also provides foraging habitat for, swift parrot, a federally and state listed threatened species that will be affected by clearing for development. Portions of the southern and central patches will be retained, giving a clearing requirement of 0.8ha. A 4.3ha patch of the same vegetation community (DGL) immediately north of the development is shown to be retained in the site master plan and an adjoining 0.3ha within the proposed subdivision is also to be retained.

The development area has suitable habitat for threatened flora known within 5km, although no threatened flora was identified on the site visit or previous studies, noting no survey of areas outside proposed development site was not conducted.

The development area has suitable foraging but no nesting/denning habitat for several wide-ranging threatened fauna species. Clearing of the site would have a very minor impact on foraging habitat for wide ranging species such as devils, quolls, eagles and masked owls, retained vegetation on surrounding land will provide alternate habitat and therefore the impact is expected to be minimal. *Ghania radula* occurs within the site and adjacent areas and is the host plant for threatened species *Antipodia chaostola*, chaostola skipper butterfly. The species has not been detected on the site and undeveloped areas of the property also contain *Ghania radula* and no impact on this species is likely. The proposal retains stands of *Eucalyptus globulus* within and adjacent to the subdivision which will continue to provide foraging habitat for swift parrot. The clearing of 0.8ha will affect around 10% of the foraging habitat in the immediate area and 5% within the property. Impact on this species is likely to be minor provided alternate foraging is available in the vicinity. No potential breeding habitat for the species is affected.

The proposed clearing is within the harvest boundaries of expired FPP (AKO00110) for the area, and the prescriptions for retention and revegetation of native vegetation for the FPP were considered to be sufficient to mitigate any loss of habitat at that time. The extent of retained vegetation on the property is considerable and further offsetting for previously approved clearing does not appear to be necessary.

REFERENCES

Andy Hamilton & Associates (2019), *Subdivision Stage 5 Lot Plan GD1914-P7*

Department of the Environment and Energy, Proteced Matters Report. (accessed 23/102019).

Department of Primary Industry Parks Water and Environment (DPIPWE). (accessed 7/10/2019). *Natural Values Report, Derived from the Natural Values Atlas, online database.*

Department of Primary Industries, Parks, Water and Environment.DPIPWE. Thelist.tas.gov.au , spatial datasets

Department of Primary Industries, Parks, Water and Environment. DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 3.0.

Forest Practices Authority (accessed 23/10/2019). *Biodiversity Values Database*

Forest Practices Authority, *(2005)Forest Botany Module 4_Freycinet*

Geo-Environmental Solutions (2019), Bushfire Hazard ReportStage 5, Lot 1 Tasman Hwy, Orford, GES045939

Glamorgan-Spring BayBayCity Council. (2015). *Glamorgan-Spring BayBayCouncil Interim Planning Scheme*

Harris & Kitchener, (2005) *From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2)*

JMG ((2018) *Solis Louisville Point Concept Master Plan*

Tasmanian Herbarium (2003), *Botanical Survey of the Property of Mr John Salmon, near Louisville, Tasmania*

Wapstra et al. *Little Book of Common Names for Tasmanian Plants*,

APPENDIX 1 – MAPS

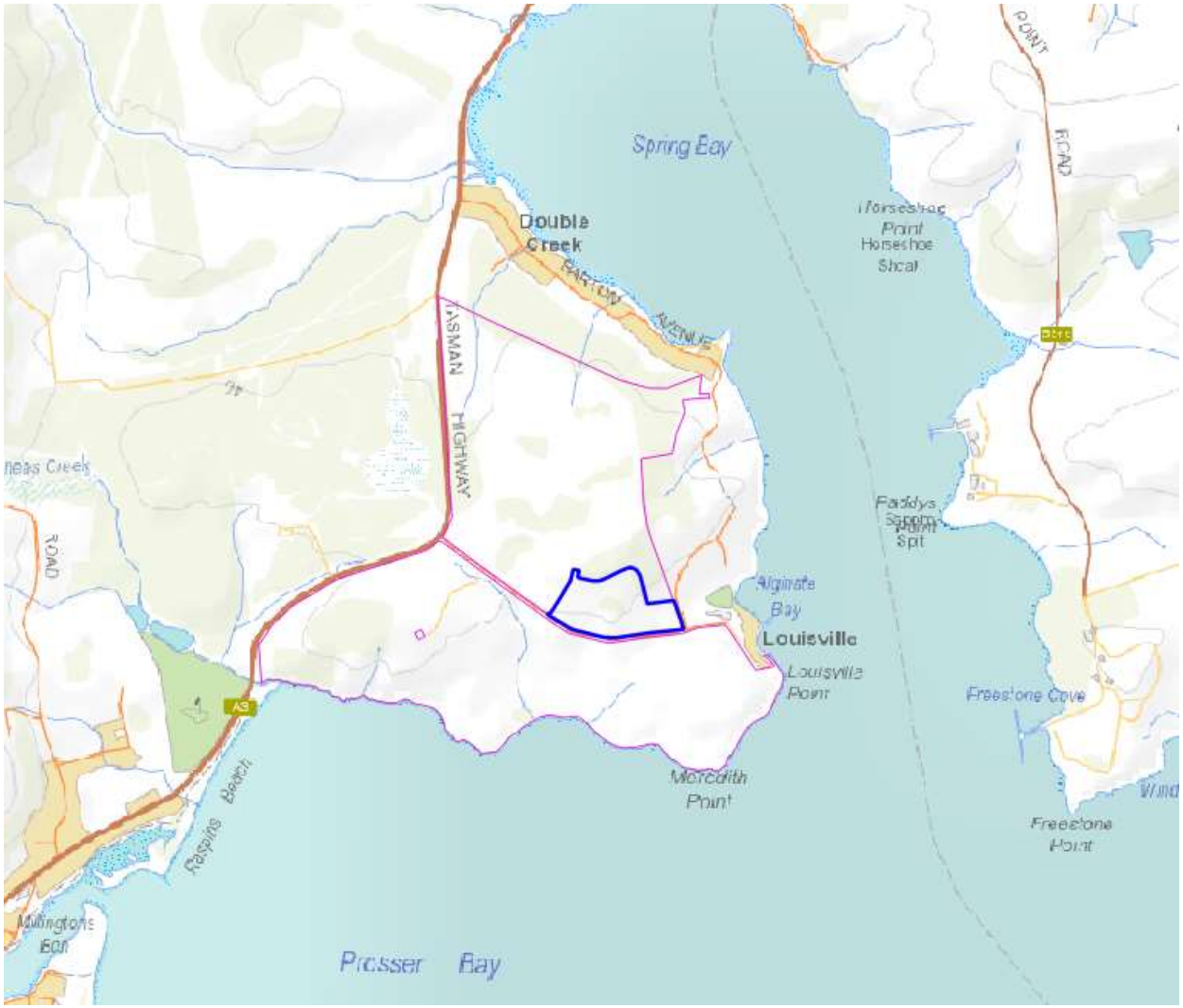


Figure 3: Location Map

Figure 4: Aerial Image, Stage 5, Planning Scheme Overlay (Biodiversity Protection)

Figure 5: Aerial image, Masterplan area

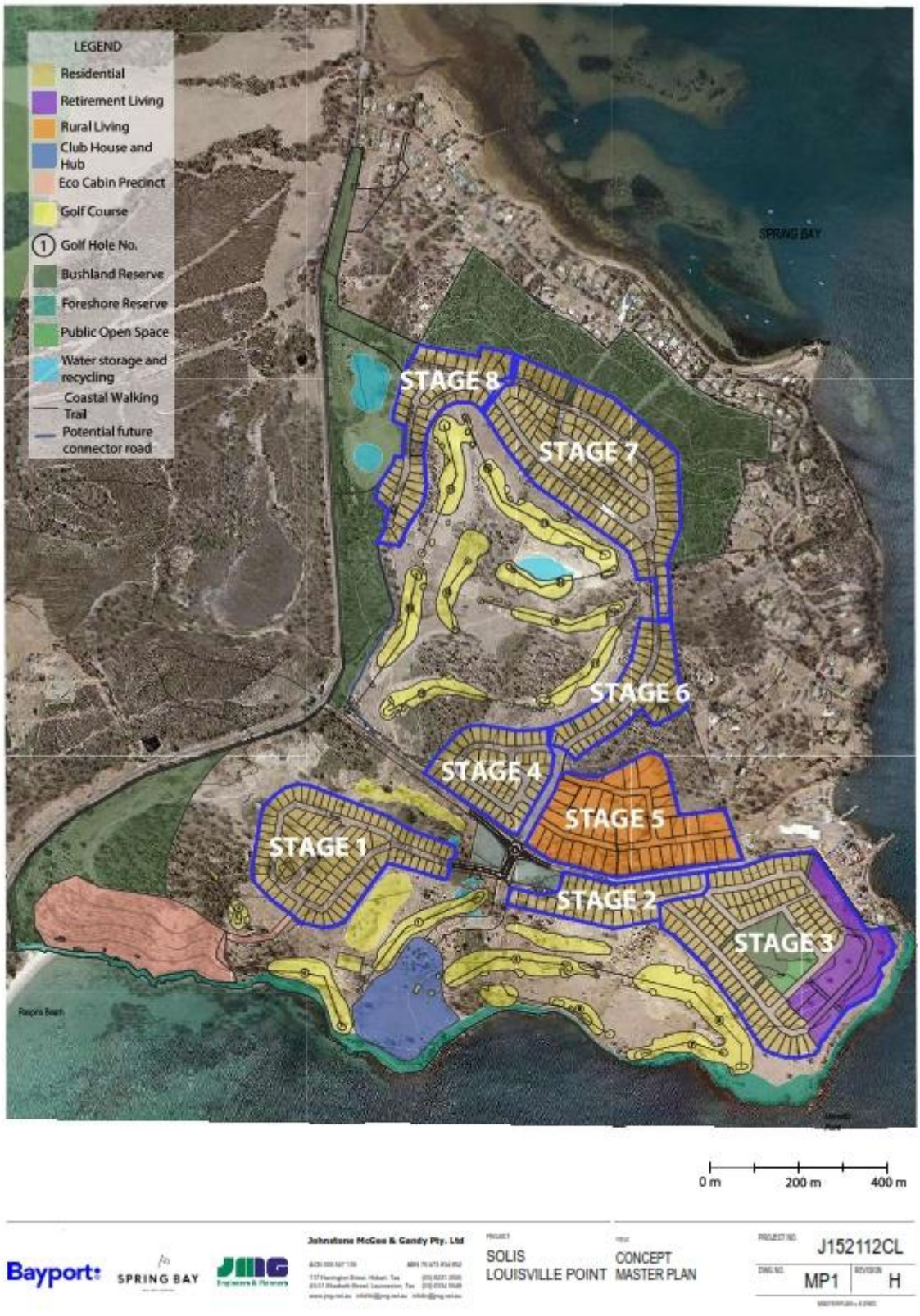


Figure 6: Master Plan

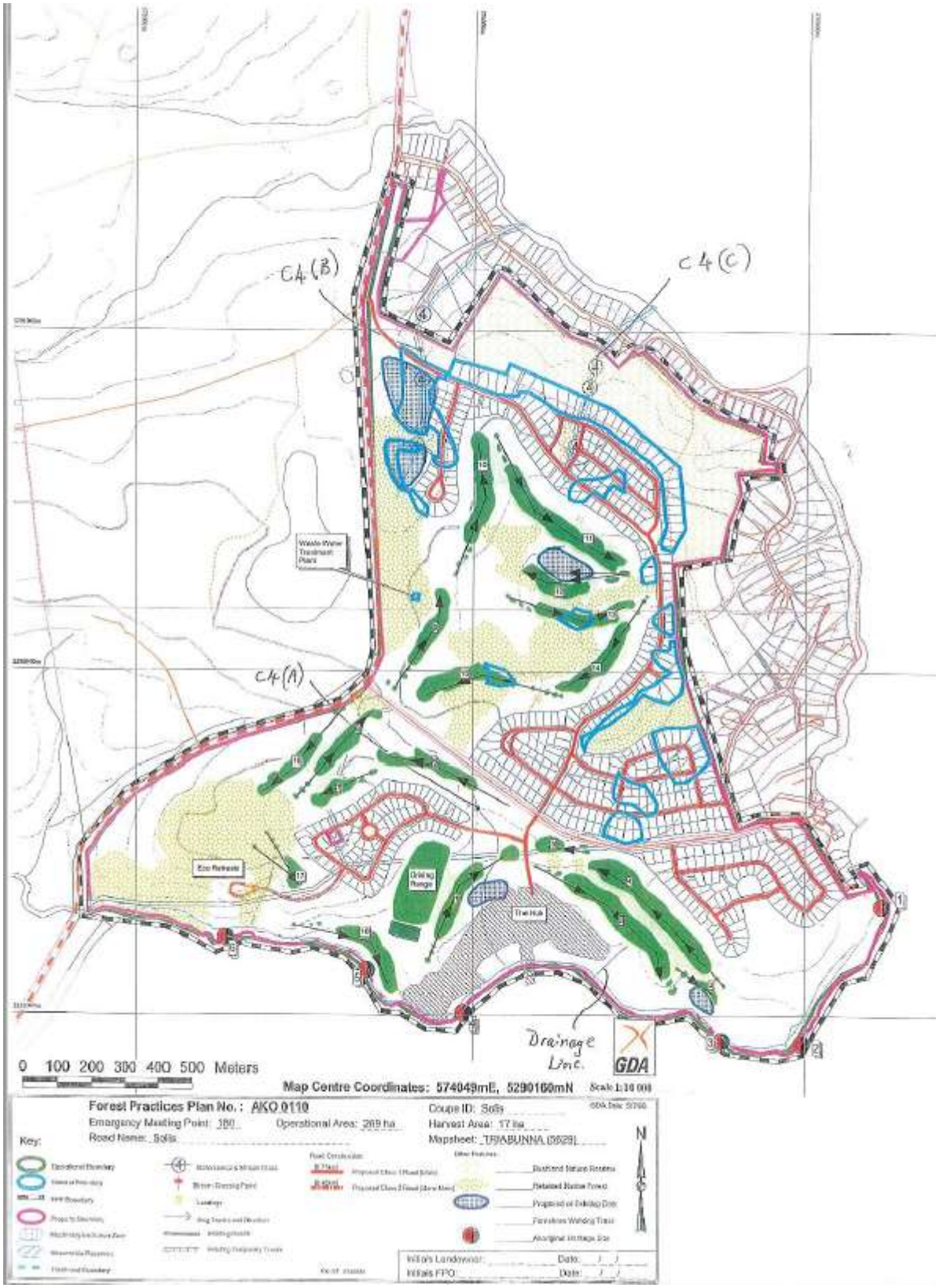


Figure 7: FPP Map AKO00110 (draft)

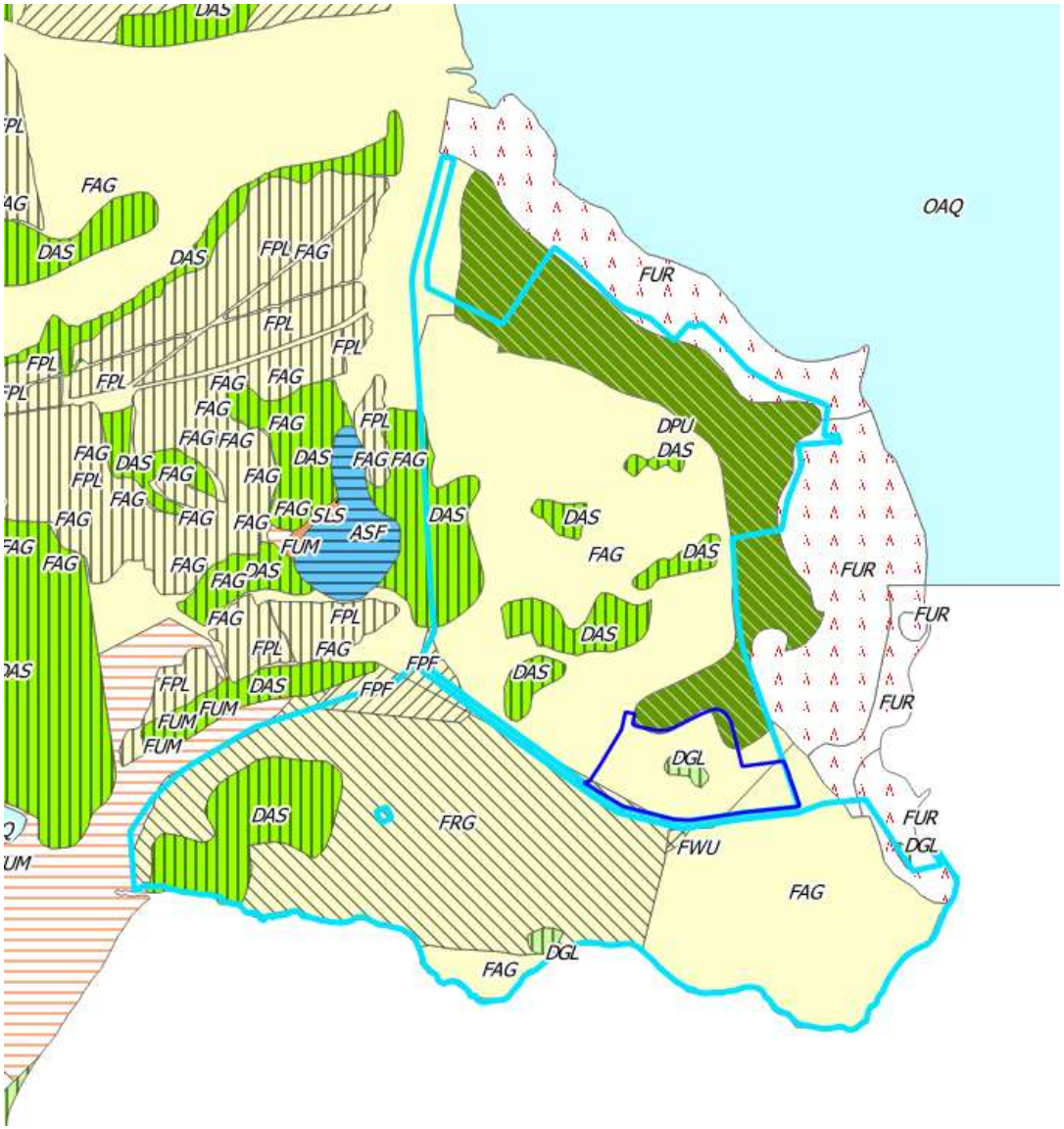


Figure 8: TasVeg Communities

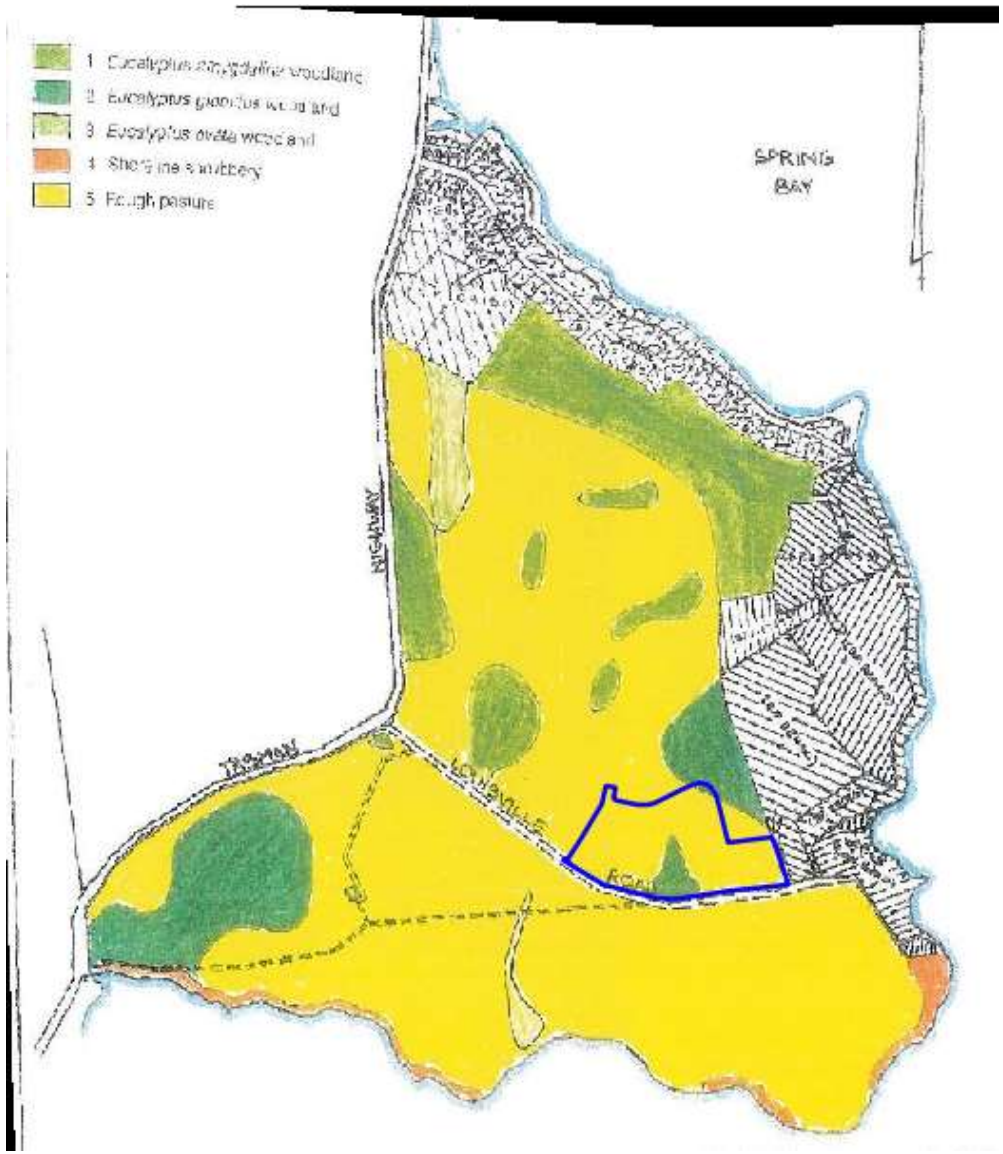


Figure 9: Vegetation communities (Tasmanian Herbarium report)

Figure 10: north along western road

Figure 11: central eucalypt patch

Figure 12: southern eucalypt patch

Figure 13: north across eastern section

Figure 14: gorse western section adjacent to Louisville Road

Figure 15: spanish heath western section

APPENDIX 3 –FLORA SPECIES LIST

SPECIES_NAME	PREFERRED_COMMON_NAMES	Life form
Acacia dealbata	silver wattle	Tree
Acaena ovina var. *velutina*	downy sheepsburr	ground cover
Aira caryophyllea	silvery hairgrass	ground cover
Allocasurina littoralis	black sheoak	Tree
Anthoxanthum odoratum	Sweet vernal grass	ground cover
Astroloma humifusum	native cranberry	ground cover
Austrostipa mollis	peargrass	ground cover
Austrostipa rudis ssp australis	southern speargrass	ground cover
Bossiaea prostrata	creeping bossia	ground cover
Bursaria spinosa	prickly box	Tree
Calllitris rhomboidea	oyster bay pine	Tree
Centaurium erytheaec	common centaury	ground cover
Dactylis glomerata	cocksfoot	ground cover
deyeuxia quadriseta	reed bentgrass	ground cover
Dianella revoluta	spreading flaxlily	ground cover
Dichondra repens	kidneyweed	ground cover
Echinopogon ovatus	hedgehog grass	ground cover
Ehrharta distchophylla	hairy ricegrass	ground cover
Epacris impressa	common heath	Shrub
Erica lusitanica	*spanish heath*	Shrub
Eucalyptus amygdalina	black peppermint	Tree
Eucalyptus globulus	tasmanian blue gum	Tree
Exocarpus cupressiformis	common native-cherry	Tree
Ghania radula	thatch sawsedge	ground cover
Hibbertia hirsuta	hairy guineaflower	ground cover
Jumcus pallidus	pale rush	ground cover
Lepidosperma elatius	tall swordsedge	ground cover
Leucopogon ericoides	pink beardheath	Shrub
Lissanthe strigosa	peachberry heath	ground cover
Lomandra longiflora	sagg	ground cover
Oxalis perennans	*grassland woodsorrel*	ground cover
Plantago varia	*variable plantain*	ground cover
Pteridium esculentum	*bracken*	ground cover
Ranunculus lappaceus	*buttercup*	ground cover
Rosa rubiginosa	sweet briar	Shrub
Taraxacum officinale	dandelion	ground cover
Themeda triandra	*kangaroo grass*	ground cover
Ulex europaeus	*gorse*	Shrub
Viola hederacea subsp hederacea	ivyleaf violet	ground cover

GDA Easting (6 digits)	574447
GDA Northing (7digits)	5289754
Search radius in km (max 10)	5

(this may take some time for large search areas)

Land cover composition within the specified area

Area of high mature habitat availability	489.64 Ha
Area of medium mature habitat availability	813.96 Ha
Area of low mature habitat availability	574.3 Ha
Area of negligible mature habitat availability	3207.99 Ha
Area of non-forest vegetation	475.48 Ha
Total search area	7853.98 Ha
Total applicable area	5085.88 Ha

Percentage of the applicable land area classified as high or medium mature habitat availability = **25.6 %**

Mature habitat availability map version: March 2016

GDA Easting (6 digits)	574447
GDA Northing (7digits)	5289754
Search radius in km (max 10)	1

Land cover composition within the specified area

Area of high mature habitat availability	0 Ha
Area of medium mature habitat availability	37.23 Ha
Area of low mature habitat availability	1.34 Ha
Area of negligible mature habitat availability	220.32 Ha
Area of non-forest vegetation	3.79 Ha
Total search area	314.16 Ha
Total applicable area	258.88 Ha

Percentage of the applicable land area classified as high or medium mature habitat availability = **14.4 %**

Mature habitat availability map version: March 2016

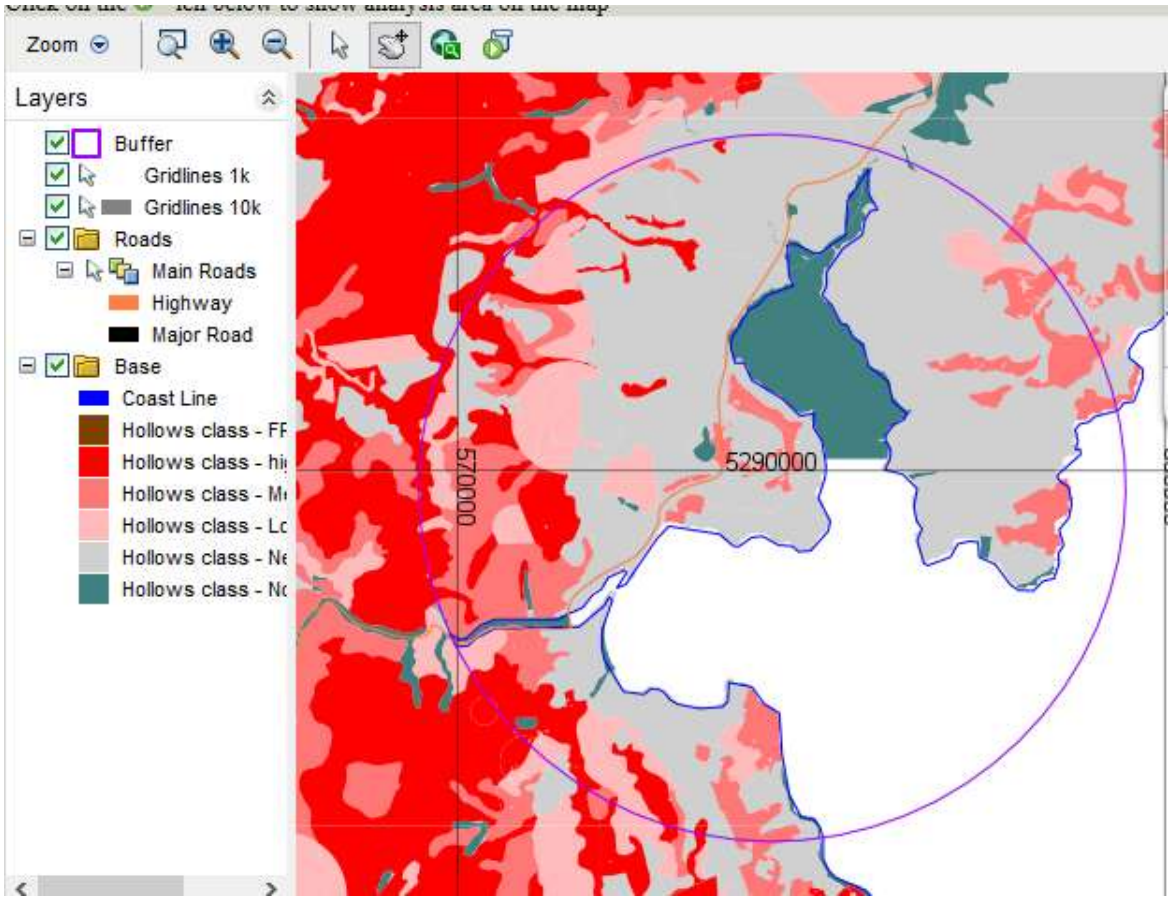


Figure 16: Habitat Context 5 km

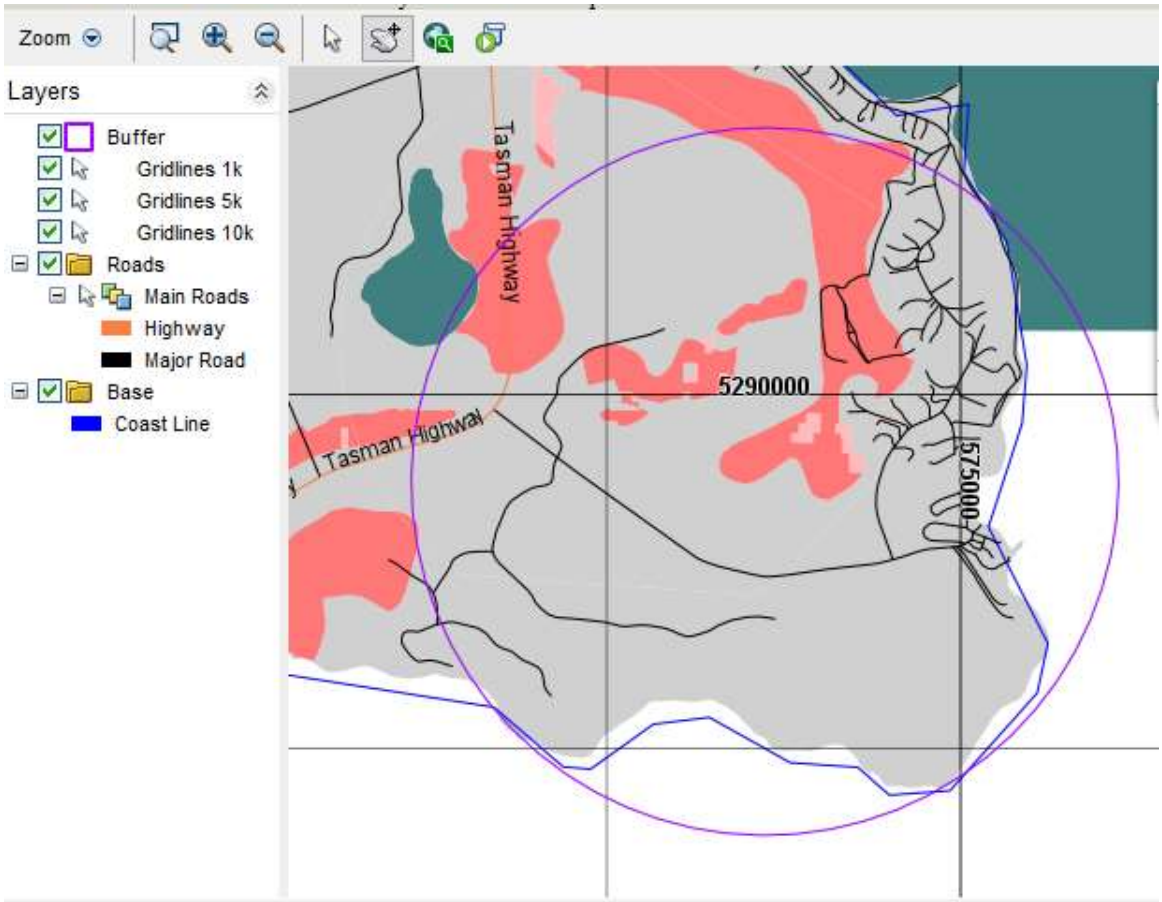


Figure 17: Habitat Context 1 km

APPENDIX 5 – THREATENED FLORA WITHIN 5KM

Species	Common Name	SS	NS	Known with 500m	Life form	Tasmanian habitat description (and distribution)	Habitat suitability
Acacia ulicifolia	juniper wattle	r		yes	shrub	Acacia ulicifolia is found in sandy coastal heaths and open heathy forest and woodland in the north and east of Tasmania. Populations are often sparsely distributed and most sites are near-coastal but it can occasionally extend inland (up to 30 km).	potentially suitable
Asplenium hookerianum	maidenhair spleenwort	e	VU		fern	Asplenium hookerianum grows on the margins of the Hellyer River under tall rainforest dominated by Nothofagus cunninghamii (myrtle beech) on near-vertical soil banks. On the lower slopes of Drys Bluff, it occurs on rock outcrops and (rarely) tree bases. It is believed to be extinct at a site near Orford, where it grew in a near-coastal gully dominated by Olearia argophylla (musk) and Zieria arborescens (stinkwood).	no suitable habitat
Caladenia filamentosa	daddy longlegs	r		yes	orchid	Caladenia filamentosa occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils.	potentially suitable, sandy soils western portion
Cyrtostylis robusta	large gnat-orchid	r			orchid	Cyrtostylis robusta is known from coastal or near-coastal sites in forest and heathland on well-drained soils. There is sometimes a strong correlation with Allocasuarina verticillata (drooping sheoak) on coastal dolerite cliffs.	marginally suitable
Diuris palustris	swamp doubletail	e			orchid	Diuris palustris occurs in coastal areas in grassy open eucalypt forest, sedgy grassland and heathland with Leptospermum (teatree) and	no suitable habitat

						Melaleuca (paperbark) on poorly- to moderately-drained sandy peat and loams, usually in sites that are wet in winter.	
Eucalyptus barberi	barbers gum	r			tree	Eucalyptus barberi occurs on dolerite-derived soils on the central east coast of Tasmania, with disjunct populations occurring in the Wielangta area. The species tends to occur on broad ridgelines, saddles and flats, often with high surface rock cover (including at the edge of dolerite rock plates). Eucalyptus barberi generally occurs in localised stands in heathy/grassy eucalypt forest and woodland, typically dominated by E. pulchella, with E. viminalis and E. ovata also present on some sites.	marginally suitable
Eucalyptus barberi x cordata		ph			#N/A	#N/A	
Glossostigma elatinoides	small mudmat	r			herb	Glossostigma elatinoides is an aquatic plant that occurs submerged in shallow water and on the banks of streams.	no suitable habitat
Gyrostemon thesioides	broom wheelfruit	r			shrub	Gyrostemon thesioides occurs predominately on dolerite or granite in Allocasuarina (sheoak) forest in the State's east and north-east, including the Furneaux Group.	no suitable habitat
Juncus amabilis	gentle rush	r?			rush	Juncus amabilis occurs in a variety of habitats, usually poorly-drained sites such as damp grasslands and grassy woodlands, wet pastures, roadside ditches and edges of still and slow-flowing waterbodies. As presently understood, the species is mainly confined to lowland areas in the eastern half of the State but there are potential higher elevation and more western records that require confirmation.	no suitable habitat

Lepidium hyssopifolium	soft peppercress	e	EN		herb	The native habitat of Lepidium hyssopifolium is the growth suppression zone beneath large trees in grassy woodlands and grasslands (e.g. over- mature black wattles and isolated eucalypts in rough pasture). Lepidium hyssopifolium is now found primarily under large exotic trees on roadsides and home yards on farms. It occurs in the eastern part of Tasmania between sea-level to 500 metres above sea level in dry, warm and fertile areas on flat ground on weakly acid to alkaline soils derived from a range of rock types. It can also occur on frequently slashed grassy/weedy roadside verges where shade trees are absent.	marginally suitable
Limonium australe var. baudinii	tasmanian sea-lavender	v	VU		herb	Limonium australe var. baudinii is known only from the Triabunna and Saltwater River areas where it occurs in succulent or graminoid saltmarsh close to the high water mark, typically near small brackish streams.	no suitable habitat
Melaleuca pustulata	warty paperbark	r			shrub	Melaleuca pustulata occurs in a range of habitats including dry open woodland (often on dolerite in forests dominated by Eucalyptus pulchella), grassland and scrub, riparian zones and stable dunes in sparse coastal shrubbery. It is restricted to the State's Central East coast.	marginally suitable
Ozothamnus lycopodioides	clubmoss everlastingbush	r			shrub	Ozothamnus lycopodioides is restricted to dry sclerophyll forest near the East Coast from Orford to Bicheno where it is restricted to dolerite.	marginally suitable
Pimelea flava subsp. flava	yellow riceflower	r			shrub	Pimelea flava subsp. flava occurs in wet and dry sclerophyll forest and woodland, and extends into hardwood and softwood plantations. It often occurs abundantly on disturbed sites such as in logged forest, firebreaks, powerline easements and road batters.	marginally suitable

Pomaderris intermedia	lemon dogwood	r			shrub	Pomaderris intermedia occurs in heathland and heathy woodland on eastern Bass Strait islands but extends to mainly dry sclerophyll forest on mainland Tasmania, most often associated with rock outcrops (dolerite), riparian areas and open forest.	marginally suitable
Pterostylis squamata	ruddy greenhood	v			orchid	Pterostylis squamata occurs in heathy and grassy open eucalypt forest, woodland and heathland on well-drained sandy and clay loams.	potentially suitable, sandy soils western portion
Ruppia tuberosa	tuberous seatassel	r			aquatic herb	Ruppia tuberosa has been recorded from the State's south-east at Ralphs Bay and Blackman Bay, where it grows in holes and channels in saltmarshes.	no suitable habitat
Scaevola aemula	fairy fanflower	e			herb	Scaevola aemula is restricted to the East Coast between the Prosser and the Apsley rivers, where its habitat includes dry woodland/forest dominated by Allocasuarina verticillata (drooping sheoak) or 'half-barked' Eucalyptus amygdalina, with Callitris rhomboidea (oyster bay pine) also usually present. The species often occurs on rocky dolerite slopes.	marginally suitable
Scleranthus fasciculatus	spreading knawel	v			herb	Scleranthus fasciculatus is only recorded from a few locations in the Midlands and south-east. The vegetation at most of the sites is Poa grassland/grassy woodland. Scleranthus fasciculatus appears to need gaps between the tussock spaces for its survival and both fire and stock grazing maintain the openness it requires. Often found in areas protected from grazing such as fallen trees and branches.	no suitable habitat
Senecio squarrosus	leafy fireweed	r			herb	Senecio squarrosus occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry	marginally suitable

						forests (often grassy) but extends to wet forests and other vegetation types.	
Stenanthemum pimeleoides	propeller plant	v	VU		shrub	Stenanthemum pimeleoides is restricted to Tasmania's central East Coast and the Northern Midlands, where it occurs in dry sclerophyll forest or woodland with an open heathy or shrubby understorey. The topography tends to be flat to gently sloping. The species occurs in the drier parts of the State with rainfall between 500-800 mm per year, and usually at elevations below 100 m.	marginally suitable
Teucrium corymbosum	forest germander	r			shrub	Teucrium corymbosum occurs in a wide range of habitats from rocky steep slopes in dry sclerophyll forest and Allocasuarina (sheoak) woodland, riparian flats and forest.	marginally suitable
Vittadinia gracilis	woolly new-holland-daisy	r			herb	Vittadinia gracilis occurs in native grassland and grassy woodland.	marginally suitable

APPENDIX 6 – THREATENED FAUNA WITHIN 5KM

Species	Common Name	SS	NS	Range	Known within 500m	Known within 5km	Habitat Description	Habitat suitability
Antipodia chaostola	chaostola skipper	e	EN	Potential			Potential habitat for the Chaostola Skipper is dry forest and woodland supporting Gahnia radula (usually on sandstone and other sedimentary rock types) or Gahnia microstachya (usually on granite baseds ubstrates).	Suitable *Gahnia radula* located on site
Accipiter novaehollandiae	grey goshawk	e		Potential			Requires wet sclerophyll forest for breeding and foraging. Potential habitat for the grey goshawk is native forest with mature elements below 600m altitude, particularly along watercourses. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat.	no suitable habitat

Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Potential		yes	Potential habitat for the wedge tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. [see FPA?s Fauna Technical Note 1 and FPA?s Fauna Technical Note 6 for more information] Significant habitat for the wedge tailed eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where the nest tree is still present).	foraging habitat, no nesting habitat in development area

Botaurus poiciloptilus	australasian bittern		EN	Potential		yes	Australasian Bitterns are widespread but uncommon over south-eastern Australia.Favours permanent freshwater wetlands with tall, dense vegetation, particularly bullrushes (Typha spp.) and spikerushes (Eleocharis spp.)	no suitable habitat
Calidris ferruginea	curlew sandpiper		CR			yes	#N/A	
Dasyurus maculatus	spotted-tail quoll	r	VU			yes	Potential habitat for the spotted tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.	foraging habitat, no denning habitat in development area

Dasyurus viverrinus	eastern quoll		EN	Potential		yes	Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice	foraging habitat, no denning habitat in development area
Diomedea cauta subsp. cauta	shy albatross	pv	PVU	Core		yes	Birds have been noted in shelf-waters around breeding islands and over adjacent rises. During the non-breeding season, the Shy Albatross occurs over continental shelves around continents. The species occurs both inshore and offshore	nil - shore bird
Eubalaena australis	southern right whale	e	EN			yes	Marine.	nil- marine species
Gazameda gunnii	Gunn's screw shell	v				yes	Marine species	nil- marine species

Haliaeetus leucogaster	white-bellied sea-eagle	v		Potential		yes	Potential habitat for the White Bellied Sea eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the white bellied sea eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where nest tree still present).	0
Hirundapus caudacutus	white-throated needletail		VU			yes	migratory/marine - breeds in Asia	nil - breeding (migratory)
Lathamus discolor	swift parrot	e	CR	Core	yes	yes	Potential breeding habitat for the swift parrot comprises potential foraging habitat and potential nesting habitat, and is based on definitions of foraging and nesting trees. Potential foraging habitat comprises E. globulus or E. ovata trees that are old enough to flower. Potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees.	suitable foraging habitat - E. globulus, no breding habitat

Lissotes latidens	broad-toothed stag beetle	e	EN	Potential			The broad-toothed stag beetle occurs across a range of forest types, includingwet eucalypt, mixed forestandrainforest,and can also be found in creek and drainage depressions in dry forest. It lives beneath logs and woody debris and display a preference for wood of a size >10 cm in diameter that has good soil contact	no suitable habitat
Litoria raniformis	green and gold frog	v	VU	Potential			Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.	no suitable habitat
Megaptera novaeangliae	humpback whale	e	VU			yes	Marine	nil- marine species
Mirounga leonina subsp. macquariensis	southern elephant seal	pe	PVU		yes	yes	Marine	nil- marine species
Numenius madagascariensis	eastern curlew	e	CR			yes		nil - shore bird
Pachyptila turtur subantarctica	southern fairy prion	e	VU			yes	Seldom come to land, except to breed. Also, they all stay in the Southern Hemisphere, and breed on subtropical islands	nil - shore bird
Pardalotus quadragintus	forty-spotted pardalote	e	EN	Potential			Prefers grassy, dry Eucalypt forest with E. viminalis	no suitable habitat within development area

Perameles gunnii	eastern barred bandicoot		VU	Core		yes	Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat for the Eastern Barred Bandicoot is dense tussock grass sagg sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.	suitable habitat
Prototroctes maraena	australian grayling	v	VU	Potential		yes	All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat	no suitable habitat

Sarcophilus harrisii	tasmanian devil	e	EN	Potential		yes	Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km2). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrow-able, well drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat	foraging habitat, no denning habitat in development area
Sterna albifrons subsp. sinensis	little tern	pe				yes		nil - marine /shore bird

Sterna nereis subsp. nereis	fairy tern	pv	PVU			yes	It seldom goes far out to sea but is often to be seen where predatory fish are feeding on shoals of small fish. Breeding takes place in the spring in colonies on sheltered beaches on the mainland or on offshore islands. The nest is just above high-water mark and is a scrape in the sand	nil - marine /shore bird
Sternula nereis subsp. nereis	fairy tern	v	VU			yes		nil - shore bird
Theclinesthes serpentata subsp. lavara	Chequered Blue	r				yes		nil - shore bird
Thinornis rubricollis	hooded plover		VU			yes		nil - shore bird
Thylacinus cynocephalus	thylacine	x	EX			yes		presumed extinct

Tyto novaehollandiae	masked owl	pe	PVU	Core		yes	Potential habitat for the masked owl is all areas with trees with large hollows (>15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Remnants and paddock trees in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15 cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c') that is classified as mature (Growth Stage class `M'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute significant habitat.	foraging habitat, no nesting habitat in development area

Natural Values Offsetting Report

Spring Bay Stage 5 – Proposed Subdivision

Report for: **Bayport Pty Ltd**

Property Location: **Part Lot 1 Tasman Hwy, Orford**

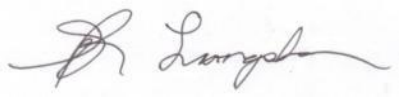
Prepared by: Scott Livingston
Livingston Natural Resource Services
12 Powers Road
Underwood, 7268

Date: 30th January 2020

Client:	Bayport Pty Ltd
Property identification	Lot 1 Tasman Hwy, Orford. CT 139972/1, PID 2549195 Current zoning is Rural Resource, Louisville Road Specific Area Plan *Glamorgan-Spring Bay Interim Planning Scheme 2015*
Proposal:	Development as part of Stage 5 of Subdivision, lots 501-547 will include removal of 0.8ha of *Eucalyptus globulus* dry forest and woodland (DGL). This is a threatened vegetation community that also provides foraging habitat for swift parrot, a federally and state listed threatened species. Under the Glamorgan-Spring Bay Interim Planning Scheme 2015, the proposal requires assessment against E10.8.P1.
Assessment comments:	A field inspection was conducted on the 22nd January 2020. This field assessments to undertake Vegetation Condition Assessments on the proposed clearing and offset areas. This report summarises the findings of that assessment.

Assessment by:
Scott Livingston,

Master Environmental Management,
Forest Practices Officer (Planning)
Natural Resource Management Consultant.



Contents

INTRODUCTION 2
BIODIVERSITY OFFSETS 2
PROPOSED OFFSET 2
VEGETATION AREAS 3
VEGETATION CONDITION ASSESSMENT 3
BIODIVERSITY CODE 6
CONCLUSIONS 7
REFERENCES 7
APPENDIX 1 – MAPS 8
APPENDIX 2 – PHOTOS 11

Figure 1: Location Map Stage 5 8
Figure 2: Aerial Image, Stage 5, Planning Scheme Overlay (Biodiversity Protection) 9
Figure 3: Proposed clearing, retained vegetation and offset area 10
Figure 4: north along western road 11
Figure 5: central eucalypt patch, portions to be cleared 11
Figure 6: southern eucalypt patch, to be retained 12
Figure 7: proposed offset area, northern section 12
Figure 8: proposed offset area, fire felled large tree 13
Figure 9: offset area southern section 13
Figure 11: Spanish Heath on proposed POS 14

INTRODUCTION

The developers propose to develop Stage 5 of the Spring Bay Land Development. This 47 lot in 3 stages covers lots 501-547 and includes public roads and associated infrastructure. Portions of the development are mapped as Biodiversity Protection Overlay. The subdivision is within the Louisville Road Specific Area Plan Glamorgan-Spring Bay Interim Planning Scheme 2015, and residential development on the site has been in the planning process for a considerable period. Clearing of the vegetation within the subdivision was approved under now expired Forest Practices Plan AKO00110, which accounted for loss of vegetation and reserved area across the site.

A Natural Values Report, Livingston Natural Resource Services, 5/11/2019, identified of 0.8ha of *Eucalyptus globulus* dry forest and woodland (DGL) that would require clearing and conversion as part of the proposed development. *Eucalyptus globulus* dry forest and woodland is a threatened vegetation community that also provides foraging habitat for swift parrot, a federally and state listed threatened species.

The retention (avoidance of clearing) of these patches within the proposed subdivision stage would impact on lot yield and Bushfire ratings of future residences.

BIODIVERSITY OFFSETS

Biodiversity Offsets are actions that a proponent undertakes in order to compensate for the residual impact of a use or development on a biodiversity value(s). Under the Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Councils Authority 2013, offsetting of clearing can be a combination of some or all of the following: protection in situ, protection off site, restoration, rehabilitation, research, monitoring and financial contributions. For threatened vegetation communities, to deliver a net benefit by offsetting requires 3:1-5:1 ration of similar vegetation community.

PROPOSED OFFSET

The proponents for the development propose offsite protection via a Part 5 Agreement of a 4ha of a 6ha patch immediately to the north of the proposed subdivision stage. The northern boundary of the proposed offset is within the existing patch and is offset from the planned Stage 6 subdivision by 23m, this area has been excluded as it may be required for future bushfire hazard management noting this will also be subject to future offset requirements. There is a minor discrepancy (<8m) between the western portion of the southern Offset area and existing vegetation boundary. The offset has been extended to the proposed cadastral boundaries for ease of interpretation and management. An area of 0.3 ha currently grassland that is south of the proposed offset and identified as Public Open Space on the Master Plan, is not included the 4ha offset but with weed control (Spanish Heath) and exclusion of grazing is likely to naturally

regenerate to *E. globulus* forest over time and therefore may be considered for inclusion in a Part 5 Agreement.

Management of the offset area should include cessation of firewood harvesting. The existing low level of grazing does not appear to be significantly impacting the site, however stock removal may be considered. Weed removal including a small infestation of Spanish Heath on the grassland portion and isolated gorse plants in the western portion.

VEGETATION AREAS

Proposed stage 5 and offset area have 6.4ha of existing *E. globulus* forest, this does not include the 2ha north of the offset area that may be subject to future development. The table below summarises the areas to be cleared and retained.

	Ha	% Total
retained within subdivision	1.6	25%
Offset Area	4	63%
cleared vegetation	0.8	13%
TOTAL	**6.4**	**100%**

VEGETATION CONDITION ASSESSMENT

The proposed clearing and offset area were assessed using the methodology in Michaels. K (2006), A Manual for Assessing Vegetation Condition in Tasmania, DPIWE and the *TasVeg Benchmarks* for DGL *Eucalyptus globulus* dry forest and woodland coastal facies – forest V2. A single plot was established to represent each of the impacted area and proposed offset.

The proposed clearing area has a generally grassy understorey while the proposed offset area has a shrubbier understorey. All assessed areas have some impact for past grazing, fire and firewood harvesting. Both sites have small infestation of weeds.
The offset area contains a lower number of large (>80cm DBH) trees due to recent fires and death/collapse of a number of lager trees within the patch. Both sites have good species diversity and recruitment with multiple age classes of tree species. The patches of vegetation to be removed (0.3, 0.1 % 0.2 ha) is limited in extent in proportion to the total area remaining of that vegetation community on the overall site and the neighbourhood in the > 100m ranges are high at 70% for 1km and 85% for 5km zones.

Vegetation Condition Scoring

	Plot 1 Clearing	Plot 2 Offset
Large Trees		
benchmark DBH (cm)	80	
benchmark #/ha	20	
observed (#/ha)	8	2
canopy health	30-70%	30-70%
score	**3**	**2**

Tree Canopy Cover		
benchmark	30%	
observed	20%	25%
score	4	4

Lack of Weeds		
observed weed cover	<1%	<1%
high threat weeds	<50%	<50%
score	13	13

Understorey Summary		
benchmark life form present	>90%	50-90%
score	**25**	15

Recruitment		
evidence of at least 1 recruitment cohort	yes	yes
portion native species that have adequate recruitment	>70%	>70%
score	10	10

Organic Litter		
benchmark %	80%	
observed	<50%	30%
dominated by native organic material	yes	yes
score	3	3

Logs		
benchmark log length (m)	40	
benchmark large log (cm)	40	
observed length	15	23
large logs present	yes	yes
score	**3**	3

Landscape Context		
Patch Size (ha)	<2ha	5-10ha
score	1	4

Neighbourhood

100m	20%	80%
1 km	70%	70%
1-5km	85%	85%
score	**4**	**6**

Distance to Core Area

	<1km	<1km
score	3	3

Condition Summary

	Large Trees	Tree Canopy Cover	Lack of Weeds	Understorey Summary	Recruitment	Organic Litter	Logs	Patch Size	Neighbour hood	Distance to Core Area	Total
	10	5	15	25	10	5	5	10	10	5	100
Plot 1 Clearing	3	4	13	25	10	3	5	1	4	3	71
Plot 2 Offset	2	4	13	25	10	3	3	4	6	3	73

While differing slightly in individual categories the two sites are similar in overall scores and considered “like for like” in condition and habitat values.

High priority biodiversity values are proposed to be impacted by the development and must meet the requirements of E10.8.1 P1 of the Glamorgan Spring Bay Planning Scheme, 2015.

E10.8.1 P1	**Performance Criteria**	**Comment**
(c) High priority biodiversity values:		
i	subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision;	Subdivision works retain patches of native vegetation on the southern and northern boundaries, and a small patch in the centre. This design minimises the clearing requirement while still allowing residential development.
ii	impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area;	The Bushfire Hazard Management Plan for the subdivision has considered the retained native vegetation, and utilised Bal 19 rating where appropriate to minimise HMA's.
iii	high priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures are retained and protected by appropriate mechanisms on the land title;	The Bushfire Hazard Management Plan for the subdivision has considered the retained native vegetation an no additional clearing is required for Hazard Management.
iv	special circumstances exist;	The subdivision is within the Louisville Road Specific Area Plan Glamorgan-Spring Bay Interim Planning Scheme 2015, and residential development on the site has been in the planning process for a considerable period. Clearing of the vegetation within the subdivision was approved under now expired Forest Practices Plan AKO00110, which accounted for loss of vegetation and reserved area across the site.
v	residual adverse impacts on high priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the *Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process*, Southern Tasmanian Councils Authority 2013 and any relevant Council policy.	The proposed offset area adjacent to the development site is in in accordance with the Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Councils Authority 2013. The cleared 0.8 ha and offset of 4 ha are at a ratio of 5:1.

CONCLUSIONS

Stage 5 of the Spring Bay Land Development is for 47 lots, public roads and associated infrastructure in 3 stages. 0.8ha of *Eucalyptus globulus* dry forest and woodland (DGL) would require clearing and conversion as part of the proposed development. *Eucalyptus globulus* dry forest and woodland is a threatened vegetation community that also provides foraging habitat for swift parrot, a federally and state listed threatened species.

The subdivision is within the Louisville Road Specific Area Plan of the Glamorgan-Spring Bay Interim Planning Scheme 2015, and residential development on the site has been in the planning process for a considerable period. Clearing in the area was approved under now expired Forest Practices Plan AKO00110.

The proponents propose to meet Biodiversity Code Performance Criteria E10.8.1 P1, by entering into a Part 5 Agreement with Glamorgan Spring Bay Council to protect 4 ha of similar forest and habitat values to the immediate north of the proposed residential development. TasVeg Condition Assessments within the proposed clearing and offset while variable in specific scores overall have almost identical scores and are considered "like for like". 1.6 ha of *E. globulus* forest will be retained within Stage 5 and its presence has been accounted for in Bushfire Hazard Management Areas. Protection of the retained southern (0.9ha), central (0.3 ha) and northern (0.3ha) patches of *E. globulus* forest that are within proposed lots and not considered part of the offset area may require additional measures for ongoing protection. If formally protected they would lift the offset ration to clearing to7:1. The retained patches and offset proposal retain 87% of the *E. globulus* forest in the immediate vicinity of Stage 5.

Management of the offset area should include cessation of firewood harvesting and weed removal on this and surrounding areas, it is suggested that this improved management be extended to the balance 2ha of *E. globulus* forest of the patch to the north until the planning for stage 6 is undertaken.

REFERENCES

Andy Hamilton & Associates (2019), *Subdivision Stage 5 Lot Plan GD1914-P7*

Glamorgan-Spring BayBayCity Council. (2015). *Glamorgan-Spring Bay Council Interim Planning Scheme.*

Harris & Kitchener, (2005) *From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2)*

JMG ((2019) *Solis Louisville Point Concept Master Plan V8*

Michaels. K (2006), A Manual for Assessing Vegetation Condition in Tasmania, DPIWE
TasVeg Benchmarks for DGL *Eucalyptus globulus* dry forest and woodland coastal facies –forest V2

APPENDIX 1 – MAPS

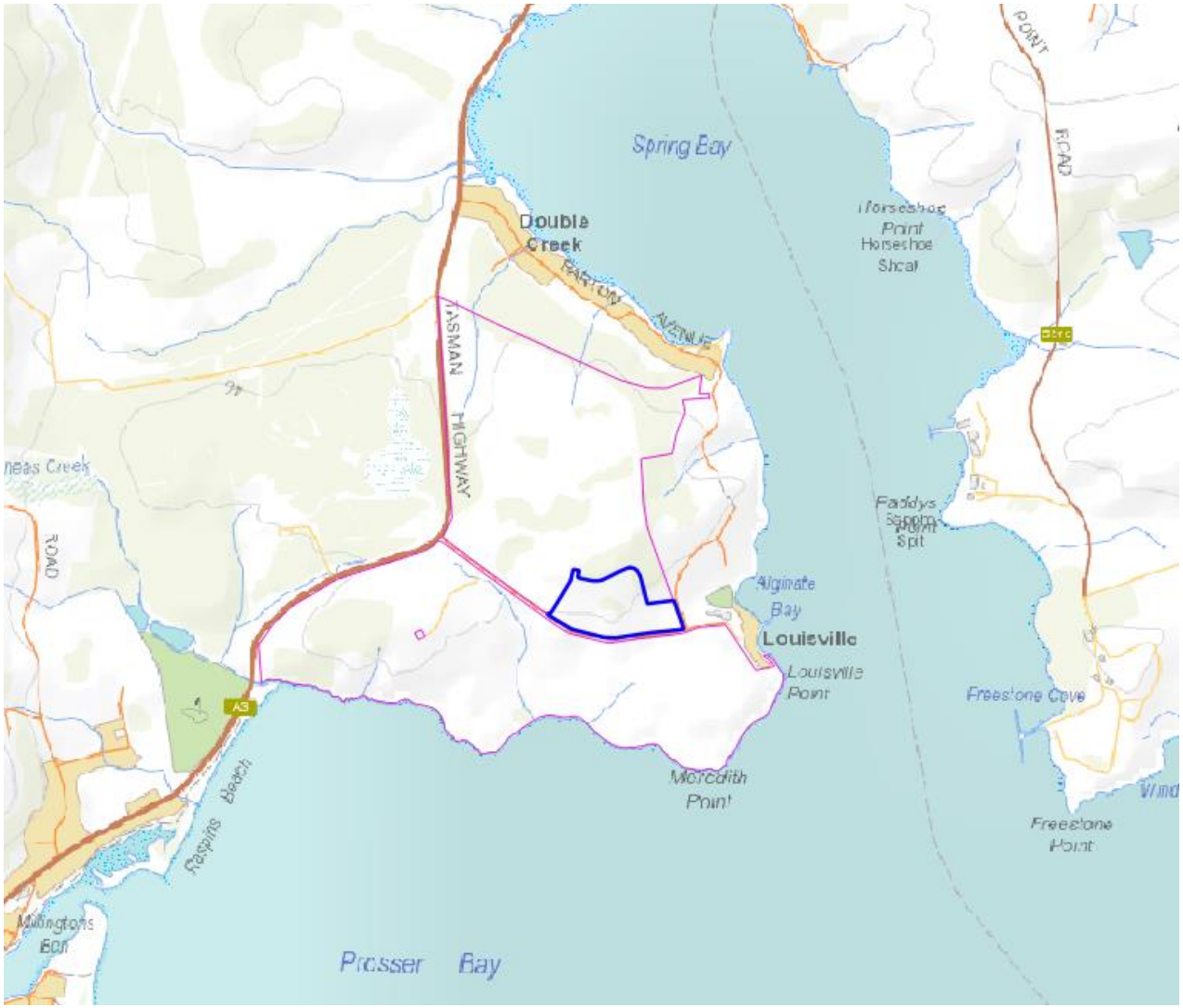


Figure 1: Location Map Stage 5

Figure 2: Aerial Image, Stage 5, Planning Scheme Overlay (Biodiversity Protection)

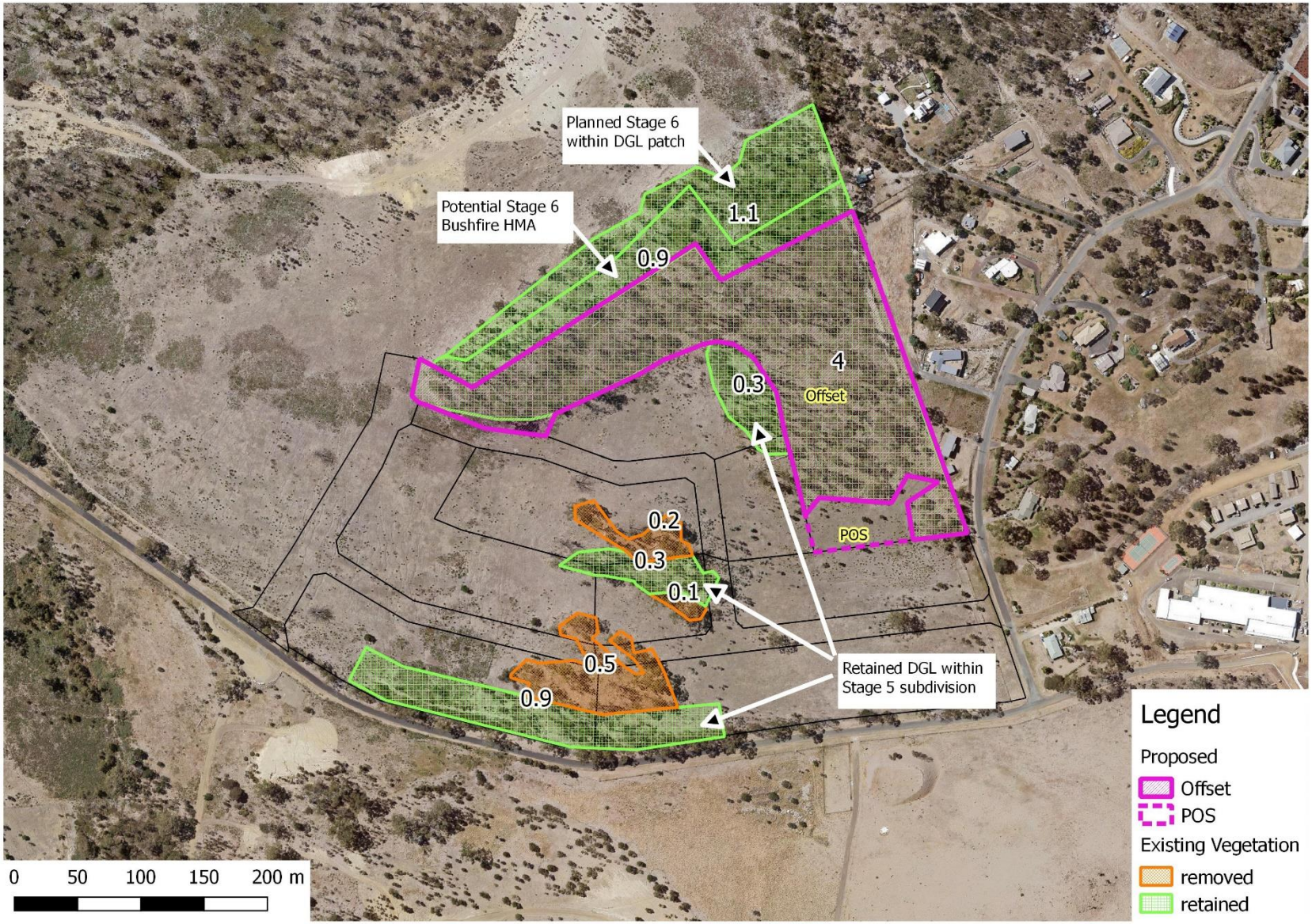


Figure 3: Proposed clearing, retained vegetation and offset area

APPENDIX 2 – PHOTOS

Figure 4: north along western road

Figure 5: central eucalypt patch, portions to be cleared

Figure 6: southern eucalypt patch, to be retained

Figure 7: proposed offset area, northern section

Figure 8: proposed offset area, fire felled large tree

Figure 9: offset area southern section

Figure 10: Spanish Heath on proposed POS

Spring Bay – Landscaping Themes

Introduction

Extensive planting and revegetation of the site will be undertaken, particularly in the scenic corridors along the Tasman highway and the coastal foreshore area. Vegetation plantings will be confined to native species already present, in an attempt to duplicate the pre- settlement biodiversity on the site, and be consistent with the species mix naturally occurring within the various vegetation community types identified in the botanical survey.

Landscaping works will largely be confined to restitution and revegetation of areas exposed during construction works, such as building site surrounds and road batters. To the extent practicable, revegetation will be achieved by pre-stripping and stockpiling top soil from areas to be disturbed, and then relaying that top soil (with its residual seed reservoir) over the disturbed area immediately on completion of construction in each local work site.

No soil will be imported into the site unless it has been certified to be Phytophthera cinnamomic free by an appropriately qualified plant ecologist.

Detailed landscape drawings to the satisfaction of the relevant authority will be prepared and submitted prior to commencement of works for approval and to the satisfaction of Council's General Manager. The proposed scope is broadly outlined in the sections below:

Louisville Road

A straight, relatively narrow, sealed country road, bordered by clumps of remnant Eucalypts and Acacias on the uphill, northern side of the road providing a somewhat enclosed, shaded road. The view is to the south east, to distant water views past a picturesque rural foreground. Aim to retain slower country road setting and emphasise contrast to the faster Tasman Highway by:

- Manage views - Begin to introduce the new elements of views of future golf greens, some housing through an ordered line of trees at 10-20m intervals.
- Provide a feature rock wall at either side of entry road into subdivision road, using locally sourced stone.
- Provide 1.5m wide walking path connecting proposed subdivision allotments to East Coaster Resort and Coastal Walking Trail
- Limit signage

Figure 1: Examples of Natural Rock Wall and Country Boulevard

Paths and Walkways

Walking connectivity and access to the site will be encouraged.

A unsealed public shared trail is proposed along Louisville Road to connect the proposed subdivision with Eastcoaster Resort and Barton Avenue.

Public shared trails will be designed and constructed in accordance with AS2156.1 2001 Walking Tracks Part 1: Classification and Signage and AS2156.2 -2001 Walking Tracks Part 2: Infrastructure Design.

In the longer term the unsealed trail will connect with the proposed Coastal Walking Trail which will connect the East Coaster Resort and Raspins Beach.

Sealed footpaths are proposed to be provide on one side of all internal subdivision roads and connect with the track leading to the East Coaster Resort.

Figure 2: Partial walking track already constructed on Spring Bay land, utilising locally sourced materials

Fencing along Louisville Road

To retain the rural character, and to replace the existing rundown fencing but maintain a rural character:

- Remove existing post and wire farm fence.
- Construct new 1.2m high rural timber post and rail fence, comprising 3 or 4 rails and 150 x 150 post at 3.0m intervals.

Figure 3 – Typical proposed Rural Fence to new allotments

Internal Subdivision Roads

Street tree will be planted at an interval of approximately 20m along internal roads. Tree selection will be undertaken by qualified landscape architect and be in accordance with the relevant local planning guidelines and policies.

The character of the new streetscape is to build upon existing natural vegetation where appropriate.

- New planting is to be in scale with the buildings and where assessed the planting will be used to mitigate the impact of the development on the surrounding community
- and to minimise the external perception of change to the visual amenity of the site.

Detailed landscape plans outlining tree species and locations will be prepared and submitted to the relevant authority for approval prior to commencement of works and to the satisfaction of Council's General Manager.

Street Public Lighting

Street lighting to new public road will be designed to comply with local government standards and planning policies. Installation of appropriate lighting types will aim to minimise the impact of 'night light.' This will include:

• Baffling of street lights

• Minimisation of light spillage

• Designed to minimise reflection from road pavements

Detailed public lighting plans outlining specific fixture types and locations will be prepared and submitted to the relevant authority for approval, prior to commencement of works and to the satisfaction of Council's General Manager.

Maree Tyrrell

From:
Sent: Friday, 18 September 2020 10:23 PM
To: Planning
Subject: Representation RE: SA 2019/17

The General Manager
Glamorgan Spring Bay Council
By email: planning@freycinet.tas.gov.au

Dear Sir,

I refer to the Subdivision Application SA 2019/17 and the documentation in support thereof.

My attention was drawn to this Application thanks to an article in the Mercury Newspaper which gushed: " An application has now been submitted to the Glamorgan Spring Bay Council for the fifth stage of multimillion-dollar golf course and residential project". True of course in its own way but nothing to do with the long promised and equally long awaited but still mythical multi-million dollar golf course. And hardly the fifth stage, more like a first tentative step.

I note the following:

The Solis Development Specific Area Plan is meant to promote a high quality tourism, recreational and residential Estate that will create a major visitor attraction that will encourage visitors to stay longer in the area. SA 2019/17 is an application only for a residential subdivision (the first one for 47 Lots in three stages with many more SAs undoubtedly to follow to get to the 609 Lots envisaged) and promises to add nothing to the tourism or recreation experience.

Council's own "Major Projects" pages on its website explains where the Solis Development is today (18/09/2020).

Solis covers 272 hectares of premium waterfront land, only a 45-minute drive from Hobart airport. It offers the perfect base to explore the National Parks and World Heritage Areas found on the east coast of Tasmania.

Solis can be broken down into three specific components, which will be constructed and developed simultaneously. These include:

Development of an 18-hole golf course on land donated to council at Louisville Point Road, Orford. The Glamorgan Spring Bay Council will lease the "Golf Course Land" to a private lessee on commercial terms, and the lessee will construct and operate the golf course.
The development of around 609 residential lots through the sub-division of land surrounding the golf course development, over three stages. This includes the development of a 60 unit eco-cabin holiday (sic)
The re-development of the Eastcoaster Resort. This would involve completing an approved 10 lot subdivision and a new street at the end of Louisville Rd to replace the existing 20 strata titles. Other work involves an upgrade to the existing resort, construction of a new waterfront café/marina complex including an upgrade to the existing outdoor pool and jetty, and redesign of the existing caravan and cabin park for the construction of 24 holiday units purposefully designed with a golfing theme. In order to link these facilities between Orford and Triabunna, a coastal walking track will also be established.

It is clear that SA 2019/17 is the first part of the development of said 609 Lots. There appears to be no progress on the simultaneously to be developed long promised world class 18 hole golf course, the land on which this would occur has NOT been donated to Council, and Council is so much trying to get its inherited disastrous financial affairs in order it should not be simultaneously be shouldered with the task of taking responsibility for a golf course development that has already cost it considerable time and money. This fabled Solis golf course also already

played its shameful part in the Council owned pipeline financial disaster as the decision to own the pipeline was taken in part to assist in providing water for the golf course.

There is no clarity as to which water customer would get priority in years of drought and the low price per megaliter apparently negotiated with Solis for an annual 300 megaliters might well put them behind Tassal and Taswater. This might mean such uncertainty that the golf course will never be built.

When all uncertainty about the Solis Golf Course has been resolved then Council will have no reason to not support the subdivision aspects of the proposed Development. If it allows residential subdivision now it will set a clear precedent that the much vaunted "tourism and recreational" parts of the Development SAP are indeed subordinate to the residential part. That I believe was never the intention.

In order that the whole of the proposed development will take its place as a sustainable and visually more pleasing jewel in the crown of the promised East Coast tourism icon rather than just become another massive subdivision I object to, and strongly argue against, the clearly premature approval of SA 2019/17 in the continued absence of clear commitment to, and approvals for, the more pleasing aspects of the Solis SAP.

Yours sincerely,

GLAMORGAN/SPRING BAY COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development;

SITE: 42 Gordon Street Bicheno

PROPOSAL: Dwelling

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the General Manager. Representations must be received before midnight on Friday 04 June 2021.

APPLICANT:	Laura Wycherley
DATE:	03 December 2020
APPLICATION NO:	DA 2020 / 288

Office: 9 Melbourne Street,
Postal: PO Box 6 Triabunna 7190
Phone: 6256 4777 Fax: 6256 4774
Email: admin@freycinet.tas.gov.au
Web: www.gsbc.tas.gov.au
ABN: 95 641 533 778

Application for Planning Approval

OFFICE USE ONLY	
DATE RECEIVED:	PID:
FEE	RECEIPT No:
DA:	PROPERTY FILE:

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including subdivision, planning scheme amendment & minor amendments to permits.

For visitor accommodation in the General Residential, Low Density Residential, Rural Living, Environmental Living or Village Zone use the sharing economy form available on the Council website.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme provides details of what other information may be required at clause 8.1 and in each applicable Code.

Please provide the relevant details in each applicable section by providing the information or circling Yes or No as appropriate. If relevant details are provided on plans or documents please refer to the drawing number or other documents in this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the application form or what information is required please contact the office.

Details of Applicant & Owner

Applicant:	Laura Wycherley		
Contact person: (if different from applicant)			
Address:	6 Integrity Drive, Westbury 7303	Phone	03 6776 0096
		Fax:	
Email:	lauraw@tasbuilthomes.com.au	Mobile:	
Do you wish for all correspondence to be sent solely by email?		Yes ☑	No ☐

Owner: (if different from applicant)	Jacqueline Hardman		
Address:	GPO BOX 78, 7001	Phone:	
		Fax:	
Email:		Mobile:	

Application for Planning Approval

Details of Site and Application

Please note, if your application is discretionary the following will be placed on public exhibition.

Site Details

Address / Location of Proposal:	42 Gordon Street , Bicheno 7215		
	Suburb …… Post Code ……		
Size of site	……396.88…… m^2	or	……. Ha
Certificate of Title(s):	11887/13		

Current use of site:	Newly subdivided Lot will be vacant

General Application Details

Complete for All Applications

☑	New Dwelling	☐	Change of use
☐	Additions / Alterations to Dwelling	☐	Intensification or modification of use
☐	New Outbuilding or Addition	☐	Subdivision or boundary adjustment
☐	New Agricultural Building	☐	Minor amendment to existing permit DA …… / …..
☐	Commercial / Industrial Building	☐	Planning Scheme Amendment

Estimated value of works (design & construction)	$	

Describe the order and timing of any staged works:	…….. or N/A

General Background Information

Please state the name of any Council officers that you have discussed this proposal with:	Officer's name : or N/A	
Is the site listed on the Tasmanian Heritage Register?	Yes ☐	No ☑
Have any potentially contaminating activities ever occurred on the site? *If yes, please provide a separate written description of those activities.*	Yes ☐	No ☑
Is the proposal consistent with any restrictive covenants or Part 5 agreements that apply to the site?	Yes ☑	No ☐

Does the proposal involve any of the following?		
Type of development		**Brief written description if not clearly shown on the plans:**
Partial or full demolition	☐ Yes ☑ No	
Fencing	☐ Yes ☑ No	
New or upgraded vehicle / pedestrian access	☑ Yes ☐ No	
New or modified water, sewer, electrical or telecommunications connection	☑ Yes ☐ No	
Retaining walls	☐ Yes ☑ No	
Cut or fill	☑ Yes ☐ No	
Signage	☐ Yes ☑ No	
New car parking	☑ Yes ☐ No	
Vegetation removal	☐ Yes ☑ No	

Existing floor area …….. m^2	Proposed floor area …206.43 m^2……m^2

Number of existing car parking on site ……	Number of proposed car parking on site ….2….

Describe the width & surfacing of vehicular access (existing or proposed) and how drainage/runoff is collected and discharged:	Proposed 3.6m sealed with exposed aggregate concrete. Stormwater runoff to go to grated drain connected to ..council .approved.connection point,……
If vehicular access is from a road sign-posted at more than 60 km/hr, please state the sight distance in both directions:	…….. or N/A

Please note, if a gravel driveway is proposed from a sealed public road please address the following clause (E6.7.6 P1):

Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

(i) the suitability of the surface treatment;
(ii) the characteristics of the use or development;
(iii) measures to mitigate mud or dust generation or sediment transport.

Will stormwater from buildings and hardstand areas be managed by: (details should be clearly shown / noted on plans)	Discharge to a main: …….....	Yes / Not applicable
	Discharge to kerb & gutter: ……..…	Yes / Not applicable
	Discharge to roadside table drain:...	Yes / Not applicable
	Discharge to natural watercourse: ..	Yes / Not applicable
	Retained on site: ……..…..	Yes / Not applicable

Materials:				
External building material	Walls:	Colourbond & Weatherboard ……..	Roof:	Colourbond …….
External building colours	Walls:	NIght Sky ……..	Roof:	Night Sky ……
Fencing materials	NA ……	Retailing wall materials		NA …….

For all outbuildings

Describe for what purpose the building is to be used:	……
Describe any intended toilet, shower, cooking or heating to be installed:	…… …
If the building is to be used wholly or partly as a domestic workshop, what type of tools and machines will be used?	……

For all non-residential applications

Hours of Operation						
Current hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:	
Proposed hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:	

Number of Employees			
Current Employees Total:		Maximum at any one time:	
Proposed Employees Total:		Maximum at any one time:	

Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency:	…….. or N/A
Describe current traffic movements into the site, including the type & timing of heavy vehicle movements & any proposed change:	…….. or N/A
Describe any hazardous materials to be used or stored on site:	…….. or N/A
Describe the type & location of any large plant or machinery used (refrigeration, generators)	…….. or N/A
Describe any retail and/or storage of goods or equipment in outdoor areas:	…….. or N/A
Describe any external lighting proposed:	…….. or N/A

Personal Information Protection Statement:

The personal information that Council is collecting form you is deemed personal information for the purposes of the *Personal Information Protection Act 2004*. The intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers. The supply of the information by you is voluntary. If you cannot provide or do not wish to provide the information sought, Council may be unable to process your application. Council is collecting this personal information from you for the purposes of managing, addressing, advising upon and determining the application and other related Council matters.

Declaration:

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we confirm that I/we are the copyright holder or have the authority to sign on behalf of any person with copyright for documents to this application and authorities Council to provide a copy of this application to any person for assessment or statutory consultation.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.
- I acknowledge that if the application is discretionary that the application will be exhibited in the Council offices and on the Council website.
- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature:		Date:	2.12.20

If application is not the owner

If the applicant is not the owner, please list all persons who were notified of this application pursuant to section 52 of the *Land Use Planning and Approvals Act 1993*.

Name:	Method of notification:	Date of notification:
Laura Wycherley	Contract	27.11.20

If application is on or affect Council or Crown owned or administered land

If land affected by this application is owned or administered by the Crown or Council then the written permission of the relevant Minister (or their delegate) and/or the General Manager must provided and that person must also sign this application form below:

I ……... being responsible for the administration of land at ……..declare that I have given permission for the making of this application by ……..… for use and/or development involving …… ……..……..……..……..

Signature: …… Date: …….

It is the applicant's responsibility to obtain any such consent prior to lodgement. Written requests for consent of the Council must be sent to General Manager. Request for Ministerial consent should be directed to the relevant department.

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

PID: 5283636

GORDON STREET

PID: 5283601

NEIGHBOURING DWELLING

PROPOSED 3.6m CROSSOVER TO COUNCIL STANDARDS

PROPOSED SEALED, EXPOSED AGGREGATE CONCRETE DRIVEWAY

STORMWATER FROM PROPOSED DWELLING TO CONNECT TO EXISTING ADAPTER
LOCATION TO BE DETERMINED ONSITE

SEWER FROM PROPOSED DWELLING TO CONNECT TO EXISTING COUNCIL APPROVED CONNECTION POINT
LOCATION TO BE DETERMINED ONSITE

PROPOSED DWELLING

APPROX. BOUNDARY: 35.60m

APPROX. BOUNDARY: 12.10m

PROVIDE GRATED DRAIN TO DRIVEWAY TO CONNECT TO PROPOSED STORMWATER SYSTEM PRIOR TO COUNCIL CONNECTION POINT

LOT 1
AREA: 396.88m²

APPROX. BOUNDARY: 13.50m

APPROX. BOUNDARY: 30.00m

EXISTING CROSSOVER TO BE UPGRADED TO COUNCIL STANDARDS

PROPOSED WATER CONNECTION AND METER AS APPROVED

WATER TO PROPOSED DWELLING TO CONNECT TO PROPOSED COUNCIL APPROVED WATER CONNECTION POINT
LOCATION TO BE DETERMINED ONSITE

EXISTING SHED TO BE DEMOLISHED

EXISTING DRIVEWAY TO BE RELOCATED AND UPGRADED

NEIGHBOURING DWELLING

PID: 3236713

NEIGHBOURING DWELLING

PID: 5283628

LEGEND	
	SEWER
	WATER
	STORMWATER

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

PRIVATE OPEN SPACES	26.64m² (6.7%)
IMPERVIOUS SURFACES	174.21m² 43.90%

SUBDIVISION BOUNDARIES TO BE APPROVED IN SEPERATE APPLICATION
DA: SA2020/31

SITE PLAN
SCALE 1 : 200

ISSUED FOR APPROVAL

Rev:	Amendment:	Date:	Int:
D	DRIVEWAY AMENDMENTS	03.12.20	O.J.
C	SUBDIVISION CLARIFICATION	01.12.20	O.J.
B	FRONT STAIR AMENDMENT	23.11.20	O.J.
A	ISSUED FOR APPROVAL	12.11.20	O.J.

Date Drawn: 12.11.20
Drawn: O. Jones
Checked: C. Parry
Approved: J. Pfeiffer
Scale: As Shown @ A3

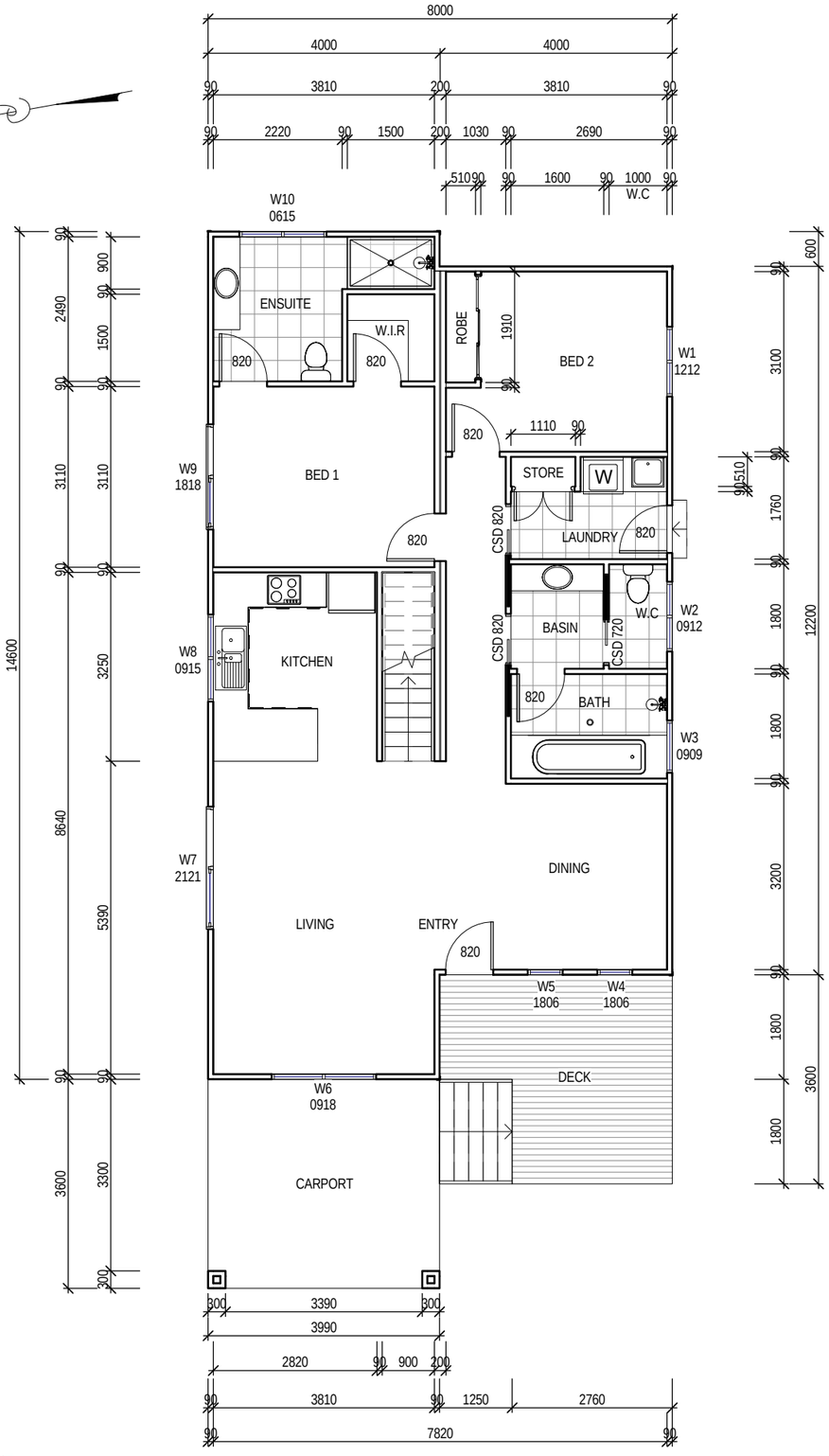
Client: T. SMITH
Project: PROPOSED DWELLING
Address: 42A GORDON STREET, BICHENO

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

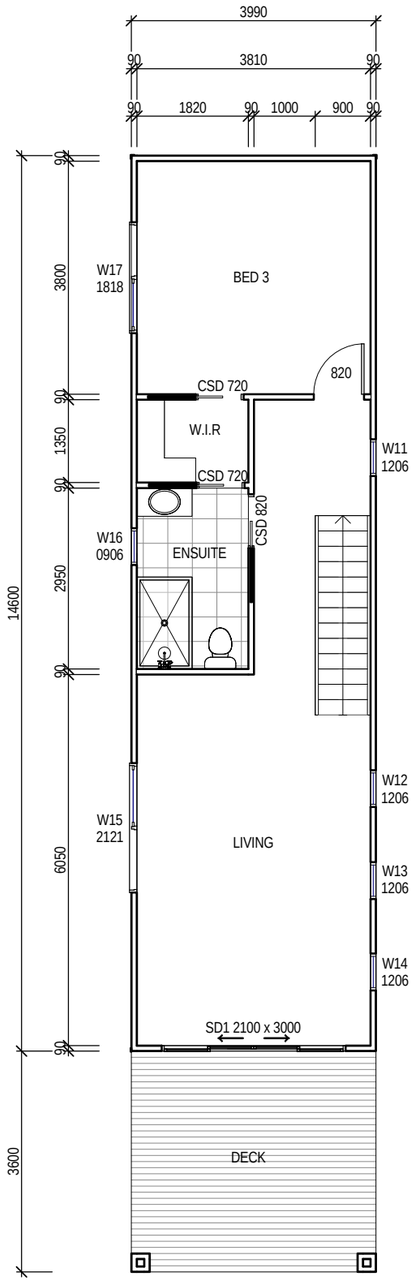
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 1022020 A02 Rev D

tasbuilthomes
Your Complete Building Solutions
Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au



GROUND LEVEL CONSTRUCTION PLAN
SCALE 1 : 100



FIRST LEVEL CONSTRUCTION PLAN
SCALE 1 : 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1200	1200	DG	4.3	.55
W2	900	1200	DG	4.3	.55
W3	900	900	DG	4.3	.55
W4	1800	600	DG	4.3	.55
W5	1800	600	DG	4.3	.55
W6	900	1800	DG	4.3	.55
W7	2100	2100	DG	4.3	.55
W8	900	1500	DG	4.3	.55
W9	1800	1800	DG	4.3	.55
W10	600	1500	DG	4.3	.55
W11	1200	600	DG	4.3	.55
W12	1200	600	DG	4.3	.55
W13	1200	600	DG	4.3	.55
W14	1200	600	DG	4.3	.55
*W15	2100	2100	DG	4.3	.55
W16	900	600	DG	4.3	.55
*W17	1800	1800	DG	4.3	.55
SD1	2100	3000	DG	4.0	.61

*W15,17 - IF FALL HEIGHT TO GROUND IS GREATER THAN 2.0m (W17) OR 4.0m (W15). WINDOW TO HAVE A PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm.

Area Schedule (Gross Building)		
Name	Area	Area (sq)
GROUND FLOOR	107.18 m²	11.54
ENTRY DECK	12.28 m²	1.32
CARPORT	14.36 m²	1.55
FIRST LEVEL	58.25 m²	6.27
DECK	14.36 m²	1.55
	206.43 m²	22.22

ISSUED FOR APPROVAL

Rev:	Amendment:	Date:	Int:
D	DRIVEWAY AMENDMENTS	03.12.20	O.J.
C	SUBDIVISION CLARIFICATION	01.12.20	O.J.
B	FRONT STAIR AMENDMENT	23.11.20	O.J.
A	ISSUED FOR APPROVAL	12.11.20	O.J.

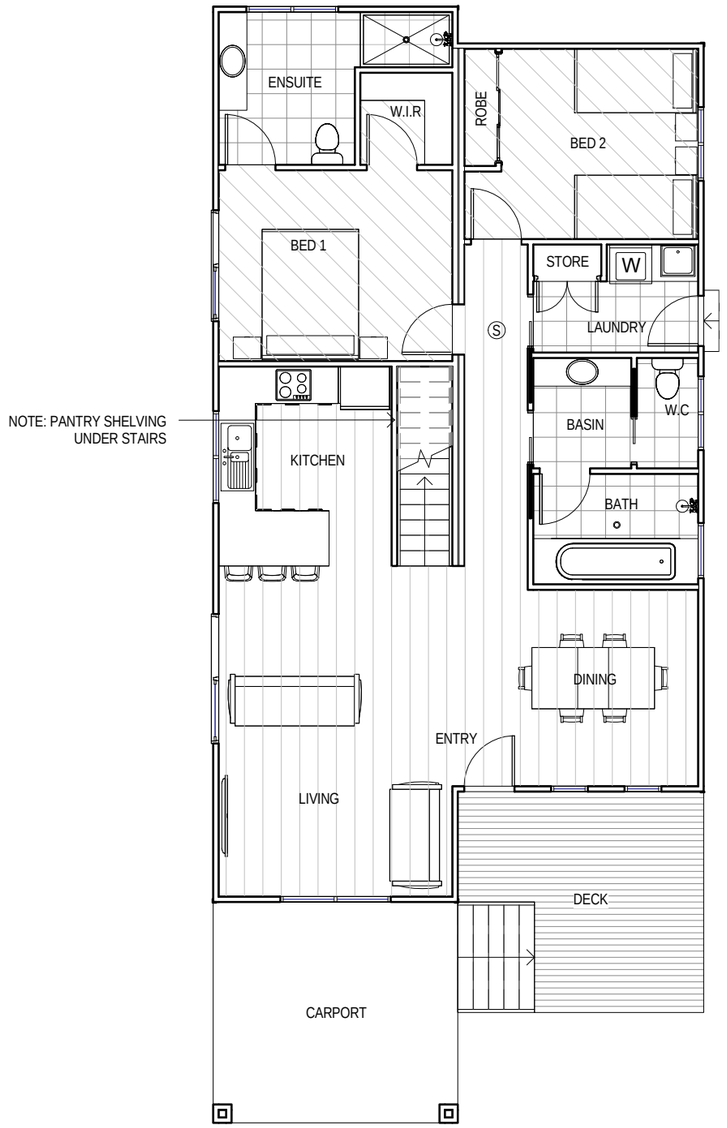
Date Drawn: 12.11.20
Drawn: O. Jones
Checked: C. Parry
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Client: T. SMITH
Project: PROPOSED DWELLING
Address: 42A GORDON STREET, BICHENO

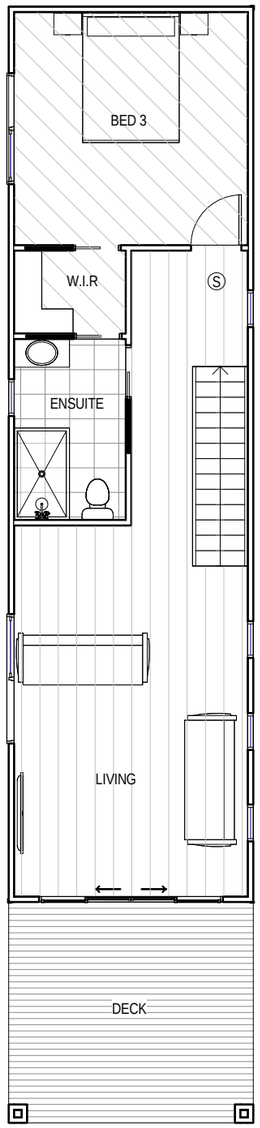
Drawing No: 1022020 A03 Rev D

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

tasbuilthomes
Your Complete Building Solutions
Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au



GROUND LEVEL FLOOR PLAN
SCALE 1 : 100



FIRST LEVEL FLOOR PLAN
SCALE 1 : 100

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE
TO BUILDING POWER SUPPLY TO AS 3786.
CEILING MOUNTED WITH 9VDC
ALKALINE BATTERY BACKUP
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE
WITH NCC PART 3.7.5.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS BETWEEN LEVELS

FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VINYL TIMBER FLOORING

ISSUED FOR APPROVAL

Copyright ©

tasbuilthomes
Your Complete Building Solutions
Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au

Rev:	Amendment:	Date:	Int:
D	DRIVEWAY AMENDMENTS	03.12.20	O.J.
C	SUBDIVISION CLARIFICATION	01.12.20	O.J.
B	FRONT STAIR AMENDMENT	23.11.20	O.J.
A	ISSUED FOR APPROVAL	12.11.20	O.J.

Date Drawn: 12.11.20
Drawn: O. Jones
Checked: C. Parry
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: T. SMITH
Project: PROPOSED DWELLING
Address: 42A GORDON STREET, BICHENO

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

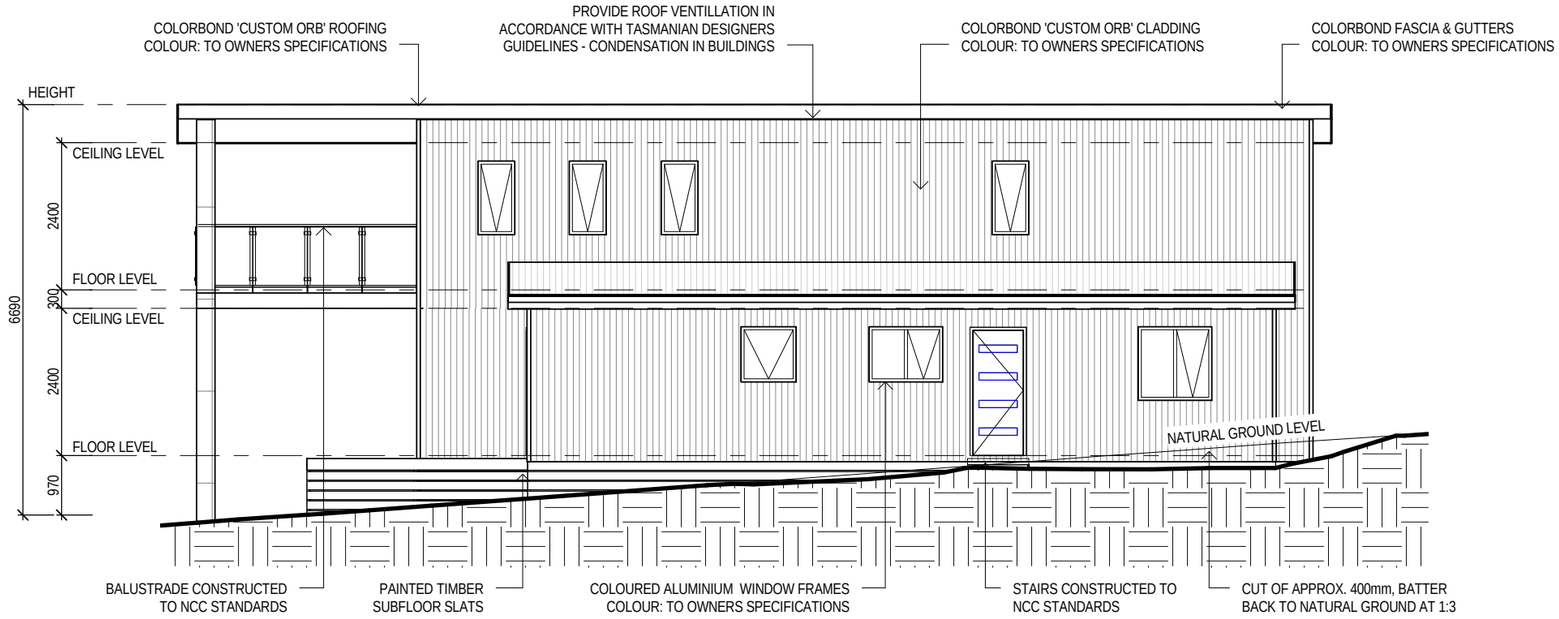
Drawing No: 1022020 A04 Rev D

EAVE & SOFFIT CONSTRUCTION BCA VOLUME 2 PART 3.5.3.5

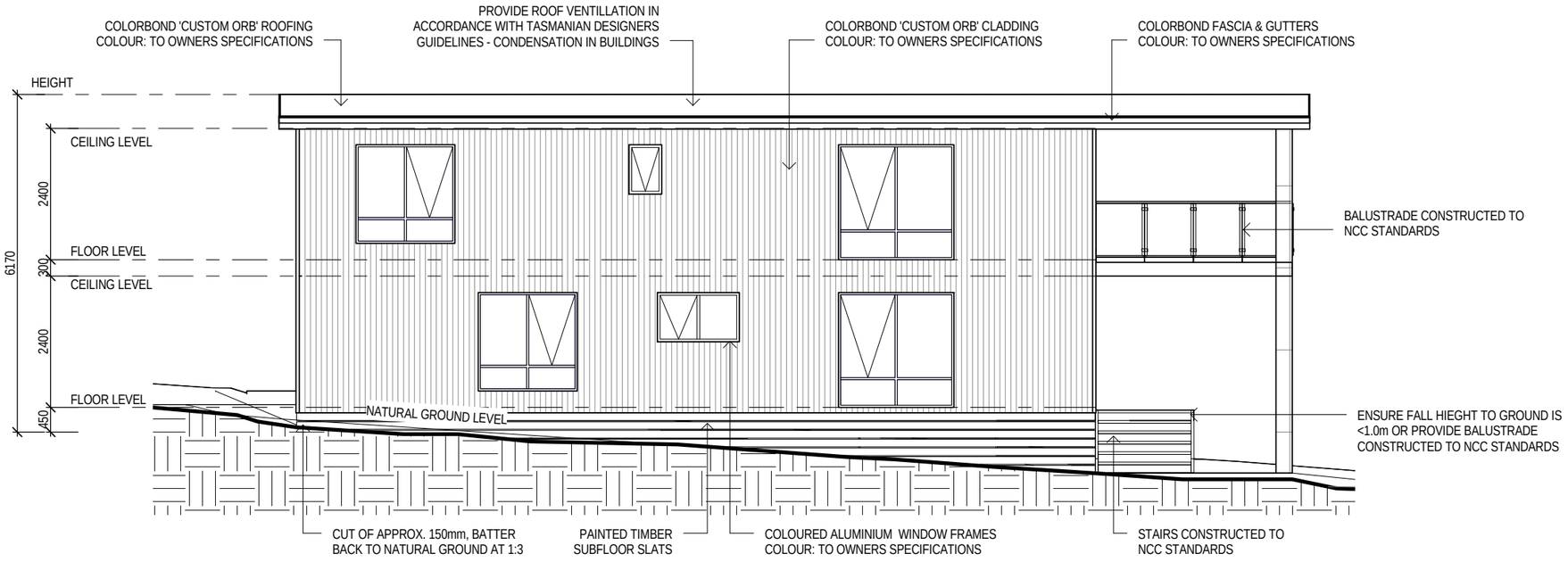
EAVE WIDTH - 300MM DESIGN WIND SPEED N3

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



SOUTH ELEVATION
SCALE 1 : 100



NORTH ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO AS1684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300x50 F5 TREATED PINE
- TREADS: 240x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

ISSUED FOR APPROVAL

Client: T. SMITH
Project: PROPOSED DWELLING
Address: 42A GORDON STREET, BICHENO

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Rev:	Amendment:	Date:	Int:
D	DRIVEWAY AMENDMENTS	03.12.20	O.J.
C	SUBDIVISION CLARIFICATION	01.12.20	O.J.
B	FRONT STAIR AMENDMENT	23.11.20	O.J.
A	ISSUED FOR APPROVAL	12.11.20	O.J.

Date Drawn: 12.11.20
Drawn: O. Jones
Checked: C. Parry
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 1022020 A06 Rev D

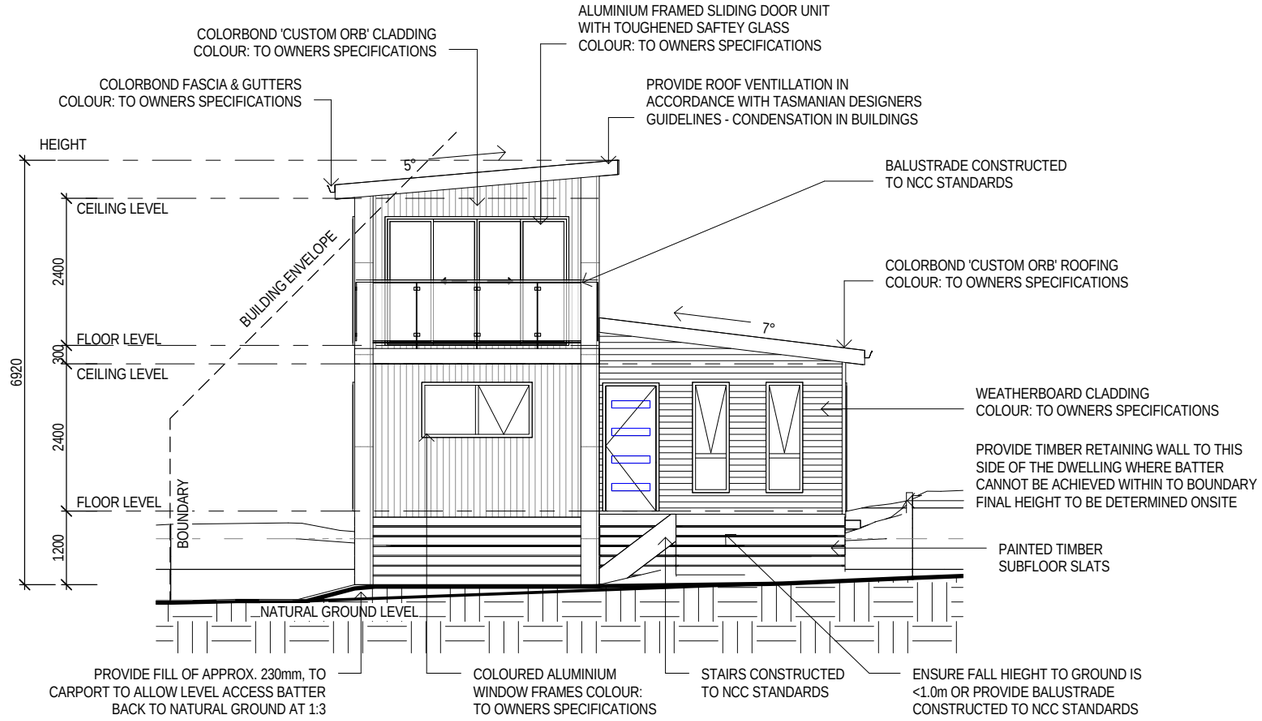
tasbuilthomes
Your Complete Building Solutions
Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au

SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.

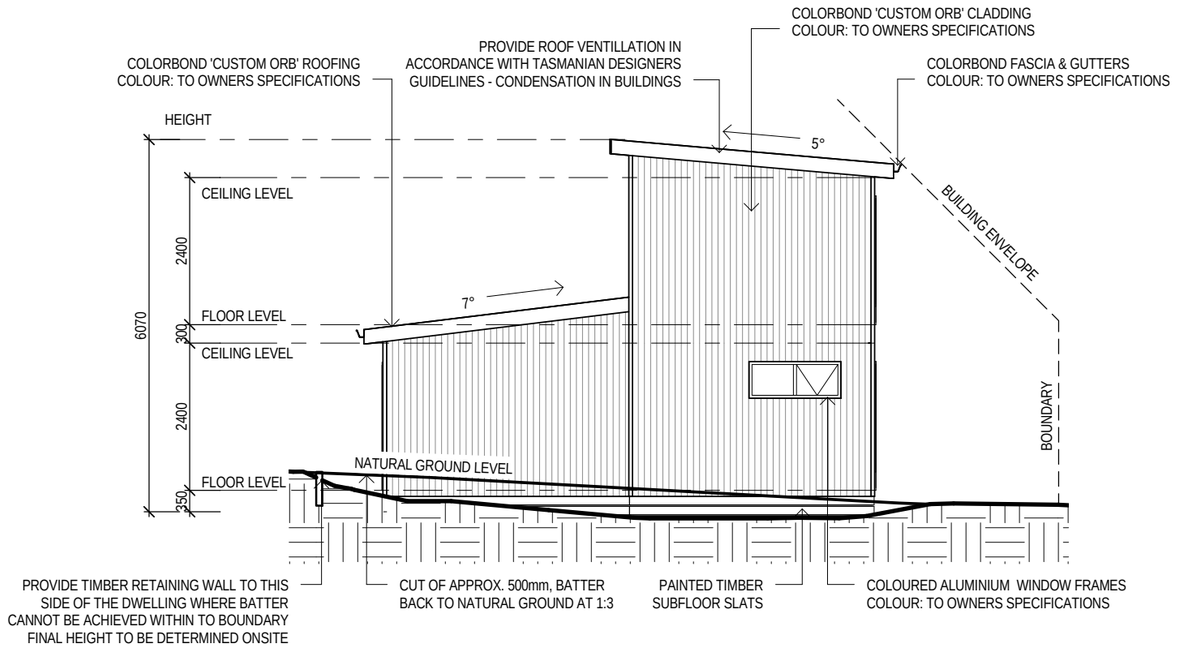
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



WEST ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

- WIND CLASSIFICATION AS4055 WIND DESIGN: N2 31M/S
- TERRAIN CATEGORY: TI (PARTIAL SHIELDING)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

ISSUED FOR APPROVAL

Rev:	Amendment:	Date:	Int:
D	DRIVEWAY AMENDMENTS	03.12.20	O.J.
C	SUBDIVISION CLARIFICATION	01.12.20	O.J.
B	FRONT STAIR AMENDMENT	23.11.20	O.J.
A	ISSUED FOR APPROVAL	12.11.20	O.J.

Client: T. SMITH
Project: PROPOSED DWELLING
Address: 42A GORDON STREET, BICHENO

Date Drawn: 12.11.20
Drawn: O. Jones
Checked: C. Parry
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

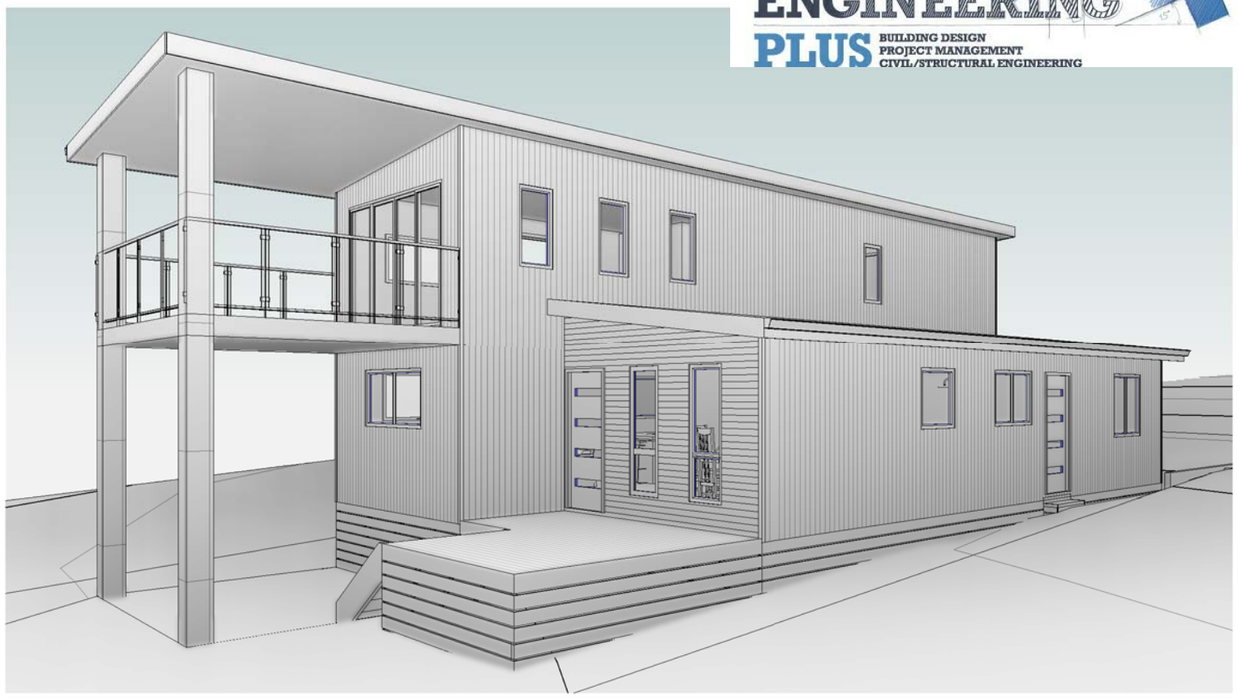
Drawing No: 1022020 A07 Rev D

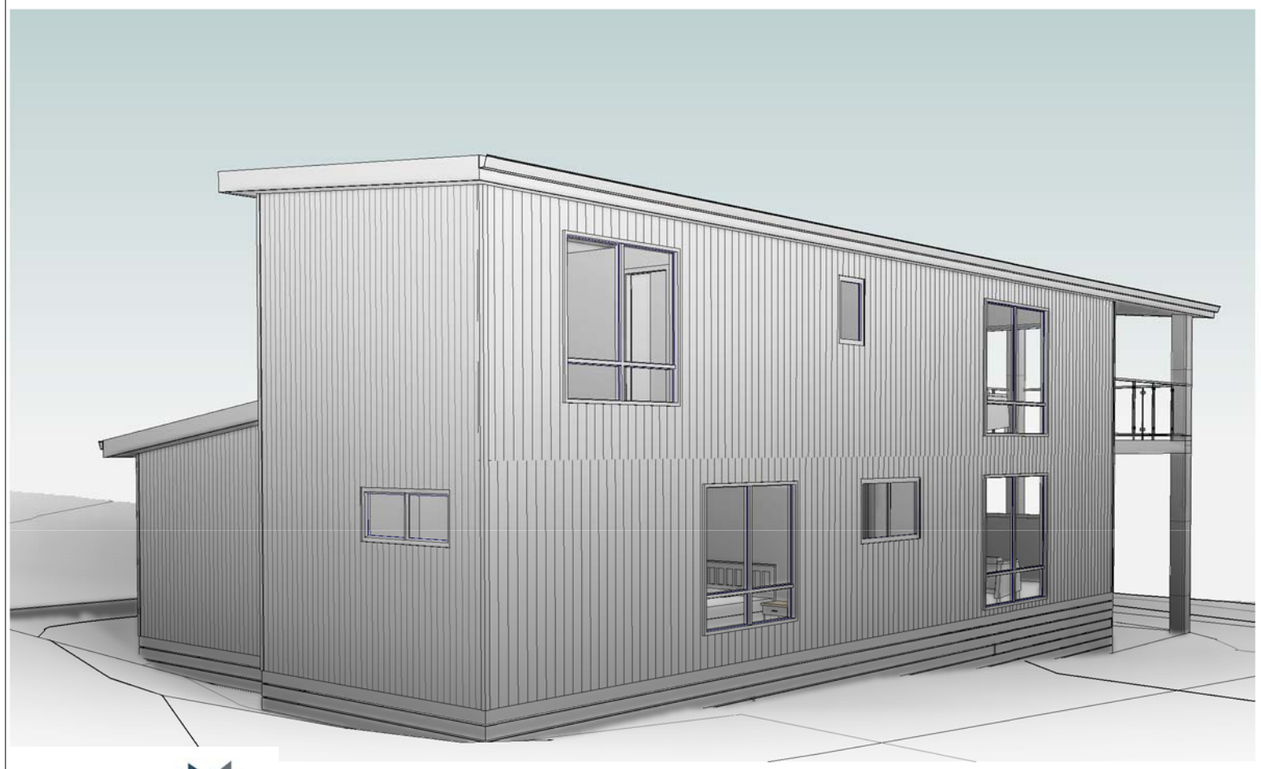
ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

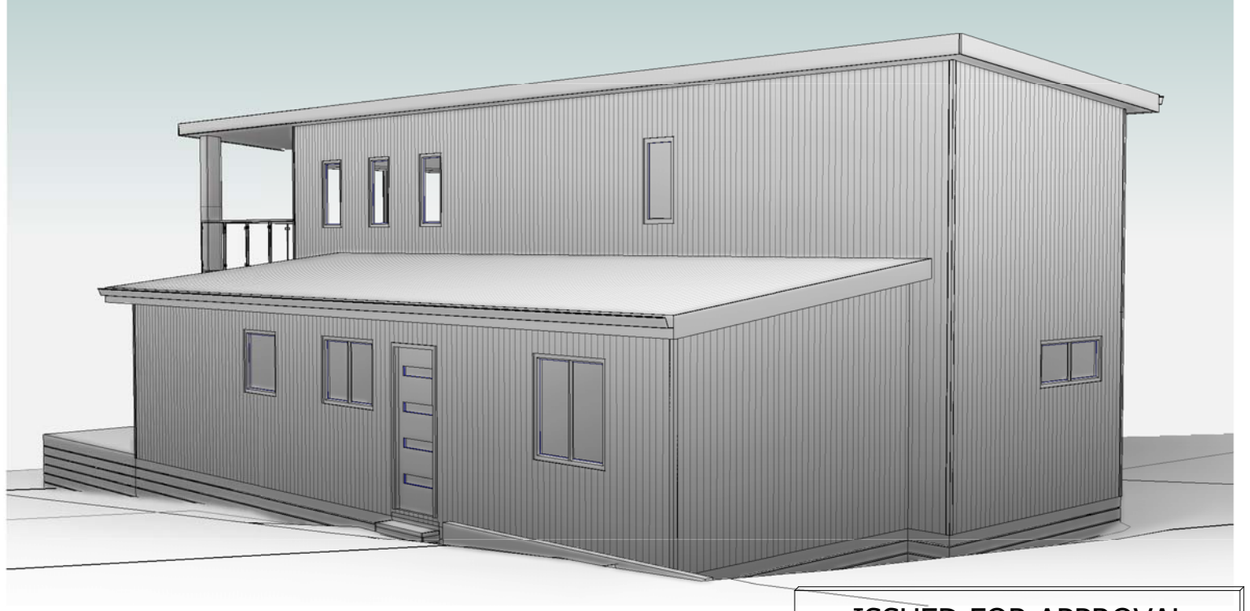
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

tasbuilthomes
Your Complete Building Solutions

Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au







ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

ISSUED FOR APPROVAL

Client: T. SMITH
Project: PROPOSED DWELLING
Address: 42A GORDON STREET, BICHENO

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Rev:	Amendment:	Date:	Int:
D	DRIVEWAY AMENDMENTS	03.12.20	O.J.
C	SUBDIVISION CLARIFICATION	01.12.20	O.J.
B	FRONT STAIR AMENDMENT	23.11.20	O.J.
A	ISSUED FOR APPROVAL	12.11.20	O.J.

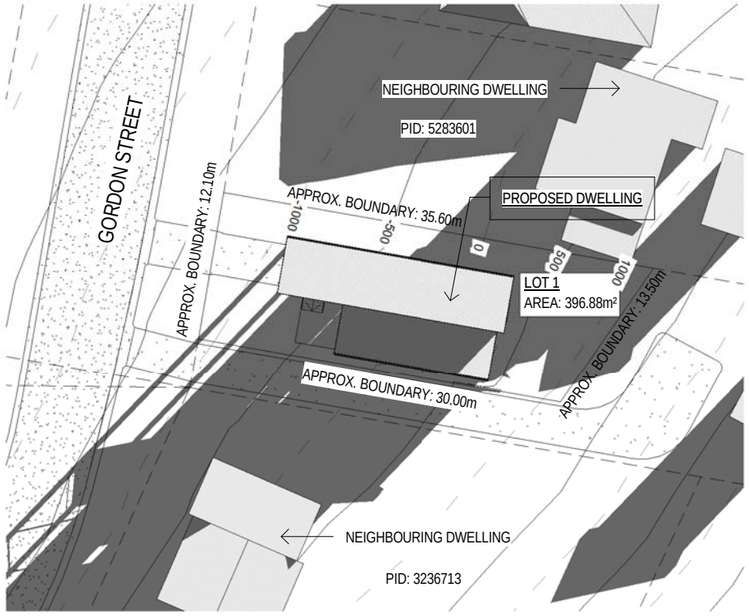
Date Drawn: 12.11.20
Drawn: O. Jones
Checked: C. Parry
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

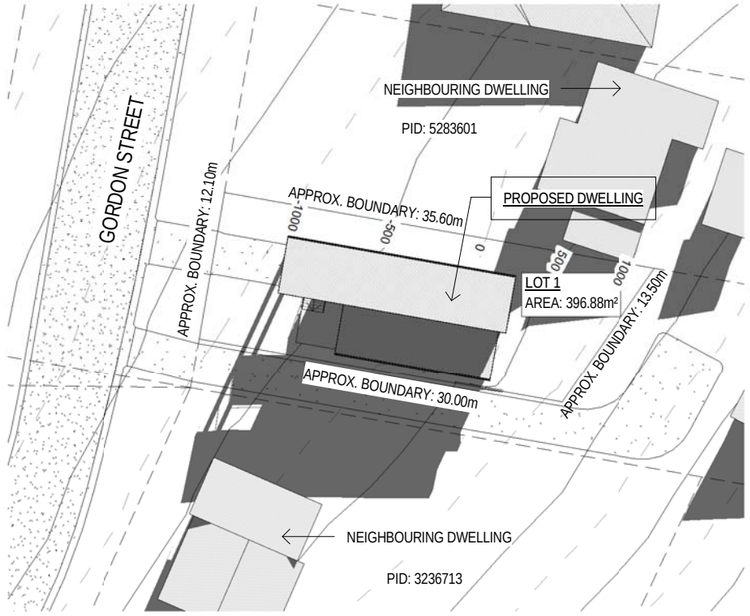
Drawing No: 1022020 A11 Rev D

tasbuilthomes
Your Complete Building Solutions

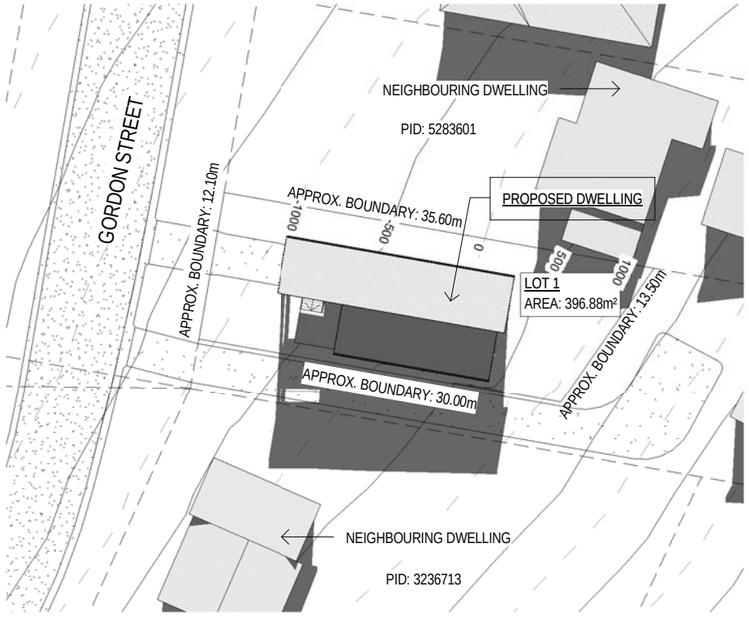
Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au



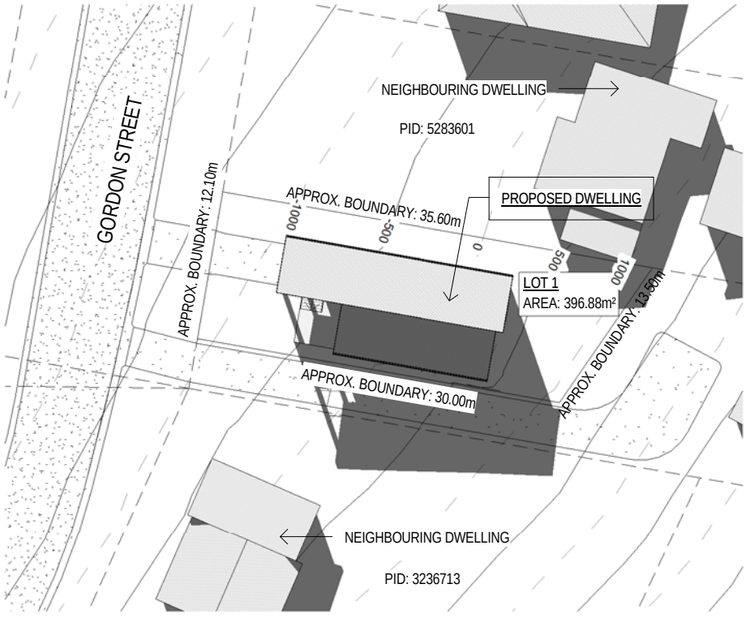
SHADOW PLAN 21.06.20 9AM
SCALE 1 : 500



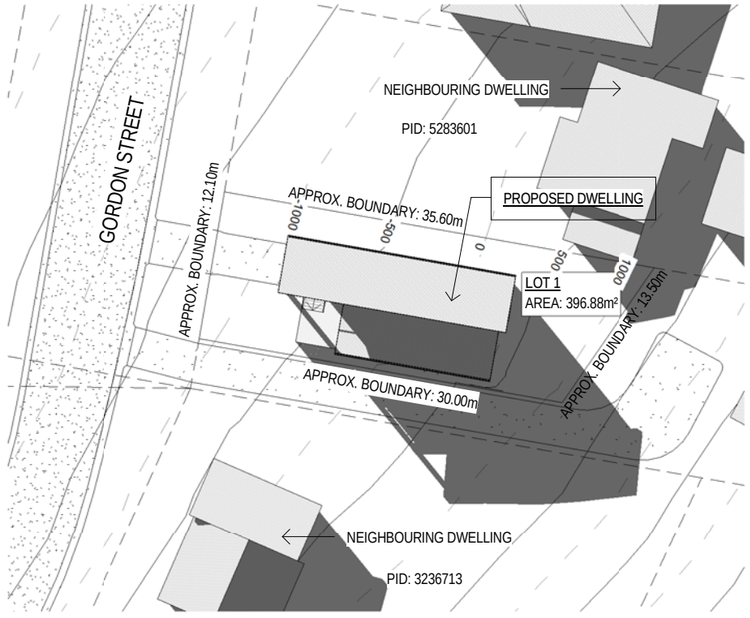
SHADOW PLAN 21.06.20 10.30AM
SCALE 1 : 500



SHADOW PLAN 21.06.20 12PM
SCALE 1 : 500



SHADOW PLAN 21.06.20 1.30PM
SCALE 1 : 500



SHADOW PLAN 21.06.20 3PM
SCALE 1 : 500

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

ISSUED FOR APPROVAL

Client: T. SMITH
Project: PROPOSED DWELLING
Address: 42A GORDON STREET, BICHENO

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Rev:	Amendment:	Date:	Int:
D	DRIVEWAY AMENDMENTS	03.12.20	O.J.
C	SUBDIVISION CLARIFICATION	01.12.20	O.J.
B	FRONT STAIR AMENDMENT	23.11.20	O.J.
A	ISSUED FOR APPROVAL	12.11.20	O.J.

Date Drawn: 12.11.20
Drawn: O. Jones
Checked: C. Parry
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 1022020 A12 Rev D

tasbuilthomes
Your Complete Building Solutions

Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au

REP 1

The General Manager, Glamorgan Spring Bay Council

3 June 2021

Dear Sir,

REPRESENTATION RE PROPOSED DWELLING 42 GORDON STREET, BICHENO DA 2020-288

We strongly object to this proposed development. As ratepayers and residents of Bicheno, we have valued our way of life here since purchasing our property at back in 2001. Soon after, a new house was built at the rear of 42 Gordon Street next door. This resulted in us losing all of the privacy that we had in our back yard. To add to this, it is now rented out as short-term holiday accommodation, with different people staying there on a regular basis who can be noisy and disruptive.

This block at 42 Gordon Street has now been subdivided into two blocks, with the new (front) tiny block being less than the minimum lot size allowed for subdivision in the general residential zone, which is totally out of character for Gordon Street. We are now faced with the prospect of having a very large two storey house on that tiny block which will completely destroy the chance of us being able to enjoy any part of our back or front yards. There are numerous large windows and an upstairs deck that will look straight over our yard and into our house. This will completely take away the quality or our lives that we have enjoyed here for many years and cause us great stress.

The winds around here can be extremely strong and a development this size so close to our house will be likely to create a wind tunnel that will put our house and carport at risk in high winds. We have had to rebuild a carport that was blown away previously.

All of the houses that are the size of the proposed development in our street are on large blocks and are set back from the street and therefore do not impact on others around them. We did not choose to live in a small country town to be crowded out by high density development that takes away from the character of town and severely impacts on our quality of life, particularly our privacy.

We have also been told by the owner that this will also be rented out as short-term holiday accommodation, further negatively impacting our lives, privacy and peace and quiet. Regardless of this, a house of this size should not be allowed on block that is so small. We are concerned that this will open the door for future inappropriate development like this that will destroy the nature of our beautiful town.

Yours sincerely,

REP 2

The General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna Tas 7190

3 June 2021

Dear Sir,

We are writing to make a representation regarding the proposed development at 42A Gordon Street in Bicheno, DA 2020-288. We wish to make it clear that we are strongly opposed to this development.

Firstly, we are appalled that the Council saw it fit to allow the subdivision to go ahead in the first instance, allowing such a small lot to be approved. In accordance with the Glamorgan Spring Bay Planning Scheme, minimum lot size for subdivision in the General Residential zone is 450m^2. This lot is less than 400m^2.

The proposed development on that lot itself fails to meet the requirements of the Planning Scheme on many fronts – namely:

1. Building envelope
2. Front setback
3. Length of building in relation to side setback and boundary length
4. Overshadowing of adjacent properties
5. Visual impacts caused by the scale and proportion of the dwelling when viewed from adjoining properties.

We as individual property owners and ratepayers are up in arms, as are the majority of neighbours within proximity of the proposed development.

We built our own home at accordance with all planning requirements, so as to minimize the impact on others around us, whereas this proposal does the complete opposite, with total disregard to all surrounding residents/property owners. Some residents have been told by the current owner that the house will be built and that it is none of their business. As the proposed development does not meet the Planning Scheme requirement, it is ours and every other rate payers business, as this development will impact significantly on us all.

The proposed dwelling should be no more than a small single-storey building compatible with the very small and narrow lot size.

The front setback should be equivalent to dwellings on the adjoining sites (of which there is only one) which has a setback of 24 metres from the front boundary. Current proposed setback is only 6 metres which contravenes the Planning Scheme requirements.

The length of the proposed dwelling should be no more than nine metres or one third of the length of the side boundary due to the side setback being less than three metres. The current length of the proposed building far exceeds either of these criteria.

Due to the height of the building, there are overshadowing issues impacting on the fruit and vegetable garden on the lot at , further contravening the planning scheme.

A combination of the five stated issues that fail to meet the Planning Scheme requirements, will impact significantly on both ourselves and all surrounding property owners. Privacy is of significant concern for all residents, but particularly those at who will have no private outdoor open space available to them. All properties across the road at 45, 47, 49 and 51 Gordon Street will have their privacy significantly impacted in a negative manner due to the height and size of the dwelling, front setback and elevated front deck facing the street. As the proposed building does not meet the planning requirements outlined above, we feel we have a valid reason to object to this development. This will obliterate our water view (which we built our house for) and devalue our property and quality of life. We live with our disabled youngest son, who is calmed by being able to see the water. Our home was built for him.

The lot at 42A Gordon Street should never have been allowed, as it is not possible to build any dwelling that will satisfactorily meet Planning Scheme requirements, let alone a dwelling of the proportions proposed with this development. A small single storey dwelling would be far more appropriate.

We did not choose to purchase and build a property in a small country town to be faced with the prospect of living in a high density housing environment typical of a large city.

Please be advised that should a satisfactory outcome not be achieved by this representation; we will have no hesitation in taking this to the media and the Resource Management and Planning Appeals Tribunal.

Bicheno Tas 7215

REP 4

Maree Tyrrell

From:
Sent: Friday, 4 June 2021 3:17 PM
To: Planning
Subject: Objection to Proposed development at 42A Gordon Street Bicheno

The General Manager
Glamorgan Spring Bay Council

4 June 2021

Dear Sir

I am writing to make a representation in respect of the proposed development at 42A Gordon Street in Bicheno (DA 2020-288). I am seriously concerned about the impact that this will have if it is allowed to go ahead.

It is proposed that this tiny block (which is less than the minimum size allowed by the Planning Scheme) is to have a house built on it that also does not fit the requirements of the Planning Scheme (on several fronts) and will impact on all neighbouring residents.

From my perspective at Gordon Street, this will considerably invade my privacy. I don't spend time at my property in a small town by the sea, to be overshadowed by a large house on a tiny block that is so close to the front boundary and totally out of keeping with the remainder of the houses in this street.

High density development is not appropriate for this street or town, and not welcomed by the rate payers and residents who will be affected by such a decision.

Please carefully consider the appropriateness of the proposed development and do not approve it. The size and shape of this block would suit a very small single storey house, not the house that is proposed.

Bicheno

REP 5

The General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna Tas 7190

Dear Sir,

We wish to make a formal representation re the development DA 2020-288, proposed at 42 Gordon Street in Bicheno. We are strongly opposed to this development being approved as it will impact on us significantly at our home Gordon Street.

As a community we are up in arms about this – firstly a subdivision that created a tiny, narrow block that is smaller than should have been allowed under the Planning Scheme, and now a proposed two storey house that also does not fit the requirements of the Planning Scheme.

The sheer size of the house, its closeness to the front boundary, length and proximity to the side boundaries and the visual impact it creates from ours and other surrounding properties are all of concern.

In particular the natural slope of the land uphill from our house, combined with a nearly 7 metre total house elevation looms directly over our front yard and verandah.

Our concerns are not only shadow and light levels, but also potential intrusive noise issues from the deck and living areas, fronting the road, especially if this dwelling is used as an Airbnb, as was previously the case with the existing house.

At over 200sqm a dark two storey colour bond house on such a small block (how was this approved) seems to be a poor addition to the built environment in this part of Gordon St.

Our privacy and quality of life (as well as that of many others in proximity to this proposed house) will be severely impacted if this is allowed to proceed.

We as residents and ratepayers object strongly to this unwelcome development and suggest serious consideration of allowing only a small single storey house on this block, that will not negatively impact on the comfort, privacy and wellbeing of others nearby.

Bicheno

June 4th 2021

Danielle Gray, Principal Consultant

Gray Planning

224 Warwick Street

West Hobart TAS 7000

4 June 2021

General Manager

Glamorgan Spring Bay Council

PO Box 9

Triabunna TAS 7190

Dear Mr Ingham,

REPRESENTATION AGAINST PROPOSED NEW DWELLING AT (lot 1) 42 GORDON STREET, BICHENO (DA-2020-288)

Gray Planning has been engaged by a number of local residents to prepare and submit a letter of representation that objects to the proposed dwelling advertised as being located at 42 Gordon Street, Bicheno (DA-2020-288).

I have attached Appendix A to this representation that provides the names and addresses of those who have engaged Gray Planning and all of whom oppose the proposed development.

It is noted that the proposed development seeks approval for a relatively large dwelling, to be located at lot 1, 42 Gordon Street which only measures 396sqm in total site area.

Essentially, the proposed development seeks approval for a large suburban style dwelling on a small allotment more commonly seen in higher density residential zones and areas.

It is understood that the developer is the same person who subdivided the property to create the 396sqm development site. If this is indeed the case, it is unclear why they chose to create such a small lot, well below the minimum lot size for ordinary lots and clearly out of character with the pattern of development in the surrounding area, and then proposes to place a large dwelling on the site that seeks further discretion from development standards.

My clients oppose the relaxation of development standards, regardless of how marginal, on the basis that it is unreasonable to develop such a small lot by way of recent subdivision which then results in future development requiring further relaxations in development standards.

I have provided the following comments against the applicable development standards that the proposal seeks discretion on:

Clause 10.4.6.A1 Privacy setbacks for all decks:

This applies only to decks with a floor level 1m or above natural ground level at any point

Building front, side and rear setbacks apply to decks in terms of siting.

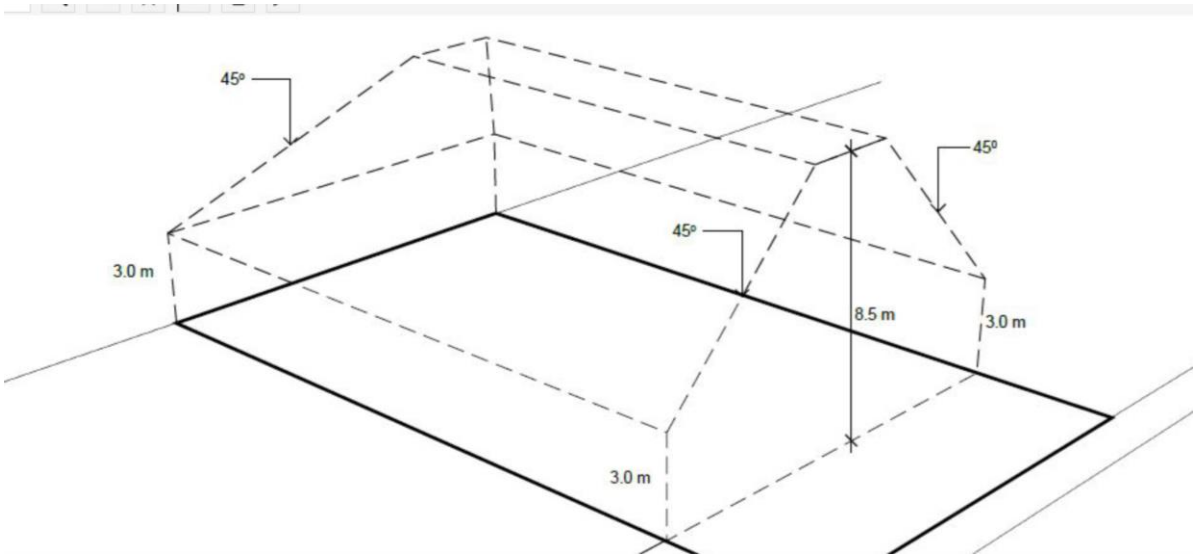
If a deck is roofed, it is included in the site coverage calculations for any development proposal.

Acceptable (Permitted): Any deck within 3m of a side boundary or 4m of a rear boundary or multiple dwelling decks less than 6m from eachother must also additionally be screened with screening that has no more than 25% transparency and is no less than 1.7m above finished floor level.

Planning Comment:
The ground floor level deck does not comply as it has a floor level higher than 1m (its FFL is 1.2m above NGL as shown on the west elevation drawing) and is less than 3m to the southern side boundary of the subject site that adjoins the driveway access for the rear internal lot and one of my client's properties at
While the deck in question is directly adjacent to a driveway, one of my clients resides in the dwelling closest to the proposed development at n line with recent Tribunal decisions as to what constitutes 'adjacent', my client's property is adjacent to and in close proximity to the proposed ground floor level deck that is located marginally over 1m to a side boundary, a significant reduction on the minimum 3m setback for decks that have a FFL at any point 1m or more above natural ground level.
An inspection of reveals this dwelling faces north directly toward the development site and toward where the proposed dwelling will be located.
The proposed deck will enable a direct view into my client's dwelling at a similar level to the habitable room windows at my client's residence.
On this basis, as the proposed ground level deck is only located 1.060m to the southern side boundary of the subject site, the side of the deck facing my client's residence should be wholly screened with screening that has no more than 25% transparency and is no less than 1.7m above finished floor level.
Alternatively, the deck should be deleted from the proposal plans (and replaced with steps only to the front door) as unscreened it will result in unacceptable overlooking of my client's adjoining residence.

Clause 10.4.2 Building envelope for all development

A3 Acceptable Solution: This clause requires that all development is located within the following building envelope:



Planning Comment:

The proposed dwelling at (lot 1) 42 Gordon Street has an encroachment outside the building envelope and therefore the following P3 Performance Criteria is applicable:

P3

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or

(ii) overshadowing the private open space of a dwelling on an adjoining lot; or

(iii) overshadowing of an adjoining vacant lot; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

Planning Comment:

The above P3 Performance Criteria must be considered by Council as the dwelling fails to comply with the prescribed building envelope.

It is unclear why the proposed development cannot be further excavated into the site to ensure it is located wholly within the building envelope. The subject site has no site constraints that justify the proposed development seeking relaxation of the requirement to be located wholly within the prescribed building envelope.

My clients own and reside in properties in very close proximity to the proposed development site.

will have its outlook obliterated by the proposed dwelling and will appear to experience significant overshadowing onto her property until at least 11am as a result of the proposed development.

The shadow diagrams do not provide sufficient detail on the total extent of overshadowing (including when residence will become free of overshadowing and how far shadows will be cast onto her habitable room windows facing the development site) that will be cast onto property and therefore it is unclear how Council can make a decision as to the actual overshadowing impact in the absence of such information.

My clients property Gordon Street faces due north toward the outlook and also toward the development site. Their current outlook is likely to be substantially diminished by the proposed development. However, in the absence of any assessment of visual impact resulting from the proposed development lodged by the developer, it is further unclear how a decision can be made by Council that definitively rules out unreasonable loss of amenity from visual impact of the proposed development.

Incorrect advertising of the proposed development with respect to the development address provided

I note that the address of the property given on Council advertising documentation states that the address of the development site is '42 Gordon Street, Bicheno'. This has caused some confusion with my clients as to what lot is affected.
The advertised address of the development site is not the correct address as the property has been recently subdivided and there is more than one title with 42 Gordon Street listed as a street address.
The correct address that should have been notified is lot 1, 42 Gordon Street (CT-181017/1) which includes the appropriate title reference being provided so that the development site is able to be correctly identified.
Where a property address is not immediately clear, there is no street address (including individual property street number) or where there are properties with the same street address (as is the case with 42 Gordon Street), title reference details of the development site should be included as part of the public notification.
On this basis, the proposed development has not been correctly identified as part of the public notification process and should be readvertised.
Failure to readvertise the proposed development will result in any decision that is being made by Council being an invalid decision.

Use of the proposed dwelling for the purposes of self contained visitor accommodation

While the proposal plans state that the proposed development is to be used for the purposes of a single private dwelling, there is concern that the proposed development may be intended for use as commercial Air BNB accommodation.

Any approval should include advice to the developer that such use requires further and prior planning approval from Council.

In summary, it is considered that the proposal plans and documentation as submitted by the developer do not provide sufficient documentation to enable Council to make an adequate assessment on the impacts of the proposed development with respect to either visual impact or overshadowing impact on adjoining properties.

It is also noted that the development site address has not been clearly or correctly identified by Council as part of the public notification process and as a result, at the very least should be readvertised to avoid an invalid decision being made by Council.

Should you wish to discuss this representation, I may be contacted on 0439 342 696.

Yours faithfully

Danielle Gray B.Env.Des. MTP. MPIA

Principal Consultant, Gray Planning

On behalf of Mr and Mrs Westcott and Others (see Appendix A overleaf)

APPENDIX A

1.

2.

3.

4.

5.

6.

7.

REP 7

Maree Tyrrell

From:
Sent: Friday, 4 June 2021 4:48 PM
To: Planning
Subject: Development Application 42 Gordon St Bicheno

The General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna Tas 7190

4 June 2021

Dear Sir,

We are writing to express our opposition and make a formal representation relating to the proposed development at 42A Gordon Street in Bicheno, DA 2020-288.

We strongly object to the proposed development for many reasons, relating to issues arising due to the development not meeting the Glamorgan Spring Bay Planning Scheme requirements. As you are no doubt aware, the development is not appropriate in terms of the building envelope, front setback, length of the building, overshadowing of adjacent and adjoining properties and visual impact caused by the size of the proposed building.

The proximity of the house to the front boundary, and its size in relation to the lot size and the fact that it will loom over our properties directly across the road, will impact significantly on our privacy, enjoyment of our outdoor spaces and noise.

This is not in character with all the other properties in this street and will set the precedent for further unwanted future development of this nature both in our street and this town. The lot size on which this proposed development is smaller than the minimum size permitted by the Planning Scheme, and as such is not suitable for anything other than a small single storey dwelling at most.

We chose to live in Bicheno for the quality of life, peace and tranquility and object to any high-density development typical of large cities, of which Bicheno is not.

Bicheno

Profit and Loss

Glamorgan Spring Bay Council

For the 11 months ended 31 May 2021

Account	YTD Actual	YTD Budget	Budget Var	Var %	2020/21 Budget	Notes
Trading Income						
Rate Revenue	8,731,986	8,653,463	78,523	1%	8,653,463	1
Statutory Charges	684,799	412,580	272,219	66%	448,549	2
User Charges	526,849	525,450	1,399	0%	628,300	
Grants	908,185	1,465,667	(557,482)	-38%	1,465,667	3
Interest & Investment Revenue	122,851	15,350	107,501	700%	17,850	4
Contributions	115,511	30,000	85,511	285%	30,000	5
Other Revenue	1,570,078	1,421,475	148,603	10%	1,507,278	6
Total Trading Income	**12,660,259**	**12,523,985**	**136,274**	**1%**	**12,751,107**	
Gross Profit	**12,660,259**	**12,523,985**	**136,274**	**1%**	**12,751,107**	
Capital Grants						
Grants Commonwealth Capital - Other	3,282,179	3,650,000	(367,821)	-10%	4,644,337	
Grants Commonwealth Capital - Roads to Recovery	601,631	601,631	0	0%	601,631	
Grants State Capital - Other	681,180	600,000	81,180	14%	600,000	
Total Capital Grants	**4,564,990**	**4,851,631**	**(286,641)**	**-6%**	**5,845,968**	**7**
Other Income						
Net Gain (Loss) on Disposal of Assets	92,521	0	92,521	0%	0	8
Other Income - PPRWS Reimbursement of Principal Loan	0	0	0	0%	99,690	
Total Other Income	**92,521**	**0**	**92,521**	**0%**	**99,690**	
Operating Expenses						
Employee Costs	4,571,746	4,814,481	(242,735)	-5%	5,487,953	9
Materials & Services	6,568,798	6,436,203	132,595	2%	6,916,442	10
Depreciation	2,388,065	2,160,893	227,172	11%	2,357,337	11
Interest	198,369	233,232	(34,863)	-15%	238,131	
Other Expenses	160,790	187,227	(26,437)	-14%	227,429	
Internal Plant used on Capital Jobs	(77,568)	(114,584)	37,016	-32%	(125,000)	
Employee Oncosts	50,290	108,215	(57,925)	-54%	63,299	12
Total Operating Expenses	**13,860,491**	**13,825,667**	**34,824**	**0%**	**15,165,591**	
Net Profit	**(1,200,232)**	**(1,301,682)**	**101,450**	**-8%**	**(2,414,484)**	
Total Comprehensive Result (incl Capital Income)	**3,457,279**	**3,549,949**	**(92,670)**	**-3%**	**3,531,174**	
Capital Works Program (Current Year WIP)						
Work in Progress Capital Works - Plant Internal	77,568	0	77,568	0%	0	
Work In Progress Payroll - Salaries and Wages	202,728	0	202,728	0%	0	
Work in Progress Capital Works - On Costs	98,183	0	98,183	0%	0	
Work in Progress Capital Works - Contractor Costs	2,176,083	0	2,176,083	0%	0	
Work in Progress Capital Works - Other Costs	49,850	0	49,850	0%	0	
Work in Progress Capital Works - Materials	1,015,828	0	1,015,828	0%	0	
Work in Progress Capital Works - Consultancy	207,156	0	207,156	0%	0	
Work in Progress Capital Works - Plant Hire External	64,992	0	64,992	0%	0	
Total Capital Works Program (Current Year WIP)	**3,892,389**	**0**	**3,892,389**	**0%**	**0**	

Notes:

1: Rate Revenue is up 1% ($79k) on budget YTD due to a higher than forecast level of supplementary valuations.

2: Statutory Charges are up 66% ($272k) on budget YTD due to a higher than forecast level of development applications.

3: Operational Grants Revenue is down $557k on budget YTD due to the timing of FAGs in advance payment which will be received in June.

4: Interest & Investment Revenue is up $108k on budget YTD due to the receipt of a partial interim TasWater Dividend, which was not budgeted to be received this financial year.

5: Contribution Revenue is up $86k on budget YTD which is due to the higher level of development applications than originally forecast.

6: Other Revenue is up $149k on budget YTD due to a higher level of medical income received than originally forecast.

7: Total Capital Grant Revenue is down 6% due to the timing of grant milestone payments which are likely to carry forward to the next financial year.

8: Net Gain (Loss) on Disposal of Assets is up $93k on budget YTD due to the trade-in of a number of older vehicles and plant.

9: Employee Costs are down $243k (5%) on budget YTD primarily due to vacancies during the year.

10: Materials and Services are up by $133k (2%) budget YTD primarily due to increased contractor cost to cover staff vacancies earlier in the year.

11: Depreciation is up 11% on budget YTD. Forecasting is based on actual depreciation for the prior financial year.

12: Employee Oncosts are down $58k (54%) due to primarily due to the annual adjustment to workers compensation insurance for vacancies in the prior year.

Statement of Financial Position

Glamorgan Spring Bay Council
As at 31 May 2021

	31 MAY 2021	30 JUN 2020
Assets		
Current Assets		
Cash & Cash Equivalents	3,867,290	1,683,196
Trade & Other Receivables	590,368	658,232
Inventories	22,402	23,755
Other Assets	91,155	81,600
Total Current Assets	**4,571,215**	**2,446,782**
Non-current Assets		
Trade & Other Receivables	9,435	9,435
Investment in Water Corporation	28,139,885	28,139,885
Property, Infrastructure, Plant & Equipment	125,634,438	126,700,280
Total Non-current Assets	**153,783,759**	**154,849,601**
Total Assets	**158,354,974**	**157,296,383**
Liabilities		
Current Liabilities		
Trade & Other Payables	882,339	1,207,652
Trust Funds & Deposits	343,662	534,472
Provisions	636,254	614,714
Contract Liabilities	-	421,919
Interest bearing Loans & Borrowings	200,183	512,113
Total Current Liabilities	**2,062,438**	**3,290,870**
Non-current Liabilities		
Provisions	117,389	117,389
Interest Bearing Loans & Borrowings	8,125,938	6,723,587
Total Non-current Liabilities	**8,243,327**	**6,840,975**
Total Liabilities	**10,305,765**	**10,131,845**
Net Assets	**148,049,209**	**147,164,538**
Equity		
Current Year Earnings	884,671	1,214,901
Retained Earnings	78,352,191	77,152,601
Equity - Asset Revaluation Reserve	68,381,239	68,381,239
Equity - Restricted Reserves	431,109	415,797
Total Equity	**148,049,209**	**147,164,538**

Statement of Cash Flows

Glamorgan Spring Bay Council
For the 11 months ended 31 May 2021

	JUL 2020-MAY 2021	2020
Operating Activities		
Receipts from customers	11,715,873	11,784,376
Payments to suppliers and employees	(12,112,950)	(12,601,575)
Receipts from operating grants	908,985	1,359,203
Dividends received	103,500	207,100
Interest received	19,351	41,210
Cash receipts from other operating activities	944,297	870,199
Net Cash Flows from Operating Activities	**1,579,056**	**1,660,514**
Investing Activities		
Proceeds from sale of property, plant and equipment	98,529	774,845
Payment for property, plant and equipment	(4,530,994)	(7,636,926)
Receipts from capital grants	4,559,810	2,345,631
Other cash items from investing activities	-	73,969
Net Cash Flows from Investing Activities	**127,345**	**(4,442,481)**
Financing Activities		
Trust funds & deposits	(190,810)	365,036
Net Proceeds/(Repayment) of Loans	1,090,423	197,089
Other cash items from financing activities	(421,919)	165,889
Net Cash Flows from Financing Activities	**477,694**	**728,014**
Net Cash Flows	**2,184,095**	**(2,053,953)**
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	1,623,245	3,677,197
Cash and cash equivalents at end of period	3,807,339	1,623,245
Net change in cash for period	**2,184,095**	**(2,053,953)**

Budget Capital Works Detail

Glamorgan Spring Bay Council
as at 31 May 2021

New Capital	Actual YTD	2020/21 Revised Budget	Government Funding	Council Funding	Project Progress	
Roads, Footpaths, Kerbs						
Swanwick Rd, Swanwick - Swanwick Dv to Hazards View Dr - Concrete Footpath approx. 400m. Southern side.	16,845	95,000	95,000		complete	Drought Relief Grant
Wellingston St, Swansea - Noyes St to Vistoria St - Concrete Footpath approx. 220m. Southern side.	64,802	60,000	60,000		Complete	Drought Relief Grant
Noyes St, Swansea - Franklin St to Wellingston St - Concrete Footpath approx. 200m. Eastern side	59,558	65,000	65,000		Complete	Drought Relief Grant
Elizabeth St, Orford - Charles St to Gore St - Concrete Footpath approx. 220m Northern Side	35,500	54,000	54,000		Complete	Drought Relief Grant
Charles St, Triabunna - Rec Ground entrance - Concrete Footpath approx 400m. Western Side	104,350	103,000	103,000		Complete	Drought Relief Grant
Vicary St, Triabunna - Esplanade intersection - Realignment and paving RSL cenotaph	-	115,000	115,000		Detailed design progressing	Drought Relief Grant
Tasman Highway, Bicheno - Harvey's Farm Rd to Douglas St - Concrete footpath approx. 1200m. Eastern side.	58,042	403,000	403,000		Tenders closed	Drought Relief Grant
Friendly Beaches - Reconstruct & Seal 700m, incl Pullout Bay	105,580	100,000	100,000		Complete	Community Infrastructure Fund
Freycinet Drive - Kerb at Kayak Rental to stop flooding	-	30,000	30,000		Planning commenced	Community Infrastructure Fund - Round 2
Strip Rd Little Swanport - concrete overlay to hardstand floodway	-	30,000	30,000		Planning commenced	Community Infrastructure Fund - Round 2
R2R - Nugent Rd Seal - Carry forward from 2019/20 + EMF	50,000	50,000	40,775	9,225	Complete	$12,775,RTR + EMF $28k
Dolphin Sands Share Pathway	352,826	374,608	374,608		Complete	Fed Grant Fund ($1.0m commenced 19/20)
Swansea Main Street Upgrade	64,423	400,000	400,000		Community engagement to be progressed.	Fed Grant Funding in 21/22
Total Roads, Footpaths, Kerbs	**911,925**	**1,879,608**	**1,870,383**	**9,225**		
Parks, Reserves, Walking Tracks, Cemeteries						
Coles Bay Trailer Parking - c/fwd project	167,045	155,462	155,462		Complete	DPIPWE Funds
Swansea Boat Trailer Parking	133,825	500,000	500,000		95% complete	DPIPWE Funds
Bicheno Triangle	40,402	600,000	600,000		Design progressing	Fed Grant Fund
Bicheno Gulch	77,039				Reviewing design	Fed Grant Fund
Coles Bay Foreshore	59,047	800,000	800,000		Concept design commenced on basis of TIA and consultation	Fed Grant Fund
Saltworks Boat Ramp Upgrade	877	100,000	100,000		Deferred to 2021 - 2022 finacial year	State Grant
Buckland Recreation Ground - Installation of cricket practice nets, pitch with synthetic surface	28,661	25,000	25,000		80% complete	Drought Relief Grant
Triabunna Recreation Ground - Installation of cricket practice nets, pitch with synthetic surface	30,834	25,000	25,000		Complete	Drought Relief Grant
Jetty Rd Bicheno - Beach Access, timber walkway installation	-	10,500	10,500		Submitted for approval	Community Infrastructure Fund - Round 2
Buckland Walk - rehabilitation	-	60,000	-	60,000	Planning commenced for rehabilitation	
Total Parks, Reserves, Walking Tracks, Cemeteries	**537,729**	**2,275,962**	**2,215,962**	**60,000**		
Plant & Equipment						
Small plant	10,327	31,000		31,000	80% complete	
Skidsteer	41,500	41,000		41,000	Complete	
New Vehicle GM	44,568	45,000		45,000	Complete	
IT Computer Equipment	22,615	30,000		30,000	75%	
Total Plant & Equipment	**119,011**	**147,000**	**-**	**147,000**		
Total New Capital	**1,568,664**	**4,302,570**	**4,086,345**	**216,225**		

Renewal of Assets	Actual YTD	2020/21 Revised Budget	Government Funding	Council Funding	Project Progress	Government Funding
Roads, Footpaths, Kerbs						
RTR - RSPG Rheban Rd Resheeting / realignment for bridge		100,000	50,000	50,000		RTR
Emergency Repairs - Old Coach Rd Resheet	276,929	210,000	157,500	52,500	Complete	75% funded by EMF
Emergency Repairs - McNiels Rd Resheet 3.1km	20,995	60,000	45,000	15,000	Complete	75% funded by EMF
Emergency Reparis - Wielangta Rd Resheet 7km	3,680	125,000	100,000	25,000	Complete	75% funded by EMF
Emergency Repairs - Springs & Crossins Rd Resheet	38,004	17,000	12,750	4,250	Complete	75% funded by EMF
Emergency Repairs - Rosedale Rd Resheet 4.4km	113,072	80,000	60,000	20,000	Complete	75% funded by EMF
Emergency Repairs - Nugent Rd Resheet	18,070	45,000	30,000	15,000	Complete	75% funded by EMF
Resheet - to be allocated	-	59,025		59,025		
R2R - Wielangta Road resheet southern end	70,204		75,000		Complete	R2R project reallocation, from RTR Charles St Triabunna below.
R2R - Charles St Orford 150m Reconstruction, Reseal, Kerb, Channel & Footpath (Henry St to Elizabeth St)	181,207	150,000	150,000		Complete	
R2R - Charles St Triabunna (Vicary to Espl. W. Waterfront Drive), reconstruct, Reseal & Streetscape	-	326,631	251,631			May need additional funds in 21/22 RTR allocation
Total Roads, Footpaths, Kerbs	**722,160**	**1,172,656**	**931,881**	**240,775**		
Parks, Reserves, Walking Tracks, Cemeteries						
Bicheno BMX track refurbishment		20,000	20,000		Planning commenced	Community Infrastructure Fund - Round 2
Bicheno Walk - Bridge replacement - carried forward from 2019/20	23,694	30,000	20,000	10,000	Complete	Community Infrastructure Fund
Total Parks, Reserves, Walking Tracks, Cemeteries	**23,694**	**50,000**	**40,000**	**10,000**		
Stormwater, Drainage						
Alma Rd and Fieldwick Lane - Rockline drain and culvert improvements	-	125,000	125,000		Planning commenced	Community Infrastructure Fund - Round 2
Mount St Orford - Kerb & channel	14,720	15,000		15,000	Complete	
Nailer Ave & Gamble St Bicheno - New culvert	32,347	30,000		30,000	complete	
Stormwater management planning, investigation & design	151,757	275,000		275,000	55% complete	
Orford Main upgrade & pit installation 39 West Shelley Beach	-	35,000		35,000		
Freycinet Drive Coles Bay Rock line drains and reform road falls	-	30,000		30,000		
Bicheno Esplanade - install new mains to 3 houses	-	15,000		15,000	Letters sent to owner for easement	
Assess and design stormwater system upgrade - from 49 Rheban Rd to West Shelley Beach. Construct new pipe/overland flow linkages and expansion of Nautilus Drive detention basin	-	70,000		70,000		
Triabunna Yacht Club - main	-	30,000		30,000	Investigation for design commenced	
Total Stormwater, Drainage	**198,824**	**625,000**	**125,000**	**500,000**		
Council Buildings						
Triabunna Depot - Dog Pound Upgrades - carried forward from 2019/20	-	11,000		11,000	Commenced	
Swansea Depot - Dog Pound Upgrades - carried forward from 2019/20	2,529	7,000		7,000	80% complete	
Bicheno Depot - Dog Pound Upgrades - carried forward from 2019/20	77	7,000		7,000	Commenced	
RSL Cenotapth - new memorial and relocate plaques - c/fw project	15,878	35,000		35,000	40% Complete	
Buckland Community Hall - replacement of steps to the entrance	3,770	55,000	55,000		Defer to 2021/22 budget	Drought Relief Grant
Swansea Museum - CCTV installation	8,940	11,000	11,000		Complete	Community Infrastructure Fund - Round 2
Swansea SES CCTV installation	-	3,000	3,000		Equipment ordered	Community Infrastructure Fund - Round 2
Install Solar Panels on the Swansea Community Hub building	6,364	7,000	7,000		90% complete	Men's Shed grant fund
Triabunna Medical Centre - Car Park reseal and line mark	-	45,000	45,000		Defer to 2021/22 budget	Community Infrastructure Fund - Round 2
Bicheno Medical Centre - Car Park reseal and line mark	-	55,000	55,000		Defer to 2021/22 budget	Community Infrastructure Fund - Round 2
Triabunna Wharf Public Toilet Block - instal hands free washing station	-	15,000	15,000		90% complete	Community Infrastructure Fund - Round 2
Triabunna Marina - improve public facilities and shelters	-	40,863	40,863		In Progress	Community Infrastructure Fund - Round 2

Coles Bay Tennis Courts - Basketball hoop installation	-	3,000	3,000		Getting quotes	Community Infrastructure Fund - Round 2
Buckland Community Hall - ramp access	2,155	45,000	45,000		Defer to 2021/22 budget	Community Infrastructure Fund
Coles Bay Tennis Courts - Resurface/Recontruct	65,827	65,000	65,000		Complete	Community Infrastructure Fund
Replace Fencing, paving & awning Swansea Child Care Centre	3,812	25,000	25,000		80% complete	Community Infrastructure Fund
Bicheno Medical Centre - Refurb Treatment Room	-	25,000	25,000		Defer to 2021/22 budget	Community Infrastructure Fund
Swansea Courthouse Drainage Works	5,585	25,000	25,000		80% Complete	Community Infrastructure Fund
Swansea Community Hall - Toilet Refurbishment	-	40,000	40,000		In Progress	Community Infrastructure Fund
Total Council Buildings	**114,937**	**519,863**	**459,863**	**60,000**		
Bridges, Culverts						
Orford Bridge Replacement	958,930	990,840	990,840		Contract Complete. Rehabilitation to finalise project	$1.02m project started May 2019. Fully Federal Grant funded
Holkham Crt Culvert	6,500	56,087	56,087		Design continued - design delays	Community Infrastructure Fund
RTR - BRP Rheban Rd Griffith River Bridge	21,266	300,000	300,000		Survey for design revision complete. developing scope for tender	RTR 25% EMF75%
Total Bridges, Culverts	**986,696**	**1,346,927**	**1,346,927**	**-**		

Plant & Equipment	**Actual YTD**	**2020/21 Revised Budget**	**Government Funding**	**Council Funding**	**Project Progress**	**Government Funding**
Wheeloader (replace backhoe)	121,996	122,000		122,000	Complete	
Replace Animal Control Vehicle	31,634	35,000		35,000	Complete	
Plant replacement - replace 3 utes/works vehicles	117,069	159,230		109,230	Ordered Nov, 3 of 4 Delivered	
Total Plant & Equipment	**270,700**	**316,230**	**-**	**266,230**		
Total Renewal Capital	**2,317,012**	**4,030,676**	**2,903,671**	**1,077,005**		
Total Capital Works	**3,885,676**	**8,333,246**	**6,990,016**	**1,293,230**		

AusSpan
Total Bridge Management

CLIENT: Glamorgan-Spring Bay Council

DATE: 07/06/2021

DESCRIPTION: Structures Damaged by Major Floods in March/ April 2021

1/ Culvert Listed 53, Griffiths North, Wielangta Road - Twin 900 dia. 'Helcor'

- Cell No.2 damaged beyond repair - full Renewal of Culvert to Standard (headwalls/wingwalls/aprons)
- Cost Estimate - $120,000

2/ Culvert Listed 50, Orford Rivulet, Wielangta Road - Twin 3.10m dia. 'Multi-plate' Culvert

- Major Erosion to Culvert upstream & downstream now leaving Culvert in poor condition & potentially unsafe for future major floods – now not economical to repair due to both damage/ poor construction
- Option: Engineering Hydrology Assessment for Bridge Renewal (say 14m long x 8.5m wide) - $456,000

3/ Bridge No 2902, Prosser River, Woodsden Road

- Concrete abutments undermined – Design/ Install permanent underpinning to both abutments
- Cost Estimate - $55,000

4/ Bridge Listed 44, Glen Gala Road

- Erosion to Concrete Pier & Abutment A Upstream – Design/ Install scour protection
- Cost Estimate - $30,000

5/ Bridge Listed 47, Griffiths Rivulet, Wielangta Road

- Partly collapsed rock scour embankment protection downstream – Repair/ provide extra scour protection
- Cost Estimate - $27,500

6/ Bridge No 2001, Larges Creek, McKay Road

- Scouring to edge of Abutment A Upstream – Design/ Install scour protection
- Remove build-up of river rock material under Bridge – opening capacity reduced by approx. 50%
- Cost Estimate - $18,500

7/ Bridge No 3301, Apsley River, Ravensdale Road

- Remove build-up of river rock material under/ against Bridge – opening capacity reduced by approx. 50%
- Cost Estimate - $10,000

COMMUNITY SMALL GRANTS PROGRAM 2020/2021

Name of Applicant: .....East Coast Community Arts Initiative Inc .....

Postal Address: .....[redacted]

.....

Contact Person: .....David Lathwell

Position: Treasurer/Secretary .....

Contact Telephone Number

.[redacted].....

Email Address:

...[redacted].....

Fax Number: .....NA.....

Is your organisation an incorporated body? Yes

Project title and brief description: (If insufficient space, please attach additional sheet)

...The portable stages purchased for use in The Swansea Courthouse and Swansea Town Hall have been shown with use to not provide sufficient space for a number of performances/events. We would therefore like to purchase two more stages to ensure a large enough area to encourage greater use in both (Council owned) venues. .....

.....

.....

Other Comments (for example, benefits of the project to the community, support from any other groups or organisations.

..... The stages have been much appreciated by performers and audience alike, and the larger available area would allow a greater range of events to be presented for the community. We have support for the project from the Swansea Hall committee, the Swansea Revue and the Swansea Courthouse Management Committee

.....

.....

.....

.....

Total Cost of Project $1521

Amount sought from Council: $1000 (Maximum of $1,000)

What amount will be contributed by your organisation?

$..$521..... $.....

$.....

Will any other organisations be providing funding?

(Provide details below of any confirmed or anticipated contributions from other sources

$.....NO.....

Signed:.....

Name: (please print) ..David Lathwell.....

Position in Organisation: ..Treasurer/ Secretary

.....

Date:....18/5/21.....

Profit and Loss

Glamorgan Spring Bay Council
Budget 2021/22

Account	31/03/2021 Actual	YTD Budget	Budget Var	Var %	30/06/2021 Forecast	2021/22 Budget	2020/21 Budget	2019/20 Actual
Trading Income								
Rate Revenue	8,729,533	8,663,463	66,070	1%	8,731,482	9,867,631	8,663,463	8,547,420
Statutory Charges	533,705	346,180	187,525	54%	710,460	724,013	448,549	600,199
User Charges	484,926	447,500	37,426	8%	556,576	656,156	618,300	807,190
Grants	756,602	644,588	112,014	17%	1,443,518	1,465,416	1,465,667	1,352,703
Interest & Investment Revenue	119,050	9,350	109,700	1173%	227,127	229,642	17,850	248,310
Contributions	101,860	24,000	77,860	324%	130,200	140,000	30,000	111,239
Other Revenue	1,284,702	1,232,209	52,493	4%	1,668,687	2,275,056	1,507,278	1,721,962
Total Trading Income	**12,010,378**	**11,367,290**	**643,088**	**6%**	**13,468,049**	**15,357,913**	**12,751,107**	**13,389,023**
Gross Profit	**12,010,378**	**11,367,290**	**643,088**	**6%**	**13,468,049**	**15,357,913**	**12,751,107**	**13,389,023**
Capital Grants								
Grants Commonwealth Capital - Other	2,890,543	2,900,000	(9,457)	0%	2,969,543	5,462,080	4,644,337	1,450,000
Grants Commonwealth Capital - Roads to Recovery	483,690	601,631	(117,941)	-20%	496,631	506,087	601,631	601,631
Grants State Capital - Other	631,180	600,000	31,180	5%	50,000	775,000	600,000	254,000
Total Capital Grants	**4,005,413**	**4,101,631**	**(96,218)**	**-2%**	**3,516,174**	**6,743,167**	**5,845,968**	**2,305,631**
Other Income								
Net Gain (Loss) on Disposal of Assets	91,938	0	91,938	0%	91,938	-	0	88,441
Other Income - PPRWS Reimbursement of Principal Loan	0	0	0	0%	99,690	102,609	99,690	30,936
Total Other Income	**91,938**	**0**	**91,938**	**0%**	**191,628**	**102,609**	**99,690**	**119,377**
Operating Expenses								
Employee Costs	3,914,302	4,252,934	(338,632)	-8%	5,009,249	4,975,840	5,487,953	4,707,510
Materials & Services	5,340,381	5,165,884	174,497	3%	7,113,317	7,952,266	6,791,442	7,252,045
Depreciation	870,589	1,768,005	(897,416)	-51%	2,686,330	2,764,692	2,357,337	2,605,162
Interest	75,105	145,904	(70,799)	-49%	240,667	227,106	238,131	230,460
Other Expenses	139,040	151,825	(12,785)	-8%	206,325	225,505	227,429	160,584
Total Operating Expenses	**10,339,416**	**11,484,552**	**(1,145,136)**	**-10%**	**15,255,888**	**16,145,409**	**15,102,292**	**14,955,760**
Net Profit	**1,670,962**	**(117,262)**	**1,788,224**	**-1525%**	**(1,787,839)**	**(787,496)**	**(2,351,185)**	**(1,566,737)**
Total Comprehensive Result (incl Capital Income)	**5,768,313**	**3,984,369**	**1,783,944**	**45%**	**1,919,963**	**6,058,280**	**3,594,473**	**858,271**

Statement of Financial Position

Glamorgan Spring Bay Council
2021/22 Budget

Account	31 Mar 2021	Forecast 30 June 2021	Budget 30 June 2022	Budget 30 June 2021	30 Jun 2020
Assets					
Current Assets					
Cash & Cash Equivalents	3,571,063	3,054,371	3,054,371	1,401,680	1,683,196
Trade & Other Receivables	1,846,400	700,000	725,000	1,400,000	658,232
Inventories	22,402	0	0	27,000	23,755
Other Assets	91,155	61,200	30,600	10,000	81,600
Total Current Assets	**5,531,020**	**3,815,571**	**3,809,971**	**2,838,680**	**2,446,782**
Non-current Assets					
Trade & Other Receivables	9,435	0	0	0	9,435
Investment in Water Corporation	28,139,885	28,139,885	28,139,885	36,627,343	28,139,885
Property, Infrastructure, Plant & Equipment	125,877,466	130,117,833	135,855,679	130,493,245	126,700,280
Total Non-current Assets	**154,026,786**	**158,257,719**	**163,995,564**	**167,120,588**	**154,849,601**
Total Assets	**159,557,807**	**162,073,289**	**167,805,535**	**169,959,268**	**157,296,383**
Liabilities					
Current Liabilities					
Trade & Other Payables	499,891	500,000	500,000	500,000	1,207,652
Trust Funds & Deposits	343,662	343,662	343,662	400,000	534,472
Provisions	636,254	450,000	450,000	450,000	614,714
Contract Liabilities	0	959,885	0	0	421,919
Interest bearing Loans & Borrowings	293,455	458,263	697,774	1,124,930	512,113
Total Current Liabilities	**1,773,261**	**2,711,810**	**1,991,436**	**2,474,930**	**3,290,870**
Non-current Liabilities					
Provisions	117,389	120,000	145,000	150,000	117,389
Interest Bearing Loans & Borrowings	8,106,937	7,844,169	7,146,395	7,344,169	6,723,587
Total Non-current Liabilities	**8,224,326**	**7,964,169**	**7,291,395**	**7,494,169**	**6,840,975**
Total Liabilities	**9,997,587**	**10,675,979**	**9,282,831**	**9,969,099**	**10,131,845**
Net Assets	**149,560,219**	**151,397,310**	**158,522,703**	**159,990,170**	**147,164,538**
Equity					
Current Year Earnings	2,395,681	1,919,963	6,058,280	3,594,473	1,214,901
Retained Earnings	78,352,191	80,599,799	83,526,875	81,026,489	77,152,601
Equity - Asset Revaluation Reserve	68,381,239	68,381,239	68,381,239	75,432,507	68,381,239
Equity - Restricted Reserves	431,109	496,309	556,309		415,797
Total Equity	**149,560,219**	**151,397,310**	**158,522,703**	**160,053,469**	**147,164,538**

Statement of Cash Flows

Glamorgan Spring Bay Council

2021/22 Budget

Account	YTD Actual 30 April 2021	Forecast 30/06/2021	Budget 2021/22	Budget 2020/21	2019/20 Actual
Operating Activities					
Receipts from customers	10,893,060	11,625,435	13,497,856	10,161,046	11,784,376
Payments to suppliers and employees	(11,046,923)	(13,277,210)	(13,380,717)	(13,525,389)	(12,601,575)
Receipts from operating grants	757,402	1,443,518	1,465,416	1,428,162	1,359,203
Cash receipts from other operating activities	880,258	1,079,948	822,609	720,000	870,199
Interest received	17,367	20,127	22,642	17,850	41,210
Dividend received	103,500	207,000	207,000	0	207,100
Net Cash Flows from Operating Activities	**1,604,663**	**1,098,819**	**2,634,805**	**(1,198,331)**	**1,660,514**
Investing Activities					
Proceeds from sale of property, plant and equipment	97,946	71,706	0	0	774,845
Payment for property, plant and equipment	(4,373,500)	(4,934,604)	(9,202,537)	(6,786,300)	(7,636,926)
Receipts from capital grants	4,272,088	4,293,515	6,743,167	5,905,968	2,345,631
Other cash items from investing activities	0	0	0	0	73,969
Net Cash Flows from Investing Activities	**(3,466)**	**(569,383)**	**(2,459,370)**	**(880,332)**	**(4,442,481)**
Financing Activities					
Trust funds & deposits	(190,810)	(190,810)	0	0	365,036
Proceeds from/ (repayment) of loans	1,140,525	1,092,500	(455,492)	1,822,922	197,089
Other cash items from financing activities	(421,919)	0	0	0	165,889
Net Cash Flows from Financing Activities	**527,796**	**901,690**	**(455,492)**	**1,822,922**	**728,014**
Net Cash Flows	**2,128,994**	**1,431,126**	**(280,057)**	**(255,741)**	**(2,053,953)**
Cash and Cash Equivalents					
Cash and cash equivalents at beginning of period	1,623,245	1,623,245	3,054,371	1,657,421	3,677,197
Cash and cash equivalents at end of period	3,752,238	3,054,371	2,774,314	1,401,680	1,623,245
Net change in cash for period	**2,128,993**	**1,431,126**	**(280,057)**	**(255,741)**	**(2,053,953)**

Budget Capital Works Summary

Glamorgan Spring Bay Council
For the year ended 30 June 2022

	2021/22 Budget
New Capital	$
Roads, Footpaths, Kerbs	1,578,000
Stormwater & Drainage	265,000
Parks, Reserves, Walking Tracks, Cemeteries	3,540,500
Buildings & Facilities	-
Plant & Equipment	20,000
Total New Capital	**5,403,500**
Renewal of Assets	
Roads, Footpaths, Kerbs	1,058,174
Parks, Reserves, Walking Tracks, Cemeteries	20,000
Stormwater, Drainage	302,000
Marine Infrastructure	445,000
Buildings & Facilities	593,863
Bridges, Culverts	330,000
Plant & Equipment	300,000
Medical Equipment	20,000
IT Equipment	30,000
Total Renewal Capital	**3,099,037**
Total Capital Works	**8,502,537**

Budget Capital Works Detail

Glamorgan Spring Bay Council
2021/22 Budget

New Capital	2021/22 Budget	Government Funding	Council Funding	Details	Government Funding
Roads, Footpaths, Kerbs					
Freycinet Drive - Kerb at Kayak Rental to stop flooding	30,000	30,000		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Strip Rd Little Swanport - concrete overlay to hardstand floodway	30,000	30,000		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Bicheno walkway	403,000	403,000		Carried Forward from 2020/21	Drought Relief
Triabunna Road Realignment re Cenotaph/RSL corner	115,000	115,000		Carried Forward from 2020/21	Drought Relief
Swansea Main Street Paving	1,000,000	1,000,000			Fed Grant Funding
Total Roads, Footpaths, Kerbs	**1,578,000**	**1,578,000**	**-**		
Parks, Reserves, Walking Tracks, Cemeteries					
Swansea Boat Trailer Parking	450,000	500,000		Carried Forward from 2020/21	DPIPWE Funds
Bicheno Triangle	580,000	600,000			Fed Grant Fund
Bicheno Gulch	1,490,000	1,500,000			Fed Grant Fund
Coles Bay Foreshore	950,000	1,000,000			Fed Grant Fund
Jetty Rd Bicheno - Beach Access, timber walkway installation	10,500	10,500		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Buckland Walk - rehabilitation	60,000	-	60,000	Carried Forward from 2020/21	
Total Parks, Reserves, Walking Tracks, Cemeteries	**3,540,500**	**3,610,500**	**60,000**		
Stormwater & Drainage					
Holkham Court	265,000		265,000		
Total Plant & Equipment	**265,000**	**-**	**265,000**		
Plant & Equipment					
Crane Gantry Swansea - safe water tank removal	20,000		20,000		
Total Plant & Equipment	**20,000**	**-**	**20,000**		
Total New Capital	**5,403,500**	**5,188,500**	**345,000**		

Renewal of Assets	2021/22 Budget	Government Funding	Council Funding	Details	Government Funding
Roads, Footpaths, Kerbs					
RTR - RSPG Rheban Rd Resheeting / realignment for bridge	100,000	50,000	50,000	Carried Forward from 2020/21	RTR
Resheet - Old Coach Rd 3km	50,000		50,000		
Resheet - Sally Peak Rd 1km	17,000		17,000		
Resheet - Sand River Rd 1km	17,000		17,000		
Resheet - Seaford Rd 2km	34,000		34,000		
Resheet - Strip Rd 3km	50,000		50,000		
Resheet - Bresnehans Rd 0.5km	8,500		8,500		
Resheet - Elizabeth St Pontypool 1km	17,000		17,000		
Reseal	443,300		443,300		
Community Infrastructure Fund - Round 3 to be allocate	221,174	221,174			Community Infrastructure Fund - Round 3
Redesign and relocation of the Triabunna School crossing	31,000	31,000			Community Infrastructure Fund - Round 3
Design	29,200		29,200		
Contingency	40,000		40,000		
Total Roads, Footpaths, Kerbs	**1,058,174**	**302,174**	**756,000**		
Parks, Reserves, Walking Tracks, Cemeteries					
Bicheno BMX track refurbishment	20,000	20,000		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Total Parks, Reserves, Walking Tracks, Cemeteries	**20,000**	**20,000**	**-**		
Stormwater, Drainage					
Alma Rd and Fieldwick Land - Rockline drain and culvert improvements	125,000	125,000		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Stormwater management planning, investigation & design	100,000		100,000	Carried Forward from 2020/21	
Stomwater and drainage to be allocated	77,000		77,000		
Total Stormwater, Drainage	**302,000**	**125,000**	**177,000**		
Buildings & Facilities					
RSL Cenotapth - new memorial c/fw project	10,000		10,000	Carried Forward from 2020/21	
Triabunna Medical Centre - Car Park reseal and line mark	45,000	45,000		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Bicheno Medical Centre - Car Park reseal and line mark	55,000	55,000		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Triabunna Marina - improve public facilities and shelters	40,863	40,863		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Coles Bay Tennis Courts - Basketball hoop installation	3,000	3,000		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Buckland Community Hall - ramp access	45,000	45,000		Carried Forward from 2020/21	Community Infrastructure Fund
Buckland Community Hall - stairs	55,000	55,000		Carried Forward from 2020/21	Drought Relief
Bicheno Medical Centre - Refurb Treatment Room	25,000	25,000		Carried Forward from 2020/21	Community Infrastructure Fund
Swansea Courthouse Drainage Works	10,000	25,000		Carried Forward from 2020/21	Community Infrastructure Fund
Online Access Centre/Swansea Courthouse - refurbish toilet and install disabled/unisex toilet	60,000	60,000			Community Infrastructure Fund - Round 3
Coles Bay Community Hall - Replacement of Annexe, Medical Room, Kitchen and Library	180,000	180,000			Community Infrastructure Fund - Round 3
Spring Beach Toilet Refurbishment	65,000	65,000			Community Infrastructure Fund - Round 3

Total Buildings & Facilities	**593,863**	**598,863**	**10,000**		

Marine Infrastructure	**2021/22 Budget**	**Government Funding**	**Council Funding**	**Details**	**Government Funding**
Pylon Replacement - Marina	100,000		100,000		
Saltworks Toilet & Car park	245,000	245,000			Community Infrastructure Fund - Round 3
Saltworks Boat Ramp Upgrade	100,000	100,000		Carried Forward from 2020/21	State Grant
Total Marine Infrastructure	**445,000**	**345,000**	**100,000**		
Bridges, Culverts					
Holkham Crt Culvert	50,000	56,087		Carried Forward from 2020/21	Community Infrastructure Fund
RTR - EMF Rheban Rd Griffith River Bridge	280,000	300,000		Carried Forward from 2020/21	RTR 25% EMF75%
Total Bridges, Culverts	**330,000**	**356,087**	**-**		
Plant & Equipment					
IT Computer Equipment	30,000		30,000		
Medical Equipment	20,000		20,000		
Replace Ute x 2 (2007/2008)	57,000		57,000		
Replace Mayor Vehicle (2016)	37,000		37,000		
Replace Tipper Truck (2014)	80,000		80,000		
Replace Medium Truck (2014)	80,000		80,000		
Replace Toro Groundmaster (2014)	40,000		40,000		
Replace Tanderm Trailer	6,000		6,000		
Total Plant & Equipment	**350,000**	**-**	**350,000**		
Total Renewal Capital	**3,099,037**	**1,747,124**	**1,393,000**		
Total Capital Works	**8,502,537**	**6,935,624**	**1,738,000**		

Budget Loan Summary

Glamorgan Spring Bay Council

For the year ended 30 June 2022

Purpose	Opening Balance 1/07/2021	Principal Repayment	Interest Repayment	Closing Balance 30/06/2022	Maturity Date
Orford Bowls Club	3,243	3,243	497	0	29/09/2021
Triabunna Marina	2,183,779	175,917	87,435	2,007,862	22/08/2022
Plant	176,494	176,494	3,416	0	28/02/2022
Prosser Plains Raw Water Scheme	4,438,916	102,609	128,634	4,336,307	29/04/2049
General - Interest Free*	1,500,000	0	7,800	1,500,000	31/3/2023
Balance at 30 June	**8,302,432**	**458,263**	**227,782**	**7,844,169**	

*State Government Interest Free Support Loan, interest to be reimbursed from Treasury

GLAMORGAN SPRING BAY COUNCIL

Glamorgan Spring Bay Council

Rates and Charges Policy

Version 3

Adopted:
Minute No.:

Document Control

Policy Name	
First issued/approved	17/12/2019
Source of approval/authority	Council
Last reviewed	December 2019
Next review date	June 2025
Version number	03
Responsible Officer	Director Corporate & Community
Department responsible for policy development	Corporate Services
Related policies	• Rates Resolutions • Financial Hardship Assistance Policy • Rate Relief for Community Groups • Rate Relief for Religious Organisations. • Long Term Financial Management Plan • Annual Budget
Publication of policy	Website

Contents

1 Introduction 4

1.1 Purpose 4

1.2 Scope 4

1.3 Definitions 4

1.4 Related Policies and Legislation 4

1.5 Policy Review and Update Cycle 4

2 Policy 5

2.1 Rating Objective 5

2.2 Key Principles 5

2.3 Strategic Emphasis 6

2.4 The Rates Model 7

3 Implementation 9

1 Introduction

This policy is prepared in accordance with 86B (1) of the Local Government Act 1993 (the Act) and provides an overview of the rating framework that Council has adopted.

The Policy reflects the fundamental principles that are set out in the S.86A of the Act, that:

a) Rates are a tax and not a fee for service.
b) The value of the land is an indicator of capacity to pay.

The Council through the application of this Policy primarily levy rates based on property values with a contribution through fixed and service charges. The Policy also outlines the Council's approach to the provision of remissions and management of rate debt.

1.1 Purpose

Increase community awareness of Council's decision making in setting and collecting rates.

1.2 Scope

This policy sets out Council's rates and charges (taxation) objectives in regards to:

a) Statutory compliance; and
b) Discretionary matters.

This document is a statement of policy and intent, it does not supersede or overrule the specific rating resolutions and policies that are determined by resolution of Council.

1.3 Definitions

AAV Assessed Annual Value

1.4 Related Policies and Legislation

This policy relates to and depends on other Council policies, as well as legislation, including:

- The Glamorgan Spring Bay Council Rates Resolution (adopted annually)
- Local Government Act 1993
- Local Government Regulations 2015
- Financial Hardship Assistance Policy
- Rate Relief for Community Groups
- Rate Relief for Religious Organisations
- Annual Budget
- Long Term Financial Management Plan

1.5 Policy Review and Update Cycle

This policy is to be reviewed every 4 years.

2 Policy

2.1 Rating Objective

To maintain an appropriate distribution of rates and charges consistent with the principle stated in this Policy with the objectives of:

a) Consistent and equitable treatment of all residents and ratepayers;
b) Achieving an appropriate mix and distribution of taxation from
    i. Rates based on property values, fixed and service charges and revenue from other sources; and
    ii. Different sectors (including use of the land) withing the municipal area.
c) Using rate settings to support the achievement of strategic objectives.

2.2 Key Principles

1. According to the Act s.86A General Principles in relation to making or varying rates:

    (1) A council, in adopting policies and making decisions concerning the making or varying of rates, must take into account the principles that:

    (a) Rates constitute taxation for the purposes of local government, rather than a fee for service; and

    (b) the value of rateable land is an indicator of the capacity of ratepayers to pay rates.

    These principles have been taken into account in Glamorgan Spring Bay Council's Rating Model (see 2.3).

2. Annual assessed value (AAV), potential rental valued, as determined by the Valuer-General, is used currently as the basis for determining rates within the Council area.

3. Glamorgan Spring Bay Council is committed to fairness and equity in the raising of rates revenue across all properties.

4. Glamorgan Spring Bay Council has a goal for financial sustainability. Within the Long-Term Financial Management Plan Council has predicated the likely impact on rates over the coming 10 year period. This will be reviewed annually. This refers to the overall rate revenue and not the individual properties which may be affected from time to time by movements in valuation.

5. Council has no role in the assessment of objections to valuations. The lodgement of an objection does not alter the due date for the payment of rates. Rates must be paid in accordance with the rates notice until otherwise notified by Council.

6. A general rate will comprise a fixed component, which will apply equally to all rateable land, and variable component (cents in the dollar) which will be based on the AAV of a rateable property.

7. The variable component of the general rate will have a differential rate applying to commercial, industrial, and non-use commercial land.

8. Council may consider including a cap on the increase of the general rates that may apply to some or all rateable land in certain circumstance, for example municipal revaluations or change in rating methodology. This will be done with consideration of any impact on other ratepayers.

9. Glamorgan Spring Bay Council will administer, on behalf of the State Revenue Office, concessions to eligible ratepayers.

10. Glamorgan Spring Bay Council will continue to accept the payment of rates in full or by four instalments on or before the due date shown on the rates notice.

11. Glamorgan Spring Bay Council will impose interest on overdue amounts in accordance with the Act.

12. Glamorgan Spring Bay Council may enforce the sale of land by public auction for non-payment of rates after three years, in accordance with the Act.

2.3 Strategic Emphasis

Glamorgan Spring Bay Council's major source of revenue is from rates. In setting rates for the financial year Glamorgan Spring Bay Council gives principal consideration to strategic guidelines, budget requirements and the probable impact on the community.

Glamorgan Spring Bay Council must provide a suitable level of service, taking into account its roles and responsibilities and the needs and expectations of the community.

The resources needed to provide this level of service are outlined in Long Term Financial Management Plan and the annual budget, which is prepared in consultation with each of Glamorgan Spring Bay Council's service delivery departments.

External economic pressures impact on Glamorgan Spring Bay Council's finances and therefore put pressure on rates. Examples of these external forces are:

- a reduction in funds to Council via grants from State & Federal governments or TasWater dividends;
- increases in fuel and power costs;
- pressure on Council to minimise rate increases, taking into account the other large increases in costs to households, e.g., power & water.
- Glamorgan Spring Bay Council Long Term Financial Management Plan indicates that to achieve sustainability, higher than usual rate increases will be required for around 4 years and return to increases of around 3.5% towards the last half of the 10 year plan. This is subject to external funding being similar to what is expected currently. Long term financial plans and asset management plans are updated yearly with relevant data and are reassessed and presented to Council on a yearly basis.

2.4 The Rates Model

DIFFERENTIAL GENERAL RATES

The Act allows Councils to set different rates based on the use, or non-use of the land and/or the locality or zoning of the land. Glamorgan Spring Bay Council applies differential rates on the predominant use and non-use of the land.

In setting the differential rates Glamorgan Spring Bay Council takes into account:

- growth in properties of the same use and
- the varying impact of a particular use, such as commercial, on core council services such as road maintenance and stormwater.

A ratepayer may object to a variation in a rate based on a particular use of land, if they believe the use of the land is not the use of land on which the variation is based, by following the processes outlined in Section 109 of the Act. However, rates must continue to be paid in accordance with the rates notice until otherwise notified by the Council.

FIXED GENERAL RATE

According to the Act Council may have a fixed component to the general rate that applies equally to all rateable properties within the municipal area and that the revenue from the fixed component can not exceed 50% of the Council's general rate revenue.

Consistent with the Act, a minimum rate is also not levied.

The application of a fixed charge recognises that all rateable properties should make a fixed contribution to the cost of Council's operations and services. The application of a fixed charge reduces the rates that are raised based on property values. Council recognises the regressive taxation effect of fixed charges and so limits the amount of rates raised through a fixed charge.

ASSESSED ANNUAL VALUE (AAV)

After significant modelling and consideration of the key rating principles identified in 2.1, Council have determined that the most equitable model of rating for the Glamorgan Spring Bay municipal area is AAV plus a fixed component. Thereby all rateable land will be charged a fixed general charge and the other component of the general rate will be calculated based on a rate in the dollar of the AAV of each rateable land.

The rate in dollar charged will be the same for all rateable land, except where it has been varied by use as outlined in Differential General Rates above (Commercial and Industrial use and non-use of land).

WASTE COLLECTION SERVICE CHARGE

Glamorgan Spring Bay Council sets an annual service charge for waste management for each financial year for each non-vacant premises, tenement, flat, unit, apartment, single stratum section or portion of land set aside for separate occupation to which a regular garbage and recycling removal service is supplied by the Council. This provides a property with 1 x garbage & 1 x recycling bin or 1 x Waste Transfer Station voucher. A property owner may make an application for additional services to their property and the rates will be adjusted accordingly, as per the rate charge as specified in the rates resolution. If an application is received from a tenant, the application must be approved by the land owner, unless the tenant is the ratepayer.

WASTE MANAGEMENT (TRANSFER STATION) SERVICE CHARGE

Glamorgan Spring Bay Council sets an annual service charge for managing four waste transfer stations throughout the municipal area and for carting recycling and collected waste to Hobart.

This charge applies for each financial year for each premises, tenement, flat, unit, apartment, single stratum section or portion of land and every type of property that is rated within the municipal area.

MEDICAL SERVICE CHARGE

Glamorgan Spring Bay Council sets a service charge to recover incentives paid to health professionals, for providing infrastructure to health professionals and cover costs of running the medical practices not covered by Medicare rebates or other grants and user fees. This enables the Council to be able to attract and retain health professionals and provide a satisfactory working environment for our health professionals. This charge applies for each financial year for each premises, tenement, flat, unit, apartment, single stratum section or portion of land and every type of property that is rated within the municipal area.

CHARITABLE ORGANISATIONS

Confirmed charitable organisations who apply and who have provided the necessary documentation, may be eligible for a remission. Council's policies on remissions 3.7 and 3.8 apply.

RATEPAYER CONCESSION

An eligible ratepayer must hold a Pension Concession Card, Health Concession Card or a Department of Veteran's Affairs Card marked TPI Gold, in order to be entitled to a concession on Council rates, as provided by the Tasmanian State Government.

REMISSIONS

At some stage Council may identify a need to apply a remission to a class of ratepayers. No such remissions are currently proposed.

FINANCIAL HARDSHIP

Council have introduced a policy for Financial Hardship. Details of the policy and how to apply can be found on Council's website.

PAYMENT OF RATES

Glamorgan Spring Bay Council rates are payable in full by the first instalment date or by four instalments on or before the due date shown on the rates notice. Payment options are displayed on the rates notice.

Any ratepayer who is experiencing difficulty paying rates by the due dates should ring our Rates Officer on 03 6256 4777 to discuss alternative payment arrangements. These enquiries are treated confidentially.

LATE PAYMENT OF RATES

Rates will be overdue if they have not been paid by the due date shown on the notice. After this date interest will be applied, according to Section 128 of the Act.

RECOVERY OF RATES

In accordance with thorough financial management and Section 133 of the Act, the Council's Rates Officer will apply timely debt recovery practice. This includes that where rates are two instalments overdue, the ratepayer will be subject to recovery action.

SALE OF LAND FOR NON-PAYMENT OF RATES

Section 137 of the Act provides that a Council may sell any property where rates have been in arrears for three years or more. The General Manager will recommend to Council the sale of land by public auction.

SUPPLEMENTARY ADJUSTMENTS

Should an individual property receive an adjustment to its valuation through the supplementary process, and the financials to be adopted is greater than $10, a supplementary rates notice will be issued. Any financial impact throughout the supplementary process against a single PID that is less than $10 will not be adopted & levied to the ratepayer.

OTHER CHARGES

From time to time it may be necessary for Council to develop new infrastructure or pay for a new or existing service not previously rated. Before applying this charge a level of community consultation will be applied by detailing why it is necessary to make this change.

FAILURE TO COMPLY

The Act states that a rate cannot be challenged even if it is found not to comply with this policy and must be paid on the due date/s. Where a ratepayer believes that Glamorgan Spring Bay Council has failed to correctly apply this policy, it should raise the matter by contacting the Rates Officer on 03 6256 4782 to discuss the matter. If the ratepayer is still dissatisfied, they should write to the General Manager at PO Box 6, Triabunna 7190.

INFORMATION

The contact officer for further information at the Glamorgan Spring Bay Council is Council's Rates Officer 03 6256 4782. This policy will be made available as soon as practicable after its adoption, over the counter, electronically and on Glamorgan Spring Bay Council's website.

3 Implementation

Implementation of this Policy rests with the General Manager and Director Corporate and Community.

GLAMORGAN SPRING BAY COUNCIL

RATES RESOLUTIONS

GENERAL RATE

1.1 Pursuant to Section 90 and 91 of the *Local Government Act* 1993 (here referred to as the **"Act"**), Council makes the following general rate for all rateable land (excluding land which is exempt pursuant to the provisions of Section 87) within the municipal area of Glamorgan Spring Bay for the period commencing 1 July 2021 and ending 30 June 2022; which consists of:

(a) a General Rate of 5.45 cents in the dollar of the assessed annual value (here referred to as **"AAV"**); and

(b) a fixed charge of $300.

1.2 Pursuant to Section 107(1)(a) and (b) of the Act, by reason of use or predominant use of the land or non use of the land, namely:

(a) For land within the municipality which is used or predominantly used for commercial purposes.
(b) For land within the municipality which is used or predominantly used for industrial purposes.
(c) For land within the municipality which is zoned for commercial purposes but which is not used for commercial purposes (i.e. vacant commercial).

Council declares by absolute majority that component (a) of the general rate in clause 1.1 is varied by increasing it by 4.25 cents in the dollar to 9.7 cents in the dollar of the AAV of the land.

1.3 Pursuant to section 88A and section 107 of the Act, Council, by absolute majority sets the following maximum percentage increase in respect of the general rate under paragraph 1.1 of 99% for land used or predominately used for residential purposes with the following conditions:

(a) The cap does not apply to supplementary rates raised due to changes in use or changes in valuation that are effective or after 1 July 2021.

SERVICE RATES AND CHARGES

2. WASTE MANAGEMENT SERVICE CHARGE

Pursuant to Section 94 of the Act, the Council makes the following service charges for waste management for rateable land within the municipal area of Glamorgan Spring Bay for the

period commencing 1 July 2021 and ending 30 June 2022, namely:

(a) A general waste management charge of $100.00 for all rateable land; and
(b) A charge of $105.00 for all land that receives a residential waste collection service provided by Council; and
(c) A charge of $237.00 for all land that receives a commercial waste collection service provided by Council.

3. FIRE SERVICE RATE

(a) Pursuant to sections 93 and Section 93A of the Act, Council makes the following fire protection service rates in respect of the fire service contributions it must collect under the *Fire Service Act 1979* for the period commencing 1 July 2021 and ending on 30 June 2022, as follows:

Urban Rate	0.3239260 cents in thedollar of AAV
Rural Rate	0.4618290 cents in thedollar of AAV

(b) Pursuant to Section 93(3) of the Act, Council sets a minimum fire service contribution payable in respect of this service rate of $42.00.

4. COMMUNITY MEDICAL SERVICE CHARGE

Pursuant to section 94 of the Act, and regulation 32(b) of the *Local Government (General) Regulations 2005*, the Council makes the following service charge for the provision of community medical services for the period commencing 1 July 2021 and ending 30 June 2022 of $90.00 for each rateable parcel of land.

SEPARATE LAND

5. For the purposes of these resolutions the rates and charges shall apply to each parcel of land which is shown as being separately valued in the valuation list prepared under the Valuation of Land Act 2001.

ADJUSTED VALUES

6. For the purposes of each of these resolutions any reference to assessed annual value or AAV includes a reference to that value as adjusted pursuant to Section 89 and 89A of the Act.

PAYMENT OF RATES AND CHARGES

7. Pursuant to Section 124 of the Act, for the period commencing 1 July 2021 and ending 30 June 2022, Council:
   (a) Decides that all rates and charges payable to Council shall be payable by four (4) instalments which must be of approximately equal amounts.

(b) Determines that the dates by which instalments are to be paid shall be as follows:

(i) The first instalment must be made on or before the 31st of August 2021;

(ii) The second instalment must be made on or before the 30th of November 2021;

(iii) The third instalment must be made on or before the 28th of February 2022;and

(iv) The fourth instalment must be made on or before the 30th of April 2022.

(c) If a ratepayer fails to pay any instalment within 21 days from the date on which it is due, the ratepayer must pay the full amount owing.

PENALTY AND INTEREST

Pursuant to Section 128 of the Act, if any rate or instalment is not paid on or before the date it falls due:

a) There is payable a daily interest charge of 0.0164384% (6% per annum) in respect of the unpaid rate or instalment for the period during which it is unpaid.

WORDS AND EXPRESSIONS

Words and expression used both in these resolutions and in the Local Government Act 1993 or the Fire Services Act 1979 have in these resolutions the same respective meanings as the have in those Acts.

GLAMORGAN SPRING BAY COUNCIL

FEES AND CHARGES 2021-2022

ADMINISTRATIVE FEES

Type	Budget 2021-2022	Budget 2020-2021
Right to Information Act	$40.50	$40.50
Photocopying - Black and White A4	10 cents per page	10 cents per page
Photocopying - Black and White A3	30 cents per page	30 cents per page
Photocopying – Colour A4	50 cents per page	50 cents per page
Photocopying – Colour A3	$1 per page	$1 per page
132 Certificate	$48.60	$48.60
337 Certificate	$214.65	$214.65
Search and copy of permit and plans	$50	$50

HALL HIRE (Guide for Hall Committees)

Type	Budget 2021-2022	Budget 2020-2021
Hall Hire – hourly rate (not for profit)	$10 - $30	$10 - $30
Hall Hire – half day rate (not for profit)	$10 - $30	$10 - $30
Hall Hire – full day rate (not for profit)	$35 - $50	$35 - $50
Hall Hire – evening rate (not for profit)	$10 - $30	$10 - $30
Hall Hire – half day rate (Commercial)	$50 - $70	$50 - $70
Hall Hire – full day rate (Commercial)	$100 - $200	$100 - $200
Hall Hire – evening rate (Commercial)	$50 - $70	$50 - $70
Large events – weddings, birthdays etc	$100 - $200	$100 - $200
Pre-paid bond related to any large events at Halls	$200	$200
Hall – External Hire Items (Guidance Only)		
Chairs up to 10 – Public	$10	$10
Chairs 11 to 30 – Public	$15	$15
Chairs 31 to 50 – Public	$20	$20
Chairs 51 and over – Public	$30	$30
Chairs up to 10 – Community Group	$5 or small donation	$5 or small donation
Chairs 11 to 30 – Community Group	$5 or small donation	$5 or small donation
Chairs 31 to 50 – Community Group	$10 or small donation	$10 or small donation
Chairs 51 and over – Community Group	$10 or small donation	$10 or small donation
Hire of Tables (1 to 3) – Public	$5	$5
Hire of Tables (4 to 6) – Public	$10	$10
Hire of Tables (7 to 10) – Public	$15	$15
Hire of Tables (11 to 15) – Public	$20	$20
Hire of Tables (1 to 3) – Community Group	Small donation	Small donation
Hire of Tables (4 to 6) – Community Group	Small donation	Small donation
Hire of Tables (7 to 10) – Community Group	$5	$5
Hire of Tables (11 to 15) – Community Group	$10	$10
Use of Urn – Public	Discretionary	Discretionary
Use of Urn – Community Group	Discretionary	Discretionary
Use of Crockery – Public	Discretionary	Discretionary
Use of Crockery – Community Group	Discretionary	Discretionary
Use of Kitchen – Major Events	$50 - $150	$50 - $150

MARINE INFRASTRUCTURE FEES (ALL FIGURES INCLUDE GST)

Type	Budget 2021-2022	Budget 2020-2021
Marina Berth (Fixed Jetty Access)	$3,750	$3,260
Marina Berth (Floating Pontoon Access)	$4,700	$4,100
Floating Commercial Berth	$4,950	$4,300
Marina Berth – Casual Rate (Daily)	$40	$35
Marina Berth – Casual Rate (Weekly)	$150	$125
Marina Berth – Casual Rate (Monthly)	$480	$420
Fisherman's Wharf – Annual Fee (Up to 18 metres in length)	$1,380	$1,200
Fisherman's Wharf – Annual Fee (>18 metres in length)	$2,070	$1,800
Fisherman's Wharf – Casual Rate (Daily)	$40	$35
Fisherman's Wharf – Casual Rate (Weekly)	$150	$125
Fisherman's Wharf – Casual Rate (Monthly)	$500	$420
Fisherman's Wharf – Unloading Fee	$60	$50
Fisherman's Wharf – Cleaning Fee (When required)	$80	N/A
Use of Single phase power at wharf (Per connection 24Hr Period)	N/A	N/A
Use of Three Phase Power (Per connection 24Hr Period)	$30.	$25
Maintenance work on vessels at wharf fee (Daily)	$80	$60
Maintenance work on vessels at wharf fee (Weekly)	$500	$200

WASTE MANAGEMENT TRANSFER STATIONS

Type	Budget 2021-2022	Budget 2020-2021
General waste – per cubic metre	$25 (min $5)	$25 (min $5)
Compactor Vehicle – per cubic metre	$35	$35
Recyclable materials	Free	Free
Metals / Oils / Batteries	Free	Free
Greenwaste:		Free (conditions apply)
• Car boot load	$2	n/a
• Utility / flat tray load	$5	n/a
• Trailer single axle (no cage)	$5	n/a
• Trailer single axle (with cage)	$10	n/a
• Trailer double axle (no cage)	$10	n/a
• Trailer double axle (with cage)	$20	n/a
• Loads larger than above, per m3	$5	n/a
Tyre disposal:		
• Car	$10	$8
• Small truck	$15	$10
• Large truck	$25	$20

BICHENO / TRIABUNNA CEMETERY FEES

Type	Budget 2021-2022	Budget 2020-2021
Reservation Certificates - General	$280	$160
Niche Wall Allocation	$220	$125
Old / Lawn Section burials	$965	$550
Children – max coffin size 1350mm x 450mm	$350	$200
Re-open Fee (Old / Lawn section)	$790	$450
Burials - outside working hours (additional charge)	$440	$250

KERBSIDE VENDOR & STALL FEES

Type	Budget 2021-2022	Budget 2020-2021
Kerbside Vending Fees	$1,000 annual $100/month	$1,000 annual $100/month
Stall Holders	$25/event	$25/event

PLANNING AND DEVELOPMENT FEES

Type	Budget 2021-2022	Budget 2020-2021
No Permit Required Compliance Fee		
Basic Fee	$132	
Base Application Fee (required for all applications)		
$0 - $100,000 value of works	$152	$150
>$100,000 value of works	$758	$750
>$500,000 value of works	$1414	$1,400
>$1,000,000 value of works	$1,700	$2 per $1,000
Scaled Assessment Fee (Applicable to All Applications)		
For every $1,000 value of work where value of work is >$25,000.00	$1.80	$1.80
Discretionary Assessment Fee		
For all discretionary applications	$172	$170
Subdivision Assessment Fee		
Minor boundary adjustment	$152	$150
Base fee	$536	$530
New lot assessment fee (per lot)	$61	$60
Public Notification Fee		
For all discretionary applications	$425	$420
For planning amendment & scheme level 2 ts activities	$1111	$1100
Minor Amendment Fee	$81	
Permitted Application	$263	$80
Discretionary Application	$425	$260
Planning Scheme Amendment (Note: Application assessment fees & TPC fee also payable in addition)		
Assessment Fee	$13,635	$13,500
Extensions of time		
Extension of 2-year substantial commencement	$71	$70
Developer Contribution Fee		
Cash in lieu of car parking	Per Policy= (cost of land + construction cost) x 0.5	$4,200 per space
Part 5 Agreements		
Execution of Part 5 Agreement	$455	$450
Or if required by Planning Permit	$303	$300
Region Land Use Strategy		
Request to amend Regional Land Use Strategy	$2,778	$2,750

Type	Budget 2021-2022	Budget 2020-2021
PLANNING AND DEVELOPMENT FEES cont.		
Specialist Assessment of DA Required		
EIA or specialist study to be assessed by suitably qualified person not contained within Council (e.g. archaeologist). Actual amount charged shall be paid by applicant in addition to applicable fee.	Cost of the peer review study + 15% administration fee	Cost of the peer review study + 15% administration fee
Development Engineering		
Plan assessment & inspection	1% of certified value of work, minimum $303	1% of certified value of work, minimum $300
Re-inspection fee	$180	$180
Strata Title Act 1998		
Strata scheme assessment	$465 plus $61 per lot	$460 plus $60 per lot
All other Strata Title Act 1998 applications	$303	$300
Petitions to Amend Sealed Plan		
With written support of all interested parties	$324	$320
Without written support of all interested parties	$627	$620
Hearing fee	$526	$520
Miscellaneous Fee for LUPAA or LGBMP applications		
Miscellaneous	$223	$220
For Retrospective Approval due to compliance actions by staff		
For all retrospective applications following planning notices	Plus 50% of the applicable fee	Plus 50% of the applicable fee
Refunds/Remissions – Application Withdrawals		
If requests for additional information have not been made	75%	75%
If assessment has not yet commenced	75%	75%
If requests for additional information have been made	25%	25%
Advertising Fee – Not commenced	100%	100%

BUILDING AND PLUMBING FEES

Type	Budget 2021-2022	Budget 2020-21
Notifiable Building Work	$165	$160
Building Permit (Class 10)	$165	$160
Building Permit (Class 1)	$325	$320
Building Permit (Class 2-9)	$425	$420
Demolition Notifiable Work	$165	$160
Demolition Permit (Class 1 - 10)	$325	$320
Notifiable Plumbing Work	$325	$320
Plumbing Permit (Class 1 + 10) includes CLC		
• Without wastewater	$325	$320
• Including wastewater	$650	$640
Plumbing Permit (Class 2-9)		
• Without wastewater/trade waste	$430	$425
• Including wastewater/trade waste	$855	$850
Permit Authority Completion Certificates		
• Building & Demolition	$110	$105
• Plumbing	$110	$105
Temporary Occupancy Permit Admin Fee	$65	$60
Minor Works Notification Form	$65	$60

Type	Budget 2021-2022	Budget 2020-21
BUILDING AND PLUMBING FEES cont.		
Site inspection – per ½ hr onsite plus travel	$110	$106
Completion of reports to Council by practitioner/plumber per ½ hour	$110	$106
Plumbing inspections – mandatory (per ½ hour onsite) plus travel	$110	$106
Amended drawings	$165	$160
Extension building, plumbing & demolition permits • 1st year • Subsequent years	 $110 $110	 $105 $105
Permit of Substantial Compliance	$495	$490
Building Certificate (per building)	$495	$490
Additional inspections (per ½ hour onsite) due to faulty workmanship required to issue completion	$147/hr or part there-of	Equal to cost incurred
Site Inspection Travel Fee	$45	$40

ENVIRONMENTAL HEALTH

Type	Budget 2021-2022	Budget 2020-2021
Food Business Registration Fees		
Temporary Food Registration	$26	$25
Temporary Food Registration local community non profit organisation)	FREE	Free
Classification Priority 1 *	$268	$265
Classification Priority 2 *	$202	$200
Classification Priority 3 *	$137	$135
Classification Priority 3 (notify only)	$26 – One off fee	
Classification Priority 4 (notify only)	$26 – One off fee	
Not for profit	FREE	FREE
Assessment of Plans for Commercial Kitchen (Form 49)	$223	$220
Inspection and Occupancy Report for commercial kitchen (Form 50)	$223	$220
Miscellaneous Health Fees		
Place of Assembly Licence – specific event	$80	$60
Place of Assembly Licence – specific event (local community non-for-profit organisation)	FREE	FREE
Swimming pools/spas samples (request /non investigative)	Cost of analysis + $147/hr or part there-of	$40 + cost of analysis
Commerical Water Carriers Permit (1 year only)	$51	$50
Regulated system registration-new	$101	$100
Public Health Risk Activities (tattooists, skin penetration)– application and renewal	$71	$70
Private Water Supplier Permit	$26	$25
Caravan Licence	$233	$230
Permit for burial of human remains on private land	$172	$170
Environmental Protection Notices – investigation, issuing and management charges	$147/hr or part there-of	$145/hr or part there of
Fire Abatement Notices Follow up letter Initiate works to be undertaken	$61 $218 admin fee + contractor costs	$60 $215 admin fee + contractor costs

DOG MANAGEMENT FEES

Type	Budget 2021-2022	Budget 2020-2021
Non-Desexed Dog (before 30/06/21)	$40	$35
Non-Desexed Dog (after 30/06/21)	$55	$50
Desexed dog (before 3/06/21)	$25	$20
Desexed dog (after 30/06/21)	$35	$30
*Working dogs (before 30/06/21)	$20	$15
*Working dogs (after 30/06/21)	$35	$30
Dog owned by a pensioner (one desexed dog only) (before 30/06/21)	$9	$8
Dog owned by a pensioner (one desexed dog only) (after 30/06/21)	$21	$20
Declared dangerous dog & Restricted Breeds (before 30/06/21)	$255	$250
Declared dangerous dog & Restricted Breeds (after 30/06/21)	$455	$450
Registered guide dog/assistance dog	FREE	Free
Replacement tag	$6	$5
Release of dog from pound 1st offence	$41	$40
Release of dog from pound 2nd and subsequent offences	$152	$150
Daily maintenance charge whilst impounded	$41	$40
Kennel Licence – New >2 dogs	$120 + Advertising Costs	$70
Kennel Licence – Renewal	$35	$30

* ALL WORKING DOGS MUST BE REGISTERED
# Fees and Charges adopted at 25 May 2021 Ordinary Council Meeting.

Banding of Change for Industrial Properties for 21/22

Change for Industrial Properties	Number of Properties	% of Properties
Decrease	8	57%
$0 to $200 Increase	5	36%
$200 to $500 Increase	1	7%
Total	**14**	**100%**

Banding of Change for Commercial Properties for 21/22

Change for Commercial (Non Vacant) Properties	Number of Properties	% of Properties
Decrease	26	12%
$0 to $200 Increase	25	11%
$200 to $500 Increase	130	58%
Greater than $500 Increase but less than 15% Increase	42	19%
Total	**223**	**100%**

**NB Properties with Supp Vals in 20/21 removed
**Assumes properties are paying the full rates in the current year and are not hitting the cap
Those Industrial and Commercial properties that are hitting the existing cap will see a higher increase than tabled above.

Banding of Change for Primary Production Properties for 21/22

Change for Primary Production Properties	Number of Properties	% of Properties
Decrease	49	46%
$0 to $201 Increase	58	54%
Total	**107**	**100%**

**NB Properties with Supp Vals in 20/21 removed

Banding of Change for Residential (Non Vacant) Properties for 21/22

General Rate Only

Change for Residential Properties (non vacant)	Number of Properties	% of Properties
Decrease	1404	34%
0 to $200 Increase	1088	27%
$200 to $500 Increase	888	22%
$500 to $1000 Increase	547	13%
CAP	146	4%
Total	**4073**	**100%**

Number of Residential (Non Vacant) Properties Changing by Location and Band of Change for 21/22

Change for Residential Properties (non vacant) by location	Decrease	0 to $200 Increase	$200 to $500 Increase	$500 to $1000 Increase	CAP	Grand Total
Residential - Apslawn	1	3	2			6
Residential - Bicheno	378	170	173	94	30	845
Residential - Buckland	4	37	17	3		61
Residential - Coles Bay	115	121	175	141	23	575
Residential - Cranbrook	13	5	3	1	1	23
Residential - Dolphin Sands	88	28	62	42	4	224
Residential - Douglas River	10	1	3	2	3	19
Residential - Friendly Beaches	1			1		2
Residential - Lake Leake		1				1
Residential - Levendale	2	1	1			4
Residential - Little Swanport	32	13	21	8	3	77
Residential - Nugent		1	1			2
Residential - Orford	303	217	174	116	41	851
Residential - Pontypool	25	4	1	5	1	36
Residential - Rheban	15	4	7	4	1	31
Residential - Rocky Hills	1	1	2		5	9
Residential - Spring Beach	30	33	56	40	5	164
Residential - Swansea	325	112	122	67	22	648
Residential - Triabunna	61	336	68	23	7	495
Total	**1404**	**1088**	**888**	**547**	**146**	**4073**

Banding of Change for Vacant Residential Properties for 21/22

Change for Vacant Residential Properties	Number of Properties	% of Properties
Decrease	654	62%
$0 to $200 Increase	225	21%
$200 to $500 Increase	130	12%
$500 to $1000 Increase	38	4%
Greater than $1000 Increase	5	0%
Total	**1052**	**100%**

**NB Properties with Supp Vals in 20/21 removed

GLAMORGAN SPRING BAY COUNCIL

Glamorgan Spring Bay Council

Rate Relief for Community Groups

Version 3

Adopted:
Minute No.:

Document Control

Policy Name	
First issued/approved	28/04/2020
Source of approval/authority	Council
Last reviewed	April 2020
Next review date	June 2025
Version number	04
Responsible Officer	Director Corporate and Community
Department responsible for policy development	Corporate Services
Related policies	• Rates Resolution • Rates Policy
Publication of policy	Website

Contents

1 Introduction 4

1.1 Purpose 4

1.2 Scope 4

1.3 Definitions 4

1.4 Related Policies and Legislation 4

1.5 Policy Review and Update Cycle 4

2 Policy 4

2.1 Types of Organisations 4

2.2 Criteria 5

3 Implementation 5

4 Attachments (if applicable) ..... Error! Bookmark not defined.

1 Introduction

1.1 Purpose

To recognise the contributions community groups and organisations make to the community and to assist them by providing rate relief.

1.2 Scope

This policy covers all forms of community groups and organisations.

1.3 Definitions

Nil

1.4 Related Policies and Legislation

This policy relates to and depends on other Council policies, as well as legislation, including:

- Section 129 of the *Local Government Act 1993* (the Act).

1.5 Policy Review and Update Cycle

This policy is to be reviewed every 4 years.

2 Policy

This policy refers only to the general rates that are payable on the proportion of land that is owned or used by the organisation. Commonwealth, Crown, State and Council owned land is exempt from this policy. All organisations listed below are required to pay all service rates and charges in full. A remission on general rates can only be considered initially upon receipt of a written request from the organisation to the General Manager.

2.1 Types of Organisations

CLUBS - 100% remission in general rates

- Examples of such organisations are Scouts, Girl Guides, Retired Servicemen's League and similar.

SPORTING BODIES – No remission on general rates

- Examples of such organisations are Cricket, Football, Tennis, Badminton, Soccer Clubs, Sporting Shooters Clubs, Boating Clubs, Golf, Bowls and the like.
- In previous years a 50% remission was available for Sporting Bodies.
- With the change in rating models, land use for Sport and Recreation will see a significant reduction in rates.
- Therefore, the remission for this group has been reviewed and Council do not believe that it continues to be justified. Council will continue to monitor and review this policy.

COMMUNITY ORGANISATIONS - 50% remission on general rates

- Examples of such organisations are Men's/Community Sheds, Museum, Art Gallery and the like.

CHARITABLE ORGANISATIONS - Exempt from General Rates

- Examples of such organisations are St Vincent De Paul, Salvation Army and the like.
- Charitable organisation are exempt from General Rates per S.87 of the Act, where the land is owned and occupied exclusively for charitable purposes.

HEALTH FACILITIES - No remission from general rates

- Examples of such organisations are Nursing Homes, Retirement Homes, Child Care Centres, Doctors Surgeries, Specialist Consultancy Practices, and the like.

2.2 Criteria

- To qualify for a remission the property must be solely used for public or community purposes. If the property is used for any other purposes, then no remission on general rates is available.
- The organisation must apply in writing each year.

3 Implementation

Implementation of this Policy rests with the General Manager and the Director of Corporate and Community.