



## ORDINARY COUNCIL MEETING - 14 DECEMBER 2021

### ATTACHMENTS

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Office: 9 Melbourne Street,  
 Postal: PO Box 6 Triabunna 7190  
 Phone: 6256 4777 Fax: 6256 4774  
 Email: [planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)  
 Web: [www.gsbc.tas.gov.au](http://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 as well as for planning scheme amendment & minor amendments to permits.

If you are applying for a change of use to visitor accommodation in the General Residential, Low Density Residential, Rural Living, Environmental Living or Village Zone, the *Visitor Accommodation Use in Existing Habitable Buildings Standard Application Package* must be used. This is 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 form or what information is required please contact the office.

## Details of Applicant & Owner

Applicant:	Brooks, Lark & Carrick Surveyors		
Contact person: (if different from applicant)	David Miller		
Address:	Unit 1, 2 Kennedy Drive	Phone	6248 5898
	Cambridge TAS 7170	Fax:	
Email:	admin@rbsurveyors.com	Mobile:	
Do you wish for all correspondence to be sent solely by email?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Owner: (if different from applicant)	Lisa & Robert Williamson
Address:	
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: <b>44 Burgess Street</b>			
Suburb <b>Bicheno</b>		Post Code <b>7215</b>	
Size of site	<b>8506 m<sup>2</sup></b>	or	Ha
Certificate of Title(s):	<b>208850/1</b>		
Current use of site:	<b>Residential</b>		

### General Application Details

Complete for All Applications

<input type="checkbox"/>	New Dwelling	<input type="checkbox"/>	Change of use
<input type="checkbox"/>	Additions / Alterations to Dwelling	<input type="checkbox"/>	Intensification or modification of use
<input type="checkbox"/>	New Outbuilding or Addition	<input checked="" type="checkbox"/>	Subdivision or boundary adjustment
<input type="checkbox"/>	New Agricultural Building	<input type="checkbox"/>	Minor amendment to existing permit DA ..... / .....
<input type="checkbox"/>	Commercial / Industrial Building	<input type="checkbox"/>	Planning Scheme Amendment

Estimated value of works (design & construction)	\$
--	----

Describe the order and timing of any staged works:	<b>PROPOSED STAGING</b> or N/A	<b>STAGE 1 : LOTS 1, 5 &amp; 6</b> <b>STAGE 2 : LOTS 7, 8, 9, &amp; 10</b> <b>STAGE 3 : LOTS 2, 3 &amp; 4</b>
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### 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have any potentially contaminating activities ever occurred on the site? <i>If yes, please provide a separate written description of those activities.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the proposal consistent with any restrictive covenants or Part 5 agreements that apply to the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>



## 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Existing houses and shed as shown on plan to be demolished.
Fencing	<input type="checkbox"/> Yes <input type="checkbox"/> No	
New or upgraded vehicle / pedestrian access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Plans
New or modified water, sewer, electrical or telecommunications connection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Plans
Retaining walls	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Cut or fill	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Signage	<input type="checkbox"/> Yes <input type="checkbox"/> No	
New car parking	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Vegetation removal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Possibly, as required to build subdivision.

Existing floor area . m <sup>2</sup>	Proposed floor area . m <sup>2</sup>
--------------------------------------	--------------------------------------

Number of existing car parking on site <i>N/A</i>	Number of proposed car parking on site <i>N/A</i>
---	---

Describe the width & surfacing of vehicular access (existing or proposed) and how drainage/runoff is collected and discharged:	<i>See Plans</i>
If vehicular access is from a road sign-posted at more than 60 km/hr, please state the sight distance in both directions:	<i>N/A</i> 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 <input checked="" type="checkbox"/>	<i>See Plans</i>
	Discharge to kerb & gutter: .....	Yes <input checked="" type="checkbox"/>	<i>See Plans</i>
	Discharge to roadside table drain:...	Yes <input type="checkbox"/>	
	Discharge to natural watercourse: ..	Yes <input type="checkbox"/>	
	Retained on site: .....	Yes <input type="checkbox"/>	

No change, houses to be demolished



## Application for Planning Approval

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



## Application for Planning Approval

### Personal Information Protection Statement:

The personal information requested is personal information for the purposes of the *Personal Information Protection Act 2004* and will be managed in accordance with that Act. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993* (LUPPA) and other related purposes, including for the purpose of data collection.

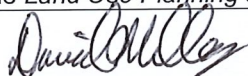
The intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers and contractors engaged by the Council from time to time.

The information may also be made publically available on the Council's website and available for any person to inspect in accordance with LUPAA. The supply of this information is voluntary. However, if you cannot or do not provide the information sought, the Council will be unable to accept and/or process your application.

### 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.
- I/we authorise Council employees or consultants to enter the site in order to assess the application.
- I/we have obtained all copy licences and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on and determining the application.
- I/we authorise the Council to:
  - Make available the application and any and all information, reports, plans and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
  - Make such copies of the application and any and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application; and
  - Publish and or reproduce the application and any and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representatives, referral agencies and other persons interested in the application.
- You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and any and all information, report, plan and material provided with or as part of the application.
- 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/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:	30/8/2021
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### If applicant 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:
Lisa & Rob Williamson	email/phone	30/8/21

### 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 be provided and that person must also sign this application form below:

I, \_\_\_\_\_ being responsible for the administration of land at \_\_\_\_\_ for use  
declare that I have given permission for the making of this application by \_\_\_\_\_  
and/or development involving \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: 18/10/2021

  
Delegate of  
Minister for Infrastructure

**It is the applicant's responsibility to obtain any Ministerial consent required for the application. Written requests for Council consent are via the General Manager. Request for Ministerial consent should be directed to the relevant department.**



David Miller  
Brooks lark & Carrick Surveyors  
By email: david@blcsurveyors.com.au

Dear David

**Crown Landowner Consent Granted – 44 Burgess Street (Tasman Highway), Bicheno**

I refer to your recent request for Crown landowner consent relating to the development application at 44 Burgess Street (Tasman Highway), Bicheno for subdivision, new accesses, stormwater, sewer and watermain connections.

I, Fiona McLeod, Director Asset Management, State Roads, the Department of State Growth, having been duly delegated by the Minister under Section 52 (1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of Section 52 (1B) (b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the **making of the application only** insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 28 September 2021, and the documents approved, as follows:

Approved Document Name	Author	Date Received	Notes
Crown Landowner Consent Application Form – 44 Burgess Street, Bicheno	David Miller (Brooks Lark and Carrick Surveyors)	28-09-21	
Certificate of Title Documents – Folio Text-Folio Plan – FR 208850/1		28-09-21	
Planning Permit Application Form – 44 Burgess Street, Bicheno	David Miller (Brooks Lark and Carrick Surveyors)	28-09-21	
Stormwater Report	D Hayers (Gandy and Roberts Consulting Engineers)	28-09-21	<i>Stormwater and Drainage Disposal Report, Planning Scheme Compliance (21.0316), 44 Burgess Street, Bicheno, for Rob and Lisa Williamson, dated August 2021, Rev A for Planning Approval</i>
Subdivision Plan	Brooks, Lark and Carrick Surveyors	28-09-21	<i>Proposed Subdivision, Drawing No. WIROB01 13401-01, dated 10-05-2021</i>



In giving consent to lodge the subject development application, the Department notes the following applicable advice:

**A. Access – construction or alteration (Access works permit required)**

In giving consent to lodge the subject development application, the Department notes that the proposed access to the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit

[https://www.transport.tas.gov.au/roads\\_and\\_traffic\\_management/permits\\_and\\_bookings/new\\_or\\_altered\\_access\\_onto\\_a\\_road\\_driveways](https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/new_or_altered_access_onto_a_road_driveways) or contact [permits@stategrowth.tas.gov.au](mailto:permits@stategrowth.tas.gov.au).

On sealed State roads all new accesses must be sealed from the road to the property boundary as a minimum.

Pursuant to Section 16 of the *Roads and Jetties Act 1935*, where a vehicle access has been constructed from land to a State highway or subsidiary road, the owner of that land is responsible for the maintenance and repair of the whole of the vehicular access.

**B. Other types of works (pipeline, etc.) OR Construction of infrastructure in the road reserve/on Crown land (Works permit required)**

In giving consent to lodge the subject development application, the Department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit <http://www.transport.tas.gov.au/road/permits> or contact [permits@stategrowth.tas.gov.au](mailto:permits@stategrowth.tas.gov.au).

**C. Discharge of Stormwater or drainage into the State road drainage system (Ministerial consent required)**

In giving consent to lodge the subject development application, the Department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 17B of the *Roads and Jetties Act 1935* to concentrate and discharge drainage to the State road reserve.

The proponent must submit a drainage plan, including catchment area, flows and drainage design for any area discharging to the State road reserve.

If any enlargement of the existing State road drainage infrastructure is required in order to carry any additional drainage, these works must be undertaken under the supervision and to the satisfaction of an officer designated by the Minister. If such works are required, the costs associated with the works will be payable by the proponent.

The proponent is responsible for the ongoing maintenance of their own infrastructure.

It is recommended that the proponent initiates early discussions with the Department concerning the overall stormwater design associated with the application to assist in streamlining the consent process.



For further information please contact Road Assets at [roadassets.utilities@stategrowth.tas.gov.au](mailto:roadassets.utilities@stategrowth.tas.gov.au).

The Department reserves the right to make a representation to the relevant Council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely



Fiona McLeod

**DIRECTOR ASSET MANAGEMENT**

Delegate of

**Minister for Infrastructure and Transport**

Michael Ferguson MP

18 October 2021

cc: General Manager, Glamorgan Spring Bay Council



## INSTRUMENT OF DELEGATION

### *Land Use Planning and Approvals Act 1993*

I, **MICHAEL FERGUSON MP**, being and as the Minister of the Crown responsible for the administration of land under section 52(1B)(a) of the *Land Use Planning and Approvals Act 1993* (the Act) pursuant to section 52(1F) of the Act, hereby revoke all previous delegations made under section 52(1B) of the Act as made in the Instruments of Delegations dated 31 July 2018, and hereby delegate the performance and exercise of my functions and powers under the provisions set out below to the persons holding, occupying or acting in the position as listed next to that provision of the said Act, being an office or position within the Department of State Growth.

	Position	Position No
Section 52 (1B)	General Manager State Roads	370470
	Director Network Management	372521
	Director Asset Management	372535
	Manager Transport Network Planning	371844

Dated this 30<sup>th</sup> day of June 2021

SIGNED:



MICHAEL FERGUSON  
Minister for Infrastructure and Transport



## Applicant Details

Applicant First Name: David

Applicant Last Name: Miller

Company Name: Brooks lark & Carrick Surveyors

Postal Address: 1/2 Kennedy Drive Cambridge  
Park 7170

Contact Phone Number: 0400114824

Contact Email: david@blcsurveyors.com.au

## Application Details

Type of Application to Council: Planning permit application

Development Involve Any Of  
The Following:

Subdivision of land

## Details of Proposal

Street Address: 44 Burgess Street Bicheno

Description of Site: Residential land in Bicheno partially fronting Burgess Street which is a State Growth controlled highway

Impact on Crown Land or State Road: Construction of accesses onto Burgess Street, discharge of stormwater to existing kerb, sewer connections to existing sewer mains, new water main and lot connections

Description of Proposal: New accesses, new stormwater connections to existing kerb, new sewer connections to existing sewer main, new water main and water connections all in Burgess Street

Local Council Area: Glamorgan Spring Bay

Previous Contact With  
Anyone At The Department  
Of State Growth:

## Supporting Documents

Development Involve Any Of  
The Following:

Drainage: Yes 21.0316 20210812 Stormwater Planning Report.pdf

Sewer: Yes 21.0316 20210812 Stormwater Planning Report.pdf

Altered Access To State Road Network: Yes 21.0316 20210812 Stormwater Planning Report.pdf

Completed Council Planning Application Form: Application for Planning Approval.pdf

Files to be send separately No  
due to size limit:

All Plans, Reports And Supporting Documentation 1340101 - Proposal Plan.pdf



Forming The Planning  
Application:

Current Certificate of Title CT 208850-1.pdf  
details:



## LAND & ENGINEERING SURVEYORS

DAVID B. MILLER (B. Surv.)  
REGISTERED LAND SURVEYOR  
(DIRECTOR)

"THE STRIDES BUILDING",  
3-5 WILMOT ROAD,  
HUONVILLE  
TELEPHONE: (03) 6264 1722  
(Thursdays)

SORELL  
TELEPHONE: (03) 6265 2208

E-mail: [admin@blcsurveyors.com.au](mailto:admin@blcsurveyors.com.au)

Our Reference: WIROB01  
seh / 1<sup>st</sup> September 2021

Glamorgan Spring Bay Council  
PO Box 6  
TRIABUNNA TAS 7190

Dear Sir/Madam

### RE: PROPOSED SUBDIVISION – 44 BURGESS STREET, BICHENO.

Further to our client's instructions, please find attached:

1. A copy of the above-named proposed subdivision.
2. A copy of the relevant titles.
3. Gandy & Roberts Stormwater and Planning Report & Servicing Plans.
4. A copy of Council's development application form.

Your advice in relation to necessary Council fees is requested.

We advise that on receipt of Council's invoice, we will forward same to our client for payment.

The following matters are relevant to the application:

The application is proposed to subdivide the property into ten lots in three stages, see plan for details relating to proposed staging. The land is zoned General Residential under the Glamorgan Spring Bay Interim Planning Scheme and we submit that proposal accords with the intent for that zone.

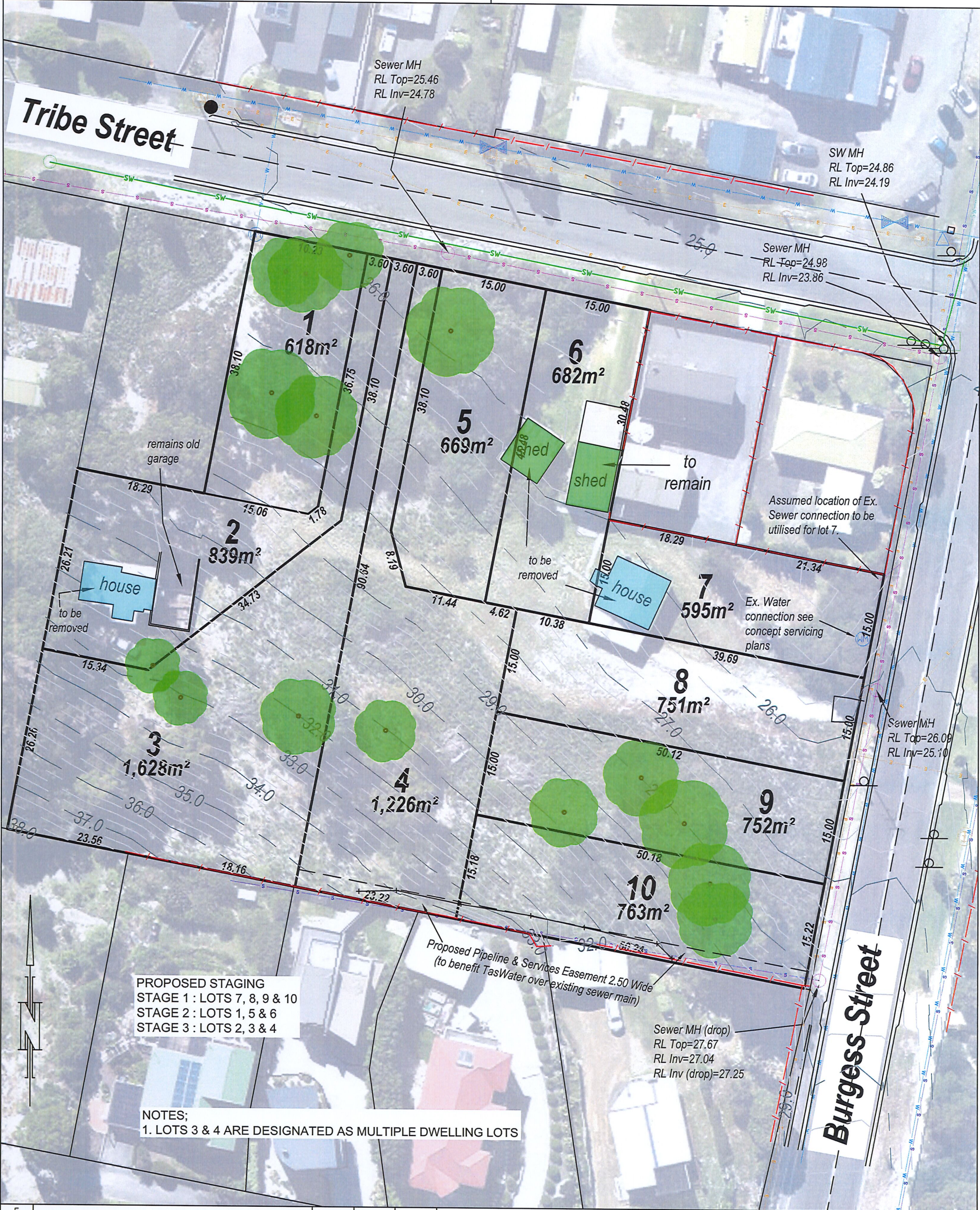
Should you have any queries or require any further information, please do not hesitate to contact our office.

Yours Faithfully



David Miller





PROPOSED STAGING  
STAGE 1 : LOTS 7, 8, 9 & 10  
STAGE 2 : LOTS 1, 5 & 6  
STAGE 3 : LOTS 2, 3 & 4

NOTES;  
1. LOTS 3 & 4 ARE DESIGNATED AS MULTIPLE DWELLING LOTS

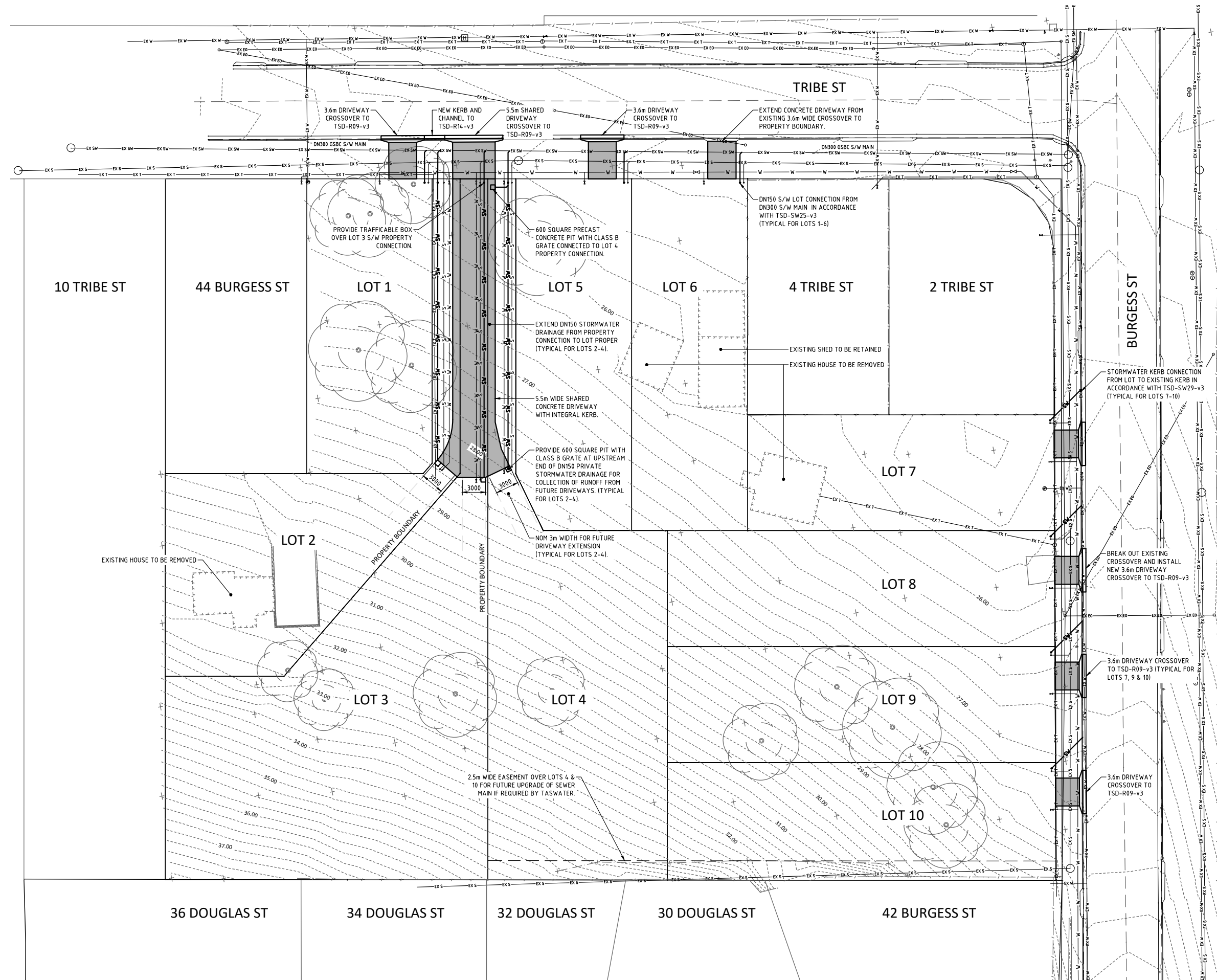
E				
D				
C				
B				
A	Service connection notes added, Easement added, Proposed Staging revised.	DM	20/10/21	DM
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER: R.D. & L.L. WILLIAMSON  
TITLE REFERENCE: C.T.208850/1  
LOCATION: 44 BURGESS STREET,  
BICHENO

Proposed Subdivision

Date:	10-05-2021	Reference:	WIROB01 13401-01
Scale:	1:500 (A3)	Municipality:	GLAMORGAN SPRING BAY



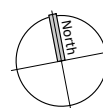


01/10/2021 13:05:44 M. S:\Projects\2021\1018\Burgess St Subdivision\10 Lot Subdivision\10 Lot Subdivision.dwg

REV	DESCRIPTION	APP'D	DATE
B	PLANNING APPROVAL	SP	12.10.2021
A	PLANNING APPROVAL	AC	12.08.2021

REV	DESCRIPTION	APP'D	DATE

THIS DRAWING HAS NOT BEEN  
APPROVED FOR CONSTRUCTION



**GANDY AND  
ROBERTS**  
CONSULTING  
ENGINEERS

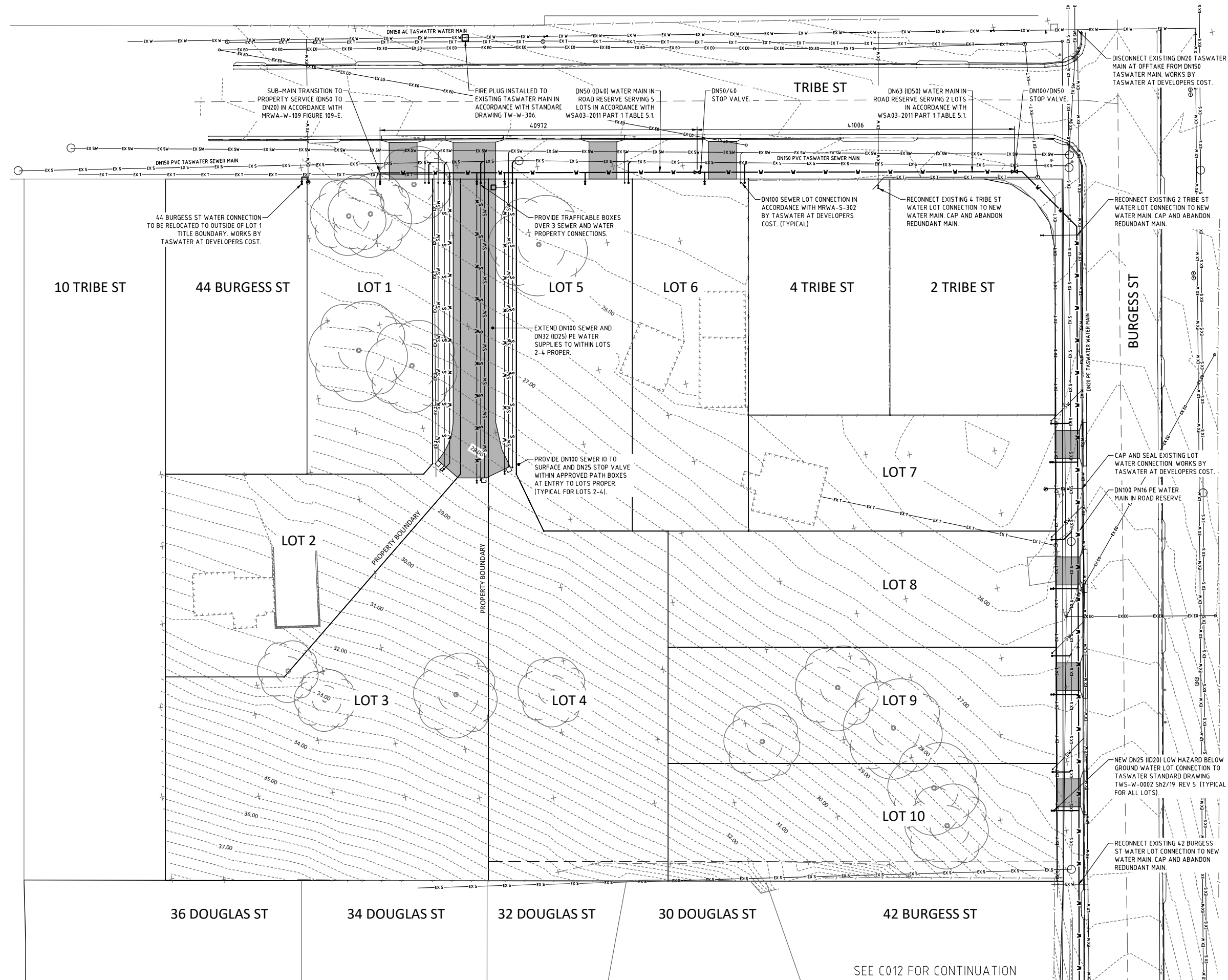
159 DAVEY ST, HOBART  
TASMANIA, AUSTRALIA 7000  
www.gandyandroberts.com.au  
mail@gandyandroberts.com.au  
ph 03 6223 8877 fx 03 6223 7183

10 LOT SUBDIVISION  
44 BURGESS STREET  
BICHENO, TAS 7215  
DRAWING TITLE  
CONCEPT SITEWORKS PLAN

DESIGNED	DRAWN	CHECKED
DH	DH	AC
PROJECT	DRAWING	REVISION
21.0316	C010	B

GANDY AND ROBERTS Consulting Engineers



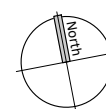


SEE C012 FOR CONTINUATION

REV	DESCRIPTION	APP'D	DATE
B	PLANNING APPROVAL	SP	12.10.2021
A	PLANNING APPROVAL	AC	12.08.2021

REV	DESCRIPTION	APP'D	DATE

THIS DRAWING HAS NOT BEEN  
APPROVED FOR CONSTRUCTION



**GANDY AND  
ROBERTS**  
CONSULTING  
ENGINEERS

159 DAVEY ST, HOBART  
TASMANIA, AUSTRALIA 7000  
www.gandyandroberts.com.au  
mail@gandyandroberts.com.au  
ph 03 6223 8877 fx 03 6223 7183

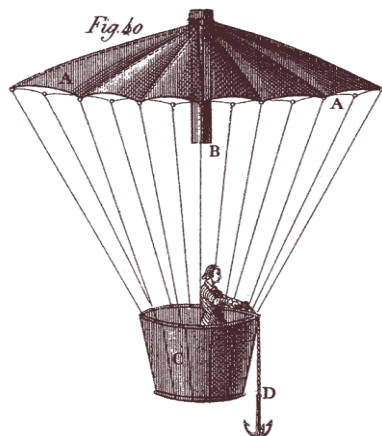
10 LOT SUBDIVISION  
44 BURGESS STREET  
BICHENO, TAS 7215  
DRAWING TITLE  
CONCEPT SEWER & WATER PLAN 01

DESIGNED	DRAWN	CHECKED
DH	DH	AC
PROJECT	DRAWING	REVISION
21.0316	C011	B









# Stormwater Drainage and Disposal Report Planning Scheme Compliance

44 Burgess Street, Bicheno  
for Rob and Lisa Williamson

August 2021



#### Version control

Revision	Description	Issue date	Issued by
A	Planning Approval	August 2021	D Hayers

PROJECT NUMBER **21.0316**  
REPORT AUTHOR **D Hayers**  
CHECKED BY **A Cupit**

**Gandy and Roberts Consulting Engineers**  
STRUCTURAL CIVIL HYDRAULICS

ph (03) 6223 8877  
fx (03) 6223 7183  
mail@gandyandroberts.com.au  
159 Davey Street Hobart, Tasmania 7000  
www.gandyandroberts.com.au



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# 1 Introduction

Gandy and Roberts have been engaged to provide technical expertise to design concept services for a proposed 10 lot subdivision at 44 Burgess St in Bicheno. This report forms part of the planning approval in relation to appropriate stormwater infrastructure, in order to comply with Glamorgan Spring Bay Interim Planning Scheme 2015 requirements.

## 2 Proposed Development

The proposed subdivision development is located on Burgess and Tribe Streets in Bicheno (refer Figure 1). The subdivision proposal is to split the title into 10 Lots (refer drawing **21.0316 C010 & C011 Rev A**).



Figure 1 – Subject Subdivision Development Site



### 3 Glamorgan Spring Bay Interim Planning Scheme 2015

#### 3.1 E7.0 Stormwater Management Code

The current Glamorgan Spring Bay Interim Planning Scheme 2015 requires that this development manages stormwater in compliance with Part E7.0 Stormwater Management Code.

The requirements for E7.7 Development Standards for this development are as follows.

##### 3.1.1 E7.7.1 Stormwater Drainage and Disposal:

To ensure that stormwater quality and quantity is managed appropriately.

Acceptable Solution A1

*Stormwater from new impervious surfaces must be disposed of by gravity to a public stormwater infrastructure.*

This development meets the criteria of the clause with each lot provided with a gravity connection to the authority stormwater system. Lots 1-6 are proposed to have DN150 property connections sourced from the DN300 main in Tribe St, whilst Lots 7-10 are proposed to have kerb adaptors to Burgess St (refer drawing **21.0316 C010 Rev A**).

Acceptable Solution A2

*A stormwater system for a new development must incorporate water sensitive urban design principles<sup>R1</sup> for the treatment and disposal of stormwater if any of the following apply:*

- (a) the size of new impervious area is more than 600 m<sup>2</sup>;*
- (b) new car parking is provided for more than 6 cars;*
- (c) a subdivision is for more than 5 lots.*

The 10-Lot development meets criteria (c) of the clause and therefore water sensitive urban design (WSUD) principles are to be incorporated into the design of stormwater management for the development site. Through phone discussions with Usman Ali of Glamorgan Spring Bay Council (GSBC), it has been confirmed that in lieu of providing WSUD to each lot, a headworks payment can be made allowing GSBC to install end of line WSUD on stormwater outfalls within the municipality.

Acceptable Solution A3

*A minor stormwater drainage system must be designed to comply with all of the following:*

- (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;*
- (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.*



<sup>R1</sup> *Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Southern Tasmania or the Model for Urban Stormwater Improvement Conceptualisation (MUSIC), a nationally recognised stormwater modelling software package used to assess land development proposals based on local conditions including rainfall, land use and topography, is recognised as current best practice.*

This development is within General Residential zoned land and must incorporate a minor stormwater drainage system designed for a 20 year ARI storm, therefore satisfying criteria (a) of the clause.

Lots 1-6 are proposed to have DN150 property connections sourced from the DN300 main in Tribe St, whilst Lots 7-10 are proposed to have kerb adaptors to Burgess St. Given the location of the proposed subdivision central within the Bicheno township, it has been assumed that the existing stormwater drainage system would have been designed to cater for development on the existing vacant title. Should GSBC confirm that the existing network does not have capacity, on-site stormwater detention would be incorporated into the Engineered Design.

It is proposed that any requirement for stormwater detention be provided through a Part 5 agreement on the land title.

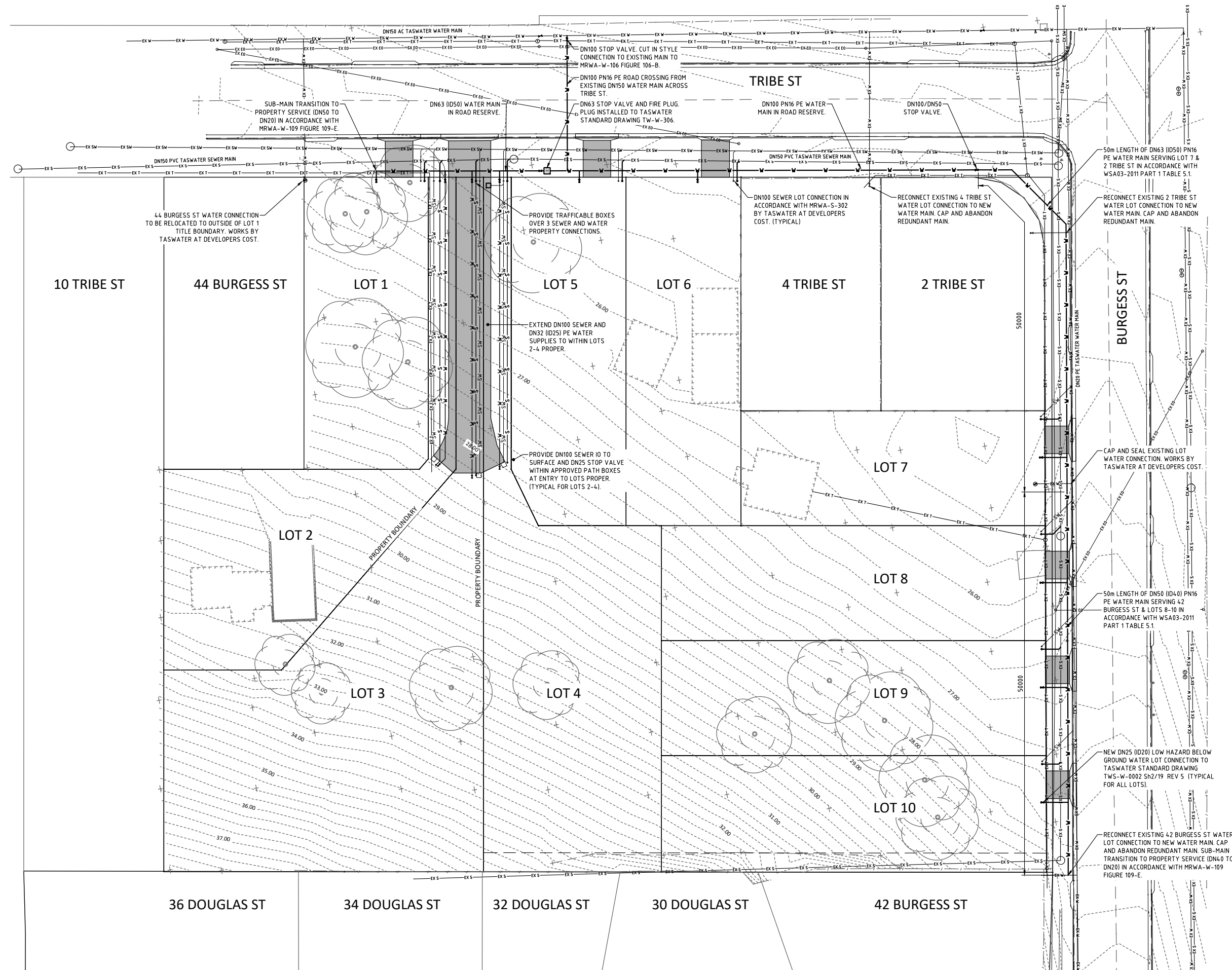
Through this methodology, the subdivision can be designed to satisfy Objective A3 of Clause E7.7.1 of the Planning Scheme.

## **4 Concept Development Design Drawings**







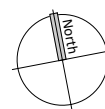


17/03/2023 11:30:28 PM S:\Projects\2023\10 Lot Subdivision\10 Lot Subdivision.dwg - 08/03/2023 - Working drawing, model 17/03/23 C.dwg

REV	DESCRIPTION	APP'D	DATE
A	PLANNING APPROVAL	DH	12.08.2021

REV	DESCRIPTION	APP'D	DATE

THIS DRAWING HAS NOT BEEN  
APPROVED FOR CONSTRUCTION



**GANDY AND  
ROBERTS**  
CONSULTING  
ENGINEERS

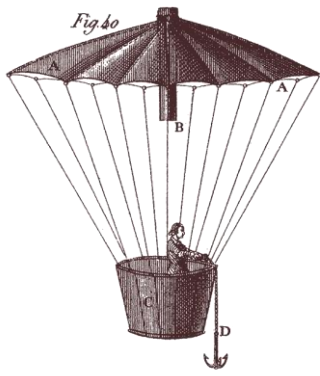
159 DAVEY ST, HOBART  
TASMANIA, AUSTRALIA 7000  
www.gandyandroberts.com.au  
mail@gandyandroberts.com.au  
ph 03 6223 8877 fx 03 6223 7183

10 LOT SUBDIVISION  
44 BURGESS STREET  
BICHENO, TAS 7215  
DRAWING TITLE  
CONCEPT SEWER & WATER PLAN

0 50mm		SCALE 1:250 @A1
DESIGNED DH	DRAWN DH	CHECKED AC
PROJECT 21.0316	DRAWING C011	REVISION A

GANDY AND ROBERTS Consulting Engineers



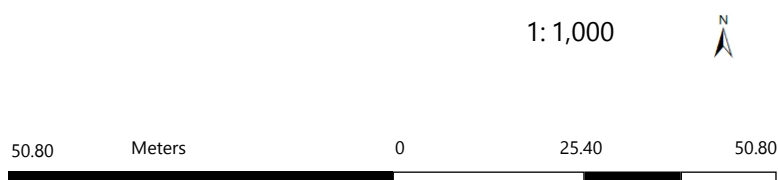






TasWater Infrastructure	Private Infrastructure	Abandoned Infrastructure
Water Reticulation Main	Water Mains - Private	Water Abandoned Line
Stormwater Rising Main	Stormwater Gravity Main - Private	Sewer Abandoned Line
Stormwater Gravity Reticulation Main	Sewer Pressurised Mains - Private	Recycled Water Abandoned Line
Sewer Pressure Reticulation Main	Sewer Gravity Mains - Private	
Sewer Rising Main	Recycled Water Mains - Private	
Sewer Gravity Reticulation Main		
Recycled Water Distribution Main		

**NOTE:**  
The representation of the TasWater assets shown on this map was derived from data supplied by TasWater. TasWater makes no representation as to the accuracy or completeness of the assets shown on this map.







23 November 2021

Greg Ingham

General Manager Representations

[planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)

Dear Sir,

Development application Ref: SA 2021 /26

I am writing to you inference to correspondence received dated 12 Nov 2021 in regard to the subdivision 10 lots at 44 Burgess street, Bicheno.

We do not have any objections to the subdivision going ahead but would like to have a couple of issues addressed.

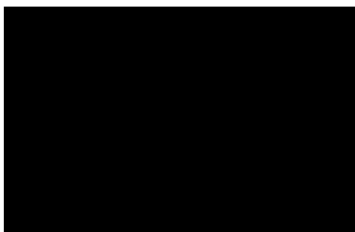
The shed that is not being demolished on our side boundary at [REDACTED] currently does not have any down pipes fitted and the water is not being directed into stormwater drains. During heavy down pours the water can not get away and leaks into our shed.

We have recently replaced the rear boundary fence at out cost, which included a concrete plinth to try and stop run off ground water from entering our property. The plinth is currently a couple of 100 millimetres out of the ground. Our concern is if someone was to level up the ground to the top of the plinth the ground water would yet again enter our property and it's only a plinth, not a retaining wall. Could these concerns be addressed as part of the new subdivision?

Please do not hesitate to call if you need further clarity on [REDACTED]

We look forward to the subdivision and the growth of Bicheno in a whole.

Yours sincerely,







23 November 2021

Greg Ingham

General Manager Representations

[planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)

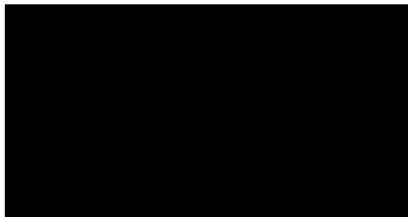
Dear Sir,

Development application Ref: SA 2021 /26

If this could be added to our earlier letter please as we forgot to include it.

If there is to be any pipe/plumbing work to be completed in the nature strip and going under neath our concrete driveway, we would request it be bored under and not cut as this was only replaced when we purchased the property.

Yours sincerely,





**Maree Tyrrell**

---

**From:** [REDACTED]  
**Sent:** Thursday, 25 November 2021 8:46 AM  
**To:** Planning  
**Subject:** Representation SA2021/26

**Categories:** Representation



to planning



Dear Peter,

We are the owners of [REDACTED] Bicheno.

The development of 10 lots presents a considerable change to the area below Douglas Street and could possibly deliver up to 14 homes in what has been a quiet space.

The number of dwellings on block 3 and 4 represents a much higher density than we anticipated and the set back of only 2.5 metres from our boundary will impact on our dwelling in a number of ways.

Depending on the height and the set back from our boundary, the development will possibly create overshadowing and loss of light.

If allowed the new dwelling may create overlooking into our bedrooms and deck.

If a total of 6 dwellings are placed on lots 3 and 4 there would be a significant change to noise and disturbance resulting from the occupation of the dwellings.

Our visual amenity would be compromised by the rooftops and the loss of mature gum trees that give this parcel of land its character.

We would like the trees to remain and have neutral colour roofs in any proposed building development.

We would not want any relaxation of setbacks and height limits to proposed buildings and any solar panel installation not add to the overall height allowed or built in a way that is intrusive.

Can you confirm that the maximum height of the back of any building situated on the easement, adjacent to our fence line, will not be higher than 5.5 metres.

We would like to know if this development will impact our reticulated water pressure.

We understand the extent and nature of the Planning Application and as residents would hope our amenity will be respected.

Yours Sincerely,

[REDACTED]



**Maree Tyrrell**

---

**From:** [REDACTED]  
**Sent:** Friday, 26 November 2021 8:20 AM  
**To:** Planning  
**Subject:** Representation SA2021/26  
  
**Categories:** Representation

Dear Peter,

We are the owners of 34 Douglas Street Bicheno and after consulting with our neighbours at [REDACTED] St, share in their concerns with the proposed development that they have formally submitted to your department.

Our investment in our home and lifestyle could be negatively impacted with factors regarding building densities, building heights, construction materials and the potential change to the character of our area. We also point out that our neighbouring block [REDACTED] St has recently been sold to a consortium of developers which only amplifies the concerns expressed by us and our neighbours.

Of critical concern is that of water pressure and the effect that the proposed development will have on water supply. We have previously engaged with Tas Water regarding the very poor water pressure to the top end of Douglas St (ratified as an issue by all neighbours). We adjoin bushland area and have grave concerns in the event of a bushfire as the current water pressure would be entirely useless to have any chance of protecting ours and any other properties in the vicinity.

We have reviewed the extent and nature of the Planning Application and as residents would hope our concerns will be addressed and communicated prior to any approvals.

Yours faithfully

[REDACTED]



**Maree Tyrrell**

---

**From:** [REDACTED]  
**Sent:** Friday, 26 November 2021 12:22 PM  
**To:** Planning  
**Subject:** 44 Burgess Street, Bicheno CT 208850/1 - SA2021/26  
**Categories:** Representation

To:

General Manager  
Glenmorgan Spring Bay Council

I am writing in respect of the above proposed subdivision. I am the owner of [REDACTED] Street which adjoins the southern boundary of the proposed subdivision. My property will adjoin [REDACTED] of the subdivision.

Whilst it was considered inevitable that the site would be developed at some stage the number of proposed lots and the number of potential buildings (noting proposed multiple building lots of lots 3 & 4) is considered high. Notwithstanding, my concerns focus more on future building applications rather than the subdivision itself. I note the following:

- The proposed setbacks on lots 3, 4 and 10 have the potential to locate buildings significantly closer to boundary lines than existing surrounding properties (excluding single level sheds). I am of the view that setbacks should be consistent with those on existing properties on surrounding lots.
- The proposed setbacks raise concerns regarding the loss of privacy to our dwelling and backyard.
- Depending on the height of future buildings I am concerned that shadowing could occur, especially in winter, and we could lose natural light not only to our dwelling but to our backyard.
- Concern is also expressed about glare that could be generated from roof tops that could occur if non-reflective roofing materials are not required.

At this point I would like advice on how these matters would be considered and addressed in future building applications. I would also seek confirmation from Council, that at a minimum, no relaxations of standard setbacks or heights would be permitted which would further impact our amenity.

Yours Sincerely  
[REDACTED]





**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:** 50 Harveys Farm Road Bicheno

**PROPOSAL:** Visitor accommodation units (x3) and Dwelling

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the General Manager. Representations must be received before midnight on Friday 05 November 2021.

APPLICANT: Danny McGregor  
DATE: 12 August 2021  
APPLICATION NO: DA 2021 / 234





# 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 as well as for planning scheme amendment & minor amendments to permits.

If you are applying for a change of use to visitor accommodation in the General Residential, Low Density Residential, Rural Living, Environmental Living or Village Zone, the *Visitor Accommodation Use in Existing Habitable Buildings Standard Application Package* must be used. This is 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 form or what information is required please contact the office.

### Details of Applicant & Owner

Applicant:					<i>Darryl McGregor</i>				
Contact person: (if different from applicant)									
Address:		<i>3 Eldon Street</i>			Phone				
		<i>Lindisfarne Tas 7015.</i>			Fax:				
Email:		<i>darryl@pandanidesign.com.au</i>			Mobile:				
Do you wish for all correspondence to be sent solely by email?					Yes <input type="checkbox"/>		No <input type="checkbox"/>		

Owner: (if different from applicant)		<i>Shane Gould Enterprises P/L / Shane Gould</i>		
Address:		<i>Po Box 150 Richens 7215</i>		Phone:
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:

50 Harveys Farm Road.

Suburb

Bicheno

Post Code

Size of site

m<sup>2</sup>

or

1.66 Ha

Certificate of Title(s):

45761 - Fol 3 - Ed 6

Current use of site:

Residential

## General Application Details

Complete for All Applications

<input checked="" type="checkbox"/>	New Dwelling		Change of use
	Additions / Alterations to Dwelling		Intensification or modification of use
<input checked="" type="checkbox"/>	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

The owners may apply for registration of a strata plan at a future date

## General Background Information

Please state the name of any Council officers that you have discussed this proposal with:

Officer's name : N/A

or

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 ☒



# 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Fencing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
New or upgraded vehicle / pedestrian access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
New or modified water, sewer, electrical or telecommunications connection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New AWTs systems on site. No new council connections.
Retaining walls	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Cut or fill	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Signage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
New car parking	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vegetation removal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Existing floor area . m <sup>2</sup> 105.6	Proposed floor area . m <sup>2</sup> 456
--	--

Number of existing car parking on site 2	Number of proposed car parking on site 8
--	--

Describe the width & surfacing of vehicular access (existing or proposed) and how drainage/runoff is collected and discharged:	7.2m wide existing crossover SW to existing spoonswale drain
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 NA

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 <input type="checkbox"/>
	Discharge to kerb & gutter: .....	Yes <input type="checkbox"/>
	Discharge to roadside table drain:...	Yes <input checked="" type="checkbox"/>
	Discharge to natural watercourse: ..	Yes <input type="checkbox"/>
	Retained on site: ... Tanks	Yes <input checked="" type="checkbox"/>



# Application for Planning Approval

Materials				
External building material	Walls:	color bond, timber cement sheet	Roof:	color bond
External building colours	Walls:	Natural / timber dark gray + black	Roof:	
Fencing materials:	Existing Post & wire		Retailing wall materials:	NA.

## For all outbuildings

Describe for what purpose the building is to be used:	shed / storage
Describe any intended toilet, shower, cooking or heating to be installed:	All showers + toilets to on-site dwts AC Heating + wood heaters Electric stove cooking
If the building is to be used wholly or partly as a domestic workshop, what type of tools and machines will be used?	NA.

## 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				



# Application for Planning Approval

## Personal Information Protection Statement:

The personal information requested is personal information for the purposes of the *Personal Information Protection Act 2004* and will be managed in accordance with that Act. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993* (LUPPA) and other related purposes, including for the purpose of data collection.

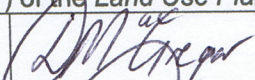
The intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers and contractors engaged by the Council from time to time.

The information may also be made publically available on the Council's website and available for any person to inspect in accordance with LUPAA. The supply of this information is voluntary. However, if you cannot or do not provide the information sought, the Council will be unable to accept and/or process your application.

## 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.
- I/we authorise Council employees or consultants to enter the site in order to assess the application.
- I/we have obtained all copy licences and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on and determining the application.
- I/we authorise the Council to:
  - Make available the application and any and all information, reports, plans and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
  - Make such copies of the application and any and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application; and
  - Publish and or reproduce the application and any and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application.
- You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and any and all information, report, plan and material provided with or as part of the application.
- 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/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: 11-08-2021
--	------------------

## If applicant 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:
Shane Gould	Email	11-08-2021

## 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 be 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 consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent should be directed to the relevant department.**



## **Wildflower Sands accommodation development application**

*This cover letter is to be read with attached development application drawing set.*

Wildflower Sands is a proposal by Shane Gould Enterprises P/L for a development for 2 additional holiday accommodations and one residence on land located at 50 Harveys Farm Road, Bicheno. Situated in a rural living zone, it has one visitor accommodation on it already, built in 2020.

The owners may apply for registration of a strata plan as provided for under the Tasmanian strata titles act 1998.

The site is on a once-forested 1.66 ha block that was cleared 20 years ago. Over 25 species of wildflowers remain, as well as remnant shrubs and trees along the boundaries. Additional plantings of native species that will mature in the coming years, will create a biodiverse park-like setting for the houses to nestle amongst. The developer is using the model of the award-winning Sandpiper visitor accommodation, which reconstituted native species on cleared land, to create the appearance and feeling of a secluded parkland that make Sandpiper a well-known attraction of the East Coast.

All three proposed structures being applied for, are modernized versions of traditional Tasmanian Beach Shacks, with similarly styled, eye-catching designs. The three-bedroom, two-bathroom cottages will complement the existing surrounding blue and green spaces at the coast, while adding value to the larger Bicheno holiday and residential built environment.

The development is uniquely positioned to highlight forested hills, farm and vineyard views, ocean sounds, and the sea air. The design will blend with existing rural lifestyle homes in the neighbourhood, and with the people who live there. The ocean, less than 1 km from the site, can be seen and heard from each of the three proposed building envelopes.

Natural environments are known to provide mental and emotional therapeutic benefits, which is one of the attractions to coastal Tasmania. With this concept in mind, the planned landscaping, house designs, and their placement are purposefully composed to enrich the sense of engaging with the natural environment. Traditional Tasmanian shacks are practical buildings, embodying a lifestyle, an excuse to live within the environment.



## **Summary of development details**

The site is serviced with town water and power but sewerage is not. Each house will have an onsite wastewater dispersal system. Rubbish collection is provided once a week. Owners will share some infrastructure, including road frontage driveway (existing), boundary fences (existing) and internal permeable, all-weather driveway (partially created). Fire-fighting water tanks and hydrant will also be shared, along with swales and vegetated lining of the driveway. Bush fire management plan has been created and rated either BAL 12.5 or BAL 19. The houses are all less than 160 sqm footprint and single storey. Owners can rent them out or be used for personal holidays.

As modernized versions of the traditional Tasmanian “Beach Shack”, each of the three house designs have a forward reaching gesture towards sea or bushland views and take advantage of northern sun angles for passive solar design. These modern “shacks” are designed with a prominence of timber, and display iconic Tasmanian building products, such as weatherboard and corrugated iron. Exterior cladding will consist of a choice of vertical or horizontal fibre cement boards, exterior ply, or milled timber boards. Painted or stained in muted colours of greys, cream, spotted gum, and colourbond roof colours such as ‘monument’, ‘windspray’ and ‘basalt’.

## **Neighbourhood residents**

There is a diversity of residents in the neighbourhood. A blend of permanent residents, part-time residents, visitor accommodations, a commercial swim school, tradesmen’s workshops, a commercial abalone farm, sheep hobby farming and machinery storage, a vineyard and cellar door, and a firewood processing operation.

Wombat, wallaby, possum, and echidna, along with nesting wrens, magpie and Tasmanian Firetails in addition to other common birds have been observed. The vegetation and wetlands on the southern side are part of a linked wildlife corridor with neighbouring woodland forest dominated by tall mature eucalyptus species. This open woodland forest also connects to the hills above Bicheno town, extending north into the Douglas-Apsley National Park. To the west and south, forest stands lead into Freycinet National Park. The intention is to enhance biodiversity and wildlife corridors while enabling opportunities for healthy human lifestyles.

More extreme rainfall events are projected on the east coast due to climate change. The planned design of water management for the entire block, is intended to mitigate the stress on council resources and downstream neighbours during heavy rain events. Reducing evaporation and encouraging a deep topsoil and improved soil biota which are also features of climate change mitigation strategies and landscape regeneration principles



## **Developer details**

The company owner/developer, Shane Gould Enterprises P/L has owned the property since May 2019. The principal of SGE P/L, Dr Shane Gould PhD along with husband Milton Nelms have lived in Bicheno for 12 years and have operated a holiday accommodation 'Beachend' during this time. They have travelled extensively, both interstate and internationally, and have compared development and design styles from many countries, helping to shape their vision for Wildflower Sands. From their local business and their own comings and goings, they understand why visitors and holiday-makers want to come to Bicheno and why they want to return.

Dr Gould's Masters of Environmental Management guides an understanding of protecting natural values, and for selecting which experts to use as resources, consultants, or contractors. All consultants are Tasmanian.

Dr Gould has also been the face of East Coast tourism promotions in her capacity as a national sporting icon and both Milt and Shane are 'locals' who also understand the marketing and economics of tourism. Mr Nelms has hosted elite athletes in Bicheno as they trained for Olympic Games representation. They both believe that visitor groups such as athletes, bird watchers, golfers, walkers and photographers could use paired holiday houses to stay within proximity of each other, such as what the owners of visitor accommodations in Wildflower Sands could provide.

*Dr/Mrs Shane Gould for Shane Gould Enterprises P/L*



# Bushfire Hazard Management Report:

**Report for:** Shane Gould, Milt Nelms,

**Property Location:** 50 Harveys Farm Road, Bicheno

**Prepared by:** Scott Livingston  
Livingston Natural Resource Services  
299 Relbia Road  
Relbia, 7258

**Date:** 6<sup>th</sup> July 2021





## Summary

**Client:**

Shane Gould, Milt Nelms

**Property  
identification:**

CT 45761/3 PID 7829508

50 Harveys Farm Road, Bicheno

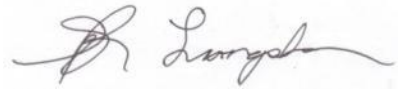
Current Zoning; Rural Living, *Glamorgan Spring Bay Interim Planning Scheme 2015*

**Proposal:**

The owner intends to construct 3 new dwellings and an outbuilding.

**Assessment  
comments:**

A field inspection of the site was conducted to determine the Bushfire Attack Level and Risk.

**Assessment  
by:**

---

Scott Livingston,

Master Environmental Management,  
Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act  
1979:

Accreditation # BFP-105

Scope 1,2, 3A, 3B, 3C.



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### LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.



## INTRODUCTION

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The proponents intend to construct 3 dwellings an outbuilding and associated infrastructure at 50 Harveys Farm Road, Bicheno. The area is mapped as bushfire on planning scheme overlays.

## SITE DESCRIPTION

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The property contains one existing dwelling adjacent to Harveys Farm Road. The property apart from managed land around the dwelling and adjacent land to the east, south and west is grassland while land to the north has an access driveway along the boundary and a mosaic of woodland with managed land around dwellings further north. The proposed outbuilding is greater than 6m from a habitable building.

The property is bounded to the east by Harveys Farm Road. The area is serviced by a reticulated water supply, but that supply has no nearby fire hydrants.

See Appendix 1 for photos and Appendix 2 for maps.

## BAL AND RISK ASSESSMENT

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The lot is mapped as Bushfire Prone Area in Planning Scheme Overlays.

### VEGETATION AND SLOPE

#### Vegetation & Slope from building facades

		North	East	South	West
Building 2	Vegetation, within 100m of dwelling	0-19m grassland, 19-27m access, 27-100m woodland low threat mosaic	0-9m grassland, 9-40m low threat, 40-65m grassland, 65-70m road, 70-100m grassland	0-100m grassland	0-100m grassland
	Slope (degrees, over 100m)	Upslope/flat	Downslope 0-5°	Downslope 0-5°	Upslope/flat
	BAL Rating – current vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5
Building 3	Vegetation, within 100m of dwelling	0-13m grassland, 13-21m access, 21-100m woodland	0-48m grassland, 48-40m low threat, 48-80m grassland, 80-	0-100m grassland	0-100m grassland



		North	East	South	West
		low threat mosaic	85m road, 85-100m grassland		
	Slope (degrees, over 100m)	Upslope/flat	Downslope 0-5°	Downslope 0-5°	Upslope/flat
	BAL Rating – current vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA	BAL 19	BAL 19 part* BAL 12.5	BAL 12.5	BAL 19 part* BAL 12.5
Building 4	Vegetation, within 100m of dwelling	0-14m grassland, 14-22m access, 22-100m woodland low threat mosaic	0-80m grassland, 80-100m low threat	0-100m grassland	0-100m grassland
	Slope (degrees, over 100m)	Upslope/flat	Downslope 0-5°	Downslope 0-5°	Upslope/flat
	BAL Rating – current vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA	BAL 19	BAL 19	BAL 12.5	BAL 19 part* BAL 12.5

Setback distances for BAL Ratings with HMA have been calculated based on the vegetation that will exist after development and management of land within the property and have also considered slope gradients.

The BAL ratings applied are in accordance with the Australian Standard AS3959 *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

The Fire Danger Index for Tasmania is **50**

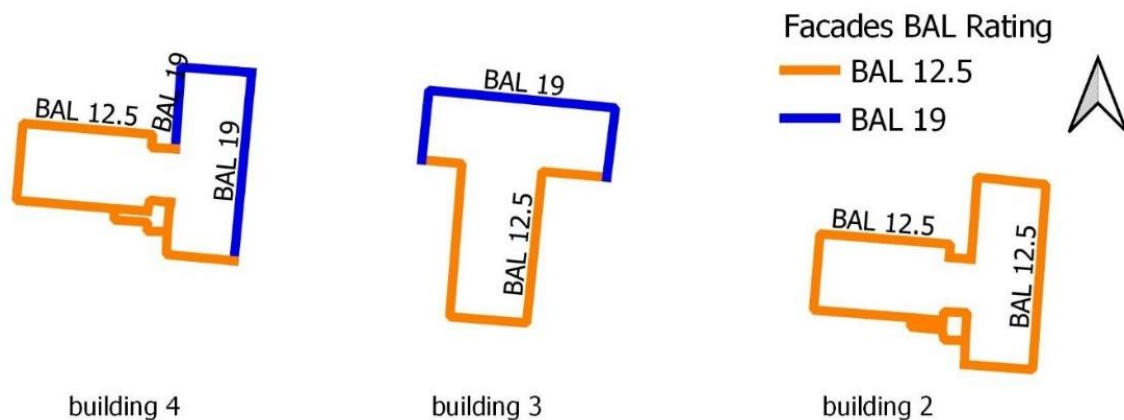
**Table 2: BAL Levels**

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m <sup>2</sup>
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup>
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup>



### **PROPOSED DWELLING BAL RATING**

Building	Facades		Bal Rating
2	all facades	all facades	BAL 12.5
3	northern wing	western, northern and eastern	BAL 19
		southern	BAL 12.5
	southern wing	all facades	BAL 12.5
4	eastern wing	western (N) , northern and eastern	BAL 19
		western (S) , southern	BAL 12.5
	western wing	all facades	BAL 12.5



**Figure 1: Facade BAL rating**

### **HAZARD MANAGEMENT AREAS**

All land within 10m upslope or level with and 11m downslope of a BAL 19 rated façade and 14m upslope or level with and 16m downslope of a BAL 12.5 rated façade must be managed as low threat vegetation from commencement of construction of a habitable building, this includes areas between building areas if construction is staged. The diagram below includes the HMA for existing building 1 for clarity.





**Figure 2: Hazard management Area**



## ACCESS

Access to habitable buildings and water supply point will be longer than 30m but less than 200m, in total. The access is to 3 or more building however the 6m wide drive and ample pull off and turn facility and as shown in site plans is considered to be compliant with element B & D in Table 4.2 of the Director of Building Control's *Determination Requirements for Building in Bushfire-Prone Areas*.

Table 4.2 Requirements for Property Access

Column 1		Column 2
Element		Requirement
<b>A.</b>	Property access length is less than 30 metres; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
<b>B.</b>	Property access length is 30 metres or greater; or access is for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) All-weather construction;</li> <li>(b) Load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(c) Minimum carriageway width of 4 metres;</li> <li>(d) Minimum vertical clearance of 4 metres;</li> <li>(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</li> <li>(f) Cross falls of less than 3° (1:20 or 5%);</li> <li>(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;</li> <li>(h) Curves with a minimum inner radius of 10 metres;</li> <li>(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and</li> </ul>



Column 1		Column 2
Element		Requirement
		<ul style="list-style-type: none"> <li>(j) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>i. A turning circle with a minimum outer radius of 10 metres;</li> <li>ii. A property access encircling the building; or</li> <li>iii. A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long</li> </ul> </li> </ul>
<b>C.</b>	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) The Requirements for B above; and</li> <li>(b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.</li> </ul>
<b>D.</b>	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) Complies with Requirements for B above; and</li> <li>(b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.</li> </ul>

## **FIREFIGHTING WATER SUPPLY**

The lot is serviced by a reticulated supply, with a water main on the eastern side of Harveys Farm Road, however no hydrants are within 120m of the proposed buildings. A static firefighting supply must be installed in compliance with all elements of Table 4.3B of the Director of Building Control’s *Determination Requirements for Building in Bushfire-Prone Areas* for each building area.

The requirement will be satisfied by the proposed combined static water supply, totalling 30,000 L, for new buildings or 40,000L if it also replaces existing static supply for Building 1. The supply point may be a remote offtake, provided that offtake is within 3m of hardstand and appropriately signed.



**Table 4.3B Requirements for Static Water Supply for Fire fighting**

<b>Column</b>		<b>Column 2</b>
<b>Element</b>		<b>Requirement</b>
<b>A.</b>	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and</li> <li>b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.</li> </ul>
<b>B.</b>	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> <li>a) May have a remotely located offtake connected to the static water supply;</li> <li>b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6 mm thickness.</li> </ul> </li> </ul>



Column Element		Column 2 Requirement
<b>C.</b>	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>);</li> <li>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</li> <li>(i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450 – 600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles</li> </ul> </li> </ul>
<b>D.</b>	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> <li>(a) comply with: Water tank signage requirements within <i>AS 2304-2011 Water storage tanks for fire protection systems</i>; or</li> <li>(b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or</li> <li>(c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.</li> </ul>



Column Element		Column 2 Requirement
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> <li>(a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) No closer than six metres from the building area to be protected;</li> <li>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</li> <li>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>



## CONCLUSIONS

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The proponents intend to construct an additional 3 dwellings and an outbuilding at 50 Harveys farm Road, Bicheno, the area is bushfire prone.

Construction of habitable buildings must be to at least BAL 19 standards for facades exposed to bushfire prone vegetation to off the lot to the north and BAL 12.5 for other facades. The outbuilding is greater than 6m from a habitable building and is not required to meet bushfire standards.

Hazard management areas as shown on the Bushfire Hazard Management Plan will require managed of fuels from commencement of construction of each habitable building as low threat vegetation, managed gardens or lawns maintained to < 100mm in height.

Access must be constructed to the requirements of Table 4.2 of the Director of Building Control's *Determination Requirements for Building in Bushfire-Prone Areas*.

A static water supply must be installed to meet the requirements of Table 4.3 of the Director of Building Control's *Determination Requirements for Building in Bushfire-Prone Areas*, this may be a combined storage with remote offtake.

## REFERENCES

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Director of Building Control, (2017) *Directors Determination- Categories of Building Control and Demolition Work*

Director of Building Control, (2017) *Directors Determination- Application of Requirements for Building in Bushfire Prone Areas*.

Director of Building Control, (2017) *Directors Determination- Requirements for Building in Bushfire Prone Areas*.

Director of Building Control (2021) *Director's Determination for Bushfire Hazard Areas v1.1 2021*

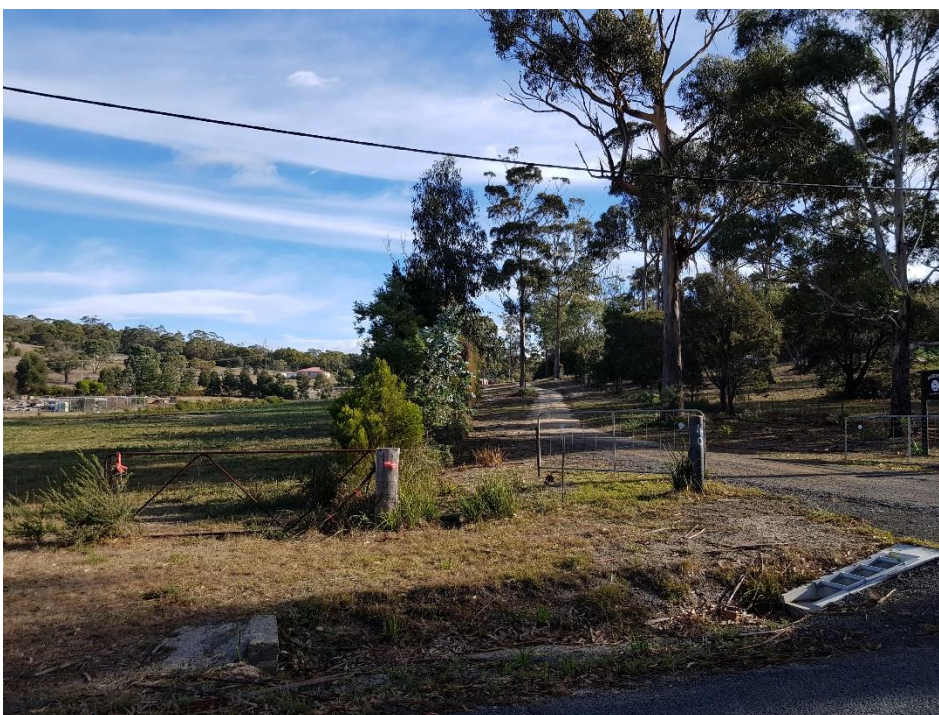
Standards Australia. (2009). *AS 3959, Construction of Buildings in Bushfire Prone Areas*

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





**Figure 3: existing dwelling**



**Figure 4: west along northern boundary**





**Figure 5: south Harveys Farm Road**



**Figure 6: East along southern boundary**





**Figure 7: north from proposed dwelling site**



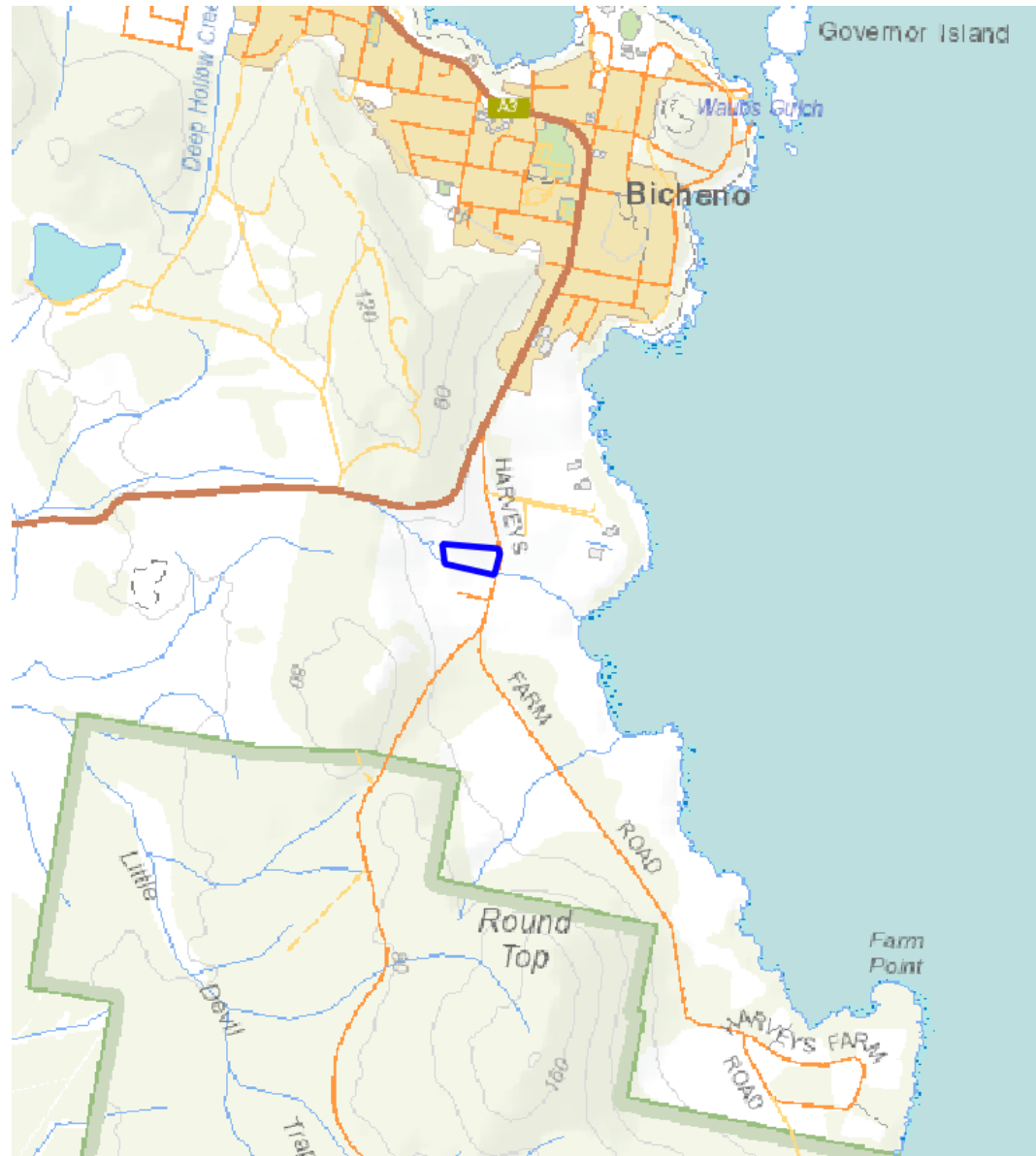


Figure 8: Location, property shown in blue





**Figure 9: aerial image**

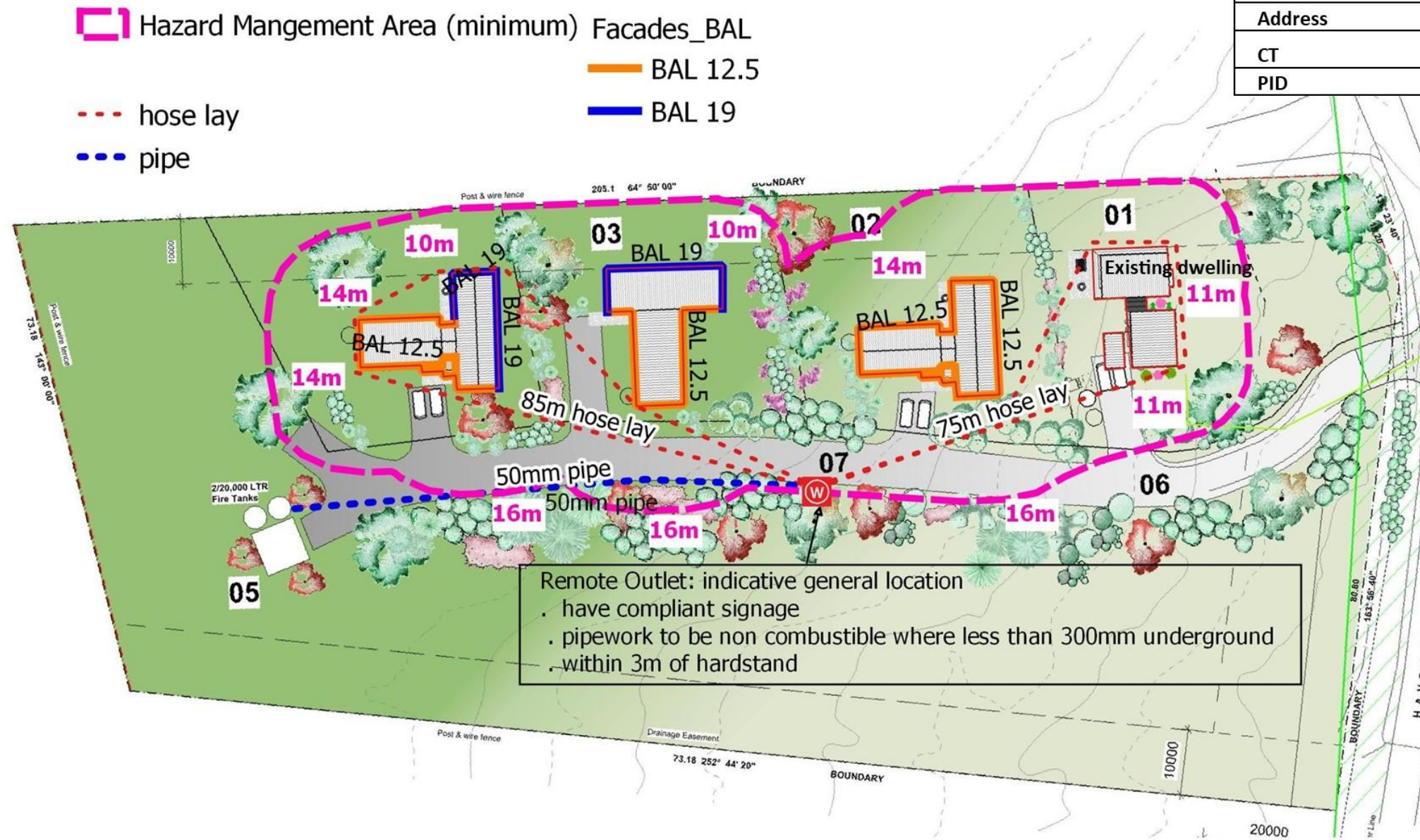




Figure 10: Site Plan



# Bushfire Hazard Management Plan:



Proposed Development	Construction of 3 dwellings
Site Plan	Danny Leigh McGregor Designs
Property Owner	Shane Gould, Milt Nelms
Address	50 Harveys Farm Road, Bicheno
CT	45761/3
PID	7829508

**Construction: BAL 12.5 / BAL 19  
as shown**

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9 ) and class 10a buildings within 6m of a habitable building.

**Staging of Development**

All land within 10m upslope or level with and 11m downslope of a BAL 19 rated façade and 14m upslope or level with and 16m downslope of a BAL 12.5 rated façade must be managed as low threat vegetation from commencement of construction of a habitable building, this includes areas between building areas if construction is staged

## Hazard Management Area

Hazard management areas include the area to protect the buildings as well as the access and water supplies.

All land within the area shown as Hazard Management Area must be managed as low threat vegetation from commencement of construction of a habitable building.

## Access

Access to the water supply point m and habitable buildings must be in place prior to commencement of construction.

See report for specifications.

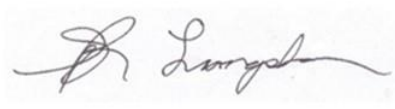
## Water Supply

Static Water supply of at least 10,000l per building area must be in place prior to commencement of construction.

See report for specifications,

This BHMP has been prepared to satisfy the requirements of habitable building. Compliant with Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1) and Director’s Determination for Bushfire Hazard Areas v1.1 2021

*This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report 50 Harveys Farm Road, Bicheno Livingston Natural Resource Services .*

  
Scott Livingston  
Accreditation: BFP – 105  
Date 6/7/2021



**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM** **Section 321**

To:  Owner /Agent  
 Address  
  ☐ Suburb/postcode

**Form 55****Qualified person details:**

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

**Details of work:**

Address:  Lot No:   
  Certificate of title No:   
The assessable item related to this certificate:  (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:  (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: ☐  
or

a building, temporary structure or plumbing installation: ☐



In issuing this certificate the following matters are relevant –

Documents:

Bushfire Attack Level Assessment Report and Bushfire Hazard Management Plan, (Livingston Natural Resource Services)

Relevant calculations:

N/A

References:

- Australian Standard 3959  
Building Amendment Regulations 2016  
Director of Building Control, Determinations
  - Categories of Building Control and Demolition Work (July 2017)
  - Requirements for Building in Bushfire Prone Areas. (July 2017)
  - Application of Requirements for Building in Bushfire Prone Areas. (Feb 2017)
- Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.1 2021
- Glamorgan Spring Bay Council (2015). *Glamorgan Spring Bay Interim Planning Scheme 2015*

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

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Assessed as – BAL 12.5 / 19

2. Bushfire Hazard Management Plan

Proposal is compliant with DTS requirements, clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)

And

Proposal is compliant with DTS requirements, tables 1, 2, 3A/3B & 4, Director's Determination for Bushfire Hazard Areas v1.1 2021.



*Scope and/or Limitations*

**Scope:**

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Interim Planning Directive No 5.1, Bushfire-Prone Areas Code issued by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2009, Construction of buildings in bushfire-prone areas.

**Limitations:**

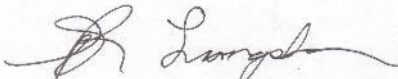
The inspection has been undertaken and report provided on the understanding that:-

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.
4. No assurance is given or inferred for the health safety or amenity of the general public or occupants in the event of a bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a bushfire.

**I certify the matters described in this certificate.**

Qualified person:

*Signed:*



*Certificate No:*

SRL21/45B

*Date:*

6/7/2021



DRAWING INDEX  
DEVELOPMENT APPROVAL SET

Drawing List					
Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date	Project No.
DA - 101	LOCATION PLAN	A2			1904
DA - 102	SITE PLAN 01	A2			1904
DA - 103	SITE PLAN 02	A2			1904
DA - 104	PARKING & EXCAVATION PLAN 01	A2			1904
DA - 105	PARKING & EXCAVATION PLAN 02	A2			1904
DA - 106	VISITOR HOUSE 01 FLOOR PLAN	A2			1904
DA - 107	VISITOR HOUSE 02 FLOOR PLAN	A2			1904
DA - 108	VISITOR HOUSE 03 FLOOR PLAN	A2			1904
DA - 109	RESIDENCE	A2			1904
DA - 201	VISITOR TWO ELEVATIONS 01	A2			1904
DA - 202	VISITOR TWO ELEVATIONS 02	A2			1904
DA - 203	VISITOR THREE ELEVATIONS 01	A2			1904
DA - 204	VISITOR THREE ELEVATIONS 02	A2			1904
DA - 205	RESIDENCE ELEVATIONS 01	A2			1904
DA - 206	RESIDENCE ELEVATIONS 02	A2			1904
DA - 207	SITE ELEVATIONS	A2			1904

WILD FLOWER SANDS

50 HARVEYS FARM ROAD

BICHENO

TASMANIA

pandani

building

design



AREA INFORMATION

SITE AREA	1.666HA
EXISTING FLOOR AREA (VISITOR 01)	105.6m²
VISITOR 02	152m²
VISITOR 03	152m²
RESIDENCE	152m²
PROPOSED FLOOR AREA	456m²
TOTAL NEW FLOOR AREA	561.6m²

Stormwater Management Plan Notes:

Full engineers report for water runoff to be supplied after 23rd November to be done by Max Moller of Flussig P/L

Intended runoff management and volume mitigation strategies as listed below, effectively reducing existing runoff going to council infrastructure, by retaining a greater amount of water onsite:

1. Follow a hydrological engineers report to be designed
2. Two swale ditches constructed on either side of the driveway will absorb and slow down rainwater runoff (currently travelling/flowing without interventions off the land cleared by previous owners with no requirement to mitigate runoff).
3. Permeable driveway with cloth base and compacted Coles Bay gravel, to be constructed by Wallaroo contractors.
4. Roof runoff to be diverted to shared 30,000 litre fire fighting tank, Overflow to surface swale absorption trenches.

5. Cement parking area drainage diverted to swale drains

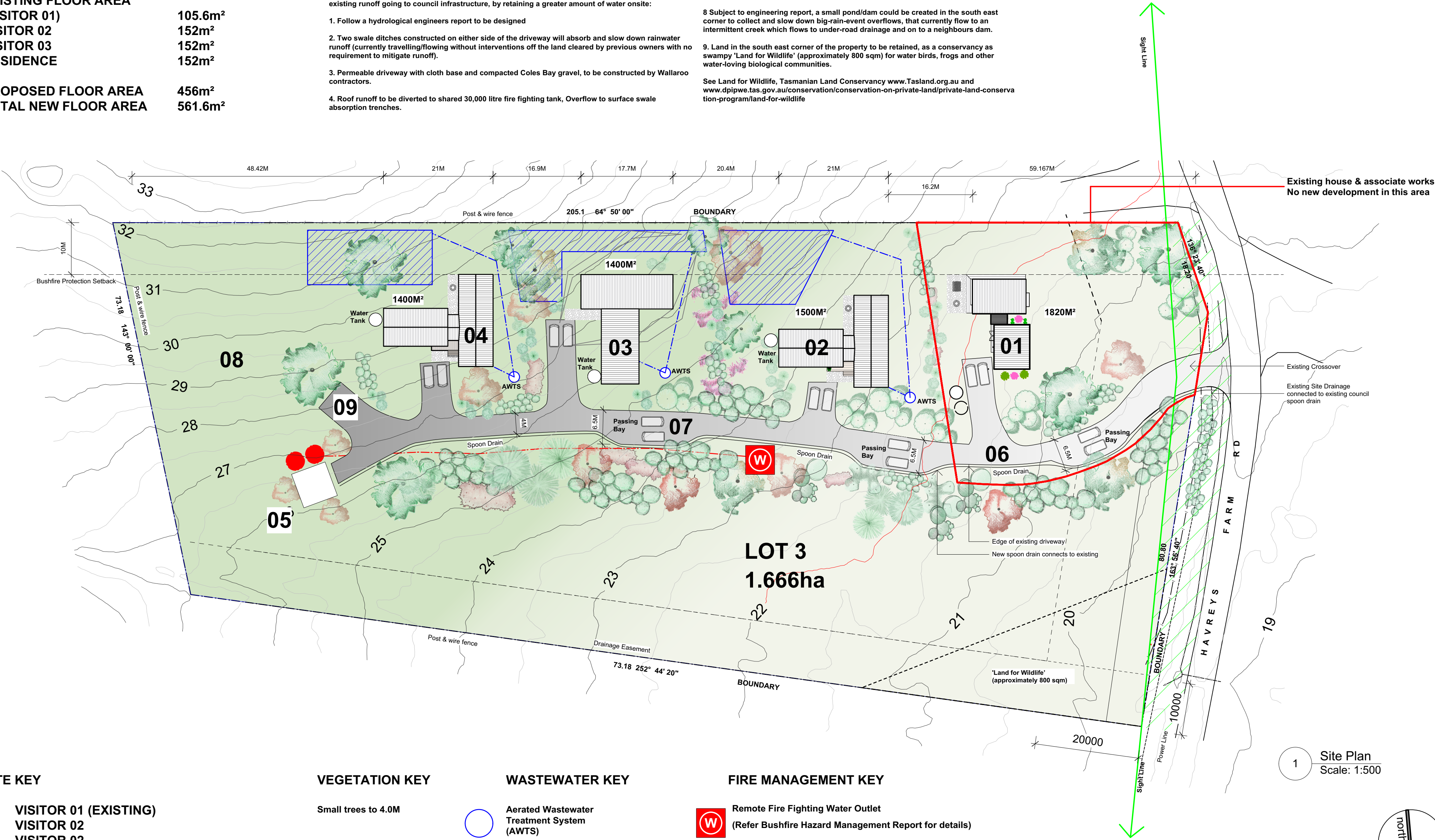
6. Cut off drains and berms to redirect surface water away from building sites toward swales.

7. Vegetation plantings to absorb ground water

8 Subject to engineering report, a small pond/dam could be created in the south east corner to collect and slow down big-rain-event overflows, that currently flow to an intermittent creek which flows to under-road drainage and on to a neighbours dam.

9. Land in the south east corner of the property to be retained, as a conservancy as swampy 'Land for Wildlife' (approximately 800 sqm) for water birds, frogs and other water-loving biological communities.

See Land for Wildlife, Tasmanian Land Conservancy [www.Tasland.org.au](http://www.Tasland.org.au) and [www.dpipwe.tas.gov.au/conservation/conservation-on-private-land/private-land-conservation-program/land-for-wildlife](http://www.dpipwe.tas.gov.au/conservation/conservation-on-private-land/private-land-conservation-program/land-for-wildlife)



SITE KEY

- 01 VISITOR 01 (EXISTING)
- 02 VISITOR 02
- 03 VISITOR 02
- 04 RESIDENCE
- 05 SHED
- 06 EXISTING DRIVEWAY
- 07 NEW GRAVEL DRIVEWAY SECTION
- 08 EXISTING PADDOCK
- 09 GUEST PARKING

VEGETATION KEY

- Small trees to 4.0M
- Shrubs to 2.0M
- Shrubs to 1.0M
- Shrubs to 1.0M
- Ground Cover
- Grasses & Herbs

WASTEWATER KEY

- Aerated Wastewater Treatment System (AWTS) (Refer Engineer's detail report)
- Subsurface irrigation (250m2 per lot) (Refer Engineer's detail report)
- Subsurface irrigation Pipes

FIRE MANAGEMENT KEY

- Remote Fire Fighting Water Outlet (Refer Bushfire Hazard Management Report for details)
- 50mm Sub-Surface Water pipe
- 2/20,000 LTR Fire Tanks (Services 4 Houses)

This drawing is to be read in conjunction with all associated specifications, consultants drawings, geotechnical report and other written instructions

All works are to comply with the Building Code of Australia, relevant Australian Standards, Local and other relevant Authority regulations and By-laws

DO NOT SCALE OFF DRAWINGS  
Report all discrepancies with Dan MacGregor

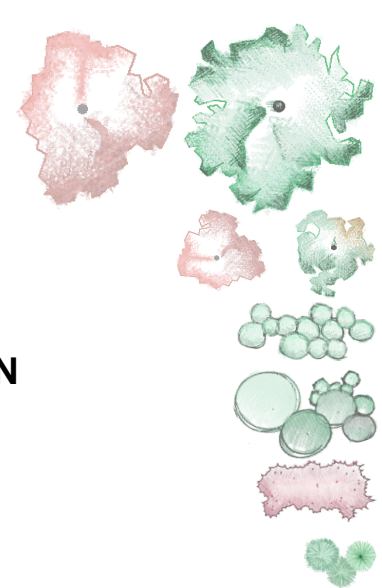
ISSUE	DATE	REVISION	PROJECT	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road		1904	
CLIENT	Shane Gould Enterprises P/L	DATE # 06-10-2021	DWG #	DA - 101
DWG	LOCATION PLAN	SCALE @ A2 1:500	DRAWN dlm	
CHKD	--	REVISION		
pandani building design			0466828778	
3 Eldon Street, Lindisfarne Acc. No. CC7328			dan@pandanidesign.com.au	





SITE KEY

- 01 VISITOR 01 (EXISTING)
- 02 VISITOR 02
- 03 VISITOR 02
- 04 RESIDENCE
- 05 SHED
- 06 EXISTING DRIVEWAY
- 07 NEW DRIVEWAY SECTION
- 08 EXISTING PADDOCK
- 09 GUEST PARKING



VEGETATION KEY

- Small trees to 4.0M
- Shrubs to 2.0M
- Shrubs to 1.0M
- Shrubs to 1.0M
- Ground Cover
- Grasses & Herbs

WASTEWATER KEY

- Aerated Wastewater Treatment System (AWTS) (Refer Engineer's detail report)
- Subsurface irrigation (250m2 per lot) (Refer Engineer's detail report)
- Subsurface irrigation Pipes
- Area of proposed cut
- Area of proposed fill

FIRE MANAGEMENT KEY

- Remote Fire Fighting Water Outlet (Refer Bushfire Hazard Management Report for details)
- 50mm Sub-Surface Water pipe
- 2/20,000 LTR Fire Tanks (Services 4 Houses)
- NOTE: REFER SURVEYORS DRAWINGS FOR ACCURATE STRATA BOUNDARY SETOUT

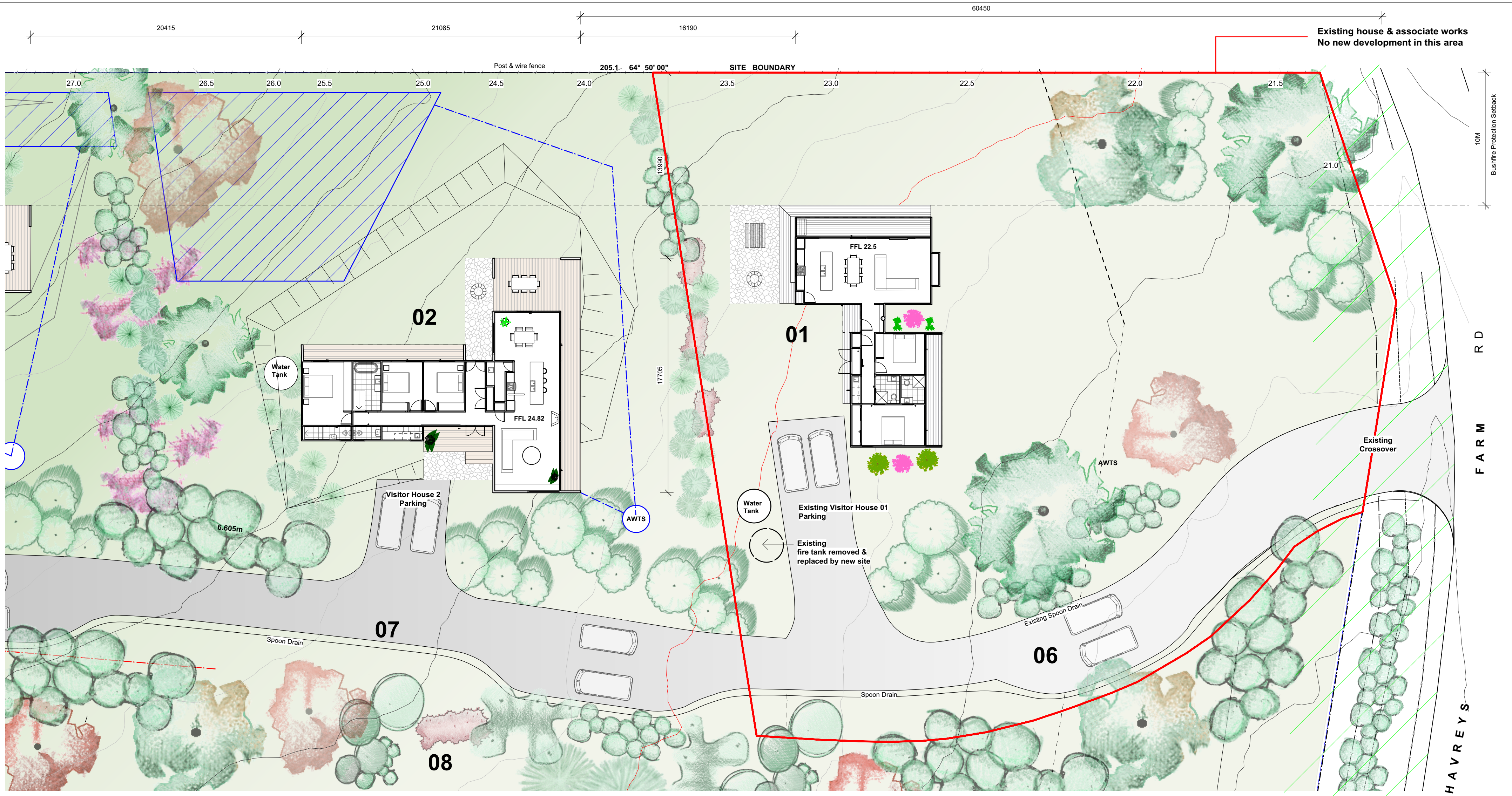
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DO NOT SCALE OFF DRAWINGS  
Report all discrepancies with Dan MacGregor

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road		1904
CLIENT	Shane Gould Enterprises P/L	DATE # 06-10-2021 SCALE @ A2 1:500	DWG # DA - 102
DWG	SITE PLAN 01	DRAWN dlm CHKD --	REVISION
pandani building design 3 Eldon Street, Lindisfarne Acc. No. CC7328			0466828778 dan@pandanidesign.com.au





**SITE KEY**

- 01 VISITOR 01 (EXISTING)
- 02 VISITOR 02
- 03 VISITOR 02
- 04 RESIDENCE
- 05 SHED
- 06 EXISTING DRIVEWAY
- 07 NEW DRIVEWAY SECTION
- 08 EXISTING PADDOCK
- 09 GUEST PARKING

**VEGETATION KEY**

- Small trees to 4.0M
- Shrubs to 2.0M
- Shrubs to 1.0M
- Shrubs to 1.0M
- Ground Cover
- Grasses & Herbs

**WASTEWATER KEY**

- Aerated Wastewater Treatment System (AWTS) (Refer Engineer's detail report)
- Subsurface irrigation (250m2 per lot) (Refer Engineer's detail report)
- Subsurface irrigation Pipes
- Area of proposed cut
- Area of proposed fill

**FIRE MANAGEMENT KEY**

- Remote Fire Fighting Water Outlet (Refer Bushfire Hazard Management Report for details)
- 50mm Sub-Surface Water pipe
- 2/20,000 LTR Fire Tanks (Services 4 Houses)
- NOTE:**  
REFER SURVEYORS DRAWINGS FOR ACCURATE STRATA BOUNDARY SETOUT

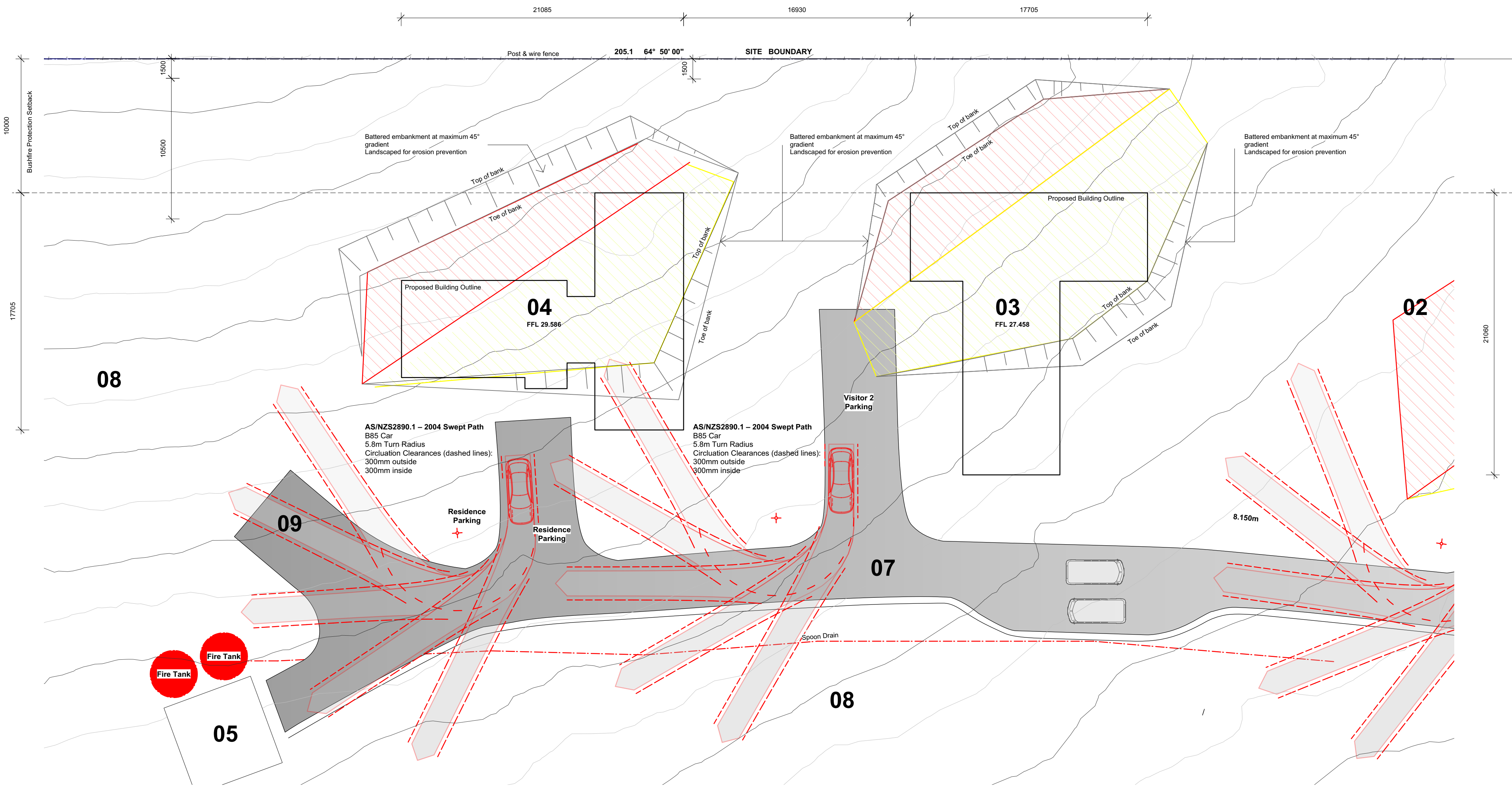
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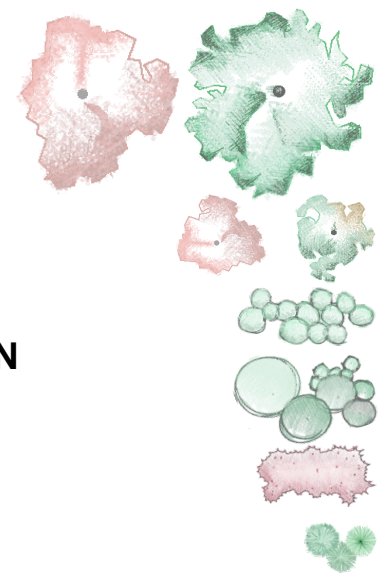
ISSUE	DATE	REVISION	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road	1904	
CLIENT	Shane Gould Enterprises P/L	DATE # 06-10-2021	DWG #
DWG	SITE PLAN 02	SCALE @ A2 1:500	DA - 103
		DRAWN dlm	
		CHKD --	REVISION
pandani building design		0466828778	
3 Eldon Street, Lindisfarne Acc. No. CC7328		dan@pandanidesign.com.au	





SITE KEY

- 01 VISITOR 01 (EXISTING)
- 02 VISITOR 02
- 03 VISITOR 02
- 04 RESIDENCE
- 05 SHED
- 06 EXISTING DRIVEWAY
- 07 NEW DRIVEWAY SECTION
- 08 EXISTING PADDOCK
- 09 GUEST PARKING



VEGETATION KEY

- Small trees to 4.0M
- Shrubs to 2.0M
- Shrubs to 1.0M
- Shrubs to 1.0M
- Ground Cover
- Grasses & Herbs

WASTEWATER KEY

- Aerated Wastewater Treatment System (AWTS) (Refer Engineer's detail report)
- Subsurface irrigation (250m2 per lot) (Refer Engineer's detail report)
- Subsurface irrigation Pipes
- Area of proposed cut
- Area of proposed fill

FIRE MANAGEMENT KEY

- Remote Fire Fighting Water Outlet (Refer Bushfire Hazard Management Report for details)
- 50mm Sub-Surface Water pipe
- 2/20,000 LTR Fire Tanks (Services 4 Houses)
- NOTE: REFER SURVEYORS DRAWINGS FOR ACCURATE STRATA BOUNDARY SETOUT

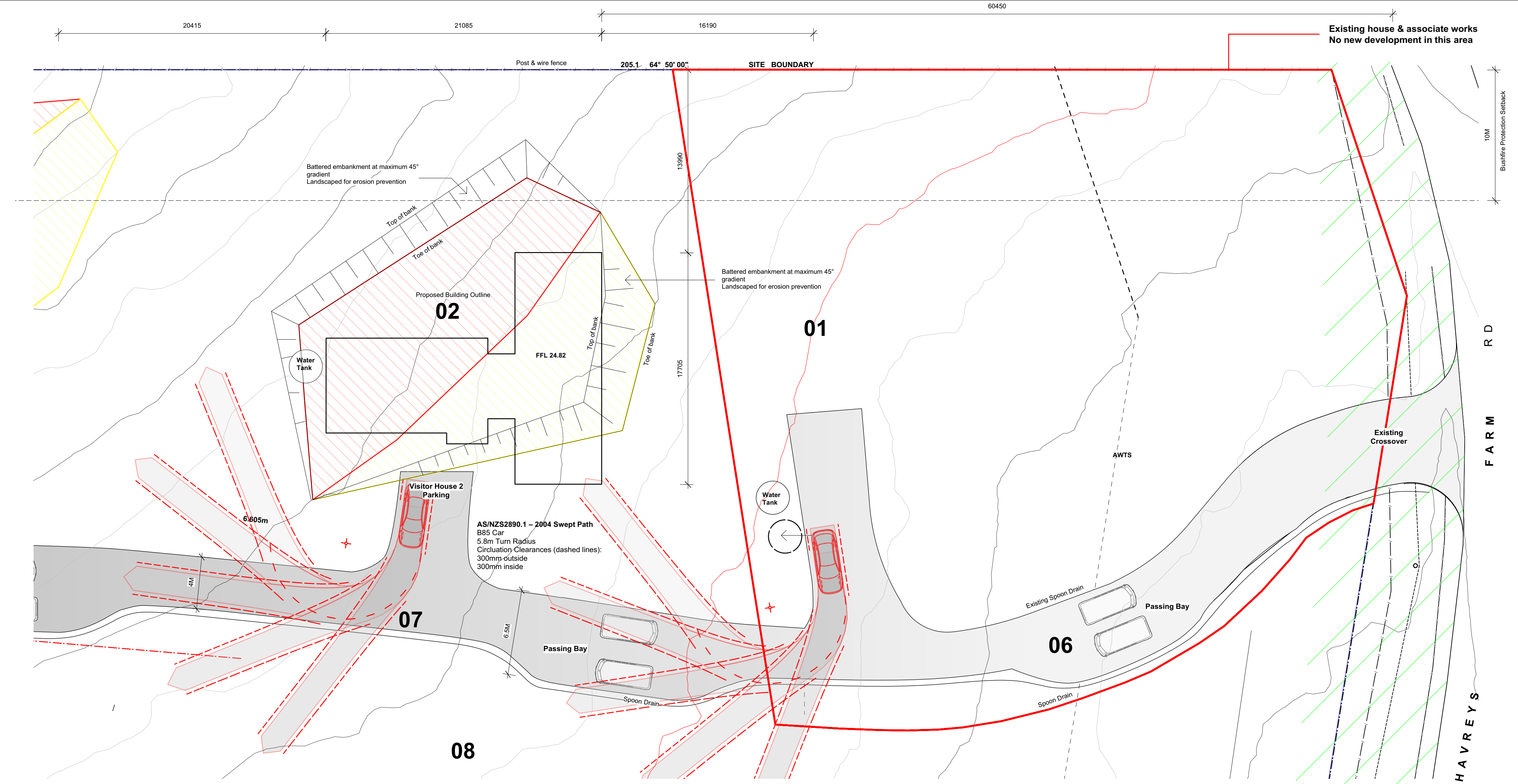
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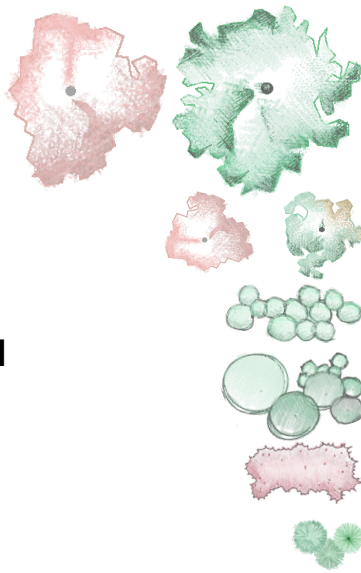
ISSUE	DATE	REVISION	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road		1904
CLIENT	Shane Gould Enterprises P/L	DATE # 06-10-2021	DWG # DA - 104
DWG	PARKING & EXCAVATION PLAN 01	SCALE @ A2 1:500	
		DRAWN dlm	
		CHKD --	REVISION
pandani building design			0466828778
3 Eldon Street, Lindisfarne Acc. No. CC7328			dan@pandanidesign.com.au





SITE KEY

- 01 VISITOR 01 (EXISTING)
- 02 VISITOR 02
- 03 VISITOR 02
- 04 RESIDENCE
- 05 SHED
- 06 EXISTING DRIVEWAY
- 07 NEW DRIVEWAY SECTION
- 08 EXISTING PADDOCK
- 09 GUEST PARKING



VEGETATION KEY

- Small trees to 4.0M
- Shrubs to 2.0M
- Shrubs to 1.0M
- Shrubs to 1.0M
- Ground Cover
- Grasses & Herbs

WASTEWATER KEY

- Aerated Wastewater Treatment System (AWTS)  
(Refer Engineer's detail report)
- Subsurface irrigation (250m2 per lot)  
(Refer Engineer's detail report)
- Subsurface irrigation Pipes
- Area of proposed cut
- Area of proposed fill

FIRE MANAGEMENT KEY

- Remote Fire Fighting Water Outlet  
(Refer Bushfire Hazard Management Report for details)
- 50mm Sub-Surface Water pipe
- 2/20,000 LTR Fire Tanks  
(Services 4 Houses)
- NOTE:  
REFER SURVEYORS DRAWINGS FOR ACCURATE STRATA BOUNDARY SETOUT

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ISSUE	DATE	REVISION	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road	1904	
CLIENT	Shane Gould Enterprises P/L	DATE # 06-10-2021	DWG # DA - 105
DWG	PARKING & EXCAVATION PLAN 02	SCALE @ A2 1:500	
		DRAWN dlm	
		CHKD --	REVISION
pandani building design		0466828778	
3 Eldon Street, Lindisfarne		Acc. No. CC7328	dan@pandanidesign.com.au



- ROOM KEY
- 01 OUTDOOR LIVING
  - 02 KITCHEN
  - 03 DINING
  - 04 LIVING
  - 05 ENTRY
  - 06 BEDROOM
  - 07 BATHROOM
  - 08 LAUNDRY
  - 09 STORE
  - 10 DECK
  - 11 COVERED DECK
  - 12 PARKING



1 Visitor House 01 (Existing)  
Scale: 1:100

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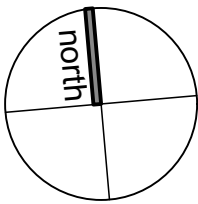
ISSUE	DATE	REVISION	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road		1904
CLIENT	Shane Gould Enterprises P/L	DATE # 06-10-2021 SCALE @ A2 1:100	DWG # DA - 106
DWG	VISITOR HOUSE 01 FLOOR PLAN	DRAWN dlm CHKD --	REVISION
pandani building design 3 Eldon Street, Lindisfarne Acc. No. CC7328			0466828778 dan@pandanidesign.com.au



- ROOM KEY
- 01 OUTDOOR LIVING
  - 02 KITCHEN
  - 03 DINING
  - 04 LIVING
  - 05 ENTRY
  - 06 BEDROOM
  - 07 BATHROOM
  - 08 LAUNDRY
  - 09 STORE
  - 10 ENSUITE
  - 11 WC
  - 12 PASSAGE
  - 13 PANTRY
  - 14 DECK
  - 15 COVERED DECK
  - 16 PARKING

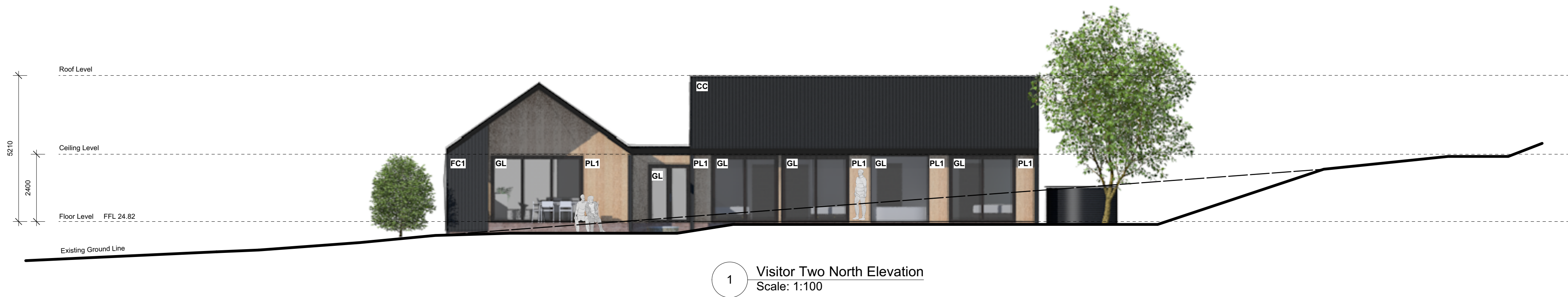


1 Visitor House 02  
Scale: 1:100



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All works are to comply with the Building Code of Australia, relevant Australian Standards, Local and other relevant Authority regulations and By-laws		PROJECT	Wild Flower Sands - 50 Harveys Farm Road		1904
DO NOT SCALE OFF DRAWINGS Report all discrepancies with Dan MacGregor		CLIENT	Shane Gould Enterprises P/L		DWG #
		DWG	VISITOR HOUSE 02 FLOOR PLAN		DA - 107
		pandani building design		0466828778	
		3 Eldon Street, Lindisfarne Acc. No. CC7328		dan@pandanidesign.com.au	





FC1 - VERTICAL SHEET CLADDING (SCYON AXON OR COLORBOND CUSTOM ORB) PAINT FINISH COLOUR TO DARK GREY  
 PW1 - MARINE PLYWOOD CLADDING CLEAR COAT FINISH  
 GL - ALUMINIUM FRAMED DOUBLE GLAZING - COLOUR 'BLACK'  
 CC - COLORBOND CUSTOM-ORB CLADDING COLOUR TO BE DARK GREY  
 WT - WATER TANK

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ISSUE	DATE	REVISION	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road		1904
CLIENT	Shane Gould Enterprises P/L		DWG #
DWG	VISITOR TWO ELEVATIONS 01		DA - 201
		REVISION	
<p><b>pandani building design</b></p> <p>3 Eldon Street, Lindisfarne Acc. No. CC7328</p>			0466828778 dan@pandanidesign.com.au





1 Visitor Two South Elevation  
Scale: 1:100



2 Visitor Two West Elevation  
Scale: 1:100

- FC1 - VERTICAL SHEET CLADDING (SCYON AXON OR COLORBOND CUSTOM ORB)  
PAINT FINISH  
COLOUR TO DARK GREY
- PW1 - MARINE PLYWOOD CLADDING  
CLEAR COAT FINISH
- GL - ALUMINIUM FRAMED DOUBLE  
GLAZING - COLOUR 'BLACK'
- CC - COLORBOND CUSTOM-ORB CLADDING  
COLOUR TO BE DARK GREY
- WT - WATER TANK

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ISSUE	DATE	REVISION	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road		1904
CLIENT	Shane Gould Enterprises P/L		DWG #
DWG	VISITOR TWO ELEVATIONS 02		DA - 202
CHKD	--	REVISION	
<b>pandani building design</b>			0466828778
3 Eldon Street, Lindisfarne Acc. No. CC7328			dan@pandanidesign.com.au





- FC1 - VERTICAL SHEET CLADDING (SCYON AXON OR COLORBOND CUSTOM ORB) PAINT FINISH COLOUR TO DARK GREY
- PW1 - MARINE PLYWOOD CLADDING CLEAR COAT FINISH
- GL - ALUMINIUM FRAMED DOUBLE GLAZING - COLOUR 'BLACK'
- CC - COLORBOND CUSTOM-ORB CLADDING COLOUR TO BE DARK GREY
- WT - WATER TANK

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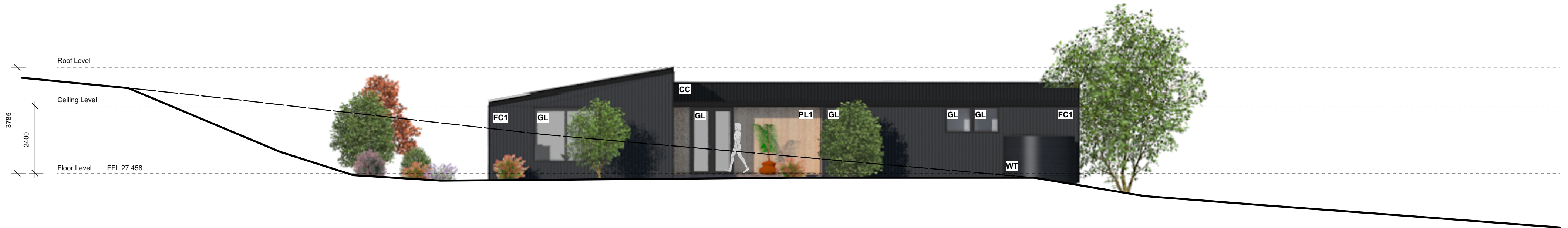
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ISSUE	DATE	REVISION	PROJECT	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road		1904	
CLIENT	Shane Gould Enterprises P/L	DATE # 06-10-2021 SCALE @ A2 1:100	DWG #	DA - 203
DWG	VISITOR THREE ELEVATIONS 01	DRAWN dlm CHKD --	REVISION	
pandani building design			0466828778	
3 Eldon Street, Lindisfarne Acc. No. CC7328			dan@pandanidesign.com.au	





1 Visitor Three South Elevation  
Scale: 1:100



2 Visitor Three West Elevation  
Scale: 1:100

- FC1 - VERTICAL SHEET CLADDING (SCYON AXON OR COLORBOND CUSTOM ORB)  
PAINT FINISH  
COLOUR TO DARK GREY
- PW1 - MARINE PLYWOOD CLADDING  
CLEAR COAT FINISH
- GL - ALUMINIUM FRAMED DOUBLE  
GLAZING - COLOUR 'BLACK'
- CC - COLORBOND CUSTOM-ORB CLADDING  
COLOUR TO BE DARK GREY
- WT - WATER TANK

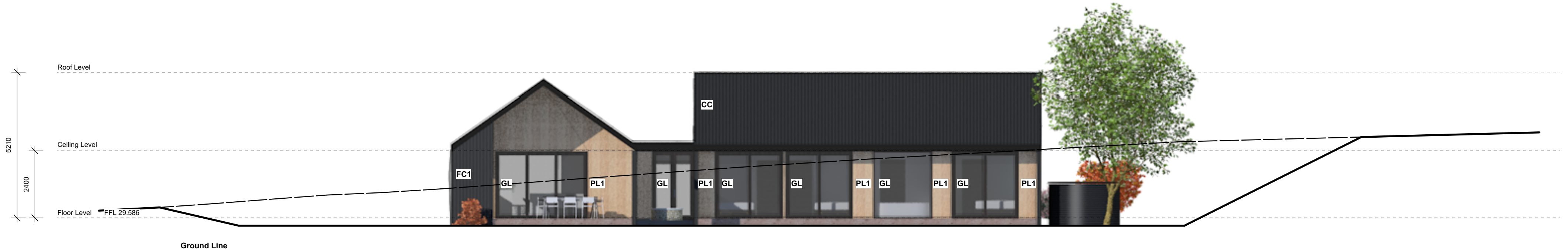
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ISSUE	DATE	REVISION	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road		1904
CLIENT	Shane Gould Enterprises P/L		DWG #
DWG	VISITOR THREE ELEVATIONS 02		DA - 204
CHKD	--	REVISION	
pandani building design			0466828778
3 Eldon Street, Lindisfarne Acc. No. CC7328			dan@pandanidesign.com.au





1 Residence North Eleavtion  
Scale: 1:100



2 Residence East Elevation  
Scale: 1:100

- FC1 - VERTICAL SHEET CLADDING (SCYON AXON OR COLORBOND CUSTOM ORB)  
PAINT FINISH  
COLOUR TO DARK GREY
- PW1 - MARINE PLYWOOD CLADDING  
CLEAR COAT FINISH
- GL - ALUMINIUM FRAMED DOUBLE  
GLAZING - COLOUR 'BLACK'
- CC - COLORBOND CUSTOM-ORB CLADDING  
COLOUR TO BE DARK GREY
- WT - WATER TANK

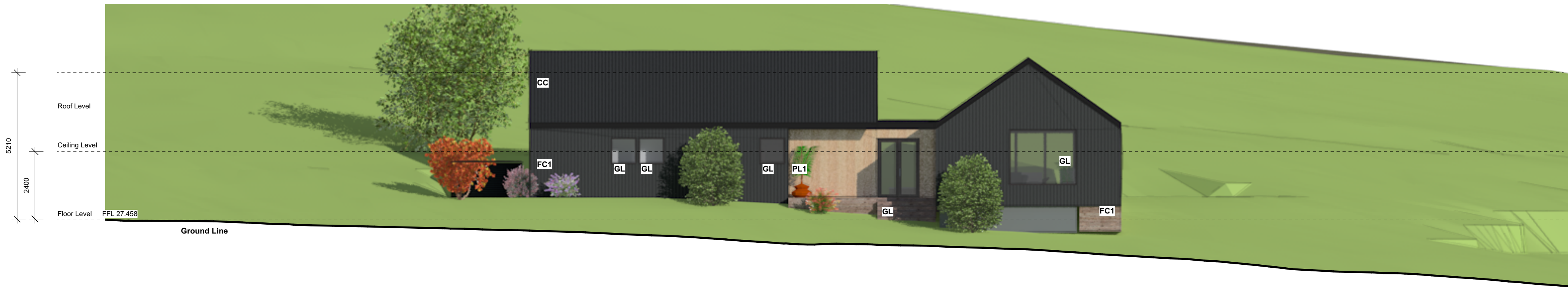
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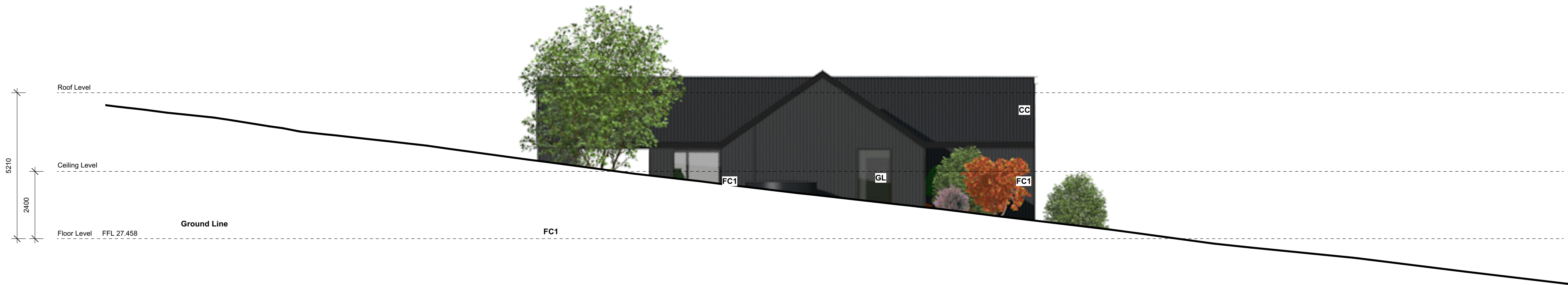
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ISSUE	DATE	REVISION	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road		1904
CLIENT	Shane Gould Enterprises P/L		DWG #
DWG	RESIDENCE ELEVATIONS 01		DA - 205
CHKD	--	REVISION	
pandani building design			0466828778
3 Eldon Street, Lindisfarne Acc. No. CC7328			dan@pandanidesign.com.au





1 Residence South Elevation  
Scale: 1:100




2 Residence West Elevation  
Scale: 1:100

- FC1 - VERTICAL SHEET CLADDING (SCYON AXON OR COLORBOND CUSTOM ORB)  
PAINT FINISH  
COLOUR TO DARK GREY
- PW1 - MARINE PLYWOOD CLADDING  
CLEAR COAT FINISH
- GL - ALUMINIUM FRAMED DOUBLE  
GLAZING - COLOUR 'BLACK'
- CC - COLORBOND CUSTOM-ORB CLADDING  
COLOUR TO BE DARK GREY
- WT - WATER TANK

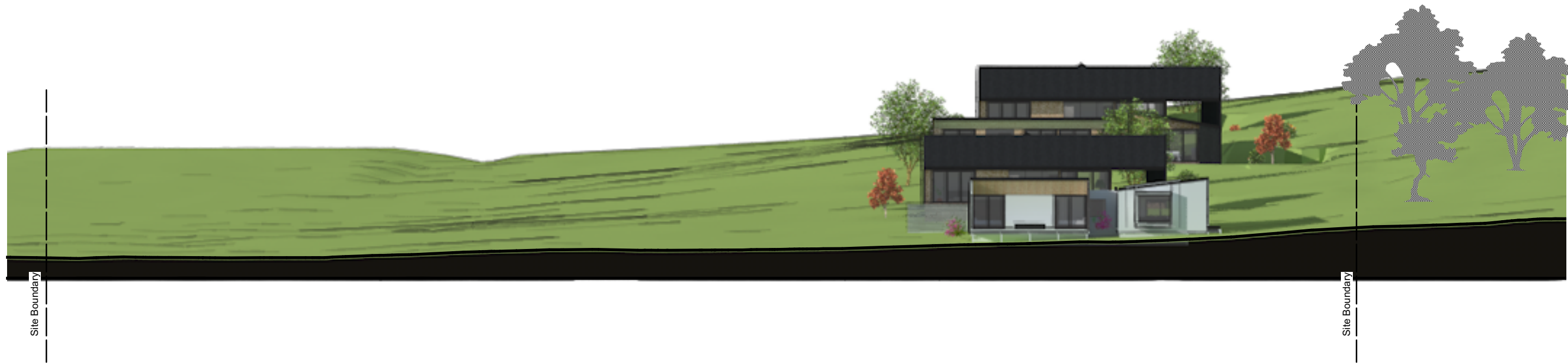
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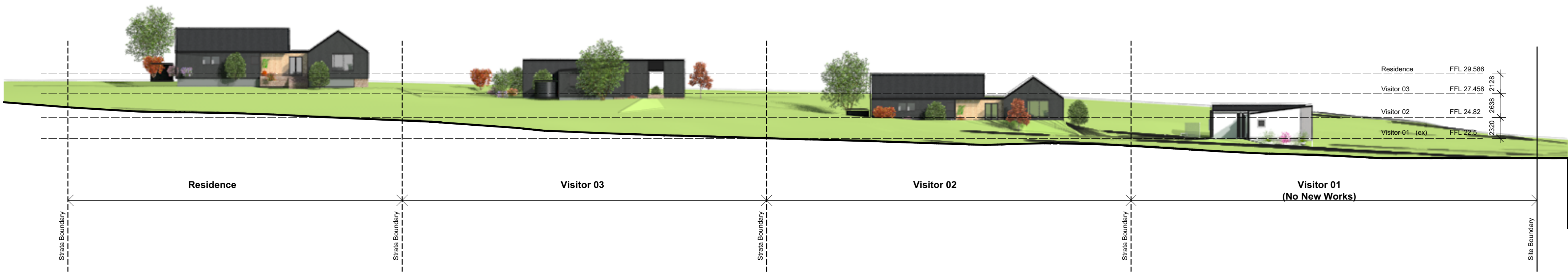
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ISSUE	DATE	REVISION	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road		1904
CLIENT	Shane Gould Enterprises P/L	DATE # 06-10-2021 SCALE @ A2 1:100	DWG # DA - 206
DWG	RESIDENCE ELEVATIONS 02	DRAWN dlm CHKD --	REVISION
 pandani building design 3 Eldon Street, Lindisfarne Acc. No. CC7328			0466828778 dan@pandanidesign.com.au





01 Site East Elevation  
Scale: 1:300



02 Site South Elevation  
Scale: 1:300

- FC1 - VERTICAL SHEET CLADDING (SCYON AXON OR COLORBOND CUSTOM ORB)  
PAINT FINISH  
COLOUR TO DARK GREY
- PW1 - MARINE PLYWOOD CLADDING  
CLEAR COAT FINISH
- GL - ALUMINIUM FRAMED DOUBLE  
GLAZING - COLOUR 'BLACK'
- CC - COLORBOND CUSTOM-ORB CLADDING  
COLOUR TO BE DARK GREY
- WT - WATER TANK

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ISSUE	DATE	REVISION	PROJECT #
PROJECT	Wild Flower Sands - 50 Harveys Farm Road		1904
CLIENT	Shane Gould Enterprises P/L		DWG #
DATE #	06-10-2021	SCALE @ A2	1:100
DWG	SITE ELEVATIONS		DA - 207
DRAWN	dlim	CHKD	REVISION
pandani building design			0466828778
3 Eldon Street, Lindisfarne Acc. No. CC7328			dan@pandanidesign.com.au



**Maree Tyrrell**

---

**From:**  
**Sent:** Tuesday, 2 November 2021 11:45 AM  
**To:** Planning  
**Subject:** development application at 50 Harveys Farm Rd Bicheno

The General Manager

Dear Greg

thanks for your recent letter advising us of the proposed development in our street. We would like to have our concerns on the proposal noted as we live On 26th October 2020 we sent Deon Bellingan an email but I've heard he no longer works there so we'll have to go through it all again.

- The original proposal was for 1 residential dwelling although there were survey pegs set out for a lot more than that, now there is a proposal for 3 more all up the northern side. As the driveway is to run up the centre this will allow space on the southern side for possibly another 4 or 5 dwellings, I would consider this to be development by stealth, leaving the council and local residents to put up with the aftermath once the developers have sold up and gone. This seems to be a way of building a subdivision without the subdivision expenses.
- The impact on adjacent residences will be unacceptable with the vastly increased traffic entering and exiting on a bend in a narrow road, many towing boats or trailers. The car headlights also shine directly into our house.
- Increased noise and loss of privacy. There has already been one noisy party about 2 weeks after the existing unit was let on airbnb that went until 2am.
- Overloading the sewerage capabilities of the land, especially at holiday times. Any water runoff enters our property through a council drain that then enters 2 dams at our adjacent neighbours properties. We all have a lot of frogs, dragonflies and other wildlife that rely on that water.
- This is not in accord with the quiet rural living zone that we and many of our neighbours invested a lot of money and our retirement future in. The developers have another large property where they live on the northern side of Bicheno but they obviously don't want to build this development by them.
- In the application it was stated that this development was modelled on the Sandpiper cottages but this is based on the main highway, not a reasonably quiet narrow rural road.
- If this property is being strata titled will there be a body corp with an on-site manager who can be contacted at any time to deal with disturbances such as late night parties etc?
- We are not against development, I spent my whole working career in the construction industry and realise how important it is for the economy but are opposed to the scale of this proposal.

Kind regards,



Tasmania 7215

30/10/2021

PO Box 6, Tribunna, TASMANIA 7190

EMAIL [admin@freycinet.tas.gov.au](mailto:admin@freycinet.tas.gov.au)

Dear Glamorgan Spring Bay Council,

I wish to object to the DA2021/234. I am an immediate neighbour to the proposed development at Bicheno. My objections are,

- This area is classed as rural residential and this development is planning medium density commercial accommodation. This would mean a loss of privacy and increased security risks for us. I am also concerned that some visitors may try to access private property, especially my land.
- The proposal is a bushfire hazard and is in conflict with the recommendations of the attached bushfire plan. The development proposal indicates that the accommodation is to provide visitors with access to wildflower meadows. However the bushfire management plan recommends mowing grass to a 10cm limit. The current single approved accommodation has very long grass which is not mown.
- The original title shows a drainage site running across the block where aerated sewage is planned in the proposal. I think this will cause a health hazard as untreated sewage will runoff to neighbouring blocks. The lower side of this block is always very wet most of the time and the runoff passes through two other blocks on to the other side of Harvey's Farm Road.
- I am also concerned that this proposal will increase the strain for already limited services, such as water and electricity. Harvey's Farm Road has difficulty with water supply and often has "brown outs" due to outdated electrical infrastructure.
- The proposal has accommodation in a location that has no direct access to the beach or other features that Bicheno has to offer. All visitors will need to drive into town. This increase in the flow of traffic in the area will cause loss of enjoyment in our property, especially with car lights shinning into our premises at night.
- The development of a medium density commercial accommodation next door could impact negatively on my property price.

Yours Sincerely



30/10/2021

PO Box 6, Tribunna, TASMANIA 7190

EMAIL [admin@freycinet.tas.gov.au](mailto:admin@freycinet.tas.gov.au)

Dear Glamorgan Spring Bay Council,

I wish to object to the DA2021/234. I am an immediate neighbour to the proposed development at 50 Harvey's Farm Road, Bicheno. I have lived in Bicheno for 68 years and at the current address for over 30 years. This area is classed as rural residential which is meant to give privacy and space to each individual lot. The new proposal next door will mean a loss of privacy for us as this development is planning medium density commercial accommodation. I am also concerned about the security of my property as I have machinery, equipment and fuel in the yard. With an array of strange people coming and going next door I am very concerned as some people do wander.

I also do not think this area is suitable for this type of accommodation. The original title shows a drainage site running across the block where they are planning to place aerated sewage. I think this will cause a health hazard as untreated sewage will runoff to neighbouring blocks during times of heavy rain. The lower side of this block is always very wet most of the time and the runoff passes through two other blocks on to the other side of Harvey's Farm Road.

I am also concerned that this proposal will increase the strain for already limited services, such as water and electricity and increase the flow of traffic in the area. The current dwelling at 50 Harveys Farm Road is used as B&B has grounds that are not well kept and I think that more similar dwellings would not add to the street scape on Harvey's Farm Road.

Yours Sincerely



Greg Ingham  
 General Manager  
 Glamorgan Spring Bay Council  
 planning@freycinet.tas.gov.au

3 November 2021

Dear Mr Ingham

**Re: Response to Application DA 2021 / 234 50 Harveys Farm Road**

I raise a number of issues for Council's consideration in relation to the proposed development at 50 Harvey's Farm Road. I refer to the Guideline No. 1 Local Provisions Schedule (LPS): zone and code application June 2018<sup>i</sup> and point out areas of the application that would seem to be in contravention of the guidelines.

Due to the density of development proposed on the site, the proposal fails to protect

- residential amenity (11.1.1 RLZ1 (a))
- existing natural and landscape values of the area – especially being the rural character of the community (11.1.1 (b))

The proposal, will cause loss of amenity to the predominately permanent neighbours through increase noise, scale intensity, traffic generation and movement in the area. (11.1.3)

The proposed visitor accommodation is not compatible with the residential character of the surrounds. (11.1.4)

**Degradation to rural lifestyle**

The proposal sets a course for this rural community to be turned into a cheaply constructed suburban slum parading as a holiday park. The development will significantly degrade the quality of life of the existing residents, and irrevocably alter the nature of the community.

**Impact on existing services and infrastructure**

There are significant existing issues to local residents in relation to services and infrastructure including: road safety including for cars, pedestrians and bikes; water supply; sewerage; and, storm water management. The proposal will exacerbate these issues to an unacceptable, in some cases dangerous, level:

- The road is poorly maintained and in parts not wide enough for two cars to pass without one leaving the bitumen and chancing the irregular shoulders.
- The intersection of Harveys Farm Road and the Tasman Highway is extremely dangerous, with poor visibility to the south of the highway and an awkward turn with oncoming, often speeding, traffic appearing from a blind corner.



- There are no bike or pedestrian paths on Harvey's Farm Road for safety, and the shoulders often slope steeply making them dangerous to bikes and pedestrians being forced off the road by passing vehicles. The approach into Bicheno on the Tasman Highway from Harveys Farm Road also lacks bike and pedestrian paths and is a danger to both.
- The road is badly potholed, creating a hazard for bikes.
- Increasing the population on Harveys Farm Road will increase the risk of a serious accident at the intersection or on Harveys Farm Road itself.
- There is insufficient water supply to serve the southern end of the Harveys Farm Road, with current pipes not carrying enough water to be extended further. This begs the question of how water can be carried to so many new dwellings without upgrade to the existing service.
- Storm water management has become an increasing issue with land clearance in the area. Storm water has eroded driveways and paddocks on the eastern side of Harveys Farm Road, and Council's efforts to manage storm water have been inadequate.

## Conclusion

If this proposal goes ahead, there will be others to follow, not just from this applicant, who appears to be reserving one half of the block for future development, but also neighbouring properties. This and future like developments will undermine the rural and settled nature of the community and reduce the amenities attributed to a rural living area. Indeed, council's recent development approvals for other subdivisions on the road are already threatening the rural environment and have put Harveys Farm Road at the tipping point of being developed beyond the Rural Living Zone standards and guidelines.

To quote from Tasmanian Planning Scheme – Rural Living Areas:<sup>ii</sup>

Tasmanians have always valued the ability to live in a rural setting and is an attractive lifestyle choice for many in our community, including hobby farmers. (sic)  
Under the Tasmanian Planning Scheme, there will be greater certainty and consistency for these areas.

The community is looking to the Council for confidence that the lifestyle choice we have invested in – to live in a rural environment – will be preserved in line with the Planning Scheme guidelines. I strongly urge the council to disallow the current application proposing a high density of visitor and permanent dwellings in a rural living zone amidst a predominately owner-occupier rural-residential population.

Your Sincerely

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<sup>i</sup> Tasmanian Planning Commission under section 8A of the Land Use Planning and Approvals Act 1993 with the approval of the Minister for Planning and Local Government.

<sup>ii</sup> Fact Sheet 6, Department of Justice, Tasmanian Government, Sept 2017



**Maree Tyrrell**

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**From:** GSBC Admin  
**Sent:** Wednesday, 3 November 2021 4:45 PM  
**To:** Planning  
**Subject:** FW: DA2021/234 Objection

**Categories:**

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**From:**  
**Sent:** Wednesday, 3 November 2021 3:27 PM  
**To:** GSBC Admin <admin@freycinet.tas.gov.au>  
**Subject:** DA2021/234

We wish to object to the proposed development at 50 Harvey's Farm Road, DA2021/234.

We have lived in Bicheno for 30 years and at \_\_\_\_\_ for 21 of those. The area is classed as rural residential which is meant to give space and an element of privacy for each individual lot, the main reason people purchase in this classification of land.

The proposed development is planning medium density commercial accommodation. We do not believe this type of development is right for this area. This particular block is very susceptible to the runoff from the surrounding higher ground resulting in large volumes of water making its way through the blocks on the other side of the road and causing degradation of the foreshore. We are very aware of the problems caused by water runoff as, being on the bottom side of the road we suffer substantial damage from the runoff from the hills and Courland Bay Road. This has repeatedly washed out our driveway and at times flooded our carport so we can sympathise with our up the road neighbours.

The proposed aerated sewage will inevitably be channelled into this runoff resulting in an unhealthy situation.

Although our property is not adjacent to the proposed development site we are very concerned that such a development will increase the flow of traffic especially on an already busy road that has no formed footpath/bikeway. A significant number of residents and their children walk or ride on this section of Harvey's Farm Road quite often needing to step right off to avoid traffic.

If the current B&B at 50 Harvey's Farm Road is any indication of the proposed development it is evident that it will not add favourably to the streetscape as the grounds are not well kept.

Yours Sincerely,



Greg Ingham  
 General Manager  
 Glamorgan Spring Bay Council  
[planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)

3 November 2021

Dear Mr Ingham

**Re: Response to Application DA 2021 / 234 : 50 Harveys Farm Road**

Please find below our objections to the proposed development. I am also responding on behalf of my parents who live 50 Harveys Farm Road at

**1. Increased Traffic**

Harveys Farm Road is narrow. There are areas that require one car to pull onto the verge if there is an oncoming car. While the application did not tick the box for commercial vehicles accessing the site, there will be the need for the linen truck, the cleaners, wood deliveries and various maintenance vehicles. If each bedroom on the development site has one car, that equates to an extra 11 vehicles entering and exiting the most dangerous corner on Harveys Farm Road. Last year there was an accident that saw a car written off on the power pole coming around that corner.

As a cyclist in Bicheno, I find Harveys Farm Road one of the more difficult roads to navigate in Bicheno. Additional vehicles on the road, not only during construction, but also if the project is completed, will make this a more hazardous road for me.

**2. Increased population density**

According to Booking.com the current visitor accommodation at 50 Harveys Farm Road will accept 5 adults in the 2 bedroom residence.

The proposal is for an additional 3 x 3 bedroom units. Given that the current 2 bedroom unit accepts 5 people (sofa bed available according to website), it can be assumed that the 3 x 3 bedroom units will accept 7-8 people each. This equates to potentially 29 visitors onsite every night.

These calculations assume that all guests adhere to the maximum capacity. There have been several times since Wildflower Sands Coastal Retreat opened where there were well over the 5 adult maximum. I



understand that this is difficult to manage when the owners do not live onsite, however it should be taken into consideration that there will be times when there will be more than 29 visitors onsite.

Such a density is not in keeping with the semi-rural lifestyle that the residents of Harveys Farm Road have bought into and thus agreed upon. There are many other places in Bicheno where this density is feasible and expected. Harveys Farm Road is not one of them.

### **3. Decrease air quality**

The proposed buildings all have wood heaters. The site is in a low section of Harveys Farm Road. At night time this low area is visible as the fog gathers on the road around this property, starting at the driveway to number 32 Harveys Farm Road and extending to Courland Bay Road turnoff. Wood smoke generated by the three wood fire heaters will collect and decrease the air quality of the surrounding properties.

### **4. Storm water discharge**

The current disposal of storm water on Harveys Farm Road is inadequate. A look at the road after even a moderate rain event sees driveways washed across the road, water collecting in the ditch and verge. The storm water from 50 Harveys Farm Road currently flows into the dam at 43 and 59 Harveys Farm Road.

We use the water from the dam at 59 Harveys Farm Road for irrigating an extensive vegetable garden that feeds not only us, but also other areas of the community. It is imperative that the water in this dam is not contaminated.

It is unavoidable that with an extra 24 people, 6 bathrooms, potentially 3 outdoor showers and 3 washing machines, there will be issues with grey water in our dam. With the removal of vegetation there will also be extra run off from the site. During building, while not legal, it seems unavoidable that there will be run off from paint washing, concreting and plastering. No matter how well a site is managed, there is always building material run off.

We strongly oppose the development on this ground.

### **5. Increased light pollution**

The external lights on the existing building are overpowering. Adding another 3 buildings will increase light pollution which in turn affects wildlife and adds a visual disturbance to negotiating the corner at night.

I would like to end on a note regarding the attached letter from Dr Shane Gould and Milton Nelms in the section "Developer Details". Their accomplishments are, undoubtedly, praiseworthy. However, an individual's accomplishments should not factor in an Application Permit to the Council. We all have our own accomplishments that often go unpraised. We all contribute to the Community of Bicheno in various ways that keep our town ticking behind the scenes. We do it without public acknowledgement. We have a democracy, one person – one vote. To imply that their public achievements and public servitude gives a greater weight than the residents of Harveys Farm Road is offensive.

Yours Sincerely,



GSBC  
General Manager

Dear Mr Ingham

We bought our property 4 years ago at \_\_\_\_\_ because there weren't many homes nearby so that we could have a nice peaceful retirement with no units or houses crammed together.

Over the road there was a development notice on the fence for one dwelling. It has come to our attention that there isn't only one but at least three more going on the block at 50 Harveys Farm Rd. We thought one house per hectare was the maximum allowed here, that property is 1.66 hectares. How can they have permission to build so many houses?

The amount of cars coming and going and with their headlights on at night that will shine into our house, parties etc would impact on our peaceful life in retirement. We paid top dollar for our house and to see the property value go down would be devastating and our privacy will be impacted as all these houses will look straight down in our place.

Where the driveway enters the road is right on a bad bend where it is difficult to see in either direction, in April 2020 we had a car end up going through our front fence after hitting the power pole right opposite no. 50's driveway. I have included a photo taken at the time. We get a lot of vehicles doing u-turns at the top of our drive and delivery vehicles were using our drive to navigate and turn their way into no.50 when the first house was built.

The water run off from over there runs through our place and our neighbours dams before running in to the ocean, as it is we get a lot of rubbish ending up here, my husband is often picking up plastic coffee cups, beer cans, plastic bags etc. We certainly don't want their septic waste ending up here as well.

We are on rural and wish to stay that way.

Kind regards





Greg Ingham  
General Manager  
Glamorgan Spring Bay Council  
planning@freycinet.tas.gov.au

4 November 2021

Dear Mr Ingham

**Re: Response to Application DA 2021 / 234 50 Harveys Farm Road**

In response to the planning application for the proposed development of 50 Harveys Farm Road, I provide the following points for consideration.

The proposed development indicates a level of accommodation density which is not consistent with the rural living experience along Harveys Farm Road (HFR) and not in accordance with the Rural Living Zone guidelines.

As noted in the planning application, a range of residences, including visitor/holiday accommodation exist along HFR. A key difference, however, is that existing accommodation is low density, has minimal visual impact from neighbouring properties, and the majority accommodate permanent residents. Existing holiday/visitor accommodation have onsite management arrangements in place.

The number of dwellings proposed in this application will have a significant impact on already overburdened infrastructure on HFR including increased traffic, increased demand on water supply, and potential for increased run-off into neighbouring dams. The proposal indicates a level of accommodation density that is more suited to a holiday village in a residential zone with appropriate infrastructure to support increased usage.

This is the second planning application for this property in a relatively short period of time. This drip-feed approach to development of this property is concerning. The current visitor accommodation on this property fronts HFR, affording little privacy, with the bedrooms visible to neighbouring properties. The proposal to increase the number of residences on this property will impact adversely on the privacy of neighbouring properties.

Residents of HFR have significantly invested to reside in a rural living zone. The impact of such a development as proposed at 50 HFR will be considerable, and will likely lead to setting a precedent, altering the rural living qualities that currently exist. Greater certainty and consistency regarding Council's planning process would assure residents of HFR that a rural lifestyle will be maintained in this rural living zone.

I note that the application includes the background information of the development proposal, and information related to the applicants, including their qualifications and their profile in the community. The information describing the proposed structures is subjective. Not all will agree that these **beach shacks** are eye catching. Nor is it given that the **design will blend in with the existing**



***rural lifestyle home in the neighbourhood, and with the people who live there*** (quoting from development application).

Many people living in Bicheno are committed to the ongoing prosperity of the community. Many offer their services voluntarily and are committed to preserving the lifestyle Bicheno offers. A considered and planned approach by Council to any further development of this rural living zone is required to ensure the infrastructure in this area can accommodate a higher density population, and affords protection for both property and residents.

Your Sincerely





**Maree Tyrrell**

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**From:**  
**Sent:** Saturday, 6 November 2021 6:57 AM  
**To:** Planning  
**Subject:** da for 50 harveys farm road Bicheno 7215

Dear planning

I would like to raise my concerns re the development for 50 Harveys farm road.

1: The potential strata of the dwellings and the effects it will have on the current family friendly ambiance and peace of the valley.

it's adding a townhouse/villa style complex to the valley which is not in keeping with the current low density family friendly housing.

2: There needs to be a lot of added vegetation to the boundary fencing to hide the cabins and diffuse external lighting before the construction starts.

My outlook will change dramatically, having just purchased an adjoining property and moving to the valley for a peaceful

retirement now to know a strata complex is being proposed is disappointing and worrying.

yours sincerely



**In response to GSB council planner Peter Coney report from representations made for DA 2021/0023450 Harveys Farm Road Bicheno**

The nature of the design of Wildflower Sands development is 'intentional/deliberate' design

**The deliberate-design of the property embeds social-environmental values**

- **Pleasant and calm place to stay or live**
- **Low density housing less than 30% of property area, only 4% footprint of the dwellings**
- **Low intensity visitor numbers, max 4 - 6 guests or residents per house**
- **Community-type feel**
- **Human behavior is regulated as a condition of staying**
- **Explicit rules and conditions for living conditions and in management plans**
- **Planted fast growing trees and regrowth vegetation will obscure buildings in a few years**
- **Property landscaping and other visual amenity to be groomed and kept tidy**
- **As a result, clientele is self-selecting, according to the embedded social-environmental values**

Social environmental values means that social and environmental values are reciprocal and integrated. Human values for convivial neighboring, nature appreciation, and respectful behavior are embedded in the development plan, the site, the building designs and detailed management plans.

The creation of the property design has an explicit planned scheme of accommodation, that pre-selects a desired clientele. The rules associated with rental of the three accommodations and living in the residence, mean that certain types of people will want that environment, and others will not. Those that do want the environment Wildflower Sands is designed as, are clientele who want a calm and peaceful place to stay, in unique, well designed and built, modern houses, with views of the ocean and greenery. They will stay, knowing that the other occupants are people like them. The property will be tasteful, amongst greenery, in an uncluttered environment, that reclaims the feeling of 'blend' with the environment.

The people who stay or live there, will become part of a 'community of proximity' a type of neighborhood to belong and identify, with shared values and expectations of staying there. Again, this will filter the type of guest or owner, which is a presupposed aspect of the management plan.

In order for the plan for the development to work as the developer intended, the management plan will include regulation of behavior of the people who rent or stay or live, as well as constrain the uses of the property. These conditions will be accepted automatically through second-party holiday rental bookings, because they are signed off



upon the booking of the property. Shane Gould Enterprise P/L staff, or a nominated manager are responsible for upholding the 'house rules' for rentals and the tone of the property. House rules are stated in the advertising of a rental accommodation and in the case of strata development, if that occurs in the future, house rules will be part of the covenants and bylaws of the strata management plan.

As described, there will be pre-determined constraints on how the property is occupied, as a part of the design to enhance social values. Wildflower Sands is intended to have its own community-type feel and spirit. The houses will be occupied by people who are seeking quiet, calm atmospherics, sounds of the ocean, lots of green to look at, in modern-functioning houses. The proximity to walking trails and a walking path around the property, will encourage nature appreciation and human-scale outdoor activity.

**Representative examples for in a detailed management plan for types of uses:**

- No grog parties, only discrete gatherings for dinner, lunch BBQ's, etc.
- Only the allowed numbers of people booked to stay, can stay overnight
- No caravans, tents or campervans, swags on decks.
- Music contained indoors or at a level that neighbors cannot hear. No outdoor music after certain times in the evening.
- Overnight guests or residents park only on their property, not on the internal drive or on Harveys Farm Road.
- No commercial or retail activities apart from renting accommodation
- No light industrial activities
- No storage of boats, caravans, or SUV.
- No outdoor storage of personal belongings. Properties are kept clean and tidy.
- Vegetation limited to what is in the appearance of the scheme, such as heights and density and to mitigate fire risks with judicious pruning.

To recap and repeat the theme of *deliberate design*.

Social-environmental values are fixed in the ethic of the development plan for Wildflower Sands. This means that social and environmental values are reciprocal and integrated. Human values for convivial neighboring, nature appreciation, and respectful behavior are embedded in the development plan, including interactions with coastal-rural-lifestyle place, the building designs and detailed management plans.

Dr Shane Gould PhD, MEnvMgt, OA, MBE

0419716190

30<sup>th</sup> November 2021



## Chris Triebe & Associates Town Planning Services Limited

ABN: 38 872 166 303  
PO Box 313, St Helens, Tasmania 7216  
0417 524 392

Development Services  
PO Box 6  
TRIABUNNA TAS 7190  
Sent via email

29 November 2021

Dear Peter

RE: DA 2021 / 00234 – 50 Harveys Farm Road, Bicheno

Thank you for giving the developer the opportunity to respond to the representations received against the proposal at the above address. Although a redacted copy of the representations was neither requested nor provided, based upon our telephone conversation dated 24 November 2021, the following comments are made:

The applicant is seeking approval for the construction of three additional buildings: one dwelling and two units for visitor accommodation on the fully fenced, 1.66ha sloping Title. The site is located on the southern side of Bicheno, within the Rural Living Zone, surrounded by similarly zoned properties, that when viewed from Harveys Farm Road offer an assortment of existing Uses. Visitor Accommodation is an unqualified permitted use in this zone.

All three buildings will be constructed toward the northern boundary and behind the existing unit completed in 2020. This will provide a greater separation from the dwelling on the adjoining 2 Lehner Crescent and ensure they do not adversely impact skylines or ridgelines when viewed from off-site.

Dr Gould and her partner have developed a visitor accommodation model that has seen them successfully run the 'Beachend' holiday accommodation in Bicheno for the last 12 years. This model resulted from their extensive national and international travel, ensuring a well-rounded understanding of the potential positive and negative impacts such an operation may have on adjoining properties. From this, they wish to provide accommodation with a relaxing ambience that fits with the surrounding area.

Such experience has also showed them what works. One important factor is through the maintenance of a low occupancy per unit and ensuring all units can not be rented by a single large group of people and will remove the opportunity for after hours parties. Furthermore



the property will be managed from the dwelling occupied by either a manager or the developers.

The structures have been designed to blend with the surrounding landscaping through the use of non-reflective, natural colours. As the site was previously cleared of all standing vegetation, the developers are using the opportunity to plant an assortment of native trees and shrubs to provide visual and acoustic screening as well as bring the native fauna back.

The selection of screening vegetation with an appropriate height, will suitably screen the buildings from off-site and reduce the visual bulk of the units and dwelling. The developer is widely read and experienced in environmental management and protecting the natural values. This experience will ensure all plantings are chosen in accordance with the Bushfire Attack Level assessment and the Bushfire Hazard Management Plan.

On-site vehicle parking will be provided as per E6 Parking and Access Code of the Planning Scheme. To further reduce the visual impact of the proposal on the streetscape, boats, trailers and caravans will be kept off-site and in the secure parking provided within the Bicheno area.

13.2 Use Table lists those uses that may or may not occur and the qualifications, on Titles within the Rural Living Zone. For example, the residential use is a no permit required use if for a single dwelling or a home-based business. Otherwise the residential use is prohibited. Resource development is only for agricultural use and the visitor accommodation use are permitted use. Whereas domestic animal breeding, boarding or training, emergency services, resource processing and the tourist operation uses are discretionary.

From these examples it is put to the Planning Authority that the visitor accommodation use is more closely associated to the zone purpose statements. That is the statements are generally focused upon providing residential use or development, creating and protecting the amenity of this use. The developers have stated their focus is to create a development that is respectful of the area.

The diversity of land uses existing on the properties fronting Harveys Farm Road are typical of coastal centres that have developed over the years; this demonstrates such a variety of uses can live and work together. Some of the differing land uses occurring within Harveys Farm Road are as follows.

The permanent and part-time residents are interspersed with visitor accommodation, a commercial swim school, tradesmen's workshops, hobby farms with sheep and machinery storage, a vineyard with cellar door and a firewood processing operation. At 23 Harveys Farm Road is a property consisting of 2 adjoining Titles totalling 9.248ha. The property is owned by Abalone Farms Australia Pty Ltd, has a green house, dwelling, shed and other improvements totalling at least 2,465m<sup>2</sup> or 37.52 per cent of the site. While it is not known how many employees and staff are employed on-site, the farm is a part of a business with 80 employees and processing approximately 500 tonnes of fish.



The A3 Tasman Highway, a Category IV Road, carries an assortment of vehicles ranging from tourist and local cars with trailers, small trucks and the heavier articulated trucks. This is another source of industrial noise generated through their engines and brakes.

The proximity of Harveys Farm Road to the A3 as well as the town centre, make this an ideal place for visitor accommodation. Interspersing short-term accommodation within typical, lifestyle-sized properties, add to the enjoyment and ambience of the accommodation. By the same token, it does not over-extend the patience of the neighbours. The properties to the immediate south and east of the development site are between 30ha and 40ha though many have been subdivided into smaller lots of between 1ha and 3ha. Such subdivision also demonstrates an increased demand for the smaller blocks for residential purposes and moving away from the larger Titles.

Following approval of the buildings and in accordance with 5.6 Miscellaneous exemptions 5.6.8 strata division of the Planning Scheme, the developer will create a Strata Plan. In accordance with *PART 3 - Staged development schemes Division 1 - Nature of staged development scheme* of the *Strata Titles Act 1998*, a Disclosure Statement will list guidelines by which the accommodation will be run. The developers will use this document to provide further evidence of how the site will be run.

The developers have purchased a property that was previously cleared of all standing vegetation and are submitting a proposal that will attract visitors to the area. The low-set buildings will have a total site coverage of approximately 29.67 per cent and have been designed to be unobtrusive by blending with the surrounding landscape through the use of appropriate non-reflective, external colours. Future clients will be greeted by the manager who will explain the rules while staying on-site. The developers understand it is in their long-term interest to ensure their guests do not cause visual or acoustic nuisances to the adjoining properties.

It is therefore put to the Planning Authority, the developers have presented an application that demonstrates their understanding of the short-term rental market as well as minimising the potential impact of the proposal on the area. As stated above, the larger Titles are slowly being subdivided into smaller Titles that will surreptitiously increase the density of Harveys Farm Road.

Regards



Chris Triebe.



# Profit and Loss

Glamorgan Spring Bay Council

For the 5 months ended 30 November 2021

Account	YTD Actual	YTD Budget	Budget Var	Var %	2021/22 Budget Notes
<b>Trading Income</b>					
Rate Revenue	9,834,941	9,822,933	12,008	0%	9,867,631
Statutory Charges	380,766	301,670	79,096	26%	724,013 1
User Charges	514,807	273,405	241,402	88%	656,156 2
Grants	594,109	489,196	104,913	21%	1,465,416 3
Interest & Investment Revenue	113,611	9,346	104,265	1116%	229,641 4
Contributions	57,023	58,333	(1,310)	-2%	140,000
Other Revenue	891,376	1,025,588	(134,212)	-13%	2,275,056 5
<b>Total Trading Income</b>	<b>12,386,632</b>	<b>11,980,471</b>	<b>406,161</b>	<b>3%</b>	<b>15,357,913</b>
<b>Gross Profit</b>	<b>12,386,632</b>	<b>11,980,471</b>	<b>406,161</b>	<b>3%</b>	<b>15,357,913</b>
<b>Capital Grants</b>					
Grants Commonwealth Capital - Other	371,428	2,000,000	(1,628,572)	-81%	5,462,080
Grants Commonwealth Capital - Roads to Recovery	262,978	126,522	136,456	108%	506,087
Grants State Capital - Other	124,123	450,000	(325,877)	-72%	775,000
<b>Total Capital Grants</b>	<b>758,529</b>	<b>2,576,522</b>	<b>(1,817,993)</b>	<b>-71%</b>	<b>6,743,167 6</b>
<b>Other Income</b>					
Net Gain (Loss) on Disposal of Assets	28,391	0	28,391	0%	0
Other Income - PPRWS Reimbursement of Principal Loan	0	0	0	0%	102,609
<b>Total Other Income</b>	<b>28,391</b>	<b>0</b>	<b>28,391</b>	<b>0%</b>	<b>102,609</b>
<b>Operating Expenses</b>					
Employee Costs	1,993,525	2,084,686	(91,161)	-4%	4,975,840
Materials & Services	3,406,523	3,547,465	(140,942)	-4%	7,952,266
Depreciation	1,151,955	1,151,955	0	0%	2,764,692
Interest	64,686	94,625	(29,939)	-32%	227,106 7
Other Expenses	93,483	93,955	(472)	-1%	225,505
<b>Total Operating Expenses</b>	<b>6,710,172</b>	<b>6,972,686</b>	<b>(262,514)</b>	<b>-4%</b>	<b>16,145,409</b>
<b>Net Profit</b>	<b>5,676,460</b>	<b>5,007,785</b>	<b>668,675</b>	<b>13%</b>	<b>(787,496)</b>
<b>Total Comprehensive Result (incl Capital Income)</b>	<b>6,463,380</b>	<b>7,584,307</b>	<b>(1,120,927)</b>	<b>-15%</b>	<b>6,058,280</b>
<b>Capital Works Program (Current Year WIP)</b>					
Work in Progress Capital Works - Plant Internal	24,480	0	24,480	0%	0
Work In Progress Payroll - Salaries and Wages	51,228	0	51,228	0%	0
Work in Progress Capital Works - On Costs	24,334	0	24,334	0%	0
Work in Progress Capital Works - Contractor Costs	609,240	0	609,240	0%	0
Work in Progress Capital Works - Other Costs	69,707	0	69,707	0%	0
Work in Progress Capital Works - Materials	322,497	0	322,497	0%	0
Work in Progress Capital Works - Consultancy	47,740	0	47,740	0%	0
Work in Progress Capital Works - Plant Hire External	7,176	0	7,176	0%	0
<b>Total Capital Works Program (Current Year WIP)</b>	<b>1,156,402</b>	<b>0</b>	<b>1,156,402</b>	<b>0%</b>	<b>0</b>

## Notes:

1. Statutory charges are above budget due to higher than forecast level of development and plumbing applications.
2. User charges are up on budget mainly due to the timing in collection of marina fees, where many are paid upfront instead of quarterly and variable water charges.
3. Grant revenue is up \$104K on budget due to bringing forward of unspent State funding from last financial year. It is anticipated works associated with these funds will occur in the coming months.
4. Interest & Investment Revenue is up \$103K on budget due to early payment of TasWater interim dividend payment.
5. Other Revenue is down by \$135k on budget YTD due to lower than forecast medical centre income.
6. Total Capital Grants are down \$1.3M on budget YTD due the timing of Commonwealth grant payments in line with project milestones.
7. Interest expenses are down by 18% due to timing issues with the reversal of interest accrued into last financial year.



# Statement of Financial Position

Glamorgan Spring Bay Council

As at 30 November 2021

Account	30 Nov 2021	30 Jun 2021
<b>Assets</b>		
<b>Current Assets</b>		
Cash & Cash Equivalents	4,589,445	3,018,850
Trade & Other Receivables	4,428,088	926,374
Other Assets	40,800	273,191
<b>Total Current Assets</b>	<b>9,058,333</b>	<b>4,218,415</b>
<b>Non-current Assets</b>		
Trade & Other Receivables	0	3,243
Investment in Water Corporation	30,419,394	30,419,394
Property, Infrastructure, Plant & Equipment	144,137,823	144,779,771
<b>Total Non-current Assets</b>	<b>174,557,217</b>	<b>175,202,408</b>
<b>Total Assets</b>	<b>183,615,550</b>	<b>179,420,823</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Trade & Other Payables	828,535	1,189,660
Trust Funds & Deposits	285,836	361,562
Provisions	664,932	664,932
Contract Liabilities	0	949,850
Interest bearing Loans & Borrowings	232,347	458,263
Trade & Other Payables - Debtor Suspense Account	250	0
<b>Total Current Liabilities</b>	<b>2,011,900</b>	<b>3,624,268</b>
<b>Non-current Liabilities</b>		
Provisions	69,486	69,486
Interest Bearing Loans & Borrowings	7,838,574	7,844,169
<b>Total Non-current Liabilities</b>	<b>7,908,059</b>	<b>7,913,655</b>
<b>Total Liabilities</b>	<b>9,919,960</b>	<b>11,537,922</b>
<b>Net Assets</b>	<b>173,695,590</b>	<b>167,882,901</b>
<b>Equity</b>		
Current Year Earnings	5,812,689	1,683,188
Retained Earnings	82,682,948	81,033,102
Equity - Asset Revaluation Reserve	84,672,844	84,672,844
Equity - Restricted Reserves	527,109	493,767
<b>Total Equity</b>	<b>173,695,590</b>	<b>167,882,901</b>



# Statement of Cash Flows

Glamorgan Spring Bay Council

For the 5 months ended 30 November 2021

Account	YTD Actual	2020/2021 Actual
<b>Operating Activities</b>		
Receipts from customers	7,922,719	11,963,619
Payments to suppliers and employees	(5,896,912)	(13,745,304)
Receipts from operating grants	594,109	1,343,056
Dividends received	103,500	207,000
Interest received	10,111	20,989
Cash receipts from other operating activities	345,409	1,149,744
<b>Net Cash Flows from Operating Activities</b>	<b>3,078,936</b>	<b>939,104</b>
<b>Investing Activities</b>		
Proceeds from sale of property, plant and equipment	29,260	217,237
Payment for property, plant and equipment	(1,358,836)	(7,759,220)
Receipts from capital grants	1,016,029	3,826,281
Other cash items from investing activities	215,234	(212,892)
<b>Net Cash Flows from Investing Activities</b>	<b>(98,313)</b>	<b>(3,928,594)</b>
<b>Financing Activities</b>		
Trust funds & deposits	(76,676)	(172,910)
Net Proceeds/(Repayment) of Loans	(231,511)	1,066,733
Other cash items from financing activities	(1,101,840)	3,422,376
<b>Net Cash Flows from Financing Activities</b>	<b>(1,410,028)</b>	<b>4,316,199</b>
<b>Net Cash Flows</b>	<b>1,570,595</b>	<b>1,326,709</b>
<b>Cash and Cash Equivalents</b>		
Cash and cash equivalents at beginning of period	2,951,806	1,625,097
Cash and cash equivalents at end of period	4,522,400	2,951,806
<b>Net change in cash for period</b>	<b>1,570,595</b>	<b>1,326,709</b>



# Capital Works Detail

Glamorgan Spring Bay Council  
as at 30 November 2021

New Capital	Actual YTD	2021/22 Budget	Government Funding	Council Funding	Project Progress	Details	Government Funding
<b>Roads, Footpaths, Kerbs</b>							
Freycinet Drive - Kerb at Kayak Rental to stop flooding	32,695	30,000	30,000		Complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Strip Rd Little Swanport - concrete overlay to hardstand floodway	-	30,000	30,000		Design progressing	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
R2R - Nugent Rd Seal - Carry forward from 2019/20 + EMF	-	50,000	40,775	9,225	Complete		
Bicheno walkway	232,958	403,000	403,000		construction progressing	Carried Forward from 2020/21	Drought Relief
DRG Swanwick Rd Footpath	-				Complete stage 1		
CDG Dolphin Sands Road shared pathway	-				Retention paid		
Triabunna Road Realignment re Cenotaph/RSL corner	7,095	115,000	115,000		Design progressing	Carried Forward from 2020/21	Drought Relief
Swansea Main Street Paving	37,786	1,000,000	1,000,000		Design progressing		Fed Grant Funding
<b>Total Roads, Footpaths, Kerbs</b>	<b>310,534</b>	<b>1,628,000</b>	<b>1,618,775</b>	<b>9,225</b>			
<b>Parks, Reserves, Walking Tracks, Cemeteries</b>							
Swansea Boat Trailer Parking	168,292	450,000	500,000		Complete	Carried Forward from 2020/21	DPIPWE Funds
Bicheno Triangle	20,758	580,000	600,000		Design continuing		Fed Grant Fund
Bicheno Gulch	25,545	1,490,000	1,500,000		Design continuing		Fed Grant Fund
Coles Bay Foreshore	38,788	950,000	1,000,000		Design continuing		Fed Grant Fund
Jetty Rd Bicheno - Beach Access, timber walkway installation	13,771	10,500	10,500		Complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Buckland Walk - rehabilitation	-	60,000	-	60,000		Carried Forward from 2020/21	
<b>Total Parks, Reserves, Walking Tracks, Cemeteries</b>	<b>267,155</b>	<b>3,540,500</b>	<b>3,610,500</b>	<b>60,000</b>			
<b>Stormwater &amp; Drainage</b>							
Holkham Crt Flood Mitigation	27,860				consulting on draft	Carried Forward from 2020/21	
Freycinet Drive CB Rock Line drain and culvert	18,249				complete	Carried Forward from 2020/21	
Triabunna Yacht club main install	24,521				Complete		
Holkham Court	-	265,000	-	265,000			
<b>Total Stormwater &amp; Drainage</b>	<b>70,630</b>	<b>265,000</b>	<b>-</b>	<b>265,000</b>			
<b>Plant &amp; Equipment</b>							
Crane Gantry Swansea - safe water tank removal	6,650	20,000	-	20,000	complete		
<b>Total Plant &amp; Equipment</b>	<b>6,650</b>	<b>20,000</b>	<b>-</b>	<b>20,000</b>			
<b>Total New Capital</b>	<b>654,968</b>	<b>5,453,500</b>	<b>5,229,275</b>	<b>354,225</b>			




Renewal of Assets	Actual YTD	2021/22 Budget	Government Funding	Council Funding	Project Progress	Details	Government Funding
<b>Roads, Footpaths, Kerbs</b>							
RTR - RSPG Rheban Rd Resheeting / realignment for bridge	-	100,000	50,000	50,000	programming	Carried Forward from 2020/21	RTR
Resheet - Old Coach Rd 3km	-	50,000		50,000			
Resheet - Sally Peak Rd 1km	14,092	17,000		17,000	Complete		
Resheet - Sand River Rd 1km	13,038	17,000		17,000	Complete		
Resheet - Seaford Rd 1km	17,450	34,000		34,000	complete		
Resheet - Strip Rd 2km	-	34,000		34,000			
Resheet - Bresnehans Rd 0.5km	527	8,500		8,500			
Resheet - Medora St Pontypool 1km	-	17,000		17,000			
Resheet Nugent Rd	17,216	16,000		16,000	Complete		
Reseal	5,066	443,300		443,300	Tender awarded		
Resheet - Mt Murray Rd	24,966	-		-	complete		
Emergency repairs Wielangta Rd	-				barrier hire		
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	4,880	31,000	31,000		consulting school on design		Community Infrastructure Fund - Round 3
Design	-	29,200		29,200			
Contingency	-	40,000		40,000	council contribution west shelly		
<b>Total Roads, Footpaths, Kerbs</b>	<b>97,233</b>	<b>1,058,174</b>	<b>302,174</b>	<b>756,000</b>			
<b>Parks, Reserves, Walking Tracks, Cemeteries</b>							
Bicheno BMX track refurbishment	-	20,000	20,000		Consultation commenced	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
<b>Total Parks, Reserves, Walking Tracks, Cemeteries</b>	<b>-</b>	<b>20,000</b>	<b>20,000</b>	<b>-</b>			
<b>Stormwater, Drainage</b>							
Alma Rd and Fieldwick Lane - Rockline drain and culvert improvements	53,324	125,000	125,000		90% complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Stormwater management planning, investigation & design	29,060	100,000		100,000	continued	Carried Forward from 2020/21	
39 West Shelley Beach Orford Main Upgrade	51,912				Materials procured	Carried Forward from 2020/21	
Stormwater and drainage to be allocated	-	77,000		77,000		Carried Forward from 2020/21	
<b>Total Stormwater, Drainage</b>	<b>134,295</b>	<b>302,000</b>	<b>125,000</b>	<b>177,000</b>			
<b>Buildings &amp; Facilities</b>							
Swansea Child Care Fencing	220				Complete		Community Infrastructure Fund - Round 2
RSL Cenotaph - new memorial c/fw project	-	10,000		10,000	Waiting on streetworks	Carried Forward from 2020/21	
Triabunna Medical Centre - Car Park reseal and line mark	25,658	45,000	45,000		Complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Bicheno Medical Centre - Car Park reseal and line mark	25,596	55,000	55,000		Complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Triabunna Marina - improve public facilities and shelters	40,016	40,863	40,863		Complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Coles Bay Tennis Courts - Basketball hoop installation	1,365	3,000	3,000		Complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Buckland Community Hall - ramp access	-	45,000	45,000		In progress	Carried Forward from 2020/21	Community Infrastructure Fund
Buckland Community Hall - stairs	-	55,000	55,000		In progress	Carried Forward from 2020/21	Drought Relief
Bicheno Medical Centre - Refurb Treatment Room	-	25,000	25,000		In progress	Carried Forward from 2020/21	Community Infrastructure Fund
Swansea SES CCTV	1,163				Complete		Community Infrastructure Fund - Round 2
Swansea Courthouse Drainage Works	-	10,000	25,000		Complete	Carried Forward from 2020/21	Community Infrastructure Fund
Swansea Courthouse - refurbish toilet and install disabled/unisex toilet	-	60,000	60,000		Concept		Community Infrastructure Fund - Round 3
Coles Bay Community Hall - Replacement of Annexe, Medical Room, Kitchen and Library	1,450	180,000	180,000		Design progressing		Community Infrastructure Fund - Round 3
Swansea Community Hall - Toilet Refurbishment	53,705				Complete	Carried Forward from 2020/21	Community Infrastructure Fund
Spring Beach Toilet Refurbishment	-	65,000	65,000		Sched 2022		Community Infrastructure Fund - Round 3
<b>Total Buildings &amp; Facilities</b>	<b>149,172</b>	<b>593,863</b>	<b>598,863</b>	<b>10,000</b>			



Marine Infrastructure	Actual YTD	2021/22 Budget	Government Funding	Council Funding	Project Progress	Details	Government Funding
Pylon Replacement - Marina	70	100,000		100,000	In progress		
Saltworks Toilet & Car park	-	245,000	245,000		Design progressing		Community Infrastructure Fund - Round 3
Saltworks Jetty Upgrade	-	100,000	100,000		Design progressing	Carried Forward from 2020/21	State Grant
<b>Total Marine Infrastructure</b>	<b>70</b>	<b>445,000</b>	<b>345,000</b>	<b>100,000</b>			
<b>Bridges, Culverts</b>							
Orford Bridge Replacement	-				revegetation complete	Contract Complete, Rehabilitation to finalise project	\$1.02m project started May 2019. Fully Federal Grant funded
Holkham Crt Culvert	-	50,000	56,087		Design progressing	Carried Forward from 2020/21	Community Infrastructure Fund
RTR - EMF Rheban Rd Griffith River Bridge	45,005	280,000	300,000		work commenced	Carried Forward from 2020/21	RTR 25% EMF75%
<b>Total Bridges, Culverts</b>	<b>45,005</b>	<b>330,000</b>	<b>356,087</b>	<b>-</b>			
<b>Plant &amp; Equipment</b>							
IT Computer Equipment	15,411	30,000		30,000			
Medical Equipment	-	20,000		20,000			
Replace Ute x 2 (2007/2008)	55,365	57,000		57,000	complete		
Replace Mayor Vehicle (2016)	-	37,000		37,000	Complete		
Replace Tipper Truck (2014)	-	80,000		80,000	Procurement commenced		
Replace Medium Truck (2014)	-	80,000		80,000	Procurement commenced		
Replace Toro Groundmaster (2014)	-	40,000		40,000	complete		
Replace Tandem Trailer	4,883	6,000		6,000	complete		
<b>Total Plant &amp; Equipment</b>	<b>75,659</b>	<b>350,000</b>	<b>-</b>	<b>350,000</b>			
<b>Total Renewal Capital</b>	<b>501,434</b>	<b>3,099,037</b>	<b>1,747,124</b>	<b>1,393,000</b>			
<b>Total Capital Works</b>	<b>1,156,402</b>	<b>8,552,537</b>	<b>6,976,399</b>	<b>1,747,225</b>			



COMMUNITY SMALL GRANTS APPLICATION FORM	
Name of applicant	MARIA VOICES
Postal address	[REDACTED]
Contact person	ANDREW GIBSON ? MARY-MARGARET GIBSON
Role if group applying	MARY-MARGARET IS CHOIR DIRECTOR
Contact number	[REDACTED]
Email address	[REDACTED]
Is your organisation an incorporated body?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Project title and brief description (If insufficient space, please attach additional sheet)	
Please see attached	
Outline intended outcomes of the project (for example, benefits of the project to the community, support from any other groups or organisations.)	
Please see attached	
Funding sought from Council	\$ 1,000
Funding to be contributed by you or your organisation	\$ 500
Funding to be contributed from other organisations (Provide details below of confirmed or anticipated contributions *)	\$
Total Project Expenses	\$ 1,500
Signed	
Name (Please print)	ANDREW GIBSON
Date	19/11/2021
*Details of other contributors:	



## **Glamorgan Spring Bay Council**

### **Community Small Grants Application Form**

Applicant: Maria Voices

Postal Address: [REDACTED]

Contact Person: Mary-Margaret Gibson (Choir Director)

#### **Project title and description:**

Maria Voices is a choir group that started at the beginning of 2021. There had been a previous choir in the area (The Spring Bay Singers) but it has not run for a number of years, and so a number of us thought it would be a good thing to start another choir. The people involved are mostly retirees who wanted to enjoy the community of others to sing together. The original concept was to meet every fortnight for a sing-a-long for an hour on a half on Monday afternoons. When the choir was asked to sing on a public occasion (The Solstice Swim in June) it was decided that we add a more 'serious' musical group under the umbrella of the Maria Voices and so on alternate fortnights a smaller group of the Maria Voices meet to practise for the various public events that the choir has been asked to sing at. So the choir now meets every Monday: once a fortnight for those interested in the sing-a-long and once a fortnight for those who wish to be involved in performances. At the moment we have about 35 regular members of the sing-a-long group and 22 in the performance choir.

So far the choir part of Maria Voices has performed at the Solstice Swim for Suicide Prevention in June, a performance in support of a fund raising drive for the Salvation Army, and participation in the Spring Bay RSL Remembrance Day Service on November 11<sup>th</sup>. We have plans to perform at a Christmas Carol event and a Suicide Memorial in December and hopefully the Australia Day celebrations in January.

#### **Outline intended outcomes:**

The aims of the group are:

- To be inclusive
- To provide opportunities for members of the Spring Bay area to gather together to sing and enjoy each others company
- To provide an enjoyable musical repertoire for the members
- To provide an opportunity for mutual support and well being within the members
- To contribute to the community service to the area of Spring Bay through performances and assisting organisations within the Spring Bay area
- To provide enjoyment for those who may come to watch the choir and participate through events such as the Christmas Carols



**Details of uses a council grant could be put to:** (Please see attached quotes)

- Insurance for public liability and to cover insurance of musical instruments and equipment
- To purchase a PA for performances and practice
- To purchase a gazebo for outdoor performances
- To cover ongoing costs, eg., rental, music, photocopying, etc.

With thanks for your consideration of this application,

Mary-Margaret Gibson  
on behalf of Maria Voices

19<sup>th</sup> November 2021



## Total Premium and Charges

Premium \$250.00 ABN None Noted Levies NIL  
GST \$25.00  
Stamp Duty \$8.25  
\*Intermediary Service Fee \$30.00  
\*Intermediary Service Fee GST \$3.00  
**Total Premium \$316.25**

### Paying your payments by Monthly Instalments

First Instalment **\$56.76**  
Subsequent Monthly Instalments **\$23.59**

The amount of stamp duty paid is calculated under the relevant States/Territory Duties Act, based on where the risks, properties, contingencies or events are located.

**\*Invoiced for and on behalf of Elders Insurance Authorised Representative.**

Issued by Elders Insurance (Underwriting Agency) Pty Limited ABN 56 138 879 026 AFS Licence 340 965  
Level 9, 400 King William Street Adelaide SA 5000 Underwritten by QBE Insurance (Australia) Limited ABN  
78 003 191 035 AFS Licence 239545 Level 5, 2 Park Street Sydney NSW 2000  
Date Printed 15/11/2021 12:56:07 Page 1 of 4

## Business Insurance Quotation

**Quotation Number** QI-1592918 **Client Number** EP008221  
**Client Name** MARIA VOICES CHORAL GROUP

## Cover Summary

**Location** ORFORD HALL 33 CHARLES ST ORFORD TAS 7190

**Business** CHORAL GROUP OPERATION

**Policy Section Insured** **Policy Section Insured** **Property** No **Machinery Breakdown** No **Business Interruption** No **Electronic Equipment** No **Theft** No **Employee Dishonesty** No **Money** No **Tax Audit** No **Glass** No **Transit** No **Broadform Liability** Yes **Employment Practices** No **General Property** No **Statutory Liability** No



## **Business Insurance Quotation**

**Quotation Number** QI-1592918 **Client Number** EP008221  
**Client Name** MARIA VOICES CHORAL GROUP

**Elders Insurance**  
ELDERS INSURANCE HOBART  
ABN: 51 108 139 028

MARIA VOICES CHORAL GROUP 17 MARY STREET  
ORFORD TAS 7190

### **The Insured**

MARIA VOICES CHORAL GROUP  
PO BOX 405  
LAUNCESTON TAS 7250  
(P) 03 6398 8550 (F) 03 6398 8556 (E) [eldersinsurance.launceston@elders.com.au](mailto:eldersinsurance.launceston@elders.com.au)

### **Period of Insurance**

**From 15/11/2021 To 15/11/2022 at 4pm**

Thank you for requesting an Elders Business Insurance quotation. We are pleased to provide the detailed quote information below. When reviewing this, please pay particular attention to the "Important Information About Your Quotation" section which contains your duty of disclosure. If we can be of any further assistance, please do not hesitate to call.





**MODERN MUSICIAN**  
 23 BRISBANE STREET  
 HOBART  
 TAS  
 7000

**PHONE No:**  
 03 6234 5537  
**FAX No:**

**A.B.N.**  
 46 935 303 786

**Email:**  
 team@modernmusician.com.au

**Website:**  
 www.modernmusician.com.au

MARIA VOICES

**QUOTE NO:** 5713

**DATE:** 17/11/2021

**CUSTOMER ID:** MAR00110

**Phone:** 0409 946 926

**Fax:**

**PAGE:** 1 of 1

**Salesperson:** MR THOMAS BUSBY

Item Description	Publisher/Brand	Qty	Unit Price inc GST	Total Amount
PASSPORT CONFERENCE SERIES 2 BLACK 240V AU	Fender	1	749.00	749.00
HERCULES SS200BB SPEAKER STAND PACK	HERCULES	1	149.00	149.00

**GST Amt:** 81.64

**Total (inc GST):** 898.00

QUOTES ARE VALID FOR 7 DAYS  
 FROM DATE ISSUED AND ARE  
 SUBJECT TO CHANGE WITHOUT NOTICE

**Banking Details**  
**BSB:** 017-010  
**Acc No:** 4824-92035



abo



**ANACONDA**

**Reg: \$299.95**

**CLUB \$179**



**Walls to suit.....Reg: \$62.99 CLUB \$29.90**





# Valuation Report

**SPENCER STREET TRIABUNNA TAS 7190**

**Prepared for the Glamorgan Spring Bay Council**





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## 1.0 EXECUTIVE SUMMARY

<b>Property Address:</b>	SPENCER STREET TRIABUNNA TAS 7190
<b>PID:</b>	Part of PIDs 2208366, 5974250, 2208331 and 2208374
<b>Title Reference:</b>	CT 55156/25, 26 & 27 (Land Parcel A)  CT 55156/62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72 & 98 (Land Parcel B)
<b>Description:</b>	Undeveloped titled lands located in Triabunna, within the municipality of Glamorgan Spring Bay.
<b>Location:</b>	Land Parcel A and B are situated in the locality of Triabunna, within the municipality of Glamorgan Spring Bay. Triabunna is approximately 90 kilometres north-west of the City of Hobart.
<b>Land area:</b>	Land Parcel A combined land area is 1,861 square metres  Land Parcel B combined land area is 8,191 square metres
<b>Zoning:</b>	The property is currently zoned "General Residential" under the Tasmanian Planning Scheme.
<b>Instructing Party:</b>	Alex Woodward Glamorgan Spring Bay Council
<b>Property Interest:</b>	Glamorgan Spring Bay Council
<b>Valuation Brief:</b>	a) to provide a market valuation for the above land parcels A and B as undeveloped (Englobo) sites. This valuation approach consists of assessing the land with no roadways, crossovers, kerb and guttering or metropolitan services provided.  b) to provide individual market valuations for each separate titled land as developed parcels of land. This valuation approach consists of assessing each lot as hypothetically providing roadways, crossovers, kerb and guttering and all metropolitan services.
<b>Date of valuation:</b>	An inspection of the subject property was undertaken on 11 October 2021 which has been duly adopted as the date of valuation.
<b>Valuation:</b>	\$195,000 Undeveloped Land Parcel A - CT 55156/25,26 & 27  \$375,000 Undeveloped Land Parcel B - CT 55156/62 – 70 & 98  \$125,000 for each developed lot CT 55156/25, 26 & 27  \$135,000 for each developed lot CT 55156/62 - 70



## 2.0 INSTRUCTIONS

This valuation is provided pursuant to instructions received from Alex Woodward, Glamorgan Spring Bay Council on 7 October 2021.

According to the letter of instruction, the Glamorgan Spring Bay council has requested specific parcels of land to be assessed for market value. The subject parcels of land are situated in the locality of Triabunna, within the Municipality of Glamorgan Spring Bay. Triabunna is approximately 90 kilometres north-west of the City of Hobart.

The first parcel(s) of land to be valued comprise Certificate of Titles 55156 lots 25, 26 and 27. This parcel will be referred to as Land parcel A throughout this report. The combined land area of this parcel is approximately 1,861 square metres.

The second parcel(s) of land to be valued comprise Certificate of Titles 55156 lots 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72 including lot 98 which is marked as "Road". This parcel will be referred to as Land Parcel B throughout this report. The combined land area for this parcel including "Road" is 8,191 square metres.

The request from the Glamorgan Spring Bay Council is to provide market valuations for the above parcels of land under the following terms:

- a) To provide a market valuation for the above land parcels A and B as undeveloped (Englobo) sites. This valuation approach consists of assessing the land with no roadways, crossovers, kerb and guttering or metropolitan services provided.
- b) To provide individual market valuations for each separate titled land as developed parcels of land. This valuation approach consists of assessing each lot as hypothetically providing roadways, crossovers, kerb and guttering and all metropolitan services.

The valuation contained within this report has been undertaken on the basis of market value as defined by the International Valuation Standards Committee and endorsed by the Australian Property Institute, as set out below:

*"...the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."*



### 3.0 LOCATION

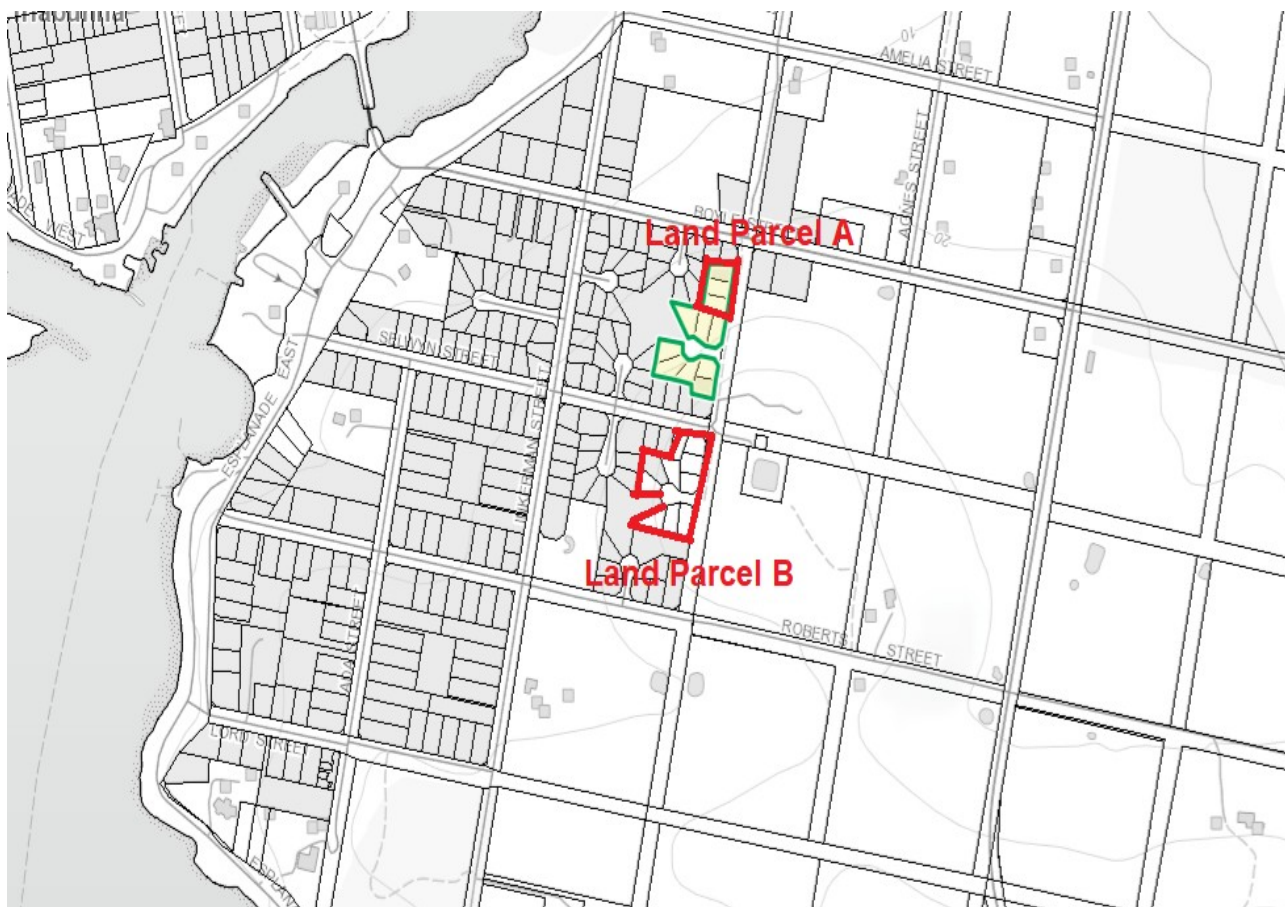
The subject parcels of land A and B are situated in the locality of Triabunna, within the municipality of Glamorgan Spring Bay. Triabunna is approximately 90 kilometres north-west of the City of Hobart.

Triabunna is a rural residential township located on the northern end waterfront of Spring Bay. Triabunna provides numerous services, such as, accommodation, supermarket, takeaway shops, post office, pharmacy, district school and restaurants.

Land Parcel A contains 3 titles of land and is located on an unformed road known as Spencer Street. The lots are approximately 28 metres south of the corner of Boyle Street and undeveloped Spencer Street. This parcel of land is shown as Land Parcel A on the location plan below.

Land Parcel B contains 12 titles (including lot 98 "Road") of land and is located on the southwestern corner of Selwyn and undeveloped Spencer Street. The parcel of land is shown as Land Parcel B on the location plan below.

Figure 1 - Location plan



Source: VISTAS Map



**Figure 2 - Aerial photo of site**



Source: *The LIST Map*



## 4.0 TITLE DETAILS

### 4.1 Title

Land Parcels A and B are contained in numerous contiguous Certificates of Title summarised below:

#### Land Parcel A

Volume	Folio	Land area sqm
55156	25	586
55156	26	629
55156	27	646
Total		1,861

#### Land Parcel B

Volume	Folio	Land area sqm
55156	62	646
55156	63	595
55156	64	589
55156	65	662
55156	66	577
55156	67	607
55156	68	835
55156	69	748
55156	70	710
55156	71	619
55156	72	716
55156	98	887
Total		8,191

### 4.2 Restrictions and encumbrances

Land Parcel A, Certificate of Titles 55156 Lots 25, 26 and 27. The properties are not subject to any various benefiting and burdening easements explained in the respective Certificates of Title.

Land Parcel B, Certificate of Titles 55156 Lots 62 – 72 and, not including Lot 98 “Road”. The properties are not subject to any various benefiting or burdening easements explained in the respective Certificates of Title.

This valuation has been undertaken with regard to the absence of any restrictions and encumbrances affecting the property as stated on the Certificate of Titles.

A copy of the relevant Titles are shown at Appendix 13.



## 5.0 TOWN PLANNING

The property is currently zoned General Residential under provisions of the Tasmanian Planning Scheme. The zoning reflects:

### 10.1 Zone Purpose

#### 10.1.1 Zone Purpose Statements

*10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.*

*10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.*

*10.1.1.3 To provide for the efficient utilisation of services.*

*10.1.2 Local Area Objectives There are no Local Area Objectives for this zone.*

#### 10.1.3 Desired Future Character Statements

*There are no Desired Future Character Statements for this zone.*

### 10.2 Use Table

#### No Permit Required

##### Use Class

*Educational and occasional care - Only if for home-based child care in accordance with a licence under the Child Care Act 2001.*

*Natural and cultural values management, Passive recreation*

*Residential – Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m<sup>2</sup>.*

*Utilities - Only if minor utilities.*

#### Permitted

##### Use Class

*Residential - Except if no permit required. Except if home-based business with more than 1 non-resident worker/employee, more than 1 commercial vehicle or a floor area more than 30m<sup>2</sup>.*

*Visitor accommodation*

#### Discretionary

##### Use Class

*Business and professional services - Only if a consulting room, medical centre, veterinary surgery or child health clinic.*

*Community meeting and entertainment - Only if church, art and craft centre or public hall.*

*Educational and occasional care - Except if no permit required  
Emergency services, Food services*



*General retail and hire - Only if a local shop.*

*Residential - Except if No Permit Required or Permitted.*

*Sports and recreation*

*Utilities - Except if no permit required.*

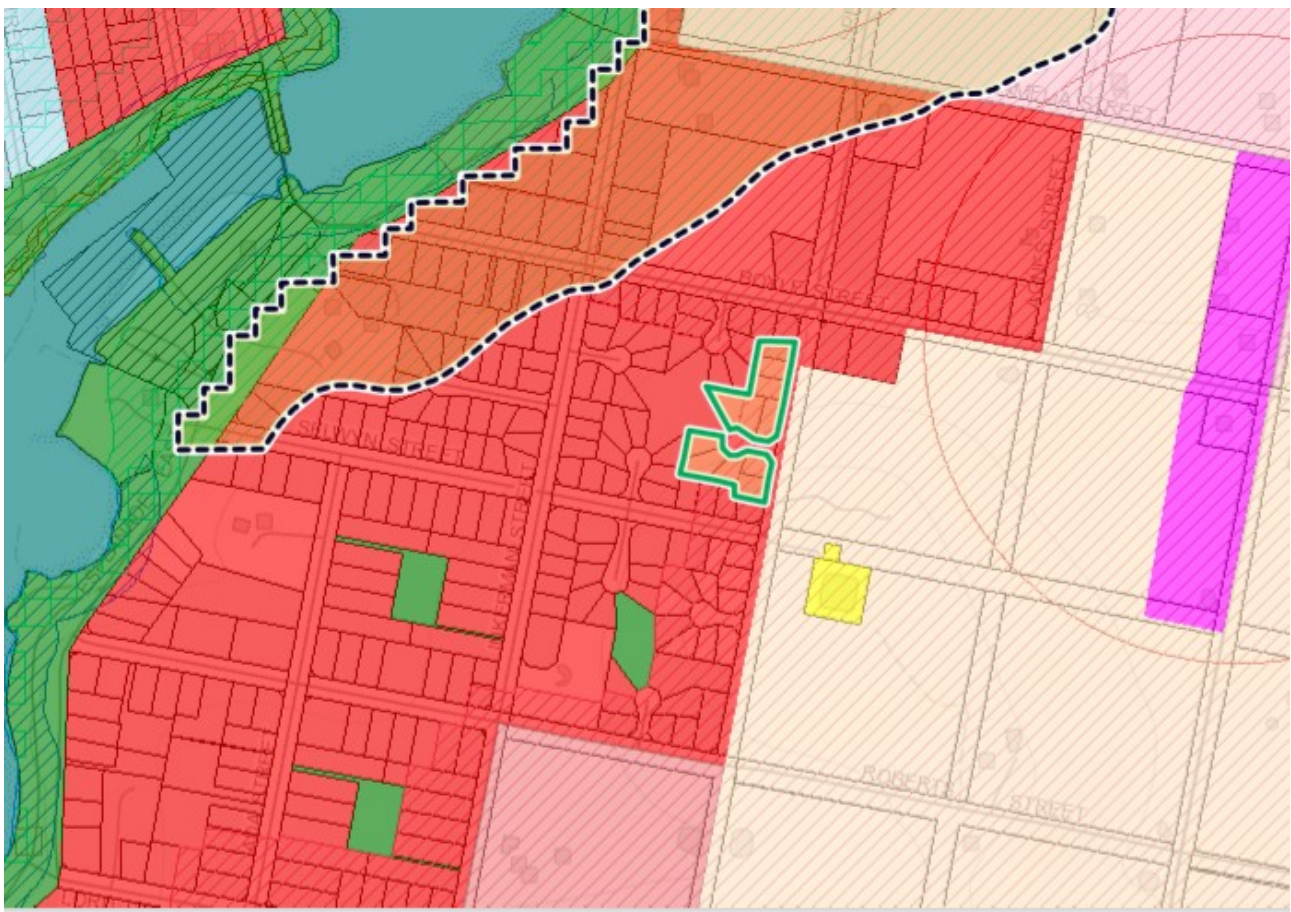
*Prohibited*

*Use Class*

*All other uses*

The current usage as vacant residential land conforms with the Tasmanian Planning Scheme of General Residential.

Figure 3 - Zoning map



Source: VISTAS Map



## 6.0 LAND DESCRIPTION

For both Land Parcels A and B the land in general, is completely cleared of any trees or shrubs etc. as they consist of mainly grassed areas. From observation, the Certificate of Titled lands provide no identifying markers to show separate lots and are not individually fenced. Most parcels of land are completely lacking road access, kerb and guttering and all metropolitan services. However, CT 55156/62, 63 and 64 located on Selwyn Street, have access to a two-way bitumen road, including kerb and guttering and metropolitan services (the lots form part of Land Parcel B).

### 6.1 Site topography

Land Parcel A, CT 55156/25, 26 and 27 is a moderate sloping land, diverging from the south to the north.

Land Parcel B, CT 55156/62 – 72 is moderate sloping land, diverging from the eastern frontage of unformed Spencer Street down to the north, north-west and western end boundaries.

### 6.3 Site Contamination

Inspection of the site has not revealed any obvious pollution or contamination and is unlikely to be present given the vacant residential usage. While contamination detrimental to the market value of the property is unlikely, we are not experts in the detection of environmental problems. Therefore, this valuation is made on the assumption that there are no actual or potential contamination issues affecting the value or marketability of the property. Should subsequent investigation show that the site is contaminated this valuation should be referred back to this office for review.

### 6.4 Services

As stated above, most parcels of land are completely lacking road access, kerb and guttering and all metropolitan services. However, CT 55156/62, 63 and 64 located on Selwyn Street, have access to a two-way bitumen road, including kerb and guttering and all metropolitan services. The lots form part of Land Parcel B.

## 7.0 PHOTOGRAPHS



Land Parcel A looking south from Boyle Street





Land Parcel A looking north down towards Lots 25, 26 and 27



Land Parcel B looking westerly from eastern boundary over Land Parcel B – Lots 62 to 72



Land Parcel B looking northerly over Land Parcel B – Lots 62 to 72



## 8.0 GENERAL COMMENTS

The subject properties comprise of 2 land parcels, referred to as Land Parcel A and B throughout this report.

Land Parcel A has a combined land area of 1,861 square metres and is located approximately 28 metres south of the corner of Boyle Street and Spencer Street. The land parcel is undeveloped and offers very limited views. The topography of the land is of a moderate slope.

Land Parcel B has a combined land area of 8,191 square metres and is located on the southwestern corner of Selwyn and Spencer Street. The parcel of land is undeveloped with the exception of CT 55156/62, 63 and 64 located on Selwyn Street, having access to a two-way bitumen road, including kerb and guttering and metropolitan services. The land parcel(s) offer water, rural and residential views towards the north, west and partially south.

The property market in Tasmania is currently experiencing strong demand from purchasers. This demand has been fuelled by historic low interest rates and a lack of listings on the open market. This has encouraged strong competition for quality properties resulting in significant increases in property values over the past 12 months.

## 9.0 SALES EVIDENCE

Due to the particular characteristics of the subject property, as summarised previously within this report, this valuation has been arrived at by adopting a market approach known as the comparable transaction's method described in the International Valuation Standards 2020.

The comparable transactions method uses a variety of different comparable evidence, also known as units of comparison, which form the basis of comparison.

The key steps involved in the comparable transaction's method are;

- identify the units of comparison that are used by participants in the relevant market,
- identify the relevant comparable transactions and calculate the key valuation metrics for those transactions,
- perform a consistent comparative analysis of qualitative and quantitative similarities and differences between the comparable assets and the subject asset,
- make necessary adjustments, if any, to the valuation metrics to reflect differences between the subject asset and the comparable assets,
- apply the adjusted valuation metrics to the subject asset, and
- if multiple valuation metrics were used, reconcile the indications of value

Sales evidence has been broken up into 2 parts to address the request received from Glamorgan Spring Bay Council:

- a) to provide market valuations for undeveloped land comprising various individual parcels of land
- b) to provide market valuations for individual parcels of land, that hypothetically provide all services and amenities (developed site) as describe within this report.



In arriving at the valuation, consideration has been given to recent sales of comparable properties within the general locality of the subject (including Sorell locality). A summary of the most relevant sales evidence is provided below:

### 9.1 Undeveloped/Englobo land sales

<b>Property Address</b>	<b>Details</b>
27 Victoria Street, Swansea	<p>Date sold: 13 April 2021</p> <p>Sale Price: \$337,000</p> <p>Land Area: 22,447 square metres</p> <p>Zoning: General Residential - Tasmanian Planning Scheme</p> <p>Rate per sqm: Approximately \$15 per square metre of land area</p> <p>General comments: Vacant land site located in the locality of Swansea. Approved for 14 lot subdivision in 2010, the land is situated within the main locality of Swansea township. Topography is moderate sloping land.</p> <p>Superior to subject in terms of location but not multiple titles</p>

<b>Property Address</b>	<b>Details</b>
Lot 2, Pollock Place, Sorell	<p>Date sold: 31 May 2021</p> <p>Sale Price: \$315,000</p> <p>Land Area: 2,584 square metres</p> <p>Zoning: General Residential - Tasmanian Planning Scheme</p> <p>Rate per sqm: Approximately \$121 per square metre of land area</p> <p>General comments: Vacant Englobo land site located in the locality of Sorell. Potential for Strata development. Gently sloping land at the end of a cul-de-sac. Better location than subject properties.</p> <p>Superior to subject</p>



<b>Property Address</b>	<b>Details</b>
23 Tasman Hwy, Orford	<p>Date sold: 2 November 2020 (older sale)</p> <p>Sale Price: \$300,000</p> <p>Land Area: 4,002 square metres</p> <p>Zoning: General Residential - Tasmanian Planning Scheme</p> <p>Rate per sqm: Approximately \$75 per square metre of land area</p> <p>General comments: Vacant land site located in the locality of Orford. Gently sloping land on western side of Tasman Highway with views over Orford River and coastal area</p> <p>Superior to subject in terms of location but only single title</p>

## 9.2 Individual land parcel sales

<b>Property Address</b>	<b>Details</b>
11 Lord Street, Triabunna	<p>Date sold: 21 June 2021</p> <p>Sale Price: \$185,000</p> <p>Land Area: 1,053 square metres</p> <p>Zoning: General Residential -Tasmanian Planning Scheme</p> <p>Rate per sqm: Approximately \$176 per square metre of land area</p> <p>General comments: Vacant land site with a large garage constructed on site with a concrete slab. Land is of larger size than individual subject parcels of land and is located in a superior area, 144 metres west of Spring Bay waterfront.</p> <p>Superior to subject in size and location</p>

<b>Property Address</b>	<b>Details</b>
18 Lord Street, Triabunna	<p>Date sold: 21 May 2021</p> <p>Sale Price: \$180,000</p> <p>Land Area: 1,015 square metres</p> <p>Zoning: General Residential -Tasmanian Planning Scheme</p> <p>Rate per sqm: Approximately \$177 per square metre of land area</p> <p>General comments: Vacant land site located in a better location than subject properties. 370 metres west of Spring Bay waterfront.</p> <p>Superior to subject in size and location</p>



<b>Property Address</b>	<b>Details</b>
47 Alma Rd, Orford	<p>Date sold: 31 January 2021</p> <p>Sale Price: \$180,000</p> <p>Land Area: 959 square metres</p> <p>Zoning: General Residential -Tasmanian Planning Scheme</p> <p>Rate per sqm: Approximately \$187 per square metre of land area</p> <p>General comments: Vacant land site located in a better location than subject properties. Exceptional views over Orford and coastal area.</p> <p>Superior to subject in size and location</p>

<b>Property Address</b>	<b>Details</b>
3 Mace Court, Orford	<p>Date sold: 1 February 2021</p> <p>Sale Price: \$170,000</p> <p>Land Area: 1001 square metres</p> <p>Zoning: Low Density Residential -Tasmanian Planning Scheme</p> <p>Rate per sqm: Approximately \$169 per square metre of land area</p> <p>General comments: Vacant land site located in a better location than subject properties.</p> <p>Superior to subject in size and location</p>

<b>Property Address</b>	<b>Details</b>
21A Boyle Street, Triabunna	<p>Date sold: 7 May 2021</p> <p>Sale Price: \$180,000</p> <p>Land Area: 1,015 square metres</p> <p>Zoning: General Residential -Tasmanian Planning Scheme</p> <p>Rate per sqm: Approximately \$177 per square metre of land area</p> <p>General comments: Vacant land site with a single garage constructed on site with a concrete slab. Land is of larger size than individual subject parcels of land.</p> <p>Superior to subject in size</p>



<b>Property Address</b>	<b>Details</b>
26 Selwyn Street, Triabunna	<p>Date sold: 22 December 2020 (older sale)</p> <p>Sale Price: \$130,000</p> <p>Land Area: 1,106 square metres</p> <p>Zoning: General Residential -Tasmanian Planning Scheme</p> <p>Rate per sqm: Approximately \$117 per square metre of land area</p> <p>General comments: Vacant land site on the corner of Selwyn Street and Howells Place, Triabunna, Elevated land with northerly aspect and good views. Larger lot size but comparable to subject parcels of land.</p> <p>Comparable sale</p>

<b>Property Address</b>	<b>Details</b>
17 Roberts Street, Triabunna	<p>Date sold: 4 November 2020 (older sale)</p> <p>Sale Price: \$120,000</p> <p>Land Area: 1,018 square metres</p> <p>Zoning: General Residential -Tasmanian Planning Scheme</p> <p>Rate per sqm: Approximately \$117 per square metre of land area</p> <p>General comments: Vacant land site comprising a small metal shed. Limited views and southern facing. Larger land size than subject parcels of land.</p> <p>Comparable sale</p>



## **10.0 VALUATION RATIONALE**

Due to the particular characteristics of the subject property the primary method of valuation has been arrived at by adopting the Direct Comparison Method of vacant land sales within the Glamorgan Spring Bay and Sorell municipalities.

For undeveloped/englobo land parcels a rate per square metre has been applied to the combined land area to ascertain a Market Value for Land Parcels A and B.

For hypothetically developed individual lots, a site value has been applied to individual lots compared with the sales evidence provided.

Land Parcel B is located in a more elevated location and offers superior views compared to Land Parcel A.

## **11.0 Valuation calculations**

### **11.1 Undeveloped site for Land Parcel A**

CT 55156/25,26 & 27 – combined land area of 1,861 @ 105 per square metre = \$195,405

Rounded to \$195,000

### **11.2 Undeveloped site for Land Parcel B**

CT 55156/62 – 70, 98 (Road) – combined land area of 8,191 @ \$46 per square metre = \$376,786

Rounded \$375,000

### **11.3 Developed (hypothetical) site for Land Parcel A**

CT 55156/25,26 & 27 – individual titles assessed at \$125,000 per lot

### **11.4 Developed (hypothetical) site for Land Parcel B**

CT 55156/62 -72 – individual titles assessed at \$135,000 per lot



## **12.0 VALUATION**

### **12.1 Undeveloped Land Parcel A - CT 55156/25,26 & 27**

Market value: \$195,000 (**One Hundred and Ninety Five Thousand Dollars**)

### **12.2 Undeveloped Land Parcel B – CT 55156/62 – 70 & 98**

Market value: \$375,000 (**Three Hundred and Seventy Five Thousand Dollars**)

### **12.3 Developed (hypothetical) site for Land Parcel A**

CT 55156/25 Market value: \$125,000 (**One Hundred and Twenty Five Thousand Dollars**)

CT 55156/26 Market value: \$125,000 (**One Hundred and Twenty Five Thousand Dollars**)

CT 55156/27 Market value: \$125,000 (**One Hundred and Twenty Five Thousand Dollars**)

### **12.4 Developed (hypothetical) site for Land Parcel B**

CT 55156/62 Market value: \$135,000 (**One Hundred and Thirty Five Thousand Dollars**)

CT 55156/63 Market value: \$135,000 (**One Hundred and Thirty Five Thousand Dollars**)

CT 55156/64 Market value: \$135,000 (**One Hundred and Thirty Five Thousand Dollars**)

CT 55156/65 Market value: \$135,000 (**One Hundred and Thirty Five Thousand Dollars**)

CT 55156/66 Market value: \$135,000 (**One Hundred and Thirty Five Thousand Dollars**)

CT 55156/67 Market value: \$135,000 (**One Hundred and Thirty Five Thousand Dollars**)

CT 55156/68 Market value: \$135,000 (**One Hundred and Thirty Five Thousand Dollars**)

CT 55156/69 Market value: \$135,000 (**One Hundred and Thirty Five Thousand Dollars**)

CT 55156/70 Market value: \$135,000 (**One Hundred and Thirty Five Thousand Dollars**)

CT 55156/71 Market value: \$135,000 (**One Hundred and Thirty Five Thousand Dollars**)

CT 55156/72 Market value: \$135,000 (**One Hundred and Thirty Five Thousand Dollars**)

The above valuations are exclusive of GST.





**Hamish Robinson**  
**Certified Practising Valuer**  
**Office of the Valuer-General**

20 October 2021

*Qualifications:*

*The Valuer has no pecuniary interest in the said property past, present or prospective and the opinion expressed is free of any bias in this regard.*

*This Report has been prepared for the private and confidential use of the instructing party. It should not be reproduced in whole or part without the express written authority of The Office of the Valuer-General nor relied upon by any other party for any purpose. Any party, other than those specifically named in the body of this Report, should obtain their own valuation before acting in any way in respect of the subject property.*

*Any encumbrance, restriction or other factor not specifically referred to in this report, which is revealed by the appropriate land and title searches and which could potentially affect the value of the property should be referred to the valuer for comment.*



## 13.0 APPENDICIES

### 13.1 Certificate of Title 55156/25,26 & 27

VOLUME 55156	FOLIO 27
EDITION 3	DATE OF ISSUE 25-Jun-2015

SEARCH DATE : 20-Oct-2021  
SEARCH TIME : 02.05 PM

#### DESCRIPTION OF LAND

Town of TRIABUNNA  
Lot 27 on Sealed Plan 55156 (formerly being SP4763)  
Derivation : Whole of 10A-0R-8Ps (Section T.t) and Part of  
10A-0R-32Ps (Section S.s) Gtd to J Howells  
Prior CT 3342/49

#### SCHEDULE 1

M441888 TRANSFER to GLAMORGAN-SPRING BAY COUNCIL Registered  
28-Nov-2013 at noon

#### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 55156 FENCING PROVISION in Schedule of Easements

#### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

***CT for 55156/25,26 & 27 are all identical to above***



## 13.2 Certificate of Title 55156/62 – 70

### SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 71
EDITION 3	DATE OF ISSUE 25-Jun-2015

SEARCH DATE : 20-Oct-2021

SEARCH TIME : 02.13 PM

### DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 71 on Sealed Plan 55156 (formerly being SP4763)

Derivation : Whole of 10A-0R-8Ps (Section T.t) and Part of  
10A-0R-32Ps (Section S.s) Gtd to J Howells

Prior CT 3342/93

### SCHEDULE 1

M441888 TRANSFER to GLAMORGAN-SPRING BAY COUNCIL Registered  
28-Nov-2013 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 55156 FENCING PROVISION in Schedule of Easements

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

***CT 55156/62 – 70 are all identical to above***



13.3 Title plan 55156/25, 26 & 27

ALL MEASUREMENTS ARE IN METRES

REGISTERED NUMBER

SEE SURVEY NOTES  
FOR RE-MARK PLAN

55156

INDEX PLAN

(51/57)<sup>DD</sup>

(356/35)<sup>D</sup>

(81/20)<sup>NS</sup>

OF LOTS 15, 60, 22, 23, 24  
4 OTHERS

(S.P. 38389)

(435/23)<sup>D</sup>

ROAD  
88

BOYLE

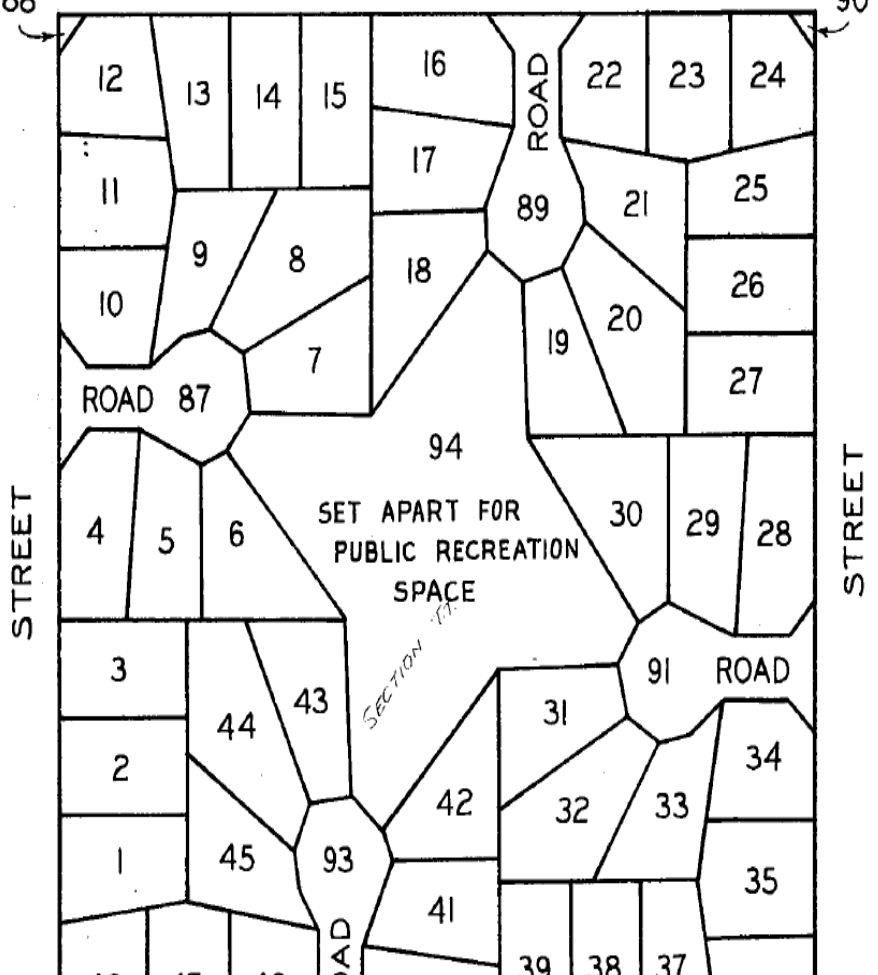
STREET

ROAD  
90

(300/35)<sup>D</sup>

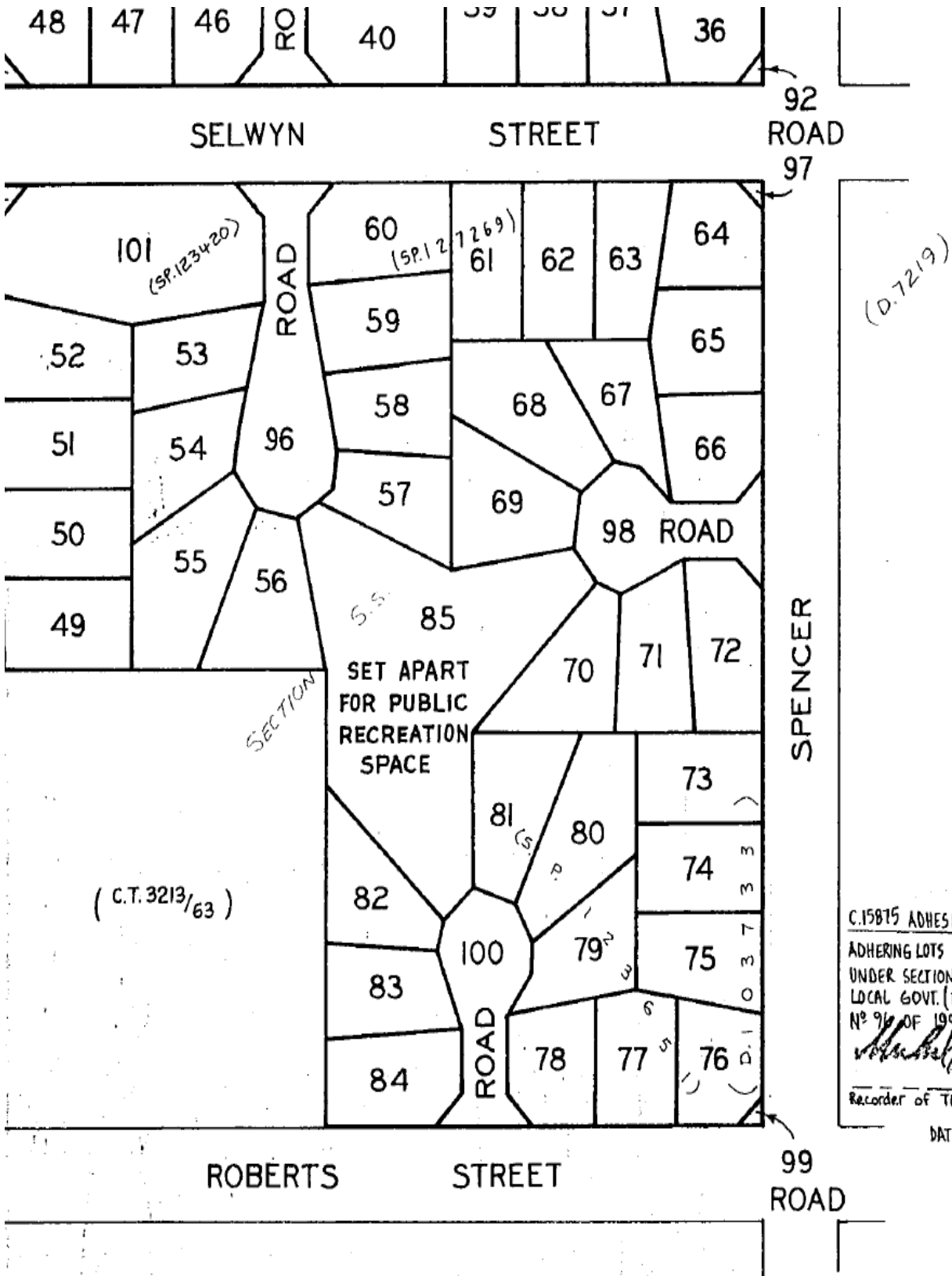
(SP 4303)

(S.P. 982)





13.4 Title Plan 55156/62 – 70, 98





# Profit and Loss

Glamorgan Spring Bay Council

Revised Budget 2021/22

Account	31/10/2021 Actual	YTD Budget	Budget Var	Var %	Original Budget 2021/22	Revised Budget 2021/22	2020/21 Actual	2019/20 Actual
<b>Trading Income</b>								
Rate Revenue	9,814,326	9,816,548	(2,222)	0%	9,867,631	9,867,631	8,733,716	8,547,420
Statutory Charges	315,458	241,336	74,122	31%	724,013	724,013	768,087	600,199
User Charges	336,565	218,724	117,841	54%	656,156	656,156	529,755	807,190
Grants	430,215	326,598	103,617	32%	1,465,416	1,617,100	1,352,436	1,352,703
Interest & Investment Revenue	110,176	7,476	102,700	1374%	229,641	519,442	227,989	248,310
Contributions	35,927	46,666	(10,739)	-23%	140,000	140,000	144,906	111,239
Other Revenue	735,849	870,471	(134,622)	-15%	2,275,056	2,275,056	1,796,163	1,721,962
<b>Total Trading Income</b>	<b>11,778,516</b>	<b>11,527,819</b>	<b>250,697</b>	<b>2%</b>	<b>15,357,913</b>	<b>15,799,397</b>	<b>13,553,052</b>	<b>13,389,023</b>
<b>Gross Profit</b>	<b>11,778,516</b>	<b>11,527,819</b>	<b>250,697</b>	<b>2%</b>	<b>15,357,913</b>	<b>15,799,397</b>	<b>13,553,052</b>	<b>13,389,023</b>
<b>Capital Grants</b>								
Grants Commonwealth Capital - Other	371,428	1,500,000	(1,128,572)	-75%	5,462,080	5,717,462	3,160,751	1,450,000
Grants Commonwealth Capital - Roads to Recovery	262,978	126,522	136,456	108%	506,087	664,065	338,653	601,631
Grants State Capital - Other	124,123	450,000	(325,877)	-72%	775,000	532,903	571,877	254,000
<b>Total Capital Grants</b>	<b>758,529</b>	<b>2,076,522</b>	<b>(1,317,993)</b>	<b>-63%</b>	<b>6,743,167</b>	<b>6,914,430</b>	<b>4,071,281</b>	<b>2,305,631</b>
<b>Other Income</b>								
Net Gain (Loss) on Disposal of Assets	9,471	0	9,471	0%	-	-	118,695	88,441
Other Income - PPRWS Reimbursement of Principal Loan	0	0	0	0%	102,609	102,609	99,690	30,936
<b>Total Other Income</b>	<b>9,471</b>	<b>0</b>	<b>9,471</b>	<b>0%</b>	<b>102,609</b>	<b>102,609</b>	<b>218,385</b>	<b>119,377</b>
<b>Operating Expenses</b>								
Employee Costs	1,444,476	1,681,460	(236,984)	-14%	4,975,840	4,975,840	5,487,723	4,350,880
Materials & Services	2,799,716	2,926,572	(126,856)	-4%	7,952,266	7,952,266	7,422,666	7,252,045
Depreciation	1,172,012	921,564	250,448	27%	2,764,692	2,869,085	2,812,828	2,605,162
Interest	35,044	75,700	(40,656)	-54%	227,106	227,106	256,891	230,460
Other Expenses	61,707	75,164	(13,457)	-18%	225,505	225,505	179,402	160,584
<b>Total Operating Expenses</b>	<b>5,512,954</b>	<b>5,680,460</b>	<b>(167,506)</b>	<b>-3%</b>	<b>16,145,409</b>	<b>16,249,801</b>	<b>16,159,510</b>	<b>14,599,130</b>
<b>Net Profit</b>	<b>6,265,561</b>	<b>5,847,359</b>	<b>418,202</b>	<b>7%</b>	<b>(787,496)</b>	<b>(450,404)</b>	<b>(2,606,458)</b>	<b>(1,210,107)</b>
<b>Total Comprehensive Result (incl Capital Income)</b>	<b>7,033,561</b>	<b>7,923,881</b>	<b>(890,320)</b>	<b>-11%</b>	<b>6,058,280</b>	<b>6,566,635</b>	<b>1,683,208</b>	<b>1,214,901</b>



# Statement of Financial Position

Glamorgan Spring Bay Council  
Revised Budget 2021/22

Account	as at 31 October 2021	Original Budget 30 June 2022	Revised Budget 30 June 2022	Actual 30 June 2021	Actual 30 Jun 2020
<b>Assets</b>					
<b>Current Assets</b>					
Cash & Cash Equivalents	4,908,406	3,054,371	2,550,209	3,018,850	1,683,196
Trade & Other Receivables	5,121,471	725,000	845,367	926,374	658,232
Inventories	0	0	0	0	23,755
Other Assets	40,800	30,600	15,300	273,191	81,600
<b>Total Current Assets</b>	<b>10,070,677</b>	<b>3,809,971</b>	<b>3,410,876</b>	<b>4,218,415</b>	<b>2,446,782</b>
<b>Non-current Assets</b>					
Trade & Other Receivables	0	0	0	3,243	9,435
Investment in Water Corporation	30,419,394	28,139,885	30,419,394	30,419,394	28,139,885
Property, Infrastructure, Plant & Equipment	144,264,033	135,855,679	150,472,715	144,779,771	126,700,280
<b>Total Non-current Assets</b>	<b>174,683,427</b>	<b>163,995,564</b>	<b>180,892,109</b>	<b>175,202,408</b>	<b>154,849,601</b>
<b>Total Assets</b>	<b>184,754,104</b>	<b>167,805,535</b>	<b>184,302,985</b>	<b>179,420,823</b>	<b>157,296,383</b>
<b>Liabilities</b>					
<b>Current Liabilities</b>					
Trade & Other Payables	854,854	500,000	1,200,000	1,189,660	1,207,652
Trust Funds & Deposits	284,886	343,662	343,662	361,562	534,472
Provisions	664,932	450,000	665,000	664,932	614,714
Contract Liabilities	0	0	0	949,850	421,919
Interest bearing Loans & Borrowings	315,402	697,774	697,774	458,263	512,113
<b>Total Current Liabilities</b>	<b>2,120,074</b>	<b>1,991,436</b>	<b>2,906,436</b>	<b>3,624,267</b>	<b>3,290,870</b>
<b>Non-current Liabilities</b>					
Provisions	69,486	145,000	90,000	69,486	117,389
Interest Bearing Loans & Borrowings	7,838,574	7,146,395	7,146,395	7,844,169	6,723,587
<b>Total Non-current Liabilities</b>	<b>7,908,060</b>	<b>7,291,395</b>	<b>7,236,395</b>	<b>7,913,655</b>	<b>6,840,975</b>
<b>Total Liabilities</b>	<b>10,028,134</b>	<b>9,282,831</b>	<b>10,142,831</b>	<b>11,537,922</b>	<b>10,131,845</b>
<b>Net Assets</b>	<b>174,725,970</b>	<b>158,522,703</b>	<b>174,160,154</b>	<b>167,882,901</b>	<b>147,164,538</b>
<b>Equity</b>					
Current Year Earnings	6,843,069	6,058,280	6,566,635	1,683,188	1,214,901
Retained Earnings	82,682,948	83,526,875	82,278,566	81,033,102	77,152,601
Equity - Asset Revaluation Reserve	84,672,844	68,381,239	84,672,844	84,672,844	68,381,239
Equity - Restricted Reserves	572,109	556,309	642,109	493,767	415,797
<b>Total Equity</b>	<b>174,770,970</b>	<b>158,522,703</b>	<b>174,160,154</b>	<b>167,882,901</b>	<b>147,164,538</b>



# Statement of Cash Flows

Glamorgan Spring Bay Council

Revised Budget 2021/22

Account	YTD Actual 31 October 2021	Original Budget 30 June 2022	Revised Budget 30 June 2022	2020/21 Actual	2019/20 Actual
<b>Operating Activities</b>					
Receipts from customers	6,771,960	13,497,856	13,603,863	11,963,619	11,784,160
Payments to suppliers and employees	(4,675,698)	(13,380,717)	(13,349,795)	(13,745,304)	(12,599,507)
Receipts from operating grants	430,215	1,465,416	1,617,100	1,343,056	1,359,203
Cash receipts from other operating activities	283,429	822,609	828,634	1,149,744	870,199
Interest received	6,676	22,642	22,642	20,989	41,210
Dividend received	103,500	207,000	496,800	207,000	207,100
<b>Net Cash Flows from Operating Activities</b>	<b>2,920,082</b>	<b>2,634,805</b>	<b>3,219,243</b>	<b>939,104</b>	<b>1,662,365</b>
<b>Investing Activities</b>					
Proceeds from sale of property, plant and equipment	10,340	0	0	217,237	774,845
Payment for property, plant and equipment	(944,907)	(9,202,537)	(9,262,028)	(7,759,220)	(7,636,926)
Receipts from capital grants	1,016,029	6,743,167	6,914,430	3,826,281	2,345,631
Other cash items from investing activities	215,234	0	0	(212,892)	73,969
<b>Net Cash Flows from Investing Activities</b>	<b>296,696</b>	<b>(2,459,370)</b>	<b>(2,347,598)</b>	<b>(3,928,594)</b>	<b>(4,442,481)</b>
<b>Financing Activities</b>					
Trust funds & deposits	(76,676)	0	(17,900)	(172,910)	365,036
Proceeds from/ (repayment) of loans	(148,456)	(455,492)	(455,492)	1,066,733	197,089
Other cash items from financing activities	(1,102,090)	0	(799,850)	3,422,376	165,889
<b>Net Cash Flows from Financing Activities</b>	<b>(1,327,223)</b>	<b>(455,492)</b>	<b>(1,273,242)</b>	<b>4,316,199</b>	<b>728,014</b>
<b>Net Cash Flows</b>	<b>1,889,555</b>	<b>(280,057)</b>	<b>(401,597)</b>	<b>1,326,709</b>	<b>(2,052,101)</b>
<b>Cash and Cash Equivalents</b>					
Cash and cash equivalents at beginning of period	2,951,806	3,054,371	2,951,806	1,625,097	3,677,197
Cash and cash equivalents at end of period	4,841,361	2,774,314	2,550,209	2,951,806	1,625,097
<b>Net change in cash for period</b>	<b>1,889,555</b>	<b>(280,057)</b>	<b>(401,597)</b>	<b>1,326,709</b>	<b>(2,052,101)</b>



# Budget Capital Works Summary

Glamorgan Spring Bay Council

For the year ended 30 June 2022

2021/22 Revised  
Budget

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<b>New Capital</b>	\$
Roads, Footpaths, Kerbs	1,653,793
Stormwater & Drainage	398,500
Parks, Reserves, Walking Tracks, Cemeteries	3,209,999
Buildings & Facilities	-
Plant & Equipment	22,765
<b>Total New Capital</b>	<b>5,285,057</b>
 <b>Renewal of Assets</b>	
Roads, Footpaths, Kerbs	1,137,860
Parks, Reserves, Walking Tracks, Cemeteries	170,000
Stormwater, Drainage	260,226
Marine Infrastructure	299,123
Buildings & Facilities	728,914
Bridges, Culverts	333,613
Plant & Equipment	297,235
Medical Equipment	20,000
IT Equipment	30,000
<b>Total Renewal Capital</b>	<b>3,276,971</b>
 <b>Total Capital Works</b>	<b>8,562,028</b>



# Budget Capital Works Detail

Glamorgan Spring Bay Council

2021/22 Budget

New Capital	YTD Actual as at 31 October 2021	2021/22 Revised Budget	Government Funding	Council Funding	Details	Government Funding
<b>Roads, Footpaths, Kerbs</b>						
Freycinet Drive - Kerb at Kayak Rental to stop flooding	32,695	32,695	32,695		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	102,386	343,790	403,000		Carried Forward from 2020/21	Drought Relief
Swanwick Rd Footpath	17,509	-			Expense	
Dolphin Sands Shared Pathway	12,685	-			Expense	
Nugent Rd - seal	6,357	-			Expense	
Wielangata Road Emergency Repairs	11,300	-			Expense	EMF
Triabunna Road Realignment re Cenotaph/RSL corner	-	315,000	315,000		Carried Forward from 2020/21	Drought Relief/\$200k RTR
Swansea Main Street Paving	34,767	932,309	1,000,000			Fed Grant Funding
<b>Total Roads, Footpaths, Kerbs</b>	<b>217,698</b>	<b>1,653,793</b>	<b>1,780,695</b>	<b>-</b>		
<b>Parks, Reserves, Walking Tracks, Cemeteries</b>						
Swansea Boat Trailer Parking	166,262	254,000	500,000		Carried Forward from 2020/21	DPIPWE Funds
Bicheno Triangle	17,626	557,696	600,000			Fed Grant Fund
Bicheno Gulch	21,039	1,420,655	1,500,000			Fed Grant Fund
Coles Bay Foreshore	32,652	932,147	1,000,000			Fed Grant Fund
Jetty Rd Bicheno - Beach Access, timber walkway installation	13,771	10,500	10,500		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Buckland Walk - rehabilitation	-	35,000	-	35,000	Carried Forward from 2020/21	
<b>Total Parks, Reserves, Walking Tracks, Cemeteries</b>	<b>251,350</b>	<b>3,209,999</b>	<b>3,610,500</b>	<b>35,000</b>		
<b>Stormwater &amp; Drainage</b>						
Freycinet Drive Rock Line Drain and Culvert	17,444	30,000		30,000		
Bicheno Esplanade install new main to three properties		15,000		15,000		
Triabunna Yacht Club Main Installation	24,521	25,000		25,000		
49 Rheban Rd design to West Shelley Beach - Nautilus Detention Basin		70,000		70,000		
Holkham Court	-	258,500		265,000		
<b>Total Plant &amp; Equipment</b>	<b>41,965</b>	<b>398,500</b>	<b>-</b>	<b>265,000</b>		
<b>Plant &amp; Equipment</b>						
Crane Gantry Swansea - safe water tank removal	-	22,765		22,765		
<b>Total Plant &amp; Equipment</b>	<b>-</b>	<b>22,765</b>	<b>-</b>	<b>22,765</b>		
<b>Total New Capital</b>	<b>511,013</b>	<b>5,285,057</b>	<b>5,391,195</b>	<b>322,765</b>		



<b>Renewal of Assets</b>	<b>YTD Actual as at 31 October 2021</b>	<b>2021/22 Revised Budget</b>	<b>Government Funding</b>	<b>Council Funding</b>	<b>Details</b>	<b>Government Funding</b>
<b>Roads, Footpaths, Kerbs</b>						
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	-	50,200	50,200			RTR
Resheet - Sally Peak Rd 1km	14,092	16,800	16,800			RTR
Resheet - Sand River Rd 1km	13,038	16,800	16,800			RTR
Resheet - Seaford Rd 2km	17,450	33,470	33,470			RTR
Resheet - Bresnehans Rd 0.5km	376	8,222	8,222			RTR
Resheet - Medora St Pontypool 1km	-	17,000	17,000			RTR
Resheet - Mount Murray Rd	9,918	33,478	33,478			RTR
Resheet - Nugent Rd	17,216	17,216	17,216			RTR
Reseal	2,917	443,300	145,879	297,421		RTR
Nugent Rd Rehabilitation		160,174	160,174			Community Infrastructure Fund - Round 3
Alma Rd Rehabilitation		106,000	106,000			Community Infrastructure Fund - Round 3
Charles St Orford Rehabilitation		35,000	35,000			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		
<b>Total Roads, Footpaths, Kerbs</b>	<b>75,005</b>	<b>1,137,860</b>	<b>721,239</b>	<b>416,621</b>		
<b>Parks, Reserves, Walking Tracks, Cemeteries</b>						
Spring Bay Recreation Ground Upgrade		150,000	150,000		New Grant	State Government
Bicheno BMX track refurbishment	-	20,000	20,000		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
<b>Total Parks, Reserves, Walking Tracks, Cemeteries</b>	<b>-</b>	<b>170,000</b>	<b>170,000</b>	<b>-</b>		
<b>Stormwater, Drainage</b>						
Alma Rd and Fieldwick Land - Rockline drain and culvert improvements	25,321	125,000	125,000		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
West Shelley Beach Main Upgrade	11,621	50,226				
Stormwater management planning, investigation & design	29,060	85,000		85,000	Carried Forward from 2020/21	
Stormwater and drainage to be allocated	-	-		-		
<b>Total Stormwater, Drainage</b>	<b>66,002</b>	<b>260,226</b>	<b>125,000</b>	<b>85,000</b>		
<b>Buildings &amp; Facilities</b>						
RSL Cenotaph - new memorial c/fw project	-	18,442		18,442	Carried Forward from 2020/21	
Triabunna Medical Centre - Car Park reseal and line mark	24,752	45,000	45,000		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Bicheno Medical Centre - Car Park reseal and line mark	25,596	52,305	55,000		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Triabunna Marina - improve public facilities and shelters	40,016	40,863	40,863		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Triabunna Marina - ferry shelter	-	15,000				Community Infrastructure Fund - Round 3
Coles Bay Tennis Courts - Basketball hoop installation	1,365	1,910	3,000		Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Buckland Community Hall - ramp access	-	42,845	45,000		Carried Forward from 2020/21	Community Infrastructure Fund



Buckland Community Hall - stairs	-	51,230	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
Replace Fencing, paving & awning Swansea Child Care Centre	-	15,260	25,000	Carried Forward from 2020/21	Community Infrastructure Fund
				\$18,663 Carried Forward from 2020/21, balance of \$35k may come from reallocations within other LRCI projects	
Swansea Community Hall - Toilet Refurbishment	53,705	53,705	40,000	35,042	Community Infrastructure Fund
Swansea SES CCTV installation	1,163	1,718	3,000	Carried Forward from 2020/21	Community Infrastructure Fund
Install Solar Panels on the Swansea Community Hub building	-	636	7,000	Carried Forward from 2020/21	Men's Shed grant fund
Swansea Cricket Practice Nets		35,000	35,000		Community Infrastructure Fund - Round 3
Online Access Centre/Swansea Courthouse - refurbish toilet and install disabled/unisex toilet	-	75,000	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
<b>Total Buildings &amp; Facilities</b>	<b>146,596</b>	<b>728,914</b>	<b>708,863</b>	<b>53,484</b>	

	YTD Actual as at 31 October 2021	2021/22 Revised Budget	Government Funding	Council Funding	Details	Government Funding
<b>Marine Infrastructure</b>						
Pylon Replacement - Marina	-	100,000		100,000		
Saltworks Toilet	-	100,000	100,000			Community Infrastructure Fund - Round 3
Saltworks Boat Ramp Upgrade	-	99,123	100,000		Carried Forward from 2020/21	State Grant
<b>Total Marine Infrastructure</b>	<b>-</b>	<b>299,123</b>	<b>200,000</b>	<b>100,000</b>		
<b>Bridges, Culverts</b>						
Holkham Crt Culvert	19,700	56,087	56,087		Carried Forward from 2020/21	Community Infrastructure Fund
Orford Rivulet Bridge - Rehabilitation works	2,950	-			Expense	
RTR - EMF Rheban Rd Griffith River Bridge	5,100	277,526	300,000		Carried Forward from 2020/21	RTR 25% EMF75%
<b>Total Bridges, Culverts</b>	<b>27,750</b>	<b>333,613</b>	<b>356,087</b>	<b>-</b>		
<b>Plant &amp; Equipment</b>						
IT Computer Equipment	11,222	30,000		30,000		
Medical Equipment	-	20,000		20,000		
Misc. Plant & equipment replacements/contingency	-	22,552		22,552		
Replace vehicle loading crane	-	16,659		16,659		
Replace Ute x 2 (2007/2008)	-	58,009		58,009		
Replace Tipper Truck (2014)	-	76,675		76,675		
Replace Medium Truck (2014)	-	93,006		93,006		
Replace Toro Groundmaster (2014)	-	25,450		25,450		
Replace Tanderm Trailer	4,883	4,883		4,883		
<b>Total Plant &amp; Equipment</b>	<b>16,104</b>	<b>347,235</b>	<b>-</b>	<b>347,235</b>		
<b>Total Renewal Capital</b>	<b>331,457</b>	<b>3,276,971</b>	<b>2,281,189</b>	<b>1,002,340</b>		
<b>Total Capital Works</b>	<b>842,471</b>	<b>8,562,028</b>	<b>7,672,384</b>	<b>1,325,105</b>		