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MINUTES OF MEETING

Committee: Glamorgan Spring Bay Council Audit Panel
Chairperson: Heather Salisbury
Executive Officer: Greg Ingham
Meeting Date: Wed 23 August 2023 2.05pm
Location: Council Office Triabunna and online via Microsoft Teams
Invitees:

Heather Salisbury	Independent Panel member (Chair)	Present
Ric de Santi	Independent Panel member	Present
Clr Rob Churchill	GSBC Councillor Panel member	Present
DM Clr Mike Symonds	GSBC Councillor Panel member	Via Teams
Greg Ingham	GSBC General Manager	Present
Elysse Blain	GSBC Director Corporate & Community (Minutes)	Present
Brendan Ryan	GSBC Accountant	Present

1. Preliminaries

a) Conflict of interest declaration.

Person	Association	Risk/Conflict
Heather Salisbury	Temporary employment with Kingborough Council	Nil
Ric de Santi (additional)	GSBC tender assessment panel chair, role complete. Tender awarded.	Nil

2. Confirmation of previous minutes 24th May 2023.

a) True and correct

3. Actions arising from previous Minutes

a) Included in below

4. Financial Reports 31 July 2023

a) Notes for P&L explained, mainly timing. Very early in financial year.

5. Budget 2023/24

- a) Last audit panel was prior to finalization of the final budget that was subsequently unanimously accepted by council. Final versions of the budget and associated financials distributed to panel.
- b) Explained main differences between draft and final including asset renewal increase to 100%, Service level reductions to mowing of nature strip in residential areas, sale of non usable land etc.
- c) Discussion on financial statements indicating a healthy recovery from what was a weak financial position. Cash capacity is recovering albeit very slowly, renewal expenditure increasing, \$10M backlog of maintenance works now recognized and to be targeted in coming budgets.

6. Review of Long Term Financial Management Plan

- a) Plan to have LTFMP workshop before Christmas to plan for next few years and review assumptions. Also to combine the strategy and long term plan components. Elysse
- b) Audit panel interested in that process going forward. Update for next meeting Elysse

7. Draft Financial Statements and External Audit

- a) Financial statements for Tas Audit submitted on due date 14 August 2023. Notes requested by independent panel members. Elysse
- b) Audit Panel proposes to do an assessment of the KPMG performance at the end of this audit. Including the fees increases and performance. A questionnaire may assist. Ric

**8. Audit Report to Council**

- a) Proposed to submit Annual Audit Panel Report to November council meeting. Heather
- b) Propose to include the updated Audit Panel Charter (show revisions and clean copy). Elysse

9. Workplan

- a) A revised draft including comments received from Panel members is being prepared. To action out of session. Elysse

10. Risk Framework

- a) Work has progressed on risk, reviewing framework and registers.
- b) Propose to present to Councillors at one of the next workshops. Will determine the risk appetite, which risks that council want to monitor and review mechanism. Elysse/Greg
- c) Update Panel how this moves forward.

11. Debtors

- a) Draft policy reviewed. Suggest removing duplication for both areas and consider defining 'reasonable period'. Also consider adding that interest may be charged based on x% daily. Brendan
- b) Will need confidential session for naming outstanding rates debtors when reported.
- c) Cross check if Council wants to progress to legal action or debt collection for Rates.

12. General Manager's update – emerging risks

- a) Medical tender endorsed by Council which is a significant decision. Community sentiment has been positive. Significant risk will be reduced. Commercials progressing and imminent. Follow up indemnity insurance for risk period prior to commencement.
- b) Staff resources.
 - o Long term HR consultant will end this calendar year. Replacement have been looking for more than 12 months.
 - o WHS recruitment also not successful.
- c) Other large contracts.

13. Local Government Reform

- Session with Board next week Monday.

14. Items referred to Audit Panel (if any)

- Nil

15. Other business and close of meeting

- Nil

16. Next Meeting:

- Wed 22 Nov 2-4pm TBC

17. Close Closed 4.10pm**18. Action Summary**

Meeting	Item	Action Item	Who	Status
Nov 22	9.1	Update annual work plan for Audit Panel	Panel	Done
Nov 22	10.3	Discuss further action re shortfall of State Grants Commission funding	Greg	Ongoing
Nov 22	11.3	Update draft debtors policy with emphasis on Rates separated from other debtors	Brendan	Done
Feb 23	6	Follow up with KPMG on TAO Audit timelines for EOFY	Elysse	Done
Feb 23	7	Progress to WLF phase 2 support	Elysse	After budget
Feb 23	11	Update Calendar for new Panel meeting dates	Elysse	Done
Aug 23	6	LTFMP workshop before Christmas	Elysse	



Aug 23	7a	Statement notes to independent panel	Elysse	Done
Aug 23	7b	Auditor assessment questionnaire	Ric	
Aug 23	8a	Annual Audit Panel Report to November Council meeting	Heather	
Aug 23	8b	Audit Panel Charter to November Council meeting	Elysse	
Aug 23	9a	Update draft workplan with Chair	Elysse	
Aug 23	10b	Present Councillor risk assessment to Councillor workshop	Elysse/Greg	
Aug 23	11	Debtor policy progress to final and create procedure	Brendan	

Presented at Council meeting dated: 27 Sept 2023

Signed by Audit Panel Chairperson:

Heather Salisbury

Dated



40K REPORT
Amendment AM2023-01

**Tasmanian Planning Scheme –
Glamorgan Spring Bay
Local Provisions Schedule
Planning Scheme Amendment**

**Amendment to rezone and subdivide 155 Rheban
Road, Orford**



Glamorgan Spring Bay Council



Senior Planning Consultant

14 August 2023, V0.1



Executive Summary

The purpose of this report is to consider representations that were received to AM2023-01 following completion of the statutory exhibition process under the *Land Use Planning and Approvals Act 1993* (Act).

AM2023-01 was initiated by the Glamorgan Spring Bay Planning Authority (Planning Authority) to rezone 155 Rheban Road, Orford from Future Urban to General Residential and approve a 90-lot subdivision.

Abbreviations

Act	Land Use Planning and Approvals Act 1993
AM2023-01	draft amendment AM2023-01
Planning Authority	Glamorgan Spring Bay Planning Authority
Commission	Tasmanian Planning Commission
Council	Glamorgan Spring Bay Council
Interim Scheme	Glamorgan Spring Bay Interim Planning Scheme 2015
LPS	Local Provisions Schedule
Practice Note 8	Practice Note 8 – Drafting Written LPS
Scheme	Tasmanian Planning Scheme – Glamorgan Spring Bay
SPAN	Submission to Planning Authority Notice TWDA 2022/01822-GSB
STRLUS	Southern Tasmanian Regional Land Use Strategy
Subject land / site	155 Rheban Road, Orford
TPS	Tasmanian Planning Scheme



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Document Issue Status

Ver	Issue Date	Description	Originator	Checked	Approved
WD.01	11 Jul2023	Council Workshop 11 July 2023	MP		GSB
V1	14 August 2023	For Council consideration 22 Aug 23	MP		



V1 for Council meeting 22 August 2023

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Introduction

The purpose of this report is to consider representations that were received to the statutory exhibition of planning scheme amendment AM2023-01 to the Tasmanian Planning Scheme – Glamorgan Spring Bay (Scheme).

The exhibition process for amendments to a LPS was established at section 40 of the Act, subsections G to J, and summarized as follows:

- exhibition was completed for the required period of 28 days;
- a notice was placed in the local papers on two separate occasions;
- copies of AM2023-01 were available for viewing at the Council office for the notification period; and
- AM2023-01 was available from Council website for this period, with advice on how to make a representation.

AM2023-01 was exhibited for the statutory period of 28 days in accordance with the requirements of sections 40 G and H. This period ran from 12 April to 12 May 2023.

27 representations were received during that period.

Section 40K(2)(b) allows the Planning Authority to consider any representations that are received after the exhibition.

Section 40K of the Act requires the planning authority to submit a report to the Commission containing the following:

- a copy of each representation made during the exhibition period under s.40K(2)(a);
- a copy of any representations made following the exhibition period that the Planning Authority determines to include under s.40K(2)(b);
- a statement of the planning authority's opinion as to the merit of each representation made under s.40K(2)(c), in particular as to:
 - whether the draft Amendment should be modified; and
 - if recommended to be modified, the effect on the draft Amendment as a whole;
- a statement as to whether the planning authority is satisfied that the draft amendment meets the LPS criteria; and
- the recommendation of the planning authority in relation to the draft amendment.

This report includes recommendations that address the planning authority's report under Section 40K.

Following receipt of the planning authority report, the TPC will hold hearings into the draft amendments. The TPC will then retire to determine the draft amendments. That decision may be to approve, refuse or modify all or parts of each draft amendment.

Full copies of the representations were provided as a separate attachment to this report.



Summary of issues

A detailed response to the issues within representations follows. This section provides a summary of the key issues and concerns within the representations.

Act, RLUS, Structure Plan, Previous Amendment and associated issues

The following issues were raised in various representations:

1. the recent refusal of a previous proposal by the Commission;
2. the application is not for the same land as the previous rezoning.
3. lack of compliance with the outcomes and timeframes identified in the Triabunna/Orford Structure Plan;
4. the SGS Report is contrary to the Commission findings and was not critically reviewed;
5. the dismissive approach to the recent refusal of a similar proposal by the Tasmanian Planning Commission;
6. contests compliance with RMPS objective (b) for the orderly release of land;
7. the similarity to the previous proposal.
8. The previous rejection by the Tasmanian Planning Commission of a similar proposal as there were too many blocks and they were below the required size;
9. Local opposition and the lack of opportunity for local involvement prior to this stage;
10. Compliance with RMPS Objective 2(f) for promotion of health and wellbeing by ensuring a pleasant, safe and efficient place to work, live and recreate;
11. The proposal is contrary to the objectives of the Act, particularly its ability to provide for sustainable development; impact to amenity of existing residents of the area, capacity of existing infrastructure, and ability to promote healthy living in the area.
12. contests the validity of statements by the applicant and Council that the Structure Plan and STRLUS are out of date;
13. the recent refusal of a similar proposal by the Commission for lack of consistency with the STRLUS;
14. contests compliance with STRLUS, identifying the lack of changes since the previous decision but acknowledging the insertion of SRD1.1A0;
15. the lack of compliance with the growth strategy and scenario under the STRLUS;

The representations raise the relatively recent refusal of a similar application by the Commission. The decision on Draft amendments AM 2018-07(a) and (b) and permit SA 2017-04 identified the following as part of its assessment:

47. *The Commission agrees with Ms Westwood that the structure plan is in broad alignment with the regional strategy. In fact, the regional strategy anticipates local structure planning will be required to implement the regional growth strategy. It is expressly referred to in considering seasonal fluctuations in population on p 90, stating that settlements, identified in Table 4 Growth Management Strategies for Settlements, 'require more detailed local level structure planning to ensure both residential and tourism related growth is managed appropriately having regard to infrastructure, environmental and social issues'.*
48. *The Commission notes that the structure plan specifically states:
Any residential rezonings undertaken should be timed so as to contribute to the provision of a 15 year supply of land to meet the projected demand.
Given the vacant land analysis indicates there are currently many potential*

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infill development opportunities, these rezonings may not need to occur for a number of years. Monitoring the supply of vacant land will be an important action to ensure that rezonings occur only when the available land supply drops below 15 years. (p 58)

49. *The Commission is not convinced by Mr Wells' submissions that there is not already sufficient zoned land for a 15 year supply of land in Orford and therefore considers that the draft amendments are premature.*

...

54. *The Commission finds that the draft amendments:*

- *are not, as far as is practicable, consistent with the Regional Settlement Strategy under the regional strategy, particularly in that the draft amendments are not consistent with the growth strategy and growth scenario for Orford; and*
- *do not further Objective (b) of the Resource Management and Planning System in Schedule 1 because they do not represent an orderly release of land.*

These statements must be considered against the additional information provided by the applicant and subsequent revisions to the Southern Tasmanian Regional Land Use Strategy (RLUS) by the Minister for Planning and Structure Plan by Council to address issues around growth.

The SGS Report was prepared to provide a detailed examination of the specific land supply and availability within Orford, including an analysis of the likely lot yield from lands available for subdivision that was completed by an experienced surveying firm and remains uncontested by other expert evidence.

The SGS Report identified:

- The 15 year reserve established under the Structure Plan was appropriate;
- The 25 year growth allocation under the Structure Plan and RLUS was reached within 3-4 years and that growth continued;
- Growth occurred at 2.4% between 2006 and 2016, rather than the 0.4% projections within the RLUS and Structure Plans;
- Dwelling growth within Orford should be based on a 2% averaged annual growth rate;
- Short stay or holiday letting of houses had increased since online platforms had established, which were not accounted for in the RLUS and Structure Plan projections;
- PDA provided an analysis of likely yield from available lands within Orford;
- The PDA analysis identified likely realisation rates based on low and high yield scenarios, based on their experience and various aspects of the assessed lands;
- Short falls were projected in the supply of lots to the market in the 2021-2025 and 2031 to 2035 periods for both low and high demand scenarios;
- AM2023-01 would increase the available supply from 11 to 16 years on a low growth scenario, or 20 years on a high growth scenario;
- Considering the range of projections, SGS concluded that an additional 298 dwellings were projected to be required for Orford between 2020 and 2035 (p12).

2021 ABS data identifies that 142 dwellings were created between the 2016 and 2021 census (refer Table 2 in this report), compared to the 129 dwellings that the Structure Plan

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projected¹ would be required in Orford by 2030, and identification of the subject lands for residential rezoning (rather than low Density or Rural Living) in the Zonal Recommendations.

This suggests the following:

- an average growth rate of 3.22%, which is well above the 2% projection in the SGS Report;
- the 2% projection identified by SGS may be conservative and under-represent the future demands for lots and dwellings if recent trends continues;
- approval rates for dwellings in Orford have exceeded those identified in the Structure Plan that supported the General Residential zoning for the subject lands;
- even if that is not the case, there is a demonstrated need for the subject lands to be rezoned to maintain the 15 year reserve; and
- the demand justifies rezoning of the lands at the current time based on the SGS Report and projected development threshold in the Structure Plan.

The data presented by the 2021 Census confirms the analysis within the SGS Report and suggests the identified allocations are conservative. This information and the demonstration of actual demand in the 12 years since proclamation of the RLUS are new evidence since the Commission decision on AM 2018-07.

The Commission decision was also prior to amendments to the RLUS and the Structure Plan to address growth over the previous decade or so. The relevant statements in the Commission decision are no longer considered relevant to the assessment against the Structure Plan or the RLUS.

The Minister for Planning amended the RLUS to address the dated nature of statistical data it contained to include SRD1.1A in July 2022 and by including additional sites within the Urban Growth Boundary and revising SRD2.12 to allow consideration of land adjacent to the Urban Growth Boundary in May 2023. SRD1.1A is relevant to AM2023-01, while SRD2.12 is not as Orford does not have an urban growth boundary.

SRD1.1A specifically allows contemporary land supply and demand analysis within townships and other settlements to prevail over the allocation growth strategy or scenario at Table 3 of the RLUS. The SGS Report provided that assessment, as noted in the NSA and Assessment Reports.

SRD1.1A prevails over the decision criteria identified in the Commission assessment, and enables for contiguous development that is consistent with the identified criteria. The representations do not raise any additional data that affects the original assessment against SRD1.1A.

AM2023-01 follows the process established by the State under the Act and through the Regional Planning Framework Discussion Paper and draft Structure Planning Guidelines, and the amendments that were endorsed by the Minister for Planning to reflect the dated nature of statistical information within the RLUS. Claims that the process is not consistent with strategic planning processes are not supported.

Claims that the data within the RLUS and Structure Plan is not dated were demonstrated to be inconsistent with the application of the RLUS, the decisions by the Minister to revise the RLUS to establish SRD1.1A in July 2022 or more recent changes to the RLUS to include more sites within the Urban Growth Boundary and include SRD2.12 to enable growth. The

¹ P48 Table 17, Structure Plan



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Demographics section of this report provides responses to the key claims that demonstrates the data in the RLUS and Structure Plan were, in fact, out of date.

The growth strategy and scenario within the RLUS were recognised as out of date by the Minister for Planning, as demonstrated by multiple revisions to allow consideration of contemporary data. As noted within this and the Demographics section of this report, reliance on the Growth scenario and strategy published in the RLUS is not consistent with strategies SRD 1.1A and 2.12 within the Tasmanian Planning Scheme Addendum to the RLUS. The Structure Plan is considered to provide the settlement structure plan identified in SRD1.1A(e).

Claims of consistency with the RMPS Objectives regarding its ability to provide for sustainable development; impact to amenity of existing residents of the area, capacity of existing infrastructure, and ability to promote healthy living in the area are not supported.

Public infrastructure requirements were considered through the subdivision process at the developers cost, and address road, footpath, stormwater, open space, water and sewerage infrastructure. Taswater supported the proposal (refer SPAN TWDA 2022/01822-GSB, which specifically contradicts allegations regarding water and sewerage.

The Council went through a process in mid-2021 to revise the RLUS to support development of the site following up to date data on the development rates and availability of land at Orford in the SGS Report that supports this application. That decision was supported (5/2, minute reference 143/21) and ultimately created clause SDR1.1A. At the same meeting, Council also supported a revision to the Structure Plan to recognise the SGS Report and revise recommendation 9.2.2 point 3 to support rezoning the site in the short term (passed 7/0, minute reference 144/21).

No changes are recommended as a result of these issues within the representations.

The contentions within the various representations are:

- Recognised as valid concerns by the representors;
- Determined to have merit as they relate to that were relevant to the assessment of AM2023-01 but were not supported;
- Determined to not require any alteration to AM2023-01.
- Determined to not require any changes to the draft permit issued under AM2023-01; and
- Determine to not affect compliance with the LPS criteria in the original assessment;

Demographics

The following issues were raised in various representations:

1. contests Council acceptance of the SGS reporting without independent verification and the lack of a 15 year supply;
2. contests compliance with the growth scenario and strategy for Orford under the STRLUS;
3. Land supply – the lack of consideration of Solis and Holkham Court in supply and demand assessments and potential for oversupply of lots in the area and the failure of the SGS Report to allow for the Solis/Bayport land as part of its assessment, requesting that this is corrected;



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4. contests the demographic demonstration of demand in the area, citing that 67% of dwellings were unoccupied in the 2021 ABS census and this proposal will not result in permanent residents;
5. questions the projected population growth and need for the subdivision;
6. Failure to demonstrate demand for the proposal;
7. The failure of the SGS Report to identify actual growth as part of their analysis and justification of the projected population increase is not substantiated;
8. The SGS Report does not justify the proposed additional lots;

The NSA and SGS Reports clearly identify that growth exceeded the projections within the RLUS and Structure Plan. Since the NSA and SGS Reports were prepared, the 2021 ABS data confirmed much of the analysis within them, particularly around:

- the population growth in the area 2006 – 2016 and 2021;
- the dominance of unoccupied dwellings at 68% in SGS Report and 67.2% ABS census 2021 and the Tasmanian average of 14%;
- the impact of the actual growth (2.4% SGS) against the projected growth (0.4% RLUS) in land supply and availability.

The Commission decision on the previous amendment supported the need to maintain a 15 year supply of land under the Structure Plan at paragraph 48.

Remplan Community² provides the following data for population growth within Glamorgan Spring Bay, summarised in Table 1 and developed from the available Remplan data for the Orford local area.

Year	2021	2016	Change 2016 to 2021	2011
Location	Persons	Persons	%	Persons
Orford	676	615	9.10%	N/A*
Spring Beach	133	80	60.15%	N/A*
Total GSB	5,176	4,399	17.66% **	4,134
Notes:				
* ABS data was not available for 2011 as the locality area areas changed for Orford, Spring Beach following the 2011 census, but were consistent for the 2016 and 2021 census.				
** Percentage change for Glamorgan Spring Bay area.				

Table 1 - ABS Population data 2011-2021

(Source: compiled from Remplan community)

The overall population trend for the Glamorgan Spring Bay area is shown at Figure 1 and shows a stable pattern to 2015 and clear increase to 2022.

The data clearly shows that the population within Orford is increasing over time, which is consistent with the projections provided at Figure 4 of the SGS Report. Dwelling occupancy data for Orford was available for 2016 and 2021 census, as shown in Table 2.

ABS data provided through Remplan identifies slightly different data to the representors claim (63% v 67%), but confirms a consistently high rate for unoccupied dwellings across the Orford area, consistent with its recognition as a shack settlement within the RLUS. These figures are consistent with the dwelling projections provided at Table 2 of the SGS Report and the identified observations and trends within that report.

² Website: [REMPLAN Community](https://www.remplan.com.au/)



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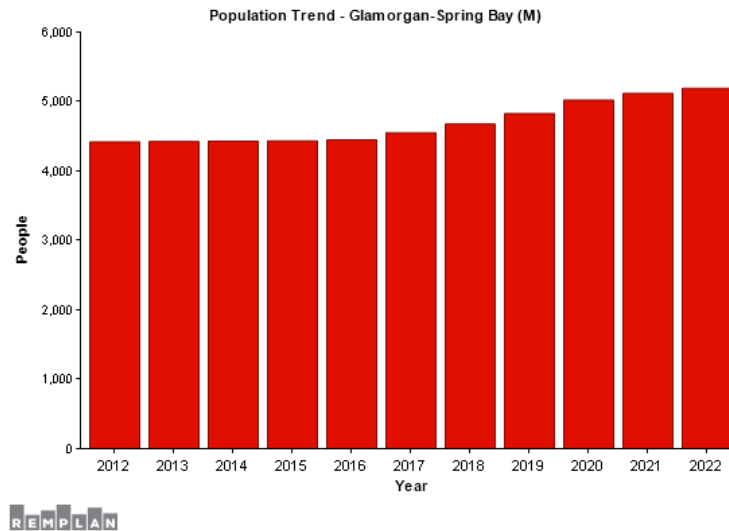


Figure 1 - Population growth 2012 - 2022
(source: Replan community/ABS)

Year	2021		2016	
Type	Dwellings	%	Dwellings	%
Occupied private dwellings	350	36.16%	293	35.47%
Unoccupied private dwellings	618	63.84%	529	64.04%
Non-private dwellings	0	0.00%	3	0.36%
Total	968	100.00%	826	100.00%

Definitions (Based on Australian Bureau of Statistics, Census Dictionary, 2021)

Table 2 - Dwelling Occupancy
(source: Replan community from ABS data)

The Tasmanian Planning Scheme established standardised controls based on the State Planning Provisions and do not include provisions that would regulate the occupancy of dwellings as holiday or second dwellings. The State established mandatory provisions for management of short stay visitor accommodation firstly through Planning Directive 6 and secondly through provisions across various zones under the Tasmanian Planning Scheme.

The use of dwellings as shacks or second/holiday houses was addressed through the State Planning Provisions by their inclusion within the Residential use class as dwellings, reflecting a long standing practice. The available data suggests that the high rate of unoccupied dwellings within the Orford locality represents the long term trend for the area.

No changes were identified following consideration of these issues to AM2023-01.

In terms of AM2023-01, the contentions within the various representations are:

- Recognised as valid concerns by the representors;
- Determined to have merit as they raise issues relevant to consideration of the need, demand, supply and timing for rezoning of land within Orford relevant to AM2023-01;
- Determined to not require any changes to AM2023-01;



- Determined to not require any changes to the draft permit issued under AM2023-01; and
- Determine to not affect compliance with the LPS criteria in the original assessment.

Amenity / character / suitability

The following issues were raised in various representations:

1. the impact of a (relatively) small lot subdivision on the existing character of East Shelley Beach area;
2. the change to a suburban character with this subdivision;
9. smaller lot sizes are not justified;
10. over development of the site;
11. impacts to local residents;
12. the rezoning should be consistent with the existing subdivision and development pattern in the area and seek Low Density subdivision rather than General Residential (suggesting 40 lots later in the submission);
13. density of lots and change in character from spacious shack settlement to more suburban density, noting designation in STRLUS as shack/holiday community;
14. the change from the existing low density character of the area.
15. delays in constructing houses on the lots, use for temporary holiday accommodation, and the construction of substandard structures;
16. lack of compatibility with the development pattern and amenity of the existing area at East Shelley Beach;
17. requests that Council consider the nature of the area and the suitability of this proposal for the character of the area.
18. the need to maintain the amenity and identity of the place;
19. compatibility with the character of the East Shelley Beach area against the suburban nature of the proposal;
20. Objects to the small lot sizes and lack of public open space, and requests a flat village green space of 5%, some larger lots or a village green be required by the Commission;
21. Impact of the small lot sizes and resulting dwellings and multiple dwellings on the safety, wellbeing, access, aesthetics and general liveability of the area;
22. lack of height restrictions to maintain amenity of existing properties, identifying a prohibition of 2-storey dwellings;
23. the inconsistent lot sizes with the existing East Shelley Beach character.
24. a restriction to single storey dwellings;
25. the negative impact of the recent Happy Valley and Rheban Rd subdivisions have had on the local community;
26. the suitability of the proposal to the coastal holiday character of Orford and the suburban nature of the subdivision with its visual, servicing and road impacts on a holiday community;
27. the intent of the original subdivider (grandfather) and lifestyle of the area;
28. the suitability of the proposal to the coastal shack/holiday character of the area.
29. lack of compatibility with the development pattern and amenity of the existing area at East Shelley Beach, with particular objection to kerb and channel type road edges and requests dish drains as more suitable to the area;
30. The impact on the character and amenity of the area of 90 additional lots and the resulting dwellings that will occur.



31. The high density nature of the proposal, contending that it should be rural living with a minimum lot size of 1000 m²;
32. The suburban density of lots and their lack of suitability for a rural area;
33. New subdivisions should not have smaller lots than recent subdivisions (citing the Manning Drive area);
34. the impact of modern development practices, identifying images of sheds, caravans and buildings and existing areas in Russell St, West Shelley Beach, Integrity Way, Jetty Rd and Nautilus Drive areas; and
35. opposes the lack of vision and high standards that many consider appropriate to the area;
36. objects to recent trend for higher font fences supports lower fences through the planning scheme;
37. the lack of consideration of aesthetics in recent development, citing examples of the suitability of front fences on Integrity Way and Rheban Rd;
38. requests the ability to consider native hedging, bird life against the impact of dividing fences and concrete;
39. The ability of the proposed lots to accommodate the required dwelling and parking for the cars, boats and other accoutrements for holiday houses in the area;
40. The short sighted nature of the proposal and costs that will be incurred by the Council, community and environment;
41. The generally low standard of the proposal and impacts to the local community.
42. Impact of the additional population on traffic and pedestrian safety, particularly at and around the boat ramp;
43. The impact on amenity and values with the use of lots for caravans and sheds;
44. The ongoing cost to ratepayers;
45. The change in character of Orford and suburban nature of the proposal;
46. The incompatible nature of the proposal with the existing development in the area, particularly the density/size of the lots in contrast to the existing development pattern;
47. The opportunity for more dwellings per lot (citing 20.96/ha) against the recommended 15/ha in the NSA Report;
48. increased occupation of lots during peak periods as a holiday town;
49. The additional impact on the area during holiday times from the subdivision and amenity of the area for (permanent) residents.
50. The lack of public open space in the subdivision;
51. The lack of suitable family based public open space in the area;
52. 90 lots will overload the current amenities in the area, naming boat ramps and associated parking, boating and fishing;
53. The lack of low cost housing, such as setting aside 25% of lots for this purpose.
54. Impact of the proposal and walkway on the privacy of an adjoining property, requesting a six foot fence to that boundary;

As detailed at section 6.2 of the Assessment Report, rezoning to General Residential is consistent with the Structure Plan, which identified the subject land for rezoning to residential in the longer term (9.2.2 Recommended Actions and zonal recommendations diagram). Demographic information provided in the application and assessment reports and since confirmed by ABS data identifies that the thresholds for update residential land at Orford that supported rezoning of this land were met due to much higher demand than expected.

The land has access to full urban services and was provided with the required consent and conditions from Taswater to support the proposal. Subdivision for urban residential development is consistent with the strategic recognition of the land for rezoning and subdivision, public infrastructure provided to the area and the proposal.



The lot density requested by the representors is consistent with the development pattern when the area was first subdivided in 1949 and the lack of services at that time. The Low Density Residential zone is not consistent with the zoning identified in the Structure Plan and would require the Planning Authority to change its position on the rezoning and refuse the application for subdivision.

The density of lots is regulated through zoning, and dwellings per lot is regulated through controls for multiple dwellings within the zones under the Tasmanian Planning Scheme. Lots range in size from 475m² up to 1217m², with the majority between 500 and 900 m².

Some representations suggest that the specific landscape of the subject lands is unique to the area and requires protection. The site and surrounding landscape are relatively typical for the area, being a mix of cleared grazing lands adjoining established residential areas to the north and native vegetation or grazing lands to the south.

The Rheban Road corridor and area surrounding the site are not subject to Scenic Protection Area overlays, which supports this conclusion.

The unique landscape within this area arguably lies further north of the subject lands and comprises the coastal reserve and beach. Development of this area was largely a result of subdivision and survey work completed in or around 1949 and the creation of titles for the East Shelley Beach Road properties (based on the survey plan for the area).

A Specific Area Plan is the only tool under the Scheme that could be used to maintain the coastal character of the area. It is unclear what matters a Specific Area Plan would need to address to maintain a *coastal or shack character*.

Any such provisions would be required to meet the tests established for variation of the standards under the Tasmanian Planning Scheme at section 32(4), as follows:

- (4) *An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –*
 - (a) *a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
 - (b) *the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

A review of the existing Structure Plans is about to commence. This review could consider the use of area based provisions to reflect the coastal or shack character of Orford and other settlements across the municipal area.

The provision of low cost or affordable housing is not regulated through planning schemes. The appropriate place for any such controls is through revisions to the State Planning Provisions, so that affordable housing was addressed across the State in a consistent manner and provided with the relevant supporting tools to manage any such scheme outside the planning scheme.

Access to and use of community based recreation facilities (such as the boat ramp) is recognised as likely to increase through the subdivision and development of the subject lots. Higher population levels and resulting increases in usage of such facilities are likely to support improvements to the facilities in the area.



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The proposal includes the construction of a walkway to the road reservation that contains the creek and adjoins 22 East Shelley Beach Road. An existing access and walkway connects the Road to the coastal reserve and walkway to the northern side of the road, but not the southern. Privacy can be maintained to properties adjoining both the subject site and the creek and proposed walkway by fencing, which is regulated through the *Boundary Fences Act 1908*.

The representor from 22 East Shelley Beach Road expressed concern at the loss of privacy resulting from the proposal and walkway. That property has a taller solid fence to the rear portion of the back yard, with a lower wire fence to the remainder of the common boundary. It is not Council policy to require fencing to adjoining properties as part of the subdivision process.

No change is recommended as a result of these issues in the representations. The Planning Authority

In terms of AM2023-01, the contentions within the various representations are:

- Recognised as valid concerns by the representors;
- Determined to have merit as they relate to that were relevant to the assessment of AM2023-01 but were not supported;
- Determined to not require any alteration to AM2023-01;
- Determined to not require any changes to the draft permit issued under AM2023-01; and
- Determine to not affect compliance with the LPS criteria in the original assessment;

Access to other services

The following issues were raised in various representations:

1. The lack of facilities for medical care and healthy communities and impacts on rural based health services, difficulties recruiting health practitioners and existing limitations on doctor services in the area;
2. The lack of availability of other services generally;
3. The suburban nature of the proposal and resultant impacts on mental health of resident;

Various representations identified a lack of access to medical facilities in the area.

Orford is recognised as a township in the RLUS that provides a range of services to local residents consistent with the Activity Centre hierarchy established within it. Access to medical and other facilities is addressed through the combination of requirements under the AC series of Regional Policies at section 18.6 of the TPS Addendum.

The subject land is proximate to the existing township of Orford and was assessed as compliant with the AC series of Regional Policies in both the NSA and Assessment Reports.

In terms of AM2023-01, the contentions within the various representations are:

- Recognised as valid concerns by the representors;
- Determined to have merit as they relate to that were relevant to the assessment of AM2023-01 but were not supported;
- Determined to not require any alteration to AM2023-01;
- Determined to not require any changes to the draft permit issued under AM2023-01; and



- Determine to not affect compliance with the LPS criteria in the original assessment;

Taswater (water and sewerage)

The following issues were raised in various representations:

1. Existing problems with water supply in the area during leak times and the impact of this proposal on existing problems;
2. The stretched nature of existing water and sewerage services in the area and impacts to the system from the proposed subdivision, identifying the existing failures as having driven Spring Bay Seafoods from the area through overflows and spills;
3. The suitability of existing infrastructure, particularly sewerage and water;
4. Constraints on and capacity of the existing sewer and water service networks, and risk of costs being imposed to other parties for this as a result of AM2023-01 and the associated subdivision.
5. Capacity for the water supply in the area, particularly in dry periods;
6. a contribution for upgrades to the existing sewerage treatment plant;
7. the claimed inability of Taswater to deal with existing odour emissions from the sewerage treatment plant and other infrastructure in the area;
8. the impact the additional houses will have on the odours they already experience at their property;
9. Impact on sewerage services in the area, and the ability of Taswater to resolve existing issues;
10. Odour impacts from the sewerage treatment plant to the subdivision and area.
11. Odour impacts from the sewerage treatment plant, and the apparent omission of the impact of the proposed expansion of the plant for a 40 cubic metre raw sewerage emergency storage tank to the area;
12. The odour assessment apparently did not consider a common transient atmospheric condition in the area that increases pollution odours in the area;
13. Overflows from the sewerage treatment plant in high rainfall events and contamination of East Shelley Beach;
14. The ability of the existing plant to accommodate the load from the proposed subdivision;
15. Existing compliance issues with the sewerage treatment plant, as documented by Taswater and attached to the representation;
16. Odour impacts to the area from the plant, questioning the relevance of the report given the lack of consideration of the loading of the plant from the proposed subdivision and limitations identified within the SEAM Report;
17. Cites that the reporting and assessments did not consider the required 400m buffer for the proposed 2050 population levels;
18. Questions what the action plan will be with the next overflow from the plant and resultant impact on residents and the area.
19. Attenuation Code: the proposal relied on assessment against C9.6.1 P1, where Taswater identified the existing plant was at capacity. The representation seeks revised assessment against the provisions of the Code to address required upgrades and associated operation of the wastewater lagoons, and potential for harmful emissions;
20. The application documentation does not support compliance with the requirements of the Attenuation Code and cannot be supported;
21. Effluent overflows to creeks from the sewerage treatment plant, odour and capacity of the plant to accommodate the proposal;



The issues regarding water and sewer capacity and impacts of the sewerage treatment plant and attenuation code were addressed by Taswater as part of their assessment of the proposal. Changes were required to the proposal and supporting documents to reflect Taswater's concerns prior to issuing consent for the proposal in the form of the SPAN TWDA 2022/01822-GSB.

The issues raised within the representations were referred to Taswater for comment, with the following response provided:

The water and sewerage related issues raised in the representations have been considered as part of our normal development assessment processes.

We are satisfied by internal review of the submitted Odour Reports forming part of this and previous applications that there are no odour issues for the proposed development from our STP.

We are satisfied that the STP can cater for the flows, with the plant being managed by us to accommodate the development with no conditions imposed on the developer, other than those in the SPAN.

We are satisfied that our water system can also cater for the development, also with no conditions imposed on the developer, other than those in the SPAN.

TasWater therefore advises that TasWater's Submission to Planning Authority Notice remains unchanged.

Following receipt of this advice, additional information was sought. A second response was provided, as follows:

TasWater maintains its position as stated in our Submission to Planning Authority Notice. That is, the development can be serviced subject only to the conditions listed in the Submission.

TasWater can confirm the Orford and Triabunna Water and Sewerage Strategy 2015-2050 is no longer current and is being updated by TasWater. The Strategy was written in 2015, and among other things, reflected the demands on our networks by a proposed significant development which is not currently proceeding.

TasWater is currently planning and undertaking project works to address known issues with our sewerage network caused by ground water infiltration issues including upgrades to our STP outfall and multiple pump stations. The proposed development will not contribute to the existing infiltration issues due to the use of welded pipe joints and current construction standards for the new sewerage infrastructure.

TasWater would not object to Council mapping based on the odour contours contained in the developer's report however, TasWater is of the opinion that Attenuation Area buffers around Sewerage Treatment Plants (STP's) should not be mapped in the LPS's. TasWater is undertaking a long term improvement program involving most STP's in the state, which may impact on attenuation distances and accordingly would prefer to rely on the code, rather than mapping buffers in the LPS's which may soon be out of date or incorrect.



The advice in these responses is clear: the various claims within the representations are either incorrect or based on out-of-date information and Taswater supports its previous assessment reflected in SPAN TWDA 2022/01822-GSB.

Taswater did not identify any support for or suggest any changes as a result of the matters raised within the representations.

The proposal and representations were also referred to the EPA as regulator of the Orford Sewage Treatment Plant. The EPA provided the following response:

Thank you for your query. It would be inappropriate for the EPA to comment on specific aspects of a Development Application. However, I note that:

- *The location of the proposed development does not meet the recommended attenuation distance for Sewage Treatment Plants.*
- *There is potential for land use conflict.*
- *The EPA does not recommend that sensitive land use developments are approved within the recommended attenuation distances for Sewage Treatment Plants.*

It is up to TasWater to consider whether accepting the increase in wastewater volumes as a result of the proposed development may impact on their ability to comply with the environmental conditions of their land use permit for the wastewater treatment plant. They must also consider if the decision to accept an increased volume of wastewater will impact their ability to comply with the law in relation to causing environmental nuisance or harm eg. increased odours, exceeding the design capacity, overflows of untreated wastewater into the environment.

The EPA provided general responses to the referral and deferred any specific comment to on compliance and impacts of the rezoning to Taswater. The EPA also declined to provide any comment or advice on specific attenuation areas for the Orford Wastewater Treatment Plant, consistent with their referral response and long standing practice.

Queries regarding breaches of the EPN were directed to the Annual Environmental Review Report for 2021-2022 on the Taswater website (available [here](#)).

The Plant operates under an Environmental Protection Notice (no. 8949/1) issued by the EPA in 2014, which includes the following condition to prevent emissions outside the title boundaries:

O. Odour Emission

- O1** The activity must be managed and operated so as to prevent the emission of odours that cause or are likely to cause an environmental nuisance beyond the boundary of the land.

Operation of the Plant under the terms of the EPN and the enforcement obligations of the EPA under condition O1 prohibit odour emissions from the site that would impact the land subject to AM2023-01. The existing regulatory regime for the Plant prohibits emissions that would impact the subject lands.

Conditions R1 and R2 require all complaints from the operation to be recorded and kept for a 2 year period. Taswater publish environmental reporting on their plants, with the most recent Orford report from September 2022 and provides the following regarding permit compliance and complaints (as previously noted).

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38.9 Non-compliance with other permit requirements



Table 38-I: EPN non-compliances

EPN Condition	Description of non-conformance	Future Actions to be taken
EF3 Effluent quality limits for discharge to water	Discharge compliance with permit limits	See section 38E Discharge compliance with permit limits and Performance Analysis
EM4 Discharge Management Plan	Discharge Management Plan overdue	Submission timeframe TBC. Plan in development for DMP submission dates following on from agreed format between TasWater and EPA.
OP2 Operational Procedures and Maintenance Manual	No contemporary Operational Procedures Manual	New SharePoint based solution for OPMMs currently being developed. First version to be implemented by June 2023.
OP3 Contingency Management Plan	No contemporary Contingency Management Plan	First revision has been completed and will be implemented in FY 2022-23 (finalisation pending EPA approval).

38.10 Complaints and incident reporting

No complaints were reported during the FY2021-22 reporting period.

Table 38-J: Incident Reporting

Date	Category	Details	Mitigation Actions
26 October 2021	Spill	Overtopping of final lagoon at STP with eventual discharge into East Shelly Beach area.	Communication with council and ShellMap regarding overflow. Longer term - assess requirements for additional storage.
12 May 2022	Spill	As above	As above

Figure 2 - Extract Taswater Environmental Reporting – Orford STP
(source: Orford STP 21-22.PDF.aspx)

Sections 38.9 and 38.10 of the Environmental Reporting for the Orford Sewerage Treatment Plant identify two incidents of spills or overtopping with actions including review for additional storage.

As previously noted, Taswater supported the proposal, the supporting reports and their previous assessment. The EPA referral does not provide any specific responses that suggest the support provided by Taswater should be reconsidered.

Representations raised the issue of limitations from the attenuation area on development of the proposed lots. C9 Attenuation Code of the Scheme allows attenuation areas to be shown on the overlay maps for planning schemes, which was not done through the LPS process. The Scheme did not do this through the LPS process, but the representation raises a valid point about the ability to develop the proposed lots if the application is successful.

The Glamorgan Spring Bay Interim Planning Scheme addressed attenuation under Code E9 Attenuation Code, though the application of attenuation distances from the boundary of the specific activity. Introduction of the Tasmanian Planning Scheme forced attenuation distances to be calculated from the site, which is defined as the lot(s) that an activity is located on. The difference between these two approaches is shown in Figure 3.



Figure 3 - 350m buffer from the activity (left) and title boundaries (right)
(source: Council GIS)

The attenuation shown on the left at Figure 3 is consistent with Figure 3 of the Seam Attenuation Area Report, while the right image includes the significantly expanded buffer established through the LPS process and includes the access from Rheban Road that forms part of the subject title.

The change in the attenuation area draws an additional 39 lots and associated dwellings into the attenuation area for the Plant as a result of the administrative change to the operation of the Code.

The reports addressing the attenuation issues that support the application were accepted by Taswater and were not contested by the EPA. Variation of the standard buffer should be considered on that basis to exclude the existing developed areas and the land subject to AM2023-01, based on the reports addressing the attenuation issues.

This would most likely see the buffer on the right hand image at Figure 3 terminate at the Rheban Road easement. Establishment of the Buffer as an overlay was not part of the exhibited documents, and would need to be addressed as a substantial modification under section 40P of the Act. This would then remove potential conflicts with the Attenuation Code and the future development of the existing and proposed lots.

If the current applications are successful through the Commission assessment, it is appropriate to progress this through either a dedicated overlay map for the buffer for the Plant or a site specific qualification noting this change to the requirements of Table ZC9.2 of the Scheme. The latter is preferred, noting the previous objections of Taswater in this report and through the LPS process to establishment of mapped overlays for sewerage treatment plant.

In terms of the varying numbers across reports and representations, the EPN establishes a maximum daily capacity at **473** kilolitres (average dry weather flow – defined as the average of the daily flows to a wastewater treatment plant sustained during dry-weather periods with



limited infiltration³). The Seam report identifies the average daily inflow as 179 KI, which is within the approved limits of the plant and subject to the terms of the effective EPN for the site.

In terms of AM2023-01, the contentions within the various representations are:

- Recognised as valid concerns by the representors;
- Determined to have merit as they relate to the consideration of issues relevant to AM2023-01 and mapping of attenuation buffers that were assessed and supported by the relevant entities and expert assessment reports;
- Determined to require the following change to AM2023-01;
 - Establish an overlay for the attenuation buffer for the Orford Sewage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road;
- Determined to not require any changes to the draft permit issued under AM2023-01; and
- Determine to not affect compliance with the LPS criteria in the original assessment.

Infrastructure

The following issues were raised in various representations:

1. lack of consideration of impacts of the proposal on infrastructure (sewerage treatment, power, water etc);
2. Capacity of infrastructure to accommodate the proposal and associated development;
3. Impact on existing infrastructure, noting the already low water pressure in the area during dry periods;
4. opposes future residential development in the POS area (5);
5. Lack of capacity with NBN, identifying existing service problems during peak periods;
6. The lack of infrastructure for foot traffic in the area;
7. Impact of heavy vehicle movements during construction;
8. Failure to comply with the stormwater, engineering and environmental standards within the Tasmanian Planning Scheme laws (sic);
9. inadequate access to the waterfront by comparison to other recent subdivisions;

The issues regarding water and sewer capacity were addressed in the previous section of this report.

The capacity of council infrastructure was assessed by the relevant authorities within Council and determined to either have sufficient capacity or require upgrading, with suitable conditions applied.

The POS on the proposal plan was required to be dedicated as a drainage reserve under condition 3 of the draft Planning Permit and transferred to Council, with condition 10 requiring a cash-in-lieu contribution for public open space. Development of that lot will be limited following its transfer to Council and management as part of the stormwater network. Residential development will not be possible on that basis.

Condition 3 should be revised to require the subject lot set aside for drainage on the Final Plan, as it is understood that all lots labelled as reserve must be transferred to the Crown. The required consent was not obtained for transfer to the Crown and ongoing management

³ [EPA Standard Conditions and Definitions](#)



of the reserve will be required by Council as part of its stormwater drainage network. Condition 3 should be revised as a result. Development within the POS/drainage area will therefore be limited.

Infrastructure such as the NBN and electricity were addressed at condition 42 on the draft permit, imposed pursuant to powers under clause 6.11.2 of the Scheme and the requirement that specific acts be done to the satisfaction of the planning authority (or delegate in this case and pursuant to s.6 of the Act). Appropriate conditions were provided on the draft permit under clause 6.11.2 of the Scheme and following the RMPS objectives for orderly development and coordination of approval systems, in addition to concerns raised in many of the representations.

The proposed subdivision includes footpaths and a connection through the POS/drainage lands to East Shelley Beach Road and the East Shelley Beach reserve. The conditions that Council can impose on a permit are legally required to be reasonable to the nature of the proposal. Conditions require the provision of road widening and footpaths to Rheban Road, which will be completed at the developers cost. The remainder of Rheban Road will be completed as more land is subdivided, or the Council is able to fund works from its budget.

The developer is required to fund all infrastructure for their subdivision, minimising or eliminating the cost to other parties as a result of this proposal.

The matter of fencing to maintain privacy from the proposed walkway can be addressed by additional conditions to the permit, as previously discussed.

The wording of condition 3 was raised within the representations and determined to have merit to the current process.

In terms of AM2023-01, the contentions within the various representations are:

- Recognised as valid concerns by the representors;
- Determined to have some merit as they relate to matters relevant to the current assessment and identified some revisions to the recommended permit;
- Determined to have merit as they relate to that were relevant to the assessment of AM2023-01;
- Determined to require revised wording for condition 3 of the draft permit issued under AM2023-01 as follows;
The POS shown on the Lot Layout Plan must be set aside for drainage on the Final Plan, when submitted.
- Determine to not affect compliance with the LPS criteria in the original assessment; and
- Determined to not require any alteration to the draft amendment.

Roads

The following issues were raised in various representations:

1. a minimum road width of 11 metres, not 8.9 metres;
2. a minimum road width of 11.2 metres, not 8.9 metres;
3. impact on safety and traffic congestion to the surrounding road network;
4. failure to comply with performance criteria for cul-de-sacs and internal lots;
5. the road layout lacks imagination, the proposed internal lots do not have frontage and is not in keeping with the character of East Shelley Beach (10);
6. failure to comply with performance criteria for internal lots and road construction;

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7. supports lack of road connection to East Shelley Beach Road;
8. The maintenance of sight lines for traffic safety with the proposed tree planting;
9. The high increase in traffic volumes from the proposal during peak or holiday periods;
10. Traffic impacts on existing narrow roads;

Representations supporting the limited connection to East Shelley Beach Road are noted and require no further response.

The Planning Scheme enables consideration of a range of matters for roads at clause 8.6.2 P1, specifically around provision of *an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to a range of matters*. That assessment was detailed in the NSA Report, reviewed in the Assessment Report and subject to further advice from the Road Authority.

Failure to comply with planning scheme requirements for road construction is unclear. The layout and design of the road network was assessed by Council's engineer and revised by the applicant to meet requirements. It is noted that while some representors may be engineers, they are not appointed as the Road Authority for Glamorgan Spring Bay Council. Conditions reflect on the draft permit following the advice of the Glamorgan Spring Bay Council Road Authority.

The Road Authority has separate statutory powers outside the planning system, subject to detailed engineering and industry standards, and a detailed approval process by the Road Authority. As many of the concerns in the representations relate to detailed design that is within the statutory purview of the Road Authority. The advice of the Road Authority was sought as follows:

I am reluctant to go out to 11m. It starts to look like a main road and speeds the traffic up. It would also be inconsistent with other developments and while this is larger overall, will still function in a similar way to other approved subdivisions.

Following the advice provided by the Road Authority, no change is proposed to the minimum required road width under the draft Planning Permit.

The lack of imagination is not a matter that can be assessed under the Planning Scheme.

Internal lots were assessed in the Assessment Report and were required to have dedicated access as part of their own title rather than right of way over the front lots. Conditions 2 and 25 of the draft Planning Permit established that requirement. The stated concerns regarding the failure to comply with the requirements for internal lots is otherwise unclear. Further responses may be required if additional grounds are identified.

No changes were required as a result of these issues in the representations.

In terms of AM2023-01, the contentions within the various representations are:

- Recognised as valid concerns by the representors;
- Determined to have merit as they relate to that were relevant to the assessment of AM2023-01 but were not supported;
- Determined to not require any alteration to AM2023-01;
- Determined to not require any changes to the draft permit issued under AM2023-01; and
- Determine to not affect compliance with the LPS criteria in the original assessment;



Stormwater flooding

The following issues were raised in various representations:

1. contests the effectiveness of the proposed stormwater treatments identified on the plans (1 & 2);
2. lack of documentation for ongoing costs of the stormwater management (3) and impacts of lack of maintenance (4);
3. contests compliance with the Coastal Erosion Hazard Code with installation of twin culvert pipes and the resultant erosion that will occur (6);
4. claims lack of compliance with pre-development flow limitation under draft permit condition 32 (7) and therefore the Tasmanian Stormwater Policy;
5. lack of compliance with the Tasmanian Stormwater Policy and the failure to provide a Stormwater Management Report did not allow adequate assessment of the DA (11);
6. questions whether the adjoining property owners provided owner consent and the required easements for the construction of a 1-metre retaining wall and stormwater drain to the rear of lot 77.
7. notes increased 1:100 flood events and need to provide for reserves to drainage reserves and more planning to these areas;
8. objects to lack of stormwater storage through development and requests reduction of impervious surfaces and retention of water holes for fighting bushfires;
9. Existing flooding problems with her property and cost of providing mitigation measures if the subdivision is approved;
10. Limitations and qualifications identified in the Aldanmark and Flussing reports and impacts for flooding of the site and future suitability for housing do not appear consistent with the impacts and outcome;
11. Dated and conservative nature of climate and rainfall data used in the reports;
12. Lack of consideration of stormwater impacts on Eash Shelley Beach;
13. Stormwater impacts from the proposal to the existing waterway and flooding of it and adjoining houses/properties;
14. Questions the impact on the surrounding area of the stormwater and sewerage from the development and particularly, the impacts to Eash Shelley beach for water quality and beach condition;
15. The need to fully investigate and consider stormwater issues in the area before any approvals are issued, by reference to the forced closure of Spring Bay Seafoods;

The effectiveness of proposed stormwater management techniques were considered by the Stormwater Authority within Council and the recommendations throughout this process and conditions on the draft Planning Permit reflect that advice.

Concerns about the dated nature of data within the respective reports were referred to Council's stormwater consultant, who provided the following advice:

As per our discussion yesterday the 2016 design intensity-frequency-duration (IFD) rainfall data which was used in my modelling described in the East Shelly Beach Urban Stormwater System Flood and Risk Study (2022) refers to the Bureau of Meteorology Design Rainfall Data System (2016). This system replaced the previously used Australian Rainfall and Runoff 1987 IFDs and the interim 2013 IFDs and remains the current rainfall IFD system for use in stormwater studies of this kind.

More information on the system can be found [here](#):

Loading factors are applied to this data to estimate the impacts of climate change.



Stormwater connections to new lots are required at clause 8.6.3 A3 of the Scheme and in conjunction with other controls under the C7.6.1 P3 Natural Assets Code for development and works. The application was assessed as compliant with the relevant standards following assessment against the requirements of the respective clauses. Conditions were imposed under the subject provisions and in accordance with clause 6.11.2 of the Scheme.

Councils engineer confirmed that the previous advice and conditions address the required matters for design of the stormwater system and will provide appropriate instruction to inform the detailed design process that follows the planning process.

In terms of flows and impacts to East Shelley Beach, the following is noted:

- General compliance is required with the Tasmanian Coastal Works Manual at condition 11;
- Condition 30b requires stormwater runoff to be no greater than pre-existing levels or accommodated within the public stormwater system; and
- Conditions 29-33 establish a range of requirements for the design of the stormwater system to satisfy,
- Management of sewerage was emissions from the nearby plant is managed through an EPN and addressed previously in this report.

No additional requirements are identified.

In terms of AM2023-012, the contentions within the various representations are:

- Recognised as valid concerns by the representors;
- Determined to have merit as they relate to that were relevant to the assessment of AM2023-01 but were not supported;
- Determined to not require any alteration to AM2023-01;
- Determined to not require any changes to the draft permit issued under AM2023-01; and
- Determine to not affect compliance with the LPS criteria in the original assessment;

Coastal & Erosion

The following issues were raised in various representations:

1. concern at stormwater impacts to the beach and potential pollution;
2. the likely coastal erosion impacts of the proposal on East Shelley Beach;
3. Failure to address C10 Coastal Erosion Hazard code requirements;
4. Failure to address C10 Coastal Erosion Hazard code requirements;
5. Impact of runoff on the beach and water quality resulting from the proposal;

The subdivision itself does not include land that is within or identified as affected by the Coastal Erosions Hazard Area overlay under the Scheme, or any other coastal overlays, as shown below.

Figure 4Figure 1 shows the coastal overlays under the Scheme shows that the coastal inundation, coastal erosion and overlays and future coastal refugia overlays apply to the coastal reserves on the northern side of East Shelley Beach Road. The subject site is shown within the red border.

The Waterway and Coastal Protection Area overlay is separated from the coast by the existing development in East Shelley Beach Road. An assessment was provided as part of

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the application documents and reviewed as part of the Council reporting that identified the proposal complied with the Waterway and Coastal Protection Area overlay.

The Site Plan shows connection through the road reservation to the coastal track through the existing road reservation adjacent the creek and stormwater upgrades. The Creek forms part of the Council public stormwater system under the *Urban Drainage Act 2013*.

An existing track provides access from East Shelley Beach Road to the coastal reserve, walking track and beach.

Coastal erosion impacts to East Shelley Beach are part of a natural process and as such are beyond the scope of this amendment. The impacts from the proposal were addressed by conditions for the stormwater system and specifically, condition 30b, which requires no increase in stormwater flow. Impacts are therefore expected to be minimal.

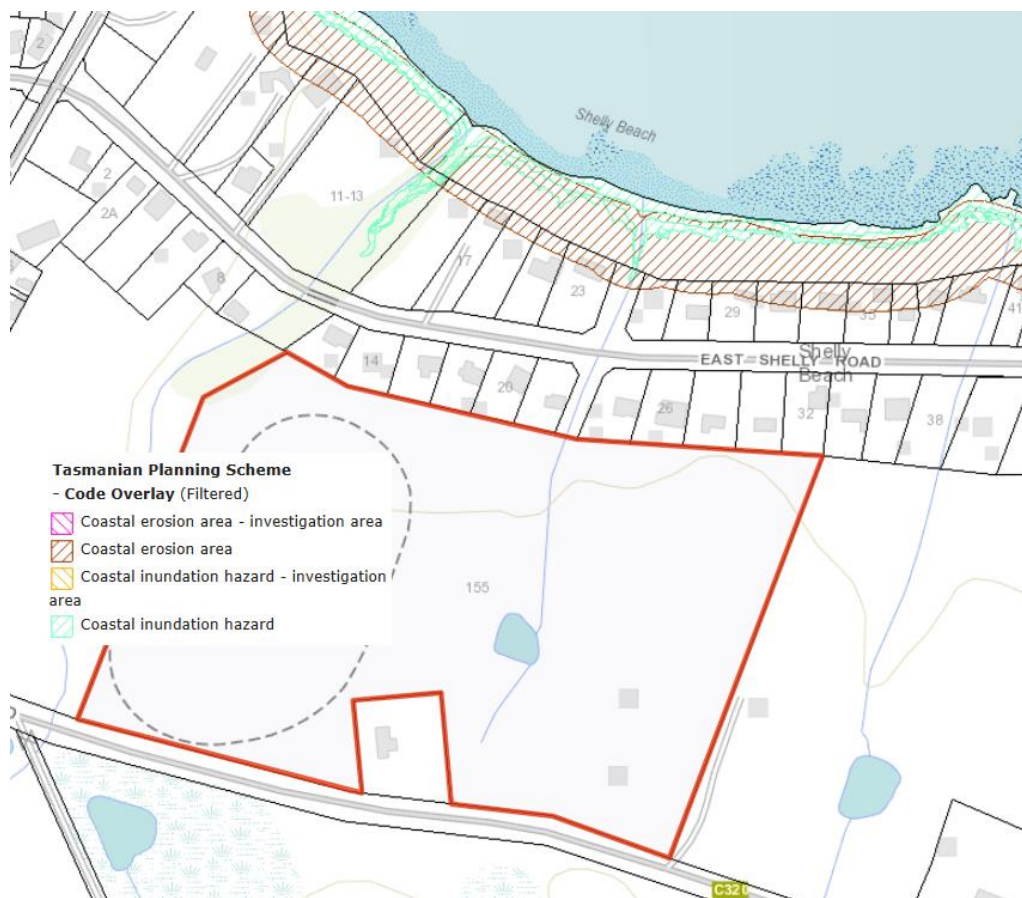


Figure 4 – Site and coastal overlays under the Scheme
(source: modified from LISTmap)

The representations did not provide any information that altered that assessment.

No change is required as a result of compliance with coastal requirements under the Scheme or assessment under the requirements of C10 Coastal Erosion Hazard code.



Issues around the volume and quality of stormwater are addressed by the Engineering and Infrastructure Directorate, with appropriate conditions provided on the draft permit (as discussed elsewhere in this report). No further changes are considered necessary to address stormwater issues.

In terms of AM2023-01, the contentions within the various representations are:

- Recognised as valid concerns by the representors;
- Determined to have merit as they relate to that were relevant to the assessment of AM2023-01 but were not supported;
- Determined to not require any alteration to AM2023-01;
- Determined to not require any changes to the draft permit issued under AM2023-01; and
- Determine to not affect compliance with the LPS criteria in the original assessment;

Engineering comment

The following issues were raised in various representations:

1. flooding issues in the area and the impact of the proposal;
2. the reliance on 2012 data for flooding, which is outdated and inconsistent with multiple flood events since 2016;
3. the increasing flooding of the area identified by residents and within the Flussig Report;
4. outdated climate data from 2012 for supporting reports;
5. over-reliance on flood mitigation measures rather than sustainable design practices;
6. the impact of stormwater events on systems from increasing severity and frequency of storms, particularly over the last 18 months.
7. the inundation prone nature of the site and lack of suitable responses by the applicant;
8. Impact on stormwater, stormwater systems and the beach as a result;
9. Lack of compliance with stormwater requirements and use of conditions and particularly, condition 32;
10. Contests ability to meet the conditions requiring compliance with pre-development flows for a 1%AEP event;
11. The impact of the developed lands on the stormwater systems and their capacity;
12. Discretionary nature of wording of condition for compliance with the Tasmanian Coastal Works Manual;
13. use of the word *generally* in condition 11 that undermines compliance with the Tasmanian Coastal Works Manual;
14. Objection to use of condition for water sensitive urban design and determination of bond under conditions;
15. lack of response to matters by the applicant;

The potential for flooding of the site was recognised from the start of this process and the applicant was required to obtain extensive reports to address the concerns for the safe development of the lands, the management of flooding to the site and surrounding area and achievement of the required risk levels under C12 Flood Prone Areas Code of the Scheme. Those issues were subject to extensive engineering input before Councils engineers advised that they were satisfied with the proposals and reports, and that the required safety levels were met for both engineering and planning purposes.



Some of the Concerns about the dated nature of data within the respective reports were referred to Council's stormwater consultant for consideration and provided with the following response:

As per our discussion yesterday the 2016 design intensity-frequency-duration (IFD) rainfall data which was used in my modelling described in the East Shelly Beach Urban Stormwater System Flood and Risk Study (2022) refers to the Bureau of Meteorology Design Rainfall Data System (2016). This system replaced the previously used Australian Rainfall and Runoff 1987 IFDs and the interim 2013 IFDs and remains the current rainfall IFD system for use in stormwater studies of this kind.

More information on the system can be found [here](#):

Loading factors are applied to this data to estimate the impacts of climate change.

The issues around flooding of the site and how that will be managed were addressed to provide reassurance to Council staff that a solution can be developed to manage flooding with development of the site.

The conditions provided on the draft permit for the subdivision reflect accepted practice for implementation of flooding, stormwater design and management, water sensitive urban design, and implementation of guidelines such as the Tasmanian Coastal Works Manual and State Stormwater Strategy.

Manuals and Strategies typically include some flexibility in how you respond to or deal with specific issues, which enable consideration in a wide range of situations. The Tasmanian Coastal Works Manual provides 15 chapters across a wide range of issues accompanied by guidelines. Any planning permit conditions must reflect. The various statements contesting their implementation are not supported.

It is noted that the Council has separate legislated powers that regulate the design, approval and construction of infrastructure that exist outside any planning permit. The wording of the subject conditions reflects those powers.

Condition 32 establishes the requirements for the stormwater system and was subject to detailed consideration by the applicant's and Council's engineers prior to initiation of the amendment.

Condition 32c requires that the stormwater infrastructure maintains pre-development discharge levels from the site, which will limit or not prevent impacts to the foreshore and beach area as a result of stormwater from the site. Design of the stormwater system and determination of a compliance with the respective conditions and engineering requirements is a matter for qualified, experienced and insured engineers. Those matters sit under other legislation that is outside the scope of the current assessment or considerations by the Commission on the rezoning.

The advice from the relevant experts within Council is that the proposal can manage stormwater and flooding within the site and achieve the required safety levels for residential development.

In terms of AM2023-01, the contentions within the various representations are:

- Recognised as valid concerns by the representors;
- Determined to have merit as they relate to that were relevant to the assessment of AM2023-01 but were not supported;
- Determined to not require any alteration to AM2023-01;



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- Determined to not require any changes to the draft permit issued under AM2023-01; and
- Determine to not affect compliance with the LPS criteria in the original assessment;

Vegetation

The following issues were raised in various representations:

1. lack of assessment of native vegetation removal;
2. the lack of small lots to accommodate tree plantings and provide for flora and fauna;
3. the lack of a flora and fauna report and failure to protect Eucalyptus Ovata on the site;
4. Flora and Fauna assessment;

Concerns over vegetation issues generally related to the lack of specialist assessment under the Priority Vegetation Overlay for removal of a threatened species, and the ability of small lots to accommodate trees and vegetation once developed.

The site does not include any Priority Vegetation Area Overlay under the Scheme.



Figure 5 – Extract - Site and Regional Ecosystem Model mapping
(source: GIS)

Review of the Regional Ecosystem Model mapping that supports the Priority Vegetation Overlay under the Scheme showed that the subject vegetation was not identified in that project as shown in Figure 5. The Regional Ecosystem Model was developed and implemented across Tasmania as a way of addressing the complex requirements established for the Priority Vegetation Area Overlay under the State Planning Provisions. The Regional Ecosystem Model formed the basis of the Priority Vegetation Area Overlay under the Scheme.



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The subject provisions under the Tasmanian Planning Scheme apply to subdivisions within the Priority Vegetation Overlay. The priority vegetation overlay was not applied in this case and therefore is not regulated under the Scheme.

The eastern vegetation has an estimated area of approximately 1,700m² within the title and the portion around the northern end of the creek within the site an estimated area of approximately 2,700m².

A flora and fauna assessment was not required under the Scheme or to demonstrate compliance with the intent of the Regional Ecosystem Model and supports to the Priority Vegetation Area overlay within the Scheme.

Threatened species (flora and fauna) are regulated outside the planning system by State and/or Federal legislation. Those approval processes apply in addition to the any planning scheme and regardless of any permit that may be issued under this process.

No change is recommended based on native vegetation removal.

In terms of AM2023-01, the contentions within the various representations are:

- Recognised as valid concerns by the representors;
- Determined to have merit as they relate to matters that were addressed through development of the Priority Vegetation Overlay for the Local Provisions Schedule, but did not result in application of that overlay on the subject lands;
- Determined to not require any alteration to AM2023-01;
- Determined to not require any changes to the draft permit issued under AM2023-01; and
- Determine to not affect compliance with the LPS criteria in the original assessment.

Requested alterations

The following issues were raised in various representations:

- larger lot sizes; and
- a 20% increase to the lot sizes to increase the ambience of the subdivision.
- Increasing the number of larger lots to create a better fit with the area;
- substantial independent analysis to give confidence;
- That Council employ world's best practice to plan for the future and conserve the landscape and environment that is unique to the area.
- requests additional public open space to offset smaller lots;
- a single storey limitation on lots adjoining existing East Shelley Beach Rd properties to maintain privacy.
- restriction of caravans to a maximum of 2 per site;

Many representations requested larger lots, ranging from 20% to low density and rural living densities. The request for larger lots appears to presume they would result in single dwellings being developed upon the larger lots.

Recent development trends suggest that increased use of villa or strata unit developments is more likely to occur on sites with larger areas. This is contrary to the anti-suburban sentiment within many representations, it is highly likely that changing the density of lots (making some or all larger) would result in a similar density of dwellings though unit developments occurring on the larger lots.

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As noted in response to other issues, supporting information provided by the applicant has since been proved to be accurate, if not conservative, in predicting ongoing demand and development trends in the area. The original reports and subsequent ABS data from the 2021 census provide confidence in the analysis that supports the project.

The costs of establishing and maintaining additional open space within the subdivision is not supported, particularly noting the proximity and connection to the coastal reserves and East Shelley Beach.

As noted, the proposed General Residential zone is consistent with the Structure Plan and is timely, given the demonstrated demands for residential properties in the Orford area.

Restriction on development of 2-storey homes would require establishment of a Specific Area Plan under the Scheme. As previously noted, the State Planning Provisions were established by the State and implemented standardised controls that regulate development.

Any new Specific Area Plan under the Scheme must meet the requirements of section 34(2) of the Act, as follows:

- (4) *An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –*
 - (a) *a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
 - (b) *the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

While the amenity of the area may be appreciated by residents and others, the available information is not likely to establish a suitable base to support establishment of a SAP under the tests at Section 32(4) of the Act. No change to AM2023-01 is proposed as a result of this set of issues.

Caravans are managed outside the planning scheme through bylaws. Management of the number of caravans on lots is not relevant to the current process.

The Scheme provides controls for sheds on vacant lots of land at clause 7.12 of the State Planning Provisions under the Low Density Residential, Rural Living and Landscape Conservation zones. The SPP do not allow sheds on vacant lots in the General Residential zones.

No change is recommended based on the requested alterations.

In terms of AM2023-01, the contentions within the various representations are:

- Recognised as valid concerns by the representors;
- Determined to have merit as they relate to matters that were relevant to the assessment of AM2023-01 but were not supported;
- Determined to not require any alteration to AM2023-01;
- Determined to not require any changes to the draft permit issued under AM2023-01; and
- Determine to not affect compliance with the LPS criteria in the original assessment.

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Summary of Representations

1. N & E Roberts

The representation opposes AM2023-01, as follows.

1. *the recent refusal of a previous proposal by the Commission;*
2. *lack of compliance with the outcomes and timeframes identified in the Triabunna/Orford Structure Plan;*
3. *the SGS Report is contrary to the Commission findings and was not critically reviewed;*
4. *contests the validity of statements by the applicant and Council that the Structure Plan and STRLUS are out of date;*
5. *inadequate access to the waterfront by comparison to other recent subdivisions;*
6. *over development of the site;*
7. *impacts to local residents;*
8. *the rezoning should be consistent with the existing subdivision and development pattern in the area and seek Low Density subdivision rather than General Residential (suggesting 40 lots later in the submission);*
9. *smaller lot sizes are not justified;*
10. *delays in constructing houses on the lots, use for temporary holiday accommodation, and the construction of sub-standard structures;*
11. *the application is not for the same land as the previous rezoning.*

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01. or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

2. M Pearce

The representation opposes AM2023-01, citing the following:

3. the dismissive approach to the recent refusal of a similar proposal by the Tasmanian Planning Commission;
4. the impact of a (relatively) small lot subdivision on the existing character of East Shelley Beach area;
5. the change to a suburban character with this subdivision;
6. requests:
 - larger lot sizes; and
 - a single storey limitation on lots adjoining existing East Shelley Beach Rd properties to maintain privacy.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.



Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

3. R Royle

The representation objects to AM2023-01, citing the following:

1. increased occupation of lots during peak periods as a holiday town;
2. lack of height restrictions to maintain amenity of existing properties, identifying a prohibition of 2-storey dwellings;
3. lack of consideration of impacts of the proposal on infrastructure (sewerage treatment, power, water etc);
4. increased stormwater impact from the development;
5. a minimum road width of 11 metres, not 8.9 metres;
6. the inconsistent lot sizes with the existing East Shelley Beach character.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

4. R Rex

The representation asks the following to be addressed:

1. a restriction to single storey dwellings;
2. a minimum road width of 11.2 metres, not 8.9 metres;
3. a contribution for upgrades to the existing sewerage treatment plant;
4. restriction of caravans to a maximum of 2 per site;
5. a 20% increase to the lot sizes to increase the ambience of the subdivision.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.



Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

5. N&N Bean

The representation opposes AM2023-01, citing the following:

1. The number of lots in the proposal (90 lots) and impact on amenity of the area;
2. Capacity of infrastructure to accommodate the proposal and associated development;
3. Effluent overflows to creeks from the sewerage treatment plant, odour and capacity of the plant to accommodate the proposal;
4. Impact of the proposal and walkway on the privacy of their property, requesting a six foot fence to that boundary;
5. Impact of the additional population on traffic and pedestrian safety, particularly at and around the boat ramp;
6. The lack of public open space in the subdivision;
7. The impact on amenity and values with the use of lots for caravans and sheds;
8. The additional impact on the area during holiday times from the subdivision and amenity of the area for (permanent) residents.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

6. R Cumming

The representation opposes AM2023-01 and requests the rezoning and DA be refused, citing the following:

16. contests the effectiveness of the proposed stormwater treatments identified on the plans (1 & 2);
17. lack of documentation for ongoing costs of the stormwater management (3) and impacts of lack of maintenance (4);
18. opposes future residential development in the POS area (5);
19. contests compliance with the Coastal Erosion Hazard Code with installation of twin culvert pipes and the resultant erosion that will occur (6);
20. claims lack of compliance with pre-development flow limitation under draft permit condition 32 (7) and therefore the Tasmanian Stormwater Policy;
21. application list identifies drawings not included in the documents provided (8);
22. failure to provide a contoured site plan, as required by the application checklist (9);
23. the road layout lacks imagination, the proposed internal lots do not have frontage and is not in keeping with the character of East Shelley Beach (10);

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24. lack of compliance with the Tasmanian Stormwater Policy and the failure to provide a Stormwater Management Report did not allow adequate assessment of the DA (11);
25. questions whether the adjoining property owners provided owner consent and the required easements for the construction of a 1-metre retaining wall and stormwater drain to the rear of lot 77.

As noted in the issues discussion, revisions were identified to condition 3 following matters within this representation. No other alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01, but revise condition 3 of the draft planning permit as follows:
The POS shown on the Lot Layout Plan must be set aside for drainage on the Final Plan, when submitted.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

7. A Westwood

The representation opposes AM2023-01, citing the following:

5. the recent refusal of a similar proposal by the Commission for lack of consistency with the STRLUS;
6. contests compliance with STRLUS, identifying the lack of changes since the previous decision but acknowledging the insertion of SRD1.1A0;
7. contests Council acceptance of the SGS reporting without independent verification and the lack of a 15 year supply;
8. contests compliance with the growth scenario and strategy for Orford under the STRLUS;
9. contests compliance with RMPs objective (b) for the orderly release of land;
10. lack of consideration of Solis and Holkham Court in supply and demand assessments;
11. density of lots and change in character from spacious shack settlement to more suburban density, noting designation in STRLUS as shack/holiday community;
12. impact on safety and traffic congestion to the surrounding road network;
13. failure to comply with performance criteria for cul-de-sacs and internal lots;
14. lack of assessment of native vegetation removal;

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.





Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

8. L Calvert

The representation expresses concern about AM2023-01, citing the following:

1. the negative impact of the recent Happy Valley and Rheban Rd subdivisions have had on the local community;
2. concern at stormwater impacts to the beach and potential pollution;
3. the suitability of the proposal to the coastal holiday character of Orford and the suburban nature of the subdivision with its visual, servicing and road impacts on a holiday community;
4. the change from the existing low density character of the area.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

9. M Ibbott

The representation opposes AM2023-01, citing the following:

1. the claimed inability of Taswater to deal with existing odour emissions from the sewerage treatment plant and other infrastructure in the area;
2. the impact the additional houses will have on the odours they already experience at their property;
3. the lack of consideration of aesthetics in recent development, citing examples of the suitability of front fences on Integrity Way and Rheban Rd;
4. requests the ability to consider native hedging, bird life against the impact of dividing fences and concrete;
5. requests that Council consider the nature of the area and the suitability of this proposal for the character of the area.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.



Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

10. J Smith

The representation opposes AM2023-01, citing the following:

1. the lack of compliance with the growth strategy and scenario under the STRLUS;
2. failure to consider the impacts of Holkham Court subdivisions and the Solis site in determining availability of land;
3. lack of compatibility with the development pattern and amenity of the existing area at East Shelley Beach;
4. failure to comply with performance criteria for internal notes and road construction;
5. the similarity to the previous proposal.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

11. N & H Bentley

The representation opposes AM2023-01, citing the following:

1. the intent of the original subdivider (grandfather) and lifestyle of the area;
2. the impact of modern development practices, identifying images of sheds, caravans and buildings and existing areas in Russell St, West Shelley Beach, Integrity Way, Jetty Rd and Nautilus Drive areas; and
3. the suitability of the proposal to the coastal shack/holiday character of the area.

Mr Bentley requests the Council considers these types of impacts that will result and whether this is a desirable future.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.



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12. J Nichols Gorringe

The representation opposes AM2023-01 and requests that Council reject it, citing the following:

1. contests the demographic demonstration of demand in the area, citing that 67% of dwellings were unoccupied in the 2021 ABS census and this proposal will not result in permanent residents;
2. opposes the lack of vision and high standards that many consider appropriate to the area;
3. the need to maintain the amenity and identity of the place;
4. questions the projected population growth and need for the subdivision;
5. compatibility with the character of the East Shelley Beach area against the suburban nature of the proposal;
6. the lack of small lots to accommodate tree plantings and provide for flora and fauna;
7. flooding issues in the area and the impact of the proposal;
8. the reliance on 2012 data for flooding, which is outdated and inconsistent with multiple flood events since 2016;
9. the likely coastal erosion impacts of the proposal on East Shelley Beach;
10. use of the word *generally* in condition 11 that undermines compliance with the Tasmanian Coastal Works Manual;
11. the lack of a flora and fauna report and failure to protect Eucalyptus Ovata on the site;

The representation recommends the following changes to the proposal:

- substantial independent analysis to give confidence;
- Flora and Fauna assessment;
- Increasing the number of larger lots to create a better fit with the area;
- That Council employ worlds best practice to plan for the future and conserve the landscape and environment that is unique to the area.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

13. T Ibbott

The representation identifies that the proposal requires some amendments to set a high standard of seaside living and recreation in a natural and safe environment, consistent with the intent of the area when first developed, citing the following:

1. Objects to the small lot sizes and lack of public open space, and requests a flat village green space of 5%, some larger lots or a village green be required by the Commission;





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2. notes increased 1:100 flood events and need to provide for reserves to drainage reserves and more planning to these areas;
3. lack of compatibility with the development pattern and amenity of the existing area at East Shelley Beach, with particular objection to kerb and channel type road edges and requests dish drains as more suitable to the area;
4. supports lack of road connection to East Shelley Beach Road;
5. requests additional public open space to offset smaller lots;
6. objects to lack of stormwater storage through development and requests reduction of impervious surfaces and retention of water holes for fighting bushfires;
7. supports consideration of biodiversity impacts on the land and provision of increased reserves and use of endemic plants;
8. objects to recent trend for higher font fences supports lower fences through the planning scheme;
9. sewerage odour impacts from the nearby treatment plant;

As noted in the discussion of the issues raised in the representations, alterations were recommended to establish a mapped attenuation buffer to the Sewerage Treatment Plant.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01, or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

14. S Hawkins

The representation urges Council to reject AM2023-01, citing the following:

1. the increasing flooding of the area identified by residents and within the Flussig Report;
2. outdated climate data from 2012 for supporting reports;
3. over-reliance on flood mitigation measures rather than sustainable design practices;
4. the impact of stormwater events on systems from increasing severity and frequency of storms, particularly over the last 18 months.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.





LPS Criteria: the amendment is consistent with the LPS criteria.

15. L Russell

The representation objects to AM2023-01 and urges Council to reject the application, citing the following:

1. the inundation prone nature of the site and lack of suitable responses by the applicant;
2. Failure to address C10 Coastal Erosion Hazard code requirements;

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

16. D Bevan

The representation opposes AM2023-01, citing the following:

1. The proposal is not appropriate for many reasons;
2. Impact on stormwater, stormwater systems and the beach as a result;
3. Lack of compliance with stormwater requirements and use of conditions and particularly, condition 32;
4. Contests ability to meet the conditions requiring compliance with pre-development flows for a 1%AEP event;
5. The impact of the developed lands on the stormwater systems and their capacity;
6. Discretionary nature of wording of condition for compliance with the Tasmanian Coastal Works Manual;
7. Objection to use of condition for water sensitive urban design and determination of bond under conditions;
8. lack of response to matters by the applicant;
9. Failure to address C10 Coastal Erosion Hazard code requirements;

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.



17. MJ Wilson

The representation objects to AM2023-01 and requests that Council refuse it, citing the following:

1. The lack of facilities for medical care and healthy communities and impacts on rural based health services, difficulties recruiting health practitioners and existing limitations on doctor services in the area;
2. The suburban nature of the proposal and resultant impacts on mental health of residents;
3. Failure to demonstrate demand for the proposal;
4. Impact on existing infrastructure, noting the already low water pressure in the area during dry periods.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

18. M Darling

The representation objects to AM2023-01, citing the following:

1. The change in character of Orford and suburban nature of the proposal;
2. The lack of availability of medical services at all times;
3. Lack of capacity with NBN, identifying existing service problems during peak periods;
4. Existing flooding problems with her property and cost of providing mitigation measures if the subdivision is approved;
5. Impact of runoff on the beach and water quality resulting from the proposal;
6. Impact on sewerage services in the area, and the ability of Taswater to resolve existing issues;
7. Odour impacts from the sewerage treatment plant to the subdivision and area.

As noted in the discussion of the issues raised in the representations, mapping of the attenuation buffer to the Sewerage Treatment Plant was recommended. No other alterations were identified as necessary from this representation.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.



Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

19. S Wilson

The representation opposes AM2023-01, citing the following:

1. Limitations and qualifications identified in the Aldanmark and Flussing reports and impacts for flooding of the site and future suitability for housing do not appear consistent with the impacts and outcome;
2. Dated and conservative nature of climate and rainfall data used in the reports;
3. Lack of consideration of stormwater impacts on Eash Shelley Beach;
4. The failure of the SGS Report to identify above actual growth as part of their analysis and justification of the projected population increase is not substantiated;
5. The SGS Report does not justify the proposed additional lots;
6. Odour impacts from the sewerage treatment plant, and the apparent omission of the impact of the proposed expansion of the plant for a 40 cubic metre raw sewerage emergency storage tank to the area;
7. The odour assessment apparently did not consider a common transient atmospheric condition in the area that increases pollution odours in the area;

As noted in the discussion of the issues raised in the representations, mapping of the attenuation buffer to the Sewerage Treatment Plant was recommended. No other alterations were identified as necessary from this representation.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

20. C Weily

The representation voices strong opposition to AM2023-01, citing the following:

1. The incompatible nature of the proposal with the existing development in the area, particularly the density/size of the lots in contrast to the existing development pattern;
2. The opportunity for more dwellings per lot (citing 20.96/ha) against the recommended 15/ha in the NSA Report;
3. The high likelihood of unoccupied dwellings in the subdivision, citing the recent ABS figures at 67.2% from the 2021 census, against the Tasmanian average of 14%;
4. Existing problems with water supply in the area during leak times and the impact of this proposal on existing problems;
5. Overflows from the sewerage treatment plant in high rainfall events and contamination of East Shelley Beach;



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6. The ability of the existing plant to accommodate the load from the proposed subdivision;
7. The maintenance of sight lines for traffic safety with the proposed tree planting;
8. The high increase in traffic volumes from the proposal during peak or holiday periods;
9. The ability of the proposed lots to accommodate the required dwelling and parking for the cars, boats and other accoutrements for holiday houses in the area;
10. Impact of the small lot sizes and resulting dwellings and multiple dwellings on the safety, wellbeing, access, aesthetics and general liveability of the area;
11. Stormwater impacts from the proposal to the existing waterway and flooding of it and adjoining houses/properties;
12. Questions the impact on the surrounding area of the stormwater and sewerage from the development and particularly, the impacts to Eash Shelley beach for water quality and beach condition;
13. Impact to the health and wellbeing of residents in the area, noting existing difficulties in seeing doctors.

As noted in the discussion of the issues raised in the representations, mapping of the attenuation buffer to the Sewerage Treatment Plant was recommended. No other alterations were identified as necessary from this representation.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

21. S Ibbott

The representation opposes AM2023-01 and requests that Council reject it, citing the following:

1. The stretched nature of existing water and sewerage services in the area and impacts to the system from the proposed subdivision, identifying the existing failures as having driven Spring Bay Seafoods from the area through overflows and spills;
2. Existing compliance issues with the sewerage treatment plant, as documented by Taswater and attached to the representation;
3. Odour impacts to the area from the plant, questioning the relevance of the report given the lack of consideration of the loading of the plant from the proposed subdivision and limitations identified within the SEAM Report;
4. Cites that the reporting and assessments did not consider the required 400m buffer for the proposed 2050 population levels;
5. Questions what the action plan will be with the next overflow from the plant and resultant impact on residents and the area.



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As noted in the discussion of the issues raised in the representations, mapping of the attenuation buffer to the Sewerage Treatment Plant was recommended. No other alterations were identified as necessary from this representation.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

22. D Scott

The representation opposes AM2023-01, does not think it is in the best interests of the community, and urges Council to reject it. The following reasons were cited:

1. The suburban density of lots and their lack of suitability for a rural area;
2. The impact on the character of the area and infrastructure;
3. Capacity for the water supply in the area, particularly in dry periods;
4. The need to fully investigate and consider stormwater issues in the area before any approvals are issued, by reference to the forced closure of Spring Bay Seafoods;
5. Traffic impacts on existing narrow roads;
6. The critical nature and timing of the current decision before Council.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

23. F Stevens

The representation opposes AM2023-01, citing the following:

1. The previous rejection by the Tasmanian Planning Commission of a similar proposal as there were too many blocks and they were below the required size;
2. Local opposition and the lack of opportunity for local involvement prior to this stage;
3. The lack of low cost housing, such as setting aside 25% of lots for this purpose.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.



Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

24. L&S Clark

The representation opposes AM2023-01, citing the following:

1. Compliance with RMPS Objective 2(f) for promotion of health and wellbeing by ensuring a pleasant, safe and efficient place to work, live and recreate;
2. 90 lots will overload the current amenities in the area, naming boat ramps and associated parking, boating and fishing;
3. The lack of suitable family based public open space in the area;
4. The lack of infrastructure for foot traffic in the area;
5. Impact of heavy vehicle movements during construction;
6. The suitability of existing infrastructure, particularly sewerage and water;
7. The impact on the character of the area of 90 additional lots and the resulting dwellings that will occur.

As noted in the discussion of the issues raised in the representations, mapping of the attenuation buffer to the Sewerage Treatment Plant was recommended. No other alterations were identified as necessary from this representation.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

25. All Urban Planning for T Burbury & B&M Annels

The representation opposes AM2023-01, identifying that no additional residential zoning should be considered until existing water and sewerage infrastructure is increased to accommodate the increased demands. The following issues were identified:

1. Attenuation Code: the proposal relied on assessment against C9.6.1 P1, where Taswater identified the existing plant was at capacity. The representation seeks revised assessment against the provisions of the Code to address required upgrades and associated operation of the wastewater lagoons, and potential for harmful emissions;



2. The application documentation does not support compliance with the requirements of the Attenuation Code and cannot be supported;
3. The proposal is contrary to the objectives of the Act, particularly its ability to provide for sustainable development; impact to amenity of existing residents of the area, capacity of existing infrastructure, and ability to promote healthy living in the area.

As noted in the discussion of the issues raised in the representations, mapping of the attenuation buffer to the Sewerage Treatment Plant was recommended. No other alterations were identified as necessary from this representation.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

26. Bayport

The representation opposes AM2023-01, citing the following:

1. Land supply – the potential for oversupply of lots in the area and the failure of the SGS Report to allow for the Solis/Bayport land as part of its assessment, requesting that this is corrected; and
2. Constraints on and capacity of the existing sewer and water service networks, and risk of costs being imposed to other parties for this as a result of AM2023-01 and the associated subdivision.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

27. I Cumming

The representation opposes AM2023-01, citing the following:

1. The short sighted nature of the proposal and costs that will be incurred by the Council, community and environment;

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2. Failure to comply with the stormwater, engineering and environmental standards within the Tasmanian Planning Scheme laws (sic);
3. The high density nature of the proposal, contending that it should be rural living with a minimum lot size of 1000 m²;
4. New subdivisions should not have smaller lots than recent subdivisions (citing the Manning Drive area);
5. The ongoing cost to ratepayers;
6. The generally low standard of the proposal and impacts to the local community.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.



Other Referrals

Statutory referrals were completed for AM2023-01, as follows.

1. Aboriginal Heritage Tasmania

Aboriginal Heritage Tasmania provided the following advice:

1. there was a low likelihood of Aboriginal heritage being present on the lands;
2. Information on Unanticipated Discovery Plans and advice regarding application of the *Aboriginal Heritage Act 1975*; and
3. contact information for the department.

It is noted that the advice within this response contradicts some of the allegations within representations. It is standard practice to include notes for advice to applicants and developers regarding these matters.

No changes were identified as a result of this referral response.

Recommendation: That the referral response be accepted, determined to have merit, and that no modifications are required to AM2023-01 **or the draft planning permit.**

2. State Growth

AM2023-01 was referred to State Growth, who provided the following advice:

1. the proposal was remote from State Roads and would generate small increases to the use of their assets; and
2. No further comments were provided.

No changes were identified as a result of this referral response.

Recommendation: That the referral response be accepted, determined to have merit, and that no modifications are required to AM2023-01 **or the draft planning permit.**

3. TasNetworks

AM2023-01 was referred to TasNetworks, who provided the following advice:

1. the proposal not likely to impact TasNetworks operations.

No changes were identified as a result of this referral response.

Recommendation: That the referral response be accepted, determined to have merit, and that no modifications are required to AM2023-01 **or the draft planning permit.**

4. Taswater

AM2023-01 was referred to Taswater. No formal response was received to the referral.

Taswater is the statutory agency response for the provision of reticulated sewer and water services in Tasmania. The application documents included Submission to Planning Authority Notice TWDA 2022/01822-GSB (SPAN), which established their support for AM2023-01 and the conditions to that support and advised they did not wish to receive any further notification or attend hearings.



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It is noted that multiple conditions under the Asset Creation and Infrastructure Works section of the SPAN identify that works are required to support the proposal at the developers cost. This effectively addressed some of the issues that were raised in representations.

Recommendation: That the referral response be accepted, determined to have merit, and that no modifications are required to AM2023-01 **or the draft planning permit.**

Following the receipt of representations, additional referrals were provided for Taswater to respond to the range of issues that were raised.

The water and sewerage related issues raised in the representations have been considered as part of our normal development assessment processes.

We are satisfied by internal review of the submitted Odour Reports forming part of this and previous applications that there are no odour issues for the proposed development from our STP.

We are satisfied that the STP can cater for the flows, with the plant being managed by us to accommodate the development with no conditions imposed on the developer, other than those in the SPAN.

We are satisfied that our water system can also cater for the development, also with no conditions imposed on the developer, other than those in the SPAN.

TasWater therefore advises that TasWater's Submission to Planning Authority Notice remains unchanged.

Following receipt of this advice, additional information was sought. A second response was provided, as follows:

TasWater maintains its position as stated in our Submission to Planning Authority Notice. That is, the development can be serviced subject only to the conditions listed in the Submission.

TasWater can confirm the Orford and Triabunna Water and Sewerage Strategy 2015-2050 is no longer current and is being updated by TasWater. The Strategy was written in 2015, and among other things, reflected the demands on our networks by a proposed significant development which is not currently proceeding.

TasWater is currently planning and undertaking project works to address known issues with our sewerage network caused by ground water infiltration issues including upgrades to our STP outfall and multiple pump stations. The proposed development will not contribute to the existing infiltration issues due to the use of welded pipe joints and current construction standards for the new sewerage infrastructure.

TasWater would not object to Council mapping based on the odour contours contained in the developer's report however, TasWater is of the opinion that Attenuation Area buffers around Sewerage Treatment Plants (STP's) should not be mapped in the LPS's. TasWater is undertaking a long term improvement program involving most STP's in the state, which may impact on attenuation distances and accordingly would prefer to rely on the code, rather than mapping buffers in the LPS's which may soon be out of date or incorrect.



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The advice in these responses is clear: the various claims within the representations are either incorrect or based on out-of-date information and Taswater supports its previous assessment reflected in SPAN TWDA 2022/01822-GSB.

Recommendation: That the additional referral response be accepted, determined to have merit, and that no modifications are required to AM2023-01 **or the draft planning permit.**

5. Environmental Protection Agency

The proposal and representations were also referred to the EPA as regulator of the Orford Sewage Treatment Plan. The EPA provided the following response:

Thank you for your query. It would be inappropriate for the EPA to comment on specific aspects of a Development Application. However, I note that:

- *The location of the proposed development does not meet the recommended attenuation distance for Sewage Treatment Plants.*
- *There is potential for land use conflict.*
- *The EPA does not recommend that sensitive land use developments are approved within the recommended attenuation distances for Sewage Treatment Plants.*

It is up to TasWater to consider whether accepting the increase in wastewater volumes as a result of the proposed development may impact on their ability to comply with the environmental conditions of their land use permit for the wastewater treatment plant. They must also consider if the decision to accept an increased volume of wastewater will impact their ability to comply with the law in relation to causing environmental nuisance or harm eg. increased odours, exceeding the design capacity, overflows of untreated wastewater into the environment.

The EPA provided general responses to the referral and deferred any specific comment to on compliance and impacts of the rezoning to Taswater.

The EPA also declined to provide any comment or advice on specific attenuation areas for the Orford Wastewater Treatment Plant.

Recommendation: That the referral response be accepted, determined to have merit, and that no modifications are required to AM2023-01 **or the draft planning permit.**



Other matters

Application reference

The exhibited application documents contained some conflicting references to the application, most notably on the draft planning permit for subdivision.

For clarification, all references to the current application should be to AM2023-01.

Any references in the documents to AM2022-02 should be taken as an administrative error and be corrected to state AM2023-01.

Compliance with Triabunna Orford Structure Plan

Multiple representations identified compliance with the Structure Plan as a concern.

Review of the Council website identified that the Structure Plan provided was the June 2014 update and did not include the Addendum that was adopted by the Council in 2021.

The addendum included the following:

PREFACE

*This Addendum includes and is informed by the SGS ECONOMICS, Orford Residential Capacity and Demand Analysis, January 2021 (the **SGS Analysis**).*

*To the extent of any discrepancy between this Addendum and the Triabunna/Orford Structure Plan 2014 (the **Structure Plan**), this Addendum will prevail.*

REVISED GROWTH STRATEGY FOR ORFORD

Dwelling demand forecasts for Orford in the Structure Plan are at best 7 years old, and at worst 10 years old.

The SGS Analysis has determined that dwelling demand has been higher than forecast in the Structure Plan, and that there is possibly an insufficient supply of land in Orford over the next 15 years to meet demand for residential dwellings (depending on the capacity scenario). Additional residential land within the Orford suburb boundary would need to be released to meet the Structure Plan's objective of a 15-year supply at a conservative growth rate of 2% per annum.

The Structure Plan identifies land in the Solis Estate development as providing future residential land supply. The Solis Estate concept is an integrated lifestyle and tourism development centred around a future 18-hole golf course, commercial activity centre and other recreational facilities. Its land use planning status is as a Specific Area Plan overlaid on the Rural Resource zoning of the affected land. It is not an urban residential development in the traditional sense. The Solis Estate has not been effectively implemented to any significant degree since its inception in 2003, and is constrained by lack of service infrastructure. If regarded as part of the available residential land bank, Solis skews the apparent supply of residential land in the area covered by the Structure Plan, suggesting that a far greater supply of undeveloped residential land is available than in reality. However, Solis cannot be relied upon to provide the necessary capacity for growth either now or in the foreseeable future.

*This skewed apparent supply has prevented rezoning and development of more centrally located and better serviced land in Orford such as that between Rheban Road and East Shelly Road (the **Rheban Road land**). This land, in particular represents a superior strategic option for residential development in comparison to Solis in particular, but also residentially zoned land in North Orford (centred around Holkham Court) which is constrained by stormwater drainage and inundation issues with little scope for resolution.*

Under the 2014 projections in the Structure Plan there is insufficient land available to meet the projected demand within the suburb boundary, according to the low-capacity scenario. Without further rezoning/land release there is enough supply to last 11 to 15 years; with the rezoning of the Rheban Road land, this rises to 16-20 years.

Demand for housing in Orford is strong and is driven by both residential demand and tourism/holiday demand. Between the 2006 and 2016 censuses, the number of dwellings



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increased by 2.4 % per annum. If this trend were to continue from 2020, available supply would fall short even earlier.

To 2035 it is estimated that there will be demand for another 298 dwellings in the Orford area from 2020, at a conservative 2 % growth rate per annum. This level of demand is higher than foreshadowed in both the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) and the Structure Plan.

COMPARISON WITH STRLUS GROWTH STRATEGIES

STRLUS indicates a 'Low Growth Strategy' for Orford from 2010 to 2035 (25 years). This is defined to mean <10% over the entire period.

Alternative Growth Strategies are Medium Growth (10-20%) and High Growth (20-30%). Assuming 1 dwelling per lot, starting from a generally accepted base of 716 dwellings in 2010, the alternative growth scenarios are:

Low Growth (<10%) = 71 new dwellings = 787 dwellings in 2035

Medium Growth (10-20%) = max. 142 dwellings = 858 dwellings in 2035

High Growth (20-30%) = max. 214 dwellings = 930 dwellings in 2035

It is clear that the conservative 2% growth rate per annum projected by the SGS Analysis from 2020 onwards, resulting in another 298 dwellings can only be met by a 'High Growth Strategy'.

Revision of the Structure Document does not impact the assessment of AM2023-01.

Recommendation: That no further modifications are required to AM2023-01 under section 40K(2)(e) of the Act.

Conclusion

That, as a result of matters raised in the representations, AM2023-01 be modified as follows:

GSB-P1.7.1 Subdivision

Objective:	To prevent subdivision within Dolphin Sands other than that incidental to existing lots.	
Acceptable Solutions	Performance Criteria	
A1 Subdivision must: (a) be for the consolidation of lots with no additional lots are created; or (b) provide for public open space, a public reserve, public services or utilities.	P1	No performance criteria.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for riparian or littoral reserves or utilities, must have an area of not less than 1 hectare.	P2	No performance criterion.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for riparian or littoral reserves or utilities, must have a minimum frontage of 60m.	P3	No performance criterion.

Draft Planning Permit AM2023-01



Issued to: Neil Shephard & Associates
Issued on: XX March 2023
Issued under: Delegated Authority / Issued pursuant to Planning Authority resolution
xxx/xx of date
Development: Subdivision (90 lots)
Site: 155 Rheban Road, Orford
Title: 149641/2
Legislation: Section 57 of the *Land Use Planning and Approvals Act 1993* / and the *Local Government (Building and Miscellaneous Provisions) Act 1993*

CONDITIONS

1. Use and development must be substantially in accordance with the endorsed plans and documents unless modified by a condition of this permit.
Advice: Any changes may either be deemed as substantially in accordance with the permit or may first require a formal amendment to this permit or a new permit to be issued.
2. Lots 31, 32, and 33 on the Lot Layout Plan must be modified so that the rights of way shown within their boundaries are removed and form part of lots 37, 38 and 39 on the Final Plan, when submitted.
3. The POS shown on the Lot Layout Plan must be shown as a drainage reserve on the Final Plan, when submitted.
4. Use and development must comply with the requirements of TasWater specified by 'Submission to Planning Authority Notice' reference number TWDA 2022/01822-GSB, dated 13/01/2023 and attached to this permit.

Final Plan

5. A final approved plan of survey and schedule of easements as necessary, must be submitted to Council for sealing. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
6. All land noted as roadway, footway, and open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.
7. The final plan of survey must include easements over all drains, pipelines, wayleaves and services to the satisfaction of Council's Municipal Engineer.
8. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.
9. Prior to sealing the Final Plan of Survey or execution of the Schedule of Easements and associated documents, certification must be provided from an accredited bushfire practitioner that all recommendations and requirements of the Bushfire Hazard Report by North Barker Ecosystem Services, have been implemented and complied with.

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Public Open Space

10. Prior to sealing the final plan of survey, a cash contribution for public open space must be provided to Council that is equal to 5% of the value of the area of land in CT149641/2 as at the date of lodgement of the final plan of survey.

The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001.

Advice: this condition is imposed pursuant to section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993 and Council policy.

Environment Management

11. All work must be generally in compliance with the Tasmanian Coastal Works Manual, available at: <https://dpiipwe.tas.gov.au/conservation/coastal-management/managing-the-coast/tasmanian-coastal-works-manual>
12. The developer must implement a soil and water management plan (SWMP) to ensure that soil and sediment does not leave the site during the construction process and must provide a copy of the SWMP to Council's General Manager prior to the commencement of works.
13. Erosion and sedimentation measures, such as sediment fences and settlement pits, are to be installed and maintained on the lower side of each lot and outside the Waterway and Coastal Protection Area during all works on the site. These works are to comply with a Stormwater Management Plan developed for the site.
14. No top soil is to be removed from the site.
15. All vehicles and equipment associated with construction of the development and/or operation of the use must be cleaned of soil prior to entering and leaving the site to minimise the introduction and/or spread of weeds and diseases to the satisfaction of Council's General Manager.
16. Suitable barriers must be erected during the construction of the development to ensure native vegetation that must be retained is not damaged during construction works.

Engineering

17. The subdivision must be carried out in accordance with the Tasmanian Subdivision Guidelines October 2013 or as otherwise agreed by Council's General Manager or required by conditions of this permit.
18. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's General Manager, these drawings must be submitted to and approved by the Glamorgan Spring Bay Council before development of the land commences. The detailed engineering drawings must show the following:
 - a) all existing and proposed services required by this permit;
 - b) all proposed stormwater infrastructure.
 - c) all existing and proposed roadwork required by this permit;
 - d) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
 - e) measures to be taken to limit or control erosion and sedimentation;
 - f) any other work required by this permit.

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19. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
20. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.
21. Unless approved otherwise by Council's General Manager, roadworks must include -
 - a) Minimum road reserve of 18 metres and 25 metres at the cul-de-sac.
 - b) Fully sealed paved and drained carriageway with a minimum width of 8.9m (face of kerb to face of kerb) and 18 metres diameter at the cul-de-sac head.
 - c) Concrete kerb and channel both sides.
 - d) Reinforced concrete footpaths 1.50 metres wide on one side of the new road.
 - e) Underground stormwater drainage.
22. The carriageway surface course must be constructed with a 10mm nominal size hot-mix asphalt with a minimum compacted depth of 35mm in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager, unless approved otherwise by the Council's General Manager.
23. Kerb ramps must be provided to accommodate the needs of people with disabilities in accordance with standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.
24. A reinforced concrete vehicle access must be located and constructed to each lot in accordance with the standards shown on standard drawings TSD-R09-v3, Urban Roads TSD-R06-v3 and TSD-RF01-v1 Guide to Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's General Manager.
25. To the satisfaction of Council's General Manager, internal driveways for lot 21, 37 to 39, 42, 43, 51, 52 and 83, and areas set aside for vehicle parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and must include all of the following:
 - a) a minimum width carriageway of 3.6m;
 - b) have a sealed surface of asphalt, concrete or equivalent approved by Council's General Manager; and
 - c) drain to an approved stormwater system.
26. The developer must provide line marking and signage at the Rheban Road intersections.
27. The developer must provide road widening, kerb & channel and footpath as per LGAT standard drawings along the northern side of Rheban Road to the full extent of the development.

Landscaping

28. The road reserve must be landscaped by trees or plants in accordance with a landscape plan prepared by a landscape architect or other person approved by Council and submitted to Council for endorsement with the engineering drawings. The landscape plan must show the areas to be landscaped, the form of landscaping, and the species of plants and estimates of the cost of the works.

Drainage

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29. The developer must provide a piped stormwater property connection to each lot capable of servicing the building area of each lot by gravity in accordance with Council standards and to the satisfaction of Council's General Manager.
30. The developer must provide a piped minor stormwater drainage system designed to comply with all of the following:
 - d) be able to accommodate a storm with an Average Recurrence Interval (ARI) of 20 years, when the land serviced by the system is fully developed; and
 - e) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.
31. The developer must provide a major stormwater drainage system designed to accommodate a storm with an ARI of 100 years.

Advice: The proposed roadway intercepts stormwater runoff from the existing roadway and from the upper catchment. It will be necessary for the development to address how the 1% AEP climate change flows intercepted and generated by the subdivision will be directed safely downstream.

32. The developer must provide an amended Stormwater Management Report. The report must be in accordance with the recommendations and procedures contained in the Australian Rainfall and Runoff 2019 Guidelines, and in particular Book 6, Chapter 7: Safety in Design Criteria and Book 9, Chapter 6: Modelling Approaches, is to be submitted. The report, and any associated designs, must clearly show that the conditions of this permit are met by the proposed design.
 - a) Any measures required by the report to ensure that a tolerable risk for the development from flooding is achieved, and there is no increased risk of flooding onto adjacent land during the 5% AEP and the 1% AEP (inclusive of climate change), must be included in the engineering design drawings and implemented prior to the sealing of the Plan of Survey for any stage of the subdivision.
 - b) The report shall identify and design overland flow paths and run-off handling systems for 1% AEP events. These systems shall ensure that no concentrated flow or overflow from street drainage and stormwater reticulation is directed across or through proposed lots (unless dedicated as an overland flow path with easements in favour of Council) and that there are no unsafe flows over or within public roadways
 - c) Designs shall ensure that net discharge of stormwater does not exceed predevelopment levels 1% flooding
 - d) All stormwater for the development must be designed and constructed to include Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010 and consistent with the Stormwater System Management Plan for the relevant catchment. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council for approval by the relevant / delegated officer for approval prior to the issue of the approved engineering drawings. This report is to include the maintenance management regime / replacement requirements for any treatment facilities.
33. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with, and meet the treatment targets specified within, the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania and to the satisfaction of the Council's General Manager.

Alternatively, the developer may, at the discretion of Council's General Manager, make a financial contribution to Glamorgan Spring Bay Council for the provision of stormwater treatment downstream of the proposed subdivision. The value of the contribution must be equal to the cost of implementing

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on site treatment to meet the targets, or as otherwise agreed by Council's General Manager. Where partial treatment is provided on site a proportional contribution may be considered. The contribution must be paid prior to sealing the Final Plan of Survey.

Construction

34. The subdivider must provide not less than forty-eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
35. The subdivider must provide not less than forty-eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring hold point inspection by Council unless otherwise agreed by the Council's General Manager.
36. Subdivision works must be carried out under the direct supervision of an approved practicing professional civil engineer engaged by the subdivider and approved by the Council's General Manager.
37. Through the construction process to the satisfaction of Council's General Manager, and unless otherwise noted on the endorsed plans or approved in writing by Council's General Manager, the developer must:
 - a) Ensure soil, building waste and debris does not leave the site other than in an orderly fashion and disposed of at an approved facility;
 - b) Not burn debris or waste on site;
 - c) Promptly pay the costs associated with any alteration, extension, reinstatement, and repair or cleaning of Council infrastructure, public land or private property;
 - d) Ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage;
 - e) Provide a commercial skip (or similar) for the storage of construction waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

Sealing of Final Plan

38. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Glamorgan Spring Bay Council. The security must be in accordance with section 86(3) of the Local Government (Building & Miscellaneous Provisions) Council 1993. The amount of the security shall be determined by the Council's General Manager in accordance with Council Policy following approval of any engineering design drawings.

Advice: The minimum bond amount required during the maintenance and defects liability period is to be no less than 5% of the agreed value of the works. The developer is to enter into a formal Maintenance Bond Deed of Agreement with Council.

39. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
40. A Letter of Release from each authority confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed, must be submitted to Council prior to the sealing of the Final Plan of Survey.

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41. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

Telecommunications and Electrical Reticulation

42. Underground electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.
43. Street lighting must be provided in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.

'As constructed' Drawings

44. Prior to the works being placed on the maintenance and defects liability period an 'as constructed' drawings with CCTV footage of all engineering works provided as part of this approval must be submitted to Council to the satisfaction of the Council's General Manager. These data must be prepared by a qualified and experienced civil engineer or other person approved by the General Manager in accordance with Council's *Guidelines for As Constructed Data*.

Maintenance and Defects Liability Period

45. The subdivision must be placed onto a twelve-month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
46. Prior to placing the subdivision onto the twelve-month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

Rep 1

Mr Neil and Dr Elizabeth Roberts
Property address: 8 East Shelly Beach Road
Orford
Sunday April 16, 2023

General Manager,
Glamorgan Spring Bay Council,
PO Box 6, Triabunna,
Tasmania 7190

Dear Sir,

Development Application 155 Rheban Road Orford, CT 149641/2

We have carefully followed the planning issues associated with the requested re-zoning and subdivision of the subject land over the past six years. We are very concerned by the willingness of the Council to support the interests of the developers behind this application rather than the local residents and landowners. The Council should be supporting those who stand to be affected, especially given the very recent examination of the proposal by the Tasmanian Planning Commission which rejected it such a short time ago. The financial pressures on the municipality are well known and it is understandable that Council is enthusiastic to endorse any opportunity to expand its rate base, but this does not justify the rejection of sound planning in decisions such as these.

Notwithstanding these introductory comments, our submission details are as follows.

1. This proposal was quite recently the subject of a detailed and thorough review by the Tasmanian Planning Commission which sought commentary and analysis from both planning professionals and the affected public. The finding is adequately summarized on page 4 of the applicant's submission.
2. The Triabunna/Orford Structure Plan 2014 is the basis for the planning of the subject site and provides for "*• Rezone land south of Orford to residential in the long term (refer to Zonal Recommendations map).*" on the basis of perceived future needs, but not in the short term because of "*• a lack of demonstrated demand for the rezoning and proposed lots*". A considerable amount of work was done by the TPC to measure demand versus supply in making this finding.
3. The applicant's submission (and the Council itself) chooses to portray the TPC's finding and the 2014 Structure Plan as "out of date" and relies on the specially funded SGS report to support the need for a drastic reassessment of the residential allotment supply in the area. Given the recency of the TPC's examination, this is simply absurd and cannot be accepted in logic without rejecting the TPC's work out of hand.
4. No consideration in the applicant's submission has been given to issues of impact on the amenity of the residents who own the existing residential lots in the area. For example:
 - . what is the impact of the increased demand for access to the seafront by the residents of the new subdivision?
 - . what provision is made for extra demand for car parking on or adjacent the sea front?
 - . what constraints will prevent new buildings in the proposed subdivision from looming over the existing residential lots and reducing their amenity accordingly?
5. The application is an over development of the site. Chapter 4 of the applicant's submission seeks to justify the adoption of the maximum technical density possible for the site. While this clearly makes economic and financial sense to the applicant, it does nothing to soften the impact of the development as far as the area (and its residents) is concerned. The claim that the use of one of

the LDR zone sizes (1200 square metres) is inconsistent with the size of the residential lots in the area (600 square metres) is *not* supported by the facts. An examination of Figure 14 (page 20) clearly shows that the adjacent lots (i.e. the ones in East Shelly Beach Road) are significantly larger than this. The contrast with the smaller lots in the West Shelly Beach area is obvious, but the applicant's proposal is *not in the West Shelly Beach area!* We submit that the Council should never consider a lot size less than the permitted LDR size of 1200 square metres in order to reduce impact and match neighbourhood character. The existence of the proposed public open space/drainage area within the proposal is NOT a justification of a smaller lot size as this land would have to be excluded from residential development in any case.

6. The proposal makes quite inadequate provision for access to the seafront. The contrast with the good pedestrian access in the West Shelly Beach residential area is stark. Council ensured that excellent access lanes were provided in these subdivisions and this has reduced the need for vehicular access (and parking) for those residents seeking access to the seafront. Good planning is recognised and well regarded. This applicant's plan provides just *one access point* for the 90 residential lots proposed. As argued in paragraph 5 above, a lower density development – say 40 lots – would significantly offset this problem.
7. The size of the development (90 lots) will have a significant long term effect on the pattern of use in the area. It can be observed that where a large supply of lots suddenly becomes available, many purchasers cannot or will not undertake the construction of a dwelling in the short or medium term. Their lots are used as temporary holiday accommodation involving on-site caravans, sheds or other sub-standard structures. This large number of lots, suddenly available, will thus cause a loss of amenity and property value to existing owners. Again, see paragraphs 5 and 6, a reduced number of lots (of a higher lot value) significantly reduces this problem.
8. We note that this application deals with only one of the two portions of Rheban Road land considered in the 2017 application by the TPC. We submit that any decision made by the Council on this application will be a precedent for a future application by the owner of the land closer to Jetty Road. All of our submission on this occasion thus applies to that land as if it were currently before Council.

We are happy to make ourselves available to Councillors and Council Officers to discuss our submission.

Yours sincerely,

Neil and Elizabeth Roberts (0413 277 428)

Residential address:
30 Andrea Court
Healesville, 3777

Rep 2

Mark Pearce
33 East Shelly Road
Orford Tas 7190
pearcey180@gmail.com
April 25th 2023

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

Dear Sir,

DEVELOPMENT APPLICATION 155 RHEBAN ROAD CT 149641/2

Notwithstanding the Council's apparent dismissive approach to the findings of the Tasmanian Planning Commission regarding this site, I consider the major flaw in this application is the total disregard for the existing character of East Shelly Beach.

The East Shelly Road strip, as you would well know, is made up of mostly large, treed blocks, with the majority containing holiday homes.

The many long-term owners of these homes, including me, treasure the atmosphere that this neighborhood has.

The proposal ignores the current charm of East Shelly by proposing 90, mostly very small blocks in this new development .

In particular the current residents on the southern side of East Shelly Road will likely have two houses on their back fence line, immediately turning the precinct into suburbia, in stark contrast to the existing situation.

I urge Council to consider the following:

1. Increase the average size of the blocks.
2. Place a single storey limit on the properties adjoining East Shelly Road ,to ensure there is no loss of privacy to those East Shelly Road properties affected.

Yours sincerely,
Mark Pearce

Rep 3

To whom it may concern ,
as owner of property 43 East Shelly Bch Rd Orford I wish to lodge an objection to the proposed 90 Lot Subdivision and Scheme Amendment at 155 Rheban Rd Orford .Ct 149641/2 .

My objection to the proposal is for following reasons :

1. It would appear that the project may be predicated on an average lot occupancy of approx 2 persons per Lot . See Table 15 Application . Orford is a holiday destination and the occupation per Lot is many times this in holiday periods .Any consideration must take in account these peaks .
2. There does not appear to be any height restrictions on the lots to preserve the character of the area . Two story dwellings should not be permitted .
3. The influx of occupants (caravans and campers are common on existing lots) will put extreme strain on infrastructure ie power , water , sewerage mains and treatment works . The application does not appear to have addressed this .
4. There is an existing issue with stormwater runoff during storms flooding the land and improvements below the proposed site in East Shelly Bch Rd . The proposed development will increase the severity of runoff and this has not been addressed .
5. The proposed road width of 8.9m will not be sufficient to allow parking during peak occupancy periods . Needs to be a minimum of 11m to allow parking both sides and traffic to pass .
6. Lot sizes are small which will lead to different buildings changing the character of East Shelly Bch .

I reiterate my objection to this development proceeding in its present form .

Rob Royle Mob 0407646180

Rep 4

I refer to the above and wish the following to be addressed.

A height restriction of 1 story be imposed.

Roads are to be widened from the current 8.9 meters to 11.2 meters to facilitate vehicle parking on both sides of the road.

A contribution from the developer for sewage upgrade will be required.

Restriction on the number of caravans on each site to two.

A 20% increase in lot sizes to increase the ambiance of the development.

Cheers Rob Rex 0418 107997

Lot 13 East Shelly Beach Road

Rep 5

Dear Sir/Madam

As advised by Alex Woodward I am making a representation by email on behalf of myself and my husband Nigel Bean in regards to the above subdivision. This is only a preliminary representation as a meeting planned with Alex on the 5th May 2023 to discuss our concerns had to be postponed due to other commitments Alex had until the 12th May 2023.

We are not against a development, but not one of this size (90 lots) on this parcel of land. We have owned our residence at 22 East Shelly Beach for the past 25 years, my husband is retired and I am about to retire and we were looking forward to spending quality time at our residence at Orford. We fear that the infrastructure to cope with the 90 lots would not be available for stormwater, sewerage and safety. At the moment there is affluent in the creeks running onto East Shelly Beach which has always been a problem. During peak holiday season there has also been a problem with smell from the pump station not being large enough to carry the volume.

The only walkway to the beach will be beside our property, which we have always maintained. I presume there will be at least a six foot fence erected for our privacy. During peak holiday season there is an enormous amount of traffic on East Shelly Beach Road especially with people launching their boats at the jetty. We have seen many near misses with people and children on bikes in front of our strip of road. I can only imagine the pedestrians and bikes coming onto East Shelly Beach Road from the only walkway beside us. I fear that there will be a major accident if this development goes forward with this amount of lots.

I did note that there was no public open space for recreation on the development. I also fear that many of the blocks being so small will just have caravans left on them or sheds built to live in. This would be a shame and devalue the area immensely and change the dynamics of our beautiful East Shelly Beach as it is now.

The beach at East Shelly during holiday time is always filled to capacity as it is not of significant size and would not be able to accommodate the large number of people this subdivision would bring with it. East Shelly Beach is mainly made up of retirees and we have relished the peace and serenity over the 25 years we have been there, I feel this is going to all change and we are seriously thinking of selling if this goes ahead with this many lots.

Thank you for your time in reading my preliminary application in regards to the development.

Kind regards

Noelene Bean
22 East Shelly Beach Road
ORFORD.

Mobile: 0438793550

Additional comment :
To the Planning Committee

I have already submitted a preliminary representation in regards to the above development on behalf of myself and my husband Nigel, but have since had a meeting with Peter Porch and a colleague on Friday, 12th May. As stated in my first application I am not against a development, but I am against a development of this many lots in a coastal town such as Orford. I cannot see that the infrastructure that Orford can offer will cater for a development of this size.

In regards to our concerns in relation to stormwater runoff from the 90 Lot Subdivision the Council is apparently happy with the Hydrologist report submitted by the Developer. This remains to be seen what happens if the development goes ahead.

Our next concern was the contaminated water that flows onto East Shelly Beach whenever the creeks are running. Peter was not interested in taking a walk and seeing for himself, apparently a Tas Water problem. Peter did state that Tas Water would be replacing all pump stations, which was a must any way as they cannot deal with the amount of volume now, let alone if a subdivision of this size goes ahead. This will not fix the contaminated water problem. We also mentioned that we are concerned in regards to the creek flooding beside our property.

Apparently the only walkway (Fire Escape) for the subdivision which runs beside our residence is Crown land and not the responsibility of the Council. The Council are only bound to mow once a year in regards to being a fire hazard. We have mown this piece of land for 26 years. Who will be responsible for maintaining this walkway if the subdivision goes ahead. We were also told that erecting a fence for privacy reasons would be completely up to us at our own cost.

One of our main concerns was for the safety of people using this walkway to cross to the beach or bike along East Shelly Beach Road. I don't know if Council are aware of the amount of traffic during peak holiday times that East Shelly Beach Road attracts. This is mainly because of launching of boats at the boat ramp. I can only imagine how many more boats there will be if a subdivision of this size goes

through, which will only add to the already unsafe conditions. We did bring this up in our meeting.

I feel that if this development goes ahead it will look like a shanty town of caravans and sheds, which I stated previously would be a shame and change the dynamics of our beautiful East Shelly Beach.

Thank you for your time in reading this application.

Kind regards

Noelene & Nigel Bean
22 East Shelly Beach Road
ORFORD.

Rep 6

10 May 2023

RE: Amended Representation to Application No. SA 2022/046

TO: GENERAL MANAGER Glamorgan Spring Bay Council

I request that this amended representation replace my earlier representation forwarded on 8 May 2023. It includes two additional items regarding stormwater.

My Name is Graeme Ross Cumming, owner of 49 East Shelly Beach Road, Orford.

I have over 50 years of professional engineering experience in urban infrastructure including subdivisions and stormwater runoff management as a practising Civil and Environmental Engineer.

I am also a member of the Institution of Public Works Engineers Australia (Tas), The Australian Water Association (ret 2023), a Fellow of the Institution of Engineers Australia, and a Chartered Engineer listed on the National Engineers Professional Register in the Divisions of Civil & Environmental Engineering.

I oppose the above Rezoning and Development Application on the following concerns:

1. Stormwater runoff from 37% of the lots (33 of 90 lots) have no stormwater treatment and this will result in discharge of stormwater contaminants into Prosser Bay and impact on the local environment.

The exhibited documents include an Aldanmark engineering drawing Sheet C105 REV F dated 16/02/2023. This drawing shows that stormwater runoff from 57 of the 90 lots and all of the roads are connected to stormwater treatment devices that include a FILTERA BIORETENTION GARDEN, two OCEANSAVE 0S0606 GPT (gross pollutant traps) and 16 OCEAN PROTECT PSORB STORMFILTERS. But it is noted that 37% of other lots (Lots 58 to 91) are **NOT** connected to any stormwater treatment device prior to discharge to the environment. The stormwater pipework (green lines) on Drawing C105 in the vicinity of Lots 71 & 72 clearly shows the stormwater lines from 33 lots totally by-passing the stormwater treatment devices.

2. There are no environmental engineering calculations provided to indicate the treatment performance of the three types of proprietary stormwater quality treatment systems shown on the engineering drawing. Non-performance will result in discharge of stormwater contaminants into Prosser Bay and impact on the local environment.

Devices are: PSORB STORMFILTERS, GPTs (Gross Pollutant Traps) and FILTERA BIORETENTION GARDEN. Calculations are required to verify that the environmental performance complies with the Tasmanian Stormwater Policy Guidance and Standards for Development, that the number of devices required are sufficient to treat all the lots and roads runoff and the annual maintenance cost can be determined. Do Council have the specialised expertise to undertake the performance assessment?

3. The ongoing annual cost to Council of maintaining the specialised equipment proposed for stormwater treatment is not included in the application documents.

Drawing Sheet C105 REV F dated 16/02/2023 shows a total of **16** OCEANPROTECT PSORB STORMFILTERS installed in the stormwater system. (They only treat 13 of the 90 lots plus Road 3. A FILTERA BIORETENTION GARDEN and a GPT treats 44 of the lots plus Road 1). If treatment is provided to another 33 lots currently shown un-connected to any treatment device (Lots 58 to 91), the number of STORMFILTERS will be significantly more than 16, possibly **30** STORMFILTERS. Manufacturer's technical data available at the OCEANPROTECT website states that these **STORMFILTERS require ongoing maintenance at 6 monthly intervals** and the filters require replacement of the filter material at ongoing intervals at between 1 to 3 years. This ongoing maintenance work needs to be undertaken by specialist engineering technicians. There is no information provided on the likely annual cost of this work which will be borne by Council. The ongoing cost would be many thousands of dollars per annum. This cost needs to be clarified.

4. Failure to undertake regular maintenance of the specialised equipment will result in discharge of stormwater contaminants into Prosser Bay and impact on the local environment.

5. Future residential development in the POS area should not be permitted.

In the Applicant's report (p17 5th para. & Fig 13) it is stated that the existing dam and watercourse are to be retained. But on Engineering Drawing C101 is noted that the *"existing dam is to be filled and compacted for future residential development"*. This needs clarification. Any attempt to develop lots along the creek line would lead to flood prone properties and high-water table issues. If the dam is filled in it is a lost opportunity to enhance the POS and provide some natural, low cost, stormwater treatment features for environmental benefit and to assist in reduction of peak flows in the natural stream.

6. The Application does not satisfy the requirements of the Tasmanian Planning Scheme's Coastal Erosion Hazard Code C.10 as the subdivision requires the installation of twin 1200mm diameter culvert pipes that will discharge a highly erosive storm flow into a Coastal Erosion Hazard Zone.

The Tasmanian Planning Scheme's Coastal Erosion Hazard Code (C.10, Performance Criteria P1.2) require that works "do not cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure". The proposed upgrade of the stormwater servicing the subdivision discharges into a Coastal Erosion Hazard Area classified as "High Erosion" on East Shelly Beach (Coastal Erosion Hazard Bands 20161201 on The List). Despite the proposed development relying on works in a Coastal Erosion Hazard area to accommodate unretained stormwater flow, there are no such references to this part of the Tasmanian Planning Scheme in the application. Furthermore, a "Coastal Erosion Hazard Report" (C.10, "Performance Criteria") is not provided in the development application.

7. The stormwater design does not comply with GSBC Draft Permit Condition (32.c) with respect to limiting net discharge stormwater flows to pre-development levels.

The Flood Inundation Report dated 22 Dec 2022 undertaken by Flussig Engineers determined (page 11) for the total creek catchment of 243 ha that for the east watercourse the *"post development model does increase the accumulative net discharge inside the existing watercourse"*. The increase is from 12.61m³/s to 15.48m³/s (an increase of 22.8% that equates to an extra **2.87 tonnes of water per second for a total flow of 15.48 tonnes of water per second**). This was modelled for the 1% (1 in 100 year flood) AEP (Annual Exceedance Probability). It would be expected that analysis for more frequent flood events such as the 5% AEP (1 in 20 year flood) and also for the smaller 10.3ha catchment of the actual proposed subdivision would also indicate similar or larger increases in flow.

The Tasmanian Stormwater Policy Guidance and Standards for Development sets requirements for restricting stormwater discharge from developments to a rate that is comparable to the existing capacity of the public drainage system.

The GSBC Draft Condition 33 reads:

"Alternatively, the developer may, at the discretion of Council's General Manager, make a financial contribution to Glamorgan Spring Bay Council for the provision of stormwater treatment downstream of the proposed subdivision". It is intended by the Policy Guidance that this can only be invoked in accordance with the Policy Guidance and Standards **if it is possible to provide the required treatment or flow reduction down-stream of the site**. In this case there is only a short section of creek in the Coastal Inundation Hazard Zone between the subdivision and East Shelly Beach and that is confined within a narrow strip of land between two properties and includes a walkway and a sewer pumpstation that is going to be modified to include an extra 40m³ of sewer detention storage. It is highly improbable that any stormwater treatment works can be achieved there. The method by which this will be achieved should not be left to be controlled by a future permit condition (as proposed in the Application document P29 3rd dot point and P48 Assessment Table) but should be clarified prior to a Permit being issued.

Therefore, the application does not demonstrate how it will comply with the Tasmanian Stormwater Policy Guidance and Standards for Development.

8. The Application (p3 Table of Contents) refers to several engineering drawings including Drawing number C501 REV C. But that drawing was not included in the documents provided.

9. Council Application checklist requires a site plan showing contours indicating levels to AHD. No levels are shown on the site plan contours.

10. The site road layout lacks imagination and is based on maximising the number of lots. This results in 4 lots (Lots 42,43, 51,52) isolated and hemmed in without proper road frontage and will likely be surrounded by drab timber fences on all 4 sides. This is not in keeping with the existing developed area at East Shelly Beach. The opportunity exists to enhance the POS to create a more open and liveable layout by reducing the number of lots.

11. The **Tasmanian Stormwater Policy Guidance and Standards for Development** (Section 2.6 on p58 of that document) requires that a Development Application for a residential development greater than 2,500m² (this development Area is over 10ha or 100,000m²) must be accompanied by a Stormwater Management Report to enable Council to adequately assess the Development Application. No Stormwater Management Report was included in the Exhibited Documents. Therefore, Council officers are not able to adequately assess the Development Application.

12. The exhibited documents include an Aldanmark engineering drawing Sheet C105 REV F dated 16/02/2023. This drawing shows a 1m max high retaining wall to be constructed to the rear of Lot 77. This is to the rear of properties #31 & #33 East Shelly Beach Road. This wall will require an agricultural drain to its rear at the level of the properties on the lower side (East Shelly Beach Road) and will need to have an outlet drainage path through #31 or #33 East Shelly Beach Road. Are these property owners aware of this and has a legal easement been secured?

All issues I have outlined above are of serious concern to me, my wife and the local community and on this basis the proposed Rezoning and Development Application should be rejected by Council.



Sincerely,
Ross Cumming
49 East Shelly Beach Road, Orford

Rep 7

Representation concerning Glamorgan Spring Bay draft planning scheme amendments AM 2023-01 & Draft Planning Permit SA 2022/046

To: the General Manager
Glamorgan Spring Bay Council

By email: planning@freycinet.tas.gov.au

I refer to the above draft planning scheme amendment and subdivision application seeking to rezone CT 149641/2 being a significant 10.26ha parcel of farm land located between East Shelly Beach Road and Rheban Road, Orford ('the Land'), from 'Future Urban' Zone to 'General Residential' Zone and to subdivide the Land into 90 lots.

Consistency of draft amendment with Regional Strategy

The Land (together with a neighbouring parcel of land) was previously the subject of a substantially similar combined rezoning and subdivision application (draft amendments AM 2018-08(a) and (b) and permit SA 2017-04) which was considered at length and rejected by the Tasmanian Planning Commission ('TPC') in their reasons for decision dated 24 July 2019 (the 'Decision').

In that Decision the previous draft amendments were found to be not, as far as is practicable, consistent with Regional Settlement Strategy under the Regional Strategy, being the Southern Tasmanian Land Use Strategy ('STRLUS'), in that they were not consistent with the growth strategy and growth scenario for Orford; and did not further Objective (b) of the Resource Management and Planning System in Schedule 1 because they did not represent an orderly release of land.

There has been no change to the Regional Settlement Strategy specified under STRLUS regarding the growth strategy and growth scenario for Orford since previous draft amendments 2018-08(a) and (b) concerning the Land were rejected in 2019.

I note that since the rejection of that draft amendment, regional policy SRD 1.1A has been inserted into the Settlement and Residential Development Strategy under STRLUS to enable the consideration of contemporary residential supply and demand information for rezoning proposals in towns defined as, amongst other things, Townships, such as Orford.

However it is incumbent on the planning authority under STRLUS to show that it has carried out the requisite strategic planning investigation and analysis to support such a proposal for further growth.

This is consistent with the existing requirements under regional planning policies for prudent monitoring and planning in respect to supply and demand of residential land to be carried out at a local level before any further rezoning of land takes place. Further rezonings should only occur when such monitoring and evaluation shows that available residential land has dropped below a 15 year supply. This monitoring and planning should have been done by the planning authority itself and referenced in the rezoning assessment.

It is therefore not sufficient and indeed inconsistent with STRLUS for the planning authority to accept wholesale and without independent evaluation, the data presented by the proponent of a subdivision, much less to annex it as an addendum to its local structure plan without such evaluation (or indeed community consultation), as has been the case in relation to this draft amendment.

The draft amendment (like it's previous iteration under AM2018-08(a) and (b)) is therefore not consistent with Regional Settlement Strategy under STRLUS, in that it is not consistent with the growth strategy and growth scenario for Orford and does not further Objective (b) of the Resource Management and Planning System in Schedule 1 because it does not represent an orderly release of land.

Failure to take into account Solis and Holkham Court

The question of whether or not the extensive Solis and Holkham Court subdivisions ought be taken into account when calculating existing residential land supply in Orford pursuant to the low growth strategy under STRLUS has already been decided in relation to the previous rejected draft amendments AM2018-08(a) and (b). It was then put to the Commission by the proponents that there were constraints on the development of those subdivisions and they should not be taken into account in that calculation. However in the Decision it was found that while unfortunate, the zoning of additional land for residential development could result in an over supply of infrastructure if constraints are quickly resolved (see paragraph 51 of the Decision).

It is doubtful that the planning report in support of the latest draft amendment has taken into account the very large Solis and Holkham subdivisions in determining existing residential land supply in Orford. The Solis estate alone comprises 300 available lots and a potential for a further 500 lots.

If these subdivisions have not been taken into account, the draft amendment does not further Objective (b) of the Resource Management and Planning System in Schedule 1 because it does not represent an orderly release of land.

Further, it is submitted that amendments to the Triabunna-Orford Structure Plan to reference the constraints on the Solis and Holkham Court subdivision are for the above reason contrary to the earlier findings of the Tasmanian Planning Commission and ought be removed.

General Residential Zoning and density of subdivision proposal

Aside from the above threshold issues going to the draft rezoning amendment, I am very concerned about the density of the proposed subdivision.

As the owner/occupier of property nearby at 37 East Shelly Road, my family and I will be affected the rezoning of the Land and subsequent subdivision. I have had a strong connection to the area for over 45 years and I care passionately about ensuring the areas unique shack/holiday character and rural/seaside landscape is respected and preserved.

This proposed high density subdivision is out of character with the allotments surrounding the Land on East Shelly Road and Jetty Road. Despite being under a 'General Residential' zoning these surrounding parcels are in effect low density allotments in common with the 'low density' zoning of the land which is directly to the east of the Land at Pine Hills Court and into Spring Beach. I believe any future development of the Land should maintain that low density. Indeed under the Regional Settlement Strategy, Orford/Spring Beach is categorised as a shack/holiday community. It is therefore inconsistent with STRLUS for a subdivision on the proposed scale and density to be approved.

Traffic Congestion and pedestrian and cyclist safety

The surrounding roads around the land in question (Rheban, Jetty and East Shelly Roads) are single-carriageway lacking in either footpaths or bike paths. They already face significant congestion and speed challenges with the number of vehicles, pedestrians and bikes all using the roads. In particular there are numerous children on bikes using Rheban Road going between Spring Beach and town/Shelly Beach during busy holiday times.

The situation is already dangerous and even if the rezoning of further residential land was found to comply with Regional Strategies as set out above (which is disputed) the creation of new subdivisions with single entry on to Rheban Road will only add unduly to this pressure. The rezoning therefore does not represent fair and orderly planning in accordance with State planning policies.

Non-compliance with performance criteria

The proposed subdivision does not accord with stringent planning performance criteria. For example, under the planning scheme requirements cul-de-sacs and

other terminal roads are not to be created or their use in road layout is to be kept to a minimum in favour of interconnected grid-like roads.

Yet this best practice requirement has not been followed, instead the two sides of the proposed subdivision do not connect by road. One side relies on a cul-de-sac design with a single access off Rheban Road and the other uses a loop design having a single access of Rheban Road. This layout would be a poor design outcome.

Also, under planning scheme requirements internal lots are to be avoided, yet the planning assessment in fact has required the creation of 9 additional internal lots (this is up from 3 in the previous 2017 application).

Native Vegetation

The mapping clearly indicates that some native vegetation will be removed to make way for the proposed subdivision, particularly on the north-western boundary. Council has not addressed this issue and should do so prior to any approval being granted.

Conclusion

I respectfully request that that this representation be submitted to the Tasmanian Planning Commission for its consideration in relation to the draft amendment and associated subdivision application.

I look forward to receiving an acknowledgement of receipt of my representation.

Yours faithfully,

Alison Westwood

37 East Shelly Road, Orford

Rep 8

SA2022/046 - 90 Lot Subdivision and Scheme amendment.

I wish to express my concerns about the proposed development at 155 Rheban Road.

As a resident and also owner of a short term rental property at Spring Beach, I am already very aware of the detrimental impact that the new Happy Valley Rd and Rheban Rd subdivisions have had on Spring Beach. The storm water runoff is eroding the beach and on many occasions discolouring the magnificent crystal clear waters. I am very concerned that this new development will have a similar detrimental effect on Shelly Beach.

I also feel very concerned about changing this beautiful coastal holiday destination, so appreciated by Tasmanians and interstate and international visitors for its novel low density, into a built-up suburban-like area. This high density sub-division would have such an impact not only on the beach but also visually and on road usage and local services.

Please reconsider this amendment and development and recognise the value of retaining this beautiful holiday destination and not allowing it to be destroyed by over-development.

Yours sincerely
Lorne Calvert
Villas 3 and 8, 314 Rheban Road, Spring Beach
mob: 0400126063

Rep 9

Margaret Ibbott
5 Hanlon Court,
Sandy Bay ,7005
28 East Shelly Beach Rd ,
Orford 7190
04180416853
ibbott13@gmail.com

May 10th 2023

RE:Presentation to Application No.SA 2022/046
Planning @Freycinet.tas.gov.au

The General Manager
Glamorgan Spring Bay Council

I have been in contact with TASWATER on many occasions in recent years. My concern is the strong sewage odour emanating from the pipe on our roof and coming from the pump in front of Overeem's house on East Shelly Beach Rd, At times of heavy use and in particular winds, our back yard is unusable due to the nauseating and overwhelming smell settling over my house and into the paddocks behind. Consequently, I have contacted TASWATER who rejected the idea and said it [was coming](#) from the rotting sea weed along the beach. I know this is wrong as this stink was there in times when there was no weed and this I have observed for years!

Please keep reading. However, TASWATER finally visited the site and agreed the problem was from the device on the foreshore and so they placed a taller pipe on our roof with a filtering round spinning thing to disperse the pong.

They also told us there would be another large box and filter placed on our property to prevent further problems (.January 2022)

This has never been provided and the stink last summer was present on many days .

Our concern is that if even a small intervention device could not be provided , how on earth is the sewage system going to be satisfactory if there are many more houses built on land adjoining my property? Please carefully ensure that the sewage system is adequate. I have observed flooding , spill overs and pump failures over recent years with the present

system.

As a long term visitor(65 years) I have seen deterioration of the much loved open green spaces and the erection of hideous fences. My observation and opinion of the recently constructed black metal fence on the corner of Integrity Way and Rheban Rd is that this is ugly and unsuitable to the country or village environment, not pleasing to the eye and clearly not regulated by a council with a aesthetics in mind. please keep reading

Is this really what Glamorgan Spring Bay Council really want?

Is this really conducive to good neighbourly relationships, does it allow for pleasant views and native hedge plantings to support bird life???

Is it supportive of a beautiful village with enough space for native flora and fauna or is it to be a region of dividing fences and surplus of concrete . As councillors, you and architects and planners have a responsibility to the future and must plan to provide a beautiful place to live for our and your grandchildren. Can there be more control over fences so the ugliness and division doesn't occur in any new subdivision

Don't leave next generations with a fenced concrete desert, but a beautiful well designed , safe and happy village .

So , please see this as an opportunity to do something beautiful on our lovely east coast. What we will see in ten years is indeed in your hands right now,

Thank you .

Yours sincerely

Margaret Ibbott

Rep 10

The General Manager
Glamorgan Spring Bay Council

I request the following representation be submitted to the Tasmanian Planning Commission.

- . The draft amendment is inconsistent with the Regional Settlement Strategy under the Regional Strategy (STRLUS) with regard to the growth strategy and growth scenario for Orford, as per the previous decision of the Tasmanian Planning Commission.
- . The proposal fails to take account of Solis and Holkham Court subdivisions when calculating existing residential land supply pursuant to the low growth strategy under STRLUS
- . The density of the proposed development is not consistent with the surrounding properties and the amenity of the area as a seaside/holiday environment. As a long time resident and land owner in the area for 27 years, I am concerned this will have a direct impact on myself, my family and neighbouring properties.
- . The proposal will add to the already congested infrastructure for cars, bicycles and pedestrians, which already creates a dangerous situation, in particular an area that is heavily populated with children at various times of the year.
- . The proposal does not seem to meet planning performance requirements for subdivisions in relation to internal lots and road construction.
- . The proposal does not seem to have changed adequately from the previous application for the land or addressed previous concerns of the Tasmanian Planning Commission.

Regards

John Smith
42 East Shelly Road, Orford

Mobile 0419 344 094

Rep 11

To the General Manager,

I am writing on behalf of my father, Nigel Bentley, and I.

Our family have been ongoing, permanent residents at this address since the 1950s. My grandparents built the house, my mother attended Orford primary (where I now teach) and my father's association began in 1961. He moved in permanently in 1998 and has lived here for the last 25 years. I began visiting as a baby and have lived here part time since 2021, when my mother passed away. In addition to the house at 67 East Shelly Rd, both my father and brother own land on Manning Drive. We absolutely love Orford, have called it our home for a lifetime and are very invested in the community's best interests. Sadly we have been witness to the destruction of the character of the place with residential developments popping up at an alarming rate without the appropriate and adequate infrastructure, particularly over the last 10 years.

My grandfather designed his dream house as a POW in a concentration camp in Japan during WWII, he then selected a beautiful beach side block at East Shelly Beach to build his dream home. I imagine he believed this town would turn into a beautiful seaside town reminiscent of his hometown in Cornwall. I am 100% sure he would be shocked, appalled and completely heartbroken if he could see what his beautiful sea side town has become. Not an idyllic seaside community where people chose to live permanently but row, upon row on Colourbond sheds and basic shack-style houses stacked on top of each other, on tiny blocks lining all the roads in and out of Shelly beach. And this council wants more! Ninety more! So we can have more people build shacks and sheds and store their boats and caravans.

There are many reasons this development should not go ahead, as stated in other people's submissions.

Our main reasons for opposing this development:

1. Current Inadequate Infrastructure (particularly Storm water)

- The current storm water disposal is severely inadequate in East Shelly
- This problem has increased over the years with each new subdivision without appropriate planning
- Lack of oversight to manage drainage in relation to planning of new subdivisions. This impacts many local residents.
- At 67 East Shelly Rd we are subject to increasing and regular flooding of our boatshed and easements on either side of the property. And the erosion and regular destruction of the beach access road at the side of our property from water running down Manning occurs after every heavy rain. As a result the council needs to regularly attend and repair.
- Regular flows into the bay where signs are placed warning of contaminated water. Swimming becomes undesirable as a result.
- No consideration of the needs of amenity for existing rate payers
- Our request, as permanent residents and existing rate payers, is for the council is to provide demonstratable and efficient removal of storm water before allowing a new subdivision which will increase the problem. This is currently not the case.**

2. Does Orford need yet another subdivision with more converted Colourbond sheds and shacks?

- Orford has many new subdivisions over recent years and there are many residential blocks for sale or recently sold
- Examples subdivisions -2 on Charles Street (on with 13 blocks), Mace Court, Louisville Road-15, Integrity Way-15, Happy valley Lane, Happy Valley Road, a new development near the bridge at Spring Beach Russel street and Paradise Court.
- Over the years subdivisions have spread in West and East Shelly Beach either side of Jetty Road, with small blocks with mainly shacks or modified sheds and caravans. These are for holiday makers and not for permanent residents
- New residences built in Orford are predominately very basic and/or built as holiday homes, is this what the community needs?
- An example of this “shack” development has been attached (Russel Street Orford). Is this what we want in Orford or do we want to create a community of local residents who will support local businesses?
- The council needs to have a firm plan of what it wants for both the character and needs of this community and work on attracting permanent residents rather than lines of shacks.
- A ninety lot Subdivision with blocks ranging 475-1217 square metres, which will most likely end up predominately as very basic/ Colourbond structures for a part time part time residents, is not what Orford needs**

3. Orford is not growing despite numerous new subdivisions over the last decade. Address true residential growth rather than increase capacity for part time residents

- Orford has many new subdivisions over recent years but this has had little effect on growth
- 2016 census median age 59 and those aged 5-9 years 34, 2021 census median age 62, and those aged 5-9 years 20. Median age is increasing and number of young families decreasing despite new subdivisions.
- Data from 2016 Census shows 68% of unoccupied houses
- Orford school decreasing numbers- Term 1 Headcount from DoE Key Data Paper, March 2022- 2021- 74 students, 2022-66 students. The current enrolment is 61 students.
- Rezoning this land to “general residential” and a huge subdivision will not increase growth in the area because, if this was the case, we should have seen a substantial growth over the last few years when you consider the number of new subdivisions (See point 2).**

We ask that you please consider the points above and do not allow yet another subdivision to go ahead while current infrastructure already does not meet the resident’s needs. If growth is truly what the community wants, please consider the type of growth our community wants and address what the community needs to attract more permanent residents. And finally I we ask that you consider the character the town. We have included a photo of my Grandmother, mother and the road to Spring Beach and also a photo of the type of development that the council currently allows. The aim should be to build a community rather than building soulless tin sheds and shacks for a part time population.

Yours sincerely,

Nigel Bentley

67 East Shelly Road, Orford, 7190

Helen Bentley

67 East Shelly Road, Orford, 7190

Grade 5/6 Teacher (Thursday, Friday)

Orford Primary School | Department of Education

35 Charles Street | Orford | TAS 7190

P: 03 62571126 | 0439409118 E helen.bentley1@decyp.tas.gov.au

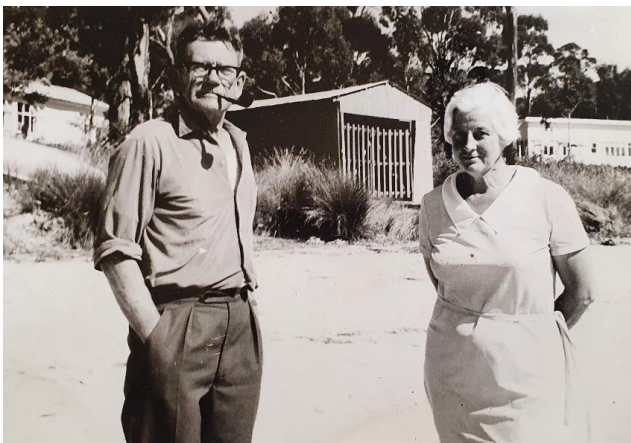


My grandfather designed his dream home while a POW in WWII. He chose Shelly Beach as his location to build it. We still live in this beautiful home.



My Grandmother, Mary Thomas in the early years at Orford.

My mother, as a young child growing up at Orford.



Mary and Bunny Thomas probably imagined Orford and Shelly Beach would have developed into a seaside town similar to their old home in Cornwall.

Below is the type of development our local council is allowing (Russel Street, Orford).
The same type of housing is going up at West Shelly. Integrity Way is the latest!
Is this what my grandparents wanted when they built here?



Is this the type of development East Shelly Beach needs?
Please consider what a 90-lot subdivision will create? Please consider the character of our beautiful home.

I implore you to take a drive around Russel Street and West Shelly Beach, Integrity Way, Jetty Road and Nautilus drive before you approve this subdivision. If you believe that more of what you see in these streets is what our community needs for growth, then go ahead and approve it. However, I despair if this is the future of our town if these types of development are it's future
Regards,

Helen Bentley

Rep 12

Joanne Nichols
48 East Shelly Rd
Orford Tas 7190

Greg Ingham
The General Manager
Glamorgan Spring Bay Council
9 Melbourne St
Triabunna Tas 7190

10/05/2023

**Representation opposing 155 Rheban Road -SA 2022/046
proposed development and rezoning application**

Dear Greg,

As a permanent resident at East Shelly beach, Orford, I object to the proposed 91 block subdivision and rezoning at 155 Rheban Road, Orford, SA 2022/046, and urge council to reject it.

INTRODUCTION

The proposed development cites population growth to support its proposal.

The methodology used for projected population growth and therefore need for 91 blocks is questionable.

The ABS 2021 Census states that Orford has 67.2% of its private dwellings unoccupied, the result of Orford being primarily a retirement and holiday locality. Blocks are more likely to be bought for holiday homes or Airbnb's, but with interest rates increasing and building costs continuing to rise, the second home is now less affordable.

It is important to note that development will not increase the permanent population of the area as Orford needs more businesses to create jobs to encourage families to live here. The influx of holiday makers is seasonal and does not contribute to the local community year-round. Services in the area are stretched in many areas, particularly health.

This is not an objection to Development or the developer per se, I question the need for it at this present time and subsequently the rezoning from future urban to general residential. If the application is to be considered, now or into the future then my objection is based on its lack of vision and high standards to which we should expect a development within our municipality to aspire.

We need developments which are sensitive to identity of place, which focus on high standards for:

- Maintaining the amenities and identity of place.
- Effluent, storm water and water infrastructures, to cope with forecast population growth and the future forecasts for heavier rainfall due to climate change.
- The treatment of our natural environment, deterrent of foreshore erosion, protection of our marine environment and waterways.

Am inspection of the plans for this development find of these lacking.

BASIS FOR APPEAL

Aesthetics & Amenities:

This development proposed is high density suburban sprawl, particularly Development Stage 5 and Stage 6 which does not reflect the aesthetics of East Shelly Beach area.

The East Shelly settlement is a low-density layout incorporating larger blocks allowing for arboreal growth and Flora and Fauna diversity. Small blocks are not conducive for tree planting and present a sterile landscape.

Cycle paths and public access to neighbouring areas is absent from the plans.

Infrastructure:

Flooding and effluent overflow is a significant problem in the East Shelly beach area causing damage to property, foreshore, some coastal erosion and contamination of the marine environment. Infrastructure fails to cope with this at present and the impact another 91 blocks will have in the area is a major concern.

According to the Flussig Report provided in the development application 'significant flooding occurs through the proposed development area.'

This applicant is relying on outdated climate change research from 2012, which understates the current risk of flooding. We need up to date data to help evaluate the risk of flooding in an already flood prone site.

Over the last few years, we have seen extreme flooding events across the country, evidence that La Nina cycles result in extreme rainfall events which are predicted to increase in frequency and intensity into the future. On a personal note, the damage created to personal property from the floods of 2016 were the worst in 50 years (1966), and since then we have had two more within that range of severity.

The Development application is relying on Flood mitigation measures instead of sustainable development practices. The council is exposing itself to potential liability and the property owner's future expense.

Coastal erosion.

I see no mention of the effects of coastal erosion supported in the documents, and the developer's failure to address section C10 of the Tasmanian Planning scheme means that council could not have confidence in the claim that there are 'no environmental constraints' on the site.

Coastal erosion has become increasingly problematic at East Shelly which can only be exacerbated with the addition of a high-density build. A map on LIST shows East Shelly Beach as being a potential erosion hazard in the future.

In ordinary council meeting minutes from Tuesday March 28th, 2023, under Environment Management 11 (page 21) it says, "All work must be **generally** done in compliance with the Tasmanian Coastal Works Manual.' 'Generally,' is a very loose word and I find it quite concerning. This terminology allows for movement outside the parameters of the compliance code.

Flora and Fauna

This Development applicants have neglected to present a flora and fauna report.

The creek line and roadside vegetation are important areas for biodiversity, supporting endemic flora and fauna. I note that the developers intend to keep the creek line as POS and propose to remove most of the vegetation on Rheban Road for access. It is important that the varieties of tree here need to be recorded to prevent any potential loss of protected species and endangered species habitat.

All attempts must be made to retain on site any Eucalyptus Ovata which is a protected species under the Threatened Species act, and remnant habitat trees for the critically endangered Swift Parrot and Forty Spotted Pardalote, hence the importance of a Flora and fauna report.

Recommendations

Substantive analysis is lacking and new independent analysis and data supporting this proposal is needed to give confidence in this proposal. Storm water runoff from this development will only exacerbate the already high risk of coastal erosion at East Shelly beach.

A Flora and Fauna report is needed before any decision is made.

I suggest increasing the number of larger blocks into the development layout, interspersing them amongst the smaller 'Lego block' style rows (as seen in stage 5 & 6 of the development) thereby decreasing the total number of blocks but creating a more aesthetics appeal, and more in keeping to the aesthetics of the area.

Conclusion

There is little vision for the future with this proposal.

This is a standard urban subdivision, meeting minimum standards for design, use of the land and layout.

It is negligent in the recognition of its coastal location and fails to reflect the character and amenity of the area.

It is a one size fits all approach, more akin to residential development on the fringe of larger urban settlements.

Do we really want more of the same here? An extension to the great eastern seaboard suburbia?

A large percentage of the population who live in Orford are retirees who left suburban sprawl to move here for the amenities Orford provides. To build a development in this design will ruin the very landscape and amenities which people move to Orford to enjoy.

As someone who has been visiting the area annually since I was born, I admit I don't want the area to change dramatically, but I also accept growth is inevitable. However, I have seen evidence in other countries that it is possible for rural and regional areas to grow sustainably and sympathetically without damaging the very heart of what makes it unique.

Council needs to employ world's best practice when it comes to future planning for the Glamorgan Spring Bay area. Then future generations will thank the council and the State planning Scheme for visionary, quality developments, which include protecting and preserving our beautiful landscape and environment which is unique to us.

I urge council to reject the proposal.

Yours sincerely,

Jo Nichols Gorringe

Ph: 0438064573

Jonicho65@gmail.com

Rep 13

Tony Ibbott
5 Hanlon Court
Sandy Bay. TAS.7005
28 East Shelly Beach
Via Orford. TAS. 7190)

The General Manager
Glamorgan Spring Bay Council
P.O. Box 6, Triabunna. TAS. 7190
< Planning @ Freycinet.tas.gov.au>

**Request to Amend the Tasmanian Planning Scheme-
Glamorgan Spring Bay and Request to consider an
Application for Subdivision at 155 Rheban Road, Orford 10
March 2023**

Representation to Application No. SA 2022/046
Representation

The outcome this Representation seeks to achieve is the development and maintenance of high class, active and healthy beachside leisure living in a harmonious neighbourhood and natural environment capable of being managed in a sustainable manner.

This is a continuation of the aspirations started by those who settled the Shelly Beach area in the 1940's - 1960,s.

I would like to put on record just how difficult it is for lay members of the community to navigate their way around the State and Local Government planning and development systems. This means it is not a level playing field when it comes to community participation in the planning and development process.

From my personal research it would appear that while the Development Proposal may appear to meet the State and Glamorgan Spring Bay Local Planning Scheme objectives, it

does not always appear to be adequately informed by the Council Strategic Plan and other Council Plans.

The result is that the Development Proposal without some relevant amendments is likely to become a “missed opportunity to set a high standard of seaside living and recreation lifestyle in a natural and safe environment for children and families to live or stay away from the concrete jungle of the city”.

In the context of the above comments, the following items represent challenges for the Planning Authorities.

Lot Design

When East (circa 1940-1950) and West (circa 1950-1960) Shelly Beach were subdivided the then Spring Bay Council aspired to create a visionary beachside subdivision including foreshore vegetation and large lots of land where families could play cricket, volleyball, totem tennis, and children could ride bikes etc under parental supervision (all consistent with the GSBC current Strategic Plan’s Healthy lifestyle aspirations). As currently proposed Lots 74 & 75 which back onto number 28 East Shelly Beach Road are approximately half the size of that block, but without any public recreation space.

I object to the consistently small lot sizes rather than a range of lot sizes, however if these smaller Lot Sizes are to be applied, any ‘reasonable person’ would cater for child, family, and neighbourhood physical activity by providing a flat village green space from the 5% (or thereabouts) public open space requirement from a subdivision approval, in addition to the mandatory riparian reserves required by LUPA.

It is recommend that either some Lots are larger, or a village green (or similar) should be required by the TPC from the public open space requirement.

Waterway and Coastal Protection Code

I first moved to the East Coast in 1950 as a 5 year old and travelled daily to Orford on the school bus from Rheban. Consequently I saw both creeks that form part of this subdivision site flood the Rheban Road on a number of occasions. While rainfall on the East Coast in recent years has sometimes been sparse, interestingly, once in 100 year floods have become more frequent.

Hence, I strongly support the riparian reserves along both creeks to cater for flood events, and the maintenance of the water holes (from which I have seen water bombing helicopters refill when fighting fires at Spring Beach). In addition, the development of walking tracks and trails in these reserves is a positive step forward.

I recommend planting more appropriate endemic species along the creeks to mitigate against erosion while also providing wildlife corridors, and retaining the waters hole(s) for fire protection and slowing peak flooding during storm events.

Roads

The roads as proposed in the Traffic Plan would appear to meet the Performance Criteria – ‘cul-de-sacs are kept to an absolute minimum’ and – ‘connectivity with neighbouring road network is maximised’ – does not include the public riparian reserve along the creek between Number 22 and 24 East Shelly Beach Road.

According to the maps this would appear to be a walking and cycle connector only to the foreshore, the foreshore walking track, and beach. We fully support this approach in the interests of traffic reduction, 'hooning avoidance', and child safety in accordance with Performance Criteria .

The Development application makes reference to kerb and gutter standards. By far the majority of residents adjacent to the proposed subdivision do not want city kerb and gutter standards. They do not allow for vehicles and boats on trailers to pull off on to the nature strip, hence occupying the roadway (sometimes on both sides), creating a traffic safety hazard (especially for children on foot and/or bikes. The dish drains as used by the Mornington Peninsula Council in Victoria on their beachside subdivisions are much more flexible and appropriate for beachside living.

Ways and Public Open Space

The Objectives of this item are necessary but not sufficient. Not only must the Ways provide for pedestrian and cycle tracks and trails, but also address the open space – lot size issues outlined in Lot Design as cited above (EG. Lot size and/or village green open space for for kids to kick a footy, play cricket, bash a tennis ball etc). In addition the Open Space provided for such neighbourhood activity as required by LUPA is in addition to the required riparian reserves to cater for flooding creeks referred to in Waterway and Coastal Protection Code.

Stormwater Management Code

Recent years have seen both private lots and public authorities increase the areas of impervious surfaces

dramatically (Eg. Concrete driveways, paved decks, hardstand areas, parking and standing aprons, courtyards etc) as defined in the DA. This has lead to vastly increased stormwater run-off during high rainfall events, and wasted limited rainfall into drying soil at other times.

Hence the Performance Criteria for stormwater, drainage, and disposal are probably inadequate for storm events subdivision collection for emergency use including firefighting.

In the meantime, the Acceptable Solutions cited in the DA seem overly generous given the seriousness of this issue and consideration should be given to providing incentives to reduce the areas of impervious surfaces (EG gravel rather than concrete driveways, and trees and shrubs rather than dry baked summer lawns.

Biodiversity Code

The Purpose of this Code is strongly supported in the context of continuing degradation and loss of habitat, despite the existence of the GSBC Vegetation Management Plan 2015-2019.

Reference to this document if applied to the appropriate sections of the GSB Planning Scheme would support the creation of the creek bed riparian reserves as a habitat for a number of endemic plants and animals.

Threatened Fauna sighted in the last 5 years in the vicinity of the DA site include:-

Blue-tongued lizard

Eastern –barred bandicoot

Echidna

Masked Owl

Swift Parrot

White-bellied Sea Eagle

We fully support the GSBC Vegetation General Action Plan and the Weed Action Plan

Frontage fences for dwellings

Recently there has been a trend to build front fences that are of a height and style which do not adhere to the Objective, Acceptable Solutions, or Performance Criteria of the GSB Planning Scheme.

These are unsafe (entering and exiting driveways), ugly (paling and/or iron) and leave properties open to robbery behind tall fences when there is no-one at home.

We recommend Council enforces the Planning Scheme Standards for front fences.

Orford Sewage Treatment Plant Odour Assessment (Taswater)

The Report by Dr Steve Carter dated 15 July 2018 is OK as far as it goes, however it has followed a methodology that tested for Odour arising from the Sewage Treatment Plant.

The Sewage Odour that has been complained about by East Shelly Beach residents for years and is as yet unresolved appears to arise not from the Sewage Treatment Plant to the south of Rheban Road, but from a pumping Station on the foreshore in front of number 23 East Shelly Beach Road.

There may well be illegal stormwater into the sewage system somewhere around East Shelly Beach resulting in this pump station or somewhere adjacent to it flooding after heavy rains. This needs investigation by Taswater.

In conclusion, we would like to thank you for the opportunity to submit this Representation and trust it will be given

serious consideration in the Planning and Development process by the relevant Planning Authorities.

We repeat that the intent of this Representation is not to stop development , but rather to achieve an active, healthy and harmonious community, in a safe and natural beachside neighbourhood, which makes Orford an aesthetically pleasing, environmentally sustainable, and desirable place to be. We trust that the intent of this Representation will not be lost or sidelined by the application of undue regulation, interpretation, or application of bureaucratic rules as it is unreasonable to expect lay members of the community to do any more than we have in attempting to adhere to the public response period of a Development Application.

I wish you all well with your deliberations.

Tony Ibbott

28 East Shelly Beach Road

(Mobile) 0409 433 898

Rep 14

Sue Hawkins
260 Rheban Rd
Orford, TAS 7190

10th May 2023

The General Manager
Glamorgan Spring Bay Council
9 Melbourne St
Triabunna, TAS 7190

RE: Representation opposing 155 Rheban Road Development & Rezoning Application

As a permanent resident of Spring Beach, I urge Council to reject the proposed rezoning and subdivision at 155 Rheban Rd. According to the Flussig Report provided in the development application, "significant flooding occurs through the proposed development area." This was demonstrated in the 2022-23 flooding events experienced by residents at Shelly Beach. There has been considerable evidence Australia-wide that during La Nina cycles the frequency and intensity of extreme rainfall events increases, resulting in severe consequences for residents of flood-prone areas including uninsurability and expensive relocation. The application relies on outdated climate change research (dating from 2012) which understates the current risks of flooding. The application also places too much weight on flood mitigation measures at the expense of sustainable development practice. Placing 90 new residences on a site at high risk of inundation exposes the community to risk to life and property and Council to legal liability and future expense.

The Flussig Report notes (page 11) the post-development model "does increase the accumulative net discharge inside the existing watercourse," for both the East and West parts of the development. A 1-in-100 year flood event would lead to storm water discharge of approximately 1.87 tonnes per second. Given that we can no longer rely on these events being rarities, the severity of this impact should be of grave concern to Council. The authors of the CSIRO's 'Climate Change in Australia' report (updated December 2020) have high confidence that "extreme rainfall events will become more intense." Council cannot afford to base a major planning decision on the out-of-date data provided with this application.

There are significant infrastructure and environmental constraints on this site, including storm water runoff exacerbating the already high risk of coastal erosion at East Shelly Beach. The developer's failure to address section C10 of the Tasmanian Planning Scheme means Council cannot have confidence in the claim that there are 'no environmental constraints' on the site.

The well-publicised extreme flooding events nation-wide over the last 18 months place additional responsibility on Councils to ensure development decisions are based on best practice, independent advice and up-to-date climate change research. For these reasons, I urge Council to reject the proposed rezoning and subdivision at 155 Rheban Rd.

Sincerely,



Sue Hawkins

0407 429 558

Rep 15

Laura Russell
380 Cranes Rd
Dromedary, TAS 7030

10th May 2023

The General Manager
Glamorgan Spring Bay Council
9 Melbourne St
Triabunna, TAS 7190

RE: Representation opposing rezoning and subdivision of 155 Rheban Rd

I have a relative who is a resident of Spring Beach and have been a regular visitor to the area since the mid-1990s. I write to object to the proposed rezoning and subdivision of 155 Rheban Rd.

This site is prone to inundation, yet the developer has stated that “there are no infrastructure or environmental constraints that limit the density, location or form of development of the subject site.” The development application does not address section C10 (coastal erosion hazard) of the Tasmanian Planning Scheme; however, storm water from the site will discharge at East Shelly Beach. The List Map’s Coastal Erosion Hazard Area layer clearly shows this is a high risk zone. Failure to include section C10 in the development application means Council has not been provided with the necessary data to make an informed decision regarding the rezoning and development of the site; I would therefore urge Council to reject the application.

Sincerely,



Laura Russell

04000 51 012

Rep 16

1

SUBMISSION OPPOSING PROPOSED REZONING AND SUBDIVISION AT 155 RHEBAN ROAD

Prepared by David Bevan, 50 East Shelly Road
dl.bevan@gmail.com
11/05 2023

Introduction.

I am a resident of East Shelly beach with a background in engineering, education and agriculture.

I am a strong supporter of appropriate development.

The development application before us is not appropriate for this site for many reasons.

However, my principal interest and cause for concern in this case is stormwater and this appeal will focus on that.

With the proposed density of the subdivision, stormwater can not be controlled to anything like current levels, no matter what processes are put in place.

Massive beach erosion and fouled water will be the inevitable result. The only solution will be a lower density land development with much reduced area of paved surface.

I believe the contents of the consultants' reports support my position.

None of my comments below should be interpreted as personal criticism of Council staff.

What follows should be read while referring to the following section of the minutes of:

ORDINARY COUNCIL MEETING
AGENDA
TUESDAY 28 MARCH 2023 2:00 PM
Council Chambers, Triabunna

4 PLANNING AUTHORITY SECTION 13 4.1 Draft Amendment AM2023-01 – Tasmanian
Planning Scheme - Glamorgan Spring Bay– Rezone 155 Rheban Road, Orford & 90-lot
subdivision.....14

Basis for appeal

1 Storm water as a condition of approval

The recommendation from Council in its Conclusion states:

The assessment of the subdivision identified the application complies with the requirements for the Scheme and can be considered for approval subject to conditions.
(Page 19)

A major issue here is that stormwater design is relegated to a condition of approval. That is, the developer is not required to submit a final plan for storm water until after the DA is approved but before sealing by council.

A summary of the conditions is found on page 20:

Conditions 11 to 16 relate to management of environmental matters that result from the subdivision; and Conditions 17 to 44 deal with engineering requirements, access, parking, stormwater, maintaining water quality and construction matters for the proposal.

In particular and relevant to my opposing this development is also found on page 20:

32. The developer must provide an amended Stormwater Management Report. The report must be in accordance with the recommendations and procedures contained in the Australian Rainfall and Runoff 2019 Guidelines, and in particular Book 6, Chapter 7: Safety in Design Criteria and Book 9, Chapter 6: Modelling Approaches, is to be submitted. The report, and any associated designs, must clearly show that the conditions of this permit are met by the proposed design.

The design, preparation, submission and acceptance of a stormwater design should be a precondition of the development application. Its design should be signed off by all authorities prior to the approval of this development application. However that is not currently the case. It is a condition to be completed after approval and prior to sealing of the application. This is totally unsatisfactory and should not be accepted. If this is allowed, there will be no recourse should the system fail to perform as The Tasmanian planning Commission will no longer be involved.

2. Storm water runoff volumes

The conditions are very specific in addressing runoff allowances.

c) Designs shall ensure that net discharge of stormwater does not exceed predevelopment levels 1% flooding (Item 31, page 24)
And

c) Designs shall ensure that net discharge of stormwater does not exceed predevelopment levels 1% flooding (Item 32/c, page 24)

Why should we be concerned?

The runoff figures are dealt with in reports by Flussig and Aldanmark. For the total catchment of 243 hectares Flussig concludes (page 11) that the post development model does increase the accumulative net discharge, amounting to additional tonnes of water per second flowing over the beach.

Putting the total 243 hectare catchment to one side, consider the 10 hectare site alone through the eyes of a farmer.

It's currently grass. An intense rain event initiates the following. Rainfall initially soaks into the soil to reach field capacity. Surface runoff follows. Rain event ceases. Field capacity is reached once more and subsurface drainage resumes. We can see how this would result in a gradual process. But consider that paddock paved with roads, footpaths, houses, driveways etc. No time to reach soil field capacity. It all happens in an instant to produce flash flooding.

This is important. We must consider flow rates as well as water volumes.

This fact is conceded in the drawings. The water capacity of the culverts under East Shelly road has been doubled.

Consider this. 25mm of rain on 10 Ha produces 2500 cubic metres, or 2,500,000 litres. That's the volume of water of an Olympic swimming pool, pouring off what will basically be a 10 hectare concrete slab.

It's not rocket science. To contain runoff to 1% of pre development levels will be impossible with a fully paved high density subdivision.

3. Compliance with accepted standards

(a) The Tasmanian Coastal Works Manual

Environment Management

11. All work must be generally in compliance with the Tasmanian Coastal Works Manual
https://nre.tas.gov.au/Documents/Tasmanian_Coastal_Works_Manual.pdf (page 21)

The image below is from that manual. It shows what not to do. This is a photo of mild erosion. But with forecast flows over East Shelly Beach we will see a canyon.

Fig. 10.1.1 - Stormwater treatment swale
 (a) Stormwater treatment swale
 (b) Stormwater treatment swale



(b) Water Sensitive Urban Design Principles

33. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with, and meet the treatment targets specified within, the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania and to the satisfaction of the Council's General Manager. (Item 33 page 25)

The wording of the above is very loose to say the least. **"Incorporated into"** is a lot different to **"must comply with"**. **"to the satisfaction of the Council's General Manager."** is a loophole one could drive a bus through. This is frightening. That all of the above can be left as a condition of the development application, in the hands of the general manager, after the development application has been approved is simply appalling.

Water Sensitive Urban Design is a very extensive volume of developing knowledge. The use of things such as bioretention swales will need to be considered: In fact, without features such as bioretention swales, sediment basins, sand filters or constructed wetlands, this development simply cannot proceed if these benchmarks are to be compiled with.

4. Future council control in lieu of developer

"Alternatively, the developer may, at the discretion of Council's General Manager, make a financial contribution to Glamorgan Spring Bay Council for the provision of stormwater treatment downstream of the proposed subdivision. The value of the contribution must be equal to the cost of implementing on site treatment to meet the targets, or as otherwise agreed by Council's General Manager. Where partial

treatment is provided on site a proportional contribution may be considered. The contribution must be paid prior to sealing the Final Plan of Survey."
(Item 33, paragraph 2, page 25.)

At the council's discretion the developer may pay a fee to the council to allow it to install appropriate treatment for storm water "downstream from the site".
This is totally unacceptable on two counts.

Firstly, we don't know what advice or mechanism will be used to establish a fair and equitable sum of money to be transferred to council to pay for this scheme.

Secondly, should there be a shortfall the ratepayers will effectively pay that shortfall. We need to be mindful of the ill fated Prosser Raw Water Scheme in considering this option.

Thirdly, it is proposed that infrastructure will be built downstream from the site. There is little space below the site to install this infrastructure, apart from a creek bed.

This is a recipe for disaster.

Despite the skill sets and best intentions of all involved, we will inevitably end up with storm water problems producing eroded beaches and fouled water in our much loved bay.

Summary

To summarise, we are being asked to approve of this development without the the storm water design complete and the construction entity undecided.

My concern is that the set regulatory targets can not and will not be met.

We will be left with an inadequate storm water system, eroded beach and fouled water.

The solution lies in a lower density development.

David Bevan



50 East Shelly Road, Orford

David Bevan, 75 Fisher Avenue Sandy Bay 2005, dl.bevan@gmail.com, 0418136832

Rep 17

22 Ryans Road

Spring Beach

10/05/2023

General manager

Glamorgan Spring Bay Council

Dear Sir,

I write to object to the rezoning and proposed subdivision of 155 Rheban Rd. I am a retired Medical Practitioner who has worked in the Glamorgan/Spring Bay area as a visiting General Practitioner. I have grave concerns for the impact of this proposal on both the provision of quality medical care and appropriate infrastructure to support a healthy community in the Orford/Spring Bay area.

The basic design of this proposed subdivision is similar to an urban landscape without any of the ameliorating attributes of an urban setting. Small block size and limited visual access to natural greenery have a detrimental health impact on inhabitants. Living space, which supports positive health outcomes, should be a planning priority in all communities and especially in rural ones like ours, where poor mental health is a well known and poorly managed problem.

Increasing the number of residents by making more land available for housing will increase the demands on local medical services. The developers have not established that there is sufficient population pressure to justify the number of blocks proposed, which would mean a ten percent increase in the number of houses in just one area (not including other residential developments already approved).

General medical practices statewide are understaffed, under-resourced and overstretched by an ageing population (associated with an increase in chronic disease) and the demands imposed by COVID-19. This is compounded in rural areas by a lack of ancillary medical services such as X Ray, Pathology, Physiotherapy, Dental services, etc. Rural people are also more disadvantaged than their urban counterparts having a higher incidence of diseases such as obesity, hypertension, diabetes, heart disease and consequently create a greater demand on local health services. Patients diagnosed with cancer in rural and regional Tasmania are often unable to get the support they need close to home and commonly face difficult decisions regarding their treatment options due to lack of local services. Thus there is already a huge pressure on the local medical services available, which should not be exacerbated.

Recruiting medical practitioners to rural areas is challenging as has been recently demonstrated in this community and Australia wide. It is noted that over the Christmas / New Year period 2022/23 there was no doctor available for ten days in the Orford / Triabunna area, suggesting that an even greater increase in the resident population would not be advisable.

I am also concerned that this proposal would place undue stress on the physical infrastructure in the area. In drier periods, residents are already experiencing low water pressure. Council has an obligation to ensure that new developments do not compromise or reduce the level of service provided to current residents.

The intense resource demands of the temporary summer population already have negative impacts on infrastructure, including community rubbish bins at beaches and picnic areas, which regularly overflow and consequently pose a health risk.

Council should reject this proposal in order to maintain the current healthy liveability of this beautiful part of Tasmania.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Wilson'.

Maryjean Wilson

Formerly (Dr) Maryjean Hope

Rep 18

General Manager
Glamorgan Spring Bay Council
PO Box 6 Triabunna Tasmania
East Shelley Road

50 West Shelly Road
Orford
08/05/2023

Dear Sir,

Proposed development 155 Rheban Road

I write to formally object to the proposed new development at 155 Rheban Road. I feel this changes the character of Orford and it has the potential to create long term problems for Council and the present residents of the town and East Shelly Beach in particular. I have general objections based on the character and services of our town and particular concerns that relate to stormwater and sewerage.

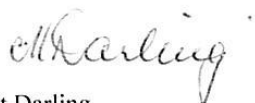
Provision of Services and amenities

1. People who live in rural communities such as ours have limited access to Health Services being limited to a Medical Centre and a Community Health Centre at the present time. As an older person I am very concerned that an increase in population of this size will impose even greater strain on the already stretched local health services to the detriment of current residents.
2. NBN cannot cope during the holiday period with extra population and the internet speeds are already very slow.

Stormwater and sewage

1. My house is on the southern side of West Shelly Road, between the road and the new housing developments north and east of the Bowls Club. My property is subject to regular and persistent flooding, which Council has been unable to contain or manage to date. As this has been a long standing problem I am concerned about the ability of Council to manage a similar situation likely to develop for present houses along East Shelly Road. Can we look forward to an immediate and substantial increase in rates while the Council puts new infrastructure in place if the subdivision is approved?
2. Shelly Beach remains a pleasant and popular walking and swimming spot. I worry that more rapid runoff from a new development will result in eroded channels in the beach and degradation of water quality, caused by sediment and rubbish carried in stormwater running off extra roofs, roads and driveways.
3. Near my house there seems to be an ongoing problem with the sewerage system with TasWater vehicles in frequent attendance. I wonder whether our present sewerage system can cope with an increase in demand. Given the obvious difficulties with pumping sewage near my house, can the present reticulation system cope with an additional 90 dwellings? I am concerned that the new development will result in the present apparently inadequate or unreliable system in Shelly Beach will fall further into disrepair.
4. What about the smell? With numbers of residents peaking to more than double the average in summer, will the treatment plant be able to operate without producing an invasive odour throughout the Shelly Beach area?

Yours faithfully



Margaret Darling

Rep 19

General Manager
Glamorgan Spring Bay Council

22 Ryans Road
Spring Beach
10/05/2023

Dear Sir,
Please find attached a submission questioning the proposal to rezone 155
Rheban Road and the associated subdivision development application.

I can be contacted by return email or telephone on 0409342749 if any further
information is required.

Regards
Steve Wilson

A handwritten signature in black ink, appearing to be 'Steve Wilson', written in a cursive style.

SUBMISSION OPPOSING PROPOSED REZONING AND SUBDIVISION AT 155 RHEBAN ROAD

Prepared by S.J.Wilson, 22 Ryans Road Spring Beach
maryjeanwilson@bigpond.com
08/05/2023

Introduction

This appeal relates to a proposal to rezone land at 155 Rheban Road from 'Future Urban' to 'General Residential' and for Council to approve a new 90 lot subdivision on the rezoned site. Several aspects of the application and supporting documents raise significant concerns about the suitability of the site for the proposed development and the justification for rezoning at the present time. The present submission is confined to the appellants areas of expertise with only brief additional comment to alert Council to the potential legal implications of approval. Absence of comment on other consultants reports should not be taken as approval of their methodology, or agreement with the conclusions put forward.

Two of the consultants' analyses offer only guarded support for the proposed subdivision, with caveats relating to climate change in one case and demographic issues in the other. It is of particular concern that caveats in the appended reports have been largely ignored in the proposal put to Council.

A full examination of legal issues relating to planning rules and processes are outside the scope of this submission. The prospect of litigation relating to approved development on what is clearly identified in the application as a flood prone site is, however, noted where appropriate.

Basis for appeal

1 Flood inundation consultants report.

The analyses by both Flussig and Aldanmark clearly show the site to be flood prone.

The Flussig report notes, in their introduction, that their modelling is limited by a lack of reliable data on likely rainfall events and storm surges into a future subject to climate change. They refer to the Climate Futures Tasmania study, as the most recent and complete source of data, as a basis for estimating future rainfall events. That study, completed in 2010 and based on modelling done in 2008/9 used computer models available at the time. These are now known to have been conservative, underestimating or omitting details like rainfall intensity and frequency of storm events. Such detail is essential for evaluating risk of flooding on what is known locally, and confirmed by the consultants, as a flood prone site. Critically for Council, the consultants down-play, or dismiss, the risk of future flooding, ignoring their own warning that their modelling is based on inadequate data.

The engineering notes (Aldanmark) also raise a concern about flooding, noting a need for a "hydraulic study to determine flood potential for the subject lands—".

The significant risk of flooding for this development raises questions about the insurability of new dwellings into the medium to longer term. It is notable that recent flood events in NSW and Queensland all suggest that planning for housing development has underestimated the effects of climate change on rainfall intensity, runoff and flooding.

There is another issue with the Flood Inundation report. It is noted that the scope of the study was specified by the developer and effects on coastal erosion are not explored. With outfalls onto an open beach the effect of a 25% (their estimate) increase in peak flow onto Shelley Beach and the impact of sediment on the inshore environment should be considered. The main body of the proposal notes the issue but dismisses its significance with no reference to the flooding study or engineers report.

2 Residential capacity and demand analysis

There is no conclusive evidence to show that population has increased above the STRULS growth strategy forecast for the Orford area. The population analysis also takes no account of other approved or flagged developments in the region. Consequently the application provides no real argument for rezoning the land at 155 Rheban Road. In fact the SGS report notes (Page 20) “these rezonings *may* not need to occur for a number of years”, and “there is *possibly* an insufficient supply of land in Orford”. This conclusion aligns with the Triabunna/Orford structure plan: “Rezoning *may* not need to be done for several years”.

The graph used to estimate population in the SGS study (Fig 2 in their report) has critical deficiencies. In particular, they have chosen to include an estimated population for 2017-2019 to justify rejecting the STRULS projection, in favour of a much steeper projected rise from their last real data point (2016). The source of the extra data, the reason it was selected and the statistical analyses behind the projected increase in population in the years from 2017 onwards are all a mystery. Clarification is needed.

With the trend shown for number of dwellings in Fig 4 there are similar problems. It is apparently based on real data from 2010 to 2016, but the scale used in the graph masks year by year variability. The latter is essential to estimate the trend within the period to 2016, and extrapolation beyond is not justified on either statistical or practical grounds.

To interpret these data and projections, context is important. Prior to 2017 bank interest rates were low, and expected to stay low and building costs were relatively stable. Since 2021 however, there has been a sharp and ongoing rise in building costs with material supply chain issues, labour shortages and interest rates continue to rise.

The SGS consultants report on residential capacity and demand offers only qualified support for the subdivision proposal. Further, their methodology relating to projected population and number of dwellings should be questioned. The tentative conclusions and the change in economic conditions over the years since real data was analysed do not justify an argument that 90 new building blocks should be released.

3 Sewage Odour assessment

Although not mentioned in the proposal put to Council, the appendix written by TasWater, shows there will be odour impacts on current residents of East Shelly Beach. TasWater

plans include a new 40 cubic meter emergency storage tank for raw sewage at the East Shelly Beach Sewage Pumping Station. There has been no analysis of odour intensity or distribution from this new facility, which is a part of the proposed development.

The analysis of odour impact from the present sewage treatment plant needs some clarification. A common transient atmospheric condition, usually occurring in the evening or early morning and lasting from a few minutes to several hours, can have a marked influence on pollutant/odour distribution. If this condition, has not been included in the model its omission would seriously affect the conclusions. Odour impacts may thus be seriously under-estimated.

Conclusions and recommendation

1. Two of the consultants' analyses offer only guarded support for the proposed subdivision, with caveats relating to demographic issues in one case and climate change in the other. These details are not included in the body of the proposal, but are clearly noted in the appendices and therefore available to Council. In both cases, these reservations suggest a cautious approach be taken by Council.
2. Given the extent of flooding in Orford and around the subject area in 2022/3, and stated exclusions in the consultants reports, it is recommended that council obtain independent opinion on the medium term insurability of new dwellings in the proposed subdivision.
3. The application presents no evidence to show that population and demand for housing has increased since 2017. If a new analysis of more recent data claims to support the proposal, a proper statistical analysis is needed to quantify the confidence (or otherwise) planning authorities should have in any projections presented.
4. Present residents of East Shelly Road have not been made aware of changes to the sewage pumping station, which may cause increased odour in their street.
5. Aspects of the modelling around the Orford sewage treatment plant odour assessment report need clarification and confirmation that the conclusions accurately reflect the model output and any limitations.
6. Given recent discussion about the legal position of local Councils after flood events interstate, it would seem prudent for Council to fully examine its legal liability.

Technical notes.

Author of this submission was a University of Tasmania Academic (now retired) with research and teaching responsibilities relevant to this submission. The following notes summarise technical difficulties with aspects of the Development Application and its supporting (Consultants) documentation.

1. *A member of the scientific oversight committee for the Climate Futures Tasmania project and report.* At the time it was recognised that there were several unavoidable limitations on the study. Those relevant to the present proposal were: (a) The capacity to estimate rainfall intensity in high rainfall events. (b) The capacity to estimate the frequency of extreme events. (c) The current emissions trajectory exceeds that used in the model so that there is an underestimate of expected effects on all aspects of climate. The consultants report notes a general limitation but does not specify their critical importance in estimating long term flood risk and its consequences for Council.

2. *Lecturer in statistics - data analyses and interpretation.* Much of the residential capacity and demand analysis is based on too few data points to draw 'safe' conclusions. Generally, graphs should clearly show the real data points used in any statistical analysis. Fitted lines (or curves) should indicate (ie quantify) the strength of the relationship they represent and, as a general rule, should not be extrapolated outside the range of real data. The extended lines in both the population and number of dwelling graphs are, at best, speculative and should not be read as firm estimates of future trends.
3. *Published research on aspects of air movement under inversion conditions* - The study uses wind modelling to estimate plume distribution and direction, concluding that there is no risk of pollutant (odour) impact on the proposed development. The modelling detail given is not sufficient to justify such a strong conclusion. There is a transition period between an inversion profile and a normal daytime lapse profile when wind flow and vertical mixing are not consistent with either. This condition is transient and could last from a few minutes to a few hours, when pollutants are trapped under an inversion cap and move with a katabatic flow. It is not clear whether this scenario is included in the model output.

S. J. Wilson

Rep 20

**Attention: General Manager
Glamorgan Spring Bay Council
May 11th 2023**

**Submission re proposed 90 Lot Subdivision and Scheme Amendment
155 Rheban Road Orford 7190**

I am writing this submission to voice my strong objections to the proposed 90 lot subdivision and planning scheme amendment at 155 Rheban Road, Orford.

To put this in context, I have been an Orford person since the early 1970's and have seen many changes which I have accepted as part of a growing area. However, this development is one I cannot let go without objection.

The reason we all love the Orford area is because of its natural beauty and liveability. All too often I have seen environments negatively impacted from being 'loved' by humans without adequate planning or an eye on sustainability.

Orford is **not** a suburb of Hobart and should not be treated as such. Developments in this area, need to be carefully planned to blend with the ambience of the surrounds, well researched and considered, so that we build community rather than putting things in place and then trying to fix the negative impacts later. We have all witnessed, experienced and lived with this in other developments in the area.

William Blake, an English poet said it best, 'hindsight is a wonderful thing, but foresight is better, especially when it comes to saving life or some pain'. I believe that this development will negatively impact on our area and lives at many levels.

My concerns are based around the following issues

- **The nature of the development.**

In the report developed by Neil Shephard and Associates, March 2023 to request an amendment to the Tasmanian Planning Scheme for this development to proceed, it is stated that this development is 'consistent with the density, character and amenity of existing adjoining development and that prevailing in the area' (page 21).

I contest this statement, as this is would be the largest, most dense housing proposal in the surrounding area. The land to the east of the site is open pasture and the developed houses to the north/west are all larger blocks in keeping with the ambience of the Orford area.

This report goes on to state that the aspirational ratio for General Residential is 15 dwellings per hectare. It notes that 28 blocks will be 650m², 59 between 650m² and 975m² (2 dwellings per lot), 3 lots above 975m² (3 dwellings per lot). The maximum number of potential dwellings in this development, therefore, is reported as 156 or 20.69 dwellings per hectare when the recommended is 15 dwellings per hectare.

The Shephard report states that

"It is unlikely that the subdivision will ultimately yield either the minimum or maximum number of dwellings, but rather something in between as some lots will be developed for large single dwellings and others for multiple dwellings. It is therefore quite likely that the ultimate net density for the subject site under the General Residential zone will be in the vicinity of the aspirational 15 dwellings/ha". (Page 36 Neil Shephard and Associates)

Are we prepared to risk this development on a 'quite likely???

I disagree that there is a high demand for residential lots in our area as 67.2% of our houses are unoccupied as reported on the 2021 Census compared with 14% in the remainder of Tasmania. If anything is 'quite likely', I believe that this development will only enhance the number of seasonally occupied spaces in our area with the resultant drawing on resources and infrastructure.

Impact on Infrastructure

The Neil Shephard and Associates report states that

"There are no infrastructure or environmental constraints that limit the density, location or form of development of the subject site" (page 20)

Water

The town water supply has been under considerable pressure during peak holiday times in the past. It is also my experience that those residents at the 'end of the line' in Manning Drive experience greatly reduced water pressure at those times of high demand. Has the impact on existing residences and ongoing community needs been factored in?

Sewage

Orford Sewage treatment lagoons are over the road from the proposed development. Whilst the report prepared by SEAM Environmental 2022, believes that a line of trees will ease the odour situation, my concern is about the overflow during high periods of rain. This has already led to contamination warning signs being displayed along Rheban Road at the development site and also on the beach at East Shelly.

My other concern is whether the current sewerage system can cope with this increase. It already becomes overloaded and overwhelmed during peak times.

Roads

If there is to be a line of trees along the boundary of the development's road frontage to reduce any odour from the sewage works, who ensures that this does not impact on the line of sight for traffic entering and exiting the area as well as those travelling along Rheban Road?

The 2021 Census results state that the average number of cars per dwelling in the Orford area is 2. That means that we will have at least 180 cars accessing this site at some point. It is my experience living in a street with only 8 permanent residents and 24 weekend/holiday residences, that there is a markedly high increase in the volume of traffic at holiday times.

Two blocks adjacent to my property are half the size of the surrounding blocks, approx. 525m². Parking becomes an issue, as they cannot house multiple cars, boat and trailer on these sized blocks. These are then parked on the street. I am not complaining about these neighbours, but I can see on a 90-block development predominantly of small blocks or multiple dwellings, that this will become a real issue for safety, wellbeing, access, aesthetics and general liveability.

Stormwater

Obviously, I am not an engineer, but I have major concerns because this site is a natural water course and in flood times, acts as a passageway for water coming from the Thumbs and surrounding hills. I have seen first-hand, the houses and the road along East Shelly under threat and underwater in very recent times.

I cannot understand how the additional runoff from the sealing of the roads, walkways, roofs etc within this development is not going to exacerbate this whole problem.

Flussig Engineers discuss stormwater infrastructure in their 2022 Flood Inundation report and state that

‘it is deemed that the post development model does increase the accumulation net discharge inside the existing watercourse’ page 11.

It appears that the developer is committed to the traditional approach of wastewater management and that is getting it piped and delivered off site as soon as possible.

Surely in this day and age, we have other ways to minimise the issue and not just create more of a problem elsewhere. East Shelly beach is already marked as high risk as a Coastal Erosion Hazard area. I am seriously concerned about the high volume of water that will be channelled through this area and the resultant foreshore erosion.

On a personal note, as a regular ocean swimmer, I have never seen the East Shelly, Jetty Road beach areas as clogged with dirty water as I have over the past two years.

Obviously at times of high rain the sea water is impacted however, this usually clears quickly. Lately this has not been the case. These areas have remained cloudy and clogged with weed for many months. I am concerned that with increased ‘net discharge’ this problem will only be exacerbated. Once again, the very things that we love and enjoy in our area – safe, sheltered and family friendly beaches are at risk. Too late to undo this damage once the ‘horse has bolted’.

- **Health and wellbeing**

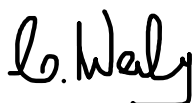
This is taken directly from the Neil Shephard and Associates report page 31.

<i>To promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and</i>	The proposed amendment will not raise any issues in respect of this objective. The rezoning will provide for a residential subdivision that will allow a well-planned, pleasant, efficient and safe environment for living and recreation.
--	--

I feel very angry that developers can ride so roughshod over the lives of others as they have in this sweeping statement. I am seriously concerned about the health and wellbeing of all our residents given my concerns as outlined above.

However, in very real and practical terms this area is struggling to meet the physical and mental health needs of its community at the moment. It is difficult for residents to be able to gain a GP appointment in a timely manner. Our ambulance service is **volunteer** and already stretched. This situation is not helped by adding such a large development to the mix.

In summary, I believe that this development is not consistent with the objective of the Land Use Planning and Approvals Act 1993 and Resource Management Planning system. I strongly urge you to **not** approve this 90 Lot Subdivision and Scheme Amendment.



Cheryl Weily
1 French Street Orford.

Rep 21

7/5/23

Greg Ingham
General Manager
Glamorgan Spring Bay Council
Via email: planning@fraycinet.tas.gov.au

Dear Mr Ingham,

Representation SA2022/046 – 155 Rheban Road, Orford

I wish to express my concern over the proposed rezoning and subdivision at 155 Rheban Rd, Orford.

This proposal is ill conceived, and if approved has the potential to jeopardise existing infrastructure and negatively impact amenity in the area for existing users.

Reading through the proposal, and placing it in a broader local context, an already stretched water and sewage system will be pushed to a point where service failures will impact existing residences, and those lots elsewhere within Orford which are already approved and ready for development.

Spring Bay Seafoods was driven from the area due to continued sewage spills rendering marine aquaculture of bivalves in the area untenable. Recent lagoon overtopping events have spilt sewage into waterways and ultimately Prosser Bay, and are a risk to public health. Adding additional loads to this system, especially under a climate change scenario where rainfall is likely to come in more intense bursts, will cause significant problems.

Taswater documentation and strategy (attached) indicates existing non-compliances, overtopping, and only a long term strategy to address potable water requirements, and sewage management. Nothing in the short term is identified to cope with additional loads. No additional lots should be approved within the Orford serviced area until the required infrastructure is built and able to cope with the increased demand for potable water, and commensurate increase in effluent volumes.

Should another treatment lagoon be added to the treatment plant to deal with increased effluent load, then the odour modelling presented as part of the DA would be irrelevant.

In summary;

- There have been (at least) two recent overflows of effluent Lagoon 4. The effluent goes down the creek that flows through the proposed development site. This creates a public health risk, and additional loads will only multiply this. I attach a photo of the sign on the Creek warning of the public health risk.

- The treatment plant is heavily loaded now and needs expansion (at least an extra lagoon). If TasWater agrees to do this, then many other assumptions in the planning document are violated.
- There is an identified water supply risk, which may be mitigated by additional infrastructure some time in the future, but at this point in time additional demands will exacerbate water restrictions for existing ratepayers.
- The modelled wind file used in the odour study does not match the measured winds at Orford from the BOM 1968-2022 dataset. As a result, the odour contours are incorrect. Further, aggregating the 9am and 3pm data averages wind speeds, therefore under-represents the significant periods of calm wind which are the primary source of concern for odour.
- The flow of the plant used for the odour modelling is incorrect. The SEAM report states the ADWF is 179kl/day, and this is the assumption the modelling is based on. The Taswater data (2022) indicates the ADWF is 281kl/day, and as high as 414 kl/day in some months – over double the assumed flows used in the SEAM report (pp94/286).
- The SEAM assertion that ‘the study did not consider upset conditions because there is little that can go wrong’ (pp96/286) is a significant weak point. Taswaters own reports indicate the variation in effluent between months is significant, and that the overtopping events and non-compliances in effluent quality clearly show upset conditions. As a rule of thumb waste water engineers use a multiplier of 3 for odour from lagoons exhibiting upset conditions. This renders the report findings almost nonsensical.
- Should another lagoon be built to address increased sewage needs, any odour modelling will be obsolete as well as incorrect.
- As the odour prediction is flawed, the best approach would be to adopt the buffer zone prescribed in Table 4-2 of the Tasmanian Planning Scheme.

For the projected 2050 population, the buffer distance is 400 m, which should be applied to the current proposal, and depending on the location of a new effluent lagoon, this may impact all the proposed development site.

I urge the council to assess the actual information, and consider what damage can easily be done if/when effluent starts running through properties, residents build in a strong odour zone and the coastal amenity of the area is significantly impacted. The actual damage, and reputational damage to the region would be massive.

Please reject this proposal on the grounds of common sense.

I am fully aware of my right to make further representation and provision of evidence to a TPC hearing. The professional advice I have taken is that it would be well worth pursuing this avenue to the final conclusion to delay or modify this ill considered proposal until appropriate infrastructure is in place

Kind Regards

A handwritten signature in black ink, appearing to read 'S. Ibbott', is positioned above the printed name.

Sam Ibbott

sam@marinesolutions.net.au

0400697175

Effluent Spillage running through the proposed development site



Modelled Winds used in the Odour assessment.

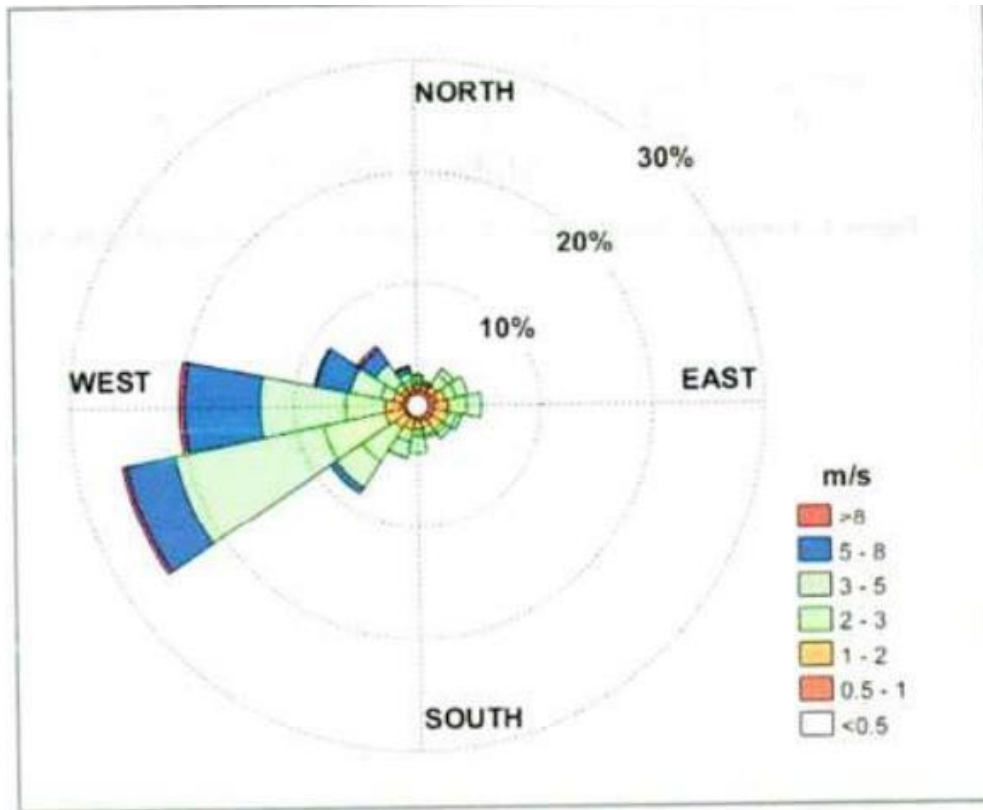


Figure 3. 2013 surface wind roses (m/s) predicted at the STP by TAPM.

Measured Winds at Orford 1968-2022

Rose of Wind direction versus Wind speed in km/h (01 Aug 1968 to 10 Aug 2022)

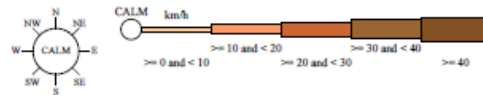
Custom times selected, refer to attached note for details

ORFORD (AUBIN COURT)

Site No: 092027 • Opened Jan 1951 • Still Open • Latitude: -42.5519° • Longitude: 147.8753° • Elevation 14m

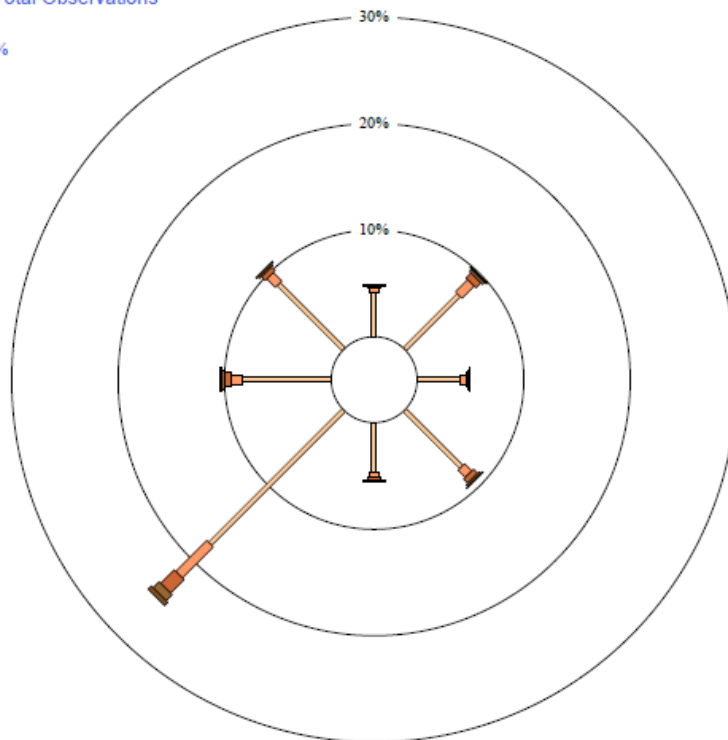
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



9 am
18710 Total Observations

Calm 20%



Rose of Wind direction versus Wind speed in km/h (01 Aug 1968 to 10 Aug 2022)

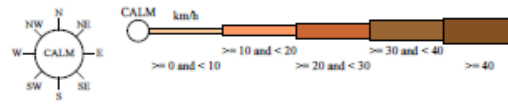
Custom times selected, refer to attached note for details

ORFORD (AUBIN COURT)

Site No: 092027 • Opened Jan 1951 • Still Open • Latitude: -42.5519° • Longitude: 147.8753° • Elevation 14m

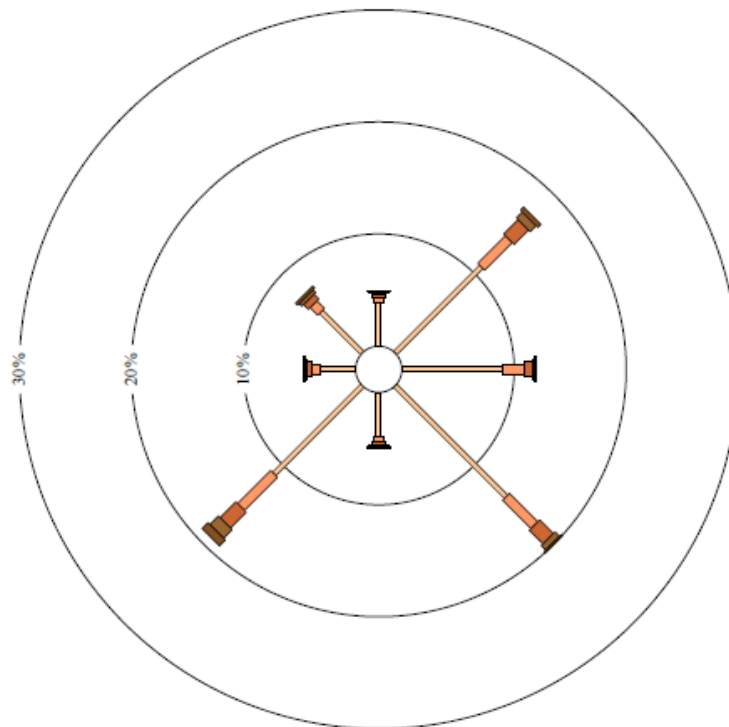
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm
15948 Total Observations

Calm 10%



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Prepared by the Bureau of Meteorology.
Contact us by phone on (03) 9550 4082, by fax on (03) 9550 4515, or by email on climatedata@bom.gov.au
We have taken all due care but cannot provide any warranty nor accept any liability for this information.

TCZANNUAL Page 1

Rep 22

RECEIVED
12 MAY 2023

BY:

General Manager
Glamorgan Spring Bay Council

**Representation in objection to the proposed 90 Lot Subdivision and Scheme Amendment
155 Rheban Road Orford 7190**

As a long-term resident of this area, I feel strongly that the above subdivision and scheme amendment is **not** in the best interests of the community.

Nature of development - My objections are focused on the size of the blocks. This level of housing density does not fit with our area. It feels very much like a suburban development in a rural space. Not only does it not fit with our environment and ambience of the area, it will also place a heavy load on already stretched infrastructure.

Water – Our water supply is okay at the present moment due to the rain we have had. However, it was not that long ago that Council was thinking of alternative dam sites etc as we were in trouble in regard to water supply. The increased demand from this development and the resultant impact on water supply is of grave concern.

Stormwater – this area acts as a natural waterway at times of high rainfall. The management of the stormwater within this subdivision plan raises many questions and even the Council has asked for more information. I note that the Council are requesting a plan that takes into account climate change and ensures that runoff is safely directed downstream. The issue will be that this increased water flow being directed downstream poses a significant soil erosion issue at the foreshore of East Shelly and the beach area. This needs to be addressed and managed before any approvals are obtained, otherwise, we all have to live with the consequences after the event.

Traffic – the increased traffic flow on an already narrow road concerns me.

Once this development and amendment is approved, it is too late to go back. The horse will have bolted and a precedent set that I do not believe will enhance the area that I have lived and worked in for most of my life.

David Scott
Mercury Place
Spring Beach
11/5/2023

David Scott

Rep 23

In regard to the Development Application CT 149641/2 for a 90 lot subdivision for 155 Rheban Road, Orford it is my understanding that the original application was previously rejected by the Tasmanian Planning Commission on the grounds that the number of blocks were too many and the size of the blocks were below the size required.

Many local residents spent much time and effort in opposing the application, and it is very disappointing that an almost identical plan has now been proposed, enabled by the rezoning of the land by the Spring Bay Council. The local residents were not informed of the rezoning in a timely manner and were given no opportunity of disputing the rezoning by submission or application to the council.

In fairness and even handedness, local residents should have been allowed an opportunity to question and oppose the rezoning of the land. Many local residents remain certain that the number of blocks and the size of the blocks are incompatible with the rural nature of the area, and will greatly reduce the amenity of the local area.

Additionally, if the plan is to proceed as it seems that the Spring Bay Council is enabling the application by rezoning the land, there seems to be no provision in the application for the provision of low cost housing for disadvantaged local residents, perhaps a minimum of 25% of the blocks should be set aside for this purpose.

Thank you for your consideration in this matter.

Francis Stevens

Rep 24

To The General Manager

In relation to the above proposed development. We have concerns in regard to this for the following reasons.

In regards to the responses to the Schedule 1 objectives Part 2 (f)

- (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and The proposed amendment will not raise any issues in respect of this objective. The rezoning will provide for a residential subdivision that will allow a well-planned, pleasant, efficient and safe environment for living and recreation.

This proposed development does not meet the objectives for the following reasons.

90 proposed blocks will overload the current amenities

1. access to boat ramps and parking currently is in adequate for the current existing population
2. the majority of families purchasing these blocks will need to drive to the local beaches therefore the parking will be inadequate
3. Currently there is changes occurring to the fishing guidelines this will be impacted further with a percentage of owners of these blocks having boats and fishing
4. There is no additional public open space or recreational area for children play grounds. The current playground area only just meets the existing population
5. Currently there is a lot of foot traffic and bike riding around Orford. With access onto Rheban Road, a footpath and a cycle way needs to be provided for the safety of adults and children. This footpath and cycle way need to be down the side of Rheban Road to the local IGA, Library, Post Office and cafes. Rheban Road is extremely unsafe and poorly constructed for cyclists and pedestrians.

Following considerations need to be addressed

1. The Council needs to consider the increase in heavy vehicle movements during construction of the proposed development .
2. Consideration needs to be given to the fact that the current infrastructure particularly sewage and water falls well short of being adequate at peak times with the current population. These need significant improvements now before this proposal is considered.
3. 90 proposed new dwellings is a very significant proportional increase in the population of our quiet little beachside hamlet. Particularly during the summer peak months. This will put extreme additional pressure on our currently inadequate roads, pathways, beachside parking, boat ramps, sewerage, water and storm water as well as public open spaces and parklands.

Leanne and Shane Clark

Rep 25



12 May 2023

Mr Greg Ingham
General Manager
Glamorgan Spring Bay Council
PO Box 6

Dear Sir

Representation - SA2022/046 - 155 Rheban Road, Orford – 90 Lot Subdivision and Scheme Amendment

All Urban Planning Pty Ltd submits the following representation on behalf of Tim Burbury (61 East Shelley Beach Road) and Bob & Matthew Annells (63 East Shelley Beach Road).

It is submitted that no additional residential zoning should be approved within the Orford area until the existing water and sewer infrastructure is upgraded to cope with the increased demand for potable water, and commensurate increase in effluent volumes.

TasWater documentation and strategy¹ indicates existing non-compliances, overtopping, and only a long term strategy to address potable water requirements, and sewage management.

Projected Growth

Other water and sewerage risks for TW that require attention include insufficient system capacity to cater for projected growth. A potential major development, general residential expansion, and natural infill growth will result in challenges for TW because the systems' current loads are generally at or over the capacity of the assets.

Nothing in the short term has been identified to cope with additional loads.

These matters and the performance of the existing Orford sewage system are discussed in the representation of Sam Ibbott.

Attenuation Code

The Purpose of the Attenuation Code is twofold, to protect the amenity of sensitive uses and to minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions. In this case, it is necessary to ensure that the proposed General Residential zoning and subdivision will not interfere with or constrain the operation of the existing sewage treatment system by introducing new sensitive uses.

The proposal does not comply with the permitted Attenuation distance from the nearby sewerage treatment plant lagoons under Table C9.2 of the planning scheme. The proposed subdivision must therefore demonstrate that it satisfies the performance criteria P1 of Clause C9.6.1 of the

¹ Tas Water, Orford and Triabunna Water and Sewerage Strategy 2015-2050

Attenuation Code. All further proposals for development of the proposed lots would also be subject to discretionary assessment under Clause C9.5.2.

Given the existing sewage system has been identified by TasWater to be at capacity and inadequate to cater for future demand, it cannot be concluded that the proposal for a sensitive residential use subdivision within the attenuation area of the sewage treatment lagoons will not result in the potential for future unacceptable impacts.

It is submitted that a proper assessment under the Attenuation Code should have regard to the capacity of the existing system, its projected demands, any likely upgrades that may be required in order for the utility to function effectively, and the potential harmful emissions. These matters including the performance and future planning for the wastewater lagoons must be comprehensively addressed prior to re zoning the land or subdivision.

Based on the information provided the proposal for a sensitive use subdivision within the attenuation distance cannot be supported.

Objectives of the Act

Release of further lots that would be reliant on water and sewage systems that are already at capacity and that do not adequately assess the future operational requirements or effects from the sewage treatment plant, is not fair and orderly development.

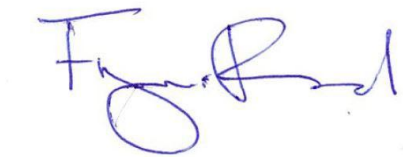
The draft amendment does not further all the objectives set out in Schedule 1 of the Act, with specific reference to Schedule 1, Part 1 (b) & (d), and Schedule 1, Part 2 (a) & (b), as follows:

- With respect to Part 1, the Council and Commission cannot be satisfied that the draft amendment provides for the fair, orderly and sustainable use and development of the subject land given that the current water and sewage loads for Orford are generally at or over the capacity of the assets.
- The draft amendment is not considered fair in terms of its potential impact on the amenity of future residents from overtopping and upset conditions at the existing wastewater treatment lagoons or impacts from an upgraded facility into the future.
- The draft amendment is not considered to be orderly planning, as the existing sewage treatment system is reported to have insufficient capacity to accommodate demand from already approved lots and the proposal may lead to land use conflict between sensitive uses and the wastewater treatment lagoons. It may also compromise the ability to upgrade the sewage treatment system at its existing site in the future.
- The draft amendment does not represent fair and orderly development, as it may not provide healthy living standards for the future residents of the site and Orford more broadly if the above matters are not adequately resolved.

AllUrbanPlanning PTY LTD

Having regard to the above the proposed rezoning and subdivision should be refused.

Yours sincerely,



Frazer Read
Principal
All Urban Planning Pty Ltd

Rep 26



Bayport

Spring Bay (Tasmania) Pty Ltd
ABN: 95 105 085 952
55 Colemans Road
Carrum Downs, VIC 3201

P: (03) 9770 3700
F: (03) 9770 3711

12 May 2023

Planning Department
Glamorgan Spring Bay Council
9 Melbourne Street
TRIABUNNA TAS 7190

Dear Planning Department

**RE: Representation
90 lot subdivision and Scheme Amendment**

This representation is made on behalf of Spring Bay (Tasmania) Pty Ltd.

Having a significant landholding in the Orford Township and in vicinity of the above proposed subdivision, our primary concern is that any Planning Amendment and Subdivision of this scale is adequately considered against the following:

1. Land Supply Demand and Capacity - Availability of already zone residential land within the Orford Township.

Council should ensure they are satisfied that the proposed subdivision is justified and will not cause an over supply of residential land within the Orford Township.

The SGS report has ignored and not accounted for the development of the Louisville Road Specific Area Plan (Spring Bay Land) in it's assessment and this should be corrected as part of the SGS Demand and Capacity Assessment.

As you are aware, our office has been working with Council to activate development of our property and due consideration needs to be given to this.

Bayport Industries Pty Ltd.
ABN 72 005 107 031

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bayportgroup.com.au

Member of CCF, ALDE, and UDIA

Quality Management – ISO 9001
OHS Management – AS/NZS 4801
Environmental Management – ISO 14001



Bayport

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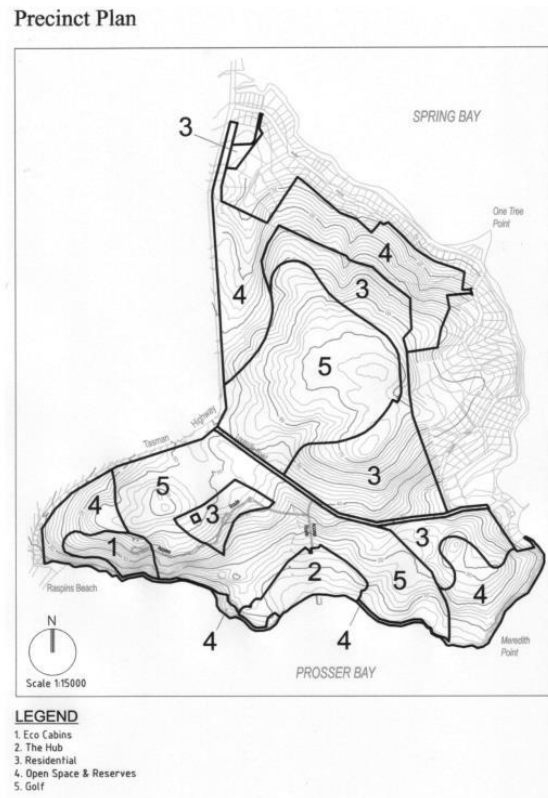


Figure 1 – Louisville Road Specific Area Plan

2. Capacity of existing Infrastructure to Service already zoned residential land

The constraints of both the existing Sewer and Water Network within the Orford Township are well documented. Any new proposed rezoning should first take into account servicing of existing zoned residential land and then any additional pressures and load which are put on the system.

Any additional upgrades (which could be costly) need to be clearly accounted and paid for by the introduction of new zoned residential land, and not those land owners which already hold residential zoned land.

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Conclusion:

Overall we have some concern that there is missing details in the application and the currently proposed subdivision has not accurately conveyed land supply availability within the Orford Township.

We also would like to see and have certainty that this proposed subdivision does not have a negative impact on Sewer and Water serviceability of the Spring Bay project.

Whilst we are supportive of further subdivision of the subject land, the decision should not be made on the basis of a lack of residential land availability. Council and the Tasmanian Planning commission should take the above into consideration when making their decisions.

Should you have any further questions please do not hesitate to contact me.

Yours sincerely,

Daniel Petroni
General Manager - Development

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ABN 72 005 107 031

bayport@bayportgroup.com.au
bayportgroup.com.au

Member of CCF, ALDE, and UDIA

Quality Management – ISO 9001
OHS Management – AS/NZS 4801
Environmental Management – ISO 14001

Rep 27

12 May 2023

RE: Representation to Application No. SA 2022/046

TO: GENERAL MANAGER Glamorgan Spring Bay Council

Please find my representation to Development Application SA 2022/046 as follows.

My Name is Ian Cumming, and I am a resident of 49 East Shelly Beach Road, Orford.

I oppose the rezoning of the land and proposed subdivision at 155 Rheban Road.

This is a short-sighted development application which only seeks to maximise private profits while putting the burden of costs and irreversible problems onto adjacent land owners, beach users, the general community, and the Council.

I raise these serious issues for your consideration:

1. The nature of this high-density development is deeply unpopular within the broad community at large and will subject Council to enormous financial and legal risk.

The development proposal fails to comply with basic stormwater, engineering and environmental standards within the Tasmanian Planning Scheme laws as identified by qualified parties who have also submitted representations.

These issues cannot simply be amended by the developer and should not be accepted by Council on any basis, as in doing so the Council will inherit the legal and financial risk of the developer's shortcomings. The Council is not obliged to approve flawed applications.

It is highly likely that (if approved) litigation will be taken against the Council by many concerned members of the community, and this will incur more unnecessary time and costs for Council.

2. The proposed lot density is too high with some lots as small as 500m². Recent subdivisions in Orford at Alma Road and at Holkham Court have minimum lot sizes of 1,000m².

High density is not in keeping with the existing area at Shelly Beach and lot sizes should be limited to at least rural living per the existing zoning further to the east on Rheban Road to the south of Manning Drive.

3. By precedent, new subdivisions should not have lot sizes smaller than recent lots.

4. Ratepayers will be paying the costs for years while the developer will be long gone.

In summary, approving this development would set a dangerously low standard for the area, reduce the quality of new homes, subject the local foreshore to pollution and erosion, and expose Council to greater financial and legal risks both short-term and long-term.

Thank you for your consideration.

Sincerely,

Ian Cumming
49 East Shelly Beach Road
0409 299 98

GSB-S3.0 Louisville Road Specific Area Plan

GSB-S3.1 Plan Purpose

The purpose of the Louisville Road Specific Area Plan is:

- GSB-S3.1.1 To provide for a sustainable, high quality tourism, recreational and residential estate that is developed in accordance with the relevant Local Area Objectives for each precinct.
- GSB-S3.1.2 To provide for public access to open space areas and to the foreshore, and formed shared trails for public access and recreational use.
- GSB-S3.1.3 To create a major visitor attraction that will encourage visitors to stay longer in the area.
- GSB-S3.1.4 To establish and maintain connections between the site and Orford.
- GSB-S3.1.5 To minimise visual impact and protect the sites rural landscape, vistas from the Tasman Highway, the scenic values of Meredith Point and existing ridgelines.
- GSB-S3.1.6 To provide for the restoration of native vegetation to increase habitat and screen development.
- GSB-S3.1.7 To minimise the environmental footprint of development through energy efficiency, water sensitive urban design and reuse of waste and construction materials.
- GSB-S3.1.8 To protect and enhance natural and cultural values.
- GSB-S3.1.9 To encourage best practice sustainable design for the built environment.

GSB-S3.2 Application of this Plan

- GSB-S3.2.1 The specific area plan applies to the area of land designated as GLA-S3.0 Louisville Road Specific Area Plan on the overlay maps and in Figure GSB-S3.1.
- GSB-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the Rural Zone as specified in the relevant provision.
- GSB-S3.2.3 In the area of land to which this specific are plan applies, the planning authority may require the provision of:
 - (a) a landscape plan as defined below; and
 - (b) a statement from a suitably qualified person that considers the impact of proposed development on coastal landscape values and may include measures to avoid, mitigate or minimise impacts.
- GSB-S3.2.4 Any application for use or development that does not comply with the precinct or area boundaries shall be considered as a discretionary application pursuant to section 57 of the Act and must be consistent with the Purpose of the specific area plan and any applicable Local Area Objectives.

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GSB-S3.3 Local Area Objectives

GSB-S3.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
GSB-S3.3.1.1	Golf Precinct, as shown in Figure GSB-S3.1 and on an overlay map as GSB-S3.3.1.1.	<p>The Local Area Objective for the Golf Precinct is to provide for future development that will:</p> <ul style="list-style-type: none"> (a) consist of an international standard woodland golf course to service the visitor as well as the local community; and (b) achieve the highest standard in environmental design and management in terms of water usage and treatment, tree preservation, management of native flora and fauna and enhancement of existing landscape.
GSB-S3.3.1.2	Open Space and Reserves Precinct, as shown in Figure GSB-S3.1 and on an overlay map as GSB-S3.3.1.2.	<p>The Local Area Objective for the Open Space and Reserves Precinct is to provide for future development that will:</p> <ul style="list-style-type: none"> (a) provide for unimpeded public access through the site; and (b) use local provenance species in landscaping.
GSB-S3.3.1.3	Residential Precinct, as shown in Figure GSB-S3.1 and on an overlay map as GSB-S3.3.1.3.	<p>The Local Area Objective for the Residential Precinct is to provide for future development that will:</p> <ul style="list-style-type: none"> (a) provide a residential coastal community comprised of a variety of dwelling types and sizes designed to respond to the needs and lifestyle of visitors and residents; (b) develop dwellings, roads and infrastructure within a vegetated setting, with retention of bushland and vegetation; (c) include substantial areas of vegetation planting of local provenance with a mixture of permaculture/edible landscape elements; (d) provide pedestrian links to encourage walking and assist with the building of a neighbourhood community;

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		<ul style="list-style-type: none"> (e) maximise energy efficiency in the design and construction of buildings; (f) provide for a retirement village; (g) minimise visual impact upon surrounding locations particularly in terms of impacts upon the skyline or tree canopy when viewed from surrounding land; and (h) provide buildings that complement the surrounding natural environment.
GSB-S3.3.1.4	Hub Precinct, as shown in Figure GSB-S3.1 and further described by Figure GSB-S3.2 and on an overlay map as GSB-S3.3.1.4.	<p>The Local Area Objective of the Hub Precinct is to provide for future development that will:</p> <ul style="list-style-type: none"> (a) create a central place of activity made up of varying density uses clustered around a wood / heathland open space; (b) encourage the development of administration, restaurants, shops, golf club house, tourist retail and community entertainment facilities; (c) provide attractions and amenities such as a health spa, maritime museum, art gallery and other cultural activities with a range of accommodation types including golf edge duplex, single dwellings, grouped courtyard accommodation and park front dwellings above ground level tourist and retail uses; (d) promote pedestrian activity through creating dynamic and accessible people oriented mix-use spaces with awnings, verandas, colonnades, shaded walks and wide landscaped footpaths; (e) include parking areas that are provided mid-block and carefully arranged to maintain a courtyard feel to the surrounding accommodation; and (f) distinguish differing components within the Hub as shown on The Hub Component Layout and including: <ul style="list-style-type: none"> (i) the Entry Way; dwelling; visitor accommodation and retail; (ii) golf Accommodation; dwelling and visitor accommodation;

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		<ul style="list-style-type: none"> (iii) the Arts Precinct; dwelling, retail and workshop (iv) the Golf Club House; (v) accommodation on Common; dwelling and visitor accommodation; (vi) the Jetty; (vii) the Aquatic Club; and (viii) the Maritime Museum.
S3.3.1.5	Eco Cabin Precinct, as shown in Figure GSB-S3.1 and on an overlay map as GSB-S3.3.1.5.	<p>The Local Area Objective of the Eco Cabin Precinct is to provide for future development that will:</p> <ul style="list-style-type: none"> (a) comprise separate title only under the <i>Strata Titles Act 1998</i>; (b) provide for single and double dwelling retreat style accommodation integrated into the natural environment with minimal visual impact on the surrounding area; (c) ensure buildings are designed in accordance with the Australian Council of Building Design Professionals LTD (BPD) Environment Design Guide (d) require car parking within communal landscaped car courts to minimise vegetation disturbance; and (e) ensure all servicing of the eco cabins is via a minimum width pedestrian track linking the dwellings to a minimum width road network.

GSB-S3.4 Definition of Terms

GSB-S3.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Landscape Plan	Means a plan prepared by a suitably qualified and experienced landscape architect, or other person approved by the Council, that may show, as relevant, the overall landscaping theme for development within and across each Precinct which reduces the visual impact of development and is sympathetic to the characteristics of the site and surroundings; or how landscaping of part of the specific area plan is consistent with the overall theme.

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	<p>The plan should show details on:</p> <ul style="list-style-type: none"> (a) site dimensions and existing and proposed surface levels; (b) existing drainage and vegetation; (c) planting concept; (d) paving material and drainage treatments and lighting for vehicle areas and footpaths; (e) location, species (preferably locally indigenous species) and characteristics of proposed plantings and other forms of landscaping; (f) screening of development; (g) how incompatible activities are separated; (h) passive and/or active recreation facilities must be provided for the use of the occupants of the complex; (i) provision of a pedestrian network with associated landscaping to link residential units and facilities; and (j) soil and water management measures.
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GSB-S3.5 Use Table

This clause is in substitution for Rural Zone – clause 20.2 Use Table.

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for a consulting room located within the Hub Precinct.
Community Meeting and Entertainment	If for a civic building located within the Hub Precinct.
Educational and Occasional Care	If for a child care located within the Hub Precinct.
Food Services	If located in the Entry Way or Arts Space areas within the Hub Precinct.
General Retail and Hire	If for a local shop within the Hub Precinct.
Hotel Industry	If located within the Hub Precinct.
Passive Recreation	If for a public park or playground.
Residential	If for a single dwelling located in the Residential Precinct or in the Entry Way or Golf Accommodation areas within the Hub Precinct.

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Use Class	Qualification
Sport and Recreation	If for a golf course located within the Golf Precinct.
Vehicle Parking	If located within the Golf Precinct.
Visitor Accommodation	If located within the Residential Precinct, Hub Precinct or Eco Cabin Precinct.
Discretionary	
Sports and Recreation	If not listed as Permitted.
Residential	If located within the Residential Precinct or Hub Precinct and if not listed as Permitted.
Tourist Operation	If located within the Hub Precinct.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

GSB-S3.6 Use Standards

GSB-S3.6.1 Non-residential use

This clause is in substitution to Rural Zone – clause 20.3.1 Discretionary use.

Objective:	That non-residential uses do not cause an unreasonable loss of residential amenity.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation of a non-residential use, excluding office and administrative tasks, sensitive uses and Visitor Accommodation, must be within: <ul style="list-style-type: none"> (a) 7.00am to 8.00pm Monday to Friday; (b) 8.00am to 6.00pm Saturday; and (c) 9.00am to 5.00pm Sunday and public holidays. 		P1 Hours of operation of a non-residential use, excluding office and administrative tasks, sensitive uses and Visitor Accommodation, must not cause an unreasonable loss of residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions for non-residential use, excluding sensitive uses and Visitor Accommodation, measured at the boundary of the site must not exceed the following: <ul style="list-style-type: none"> (a) 55 d(B(A) (LAeq) between the hours of 8.00am to 6.00pm; 		P2 Noise emissions for non-residential use, excluding sensitive uses and Visitor Accommodation, measured at the boundary of the site must not cause environmental harm.

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<p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00pm to 8.00am; and</p> <p>(c) 65dB(A) (LMax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i>, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	
<p>A3</p> <p>External lighting for non-residential uses, excluding sensitive uses and Visitor Accommodation, must:</p> <p>(a) be turned off between 9.00pm and 6.00am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure it does not cause emission of light into adjoining private land.</p>	<p>P3</p> <p>External lighting for non-residential uses, excluding sensitive uses and Visitor Accommodation, must not cause an unreasonable loss of existing or future residential amenity, having regard to:</p> <p>(a) the level of illumination and duration of lighting; and</p> <p>(b) the distance to habitable rooms in an adjacent dwelling.</p>
<p>A4</p> <p>Commercial vehicle movements, excluding those associated with sensitive uses and Visitor Accommodation, including loading and unloading and garbage removal, to or from a site must be limited to 40 vehicle movements per day and be within the hours of:</p> <p>(a) 7.00am to 8.00pm Monday to Friday;</p> <p>(b) 8.00am to 6.00pm Saturday; and</p> <p>(c) 9.00am to 5.00pm on Sunday and public holidays.</p>	<p>P4</p> <p>Commercial vehicle movements, excluding those associated with sensitive uses and Visitor Accommodation, including loading and unloading and garbage removal, must not cause an unreasonable loss of residential amenity, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) the level of traffic on the road; and</p> <p>(f) the potential for conflict with other traffic.</p>

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GSB-S3.7 Development Standards for Buildings and Works**GSB-S3.7.1 Building height**

This clause is a substitution to Rural Zone – clause 20.4.1 Building height.

Objective:	That building height contributes positively to the landscape, minimises visual impact and does not cause an unreasonable loss of residential amenity of land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 8m.</p> <p>On reclaimed or filled land the existing ground level is taken to be the natural ground level.</p>	<p>P1</p> <p>Building height must:</p> <ul style="list-style-type: none"> (a) be consistent with any Local Area Objectives provided for the area; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining properties by: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; and (iii) visual impact when viewed from adjoining properties, due to bulk and height; (c) not unreasonably overshadow adjacent public space; (d) buildings stepping down the slope if appropriate; (e) allow for a transition in height between adjoining buildings, if appropriate; and (f) if for a non-residential use, the height is necessary for that use.

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GSB-S3.7.2 Building setback

This clause is in substitution for Rural Zone – clause 20.4.2 Setbacks.

Objective:	That setback of buildings contributes positively to the streetscape, protects coastal vistas, minimises potential for conflict with uses of the golf course and does not result in unreasonable impact on the residential amenity of adjoining land.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from frontage of: <ul style="list-style-type: none"> (a) not less than 9m to Louisville Road; (b) not less than 5m to any other road. 	P1 Buildings must have a setback from frontage that: <ul style="list-style-type: none"> (a) is consistent with any Local Area Objective provided for the area; (b) is compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; and (c) enhances the characteristics of the site, adjoining properties and the streetscape.
A2 Buildings must have a setback from side and rear boundaries of not less than: <ul style="list-style-type: none"> (a) 1.5m to a side boundary; (b) 3.0m to a rear boundary; (c) 6.0m to a side or rear boundary abutting the Golf Course Precinct; (d) 15m to a side or rear boundary abutting a coastal reserve or which is formed by the high water mark. 	P2 Buildings setback from side and rear boundaries must: <ul style="list-style-type: none"> (a) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining properties, having regard to: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; and (iii) visual impact, when viewed from adjoining properties, through building bulk and massing; (b) be sufficient to provide adequate private open space for the dwelling unit; (c) be sufficient to minimise conflict with the Golf Precinct; and (d) not cause an unreasonable loss of amenity on adjoining properties or adjoining coastal land, having regard to: <ul style="list-style-type: none"> (i) overlooking and loss of privacy to adjoining residential or coastal land; and

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	(ii) visual impacts when viewed from adjoining coastal land.
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GSB-S3.7.3 Building design

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That the location and appearance of buildings and works minimises adverse impact on the rural landscape.	
Acceptable Solutions		Performance Criteria
A1 Exterior finishes of buildings, if not natural or untreated, must be coloured using colours with a light reflectance value not greater than 40 percent.		P1 Buildings must: <ul style="list-style-type: none"> (a) be consistent with any Local Area Objective provided for the area; and (b) have external finishes that are non-reflective and coloured to blend with the rural landscape.
A2 Building walls parallel to frontage must contain two or more windows and balconies, decks or wall offsets.		P2 Building frontages must: <ul style="list-style-type: none"> (a) be consistent with any Local Area Objective provided for the area; (b) be articulated to avoid large expanses of blank wall. Design features used to achieve this may include articulation, fenestration, use of colours and materials and other devices.
A3 Fill and excavation must: <ul style="list-style-type: none"> (a) be not more than 1m from natural ground level, excluding if required for any building foundations; (b) be limited to the extent required for the construction of buildings or vehicular access. 		P3 Fill and excavation must: <ul style="list-style-type: none"> (a) not unreasonably impact on natural values; (b) not detract from the landscape character of the area; (c) not unreasonably impact upon the privacy of adjoining properties; and (d) not affect land stability on the lot or adjoining properties.
A4 The combined gross floor area of buildings must be not more than: <ul style="list-style-type: none"> (a) 350m², if on a lot less than 800m²; 		P4 The combined gross floor area of buildings must: <ul style="list-style-type: none"> (a) be sufficient for the recreation, service facilities and landscaping needs of the development;

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<p>(b) 400m², if on a lot greater than 800m²; or</p> <p>(c) 150m², if on a lot within the Eco Cabin Precinct.</p>	<p>(b) be compatible with the scale of buildings on the site and nearby properties;</p> <p>(c) not cause an unreasonable impact on the landscape;</p> <p>(d) not cause an unreasonable impact on the natural environment; and</p> <p>(e) be not greater than 150m² if located within the Eco Cabin Precinct.</p>
<p>A5</p> <p>Residential buildings must be provided with private open space that:</p> <p>(a) is not less than 50m²;</p> <p>(b) has a horizontal dimension of not less than 5m;</p> <p>(c) is not located between the dwelling and the frontage; and</p> <p>(d) is directly accessible from, and adjacent to, a habitable room (other than a bedroom).</p>	<p>P5</p> <p>Residential use must have:</p> <p>(a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate:</p> <p>(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and</p> <p>(ii) operational needs, such as clothes drying and storage; and</p> <p>(b) reasonable space for the planting of gardens and landscaping.</p>
<p>A6</p> <p>Dwellings without direct access to ground level must have a balcony or deck with a minimum area of 10m² and a minimum horizontal dimension of 2m.</p>	<p>P6</p> <p>Dwellings without direct access to ground level must have a balcony or deck with a minimum area of 5m² and a minimum horizontal dimension of 1m.</p>

GSB-S3.7.4 Landscaping

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That safe and attractive landscaping treatment enhances the appearance of the site, minimises visual impact of development and enhances natural values.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>All development must be accompanied by a landscape plan.</p>	<p>P1</p> <p>No Performance Criterion.</p>

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GSB-S3.7.5 Energy and water efficiency

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That buildings minimise energy and water use.
Acceptable Solutions	Performance Criteria
A1 Residential buildings must have at least one living room window facing within the range of 30 degree east of north and 30 degree west of north.	P1 Buildings must: <ul style="list-style-type: none"> (a) minimise energy use through internal layout, positioning and shading of windows, and use of building materials; and (b) provide for a reasonable level of solar access to living areas.
A2 Buildings must source not less than 15% of all projected energy use from renewable sources such as photovoltaic cells, wind turbines or other means incorporated into the building or obtained from shared infrastructure located within the Specific Area Plan.	P2 No Performance Criterion.
A3 Stormwater drainage from development must: <ul style="list-style-type: none"> (a) be reused on the golf course and returned to natural watercourses entering the Prosser River or Spring Bay; (b) exit the land subject to the Specific Area Plan at an equivalent concentration, condition, volume and velocity as would have occurred in the absence of any development, assuming a continuous cover of natural vegetation as would have occurred prior to the clearing of land for agricultural use. 	P3 No Performance Criterion.

GSB-S3.7.6 Outbuildings

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That the size and number of outbuildings does not detract from the amenity of the area and does not visually dominate an associated dwelling.
Acceptable Solutions	Performance Criteria
A1	P1

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<p>Outbuildings, that are freestanding, must:</p> <ul style="list-style-type: none"> (a) have a combined gross floor area not more than 100m²; (b) have a wall height not more than 3.5m and a building height not more than 4.5m; (c) have setback from frontage not less than 1m more than that of the dominant wall of an existing or proposed dwelling on the site. 	<p>Outbuildings, that are freestanding, must be designed and located to:</p> <ul style="list-style-type: none"> (a) be less visually prominent than the existing or proposed dwelling on the site; (b) be consistent with the scale of outbuildings on the site or in close visual proximity; (c) be consistent with any Local Area Objectives provided for the area.
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GSB-S3.8 Development Standards for Subdivision

GSB-S3.8.1 Lot design

This clause is in substitution for Rural Zone – clause 20.5.1 Lot design.

Objective:	To provide for new lots that have appropriate areas and dimensions to accommodate development consistent with the Purpose and Local Area Objectives for this Specific Area Plan.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot must have an area not less than:</p> <ul style="list-style-type: none"> (a) 450m², if in the Residential Precinct; (b) 250m², if in the Hub Precinct; and (c) 100ha, if in the Golf Precinct or Eco Cabin Precinct or Open Space and Reserves Precinct except for a lot for the purposes of creating precinct boundaries. 	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>Each lot, except if for public open space, a riparian or littoral reserve or utilities, and except if an internal lot, must have a frontage of not less than:</p> <ul style="list-style-type: none"> (a) 12m, if located in the Residential Precinct; or (b) 3.6m, if located in any precinct other than the Residential Precinct. 	<p>P2</p> <p>The frontage of each lot must:</p> <ul style="list-style-type: none"> (a) provide opportunity for practical and safe vehicular access; (b) provide opportunity for passive surveillance between residential development on the lot and the road; and (c) be not less than 6m.
<p>A3</p> <p>No lot is an internal lot.</p>	<p>P3</p> <p>Each internal lot, or an internal lot proposed in a plan of subdivision, must:</p>

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	<ul style="list-style-type: none"> (a) demonstrate the presence of site constraints that make an internal lot configuration the only reasonable option to efficiently utilise the land; (b) demonstrate that it is not reasonably possible to provide a new road to create a standard frontage; (c) be the only reasonable way to subdivide the rear of an existing lot; (d) not cause an unreasonable loss of amenity to neighbouring land as a result of subsequent use and development; (e) have access to a road via an access strip, which is part of the lot, or a right-of-way, with a width access of not less than 4m; (f) provide passing bays as appropriate distances along the access strip to service the likely future use of the lot; (g) have the access strip adjacent to or combined with not more than three other internal lot access strips and it is not appropriate to provide access via a public road; (h) have a sealed driveway on the access strip prior to the sealing of the final plan of subdivision; and (i) address and provide for passive surveillance of public open space and public rights of way if it fronts such public spaces.
<p>A4</p> <p>Each lot must have a long axis that is within the range of 30 degrees west of north to 30 degrees east of north.</p>	<p>P4</p> <p>Each lot has a long axis oriented to maximise solar access for future development, having regard to:</p> <ul style="list-style-type: none"> (a) the proportion of lots within the Precinct that have a long axis oriented between 30 degrees west of north and 30 degrees east of north and the extent to which this is maximised; and (b) the characteristics of the site including slope, vegetation and views.

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GSB-S3.8.2 Ways and open space

This clause is in addition to Rural Zone – clause 20.5 Development Standards for Subdivision.

Objective:	That the arrangement of ways and public open space provides for safe, convenient and efficient connections for accessibility, mobility and recreational opportunities consistent with the Purpose and Local Area Objectives for the Specific Area Plan.	
Acceptable Solutions		Performance Criteria
A1	Public shared trails through and between precincts must be provided consistent with the access routes shown on Figure GSB-S3.1 Precinct Plan.	P1 No Performance Criterion.
A2	Public shared trails must be designed and constructed in accordance with <i>AS2156.1 2001 Walking Tracks Part 1: Classification and Signage</i> and <i>AS2156.2 -2001 Walking Tracks Part 2: Infrastructure Design</i> .	P2 No Performance Criterion.
A3	Emergency vehicle access must be provided between Barton Avenue and the Residential Precinct.	P3 No Performance Criterion.
A4	Public shared trails must be provided to connect Raspins Beach with Meredith Point and the Eastcoaster Resort.	P4 No Performance Criterion.

GSB-S3.8.3 Services

This clause is in addition to Rural Zone – clause 20.5 Development Standards for Subdivision.

Objective:	That subdivision of land provides services for the future use and development of the specific area plan.	
Acceptable Solutions		Performance Criteria
A1	Each lot must be connected to a reticulated potable water supply.	P1 No Performance Criterion.
A2		P2 Where a reticulated sewerage system is not available, each lot must be capable of accommodating an on-

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Each lot must be connected to a reticulated sewerage system where available.	site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity.	P3 Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.
A4 Stormwater drainage must: <ul style="list-style-type: none"> (a) be reused on the golf course and returned to natural watercourses entering the Prosser River or Spring Bay; (b) exit the Specific Area Plan area at an equivalent concentration, condition, volume and velocity as would have occurred in the absence of any development assuming a continuous cover of natural vegetation as would have occurred prior to the clearing of land for agricultural use. 	P4 No Performance Criterion.

GSB-S3.8.4 Subdivision landscaping and lighting

This clause is in addition to Rural Zone – clause 20.5 Development Standards Subdivision.

Objective:	That a safe and attractive landscaping treatment enhances the appearance of the site, minimises visual impact of development and enhances natural values, and that night glare associated with landscape lighting is minimised.
Acceptable Solutions	Performance Criteria
A1 Roads, ways and public open space and associated works must be landscaped.	P1 No Performance Criterion.
A2 No Acceptable Solution.	P2 Street lighting, flood lighting and landscape lighting must minimise the impact of 'night light' and must: <ul style="list-style-type: none"> (a) be baffled to prevent upward projection; (b) minimise light spillage; (c) minimise reflections from paved surfaces; and (d) be installed in the ground if possible.

GSB-S3.9 Tables

This clause is not used in this specific area plan.

Precinct Plan

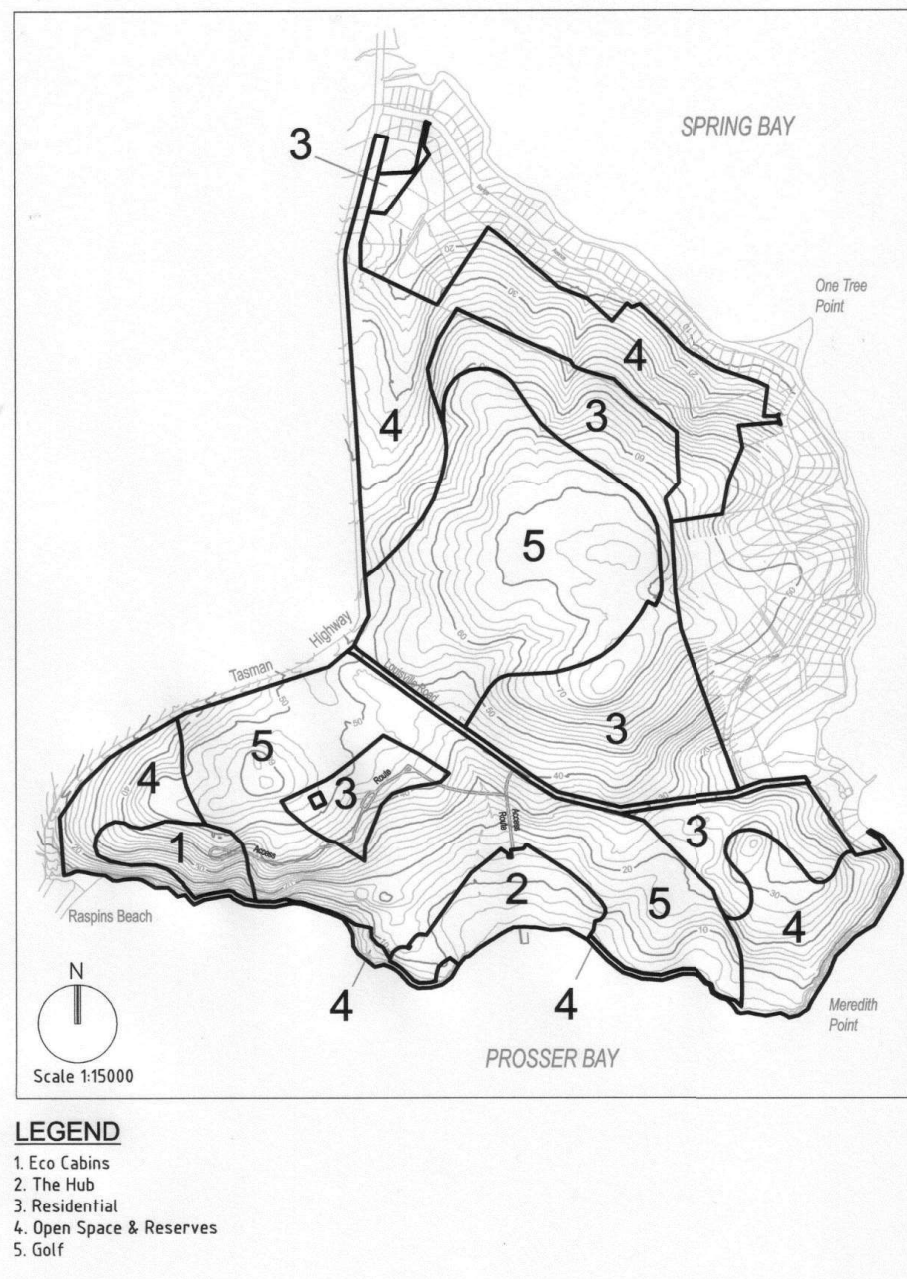
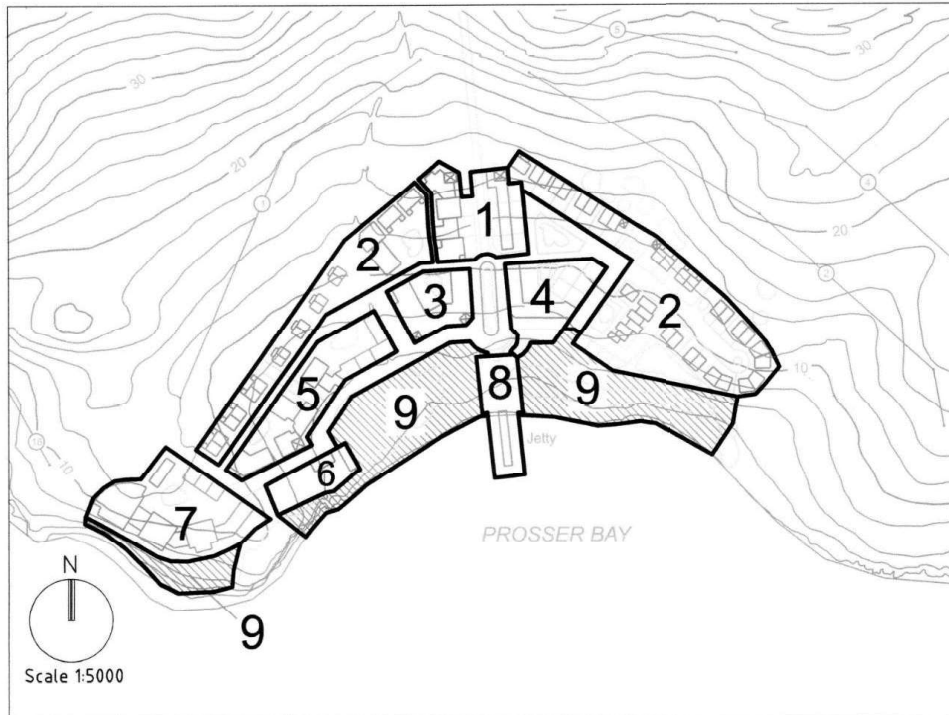


Figure GSB-S3.1 Louisville Road Precinct Plan

Hub Component Layout



LEGEND

1. The Entry Way - Accommodation / Retail
2. Golf Accommodation
3. Arts Precinct
4. Maritime Museum
5. Accommodation on Common
6. Aquatic Club
7. Golf Club House
8. Jetty
9. Hub Open Space

Figure GSB-S3.2 The Hub Component Layout

Part 9 – Schedules**140****Schedule 7.2 Development Plan No. 2: North and South of Louisville Road.****S7.2.1 Land Area**

This Development Plan applies to all land shown hatched on the plans and covers Vol 139972 Fol 1 PID 7637741 Louisville Point, Vol 105304 Fol 1 PID 7189758 and Vol 104181 Fol 2 PID 1431646.

S7.2.2 Application of this Development Plan

Assessment of any application for a permit for use or development must be assessed against the provisions contained within this Development Plan followed by an assessment against the other standards of the scheme. The assessment must include an assessment of the use or development against the intent, desired future character, the development standards and the status of use or development for each of the individual precincts.

Where a conflict with the underlying zoning provisions or other standards exists the provisions of the Development Plan prevail.'

S7.2.3 Intent

The intent of this Development Plan is as follows.

to develop a sustainable and high quality tourism, recreational and residential estate;
to establish a site which provides public access to open space areas and to the foreshore;
to provide recreational activities including formed shared trails for public access;

- a) to create a major visitor attraction that will promote visitors to stay longer and increase expenditure in the local area;
- b) to minimise the visual impact of the development;
- c) to protect and enhance natural and cultural values;
- d) to maximise the use of renewable energy sources and encourage efficient energy management practices;
- e) to ensure that connections between the site and Orford are established and maintained;
- f) to advance implementation of water sensitive urban design, development and management principles;
- g) to encourage innovation and best practice sustainable design for the built environment;
- h) to encourage the use of recycled materials and to reduce waste generation of all future development on the site; and
- i) to protect the rural landscape of the site particularly Meredith Point and the view from the Tasman Highway.

S7.2.4**Generic Development Standards**

The following development standards apply across all precincts of the development.

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Connectivity - A connection for emergency vehicles must be established between Barton Avenue and the residential precinct.

Protection of Aboriginal Cultural Heritage Values - Areas identified as having Aboriginal cultural heritage values must be included within the Open Space and Reserves Precinct and protected from direct disturbances and indirect impacts associated with development or use of the foreshore. Any land rehabilitation, erosion control or stabilisation works in the vicinity of the areas identified with Aboriginal cultural heritage values must only be undertaken after consultation with the Tasmanian Aboriginal Land Council and the Aboriginal Heritage Section of the Department of Tourism, Parks, Heritage and Arts.

Protection of Natural or Cultural Heritage Values - Use or development which may have the potential to impact upon areas identified as having significant natural or cultural heritage values must be required to submit an environmental impact assessment and/or landscape plan outlining how potential impacts are to be mitigated.

Access – Access in the form of public shared trails to individual precincts must be provided across other precincts and shall generally be in accordance with the access routes as shown on the Precinct Plan.

Track design and management should adopt the AS 2156.1-2001 Walking Tracks Part 1: Classification and Signage and AS 2156.2-2001 Walking Tracks Part 2: Infrastructure Design (or as amended over time).

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A right of way for a public access shared trail across the site to connect Raspins Beach with Meredith Point and the Eastcoaster Resort must be provided.

Subdivision - Subdivision within individual precincts must be in accordance with the provisions for each precinct.

Subdivision design for residential lots must include a minimum of 75% of lots, which are orientated to maximise solar access. Lot axes must be within the range of 20 degrees west of north to 30 degrees east of north or 20 degrees north of east to 30 degrees south of east.

Subdivision is a permitted development for the purpose of creating precinct boundaries.

Appearance - All buildings must minimise visual impact and be of a scale and form consistent with the surrounding or nearby buildings.

Water Metering - All buildings and facilities using water will be required to install a water meter.

Building Form - Buildings are to have no more than 10 metres of any frontage to a road that does not contain windows, balconies, decks or wall offsets. Building frontages must step down the slope where required and avoid visual impacts created by cut and fill into the slope for the siting of buildings.

Reflectivity - Highly reflective external surfaces will not be approved. No unpainted galvanised iron or other unpainted metal products are to be used on wall cladding or roofing.

Colours - External finishes shall be natural or untreated. Where colours are used they shall be in muted tones.

Cut and Fill - Buildings should be located and designed to minimise the need for cut and fill on building sites.

Building Height - The maximum height of any building must be no more than 8 metres and must contain no more than 2 storeys above natural ground level, if it can be shown that it is:

- Appropriate with the streetscape design;
- Protects solar access to adjoining dwellings;
- Visual impact can be screened through appropriate plantings and located behind ridgelines;
- Does not adversely impact upon visual amenity when viewed from surrounding locations, or its impact can be screened by vegetation; and
- Does not create a silhouette above the ridgeline.

If these provisions can not be attained the maximum height of a building must be no more than 6 metres and must not contain more than 1 storey above natural ground level.

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Part 9 – Schedules

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The maximum building height of any building may be relaxed to 10 metres at the discretion of Council if it is determined by Council that the building is a key feature or element considered to be essential to the functional requirement of the overall development.

Vegetation - Native provenance species where possible, are to be planted and plantings must be in scale with the buildings and designed to take advantage of the various forms, colours, textures and seasonal flowering of selected plants. In visually sensitive locations planting must be used to protect amenity from surrounding areas. All permit applications must include a landscape plan including a schedule of planting and indicating how their use will mitigate the impact upon the surrounding environment. permaculture/edible landscape elements shall also be permitted. All existing native vegetation must be retained unless removal is granted by a permit or under an approved landscape plan. A permit is not required where vegetation removal is for the purpose of a road, infrastructure provision, fencing, building, bushfire and public safety.

Revegetation of the site must be in accordance with the Revegetation Plan.

Energy Efficiency - All dwellings must address the following:

- (i) windows are located, sized and shaded to facilitate good thermal performance;

- (ii) building internal layouts are designed to minimise energy consumed for heating and cooling;
- (iii) buildings have an area of roof with appropriate orientation and pitch that is suitable for the installation of solar collectors and photovoltaic cells; and
- (iv) a north facing room suitable as a living area is provided.

Energy Creation – At least 15% of all energy used within buildings must be from renewable sources.

All dwellings including residential dwellings must have solar hot water systems installed.

All dwellings must include provision for installation of photovoltaic cells

Marine Farming a marine farming special lease area for the management of sea urchin populations under the Great Oyster Bay and Mercury Passage Marine Farming Development Plan is located adjoining the low water shoreline of Prosser Bay. Use or development in accordance with the Development Plan must have regard to the marine farming special lease and the requirements of the *Marine Farming Planning Act 1995*.

Glamorgan Spring Bay Planning Scheme 1994

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Drainage - Stormwater drainage will be reused on the golf course and returned to natural watercourses entering Prosser or Spring Bay. Any run off must be free of sediments or pollutants and at a similar time of concentration, volume and velocity as would have occurred in the absence of the development and assuming a continuous cover of natural vegetation as would have occurred prior to clearing for agriculture.

Landscaping Lighting - Street lighting, floodlighting and landscape lighting shall minimise the impact of 'night light' through the following criteria:

- Street lights landscape lights and floodlights to be baffled against upward projection;
- Light spillage to be minimised;
- Lighting designed to minimise reflection from hard paved surfaces such as roads, and
- Landscape lighting to be installed in ground, where possible.

Signage - All signs, other than those exempt under Section 5 of the scheme, must be considered in accordance with Section 4.12 and Schedule 1 of the scheme.

Water Management - Water on-site must be managed according to the following criteria:

- Water meters to be installed on all dwellings and infrastructure using water;

- The owners of all buildings must install only low water use devices certified to 5A efficiency in accordance with AS6400:2003 *Water efficient products – Rating and labelling* (or as amended from time to time), and
- No outfalls for waste water to inland or coastal waters must be approved.

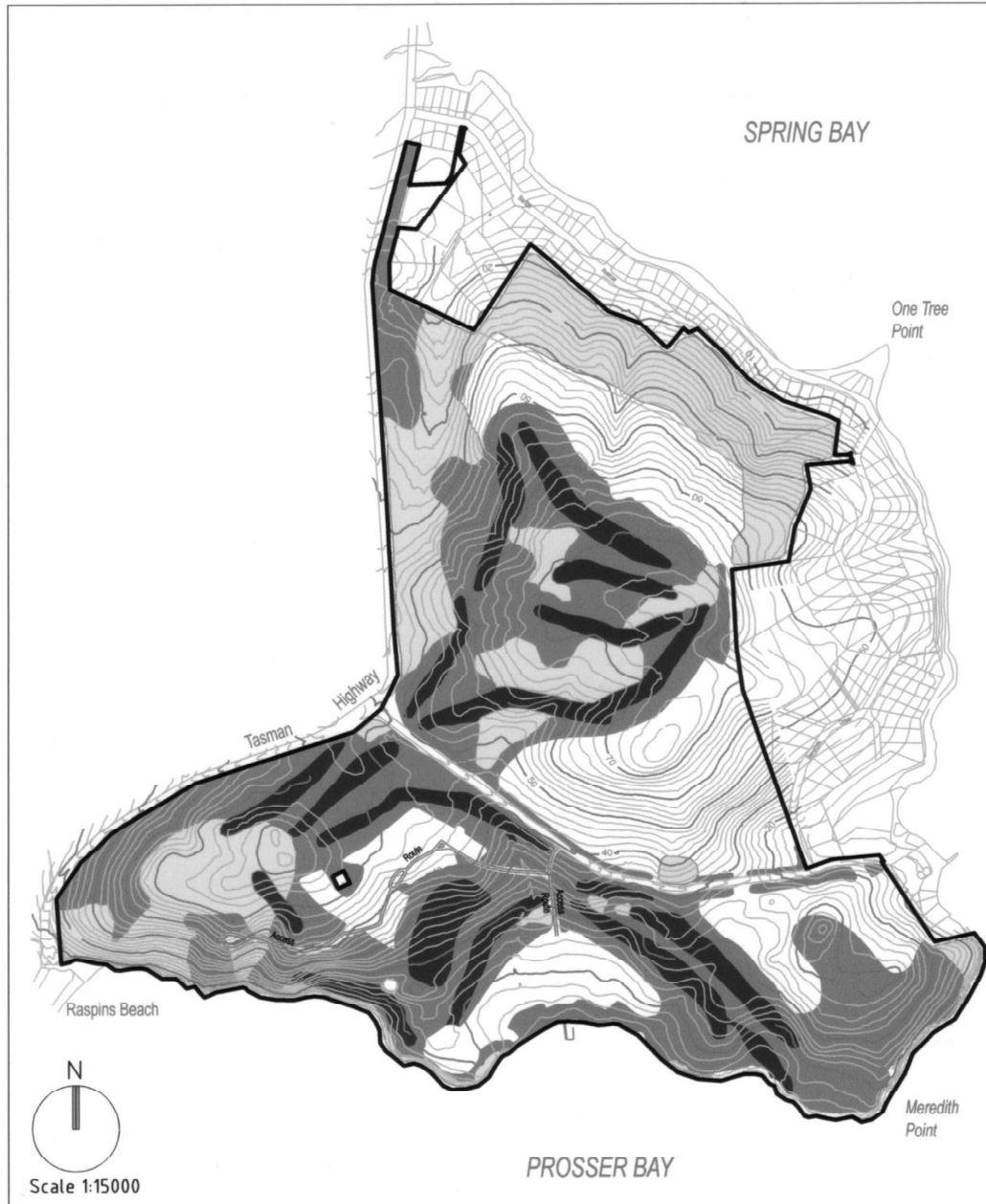
Visual Impact - Re-vegetation of the site to screen and minimise visual impact of the development must be conducted in accordance with the Revegetation Plan.

A visual impact assessment must be prepared prior to a permit being granted if there is potential for the proposed development to cause visual impacts.

Buildings shall not significantly impact upon the appearance, amenity or landscape values of the golf course, foreshore area, the Tasman Highway and more distant locations such as Spring Beach. Development must be screened through the planting of native vegetation or buildings must be located behind existing ridgelines or not protrude above the height of the existing ridgeline.

Glamorgan Spring Bay Planning Scheme 1994

Revegetation Plan



LEGEND

- Areas to be revegetated with plants of local provenance where possible.
- Areas to be interplanted with plants of local provenance.
- Golf - fairways, greens, tees & practice area to be replanted with plants of local provenance where possible.

Glamorgan Spring Bay Planning Scheme 1994

Part 9 – Schedules

S7.2.5 Variations

The Council recognises that certain circumstances may arise where complete compliance with the provisions contained within this Development Plan is either not practicable or not desirable and therefore reserves the right, at its discretion to consider a use or development, which does not comply with the provisions of this Development Plan. An application for use or development must further the Desired Future Character of the Precinct, the Intent contained in S7.2.3 and the Generic Development Standards contained in S7.2.4.

The golf course shall maximise the use of local flora (grasses and trees).

Corridors between existing woodland areas will be established for native fauna and regeneration of native flora shall be evident.

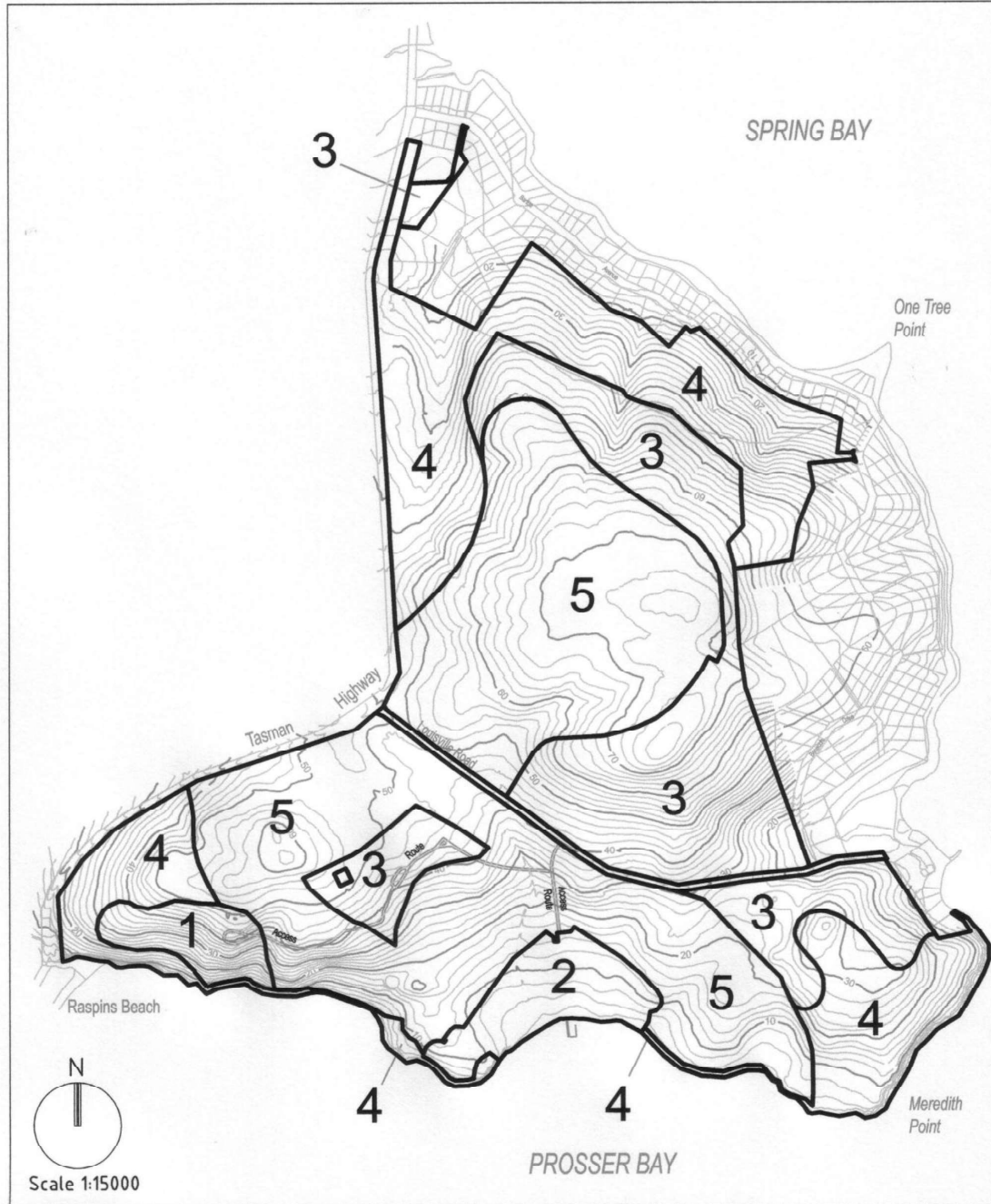
S7.2.6 Precincts

The layout of the precincts shall generally be in accordance with the Precinct Plan.

S7.2.6.1 Golf Precinct

i. Desired Future Character

An international standard woodland golf course to serve the visitor as well as the local community. The golf course will be of the highest standard in environmental design and will be provided with a comprehensive management regime to ensure “best practice” management in terms of water usage and treatment, tree preservation and enhancement of existing landscape.

Part 9 – Schedules**147****Precinct Plan****LEGEND**

- 1. Eco Cabins
- 2. The Hub
- 3. Residential
- 4. Open Space & Reserves
- 5. Golf

Glamorgan Spring Bay Planning Scheme 1994

ii. Development Standards

(a) Subdivision

Subdivision is prohibited.

(b) Appearance

Native provenance tree and shrub species are to be planted where ever possible.

iii. Status of Use or Development

a) Permitted

The following use or development is permitted in the Golf Course Precinct.

Use or development	Qualifications
Active Recreation	Permitted for golf and related recreational activities. Other recreational use or development must be discretionary.
Passive Recreation	
Public Park	
Outbuildings	Permitted only if they are ancillary to the operation of the golf course.

Public Utilities (minor)	Excludes marine structures.
Agriculture	

b) Discretionary

The following use or development is discretionary in the Golf Course Precinct.

Public Utilities (major)

c) Prohibited

The following use or development is prohibited in the Golf Course Precinct.

Use or development not specifically defined as exempt, permitted or discretionary within this precinct.

S7.2.6.2 Open Space & Reserves Precinct

i. Desired Future Character

Land within the precinct will be accessible, open to the public, without gates and will positively encourage public access. Locals, visitors and tourists will be able to visit and make use of the available services, facilities and open space.

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Open space will be vegetated with local provenance species.

ii. Development Standards

Open space and reserves within the site must be retained and managed for public access, use and enjoyment.

In considering use or development Council must take into consideration, the following:

- a) The visual and environmental impacts of any use or development in the precinct from within and outside the precinct.
- b) The values afforded by the open space and the impact upon those values.

a) Subdivision

There will be no further subdivision within the precinct except in accordance with Clause 4.16 and 4.17 or to allow a lot of which the purpose is to give effect to the intended use or development of the land.

iii. Status of Use or Development

a) Permitted

The following use or development is permitted in the Open Space and Reserves Precinct.

Use or development	Qualifications
Passive Recreation	
Public Park	
Public Utilities (minor)	Excludes marine structures.

b) Discretionary

The following use or development is discretionary in the Open Space Precinct.

Use or development	Qualifications
Outbuildings	Only for public purposes or for public safety or amenity.

c) Prohibited

The following use or development is prohibited in the Open Space and Reserves Precinct.

Use or development not specifically defined as exempt, permitted or discretionary within this precinct.

Glamorgan Spring Bay Planning Scheme 1994

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S7.2.6.3 Residential Precinct

i. Desired Future Character

A residential coastal community comprising a variety of dwelling types and sizes designed to respond to the needs and lifestyle of local people, visitors and residents.

Dwellings, roads and infrastructure will be located within a vegetated setting; with existing areas of bushland and vegetation retained. Substantial areas of vegetation will be planted including native provenance and permaculture/edible landscape elements.

Pedestrian links will be formed between various areas to encourage walking and assist with the building of neighbourhood and community.

Subdivision layout and siting of dwellings will maximise solar efficiency and will be constructed and designed to environmental best practice standards in terms of energy consumption and water usage.

A road hierarchy will be established which allows for unsurfaced roads and permeable pavements.

A retirement village may be constructed if a need within the municipality is determined.

Buildings within the precinct will have minimal visual impact upon other precincts and surrounding locations, particularly in terms of impacts upon the skyline or tree canopy when viewed from surrounding streets and properties. Buildings will be constructed of materials, surfaces and colourings, which blend with the surrounding environment.

ii. Development Standards

a) Subdivision

Any proposal will need to show proposed boundaries of individual lots.

Lot area will be between 450m² and 5000m²

Re-subdivision of residential lots must not be approved.

b) Siting

Front Setbacks (to the front wall) must be a minimum of 5.0m to the foremost wall.

Rear Setbacks must be 1.5 metres or half the height of the wall adjacent to the boundary whichever is the greater, unless otherwise approved by Council.

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Side Setbacks must not be less than 1 metre provided the height of wall does not exceed 5 metres;

Road Setbacks Lot boundaries on Louisville Road must be no less than nine metres from the edge of the road reserve to allow for greater landscaping to the road frontage of the development.

Golf Course Setbacks Buildings must be setback 6 metres from the boundary of the Golf Course Precinct.

Off Street Parking/Garages Garages, carports and the like, should be positioned behind the building line unless topographical or other constraints dictate otherwise. As a minimum, garages must be setback at least 1 metres from the building facade, to remove the impact on the streetscape, to increase passive surveillance and to provide opportunities for interaction to improve appearance and security.

Private Open Space/ Solar Access All houses are to have a private courtyard preferably on the north side of the main living area. Where lots on the south side of the street cannot have a private courtyard fronting the street a court shall be provided on the east or west side of the lot, to minimise overshadowing.

Shadow diagrams are to be submitted with all permit application for individual building designs. Shadow diagrams will show any shadows projected to cast over adjoining lots created by the proposed development.

c) **Appearance**

Site Coverage

The proportion of a site covered by buildings shall be appropriate to the efficient use of the site, the comfort of residents and the residential character of the immediate locality. All remaining areas (not covered by buildings) must be landscaped areas.

Site coverage must not exceed:

- 50% of the site area if the site is less than 800m²;
- 400m² of the site area if the site area is greater than 800m²;

except if multiple dwellings are to be erected on site in which case all applications will need to comply with Schedule 5, and the density provisions below.

Glamorgan Spring Bay Planning Scheme 1994

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Site coverage means the total area of the site that is occupied by buildings, measured to their external walls not including driveways, pergolas paved areas and footpaths. Landscaped area means the area of the site not built upon, which is available to be predominantly vegetated.

Density All applications for multiple dwellings will need to comply with Schedule 5. An impact assessment must be undertaken for any application involving more than 3 dwelling units on a lot. The impact assessment must address the potential for avoiding and/or reducing impacts on:

social values and residential amenity;
infrastructure and services; and
visual values of the locality.

The average dwelling density (after subdivision) will be no greater than 1 dwelling/300m² of site area.

Signage One nameplate no greater than 500mm x 500mm directly related to the home business located within the boundary of the lot.

iii. Status of Use or Development

a) Permitted

The following use or development is permitted in the Residential Precinct.

Use or development	Qualifications
Dwelling	
Home Business	
Public Utilities (minor)	
Passive Recreation	
Public Park	
Visitor Accommodation	
Outbuilding	
Subdivision	A maximum of 330 residential lots Minor boundary adjustments and minor subdivisions provided no further lots are created.

b) Discretionary

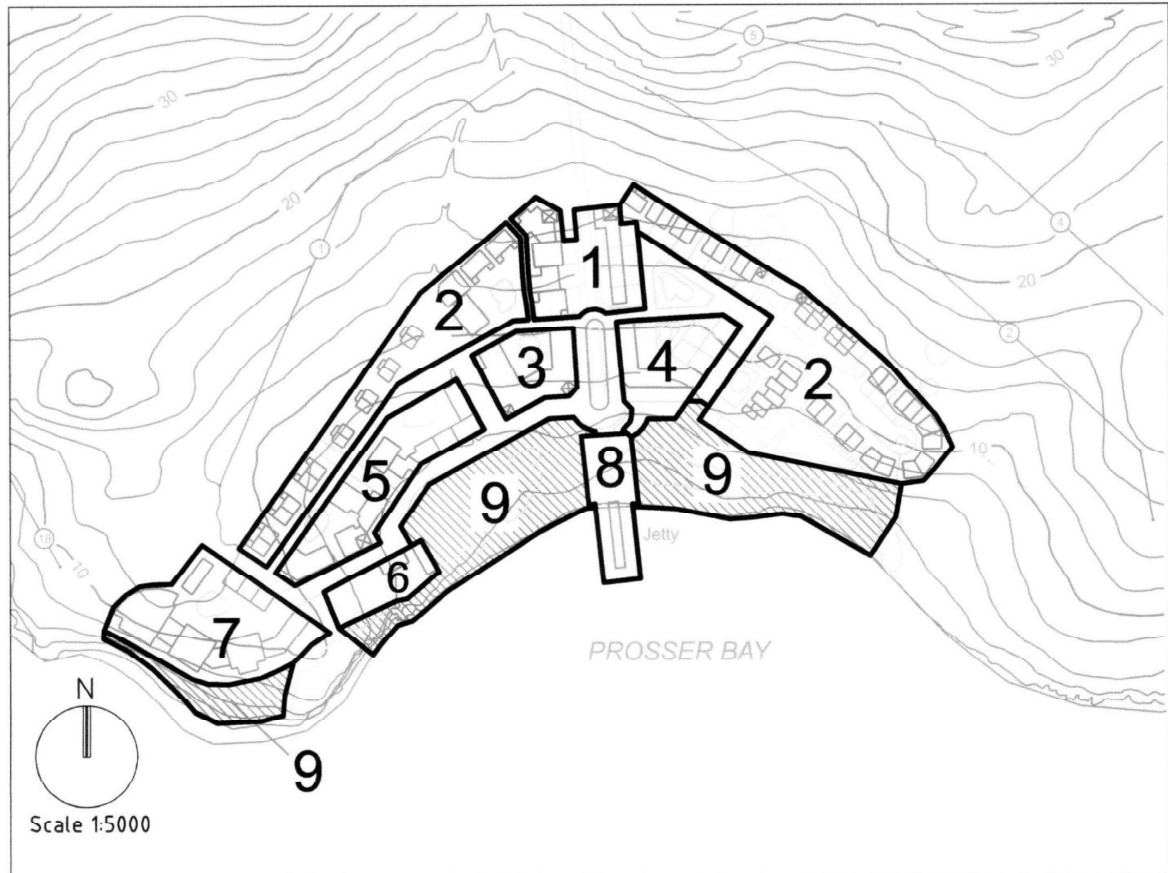
The following use or development is discretionary in the Residential Precinct.

Glamorgan Spring Bay Planning Scheme 1994

Use or development	Qualifications	Telecommunications Infrastructure
Communal dwelling	<p>Includes retirement village, which means the use or development of any land for residential purposes where:</p> <p>(a) the premises are residential premises; and</p> <p>(b) accommodation in the premises is primarily intended for persons who are retired; and</p> <p>(c) the premises consist of:</p> <p>(i) one or more of the following kinds of accommodation:</p> <p>(A) self-care units;</p> <p>(B) serviced units;</p> <p>(C) hostel units; and</p> <p>(ii) communal facilities for use by occupants of the units referred to in subparagraph (i).</p>	<p>c) Prohibited</p> <p>The following use or development is prohibited in the Residential Precinct.</p> <p>Use or development not specifically defined as exempt, permitted or discretionary within this precinct.</p>
Miscellaneous		
Multiple Dwelling Units		
Subdivision	Where the total residential lots on the site exceed 330 lots.	<p>S7.2.6.4 The Hub Precinct</p> <p>i. Desired Future Character</p> <p>A central place of activity made up of varying density uses clustered around a wooded/heath land open space. The Hub comprises check-in administration, restaurants, bars, shopping facilities, golf club house, tourist retail and community entertainment facilities. Some major components include the Maritime Museum, The Arts Precinct, A Health Spa and a range of accommodation including golf edge duplex, single dwellings, grouped courtyard accommodation and park front dwellings above ground level space, accommodating a variety of tourist activities and retail uses.</p>

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<p>The Hub will be a people place amenable to pedestrian activity, providing a dynamic, lively, accessible leisure centre.</p> <p>It will have an intensive mix of uses supported by a highly pedestrian oriented environment with street level retail and entertainment facilities predominating. The emphasis will be upon specialty shops, coffee bars, and residential accommodation; these will combine to generate a character with excitement focused on outdoor activity entertainment, leisure, arts and cultural activities.</p> <p>Retail/entertainment activities will be focused on the main street. The precinct will be predominantly pedestrian with a high level of pedestrian amenity provided by awnings, verandahs, colonnades, shaded walks and wide landscaped footpaths.</p> <p>Parking to the Hub will be provided mid block carefully arranged to maintain a courtyard feel to the surrounding accommodation.</p> <p>Components of the Hub include:</p> <ul style="list-style-type: none">• The Entry Way – dwelling, visitor accommodation and retail• Golf Accommodation – dwelling, visitor accommodation• The Arts Space – dwelling, retail, workshop• The Golf Club House	<ul style="list-style-type: none">• Accommodation on Common – dwelling, visitor accommodation• The Jetty• The Aquatic Club• The Maritime Museum <p>The location of all development within The Hub Precinct shall generally be in accordance with The Hub Component Layout.</p>	
		<p><i>Glamorgan Spring Bay Planning Scheme 1994</i></p>

Hub Component Layout



LEGEND

1. The Entry Way - Accommodation / Retail
2. Golf Accommodation
3. Arts Precinct
4. Maritime Museum
5. Accommodation on Common
6. Aquatic Club
7. Golf Club House
8. Jetty
9. Hub Open Space

Glamorgan Spring Bay Planning Scheme 1994

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ii. Development Standards

a) Subdivision

Subdivision within the zone must only occur as part of an overall use or development of the site. Any proposal will need to show location of all buildings and proposed boundaries.

The minimum lot size within The Hub Precinct is 250m².

b) Siting

The siting of individual components within the Hub shall generally be in accordance with the **Hub Component Layout**.

Setbacks must be a determinant of a site analysis process. The objectives are to satisfy the following:

- (a) Sunlight to habitable rooms shall be maximised; and
- (b) Overshadowing and visual intrusion upon adjacent dwellings and outdoor spaces shall be minimised.

Signage must be considered in accordance with Section 4.12 and Schedule 1.

Parking must be provided centrally and in accordance with Schedule 3, residential parking must be contained in car court areas.

Density of multiple use dwellings must be in accordance with Schedule 5.

c) Appearance

All buildings shall be of a scale and form consistent with the Intent in S7.2.3 and the Desired Future Character of the Hub.

iii. Status of Use or Development

a) Permitted

The following use or development is permitted in the Hub Precinct.

Use or development	Qualifications
Dwelling	In the Entry Way and in the Golf Accommodation only.
Home Business	
Public Utilities (minor)	
Passive Recreation	
Public Park	
Visitor Accommodation	
Childcare Centre	
Civic Building/Centre	

Communal Dwelling	
Consulting Rooms	
Licensed Establishment	
Local Shop	
Telecommunications Infrastructure	
Cultural establishment	

The following use or development is prohibited in the Hub Precinct.

Use or development not specifically defined as exempt, permitted or discretionary within this precinct.

b) Discretionary

The following use or development is discretionary in the Hub Precinct.

Use or development	Qualifications
Active Recreation	
Dwelling	In the Accommodation on Common and the Arts Precinct only.
Miscellaneous	
Multiple Dwelling Units	
Shop	Floor space must not exceed 200m ² .
Tourist Operation	
Subdivision	
Outbuilding	
Aquaculture	

c) Prohibited

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<p>S7.2.6.5 Eco Cabin Precinct</p>	<p>All servicing of the eco cabins must be via minimum width and length pedestrian tracks linking dwellings to a minimum road network.</p>
<p>i. Desired Future Character</p> <p>The Eco Cabin precinct must remain as a discrete unit retained on one title. Strata titling under the <i>Strata Titles Act 1998</i> of individual Eco Cabins must be permitted within the Precinct.</p> <p>The precinct will consist of Eco Cabins - single/double dwelling retreat type accommodation, integrated with the natural environment and located to minimise visual impact on the surrounding area.</p> <p>All dwellings within the Eco Cabin Precinct must be self-contained and be self reliant in terms of water supply and energy where practicable.</p> <p>The dwellings must be designed in accordance with the Australian Council of Building Design Professions LTD (BPD) Environment Design Guide 2002 (or as amended from time to time). The dwellings shall be developed with minimal disturbance to the natural landscape.</p> <p>Guest vehicles will be garaged in communal landscaped car courts to minimise vegetation clearance.</p>	<p>i. Development Standards</p> <p>a) Subdivision</p> <p>Subdivision is prohibited within the zone.</p> <p>b) Siting Individual buildings shall be located to ensure amenity and privacy. Construction of a building and any works proposed for a location underneath the military crest of the hillface must only be permitted if the building can be screened or creates no adverse visual impacts when viewed from the foreshore or from Raspins Beach.</p> <p>Parking guest vehicles must be parked in communal landscaped car courts to minimise vegetation clearance and to ensure privacy. Car parking spaces must be provided at the rate of at least 1.5 parking spaces per cabin.</p> <p>Floor area a maximum floor area of 150m² for each visitor accommodation.</p>

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iii. Status of Use or Development

a) Permitted

The following use or development is permitted in the Eco Cabin Precinct.

Use or development	Qualifications
Public Utilities (minor)	
Passive Recreation	
Visitor Accommodation	A maximum of 60 holiday cabin/visitor accommodation.

b) Discretionary

The following use or development is discretionary in the Eco Cabin Precinct.

No use or development is defined.

c) Prohibited

The following use or development is prohibited in the Eco Cabin Precinct.

Use or development not specifically defined as exempt, permitted or discretionary within this precinct.

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Profit and Loss

Glamorgan Spring Bay Council

For the 2 months ended 31 August 2023

Account	YTD Actual	YTD Budget	Budget Var	Var %	2023/24 Budget	Notes
Trading Income						
Rate Revenue	12,997,392	12,954,680	42,712	0%	12,954,680	
Statutory Charges	141,829	112,166	29,663	26%	691,962	
User Charges	353,256	347,885	5,371	2%	980,956	
Grants	610,852	1,705,688	(1,094,836)	-64%	1,863,715	1
Interest & Investment Revenue	52,671	19,100	33,571	176%	611,200	
Contributions	222,081	30,834	191,247	620%	185,004	2
Other Revenue	673,808	516,506	157,302	30%	1,825,339	3
Total Trading Income	15,051,889	15,686,859	(634,970)	-4%	19,112,856	
Gross Profit	15,051,889	15,686,859	(634,970)	-4%	19,112,856	
Capital Grants						
Grants Commonwealth Capital - Other	171,683	0	171,683	0%	632,443	4
Grants Commonwealth Capital - Roads to Recovery	0	0	0	0%	31,510	
Grants State Capital - Other	49,366	187,500	(138,134)	-74%	757,500	5
Total Capital Grants	221,049	187,500	33,549	18%	1,421,453	
Other Income						
Net Gain (Loss) on Disposal of Assets	42,610	0	42,610	0%	0	
Total Other Income	42,610	0	42,610	0%	0	
Operating Expenses						
Employee Costs	770,237	1,009,986	(239,749)	-24%	5,703,604	6
Materials & Services	1,847,668	1,900,505	(52,837)	-3%	8,038,110	
Depreciation	589,646	576,116	13,530	2%	3,430,537	
Interest	(25,972)	18,602	(44,574)	-240%	189,543	
Other Expenses	25,558	32,214	(6,656)	-21%	219,284	
Total Operating Expenses	3,207,136	3,537,423	(330,287)	-9%	17,581,078	
Net Profit	11,844,752	12,149,436	(304,684)	-3%	1,531,778	
Total Comprehensive Result (incl Capital Income)	12,108,412	12,336,936	(228,524)	-2%	2,953,231	

NOTES OF BUDGET VARIANCES > \$50k and 10%.

1. July budget expected \$1.397m for 100% of Federal Assistance Grant, however was received at end of June. Opportunistic not budgeted Primary Health Tasmania Grant of \$27k expected in June, received in July. Black Summer grant funds \$259k received in 2022/23 for Telstra works, estimate to complete in June didn't occur; to be reforecast in adjusted 2023/24 budget.
2. Public Open space contribution \$141k, Subdivision contribution \$12k and Stormwater contribution \$38k higher than budget.
3. Medical turnover higher than estimate from higher patient throughput.
4. Black Summer grant funds \$172k received in 2022/23 for helipad and road accessibility estimate for works in June didn't occur, to be reforecast in adjusted 2023/24 budget.
5. Emergency management funds for stormwater damage of \$187,500 not yet received. Saltworks grant funds \$172k received in 2022/23 works didn't occur, to be reforecast in adjusted 2023/24 budget.
6. Temporary variance due to end of year fortnightly pay cycle split across end of June and beginning of July and staff vacancies.

Statement of Financial Position

Glamorgan Spring Bay Council

As at 31 August 2023

Account	31 Aug 2023	30 Jun 2023
Assets		
Current Assets		
Cash & Cash Equivalents	11,886,159	7,378,375
Trade & Other Receivables	8,818,926	1,232,878
Other Assets	9,350	29,750
Total Current Assets	20,714,435	8,641,003
Non-current Assets		
Investment in Water Corporation	32,180,959	32,180,959
Property, Infrastructure, Plant & Equipment	169,553,976	169,937,559
Total Non-current Assets	201,734,934	202,118,518
Total Assets	222,449,369	210,759,521
Liabilities		
Current Liabilities		
Trade & Other Payables	1,242,983	468,081
Trust Funds & Deposits	469,028	406,067
Provisions	795,335	795,335
Contract Liabilities	0	788,036
Interest bearing Loans & Borrowings	2,058,204	2,077,666
Total Current Liabilities	4,565,550	4,535,184
Non-current Liabilities		
Provisions	103,327	103,327
Interest Bearing Loans & Borrowings	5,509,214	5,509,214
Total Non-current Liabilities	5,612,541	5,612,541
Total Liabilities	10,178,091	10,147,725
Net Assets	212,271,279	200,611,796
Equity		
Current Year Earnings	11,659,483	5,371,133
Retained Earnings	90,375,985	85,004,852
Equity - Asset Revaluation Reserve	109,036,588	109,036,588
Equity - Restricted Reserves	1,199,222	1,199,222
Total Equity	212,271,279	200,611,796

Statement of Cash Flows

Glamorgan Spring Bay Council

For the 2 months ended 31 August 2023

Account	YTD Actual	2022/23 Actual
Operating Activities		
Receipts from customers	6,283,274	16,403,161
Payments to suppliers and employees	(2,066,266)	(14,562,130)
Receipts from operating grants	49,365	2,264,209
Cash receipts from other operating activities	194,624	726,177
Net Cash Flows from Operating Activities	4,460,996	4,831,417
Investing Activities		
Proceeds from sale of property, plant and equipment	12,632	536,896
Payment for property, plant and equipment	(402,456)	(3,135,595)
Receipts from capital grants	400,000	1,125,695
Other cash items from investing activities	0	(879,141)
Net Cash Flows from Investing Activities	10,175	(2,352,145)
Financing Activities		
Trust funds & deposits	56,075	(9,909)
Proceeds from/ repayment of long term loans	0	(219,084)
Other cash items from financing activities	(19,462)	860,375
Net Cash Flows from Financing Activities	36,613	631,381
Net Cash Flows	4,507,784	3,110,653
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	7,299,006	4,188,352
Cash and cash equivalents at end of period	11,806,790	7,299,006
Net change in cash for period	4,507,784	3,110,653

Capital Works Detail

Glamorgan Spring Bay Council

For the period 1 July 2023 to 31 August 2023

	Cost YTD	% cost spent	Status	Carry Fwd Last Year	Renewal Works	New Works	Budget 2023/24	Council Funded	External Funded	External Funding Source	Details	Notes
Roads, Footpaths, Kerbs												
Road accessibility (Black Summer)	-	0%	In progress	60,000			60,000		60,000	Black summer bushfire recovery		
Wielangta Road Corner Stabilisation	236,357	236%	In progress	100,000			100,000	50,000	50,000	Emergency management fund		1
Swansea Main Street Paving	659	0%	In progress	200,000			200,000		200,000	Community Development Grant Cwth		
Sand River Road Buckland	39,226	98%	In progress	40,000			40,000	-	40,000	Defence Contribution		
Resheet Program	48,150	32%	In progress		150,000		150,000	150,000				
Reseal Program	2,674	0%	In progress		628,300		628,300	596,790	31,510	Roads to Recovery		
Pavement renewal Program	-	0%	Not started		365,000		365,000	133,644	231,356	Community Development Grant Cwth		
Rheban Road Reinstatement	3,420	1%	In progress		151,000	250,000	401,000		401,000	Community Development Grant Cwth		
Footpath and disability compliance renewal	-	0%	Not started		150,000		150,000	150,000				
Kerb & Channel Renewal	-	0%	Not started		100,000		100,000	100,000				
Storm Damage Projects 2022	380	0%	In progress		125,000	125,000	250,000		62,500	Emergency management fund		
Design 2023-24	-	0%	Not started		30,000		30,000	30,000				
Contingency	-	0%	Not started		40,000		40,000	40,000				
Total Roads, Footpaths, Kerbs	330,866	-	-	400,000	1,739,300	375,000	2,514,300	1,312,934	1,201,366			
Bridges, Culverts												
Bridge - 17 Acre Creek Bridge Wielangta Rd	-	0%	Not started		400,000		400,000	80,000	320,000	Bridge renewal program	Subject to grant approval	
Bridge - 24 Ferndale Rd	-	0%	Not started		150,000		150,000	50,000	100,000	Bridge renewal program	Subject to grant approval	
Bridge - 47 Griffiths Rivulet Wielangta Rd	-	0%	Not started		51,000		51,000	21,000	30,000	Bridge renewal program	Subject to grant approval	
Rosedale Rd 30% deck renewal	-	0%	Not started		90,000		90,000	20,000	70,000	Bridge renewal program	Subject to grant approval	
Total Bridges, Culverts	-	-	-	-	691,000	-	691,000	171,000	520,000			
Parks, Reserves, Walking Tracks, Cemeteries												
Bicheno Triangle	1,814	0%	In progress	500,000			500,000		500,000	Community Development Grant Cwth		
Bicheno Gulch	6,812	1%	In progress	1,300,000			1,300,000		1,300,000	Community Development Grant Cwth		
Coles Bay Foreshore	71,668	12%	In progress	600,000			600,000		600,000	Community Development Grant Cwth		
Playground Renewals	-	0%	Not started		115,507		115,507	115,507				
Walking/Cycling strategy	-	0%	Not started			20,000	20,000		20,000	Department of Health		
Walking bridge Bicheno (timber)	22,523	0%	Complete				-				Carry over, reprioritise.	2
Total Parks, Reserves, Walking Tracks, Cemeteries	102,818	-	-	2,400,000	115,507	20,000	2,535,507	115,507	2,420,000			
Stormwater & Drainage												
Pit and Pipe infill works	-	0%	In progress	60,000			60,000	60,000				
49 Rheban Rd design to West Shelley Bch Nautilus Detention Basin	-	0%	In progress	35,000			35,000	35,000				
Holkham Court	-	0%	In progress	40,000			40,000		40,000			
Pit and Pipe Renewal Program	7,689	5%	In progress		150,000		150,000	150,000				
System Upgrade	-	0%	Not started		20,237	20,000	40,237		40,237			
Total Stormwater & Drainage	7,689	-	-	135,000	170,237	20,000	325,237	325,237	-			
Building												
Heli-pad Swansea Emergency Services	688	1%	In progress	107,000			107,000		107,000	Black summer bushfire recovery		
Triabunna Depot kitchen bathroom	-	0%	In progress	15,000			15,000		15,000	Black summer bushfire recovery		
										Community Infrastructure Round 3 &		
Coles Bay Hall Annexe	6,868	2%	In progress		215,000	215,000	430,000		430,000	Tasmania Community Fund		
Public Amenities	-	0%	Not started		100,000		100,000	100,000				
Triabunna Depot	-	0%	Not started		65,000		65,000	65,000				
Total Building	7,556	-	-	122,000	380,000	215,000	717,000	165,000	552,000			

Capital Works Detail

Glamorgan Spring Bay Council

For the period 1 July 2023 to 31 August 2023

	Cost YTD	% cost spent	Status	Carry Fwd Last Year	Renewal Works	New Works	Budget 2023/24	Council Funded	External Funded	External Funding Source	Details	Notes
Marine Infrastructure												
Saltworks Toilet	-	0%	In progress	100,000			100,000		100,000	Community Infrastructure Round 3		
Saltworks Boat Ramp Upgrade	-	0%	In progress	99,123			99,123		99,123	State Grant MAST		
Triabunna Marina Car Park Upgrade	-	0%	Not started		25,000		25,000	25,000				
Total Marine Infrastructure	-			199,123	25,000	-	224,123	25,000	199,123			
Sewerage												
Swanwick Waste Water Driveway Seal	-	#DIV/0!	Not started								Needs budget	3
Total Sewerage	-			-	-	-	-	-	-			
Plant & Equipment												
IT Computer Equipment	-	0%	Not started		20,000		10,000	10,000				
General Equipment	2,163	22%	In progress				10,000	10,000				
F90LR BT-50 crew cab swansea	-	0%	Not started		45,000		45,000	45,000				
MUX 162BW	-	0%	Not started		45,000		45,000	45,000				
H92ME BT50 dual cab	-	0%	Not started		45,000		45,000	45,000				
Backhoe Bicheno 4x4 JCB DH9566	155,357	97%	Completed		160,000		160,000	160,000				
Kubota Rear Discharge Plus Mower	26,750	#DIV/0!	Completed				-	-			Carry over, reprioritise	4
Plant Replacements	21,793	#DIV/0!	In progress				-	-				5
Total Plant & Equipment	206,063			-	315,000	-	315,000	315,000	-			
Total Capital Works	654,992	9%		3,256,123	3,436,044	630,000	7,322,167	2,429,678	4,892,489			

Notes:

1 June 2023 expectation for spending was short by \$80k which will now be spent in 2023-24. Funds remain available, current year budget amounts should be adjusted to reflect further \$80k.

2 Expected to be complete in June 2023, so no budget in 2023-24. The final \$24k has come through into 2023-24. Current year budget amounts to be adjusted to reflect \$24k carryover.

3 This item for \$10,000 needs to be added to the 2023-24 budget.

4 Item was ordered in prior year, instead of replacing light vehicle. 2023-24 budget to be adjusted to reprioritise this item with available budget.

5 Replacement of stolen plant from the Swansea Depot. Insurance payments will be received to cover this capital expenditure.

Application Number	Address	Application details	Representations received (N/A for Permitted)	Summary of representation.	Officers consideration of representation	Approval date
DA2023/159	356 Dolphin Sands Rd, Dolphin Sands	Change of use to visitor accommodation	1	1. Is effluent management system capable of managing waste from 6 adults	1. Effluent management is not a consideration under the planning scheme.	21/08/2023
DA2023/130	Lot 6 334 Rheban Road, Spring Bay	Single Dwelling and Outbuilding	1	<p>1. Site Coverage calculation shown on the plans appears incorrect</p> <p>2. Development is too large and will dominate surrounding area</p>	<p>1. The site has an area of 1022m² and roofed buildings occupy 260m² of land or approximately 25% of the total site. Site coverage is defined in the planning scheme and means the proportion of a site, excluding any access strip, covered by roofed buildings. The site is subject to a large area reserved as a Right of Carriageway which reduces the site area (by definition) to approximately 604.1m², resulting in a calculated site coverage of approximately 43%.</p> <p>2. The site is an irregular shape with a large area reserved as a right of carriageway to benefit Lots 5 and 7 in the subdivision. The site has a minimum width (outside of the right of way) of 14m and a maximum width of 21m. Although the site has an area of 1022m² the site area minus the right of way is reduced to 604m². The size and shape of the site is an anomaly in the surrounding area and therefore site</p>	16/08/2023

					coverage as a percentage is not an accurate reflection of the proposed bulk size of the dwelling. A desktop assessment undertaken shows dwellings in the surrounding area having a roof area between 106m ² – 293m ² . The proposed residential dwelling is keeping with the residential character of the surrounding area.	
DA2023/ 112	5150 Tasman Highway, Buckland	Construction of a Telecommunications facility	2	<p>1) material loss of property value from visual blight</p> <p>2) material loss of business due to degradation of the natural setting</p> <p>3) noise pollution and air pollution when generators are running.</p> <p>4) potential health impact of radiation and associated concern from our tourist guests.</p> <p>5) there are many other potential locations in the area, and potential for less intrusive solutions using repeaters at a lower level.</p>	<p>1. Property value is not a matter the planning scheme has regard to. Visual impact has been assessed at clause C5.6.1. Please refer to the planners assessment.</p> <p>2. Loss of business as a result of the proposal is not a matter the planning scheme considers. The proposal was subject to the Telecommunications Code. Please refer to the planners assessment.</p> <p>3. The planning scheme does not provide a specific clause for the assessment of noise and air pollution. The proposal was subject to the Telecommunications Code.</p> <p>4. The planning scheme does not regulate the radiation levels of development. The equipment will need to operate in accordance with the health and safety mandated standard (RPS-S1) for RF EME</p>	8/09/2023

					<p>(radiofrequency electromagnetic energy) set by ARPANSA.</p> <p>5. As stated in the planning report - Before proposing a new station, mobile carriers will attempt to resolve service issues by reconfiguring or upgrading existing base stations. Where upgrades are not possible or will not resolve service issues, the carrier will consider any opportunities to co-locate on an existing mobile facility, building or other structure.</p> <p>Upgrade and co-location opportunities were explored prior to submission of this application however none of the existing sites were determined to be suitable for co-location due to the separation distance of existing towers. Upgrades to existing towers would not resolve the blackspot issues around the subject site.</p>	
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As at 14 September 2023							
Planning Appeals	Address	Proposal	Council Decision	Appellant	Progress		
DA2019/64	1593 and 1819 Coles Bay Road, Coles Bay	Visitor Accommodation Units	Approved	Appellants	In Tribunal		
DA2021/231	1000 Dolphin Sands Rd, Dolphin Sands	dwelling	Refused	Applicant	Consent Agreement finalised		
DA2023/55	1100 Coles Bay Road, Coles Bay	8 x visitor accommodation cabins, cafe, cellar door and dwelling	Refused	Applicant	In Tribunal – Directions hearing 15/09/2023		
Resolved Appeals	Address	Proposal	Council Decision	Appellant	Progress	Appeal Outcome	Date Resolved
SA2022/34	945 Dolphin Sands Rd, Dolphin Sands	4 lot subdivision	Refused	Applicant	Finalised	Referred back to Council for assessment . Note: Council approved at September Special Meeting	5 Sept 2023
SA2022/31	1433 Dolphin Sands Rd, Dolphin Sands	3 lot subdivision	Refused	Applicant	Finalised	Referred back to Council for assessment . Note: Council refused at September	5 Sept 2023

						Special Meeting	
DA2021/231	1000 Dolphin Sands Rd, Dolphin Sands	dwelling	Refused	Applicant	Finalised	Consent Agreement finalised	27 July 2023



DELEGATIONS REGISTER

Adopted: 26 April 2022

Minute No. 77/22

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DELEGATION

A Council, in writing, may delegate with or without conditions to the General Manager, any of its functions or powers under any Act.

S.22 Local Government Act 1993 (subject to restrictions).

The General Manager, in writing, may delegate to an employee of the Council

- (a) *any functions or powers under any Act, other than this power of delegation; and*
 - (b) *any functions or powers delegated by the Council which the Council authorised the General Manager to delegate.*
-

S.64 Local Government Act 1993.

If an Act confers a power on a person to delegate a function or power, the person may, in accordance with the Act, delegate the function or power to

- (a) *a person by name; or*
 - (b) *the holder of a particular office or position by reference to the title of the office or position concerned, whether or not the office or position is vacant at the time of the delegation.*
-

S.23AA(1) of the Acts Interpretation Act 1931.

If a function or power is delegated to a particular officer or the holder of a particular office or position

- (a) *the delegation does not cease to have effect merely because the person who was the particular officer or the holder of the particular office or position when the function or power was delegated ceases to be that officer or the holder of that office or position; and*
 - (b) *the function or power may be performed or exercised by the person for the time being occupying or acting in the office or position concerned.*
-

S.23AA(5) of the Acts Interpretation Act 1931.

A function or power that has been delegated may, notwithstanding the delegation, be exercised by the delegator.

S.23AA(6) of the Acts Interpretation Act 1931.

Pursuant to the powers of the *Local Government Act 1993* the Council hereby delegates the exercise and performance of the following functions and powers to the General Manager and/or an Officer/employee of Council on the following conditions:

- I Each delegation is subject to the conditions or restrictions (if any) referred to in the table to this delegation.
 - II Each delegation is subject to such policies, policy guidelines and directions as the Council may from time to time approve.
 - III Each delegation is subject to Council's By-laws or the provision of any Act.
 - IV Each delegation includes any person acting in the delegated positions.
-

For and on behalf of the Glamorgan Spring Bay Council

The Glamorgan Spring Bay Council pursuant to a resolution of Council Number <insert decision number> dated <insert meeting date> hereby approved these delegations.

Signed on the <insert date>

Clr Cheryl Arnol
MAYOR

Greg Ingham
GENERAL MANAGER

1. ARCHIVES ACT 1983

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.10(1)	Preservation of State Records Council is to keep proper records of the business of the local authority for which that relevant authority is responsible.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Corporate & Community 	<ul style="list-style-type: none"> Council
2	S.11	Transfer of State records to Archives Office Council is to transfer state records to archives office.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Corporate & Community 	<ul style="list-style-type: none"> Council
3	S.15(3)	Conditions may be imposed on the making of State archives available for public inspection.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Corporate & Community 	<ul style="list-style-type: none"> Council

2. BIOSECURITY ACT 2019

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.31(1)(b)	Appointment of authorised officer	The Secretary of the Department may appoint an employee of a council to be an authorised officer for the purpose of the Biosecurity Act.	<ul style="list-style-type: none"> To authorised Officer 	The Secretary of the Department

3. BIOSECURITY REGULATIONS 2022

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	R.25	Payments to Council of Public Account (1) Any payments made in respect of an infringement notice – (a) are payable to a council, if the notice was served by an authorised officer who is an employee of the council; ... (2) A council may charge a person a fee for – (a) the provision by the council to the person of any information requested by the person from the council under the Act; or (b) the carrying out of any inspection, analysis or other function under the Act in respect of the person by an authorised officer who is an employee of the council.	Reg. 25(3) A fee charged under subregulation (2) is – (a) to be no more than is necessary to cover the reasonable costs and expenses incurred in connection with the provision of information, or the inspection, analysis or other function that was carried out by the authorised officer under the Act in respect of the person; and (b) recoverable in a court of competent jurisdiction as a debt due and owing to the council.	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Authorised Officer 	<ul style="list-style-type: none"> • Council

4. BUILDING ACT 2016

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.24(2)	Who is the Permit Authority The General Manager of a Council must appoint a person as a Permit Authority for the Municipal area of that Council.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • General Manager
2	S.27(3) & (4)	Records of Permit Authority Make information retained pursuant to S.27(2) available to the persons specified in S.27(3), and to provide a copy of that information upon payment of a fee	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer • Compliance Coordinator • Compliance Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
3	S.41(1)	Councils Take steps to a) Ensure that the owners of property are informed of their duties under this Act i) In relation to any building work, plumbing work or demolition work; and ii) In maintaining and using a building; and b) Make itself aware of i) Building work, plumbing work or demolition work being performed in the municipal area; and ii) The use and occupation of buildings in its municipal area; and c) If applicable, ensure proceedings are instituted against any person or body failing to comply with this Act; and d) Enforce an order issued by a building surveyor, if appropriate to do so.	The ability to take steps pursuant to this section can be delegated. However the Council itself will retain an obligation to comply with these requirements.	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer • Plumbing Surveyor • Compliance Coordinator • Compliance Officer 	<ul style="list-style-type: none"> • Council
4	S.41(2)	Councils The General Manager of a Council may, at all reasonable times, enter any premises or land where there is a building, temporary structure, building work, plumbing work or demolition work, if necessary to perform a function or exercise a power under this Act.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • General Manager
5	S.70(1)	Works on contaminated or undrainable premises Be satisfied that land which is contaminated, unhealthy and not suitable for a particular purpose, has been cleaned or remedied.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • General Manager
6	S.70(2)	Works on contaminated or undrainable premises Be satisfied that the surface of land is capable of being drained into an existing stormwater drain or channel or other suitable outlet	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • General Manager
7	S.73	Works involving, or in proximity of, existing drains A person cannot perform any building work over any existing drain without the written consent of the general manager of Council. (2) The general manager may impose any reasonable condition on written consent given under subsection (1) . (3) The general manager may require an owner of a building to give a	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • General Manager

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
		written undertaking not to hold the council liable for damage or inconvenience arising from the building work performed in accordance with the written consent of the general manager under this section.			
8	Part 6	Protection Work Take all steps required to be taken in relation to protection work and insurance cover in circumstances where the Council is either the owner of the premises where building work, plumbing work or demolition work will be carried out, or the responsible person for that work.	Excludes the ability to pay or agree to pay compensation pursuant to s.89	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • General Manager
9	Part 6	Notice of proposed Protection Work Take all steps required to be taken in relation to protection work and insurance cover in circumstances where the Council is the owner of an adjoining premises to a premises where building work, plumbing work or demolition work will be carried out.	Excludes the ability to pay or agree to pay compensation pursuant to S.89.	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • General Manager
10	S.241	Dilapidated Building Report Form a belief that a building may be dilapidated, and to inspect that building and prepare a dilapidated building report upon it. To obtain information as to any matter relating to a dilapidated building report from any building services provider or other person	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • General Manager
11	S.242	Dilapidated building notice A general manager may issue a dilapidated building notice to an owner of a building if a dilapidated building report under section 241 states that the building is a dilapidated building.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer 	<ul style="list-style-type: none"> • General Manager
12	S.244	Revocation of notices A person who issued a notice under this Division may revoke the notice if satisfied that it is appropriate to do so after.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer 	<ul style="list-style-type: none"> • General Manager
13	S.245(1)	Emergency Order Make an emergency order if satisfied that a threat to life may arise out of the condition or use of a building, temporary structure, or plumbing installation, and provide a copy to the permit authority.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager
14	S.245(6)	Emergency Order Revoke an emergency order if the circumstances giving rise to the making of the order have changed.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
15	S.245(7)	Emergency Order Provide a copy of an emergency order to the relevant permit authority within 7 business days after making the order.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager
16	S.251	Court Orders Apply to a court for an order in relation to a contravention or likely contravention of the Act or a notice, order or determination under the Act.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer 	<ul style="list-style-type: none"> • General Manager
17	S.265(3) & (4)	Failure to comply with emergency, building or plumbing order Perform works where there has been failure to comply with an emergency, building or plumbing order, including the power to: a) Enter on the land where the work is to be done with the appropriate equipment; and b) Exclude other persons from the place where the work is being done; and c) If anything is to be altered, determine the form of the alteration so far as it was not previously specified; and d) If anything is to be taken down, demolished or removed, determine in what condition the remainder is to be left; and e) Carry away to some convenient place any materials removed; and f) Sell any materials so carried away and deduct the proceeds from the cost of the work.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • Council
18	S.266	Possession of building Take proceedings to obtain possession of a building or temporary structure if any occupier fails to allow any person to do work pursuant to S.265.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer 	<ul style="list-style-type: none"> • Council
19	S.267(1) & (2)	Demolition order Serve an order to demolish building work.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Compliance Coordinator • Compliance Officer 	<ul style="list-style-type: none"> • Council
20	S.267(3)	Demolition Order Council may enter onto land and demolish any building work in respect of an order to demolish building work.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Compliance Coordinator • Compliance Officer 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
21	S.269	Recovery of performance costs If a person fails to perform the work required by any order under this Part within a specified time, the council may enter land or a building and perform the required work and may recover its expenses as a charge on the land and recoverable as if it were rates or charges under the <u>Local Government Act 1993</u>	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Director of Corporate & Community • Compliance Coordinator • Compliance Officer 	<ul style="list-style-type: none"> • Council
22	S.271(1)	Purchasing buildings and materials Councils may sell a building for removal or after demolishing a building, sell the materials on the premises for removal.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Director of Corporate & Community 	<ul style="list-style-type: none"> • Council
23	S.271(2)	Purchasing buildings and materials Grant the purchaser of a building sold pursuant to S271(1) all of the powers Council has under S.265.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development 	<ul style="list-style-type: none"> • Council
24	S.271(6)	Purchasing buildings and materials Authority to pay, on behalf of the Council, the owner of the building or materials sold under subsection (1) the balance of any proceeds of the sale after deducting any reasonable expenses incurred by it.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Director of Corporate & Community 	<ul style="list-style-type: none"> • Council
25	S.272	Police Assistance A General Manager may request the assistance of a police officer – a) In evacuating a building or temporary structure in accordance with an emergency order; or b) In removing any person from a building or temporary structure in respect of which an emergency order, building order or plumbing order is in effect.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • General Manager
26	S.275(1)	Compliance with Act in certain circumstances Require a building permit to be obtained for works in compliance with an emergency order.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager
27	S.275(2)	Compliance with Act in certain circumstances Waive requirement to obtain a building permit to be obtained for works in compliance with a building order or demolition order.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
28	S.308(2)	Habitation of certain buildings Provide consent to inhabit a building that is not built as a dwelling for a cumulative period that exceeds 30 days.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager
29	S.309	Restriction on use of land Provide consent to erect a fence, building or other structure so as to restrict the use, in connection with a building, of any unoccupied area of the land on which it is built.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer 	<ul style="list-style-type: none"> • General Manager
30	S.310	Prosecution of offences Proceedings for an offence against this Act or the regulations are to be commenced by an authorised person within the period of 2 years from the date on which evidence of the alleged offence first came to the attention of any authorised person.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager
31	S.324	Infringement notices Issue an infringement notice on a person if satisfied that the person has committed a prescribed offence against this Act or the regulation.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager

5. BUILDING REGULATIONS 2016

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	R.43(1)	Plumbing work involving network utility operator's stormwater drainage systems A person must not perform plumbing work unless written consent to do so has been obtained from the relevant network utility operator.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Director of Works & Infrastructure • Development Engineer • Works Manager • Plumbing Surveyor 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
2	R.43(3)	Plumbing work involving network utility operator's stormwater drainage systems If not satisfied that a stormwater drainage system is sealed in accordance with the Act, enter the premises and perform any work necessary.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Director of Works & Infrastructure • Works Manager • Environmental Health Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • Council
3	R.43(5)(a)	Plumbing work involving network utility operator's stormwater drainage systems Recover costs as a charge under the <i>Local Government Act 1993</i> .	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Works Manager • Environmental Health Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • Council
4	R.53	Riverine inundation Assessment of land as having a reasonable probability of flooding.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Development Engineer 	<ul style="list-style-type: none"> • Council
5	R.61(4)	Significant works in landslip areas Provide written authorisation for work in a landslip hazard area.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Development Engineer 	<ul style="list-style-type: none"> • General Manager
6	R.78(3)	Permit authorities may perform maintenance work Recover costs as a charge under the <i>Local Government Act 1993</i> .	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development 	<ul style="list-style-type: none"> • Council
7	R.83	Building certificates Issue building certificate certifying that Council does not intend to take any action under the Act.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development 	<ul style="list-style-type: none"> • General Manager

6. BURIAL AND CREMATION ACT 2019

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
CEMETERIES					
1		COUNCIL AS CEMETERY MANAGER The Council delegates the following functions and powers of the Council in its capacity as cemetery manager pursuant to the <i>Burial and Cremation Act 2019</i> (except the setting of fees), to the General Manager and authorises the General Manager to delegate those functions and powers.	The ultimate responsibility for the cemetery will remain with the Council, as cemetery manager.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure 	<ul style="list-style-type: none"> • Council
2	S.29(1)(c)	Interment otherwise than in cemetery The General Manager's written permission (and the landholder's and Director of Public Health) is required to inter human remains otherwise than in a cemetery.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
3	S.29(4)	Interment otherwise than in cemetery The General Manager must ensure Council keep a record of the proposed interment and ensure it is included on any S.337 LGA certificate issued by Council.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager
4	S.29(5)	Interment otherwise than in cemetery Permission given by the General Manager under S.29(1)(c) may be subject to any conditions necessary to ensure that the proposed interment will not be prejudicial to public health or public safety.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager
5	S.32 (1)	Approval of persons as cemetery manager A person must not manage a cemetery unless – (a) the person has been approved under this section to be the cemetery manager for the cemetery; or (b) the person is deemed under this Act to be the cemetery manager for the cemetery.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager
6	S.34(1)	Duties and powers of cemetery managers Keep a cemetery in accordance with the Act so as not to be prejudicial to public health or public safety.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager • Environmental Health Officer 	<ul style="list-style-type: none"> • General Manager
7	S.34(2)	Duties and powers of cemetery managers Ensure that as far as reasonably practicable the cemetery is maintained to prevent it from falling into disrepair, or from being defaced or damaged. Rectify and disrepair or defacement as soon as possible.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • General Manager
8	S.34(4)	Duties and powers of cemetery managers Keep all prescribed records (as per 2002 Act – see Schedule 1 Part 2).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager • Records Officer 	<ul style="list-style-type: none"> • General Manager
9	S.34(5)	Duties and powers of cemetery managers Permit any person access free of charge at any reasonable time.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • General Manager
10	S.34(7)	Duties and powers of cemetery managers A cemetery manager may a) Improve, embellish and enlarge a cemetery under the management of that manager; and b) Restrict interments in any portion of the cemetery, except as may be required by an exclusive right of burial; and c) Take any other action as may be required for the reasonable management and maintenance of the cemetery.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
11	S.36 (1)	Cemetery managers to ensure application of revenue of cemeteries A cemetery manager must make adequate provision, out of any revenue received in respect of each cemetery for which he or she is the cemetery manager, for the purposes of – (a) defraying the cost of its establishment or acquisition, including interest and such amount as the manager thinks proper for administrative expenses; and (b) the maintenance, management and improvement of the cemetery.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Director of Corporate & Community • Works Manager 	<ul style="list-style-type: none"> • General Manager
12	S.39(1)	Monuments, &c. The cemetery manager may permit any vault or grave to be made or dug, and any monument to be erected or placed, in any portion of the cemetery on payment of the fee which has been fixed for doing so.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Director of Corporate & Community • Works Manager 	<ul style="list-style-type: none"> • General Manager
13	S.39(2)	Monuments, &c. The cemetery manager may determine the position of any monument to be erected or placed according to its description, size and character and having regard to the general plan for ornamenting the cemetery in an appropriate manner.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • General Manager
14	S.39(3)	Monuments, &c. The cemetery manager may enter into an agreement for the maintenance of a vault, grave or monument.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • General Manager
15	S.40(1)	Requirement to remove monuments The cemetery manager may provide notice to require a person to take down or remove a monument or to render it safe, if a monument has been erected or placed contrary to the terms and conditions on which the permission to erect or place it was granted or, in the opinion of the cemetery manager, it is unsafe.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • General Manager
16	S.40(3)(c)	Removal of certain monuments in cemeteries To make enquiries to find a person who erected or placed a monument.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • General Manager
17	S.40(3)(d)	Removal of certain monuments in cemeteries Render the monument safe or take the monument down and remove.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • General Manager
18	S.40(3)(e)	Removal of certain monuments in cemeteries Recover in a court the reasonable cost of rendering the monument safe or taking a monument down and removing it.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • General Manager
19	S.40(6)	Removal of certain monuments in cemeteries Provide notice of the removal of a monument and arrange for it to be re-erected if there is an agreement pursuant to S.40(4) which meets	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		the requirements of the Act.			
20	S.41(2)	Exclusive right of burial Grant an exclusive right of burial. Note: The cemetery manager must issue a certificate of exclusive right under the <i>Burial and Cremation Regulations 2015</i> R.37.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager Records Officer 	<ul style="list-style-type: none"> General Manager
21	S.42(2)	Notification of possible cemeteries The General Manager of a Council is to notify the regulator as soon as practicable after becoming aware land within municipal area is a cemetery or contains more than one monument and is not covered by an entry in the register (S.14).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
22	S.52(1)(a)	Sale of Cemetery – Notice Cemetery manager must publish notice of intention (in prescribed form see S.52(2)) to sell cemetery.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
22	S.52(1)(b)	Sale of Cemetery – Notice to Exclusive right holders Cemetery manager must notify in writing each person who holds exclusive right of burial or other exclusive write of intention to sell cemetery.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
24	S.52(1)(c)	Sale of Cemetery – Certificate of Compliance Cemetery manager must apply for certificate of compliance in respect of proposed sale.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
25	S.53	Sale of Cemetery – Audit Cemetery manager must ensure audit undertaken within 6 months of issue of notice of intention to sell.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
26	S.57	Notification of decision to not sell cemetery If cemetery manager, having given notice, decides not to sell cemetery they must notify regulator.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
27	S.58(1)	Cemetery disclosure document Cemetery manager must provide disclosure document to proposed purchaser.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
28	S.61	Notification to purchase cemetery If Council purchases a cemetery it must give notice to the regulator of the transfer within 30 days of it occurring.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
29	S.63	Closure of cemeteries for reasons of public health or public safety The general manager may give notice to cemetery manager that the whole or portion of cemetery is to be closed.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager Environmental Health Officer 	<ul style="list-style-type: none"> General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
30	S.64	Intention to close (no interments for 50 years +) – notice/apply The cemetery manager must give notice of intention to close and apply to regulator for approval.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
31	S.65(1)(a)	Intention to close cemetery (no interments for 50 years +) If the regulator approves the closure the cemetery manager must notify the holder of exclusive rights.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
32	S.65(1)(b)	Close cemetery (no interments for 50 years+) On receipt of notification from the regulator of approval to close the cemetery, the cemetery manager may close the cemetery.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
32	S.66	Effect of closure of cemetery Cemetery manager must forward all records to the State archivist and may take steps in relation to altering or moving tombstones in accordance with this section.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager Records Officer 	<ul style="list-style-type: none"> General Manager
33	S.67	Exclusive rights of burial in closed cemetery Cemetery manager must enter into an agreement with a person who holds an exclusive right of burial in a closed cemetery, and take action as agreed and prescribed in this section.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
34	S.68	Actions by cemetery manager in closed cemeteries The cemetery manager may apply to the regulator for approval to lay out a closed cemetery as a park or garden, and take related steps.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
35	S.70	Removal of grave etc or human remains in closed cemeteries A cemetery manager must not remove a grave etc or human remains from a closed cemetery without giving public notice and preparing a statement prescribed in this section.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
36	S.71	Application to reduce time to take action in closed cemetery A cemetery manager may apply to take action under S.66 or S.68 even though 100 years has not passed.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
37	S.72	When land ceases to be cemetery Council can sell land that has ceased to be a cemetery but must comply with this section in relation to persons who hold an exclusive right of burial	No authority for the General Manager to sub-delegate	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
38	S.72(6)	When land ceases to be cemetery A cemetery manager must notify regulator after dealing with land under this section.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
39	S.73	Declaration land is not a cemetery If Council intends to sell land subject to a declaration under this section it must notify the prospective purchaser of matters specified in this section.	No authority for the General Manager to sub-delegate	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
CREMATORIA					
40	S.82	Closure of crematorium – public health or public safety The general manager may give notice that a crematorium is to be closed on a particular date if prejudicial to public health or safety.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager Environmental Health Officer 	<ul style="list-style-type: none"> General Manager
41	S.84	Monuments containing cremated remains The person in charge of the monument must give notice of intention to remove and comply with other obligations under this section.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
42	S.85	Granting of exclusive rights in relation to monuments The person in charge of a monument may grant exclusive rights to place cremated remains in that monument in accordance with this section.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
43	S.86	Closure of monument The person in charge of a monument to be closed must grant a holder of exclusive rights in the monument exclusive rights in another monument.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager

7. BURIAL AND CREMATION REGULATIONS 2015

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
CEMETERIES					
1		COUNCIL AS CEMETERY MANAGER The Council delegates the following functions and powers of the Council in its capacity as cemetery manager pursuant to the <i>Burial and Cremation Act 2019</i> (except the setting of fees), to the General Manager and authorises the General Manager to delegate those functions and powers.	The ultimate responsibility for the cemetery will remain with the Council, as cemetery manager.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
2	R.27	Issue of certificate of exclusive right of burial The cemetery manager must issue a certificate of exclusive right of burial.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager Records Officer 	<ul style="list-style-type: none"> General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
3	R.28	Amendment of certificate of exclusive right of burial The cemetery manager may amend a certificate of exclusive right of burial.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager Records Officer 	<ul style="list-style-type: none"> General Manager
4	R.29	Cancellation or transfer of certificate of exclusive right of burial The cemetery manager may cancel or transfer a certificate of exclusive right of burial.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager Records Officer 	<ul style="list-style-type: none"> General Manager
5	R.30(3)	Permission to inter human remains A cemetery manager may grant or refuse permission to inter human remains in a cemetery. The permission may be subject to conditions. Notice of the grant or refusal of permission is to be given.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager Records Officer 	<ul style="list-style-type: none"> General Manager
6	R.39	Plan of cemetery A cemetery manager must keep a plan of the cemetery showing the graves and plots set aside in respect of an exclusive right of burial.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure 	<ul style="list-style-type: none"> General Manager
7	R.40	Register of instruments A cemetery manager must keep a register of instruments as set out in this section.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager Records Officer 	<ul style="list-style-type: none"> General Manager
8	R.42	Driving in cemeteries A cemetery manager can give reasonable directions to a driver which it is an offence not to obey.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
9	R.44	Power of cemetery manager in relation to graves and plots A cemetery manager may take certain action in cemeteries in relation to the appearance of the cemetery and public health and safety.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
10	R.45	Power of cemetery manager to approve permanent items A cemetery manager may approve certain items or classes of items that may be permanently affixed to or next to a grave or plot.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
11	R.46(1)	Power of cemetery manager to remove persons A cemetery manager may require a person to leave and not re-enter a cemetery as set out in this section.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
12	R.46(3)	Power of cemetery manager to remove persons A cemetery manager may use reasonable force to remove from a cemetery or prevent the entry of a person into a cemetery in contravention of a requirement under S.46(1).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager
13	R.47	Duty of cemetery manager on removal of monument A cemetery manager must take photos as prescribed if removing a monument and provide the photos to the Heritage Council.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> General Manager

8. DOG CONTROL ACT 2000

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.9(1)	Application for registration	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
2	S.10(1)	Registration disc On the registration of a dog, the general manager is to – a) Allocate a registration number to the dog; and b) Issue to the owner a disc or tag clearly and durably marked with – i) The name of the Council; and ii) The registration number of the dog; and iii) The expiry date of registration.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
3	S.12(2)	Cancellation of registration	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
4	S.15(1)	Register A general manager is to keep a register in respect of registered dogs.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
5	S.15(4)	Register A general manager may amend or cancel any item in the register in order to maintain the register.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
6	S.15A(3)	Implanting of microchips	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
7	S.19AA(2)	Collection and analysis of a sample from a dog A general manager who receives a request under subsection 19(1) in relation to a dog may authorize – a) An approved person to collect a non-intimate sample from the dog; or b) A veterinary surgeon to collect an intimate or non-intimate sample from the dog.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
8	S.19AA(5)	Collection and analysis of a sample from a dog A general manager may authorize a qualified person to conduct analysis of a sample that has been collected in accordance with subsection (2).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
9	S.19A(2)	Subsequent attack by dangerous dog The general manager may destroy a dog seized and detained under subsection (1).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Compliance Officer Compliance Coordinator 	• General Manager
10	S.19A(3)	Subsequent attack by dangerous dog The general manager, by notice in writing served on the owner of the dog, is to notify the owner of the general manager's decision to destroy the dog.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Compliance Officer Compliance Coordinator 	• General Manager
11	S.19AC(3)	Collection and analysis of a sample from a dog A general manager who receives a request under subsection 19AC(2) in relation to a dog may authorize a veterinary surgeon to collect an intimate or non-intimate sample from the dog.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Compliance Officer Compliance Coordinator 	• General Manager
12	S.20	Exercise areas A Council may declare an area to be an area where dogs may be exercised subject to any conditions specified in the declaration.	Nil Conditions or Restrictions	• General Manager	• Council
13	S.21	Training areas A Council may declare an area to be an area where dogs may be trained subject to any conditions specified in the declaration.	Nil Conditions or Restrictions	• General Manager	• Council
14	S.22	Prohibited areas A Council may declare an area containing sensitive habitat for native wildlife to be an area where dogs are prohibited from entering.	Nil Conditions or Restrictions	• General Manager	• Council
15	S.23	Restricted areas A Council may declare an area to be an area where dogs are restricted from entering a) During specified hours, days or seasons; or b) During specified hours, days or seasons unless they are on a lead; or c) At all times.	Nil Conditions or Restrictions	• General Manager	• Council
16	S.24	Public notice of intention to declare areas	Nil Conditions or Restrictions	• General Manager	• Council
17	S.25	Date and period of declaration	Nil Conditions or Restrictions	• General Manager	• Council
18	S.26	Review of declaration	Nil Conditions or Restrictions	• General Manager	• Council
19	S.27	Signs A Council is to erect and maintain signs sufficient to identify any exercise area, training area, prohibited area or restricted area.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Works Manager Compliance Officer Compliance Coordinator 	• Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
20	S.29	Declaration of particular dangerous dog	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Compliance Officer Compliance Coordinator 	<ul style="list-style-type: none"> General Manager
21	S.30	Guard dogs The owner of a dog used to guard premises that are not residential must notify the general manager, by notice in writing, that the dog is a guard dog.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Compliance Officer Compliance Coordinator 	<ul style="list-style-type: none"> General Manager
22	S.30	Guard dogs On receipt of notification under S.30(1) the general manager is to declare the dog to be a dangerous dog.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Compliance Officer Compliance Coordinator 	<ul style="list-style-type: none"> General Manager
23	S.30	Guard dogs The general manager may revoke a dangerous dog declaration if a dog is no longer a guard dog and is not a dangerous dog.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Compliance Officer Compliance Coordinator 	<ul style="list-style-type: none"> General Manager
24	S.32A(3)	Dangerous dogs and restricted breed dogs to be de-sexed and microchipped.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Compliance Officer Compliance Coordinator 	<ul style="list-style-type: none"> General Manager
25	S.34	Dangerous dog or restricted breed dog missing, dying, &c. If a dangerous dog or a restricted breed dog goes missing, strays or dies, or is lost, sold or given away to another owner, the owner or a person on behalf of the owner of that dog must notify the general manager.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Compliance Officer Compliance Coordinator 	<ul style="list-style-type: none"> General Manager
26	S.34A	Application for approval to transfer ownership of dangerous dog or restricted breed dog.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Compliance Officer Compliance Coordinator 	<ul style="list-style-type: none"> General Manager
27	S.34B	Offence to transfer ownership of dangerous dog or restricted breed dog without approval.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Compliance Officer Compliance Coordinator 	<ul style="list-style-type: none"> General Manager
28	S.35(2)	Seizure and detention of dogs at large If a dog is seized and its owner is identifiable, the general manager is to notify in writing the owner of the dog that – a) The dog has been seized and detained; and b) The owner may reclaim the dog.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Compliance Officer Compliance Coordinator 	<ul style="list-style-type: none"> General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
29	S.35(3)	Seizure and detention of dogs at large If, after 5 working days after the notice has been given to the owner, the owner does not reclaim the dog, the general manager may sell, destroy or otherwise dispose of the dog.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
30	S.35(4)	Seizure and detention of dogs at large If a dog is seized and its owner is not identifiable, the general manager, not less than 3 working days after its seizure, may – a) Sell, destroy or otherwise dispose of the dog if it is not a dangerous dog or a restricted breed dog; or b) Destroy the dog if it is a dangerous dog or a restricted breed dog.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
31	S.35(5)	Seizure and detention of dogs at large The general manager is to take reasonable steps and make reasonable inquiries to identify the owner of a dog.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
32	S.35(6)	Seizure and detention of dogs at large The general manager may cause a dog that is seized under this section to be implanted in an approved manner with an approved microchip.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
33	S.39A(1)	Destruction of dangerous dog if enclosure not suitable The general manager is not to release a dangerous dog to its owner unless the general manager is of the opinion that the owner has a suitable enclosure or satisfactory alternative arrangements have been made.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
34	S.39A(2)	Destruction of dangerous dog if enclosure not suitable If the owner of a dangerous dog does not have an enclosure referred to in subsection (1), the general manager may, by notice in writing served on the owner, require the owner to build, or have built, such an enclosure within 28 days after service of the notice.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
35	S.39A(3)	Destruction of dangerous dog if enclosure not suitable The general manager may extend the 28 day period to build the enclosure if of the opinion that sufficient progress towards the completion of the enclosure has been made.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
36	S.39A(4)	Destruction of dangerous dog if enclosure not suitable If the owner does not build, or have built, a suitable enclosure within the period specified in the notice or such other period as the general manager allows or does not make satisfactory alternative	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		arrangements for housing the dog, the general manager may destroy the dog.			
37	S.39A(5)	Destruction of dangerous dog if enclosure not suitable Before destroying the dog under section 39A, the general manager must, by notice in writing served on the owner, notify the owner of the general manager's intention to destroy the dog.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
38	S.41(2)	Attacking dogs A person who restrains a dog under subsection (1) is to notify the general manager as soon as possible.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
39	S.42(3)	Destruction of dog If a dog destroyed under subsection 42(1) was wearing a registration disc or any other means of identification, the general manager is to notify the dog's owner in writing of – a) The destruction of the dog; and b) The reasons for the destruction.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
40	S.47(1)	Complaints relating to nuisance	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
41	S.48(1)	Investigation of complaint On receipt of a complaint, the general manager is to investigate the subject matter of the complaint.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
42	S.48(2)(a)	Investigation of complaint If the general manager considers that the complaint has substance, the general manager may institute proceedings for an offence under section 46.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
43	S.48(2)(b)	Investigation of complaint If the general manager considers that the complaint has substance, the general manager is to refund the fee that accompanied the complaint to the complainant.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
44	S.49A	Abatement notices	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
45	S.51(1)	Application for licences A person can apply to the general manager for a licence to keep more than 2 dogs or more than 4 working dogs.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
46	S.51(3)	Application for licences The general manager can require a licence applicant to give public notice of application for licence to keep several dogs.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
47	S.52	Objections to licence.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
48	S.54	Refusing application.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
49	S.55(1)	Granting application The general manager may grant an application for a licence to keep several dogs in certain circumstances.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
50	S.55(2)	Granting application The general manager may issue a licence that has been granted specifying certain matters.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
51	S.57(2)	Renewal of licence	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
52	S.58(1)	Cancellation of licence The general manager may cancel a licence in certain circumstances.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
53	S.58(2)	Cancellation of licence The general manager must give notice and consider representations prior to cancelling a licence.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
54	S.73(6)	Entering land.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager
55	S.75	Use of tranquiliser devices.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • Director of Planning & Development • Compliance Officer • Compliance Coordinator 	• General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
56	S.80(2)(a)–(c)	Fees A general manager may a) Waive a fee; b) Refund part or all of a fee; or c) Discount a fee.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Director of Corporate & Community Compliance Officer Compliance Coordinator 	<ul style="list-style-type: none"> General Manager
57	S.81	Payment by instalments.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Planning & Development Director of Corporate & Community Compliance Officer Compliance Coordinator 	<ul style="list-style-type: none"> General Manager

9. ENVIRONMENTAL MANAGEMENT AND POLLUTION CONTROL ACT 1994

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.17A(10)	Provide notice to the Director, EPA of an intention to prepare a draft emergency plan, and the approval of an emergency plan.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
2	S.20A	Duty of Council to prevent or control pollution.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Works Manager Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
3	S.20B	Council may ask Board to exercise powers.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
4	S.21	Council Officers A Council may appoint an employee of the Council to be a Council Officer.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
5	S.22(1A)	Registers of environmental management and enforcement instruments.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer Records Officer 	<ul style="list-style-type: none"> Council General Manager
6	S.23(1)(2)	Trade secrets If it appears to the Board or a Council that – a) Any information that could be kept as a trade secret would be available to the public; and b) The release of that information would be likely to cause financial loss	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
		to any person – The Board or Council must consult with that person before including the information on any register kept under this Act.			
7	S.24(1)	Assessment of permissible level 1 activities Council must refer application to the Board if directed to do so.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council
8	S.25(1)(b)	Assessment of permissible level 2 activities Planning Authority to refer the application to the Board as soon as practicable, but any case within 21 days, after the date of lodgement of the application.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council
9	S.25A(1D)(a)	Assessment of applications for permits that are combined with applications for planning scheme amendments.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council
10	S.27AC(5)	Directions in relation to permits in respect of EL activities Notify the Board of the grant of the permit and provide to the Board a copy of the permit.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council
11	S.27AD	Minor variations of planning permit in relation to EL activities Application to the Board for approval to amend a planning permit.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council
12	S.43	Power to require information Notify the Director, EPA of the issue of an emergency order and provide a copy of the order.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council
13	S.44(4)	Environment protection notices Where an environment protection notice is issued by a council officer, the council must, as soon as practicable and in any event within 7 days, advise the Director in writing of that fact and of any amendment or revocation of the notice.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
14	S.46(4)	Registration of environment protection notices.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
15	S.47(3)(4)	Action on non-compliance with environment protection notice.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
16	S.48(1)	Civil enforcement proceedings Where – a) A person has engaged, is engaging or is proposing to engage in conduct in contravention of this Act; or b) A person has refused or failed, is refusing or failing or is proposing to refuse or fail to take any action required by this Act; or c) A person has caused environmental harm by contravention of this Act, any other Act or the repealed Act – The Director, a council or a person who has, in the opinion of the Tasmanian Civil and Administrative Tribunal, a proper interest in the subject matter may apply to the Tasmanian Civil and Administrative Tribunal for an order.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development 	<ul style="list-style-type: none"> Council
17	S.74	Environmental Impact Assessment Principles An environmental impact assessment may be required when an environmentally relevant activity is proposed to be undertaken by the public or the private sector.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
18	S.94 (3)	Provisions relating to seizure Where a thing has been seized or made subject to a seizure order under this Division, the thing must, if it has been seized, be held pending proceedings for an offence against this Act related to the thing seized unless the Director, Commissioner or the council, as the case may require, on application, authorizes its release to the person from whom it was seized, or to any person who had legal title to it at the time of its seizure.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager

10. FOOD ACT 2003

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.33	Making an order An order may be made by a relevant authority to prevent or reduce the possibility of a serious danger to public health or to mitigate the adverse consequences of a serious danger to public health.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
2	S.34(2)	Nature of order An order may be varied or revoked by the relevant authority who made the order.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
3	S.37	Power to make a determination in relation to an application for compensation where there were insufficient grounds for making an order	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
4	S.50(2)	Forfeiture of item Items forfeited under this section may be destroyed, sold or otherwise disposed of.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
5	S.52(1)	Return of forfeited item.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
6	S.53(4)(2)(3)	Compensation to be paid in certain circumstances The enforcement agency is to pay such compensation as is just and reasonable in relation to any item seized under this Part by an authorized officer appointed by it.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
7	S.55	Enforcement agency entitled to answer application The enforcement agency is entitled to appear as respondent at the hearing of an application made under Section 54.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
8	S.65	Power to make an order for an authorised office to inspect a vehicle or equipment.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
9	S.68(2)(3)	Compensation If there were no grounds for the issuing of an order, the enforcement agency that issued the order is to pay such compensation as is just and reasonable.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
10	S.83H	Priority classification system and frequency of auditing.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
11	S.87(1)(5)(6) (7)	Power to register food businesses.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
12	S.89(3)(5)	Power to grant or refuse applications for renewal of registration for food businesses.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
13	S.91	Power to vary the conditions of, or suspend or cancel the registration of a food business.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
14	S.94	Duty to prepare and maintain a register of food businesses.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
15	S.97	Functions of council A council is to – a) Take adequate measures to ensure that the provisions of this Act are complied with; and b) Carry out any other function the Minister or Director of Public Health determines.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
16	S.98(4)	Power of Director of Public Health to order council to perform functions A council may request the Director of Public Health to exercise any of its powers or perform any of its functions at the council's expense.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
17	S.100(1)(2)	Reports by councils The council is to report to the Director of Public Health on the performance of functions under this Act. In addition, the council is to forward to the Director of Public Health details of any proceedings for an offence under this Act taken by an officer, employee or agent of the council.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
18	S.101	Power to appoint Authorised Officers under the Food Act	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council
19	S.102	Power to provide an Authorised Officer with a Certificate of Authority	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council
20	S.104(1)	Institution of proceedings Proceedings for an offence under this Act may only be instituted by the Minister, an authorized officer, council, or Director of Public Health. They may only be instituted within 3 years after the date on which the offence is alleged to have been committed or within 120 days after the date on which a sample is obtained.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
21	S.118(1)	Infringement notices An authorized officer or council may serve an infringement notice on a person, other than a person under the age of 16 years, if of the opinion that the person has committed a prescribed offence.	An infringement notice is not to relate to 4 or more offences. An infringement notice is to be in accordance with Section 14 of the <i>Monetary Penalties Enforcement Act 2005</i>	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager

11. HEAVY VEHICLE NATIONAL LAW (TASMANIA) ACT 2013

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.118(1)(b)	Granting consent for exemption on mass or dimension restriction.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
2	S.124(1)(b)	Granting consent for exemption (permit) on mass or dimension restriction.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
3	S.145(1)(b)	Granting consent for a class 2 heavy vehicle authorization.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
4	S.156(2)	Asking the Regulator for a longer period to decide whether to grant consent for a mass or dimension authority.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
6	S.156A	Decide whether to grant consent, after considering the specific matters in S.156A and provide written reasons to the Regulator for the decision in relation to consent.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
7	S.158	Deal with a request for consent and decide to give or not give consent for a mass or dimension authority.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
8	S.159(2)	Notifying the Regulator that route assessment is required by the road manager in deciding whether to give consent and the fee payable.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
9	S.160(1)	Specifying road condition(s) to which the granting of consent is subject.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
10	S.160(2)	Providing the Regulator with a written statement explaining the road manager's decision to grant consent subject to road conditions.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
11	S.161(1)	Specifying travel condition(s) to which the granting of consent is subject.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
12	S.161(2)	Providing the Regulator with a written statement explaining the road manager's decision to grant consent subject to road conditions.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
13	S.162(2)	Requesting specified vehicle condition(s) be imposed on the mass or dimension authority.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
14	S.167(2)(b)	Giving notice to the Regulator of objection to the application of this section [which provides for expedited process for renewal of mass or dimension authority].	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
15	S.169	Giving consent to the grant of a mass or dimension authority for a trial period or no more than 3 months.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
16	S.170	Provide the Regulator with a written objection to a renewal of a mass or dimension authority.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
17	S.174(2)	Asking the Regulator to amend or cancel the mass or dimension authority granted by Commonwealth Gazette notice due to adverse effect of heavy vehicles.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
18	S.176(4)(c)	Provide consent to an amendment of a permit for a mass or dimension authority.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
19	S.178(2)	Asking the Regulator amend or cancel the mass or dimension authority granted by Commonwealth Gazette notice due to adverse effect of heavy vehicles.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
20	S.645	Decide a review of a reviewable decision under the Act.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager

12. HISTORIC CULTURAL HERITAGE ACT 1995

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.36(2)	Permit application to be sent to and considered by Heritage Council The relevant planning authority must give a copy of the permit application to the heritage council as soon as practicable after the application day.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Council General Manager
2	S.37	Procedure if Heritage Council requires additional information to consider permit application Planning authority must as soon as practicable require the applicant for a permit application to provide additional information required by the Heritage Council and provide it to the Heritage Council.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Council General Manager
3	S.38	Procedure if Heritage Council has no interest in permit application Planning authority determination of permits applications. Notifying the Heritage Council and applicants of determinations and representations.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Council General Manager
4	S.39	Procedure if the Heritage Council wishes to be involved in determining discretionary permit application Determining discretionary permit applications. Notifying the Heritage Council and Applicants of determinations and representations.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Council General Manager
5	S.39A	Procedure if Heritage Council wishes to be involved in determining combined permit application Determining combined permit applications. Notifying the Heritage Council and Applicants of determinations and representations.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Council General Manager
6	S.39B	Provision of further information to Heritage Council Provide any further information received from permit applicant to Heritage Council.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Council General Manager
7	S.50	Notification of Recorder of Titles Planning authority must lodge for registration with the Recorder of Titles notice of heritage agreements that come into effect or the variation or termination of a heritage agreement.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Council General Manager
8	S.89	Assistance to Heritage Council A planning authority is to give all reasonable assistance to the Heritage Council to enable it to perform its functions and exercise its powers.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Council

13. LAND USE PLANNING AND APPROVALS ACT 1993

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
	PART 2A	TASMANIAN PLANNING POLICIES			
1	S.12C	Consult with the Minister regarding a draft of the Tasmanian Planning Policies, on behalf of the Planning Authority.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Planning Authority
	PART 3	PLANNING SCHEMES			
2	Part 3 – Generally	<p>As a consequence of any decision by the Council to initiate preparation of a planning scheme or a planning scheme amendment or to provide its views and opinions on any representation received on a draft planning scheme or draft amendment:</p> <ul style="list-style-type: none"> i) Authority to give such advice, consultation, referral or notification as required under this Part; ii) Authority to initiate public notification of a draft scheme or draft amendment; iii) Authority to submit a draft scheme or a draft amendment for approval if no representations are received during the exhibition period; iv) Authority to modify a draft planning scheme or draft amendment if only to correct any error, remove an anomaly, clarify or simplify a provision, remove any inconsistency with other regulation, make procedural changes or to bring the planning scheme into conformity with a mandatory planning instruction; v) Represent the Council and to give evidence and make submissions before any hearing conducted by the Tasmanian Planning Commission. 	Nil	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
	PART 3A	LOCAL PROVISIONS SCHEDULE (LPS)			
3	Part 3A – Generally	<p>In accordance with a decision of the Planning Authority (or a requirement of the Minister) to –</p> <ol style="list-style-type: none"> Prepare a draft LPS under S.35; Indicate its views and opinions in relation to each representation received on a draft LPS; Indicate its satisfaction that a draft LPS meets the criteria in S.34; Make recommendations in relation to how a draft LPS should be determined in accordance with S.35F; and Conduct and respond on a review of the LPS <p>The following functions and powers of the Planning Authority are delegated –</p> <ol style="list-style-type: none"> Prepare the required documentation for a draft LPS; Submit the draft LPS to the Tasmanian Planning Commission (TPC) under S.35(1); Make any modifications to the draft LPS which may be instructed by the TPC under S.35(5)(b); Give notice under S.35C of the exhibition of a draft LPS, including for any instruction issued by the TPC under S.35B; Undertake exhibition of the draft LPS in accordance with S.35D; Provide a report to the TPC pursuant to S.35F; Prepare and submit any modifications required by the TPC to a draft LPS in accordance with S.35K; Give notice in accordance with S.35M(2) of the approval of the LPS; Provide a report to the TPC on the outcomes of a review of the LPS conducted by the Planning Authority in accordance with S.35O, including provide notice of the review and receive comments from the public pursuant to S.35P. 	<p>Nil</p> <p>Nil</p>	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner <ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority General Manager <ul style="list-style-type: none"> Planning Authority General Manager
	DIVISION 7	SPECIAL LOCAL PROVISIONS SCHEDULES			
	PART 3B	AMENDMENT OF THE LPS			

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
4	General	<p>In accordance with a decision of the Planning Authority in relation to –</p> <ol style="list-style-type: none"> Preparation of a draft amendment to the LPS under S.38 or S.40D; Preparation of a draft amendment under S.38 and a draft permit under S.40Y; and Its views and opinions in relation to each representation received on a draft LPS and on any draft permit; Its satisfaction that the draft LPS meets the criteria in S.34; and Recommendations in relation to how the draft LPS should be determined in accordance with S.35F. <p>The following functions and powers of the Planning Authority are delegated –</p> <ol style="list-style-type: none"> Give notice in accordance with S.38(3) of a decision in relation to a request to initiate a draft amendment to the LPS; Give notice in accordance with S.40W of a decision under S.40Y in relation to a request to consider a permit in combination with a request to initiate a draft amendment to the LPS; Request additional information under S.40 and S.40U; Provide any material requested by the TPC in accordance with S.40A, S.40B or S.40V; Prepare the draft LPS amendment documents; Certify a draft amendment to the LPS in accordance with S.40F; Give notice in accordance with S.40G of exhibition of a draft amendment to the LPS, and including any exhibition of a permit application under S.40Z; 	Nil	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority General Manager
	General <i>Continued</i>	<ol style="list-style-type: none"> Undertake exhibition of the draft amendment to the LPS in accordance with S40H, and including any permit application approved under S.40Y; Provide a report to the TPC in accordance with S.40K and S.42 if there are no representations making objection on the draft amendment to the LPS and to 	Nil	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		<p>any permit application requested under S.40T;</p> <p>j) Provide a report to the TPC in accordance with S.40K and S.42 in relation to the Planning Authority's –</p> <ul style="list-style-type: none"> i. Views and opinions on each representation received during the exhibition period; ii. Compliance to S.34; and iii. Its recommendations on how the draft LPS or the permit application under S.40T should be determined <p>k) Make modifications to a draft LPS amendment if instructed by the TPC in accordance with S.40O or S.40P;</p> <p>l) Re-exhibit a modified draft amendment to the LPS under S.40G and S.40H if instructed by TPC in accordance with S.40P;</p> <p>m) Give notice of an approved amendment to the LPS in accordance with S.40S;</p> <p>n) Grant an extension of time under S.42C for a permit granted under S.42B;</p> <p>o) Correct a mistake under S.42D in a permit granted under S.42B; and</p> <p>p) Make minor amendments in accordance with S.43 to a permit granted under S.42B.</p>			
	PART 4	ENFORCEMENT OF PLANNING CONTROL			
5	Part 4 - Generally	<p>Authority to require the making of a permit application and to undertake actions and proceedings in pursuance of the Council's obligations as a planning authority to observe and enforce compliance of a planning scheme; including –</p> <ul style="list-style-type: none"> i) To give such advice, consultation, referral or notification as required under this Part; ii) To represent the Council and to give evidence before the Tasmanian Civil and Administrative Tribunal in respect of any appeal against a decision on a planning permit; iii) To initiate legal proceedings for any use of land, development or act if:- 	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		<ul style="list-style-type: none"> - Contrary to a State Policy, planning scheme or special planning scheme; - An obstruction of a planning scheme or special planning scheme; or - A breach of a condition or restriction of a planning permit. 			
6	S.35C	Notice of exhibition of draft LPS.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	• Planning Authority
7	S.35F	Report by Planning Authority to Commission about exhibition.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	• Planning Authority
8	S.35G	Planning Authority may notify Minister as to whether amendment of SPPs is required.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	• Planning Authority
9	S.35I	Withdrawal of draft LPS.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	• Planning Authority
10	S.35M	Notice of approval of Local Provisions Schedules.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	• Planning Authority
11	S.35P	Conduct of Review (of an LPS or a part of an LPS).	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	• Planning Authority
12	S.40G	Notice of exhibition A planning authority, as soon as practicable after providing to the Commission under section 40F(4) a copy of a draft amendment of an LPS or receiving under section 35KB(4)(b)(i) a notice in relation to a draft amendment of an LPS, must ensure an exhibition notice in relation to the draft amendment of an LPS is published in accordance with this section, unless the planning authority receives a notice under section 40I(1) in relation to the draft amendment.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	• Planning Authority
13	S.40U	Additional Information A Planning Authority, within 28 days from the day on	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development 	• Planning Authority

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		which it receives from a person an application for a permit, may, by notice in writing, require the person to provide to the Planning Authority additional information before it considers the application.		<ul style="list-style-type: none"> • Senior Planner 	
14	S.40W	Determination of amendment where concurrent permit application sought.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
15	S.43(2)	Minor amendment of permit The Planning Authority may amend or refuse to amend the permit.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
16	S.43(6)	Minor amendment of permit If the Planning Authority amends a permit, it must, by notice in writing served on the following persons, notify them of the amendment: a) The applicant for the amendment; b) The owner of the land; c) Any person or body who or that made a representation; d) The owner or occupier of any property which adjoins the land to which the permit relates.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
17	S.43(7)	Minor amendment of permit If the Planning Authority amends a permit that contains a condition or restriction that the Board of the Environment Protection Authority has required under Section 25(5) of the Environmental Management and Pollution Control Act 1994, the Planning Authority must, by notice in writing served on the Board, notify it of the amendment.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
18	S.43(9)	Minor amendment of permit If the Planning Authority amends a permit in respect of which the Commission has modified, deleted or added conditions or restrictions, the Planning Authority must, by notice in writing served on the Commission, notify it of the amendments made to the permit.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
19	S.43(10)	Minor amendment of permit If the Planning Authority amends a permit containing a condition or restriction which the Heritage Council has specified, the Planning Authority must, by notice in writing	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		served on the Heritage Council, notify the Council of the amendment.			
20	S.48AA	Enforcement of major project permits	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
21	S.48A	Notice to remove signs.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner • Compliance Officer • Compliance Coordinator • Works Officer 	<ul style="list-style-type: none"> • Planning Authority
22	S.51	Permits A person must not commence any use or development which requires a permit unless the Planning Authority which administers the scheme, the Commission, or the Tribunal, has granted a permit in respect of that use or development and the permit is in effect or a major project permit has been granted in respect of that use or the development and the permit is in effect.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
23	S.52(1B)	What if applicant is not the owner? If land in respect of which an application for a permit is required is Crown land, is owned by a Council or is administered or owned by the Crown or a Council and a planning scheme does not provide otherwise, the application must – <ol style="list-style-type: none"> Be signed by the Minister of the Crown responsible for the administration of the land or by the General Manager of the Council; and Be accompanied by the written permission of that Minister of General Manager to the making of the application. 	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
24	S.53(5A)	When does a permit take effect? Where a Planning Authority grants a permit, the permit takes effect on the day on which it is granted by the authority or, where there is a right of appeal against the granting of the permit, at the expiration of 14 days from the day on which the notice of the granting of the permit	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		was served on the person who has the right of appeal.			
25	S.54	Additional Information A Planning Authority that receives an application for a permit (other than a permit referred to in section 40T) may require the applicant to provide it with additional information before it considers the application.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
26	S.55	Correction of mistakes A Planning Authority may correct a permit granted by it if the permit contains – a) A clerical mistake or an error arising from any accidental slip or omission; or b) An evident material miscalculation of figures or an evident material mistake in the description of any person, thing or property referred to in the approval.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
27	S.56	Minor amendments of permits issued by a Planning Authority – S.56(1A): Planning Authority that receives a request under subsection (1) for amendment to permits – a) Within 28 days after the request was received, amend, or refuse to amend the permit and; b) must within 7 days i. after amending the permit or ii. after refusing to amend the permit, give notice of the refusal to the person who made the request.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
28	S.57(2)	Applications for discretionary permits The Planning Authority may, on receipt of an application for a permit to which this section applies, refuse to grant the permit.	<ol style="list-style-type: none"> No authority to sub-delegate in respect of the delegation If the proposed use or development is prohibited by the scheme 	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
29	S.57(3)	Applications for discretionary permits Unless the Planning Authority requires the applicant to give notice, the authority must give notice, as prescribed, of an application for a permit.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
30	S.57(5)	Applications for discretionary permits Any person may make representations relating to the application during the period of 14 days commencing on	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		the date on which notice of the application is given or such further period not exceeding 14 days as the Planning Authority may allow.			
31	S.57(6)	Applications for discretionary permits Grant a discretionary permit with or without conditions.	<ol style="list-style-type: none"> 1. No authority to sub-delegate in respect of the delegation 2. Delegates are only to exercise this power where the decision is to: <ul style="list-style-type: none"> • Grant the permit and does not have the power to refuse a permit 3. The power to grant the permit can only be exercised when either of the following applies: <ul style="list-style-type: none"> • No representations have been received in respect of the application; or • Where the only representations received are in support of the proposal and any suggested condition of approval be included in a planning permit 4. The power to grant or refuse the permit can only be exercised when the following applies: <ul style="list-style-type: none"> • Where Council is not able to determine the application within the time period specified in Section 57(6)(b) of the <i>Land Use Planning & Approvals Act 1993</i>; following advice to Councillors; or • Where an applicant does not agree to an extension of time. 	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
32	S.57(6A)	Applications for discretionary permits A further period agreed to by a Planning Authority and an	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development 	<ul style="list-style-type: none"> • Planning Authority

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		applicant may be extended or further extended by agreement, in writing, between the Planning Authority and applicant at any time before the expiration of the period to be extended and, when so extended, is taken to be the further period referred to in that subsection.		<ul style="list-style-type: none"> Senior Planner 	
33	S.57A	Mediation Power to enter into mediation on behalf of the Planning Authority regarding an application for a permit	1. No authority to sub-delegate in respect of the delegation 2. Authority to undertake mediation on any appeal arising out of a decision on a planning permit and to bind Council to agreements within the mediation on any matter that the Council has a proper power relevant to the permit application under LUPAA	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
34	S.58	Application for other permits This section applies to an application for a permit in respect of a use or development for which, under the provisions of a planning scheme, a Planning Authority is bound to grant a permit either unconditionally or subject to conditions or restrictions.	1. No authority to sub-delegate in respect of the delegation 2. Grant of a permit if the use or development complies to all applicable regulatory requirements 3. The delegation to Building Services Coordinator is to exercise this delegated power for minor works only as determined by policy of Council 4. The power to grant or refuse the permit can only be exercised when an applicant does not agree to an extension of time.	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
35	S.59(7)	Failure to determine an application for a permit Notwithstanding the provisions of this Division, a Planning Authority may make a decision on an application for a permit to which section 57 or 58 applies at any time before the lodging of an application.	1. No authority to sub-delegate in respect of the delegation 2. Subject to the same qualifications as applied to a S.57 decision	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
36	S.60	Council responding and issuing notices relating to compliance with certain permit conditions.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
37	S.60H(3)	Minister may request information from Council or relevant state entity.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
38	S.60I(3)	Council to give notice in relation to eligibility of major project proposals.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
39	S.60S(4)(b)	Refund of ordinary permit where declaration of major project is made.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
40	S. 60S(5)	Refund of ordinary permit where declaration of major project is amended under s. 60TG(2) so that the declaration also relates to an additional area of land the planning authority to which the application was made must, as soon as practicable, refund the applicant half of any fees that the applicant has paid in respect of the application.	Nil	<ul style="list-style-type: none"> General Manager Director of Planning & Development 	<ul style="list-style-type: none"> Planning Authority
41	S. 60SA(6)	Service of certificate of development completion If the Commission issues a certificate of development completion under s.60SA, the Commission must give a copy of the certificate of development completion, issued in relation to all, or part, of the area to which a major project permit relates to the planning authority in relation to the area of land.	Nil	<ul style="list-style-type: none"> General Manager Director of Planning & Development 	<ul style="list-style-type: none"> Planning Authority
42	S.60TD(1)	Notice of request under s.60TC(1) On receiving a request in relation to an additional area of land in relation to a major project under s.60TC(1), a relevant advice body must, within 7 days, give a notice in relation to the request to: ... (c) the council that is the relevant planning authority in relation to the major project; (d) each council that is not a relevant planning authority in relation to the major project but that is the council for a municipal area that is in the regional area, or regional areas, in which the project is to be situated.	Nil	<ul style="list-style-type: none"> General Manager Director of Planning & Development 	<ul style="list-style-type: none"> Planning Authority
43	S.60TH	Notice of amendment of declaration of a major project to be given	Nil	<ul style="list-style-type: none"> General Manager Director of Planning & Development 	<ul style="list-style-type: none"> Planning Authority

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		Within 7 days after amending a declaration of a major project under s.60TG, the Minister is to notify, in writing: ... (d) the council that is a relevant planning authority in relation to the project; and (e) each council that is not a relevant planning authority in relation to the project but that is the council for a municipal area that is in the regional area, or regional areas in which the major project is, or is to be, situated.			
43	S.60ZX(1)	Provision to Panel of further information A person to whom a request is made under section 60ZW(1) is to take all reasonable steps to provide to the Panel, as soon as practicable the information specified in the request.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
44	S.60ZZP(10)	Major project permit may be granted subject to conditions or restrictions Without limiting the conditions or restrictions that may be imposed under subsection (1), such a condition or restriction may specify that: (a) plans, information, designs, or other documents, are required, under the condition or restriction, to be prepared and provided to the Panel or a planning authority ; and (b) particular actions or works are to be carried out to the satisfaction of the Panel or a planning authority.	Nil	<ul style="list-style-type: none"> General Manager Director of Planning & Development 	<ul style="list-style-type: none"> Planning Authority
45	S.60ZZZAA(5)	Determination as to whether, and the manner in which, proposed significant amendment may be assessed After making a determination under s.60ZZZAA(2), the relevant decision-maker must, within 7 days after making that determination, give notice to the council that is a relevant planning authority in relation to the project to which the major project permit relates.	Nil	<ul style="list-style-type: none"> General Manager Director of Planning & Development 	<ul style="list-style-type: none"> Planning Authority
46	S.60ZZZAB	Enforcement certificates (3) If the Commission issues an enforcement certificate in relation to all or part of the land to which a major project permit relates, the Commission must give a copy of the enforcement certificate to the planning authority in	Nil	<ul style="list-style-type: none"> General Manager Director of Planning & Development 	<ul style="list-style-type: none"> Planning Authority

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		relation to the land to which the major project relates. (4) An enforcement certificate is to specify the planning authority's responsibility for the enforcement of the Act.			
47	S.61	Appeals against planning decisions.	1. No authority to sub-delegate in respect of the delegation 2. Not if the decision of the Council is contrary to the written recommendation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
48	S.63	Obstruction of sealed schemes Initiate legal proceedings for obstruction of a planning scheme.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Planning Authority
49	S.63A	Enforcing compliance with planning schemes.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Planning Authority
50	S.63B(3)	Notice of suspected contravention, &c., may be given	1. No authority to sub-delegate in respect of the delegation 2. Delegation/provision will commence when <i>Land Use Planning & Approvals Act 2013</i> is enacted	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Planning Authority
51	S.64	Civil enforcement proceedings Where a person contravenes or fails or is likely to contravene or fail to comply with a provision of this Part, a person, other than the Commission or a Planning Authority, who has, in the opinion of the Tasmanian Civil and Administrative Tribunal, a proper interest in the subject matter may apply to the Tasmanian Civil and Administrative Tribunal for an order.	1. No authority to sub-delegate in respect of the delegation 2. The General Manager may only apply to the Tasmanian Civil and Administrative Tribunal for an order upon the advice from the Manager Development Services that the application is in compliance with the relevant legislation	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Planning Authority
52	S.65B(5)	Notice of intention to issue enforcement notice The planning authority must notify in writing an owner of land, in relation to which a notice of intention to issue an enforcement notice is served under subsection (1) , if the person on whom the notice is served is not the owner of the land.	1. No authority to sub-delegate in respect of the delegation 2. The General Manager may only apply to the Tasmanian Civil and Administrative Tribunal for an order upon the advice from the Manager Development Services that the application is in	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Planning Authority

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
			compliance with the relevant legislation		
53	S.65G	Cancellation of permits	<ol style="list-style-type: none"> 1. No authority to sub-delegate in respect of the delegation 2. Delegation/provision will commence when <i>Land Use Planning & Approvals Act 2013</i> is enacted 	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Planning Authority
54	S.65I(2)	Authorised officers A general manager of a council may authorise a person to be, for the purposes of this Act, an authorised officer in respect of the municipal area of the council.	Nil	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
55	Part 4 - Generally	Enforcement of planning control Authority to represent the planning authority or to appoint a person to represent the planning authority and to give evidence, on a planning appeal or other action, including any mediation, before the Resource Management and Planning Appeals Tribunal or any other body of competent jurisdiction.	<ol style="list-style-type: none"> 1. No authority to sub-delegate in respect of the delegation. 2. Except where the Council makes such decision contrary to the written advice or recommendation of the Director Land and Environmental Services. 	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
	PART 5	AGREEMENTS			
56	S.71	Planning Authority may enter into agreements.	<ol style="list-style-type: none"> 1. No authority to sub-delegate in respect of the delegation 2. The General Manager may only enter into an agreement upon the advice from the Director of Planning & Development or the Senior Planner that the application to which the agreement relates to is in compliance with the relevant legislation 3. Except where the Council makes such decision contrary to the written advice or recommendation of the Director Land and Environmental Services 	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Planning Authority
57	S.74(3)	Duration of Agreement An agreement may be ended by the Planning Authority	<ol style="list-style-type: none"> 1. No authority to sub-delegate in respect of the delegation 	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Planning Authority

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		with the approval of the Commission or by agreement between the authority and all persons who are bound by any covenant in the agreement.	2. The General Manager may only end an agreement upon the advice from the Director of Planning & Development or the Senior Planner that the application to which the agreement relates to is in compliance with the relevant legislation		
58	S.75	Amendment of agreements.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
59	S.76	Agreement to be lodged with Commission.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
60	S.78	Registration of agreements, &c.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Planning Authority
61	S.80	Application to Tasmanian Civil and Administrative Tribunal An owner of land may apply to the Tasmanian Civil and Administrative Tribunal for an amendment to a proposed agreement if – <ul style="list-style-type: none"> a) Under a planning scheme, use or development for specified purposes is conditional upon an agreement being entered into; and b) The owner objects to any provision of the agreement. 	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Planning Authority
62	S.84	Serve notices or other documents A notice or other document is effectively served under this Act if it is – <ul style="list-style-type: none"> i. Given to the person; or ii. Left at, or sent by post to, the person's postal or residential address or place or address of business or employment last known to the server of the notice or other document; or iii. Sent by way of facsimile to the person's facsimile number. 	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Planning Authority

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
	<u>SCHEDULE 6</u>	<u>Savings and Transitional Provisions – Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015</u>	NOTE 1: The transitional provisions in Schedule 6 provide for the transition from the current process under LUPAA and the current schemes to the Tasmanian Planning Scheme and the processes in the <i>new</i> LUPAA. NOTE 2: Planning Schemes remain in operation until the Local Provision Schedules come into effect. NOTE 3: Where an application to amend a Scheme has been made prior the amended LUPAA coming into effect 17 December 2015 then the previous legislation continues to operate for the purposes of that legislation until the Local Provision Schedules come into effect. The provisions of the previous legislation are set after these notes and the Schedule 6 provisions and are shaded. NOTE 4: Where an application to amend a Scheme has been made prior the amended LUPAA coming into effect 17 December 2015 but has not been approved prior to the Local Provision Schedules come into effect the situation is different. In that case the provisions of the amended LUPAA apply. Council's have additional powers to alter a draft amendment in that situation as set out below under Sch 6(4) and (5).		
AMENDMENT OF SCHEMES AND INTERIM SCHEMES					
Provisions of the LUPAA (pre-Tasmanian Planning Scheme amendments) which apply under Schedule 6 of the amended LUPAA (see Note 3 above)					
63	34(1)	Initiate amendment of planning scheme.	No authority to sub-delegate in respect of the delegation	• General Manager	• Planning Authority
64	34(3)	Withdrawal of amendment of planning scheme.	No authority to sub-delegate in respect of the delegation	• General Manager	• Planning Authority
65	34(4)	Notice of Withdrawal of amendment of planning scheme.	No authority to sub-delegate in respect of the delegation	• General Manager	• Planning Authority
66	38(1)	Public exhibition of draft amendment.	No authority to sub-delegate in respect of the delegation	• General Manager	• Planning Authority
67	39(2)	Representations to be provided to Commission in respect of draft amendments.	No authority to sub-delegate in respect of the delegation	• General Manager	• Planning Authority
68	43J	Correction or mistake in permits referred to in S.43H.	No authority to sub-delegate in respect of the delegation	• General Manager	• Planning Authority
69	43K	Minor amendment of permits referred to in S43.H.	No authority to sub-delegate in respect of the delegation	• General Manager	• Planning Authority

14. LAND USE PLANNING AND APPROVALS REGULATIONS 2004

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	R.5	Notification of approval of Local Provisions Schedule.	No authority to sub-delegate in respect of delegation	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Planning Authority
2	R.7	Advertisement of exhibition of draft amendment, &c (to a planning scheme).	No authority to sub-delegate in respect of delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
3	R.8	Notification of approval of draft amendment.	No authority to sub-delegate in respect of delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority
4	R.8A	Notice of approval of Local Provisions Schedule.	No authority to sub-delegate in respect of delegation	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Planning Authority
5	R.9	Notice of application for permit.	No authority to sub-delegate in respect of delegation	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Planning Authority

15. LITTER ACT 2007

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.8	Power of councils to appoint employees as authorized officers The general manager of a council may appoint an employee of the council to be an authorized officer for the purposes of this Act.	Nil	<ul style="list-style-type: none"> Environmental Health Officer Director of Planning & Development Director of Works & Infrastructure Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> General Manager
2	S.38	Recovery of costs arising from litter abatement notices.	Nil	<ul style="list-style-type: none"> Environmental Health Officer Director of Planning & Development Director of Works & Infrastructure Director of Corporate & Community Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> Council

16. LOCAL GOVERNMENT ACT 1993

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.20A	In order that a Council may perform its functions or exercise its powers under this or any other Act, the General Manager authorises a person to enter land for a specific purpose or in general	<p>1. The General Manager must give notice to the owner or occupier of the land before entry is made unless:</p> <ul style="list-style-type: none"> • An emergency exists; or • The entry is in relation to an application by the owner or occupier for a licence, permit or other approval given by the Council; or • Notice would defeat the purpose of entry. <p>2. A person entering land under this section is to produce the identity card issued to that person.</p>	<ul style="list-style-type: none"> • Director of Planning & Development • Director of Works & Infrastructure • Works Manager • Works Supervisor • Plumbing Surveyor • Compliance Coordinator • Compliance Officer • Environmental Health Officer • Senior Planner 	<ul style="list-style-type: none"> • General Manager
2	S.22	Delegation (of functions and powers) by Council.	Subject to the rates and charges policies and procedures, not to be sub-delegated (see S.22)	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council
3	S.28D	Documents relating to agendas.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council
4	S.28T(6)	<p>Code of conduct</p> <p>The general manager is to make a copy of the council's code of conduct available –</p> <ul style="list-style-type: none"> a) For public inspection, free of charge, at the public office of the council during ordinary office hours and on its website; and b) For purchase at a reasonable charge. 	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council
5	S.28T(7)	<p>Code of conduct</p> <p>A council is to review its code of conduct within 3 months after each ordinary election.</p>	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council
6	S.28Y	Initial assessment of complaint by general manager.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council
7	S.28ZK	Notification of determination of code of conduct complaint.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council
8	S.55D	Register of pecuniary interests of members of audit panel.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Corporate & Community 	<ul style="list-style-type: none"> • Council
9	S.56B	Gifts and donations register.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Corporate & Community • Executive Officer 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
10	S.65	Duty to ensure that advice, recommendations or information given is by a qualified person and certify the same to Council.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
11	S.74	Expenditure A Council may expend its funds for the purpose of exercising its powers or carrying out its functions under this or any other Act within the estimates adopted under Section 82.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Director of Planning & Development Director of Works & Infrastructure Works Operations Manager 	<ul style="list-style-type: none"> Council General Manager
12	S.75	Investments A Council may invest any money – (a) In any manner in which a trustee is authorised by law to invest trust funds; and (b) In any investment the Treasurer approves.	In accordance with Council's investment policies as reviewed from time to time	<ul style="list-style-type: none"> General Manager Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
13	S.72	Providing Annual Report.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
14	S.72B	Notice of AGM.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
15	S.76	Writing off bad debts A council may write off any debts owed to the council if there are no reasonable prospects of recovering the debt; or if the costs of recovery are likely to equal or exceed the amount to be recovered.	1. No authority for the General Manager to Sub-delegate 2. The General Manager may only write off debts that do not exceed the amount of \$500	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
16	S.77	Grants and benefits A council may make a grant or provide a pecuniary benefit or a non-pecuniary benefit that is not a legal entitlement to any person, other than a councillor, for any purpose it considers appropriate.	1. No authority for the General Manager to Sub-delegate 2. The General Manager may only approve any such grant or benefit upon receiving setting out the nature, date and location of the sporting event for which the grant is sought or details of academic assistance sought. 3. That only one (1) grant of up to \$200 per applicant per calendar year can be approved by the General Manager 4. That the total expenditure for a financial year under this delegation must be reported under the "Grants and Benefits" section of the Annual Report	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
17	S.81	Authorised deposit-taking institution accounts A Council may establish and maintain in its corporate name such authorized deposit-taking institution	This applies to all account signatories.	<ul style="list-style-type: none"> General Manager Director of Corporate & Community 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		accounts as it considers necessary.			
18	S.84(1)(3)(4)	Financial Statements The general manager is to prepare and forward to the Auditor General a copy of the council's financial statements for each financial year in accordance with the Audit Act 2008.	This section will be affected by Part 4 of the <i>Local Government (Miscellaneous Amendment) Act 2013</i> which is yet to commence.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
19	S92(2)(3)	Adjustment of amount payable The General Manager is to issue a supplementary notice in accordance with section 122 in respect of any amount payable as a result of an adjustment under this section. The General Manager may refund or give credit for any amount paid in respect of a rate in excess of the amount payable as a result of an adjustment under this section.	In accordance with Rates and Charges Policy.	<ul style="list-style-type: none"> Director of Corporate & Community 	<ul style="list-style-type: none"> General Manager
20	S.110	Record of Rates	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Corporate & Community 	<ul style="list-style-type: none"> Council
21	S.111	Ownership If the general manager is of the opinion that a person may or may not be the owner of land, the general manager may require that person to make a statutory declaration in respect of his or her interest in that land.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Corporate & Community 	<ul style="list-style-type: none"> Council
22	S.124	Instalment payments A Council may permit a ratepayer to pay in instalments. The Council may decide that any rates are payable by instalments.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Corporate & Community 	<ul style="list-style-type: none"> Council
23	S.126	Conditions of postponement A council may grant a postponement of the payment of rates for a specified period if satisfied that such payment would cause hardship.	Request for postponement of the payment of rates must be received in writing addressed to the General Manager	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
24	S.127	Postponement ceases to operate A council may, at any time, revoke a postponement of payment of rates by giving 60 days notice in writing to the ratepayer of the date on which the postponement ceases to operate.	No authority for the General Manager to sub-delegate	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
25	S.129	Remission of rates	No authority for the General Manager to sub-	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		The general manager is to keep a record of the details of any remission granted under this section.	delegate		
26	S.132(4)	Certificate of liabilities On receipt of an application, the general manager is to issue a certificate containing the details referred to in subsection (1).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> Director of Corporate & Community 	<ul style="list-style-type: none"> General Manager
27	Div 10 S.133-135	Recovery A Council can recover debts due to unpaid rates.	No authority for the General Manager to sub-delegate	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
28	S.139A	Register of Money (relevant to sale of land)	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
29	S.175	Purchase or lease of land A council may purchase or lease land for any purpose which it considers to be of benefit to the council or the community.	<ul style="list-style-type: none"> Restricted to leasing of land to Council and for a maximum of three (3) years; and does not include purchase or land. Relates to land leased to Council not land leased by Council. 	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
30	S.176	Acquisition of land A council may acquire land for prescribed purposes in accordance with the Land Acquisition Act 1993.	Restricted to the delegated provisions of S.37(d)(e)(ea) of the Local Government (General) Regulations 2005.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
31	S.182	Fencing land The general manager, by notice in writing served on the owner or occupier of land, may require the owner or occupier to fence the land.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> Director of Planning & Development Director of Works & Infrastructure 	<ul style="list-style-type: none"> General Manager
32	S.183	Land reinstated The general manager, by notice in writing, may require the owner or occupier to rehabilitate land from which soil, rock, sand or material has been extracted at any time after the commencement of this Act.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> Environmental Health Officer Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> General Manager
33	S.185	Compliance with notice A person served with a notice under this Division must undertake any work required to be done under the notice in accordance with the terms of the notice and within the period specified in the notice.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Environmental Health Officer Director of Planning & Development 	<ul style="list-style-type: none"> Council General Manager
34	S.189	Closure of local highways (markets)	<ul style="list-style-type: none"> Under Section 189(2) the General Manager 	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		Power to allow a person to conduct a market and to close a local highway or part of a local highway for the purpose of any such market.	has a duty to publish a notice of intention in a public newspaper if it is intended that a local highway or any part of a local highway is to be closed. • Delegated to the General Manager only.		
35	S.190(3)	Objections A council is to consider any objection before closing a local highway or part of a local highway.	Nil	<ul style="list-style-type: none"> General Manager Director Works & Infrastructure 	<ul style="list-style-type: none"> Council
36	S.193	Establishment of pounds A council may establish pounds for the detention of stray animals.	Nil	<ul style="list-style-type: none"> General Manager Director Planning & Development 	<ul style="list-style-type: none"> Council
37	S.194	Impounding of animals Power to impound any animal found straying or at large.	Nil	<ul style="list-style-type: none"> Director of Planning & Development Works Manager Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> General Manager
38	S.195	Notice of impounding Power to issue a notice to the owner if the animal is unclaimed.	Nil	<ul style="list-style-type: none"> Director of Planning & Development Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> General Manager
39	S.196	Fees, costs and charges Power to require an owner to make payment of costs and charges incurred from the impounding of their animal by notice and to detain any such animal until payment is received.	Nil	<ul style="list-style-type: none"> Director of Planning & Development Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> General Manager
40	S.197	Sale or destruction of unclaimed animals Power to sell, give away, or destroy an impounded animal.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> Council General Manager
41	S.198	Destruction of animals Power to arrange for an impounded animal to be destroyed.	Nil	<ul style="list-style-type: none"> Director of Planning & Development Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> General Manager
42	S.200	Abatement notices If a council is satisfied that a nuisance exists, the general manager must serve a notice on – a) Any person whose act or default contributes to or causes the nuisance whether or not that act or default occurs wholly or only partly in the	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Environmental Health Officer Director of Planning & Development Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		municipal area; or b) If the person cannot be ascertained or found, on the owner or occupier of the land on, or from which, the nuisance arises.			
43	S.201	General manager may take necessary action Power to take necessary action to abate a nuisance if – a) There is an immediate danger to any person or property; or b) The person causing the nuisance cannot be ascertained or found; or c) An abatement notice has not been complied with.	Nil	<ul style="list-style-type: none"> Environmental Health Officer Director of Planning & Development Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> General Manager
44	S.207	Remission of fees and charges A council may remit all or part of any fee or charge paid or payable under this Division.	<ol style="list-style-type: none"> No authority for the General Manager to Sub-delegate. Powers must be exercised in accordance with the relevant Council policies. 	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
45	S.261(1)	List of electors The general manager is to – a) Prepare and keep a list of electors from the electoral roll kept under S.258(1) as at the time of closure referred to in S.260; and b) Certify that the list is correct.	Nil	<ul style="list-style-type: none"> General Manager Executive Officer 	<ul style="list-style-type: none"> Council General Manager
46	S.333A	Tender A council must invite tenders for any contract it intends to enter into for the supply or provision of goods or services valued at or above the prescribed amount.	Nil	<ul style="list-style-type: none"> General Manager Director Works & Infrastructure 	<ul style="list-style-type: none"> Council
47	S.336	Power to use the Council arms in any manner they think fit.	Nil	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
48	S.337	Council land information certificate A person may apply in writing to the general manager for a certificate in respect of information relating to land specified and clearly identified in the application.	Subclause (8) in accordance with Council's Schedule of Fees and Charges.	<ul style="list-style-type: none"> Director of Planning & Development Compliance Coordinator 	<ul style="list-style-type: none"> General Manager
49	S.344	Rounding of rates, &c.	Nil	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

17. LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT 1993

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.83	Power for approval of plan of subdivision	No authority for the General Manager to sub-delegate.	• General Manager	• Council
2	S.84	Power not to approve a subdivision If – a) Any proposed lot has not the qualities of a minimum lot; or b) It includes any lot or other block of land smaller than is required or permitted by a finally approved planning scheme; or c) The subdivision includes any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State highway.	No authority for the General Manager to sub-delegate.	• General Manager	• Council
3	S.85	Power for refusal of application for subdivision	No authority for the General Manager to sub-delegate.	• General Manager	• Council
4	S.86	Security for payment Before approving a plan of subdivision, the council may a) Require security for payments and the execution of works; and b) Refuse to approve the application until such security is given.	No authority for the General Manager to sub-delegate.	• General Manager	• Council
5	S.89	Power to approve and seal final plans.	1. No authority for the General Manager to sub-delegate. 2. The General Manager may only approve and seal a final plan where it is in accordance with a planning permit. 3. The General Manager is not to approve a final plan unless he has received advice from the Senior Planner or the Director of Planning & Development that the application is compliant with all of the relevant legislation.	• General Manager	• Council
6	S.91(3)	Power to object to the making of a correction to a	1. No authority for the General Manager to	• General Manager	• Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		final plan by the Recorder of Titles.	sub-delegate. 2. The General Manager may only object to the making of a correction to a final plan upon advice from the Senior Planner or the Director of Planning & Development that the application is compliant with all of the relevant legislation.		
7	S.92	Power for amendments to final plans.	No authority for the General Manager to sub-delegate.	• General Manager	• Council
8	S.93	Power for cancellation of final plans.	No authority for the General Manager to sub-delegate.	• General Manager	• Council
9	S.96	Dedication as highway If a sealed plan shows provision for widening or deviating a way on, or adjoining, land comprised in the plan, an obligation runs with that land to dedicate it as a highway if required to do so by the highway authority.	No authority for the General Manager to sub-delegate.	• General Manager	• Council
10	S.103	Power to amend sealed plans.	1. No authority for the General Manager to sub-delegate. 2. The General Manager may only amend sealed plans upon advice from the Senior Planner or the Director of Planning & Development that the amendment complies with the relevant legislation.	• General Manager	• Council
11	S.104(1)	Power for hearing in respect of amendment of plans.	No authority for the General Manager to sub-delegate.	• General Manager	• Council
12	S.105(2)	Power for compensation in respect of amendments.	No authority for the General Manager to sub-delegate.	• General Manager	• Council
13	S.107	Access orders The council considers that work of a substantial nature is needed to provide access for vehicles from a highway onto the block, it may refuse to seal the final plan under which the block is created until the owner has carried out the work specified in the order within the specified period or given the council security for carrying out that work if called	1. No authority for the General Manager to sub-delegate. 2. The General Manager may only make an order upon advice from the Senior Planner or the Director of Planning & Development that the amendment complies with the relevant legislation	• General Manager	• Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		upon by it to do so.			
14	S.109(6)	Minimum lots If land may be used only as a place of business the restriction on its use – a) Is to be set out above the council's seal on the final plan of the subdivision; and b) Is enforceable by the Council.	No authority for the General Manager to sub-delegate	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
15	S.110	Adhesion orders The council may make an adhesion order if a block a) Has the qualities of a minimum lot; and b) Comprises 2 parcels or more that may, without the approval of any plan by the council, lawfully be sold separately so as to create a block which i) Would not have the qualities of a minimum lot; and ii) Is or in the opinion of the council is likely to be, built on or bought for building.	<ol style="list-style-type: none"> No authority for the General Manager to sub-delegate. The General Manager may only make adhesion order upon advice from the Senior Planner or the Director of Planning & Development that the amendment complies with the relevant legislation. 	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
16	S.112	Purposes for which plan approved The council is to state on the plan one of the following purposes for which the plan is approved: i) For the purpose of enabling the approved lot to form a single parcel; ii) For the purpose of enabling a purchaser to acquire all the sub-minimum lots which together form the minimum lot shown on the plan; iii) For the purpose of enabling the portions of the approved lot to form a single parcel or for enabling a purchaser to acquire all the sub-minimum lots which together are to form the minimum lot, as well as for the purpose of giving effect to the subdivision.	No authority for the General Manager to sub-delegate.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
17	S.113(4)	Bringing land under Land Titles Act 1980 If a plan of subdivision approved by the council and lodged in the office of the Recorder of Titles	No authority for the General Manager to sub-delegate.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		includes any adjoining land to be added that is not under the provisions of the Land Titles Act 1980, the Recorder is not to take any further action upon the plan until applications to bring the land under those provisions have been made under Section 11 of that Act.			
18	S.115	Exemption Power to exempt a subdivision from the provisions of Part 3.	1. No authority for the General Manager to sub-delegate. 2. The General Manager may only exempt a subdivision from the provisions upon advice from the Senior Planner or the Director of Planning & Development that the amendment complies with the relevant legislation.	• General Manager	• Council
19	S.116	Power for limitation on requirement for public open space.	No authority for the General Manager to sub-delegate.	• General Manager	• Council
20	S.117	Payment instead of increasing public open space Instead of requiring an owner to increase the area for public open space, the council, before approving a plan of subdivision may require security for the payment of an amount.	No authority for the General Manager to sub-delegate.	• General Manager	• Council
21	S.118	Council schemes Before the council disposes of lands in circumstances in which, if the disposition were that of a private person the plan would require approval under this Part, it is to prepare a plan of subdivision that it would approve if it were a private person's plan.	No authority for the General Manager to sub-delegate.	• General Manager	• Council
22	Part 7	Long Service Leave and Employees Assurance Scheme.	No authority for the General Manager to sub-delegate.	• General Manager	• Council
23	S.241(1)	Preservation orders A council, on the recommendation of the National Trust of Australia (Tasmania) may by order – a) Prohibit the demolition of a building that is by itself or with others of historical or architectural interest or of special beauty; and b) Prohibit the alteration of or adding to the	No authority for the General Manager to sub-delegate.	• General Manager	• Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		building except as the council may approve; and c) Require the owner to keep the building in good and tenantable repair.			
24	S.243	Preservation order is enforceable A preservation order – a) Operates as a covenant between the owner and the owner and the council that the owner, executors, administrators and assigns will comply with the order; and b) Runs with the land in equity; and c) Is enforceable by the council as if it were owner of all other lands in the municipal area and the tenants were natural persons holding of the council for life.	No authority for the General Manager to sub-delegate.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
25	S.244	Registering preservation order On receipt of a sealed copy and certificate under subsection (1) the Recorder of Titles is to – (a) register the preservation order by entering a memorial on the folio of the Register identified by the certificate; and (b) endorse the memorial on the folio of the Register, under the Land Titles Act 1980 , for the land.	No authority for the General Manager to sub-delegate.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
26	S.246	Advertising hoardings A person must not, within a municipal area, erect, put up, place or use or permit to be erected, put up, placed or used, any hoarding or similar structure for advertising purposes without a licence from the council.	Nil	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
27	S.247	Power to require the removal of an advertising hoarding.	Nil	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council
28	S.248	Power to demolish, remove or remedy any building erected or constructed over or under a Council drain or a drain connected to a Council drain.	No authority to sub-delegate in respect of this delegation.	<ul style="list-style-type: none"> General Manager Director of Planning & Development 	<ul style="list-style-type: none"> Council

18. LOCAL GOVERNMENT (GENERAL) REGULATIONS 2015

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	R.23(2)(3) (4)(5)	Public tenders A council, through a public tender process, may establish a standing contract in which a single tenderer or multiple tenderers may be contracted for a specified period to provide specified goods or services during that period without the need for a further tender process.	<ul style="list-style-type: none"> Nil Conditions or Restrictions 	<ul style="list-style-type: none"> General Manager Director of Planning & Development Director of Works & Infrastructure Director of Corporate & Community Works Manager 	<ul style="list-style-type: none"> Council
2	R.24	Open tenders The general manager is to ensure that prospective tenderers are provided with the following in order to make a tender: a) Details of the goods or services required; b) Details of the duration of the contract, including any extensions that are specified in the contract; c) The criteria for evaluating tenders; d) The method of evaluating tenders against the evaluation criteria; e) Any mandatory tender specifications and contract conditions; f) A reference to the council's code relating to tenders and contracts.	<ul style="list-style-type: none"> Nil Conditions or Restrictions 	<ul style="list-style-type: none"> Director of Planning & Development Director of Works & Infrastructure Director of Corporate & Community Works Manager 	<ul style="list-style-type: none"> General Manager
3	R.25	Multiple use register A council may establish a multiple-use register of suppliers who meet criteria established by the council in respect of the supply of particular categories of goods or services.	<ul style="list-style-type: none"> Nil Conditions or Restrictions 	<ul style="list-style-type: none"> General Manager Director of Planning & Development Director of Works & Infrastructure Director of Corporate & Community Works Manager 	<ul style="list-style-type: none"> Council
4	R.26(1)	Multi stage tender A multiple-stage tender process is a process by which suppliers are evaluated through stages against criteria determined by the council.	<ul style="list-style-type: none"> Nil Conditions or Restrictions 	<ul style="list-style-type: none"> General Manager Director of Planning & Development Director of Works & Infrastructure Director of Corporate & Community Works Manager 	<ul style="list-style-type: none"> Council

19. LOCAL GOVERNMENT (HIGHWAYS) ACT 1982

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.6	Power to make, widening &c., of highways by corporations	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council
2	S.7	Limitation on opening of highways in cities and towns by private persons.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council
3	S.8	Maintenance of highways opened outside cities or towns by private persons.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council
4	S.10	Obligations on landowners opening highways.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
5	S.11	Enforcement of obligations of landowners opening highways.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council
6	S.14	Closure and diversion of highways.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
7	S.15	Dealing with sites of closed highways.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
8	S.17	Definition of boundaries of highway	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
9	S.19	Power to close a local highway, forbid the use of a local highway or grant licences for the use of a closed local highway	In consultation with Commissioner of Police. Delegation excludes Section 19(1)(c).	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
10	S.20	Power to close part of a local highway for the purpose of the sale of goods or entertainment on a Saturday, Sunday or statutory holiday	In consultation with Commissioner of Police and Transport Commission.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
11	S.21	General responsibility of corporations The Corporation of a municipality is charged with the duty of maintaining the local highways in the municipality that are maintainable by the corporation as shown on its municipal map, and, in any particular case, it shall discharge that duty in such	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		manner as, having regard to all the circumstances of the case, it considers practicable and appropriate.			
12	S.24	Highways on boundaries of municipalities Where 2 corporations would, apart from this subsection, each be liable to repair one side of a local highway that forms or follows the common boundary of the municipal districts of those corporations, they are jointly liable to repair the whole width of that highway.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
13	S.25	General supplementary provisions as to carrying out of highway works.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
14	S.26(4)	Obtaining of materials for highway works.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
15	S.27	Use of adjoining lands in carrying out highway works.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
16	S.28	Shifting of apparatus, &c., in roads.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
17	S.30	Improvements, &c., of highways.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
18	S.31	Obstructions for prohibition or restriction of vehicular traffic.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
19	S.32	Power to light and arrange for lighting of local highway.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
20	S.33	Lighting or private ways and courts.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
21	S.34	Power to make, cleanse and keep open Council drains and watercourses in and through land adjoining or near a local highway.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
22	S.35	Crossings over footpaths, table-drains, and gutters Where the corporation is of the opinion that works are necessary to be carried out in a highway under local management for the construction or repair of a vehicular crossing over a table-drain, gutter, or footpath at or opposite the entrance to land adjoining the highway, it may serve a written notice on the owner of the land requiring him to carry out those works within the time specified.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council
23	S.36	Fencing of streets in towns.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council
24	S.37	Alterations, &c., of entrances to highways.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council
25	S.38	Power to remove trees as required for the facilitation and good management of local highways	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council
26	S.39	Power to require an occupier of land to cut, trim or reduce the height of vegetation to reduce or remove danger from the obstruction of their view	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council
27	S.40	Animal barriers on highways	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council
28	S.41	Prohibition of traffic likely to cause damage to highways.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council
29	S.42	Power to close a dangerous highway.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council
30	S.44	Protection of bridges from excessive loading.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
31	S.45(4)	Removal and disposal of abandoned articles Where it appears to the corporation that an article has, without lawful authority, been abandoned on a highway under local management, it may remove the article from the highway.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Director of Planning & Development Compliance Officer Works Manager 	<ul style="list-style-type: none"> Council
32	S.45(5)(6)(7)(8)(9)(10)(12)	Removal and disposal of abandoned articles where an article has been removed from a highway under this section, the corporation may, subject to this section, dispose of it in such manner as it thinks fit.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Director of Planning & Development Compliance Officer Works Manager 	<ul style="list-style-type: none"> Council
33	S.46(2)	Permission to carry out various works in relation to highways Subject to any directions given by the corporation, its powers to grant a permission may be exercised on its behalf by its mayor or by some other person authorized by it for that purpose.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
34	S.46	Permission to carry out various works in relation to highways A corporation may, in accordance with its by-laws, grant a person written permission to do any one or more of the following things: a) Open or break up the soil or pavement of a local highway; b) Make a drain leading to a local highway; c) Put or place a pipe or make a drain leading into a sewer or drain or other work of the corporation in or under a local highway; d) Make an excavation, vault or cellar in or under a local highway; e) Install, under a local highway, pipelines, pipe systems or other infrastructure required for the transmission, distribution or supply of natural gas or other gaseous fuels; f) Erect a hoarding or scaffolding for building or any other purpose in or on a local highway.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
35	S.50	Management of local highways not maintainable by the corporation.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
36	S.51	Making good of back roads, lanes, &c., at frontagers' expense.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
37	S.52	Projections on to highways, &c. At such time as is agreed with the occupier of a building, or after giving at least 30 days' notice of its intention to do so, the corporation may remove or alter an obstruction to which this section applies that has been erected or placed against or in front of the building.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
38	S.53	Low-lying land near highways.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
39	S.54	Names of highways, &c.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Director of Planning & Development Compliance Coordinator Works Manager 	<ul style="list-style-type: none"> Council
40	S.55	Numbering of buildings, &c.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Director of Planning & Development Compliance Coordinator Works Manager 	<ul style="list-style-type: none"> Council
41	S.59	Development of land in connection with highway improvements.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council
42	S.60(3)	Restrictive covenants for benefit of highway A corporation may, at any time, by agreement with the person against whom there is enforceable a covenant, discharge the covenant or may agree to a variation of the covenant.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council
43	S.62	Special provisions as to acquisition for widening or other alteration A corporation may take land for the widening or other alteration of a highway. Land shall not be taken under this section, unless a) Every part of it is within 3 metres of the boundary of an existing highway and b) No building is situated wholly or partly on the land or within 3 metres of its boundary.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council
44	S.63	Letting of highways not presently used Where the corporation has acquired highway rights over any land, it may, if the land is not presently required to be opened as a highway,	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		let that land to the owner of any adjoining land.			
45	S.66	Proof that Street is subject to Part V The carriage-way of a street shall be deemed to have been well and sufficiently made only if it was made well enough to be an all-weather road for light or heavy traffic or both according to the standards accepted at the time of its making.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
46	S.67(2)	Street works in streets not previously made up Where a street has not at any time been well and sufficiently made, the corporation may, in accordance with a scheme under this Part, carry out such street works as it considers necessary to put that street in a proper condition in substantial conformity with the standard requirements, recovering the cost of the works in the manner provided in this Part.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
47	S.68	Scheme of street construction Where the corporation intends to carry out street works in a street, it shall cause to be prepared a scheme for the carrying out of those works.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
48	S.71	Notice of preparation of scheme.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
49	S.72	Objection by owners (to the scheme)	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
50	S.74	Execution of scheme.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
51	S.76	Payment by frontagers (under the scheme).	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
52	S.77	State contribution Where a corporation has prepared a scheme for the carrying out of street works that comprise or include the construction of a carriage-way, the Minister for State Highways may, on the application of the corporation, undertake to make a contribution to the corporation of an amount equal to one-third of the cost of the construction of the carriage-way.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
53	S.79	Urgent works If it considers it urgently necessary to do so, a corporation may, without a scheme, carry out in a street any part of the works referred to in section 67, and the cost of carrying out those works may be included in a scheme subsequently made by the corporation in respect of the remainder of those works carried out in that street, and, with any necessary modifications, this Part applies to the scheme as if the part of the works previously carried out were part of the works to be authorized by the scheme.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council
54	S.81	Record of charges.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Works Manager 	<ul style="list-style-type: none"> • Council
55	S.95	Establishment of controlled parking (a parking meter or voucher machine).	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Works Manager 	<ul style="list-style-type: none"> • Council
56	S.96	Hours of operation of controlled parking.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Works Manager 	<ul style="list-style-type: none"> • Council
57	S.99	Closure of parking spaces in certain cases.	S.99(7) allows the General Manager to issue authorisations; Council delegation also covers this.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Director of Planning & Development • Compliance Coordinator • Compliance Officer • Works Manager 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
58	S.100(1A)	Infringement notices (in respect of an offence relating to a vehicle).	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Planning & Development Works Manager Director of Planning & Development Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> Council General Manager
59	S.102	Removal of vehicles in certain cases from parking spaces.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
60	S.104	Permits for use of parking spaces without operation of meters or use of parking vouchers.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
61	S.109	Lighting of certain State highways: Contributions by corporations to lighting of certain State highways.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
62	S.110	Powers and duties of corporations in relation to State highways A corporation may exercise the powers conferred by section 30 in respect of a State highway in the municipality and, in relation to the exercise of those powers in respect of that highway, this Act has effect as if it were a local highway maintainable by the corporation.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
63	S.112	Liability of corporation to maintain road works carried out by the Crown	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
64	S.114	Right of private persons opening new streets to obtain contributions.	Delegation excludes S.114(8).	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
65	S.115	Retention of petrol-pumps in highways.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
66	S.116	Tramways along or across highways The Governor may authorize the laying down, construction, and maintenance of a tramway or railway along or across a local highway, subject to such terms and conditions as may be recommended by the corporation.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
67	S.119	Determination of compensation Where a corporation or other person is entitled to be paid compensation under this Act, that compensation shall, unless provision is otherwise made for its determination, be determined by agreement between the parties or, in default of agreement, by action in a court of competent jurisdiction.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Director of Corporate & Community 	<ul style="list-style-type: none"> Council

20. LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	R.7(1)(2)	Notice of Meetings	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
2	R.8(1)(3)	Agenda The general manager is to – a) Prepare an agenda for each council meeting and council committee meeting; and b) In the case of a council meeting, provide each councillor with the agenda and any associated reports and documents; and c) In the case of a council committee meeting, provide each member of the committee with the agenda and associated reports and documents at least 4 days before the council committee meeting.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
3	R.9(1)	Public access to documents As far as practicable, the general manager is to make available for inspection by members of the public a copy of the agenda of a meeting and any associated reports and documents.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

21. MONETARY PENALTIES ENFORCEMENT ACT 2005

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.17(2)	Options for dealing with infringement notice – approve or refuse an application for the withdrawal of an infringement notice or a variation of an infringement notice, and notify the applicant of the approval or refusal.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
2	S.18(1)	Referral to Director of infringement notice issued by fee-paying public sector body.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Director Planning & Development Rates Officer Accounts Payable Officer Customer Services Officer Technical Officer Development Services 	<ul style="list-style-type: none"> Council
3	S.23	Withdrawal of infringement notice.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
4	S.28(3)-(4-)	Application to fee-paying public sector body for variation of payment conditions.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
5	S.39(1)	Hearing of offence by court – commencement of proceedings.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
6	S.40(3)	Application to court to set aside conviction.	Nil Conditions or Restrictions.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

22. PLACE NAMES ACT 2020

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.11 (2)	Naming of roads, streets, &c. As a responsible authority the council has a responsibility to name, alter or revoke a name of a place.	Nil	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
2	S. 11(3)	Naming of roads, streets, &c. The responsible authority for a place referred to in section 4(1)(c) must ensure that any naming action, performed in respect of the place, complies with – (a) the relevant provisions of the guidelines; and (b) this Act and any other applicable Act; and (c) the relevant procedures of the responsible authority.	Nil	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
3	S.11 (4)	Naming of roads, streets, &c. As soon as practicable after performing a naming action in respect of	Nil	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		a place, the responsible authority for the place is to submit details of the action to the Registrar for recording in the register.			

23. PUBLIC HEALTH ACT 1997

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.11(1)(2)	Appointment of officers	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
2	S.32(1)(2)	Production of Records	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
3	S.33(a)(b)	Production of things A council or an authorized officer may require a person to produce for inspection anything in the person's possession if – a) The council or the officer reasonably believes that it may disclose evidence of the commission of an offence under this Act; or b) It is otherwise necessary for the purposes of this Act.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development 	<ul style="list-style-type: none"> Council General Manager
4	S.34(a)(b)	Production of licence A council or an authorized officer may – a) Require a person to produce for inspection any licence the person holds or should hold; and b) Examine, remove and take photographs or copies of, or extracts or notes from, any licence.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development 	<ul style="list-style-type: none"> Council General Manager
5	S.35	Photographs, sketches, measurements and recordings For the purposes of this Act, a council or an authorized office may: a) Take any photograph, film or video recording; and b) Take any measurements; and c) Make any sketches or drawing; and d) Make any other recording by any other means.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> Council General Manager
6	S.36(1)(2)	Information requirements A council or an authorized officer may require a person to – a) Give his or her full name and residential address; b) Give details of any licence, permit or exemption under this Act; c) Provide any information relating to public health reasonably	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		required for the purposes of this Act. A council or an authorized officer may require any person to give information about that person's or another person's activities in respect of any matter under this Act.			
7	S.57	Council immunization programs.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
8	S.77(1)(3)	Grant or refusal of licence for Place of Assembly.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
9	S.78	Issue of licence for Place of Assembly.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
10	S.81	Renewal of licence of Place of Assembly.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
11	S.82	Variation of licence of Place of Assembly.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
12	S.83	Cancellation of licence of Place of Assembly.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
13	S.84(2)	Overcrowding A council, an authorized officer, a person authorized by the Commissioner for Licensing or a person authorized by the State Fire Commissioner may – a) Cause the doors of a place of assembly to be closed; b) Evacuate the place of assembly; or c) Cause any event occurring at that place of assembly to be cancelled in circumstances referred to in paragraph (b).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
14	S.87	Closure order of Unhealthy premises.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
15	S.88	Service of closure order of Unhealthy premises.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
16	S.89	Revocation of closure order of Unhealthy premises.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
17	S.92(1)(4)(6)	Rectification notice A council, on the advice of an environmental health officer or building surveyor, is to serve a rectification notice in an approved form. If a person fails to comply with a notice, the council may cause any necessary work to be carried out at that person's expense. A council, upon the certificate of an environmental health officer or building surveyor that the condition of the premises is no longer, or is not likely to become, offensive, injurious or prejudicial to health, is to revoke a rectification notice.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
18	S.97	Grant or refusal of registration of premises.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
19	S.98	Issue of certificate of registration of premises.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
20	S.101	Renewal of registration of premises.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
21	S.102	Variation of registration of premises.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
22	S.103	Cancellation of registration of premises.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
23	S.106	Grant or refusal of licence (to carry out any Public health risk activity).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
24	S.107	Issue of licence (to carry out any Public health risk activity).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
25	S.110	Renewal of licence (to carry out any Public health risk activity).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
26	S.111	Variation of licence (to carry out any Public health risk activity).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
27	S.112	Cancellation of licence (to carry out any Public health risk activity).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
28	S.115	Grant or refusal of registration of regulated system.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
29	S.116	Issue of certificate of registration (of a regulated system).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
30	S.119(1)(3)	Notice to comply with direction.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
31	S.121	Renewal of registration (of any regulated system).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
32	S.122	Variation of registration (of any regulated system).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
33	S.123	Cancellation of registration (of any regulated system).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
34	S.128	Notification of quality of water.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
35	S.129(1)	Orders relating to water quality.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager
36	S.130(1)(3)	Monitoring and review (of the quality of water within the municipal area).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Environmental Health Officer 	<ul style="list-style-type: none"> • Council • General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
37	S.131	Samples An authorized officer or a council may take a sample from any water. Any sample taken under this section is to be analysed and tested in accordance with the requirements of the Director.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
38	S.135	Grant or refusal of registration (as a supplier of water).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
39	S.136	Issue of certificate of registration (as a supplier of water).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
40	S.136AA	Renewal of registration (as a supplier of water).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
41	S.136B	Variation of registration (as a supplier of water).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
42	S.136C	Cancellation of registration (as a supplier of water).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
43	S.136H	Issue of certificate of registration (as a water carrier).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
44	S.136I	Renewal of registration (as a water carrier).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
45	S.136K	Variation of registration (as a water carrier).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
46	S.136L	Cancellation of registration (as a water carrier).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
47	S.144	Registers kept by Councils A council is to keep – a) A register of registered regulated systems; and b) A register of registered users and suppliers of water from private water sources; and	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		c) A register of registered premises used for public health risk activities.			
48	S.148(1)	Requirement for information The Director, any council or an authorized officer may require a person to provide information relating to public health which is reasonably needed for the purposes of this Act.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
49	S.152(1)	Costs incurred in exercising power.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
50	S.158(1)	Proceedings Proceedings for an offence under this Act may only be instituted by – a) The Minister or a person authorized by the Minister; or b) An authorized officer; or c) A nominated officer in relation to proceedings for an offence under Part 4; or d) A police officer; or e) A council.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
51	S.169(1)	Infringement notices An authorized officer or a council may serve an infringement notice on a person if of the opinion that the person has committed a prescribed offence.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
52	S.190(1),(3) & (4)	Sale or disposal of forfeited things.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
53	S.191(3)	Return of and access to seized things.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager
54	S.192(1)	Sale or disposal of seized things.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Director of Planning & Development Environmental Health Officer 	<ul style="list-style-type: none"> Council General Manager

24. PUBLIC INTEREST DISCLOSURE ACT 2002

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.29B	Referral of disclosure to Integrity Commission Where a public body believes a disclosure relates to misconduct defined in the Integrity Commission Act 2009, the public body may refer the disclosure to the Integrity Commission.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
2	S.29D(1)	Notice of referral If public body refers a disclosure to the Integrity Commission, they must notify the person who made that disclosure of the referral.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
3	S.33(1)	Determination by public body of disclosure as to public interest disclosure Public body to determine whether disclosure is a public interest disclosure within 45 days.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
4	S.34(1)	Procedure where public body determines disclosure to be public interest disclosure Notifications where disclosure is determined a public interest disclosure.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
5	S.35(1)	Procedure where public body determines disclosure not to be public interest disclosure Notifications where disclosure is deemed not to be public interest disclosure.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
6	S.62B	Delegation by Principal officer The principal officer may by instrument in writing delegate to a public interest disclosure officer specified in the instrument the performance or exercise of such of his or her functions or powers under this Act (other than this power of delegation) as are specified in the instrument, and may, by instrument in writing, revoke wholly or in part any such delegation.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
7	S.64	Matter that do not have to be investigated A public body may decide not to investigate a disclosure.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
8	S.65(1)	Decisions by public body not to investigate Notification of decision not to investigate.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
9	S.68	Referral to Ombudsman by public body A public body may refer the investigation of a disclosed matter to the Ombudsman if the public body considers that its own investigation is	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
		being obstructed or that it is otherwise not within the capacity of the public body to complete the investigation.			
10	S.70	Provision of information to Ombudsman Public body must give the Ombudsman in writing any information it has in respect to a disclosed matter.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
11	S.72(1)	Notice of referral Notice to be given where public body refers an investigation to the Ombudsman.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
12	S.74	Information about progress of investigation Public body must at the request of the person who made the disclosure or the Ombudsman, give all reasonable information about the investigation with 28 days.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
13	S.76(1)	Report on investigation Public body must notify the Ombudsman and the relevant person on completing an investigation of a disclosed matter.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
14	S.77(1)	Report to person making disclosure Public body must inform the person who made the disclosure of the findings.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
15	S.77A(2)	Investigations to be completed within 6 months A public body may apply to the Ombudsman for an extension of up to 6 months in which to complete the investigation.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager
16	S.77A(4)	Investigations to be completed within 6 months If investigation is not complete within time specified in 77A(1), public body must refer the disclosure to the Ombudsman.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Executive Officer Director of Corporate & Community 	<ul style="list-style-type: none"> Council General Manager

25. RIGHT TO INFORMATION ACT 2009

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.10	Electronic information If information is stored in an electronic form, a Minister or public authority may refuse an application if – <ul style="list-style-type: none"> a) The information cannot be produced using the normal computer hardware and software and technical expertise of the public authority; and b) Producing it would substantially and unreasonably divert the 	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		resources of the public authority from its usual operations.			
2	S.12	Information to be provided apart from Act This Act does not prevent and is not intended to discourage a public authority or a Minister from publishing or providing information, otherwise than as required by this Act.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Executive Officer 	<ul style="list-style-type: none"> Council General Manager
3	S.13(5)(6)(7)(8)	Application for assessed disclosure of information.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
4	S.14(1)	Transfer of applications (for assessed disclosure of information).	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
5	S.15	Time within which applications for assessed disclosure of information are to be decided.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
6	S.16	Charges for information All applications for assessed disclosure of information must be accompanied by an application fee of 25 fee units. The application fee may be waived if – a) The applicant is impecunious; or b) The applicant is a Member of Parliament acting in connection with his or her official duty; or ba) The applicant is a journalist acting in connection with their professional duties; or c) The applicant is able to show that he or she intends to use the information for a purpose that is of general public interest or benefit.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager Director of Corporate & Community 	<ul style="list-style-type: none"> Council
7	S.17	Deferment of provision of information.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
8	S.18	Provision of information.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
9	S.19	Requests may be refused if resources unreasonably diverted.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
10	S.20	Repeat or vexatious applications may be refused.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
11	S.21(1)	Decision to be made on behalf of public authority by authorised person A decision in respect of an application for information made to a public authority is to be made by – <ol style="list-style-type: none"> The responsible Minister; or The principal officer of the public authority or A delegated officer. 	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
12	S.21(2)	Decision to be made on behalf of public authority by authorised person A person who makes a decision in accordance with this Act is to act impartially in making that decision.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Executive Officer 	<ul style="list-style-type: none"> Council
13	S.22	Reasons to be given (when a decision in relation to an application for information is made).	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
14	S.23	Other responsibilities of principal officer.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Executive Officer 	<ul style="list-style-type: none"> Council General Manager
15	S.33	Public Interest Test In this Division, information is exempt information if the principal officer of the public authority or Minister considers, after taking into account all relevant matters, that it is contrary to the public interest to disclose the information.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Executive Officer 	<ul style="list-style-type: none"> Council General Manager
16	S.36(2)	Personal information of person If <ol style="list-style-type: none"> An application is made for information under this Act; and The information was provided to a public authority or Minister by a third party; and The principal officer or Minister decides that disclosure of the information concerned may be reasonably expected to be of concern to the third party – the principal officer or Minister is to, by notice in writing to the third party – Notify that person that the public authority or Minister has received an application for the information; and 	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Executive Officer 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
		e) State the nature of the information that has been applied for; and f) Request that, within 15 working days from the date of the notice, the person provide his or her view as to whether the information should be provided.			
17	S.36(3)(5)	Personal information of person If a public authority or Minister, after receipt of a person's view, decides to provide the information, the public authority or Minister must, by notice in writing given to that person, notify that person of the decision. See subsection 5 for caveats.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Executive Officer 	<ul style="list-style-type: none"> Council General Manager
18	S.37(2)	Information relating to business affairs of a third party If – a) An application is made for information under this Act; and b) The information was provided to a public authority or Minister by a third party; and c) The principal officer or Minister decides that disclosure of the information concerned may be reasonably expected to be of substantial concern to the third party – the principal officer or Minister must, before deciding whether the disclosure of the information under this Act would be likely to expose the third party that provided the information to substantial harm to the third party's competitive position, by notice in writing given to the third party – d) Notify the third party that the public authority or Minister has received an application for the information; and e) State the nature of the information applied for; and f) Request that, within 15 working days from the date of the notice, the third party provide the third party's view as to whether the information should be provided.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Executive Officer 	<ul style="list-style-type: none"> Council General Manager
19	S.37(3)(5)	Information relating to business affairs of a third party If a public authority or Minister, after receipt of a third party's view, decides to disclose the information, the public authority or Minister must, by notice in writing given to the third party, notify the third party of the decision. See subsection 5 for caveats.	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Executive Officer 	<ul style="list-style-type: none"> Council General Manager
20	S.43(4)(5)	Internal review (of a decision in respect of an application).	A delegation may be for a period not exceeding 3 years.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

26. ROADS AND JETTIES ACT 1935

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.22LGA	To agree with the Minister for the maintenance or reconstruction of a State highway or a subsidiary road otherwise than in accordance with S.11(1).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
2	S.22LGA	To carry out the Council's power to move, keep or impound any vehicle causing an obstruction or danger etc and related action pursuant to S.48B.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Director of Works & Infrastructure Works Manager Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> Council
3	S.11	Maintenance of State highways, &c. in cities, &c.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
4	S.11(2)	To agree with the Minister for the maintenance or reconstruction of a State highway or a subsidiary road otherwise than in accordance with S.11(1).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
5	S.28	Acquisition of land for quarry, &c.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
6	S.29	Intention to acquire land may be abandoned if compensation excessive.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
7	S.32	Entry by Council upon land and staking out of same.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
8	S.33	Rental of land (for the purpose of obtaining materials therefrom for the construction or maintenance of any road or street).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
9	S.34	Use of uncultivated land for temporary road.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
10	S.35	Taking of timber, &c., from land (for making, repairing, or fencing any road, or for any other purposes of this Act).	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
11	S.36	Quarries, &c., to be fenced and filled up or otherwise secured.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
12	S.37	Fences to be restored.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
13	S.38	Deviations to be fenced Where any road has been diverted, the road authority shall, if required by the owner or occupier of any land through which such road passes, cause such road to be well and sufficiently fenced where it so passes.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
14	S.40	Power to make, cleanse and keep open drains or watercourses in and through land adjoining or near any road	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
15	S.41	Timber growing near roads may be cut down: Consent of owner required in certain cases.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
16	S.42	Hedges, &c., obstructing view of traffic to be cut or trimmed.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
17	S.44	Culverts to be constructed by owners at entrances to lands adjoining roads.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager Development Engineer 	<ul style="list-style-type: none"> Council General Manager
18	S.45	Power of Minister in certain cases to erect gates across roads.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
19	S.46	Damage caused by overweight vehicles.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
20	S.47	Road metal, &c., may be placed on side of road.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
21	S.47A	Warning gantries for bridges with overhead members.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Works Operations Manager 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
22	S.48	Power of road authority, with the consent of the Governor, to permit tramway or railway along or across road.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Planning & Development Works Operations Manager 	<ul style="list-style-type: none"> Council General Manager
23	S.48A	Removal and disposal of abandoned articles.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager Director Planning & Development Compliance Coordinator Compliance Officer 	<ul style="list-style-type: none"> Council General Manager
24	S.48B	Power to remove vehicles causing obstruction or danger.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Director of Planning & Development Compliance Officer Works Manager 	<ul style="list-style-type: none"> Council General Manager
24	S.49	Obstructing roads: Notice to remove obstructions.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Director of Planning & Development Works Manager Compliance Officer 	<ul style="list-style-type: none"> Council General Manager
26	S.50B	Excavations A person must not make any excavation, vault or cellar beneath a street in a town without the consent of the appropriate council.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
27	S.51	Laying down timber, &c., on roads.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager

27. STRATA TITLES ACT 1998

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.31AA	Requirement for staged development scheme Where an application for a certificate of approval is made wholly or partly in respect of vacant land, the council may refuse the application on the	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon	<ul style="list-style-type: none"> General Manager Director of Planning & Development Senior Planner 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
		ground that an application for a staged development scheme under section 38 should be made.	advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation		
2	S.31(2A)	Application for, and grant of, certificate of approval The Council must within 30 days of receiving an application issue or refuse to issue a certificate of approval.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
3	S.31(2B)	Application for, and grant of, certificate of approval The Council may give the applicant notice requiring further information in order to determine the application.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
4	S.31(3)	Application for, and grant of, certificate of approval The Council may issue a certificate of approval for a strata plan after satisfying itself of certain matters.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
5	S.31(4)	Application for, and grant of, certificate of approval The Council must return sketches, plans and models if it refuses to issue a certificate of approval.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
6	S.31(6)	Application for, and grant of, certificate of approval The Council must refuse to issue a certificate of approval if it considers the proposal is actually a	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
		subdivision.	advice from the Senior Planner or 7the Director of Planning & Development . that the application complies with the relevant legislation		
7	S.36(1)	Application for council approval (in relation to a staged development scheme).	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
8	S.37(1)(a)	Approval of scheme in principle Before giving in principle approval for a staged development scheme council can require specified changes to the scheme.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
9	S.37(1)(b)	Approval of scheme in principle Before giving in principle approval for a staged development scheme council can require the demolition or alteration of buildings on the site.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
10	S.37(2)(a)	Approval of scheme in principle Council can approve a staged development scheme unconditionally.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
11	S.37(2)(b)	Approval of scheme in principle Council can approve the staged development scheme subject to specified conditions.	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
			Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation		
12	S.37(2)(c)	Approval of scheme in principle Council can refuse to approve the staged development scheme.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
13	S.37(4)	Approval of scheme in principle If council approves the proposed staged development scheme it must issue a certificate of approval.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
14	S.41(2)	Progressive development The council may refuse to approve a particular stage in a staged development scheme if an earlier stage of the scheme has not been completed as required under the terms of the registered scheme.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
15	S.42(2)	Application for variation of scheme The application is to be made in the first instance to the council for the area in which the site is situated.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development 16. that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
16	S.42(5)	Application for variation of scheme The council may dispense with the consent of a present or prospective owners of lots in the staged development scheme in relation to a proposed variation if satisfied of certain matters.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
17	S.42(6)	Application for variation of scheme The council may approve the variation unconditionally, or approve the variation subject to specified conditions or refuse to approve the variation.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
18	S.45	Injunction Council (as an “interested person” under the Act) can apply for a mandatory injunction requiring the developer of a staged development scheme to complete the scheme.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
19	S.54(1)(a)	Approval of scheme Before giving in principle approval for a community development scheme council can require specified changes to the scheme.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
20	S.54(1)(b)	Approval of scheme Before giving in principle approval for a community development scheme council can require the demolition or alteration of buildings on the site.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
			complies with the relevant legislation		
21	S.54(2)(a)	Approval of scheme Council can approve a proposed community development scheme unconditionally.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
22	S.54(2)(b)	Approval of scheme Council can approve the proposed community development scheme subject to specified conditions.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
23	S.54(2)(c)	Approval of scheme Council can refuse to approve the proposed community development scheme.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
24	S.54(4)	Approval of scheme If council approves the proposed community development scheme it must issue a certificate of approval.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
25	S.57(2)	Progressive development The council may refuse to approve a particular stage of a community development scheme in certain circumstances.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
			Planning & Development . that the application complies with the relevant legislation		
26	S.58(2)	Application for variation of scheme The application is to be made in the first instance to the council for the area in which the site is situated.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
27	S.58(5)	Application for variation of scheme The council may dispense with the consent of a present or prospective owners of lots in the community development scheme in relation to a proposed variation if satisfied of certain matters.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
28	S.58(6)	Application for variation of scheme The council may approve the variation unconditionally, or approve the variation subject to specified conditions or refuse to approve the variation.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
29	S.61	Injunction Council (as an “interested person” under the Act) can apply for a mandatory injunction requiring the developer of a community development scheme to complete the scheme.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
30	S.65(a)	Assignment of interest in land subject to scheme If the owner of land subject to a registered community development scheme proposes to sell	No authority to sub-delegate in respect of the delegation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council

No	Statutory Ref	Functions or Power	Conditions or Restrictions	Delegation	Original Source of Power
		or dispose of land subject to the scheme the owner must given written notice of the proposed transaction to the Council for the area in which the site is situated.	Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation		
31	S.65(b)(i)	Assignment of interest in land subject to scheme If the owner of land subject to a registered community development scheme proposes to sell or dispose of land subject to the scheme the person who is to acquire title to the land in consequence of the transaction must give to the council a written undertaking to develop the land in accordance with the registered scheme.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
32	S.65(b)(ii)	Assignment of interest in land subject to scheme If the owner of land subject to a registered community development scheme proposes to sell or dispose of land subject to the scheme the person who is to acquire title to the land in consequence of the transaction must give the council any security required by the council, within 28 days after notice of the transaction was given to the council, for the development of the land in accordance with the scheme.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council
33	S.142(2)(b)	Recording of certain orders.	No authority to sub-delegate in respect of the delegation Any action taken may only be done so upon advice from the Senior Planner or the Director of Planning & Development . that the application complies with the relevant legislation	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • Council

28. SURVEY CO-ORDINATION ACT 1944

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.4(2)	Public authorities to compile and forward to Surveyor-General lists of existing plans Every public authority shall, upon being so required by the Surveyor-General, appoint a fit and proper person as the proper officer of that authority for the purposes of this Act.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
2	S.5	Public authorities to give notice of intention to commence new surveys.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

29. TRAFFIC ACT 1925

Notes on Legislation S.3(2):

This Act is to be read together with the Vehicle and Traffic Act 1999 as a single Act and accordingly –

- (a) Words and expressions used in this Act that are defined under the Vehicle and Traffic Act 1999 (and not in this Act) have, unless the contrary intention appears, the same respective meanings; and
- (b) A reference to “this Act” extends, unless the contrary intention appears, to both Acts.

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.43(2)	Removal of things obstructing public streets An authorized person may remove, take and detain articles placed or left in public streets to the obstruction, annoyance or danger of other persons.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Director of Planning & Development Compliance Officer Works Manager 	<ul style="list-style-type: none"> Council
2	S.43(3)(4)(5)	Removal of things obstructing public streets A relevant authority must notify articles owner of removal and/or dispose of articles not removed.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Director of Planning & Development Compliance Officer Works Manager 	<ul style="list-style-type: none"> Council

30. URBAN DRAINAGE ACT 2013

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.5(4)	Council to provide adequate public stormwater system A council may appeal to the Tasmanian Civil and Administrative Tribunal against an order under subsection 5(3) within the period specified in the order.)	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
2	S.5(6)	Council to provide adequate public stormwater system Council to provide public stormwater system. If found not too, they must comply with the orders in notice of default.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
3	S.7	Service of notice relating to negotiations for provisions of stormwater services.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
4	S.11(1)	Power of council to adopt stormwater systems General manager may agree with a person who has a private stormwater system or is proposing to construct stormwater system that if it is constructed in accordance with the terms of the agreement that the council will declare the works to be vested in the council.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
5	S.11(4)	Power of council to adopt stormwater systems General manager may require person constructing a drain to construct it in a different way.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
6	S.11(8)	Power of council to adopt stormwater systems Where a council imposes a requirement under S.11(4) they must pay extra costs incurred by person constructing the drain.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
7	S.12	Council to maintain maps.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
8	S.13	Protection of stormwater assets General manager granting consent as to protection of stormwater assets. Issuing of notices requiring removal where consent has not been granted.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
9	S.13(4)	Protection of stormwater assets If a person fails to carry out the works required in the notice within the specified period, the council may demolish, remove or remedy the building or construction and carry out any works necessary for restoring or reinstating the public stormwater system.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
10	S.13(5)(b)	Protection of stormwater assets If the council carries out works under S.13(4) expenses are recoverable in a court of a competent jurisdiction.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
11	S.14	Interference with public stormwater systems General manager granting consent as to interference with stormwater systems. Issuing of notices requiring removal where consent has not been granted.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
12	S.14(4)	Interference with public stormwater systems If a person fails to comply with the notice issued under 14(2) within the specified period, the council may demolish, remove or remedy the works and carry out any works necessary for restoring or reinstating the infrastructure.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
13	S.14(5)(b)	Interference with public stormwater systems If the council carries out works under S.14(4) expenses are recoverable in a court of a competent jurisdiction.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
14	S.15(13)	Power of authorised officers to carry out work on or adjacent to public land A council must make good, to the satisfaction of the authority responsible for the land, any damage caused by the exercise of powers under this section as soon as practicable.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
15	S.16(9)	Power of authorized officers to enter private land The council must make good any damage caused by the exercise of powers under this section as soon as practicable or pay reasonable compensation for the damage.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager Works Supervisor Team Leader – Bicheno Team Leader – Swansea Team Leader – Triabunna 	<ul style="list-style-type: none"> Council
16	S.17	Power to undertake construction of public stormwater systems Without the permission of the relevant general manager, a person must not discharge, or cause or permit to be discharged, stormwater into any system other than the public stormwater system.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
17	S.18(3)	Discharge of matter into public stormwater system General Manager must give permission to discharge matter into public stormwater systems.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
18	S.20	Limits on connection point General manager to provide approval in relation to limits on connection points for public and private stormwater systems.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
19	S.21(1)	Requirement to connect General Manager may service notice requiring connection to public stormwater systems.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
20	S.21(3)	Requirement to connect Where notice has been served, council may recover costs if it is not complied with.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
21	S.22(1)	Requirement to disconnect General manager may service notice to property owner requiring the removal of existing connections between the property and public stormwater systems and recover costs where notice is not complied with.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
22	S.22(3)	Requirement to disconnect Where notice has been served, council may recover costs if it is not complied with.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
23	S.23(2)(a)	Property owners not to direct stormwater onto neighbouring properties General manager to issue notice giving property owner creating nuisance 28 days to stop.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager
24	S.23(2)(b)	Property owners not to direct stormwater onto neighbouring properties If a property owner does not comply with a notice under S.23(2)(a) the council can carry out such works that are necessary to rectify the nuisance.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council
25	S.23(3)	Property owners not to direct stormwater onto neighbouring properties Any costs incurred under S.23(2)(b) are recoverable in a court of competent jurisdiction.	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council

31. VEHICLE AND TRAFFIC ACT 1999

No	Statutory Ref	Function or Power	Conditions or Restrictions	Delegation	Original Source of Power
1	S.56C(2)(3)(4)(5)	Certain activities prohibited on public streets (ie selling goods, or a business, calling, or employment) in accordance with the provisions of Section 56C(2)(3)(4)(5) of the Vehicle and Traffic Act 1999	Nil Conditions or Restrictions	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Works Manager 	<ul style="list-style-type: none"> Council General Manager

32. MISCELLANEOUS POWERS AND FUNCTIONS TO THE GENERAL MANAGER AND AN OFFICER / EMPLOYEE

No	Function or Power	Delegation	Original Source of Power
1	To call for and accept quotations, tenders or auction the disposal of surplus or redundant plant, equipment or materials.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Director of Corporate & Community Works Manager 	<ul style="list-style-type: none"> Council General Manager
2	To approve the taking over by the Council of engineering works involved in the development of a subdivision subject to certification by the Engineering Technical Officer or Consultant Engineer that all the items, including maintenance, have been satisfactorily completed and "as constructed" drawings have been received.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Development Engineer 	<ul style="list-style-type: none"> Council General Manager
3	To institute, defend, abandon, settle or compromise any proceedings before any tribunal for the recovery of debts due to the Council or for breaches of any By-laws or statutes affecting the Council, or to protect, recover or secure recompense for damage to or loss of any property of the Council.	<ul style="list-style-type: none"> General Manager Director of Corporate & Community Director of Planning & Development Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
4	To authorise and to institute proceedings for non-compliance with any order or notice lawfully made or given by or on behalf of the Council, and where such order or notice is not complied with, to authorise the carrying out of the necessary work where the Council has the power to do so.	<ul style="list-style-type: none"> General Manager Environmental Health Officer Director of Planning & Development Director of Corporate & Community Director of Works & Infrastructure 	<ul style="list-style-type: none"> Council General Manager
5	To issue or publish or cause to be issued or published statements of fact relating to Council's activities or policies.	<ul style="list-style-type: none"> General Manager Director of Works & Infrastructure Director of Planning & Development Director of Corporate & Community Works Manager Community & Communications Officer 	<ul style="list-style-type: none"> Council
6	To seek legal advice and to complete affidavits on behalf of Council in accordance with Council policies.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
7	To sign all contracts, leases and agreements on behalf of Council in accordance with Council policies.	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council
8	To control and supervise all contracts and to approve expenditure authorised thereunder in the relevant	<ul style="list-style-type: none"> General Manager 	<ul style="list-style-type: none"> Council

No	Function or Power	Delegation	Original Source of Power
	budget, including contingency provisions.	<ul style="list-style-type: none"> • Director of Corporate & Community • Director of Works & Infrastructure • Director of Planning & Development 	<ul style="list-style-type: none"> • General Manager
9	To authorise the carrying out by Council of private works for other parties.	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council • General Manager
10	To authorise the joining in or the contribution by the Council, to the erection or repair of any fence between land of the Council and adjoining land in accordance with the Boundary Fences Act 1908 and in keeping with the Council budget estimates.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure 	<ul style="list-style-type: none"> • Council • General Manager
11	To determine the use of public roads for walk-a-thons, charitable collections or other like events.	<ul style="list-style-type: none"> • General Manager • Director of Corporate & Community • Director of Works & Infrastructure 	<ul style="list-style-type: none"> • Council • General Manager
12	To authorise the closure of roads or parts thereof temporarily for repairs or construction.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure 	<ul style="list-style-type: none"> • Council • General Manager
13	To authorise the total or partial release of bonds, guarantees and security deposits where the relevant Manager has certified that the work or thing which the bond, guarantee or security deposit relates has been satisfied in whole or in part and to call on any bonds, guarantees or security deposits where the work secured has not been carried out in accordance with Council requirements.	<ul style="list-style-type: none"> • General Manager • Director of Corporate & Community • Director of Planning & Development 	<ul style="list-style-type: none"> • Council • General Manager
14	To authorise the use of Council's plant and equipment in emergencies at the request of the State Emergency Services, Tasmania Police or the State Fire Authority.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council • General Manager
15	To make payments and donations in keeping with Council policy.	<ul style="list-style-type: none"> • General Manager • Director of Corporate & Community 	<ul style="list-style-type: none"> • Council • General Manager
16	To approve or disapprove, upon written application, requests to consume intoxicating liquor on Council reserves or premises.	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council
17	To lend materials from Council stores stock in emergency circumstances as determined by the General Manager subject to the provision of a written acknowledgement of receipt of an undertaking to replace within a set time.	<ul style="list-style-type: none"> • General Manager • Director of Works & Infrastructure • Works Manager 	<ul style="list-style-type: none"> • Council • General Manager
18	Power to approve demolition of buildings not classified by the National Trust or Heritage listed.	<ul style="list-style-type: none"> • General Manager • Director of Planning & Development • Director of Works & Infrastructure 	<ul style="list-style-type: none"> • Council • General Manager
19	To approve conditionally or otherwise all temporary signs and hoardings.	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council

No	Function or Power	Delegation	Original Source of Power
		<ul style="list-style-type: none"> • Director of Planning & Development • Senior Planner 	<ul style="list-style-type: none"> • General Manager
20	Authority to appoint “Authorised Officers” or “Council Officers” where such are required to be appointed under the Local Government Act 1993 or any other Act and to issue “Certificates of Authority” to those officers where required.	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council
21	The Affixing of the Common Seal in accordance with Council’s <i>Use of Council’s Common Seal Policy</i>	<ul style="list-style-type: none"> • General Manager 	<ul style="list-style-type: none"> • Council
22	<p>To act in the role of Permit Authority to facilitate the powers and functions in administration, enforcement and responsibilities in accordance with the provisions of the Building Act 2016.</p> <p>**NOTE CONDITION:</p> <p>1. This authority does not grant the Officers the power to delegate this function to any other persons.</p>	<ul style="list-style-type: none"> • Director Planning & Development • Compliance Coordinator • Compliance Officer • Plumbing Surveyor 	<ul style="list-style-type: none"> • General Manager



Glamorgan Spring Bay Council

Use of Council's Common Seal

Version 2

Adopted: XXXX
Minute No.: XXXX

Document Control

Use of Council's Common Seal	
First issued/approved	-
Source of approval/authority	Council
Last reviewed	August 2023
Next review date	As required, but no later than 2027
Version number	2
Responsible Officer	General Manager
Department responsible for policy development	Governance
Related policies	•
Publication of policy	Website

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1 Introduction

1.1 Objective

The purpose of this policy is to regulate the use of Council's Common Seal.

1.2 Scope

Section 19(1), Section 19(3) and Section 19(5) of the *Local Government Act 1993* provides as follows;

19. Corporation of councils

- (1) *A council is a body corporate with perpetual succession and a common seal.*
- (3) *The common seal is to be kept and used as authorised by the council.*
- (5) *The execution of a document sealed by a council is to be attested by such persons as the council determines.*

1.3 Definitions

Common Seal is a rubber stamp carrying the words 'Common Seal' and the name of the organisation.

1.4 Related Policies and Legislation

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

- Section 19(1), Section 19(3) and Section 19(5) of the *Local Government Act 1993*

1.5 Policy Review and Update Cycle

This policy is to be reviewed as required, or every four years.

2 Procedure

- The General Manager is to ensure the security of the Council's Common Seal at all times.
- The Council Common Seal will only be used for documents that relate to the business of Council.
- The General Manager is authorised to use the Council Common Seal for the following purposes;
 - To execute documents and attest the Council seal pursuant to a decision of Council.
 - To execute documents and attest the Council seal pursuant to a decision of Council or for the following express purposes:
 - Grant funding applications/agreements;
 - funding agreements with all other tiers of Government;
 - contracts for goods and services sourced through the application of the Council's Procurement Policy;
 - agreements and deeds of release or compromise in respect to insurance claims (including under excess claims);
 - Part 5 Agreements under the *Land Use Planning and Approvals Act 1993* arising through agreements reached with individual property owners or arising out of planning conditions requiring a Part 5 Agreement to be entered into;

- securing the Council's tenure in respect to recognised public land within the municipal for which the Council has assumed responsibility; and
- to otherwise give effect to or complete an action or outcome following the Council's decision.
- to execute employment documents (including deeds of release or compromise) to carry out the role of the General Manager under Section 63 of the *Local Government Act 1993* to do all things necessary in relation to staff employment and the arrangements for that employment to be altered, or terminated.
- to execute title documents submitted under a valid planning permit under Council's Planning Scheme.
- to execute documents submitted under Part 3 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.
- to amend Part 5 Agreements under the *Land Use Planning and Approvals Act 1993* arising through agreements reached with individual property owners or arising out of planning conditions requiring a Part 5 Agreement to be entered into;
- a report detailing the use of Council's seal is to be made available to Councillors through the quarterly Information Briefing Document.

Please Note: That a reference to General Manager in this Policy includes a person undertaking the role of Acting General Manager.

3 Implementation

Implementation of this Policy rests with the General Manager.



Glamorgan Spring Bay Council

Rate Relief for Community Groups Policy

Version 3

Adopted: 22 June 2021
Minute No.: 109/21

Document Control

Policy Name	
First issued/approved	28/04/2020
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Last reviewed	September 2023
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Version number	04
Responsible Officer	Director Corporate and Community
Department responsible for policy development	Corporate Services
Related policies	<ul style="list-style-type: none"> • Rates Resolution • Rates Policy
Publication of policy	Website

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1 Introduction

1.1 Purpose

To recognise the contributions community groups and organisations make to the community and to assist them by providing rate relief.

1.2 Scope

This policy covers all forms of community groups and organisations.

1.3 Definitions

Nil

1.4 Related Policies and Legislation

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

- Section 129 of the *Local Government Act 1993* (the Act).

1.5 Policy Review and Update Cycle

This policy is to be reviewed every 4 years.

2 Policy

This policy refers only to the general rates that are payable on the proportion of land that is owned or used by the organisation. Commonwealth, Crown, State and Council owned land is exempt from this policy. All organisations listed below are required to pay all service rates and charges in full. A remission on general rates can only be considered initially upon receipt of a written request from the organisation to the General Manager.

2.1 Types of Organisations

CLUBS - 100% remission in general rates

- Examples of such organisations are Scouts, Girl Guides, Retired Servicemen's League and similar.

SPORTING BODIES – No remission on general rates

- Examples of such organisations are Cricket, Football, Tennis, Badminton, Soccer Clubs, Sporting Shooters Clubs, Boating Clubs, Golf, Bowls and the like.
- In previous years a 50% remission was available for Sporting Bodies.
- With the change in rating models, land use for Sport and Recreation will see a significant reduction in rates.
- Therefore, the remission for this group has been reviewed and Council do not believe that it continues to be justified. Council will continue to monitor and review this policy.

COMMUNITY ORGANISATIONS - 50% remission on general rates

- Examples of such organisations are Men's/Community Sheds, Museum, Art Gallery and the like.

CHARITABLE ORGANISATIONS - Exempt from General Rates

- Examples of such organisations are St Vincent De Paul, Salvation Army and the like.
- Charitable organisations are exempt from General Rates per S.87 of the Act, where the land is owned and occupied exclusively for charitable purposes.

HEALTH FACILITIES - No remission from general rates

- Examples of such organisations are Nursing Homes, Retirement Homes, Child Care Centres, Doctors Surgeries, Specialist Consultancy Practices, and the like.

2.2 Criteria

- To qualify for a remission the property must be solely used for public or community purposes. If the property is used for any other purposes, then no remission on general rates is available.
- The organisation must apply in writing each year.

3 Implementation

Implementation of this Policy rests with the General Manager and the Director of Corporate and Community.

4 Delegation

This policy is delegated to the General Manager.

5 Responsibility

It is the responsibility of the General Manager to approve any remission under this policy.



Glamorgan Spring Bay Council

Customer Service Charter

including Complaint Handling Process

Version 5.0

Adopted: **xxx**
Minute: **xxx**

Document Control

Customer Service Charter	
Source of approval/authority	Council
Last reviewed	June 2023
Next review date	June 2025
Version number	V5
Responsible Officer	General Manager
Department responsible for charter development	Corporate & Community
Related Policies & Legislation	<ul style="list-style-type: none"> • <i>Local Government Act 1993 (Aust. Govt)</i> • <i>Privacy Act 1988 (Aust. Govt)</i> • <i>Personal Information Protection Act 2004 (Tas)</i> • <i>Right to Information Act 2009 (Tas)</i>
Publication of policy	Website Staff Intranet

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1 Introduction

1.1 Purpose

Our Customer Service Charter provides a framework for defining our service delivery standards, the rights of our customers, and how complaints from customers are handled by us.

1.2 Scope

This charter applies to all enquiries, requests and complaints made by customers in relation to Council's operations.

1.3 Definitions

A Customer is any person or organisation having dealings with or using the services of the Council.

An Enquiry is an act of asking Council for information.

A Request is an application to have Council take action to provide or improve a Council service.

A Complaint is an expression of dissatisfaction with an action, decision or service provided by Council.

1.4 Policy Review & Update Cycle

This policy will be reviewed within 12 months after an election and then every two years.

2 Policy

2.1 Commitment To Our Customers

What you can expect from us is that at all times our Officers will as defined in the Local Government Act:

- Be professional, informative, polite and friendly;
- Execute tasks efficiently and accurately;
- Be committed to listening and responding to your needs as appropriate;
- Refer your requests to the appropriate person or agency if unable to fulfil your requirements;
- Protect your privacy and personal information.

2.2 Expectations Of Our Customers

a) What we ask of our customers:

- Be patient and understanding and treat our Officers with respect;
- Provide information that is clear, concise and complete;
- Respect the privacy, safety and needs of other members of the community;
- Make an appointment for a complex enquiry or a need to see a specific Officer.

b) Abusive Customers

Where personal abuse, vulgar language and/or intimidatory behaviour is used by the customer, the communication may be terminated immediately by the Officer. If delivered face to face, the Officer may walk away ceasing communications. If delivered on a call the Officer may terminate the call. If delivered by email, the address may be blocked.

When the issue a person has cannot be dealt with to their satisfaction, and it is not possible for Council to continue to respond, the Council may decide to limit or cease responses to that person. A decision of this nature will be communicated in writing to the person.

2.3 Enquiries & Requests

a) **When a customer visits or telephones**

Our Officers will attend the front counter and answer calls promptly, and if they cannot deal with the enquiry or request they will refer the customer to the appropriate department or provide the contact details of where the enquiry should be referred. Enquiries or requests that cannot be dealt with immediately will be responded to within 10 working days.

b) **When a customer writes or emails**

Our Officers will acknowledge and respond to all written enquiries or requests within 10 working days. Our response will be in full or an update outlining the name and contact details of the Officer handling the matter.

2.4 Complaint Handling Process

a) **What is a complaint?**

A complaint is an expression of dissatisfaction with an action taken, decision made or service provided by Council or a Council contractor which can be investigated and acted upon.

b) **What is not a complaint?**

- A request for service (unless there was no response to a first request for service);
- A request for information or an explanation of a policy or procedure;
- An appeal or request for a review of a decision where a structured process applies;
- Notification or advice of damaged or faulty infrastructure;
- Notification or advice about neighbours, noise, dogs, waste, nuisances, unauthorised building work or similar issues that fall into the regulatory aspect of our service.

Many of the issues above are called 'complaints' because a customer is unhappy and wants something done. These 'complaints' are an everyday part of Council life due to the nature of services we provide, and are dealt with separately to the complaint process.

c) **Lodging a Complaint**

- To ensure a complaint can be assessed, recorded, assigned and investigated it should be made in writing via email, letter or online and include your name, contact details, the name of the person the complaint is against, the nature of the complaint and the outcome sought. If you are unable to submit a complaint in writing, a council Officer may assist by completing the online Complaint Form with you on your behalf, at our discretion.
- The appropriate Officer will be assigned to work through the issue to resolution, and if required the complaint shall be escalated as appropriate.
- All complaints received will be acknowledged within 5 working days.

d) **Recording and Reporting**

A Complaint Register is used by our Officers to record, assign and track complaints to closure. The Complaint Register allows for annual reporting to Council on the number and category of complaints received in accordance with the *Local Government Act 1993*.

e) **Investigation**

In considering a complaint the Officer will:

- Examine and analyse information provided and follow up any points requiring clarification;
- Look at the Council policies which might have a bearing on the complaint;
- Consider whether or not the Council is at fault;
- Consider any necessary action to be taken to correct any faults identified; and
- Consider a review of the Council's procedures to avoid recurrence in the future if required.

f) **Resolution**

In finding a solution to a complaint Council options may include:

- An acknowledgement and apology for an error;
- An explanation of a decision or action;
- A change of decision, policy or procedure;
- Repair / rework / replacement / refund;
- Counselling or disciplining of staff;
- Mediation to resolve disputes arising from a complaint investigated.

A resolution to a complaint can be expected within 20 working days from the date the complaint was received by Council. If more time is required we will keep you informed of progress.

g) **External Review**

If you are not satisfied with Council's resolution to your complaint, there are other external avenues available including:

- The Ombudsman;
- Office of the Anti-Discrimination Commissioner;
- Director, Division of Local Government.

h) **Vexatious Complaints**

If a complaint is considered by an Officer to be malicious, frivolous or vexatious, no further action will be taken on the complaint. The customer will be informed of this decision in writing.

i) **Anonymous Complaints**

Council will only act on anonymous complaints where the matter is considered to be serious and where there is sufficient information in the complaint to enable an investigation to be undertaken. This will be at Council's discretion.

j) **Customer Protection**

Council will take all reasonable care for reporting of complaints not to result in a customer experiencing any form of victimisation or retribution as a result of the complaint.

2.5 How To Contact Us

You can contact Council to make an enquiry, request or a complaint as follows:

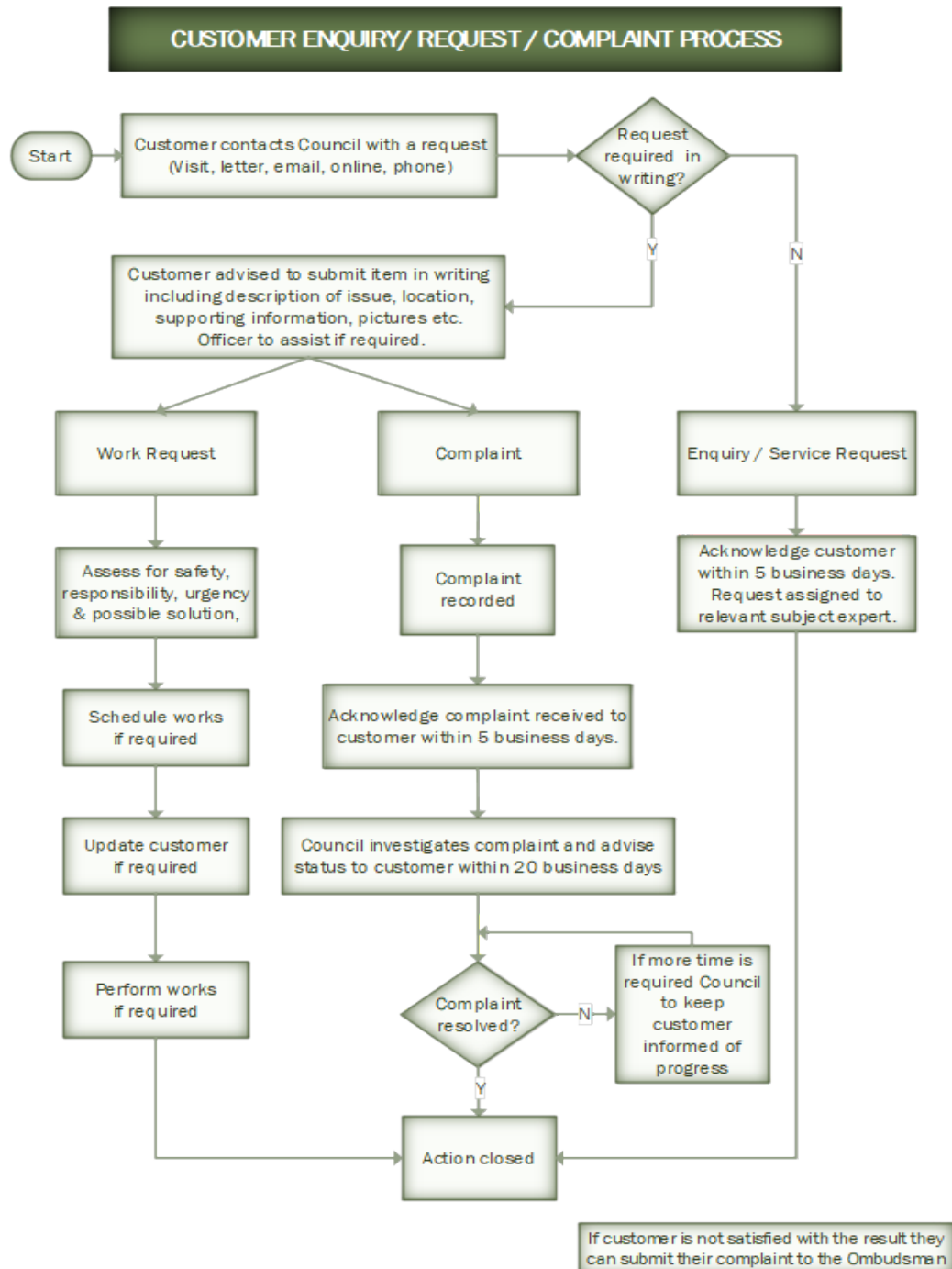
- Visit Council at 9 Melbourne Street, Triabunna 9:00am to 4:30pm Monday - Friday
- Phone (03) 6256 4777 9:00am to 4:30pm Monday - Friday – after hours Emergency Service is provided
- Email to admin@freycinet.tas.gov.au
- Write to Glamorgan Spring Bay Council, PO Box 6, Triabunna, Tasmania 7190
- Online via our website www.gsbc.tas.gov.au

3 Implementation

The implementation of this charter is the responsibility of the General Manager.

4 Attachments

4.1 Enquiry/Request/Complaint Flowchart



DRAFT

A framework for managing natural resources across GSB through collaboration and cooperation.

GLAMORGAN SPRING BAY NATURAL RESOURCE MANAGEMENT & CLIMATE RESILIENCE STRATEGY.





Photo – Ryalla Morgan

Acknowledgment of Country

Glamorgan Spring Bay Council acknowledges the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of the skies, land and waters of lutruwita/trouwunna (Tasmania) and forward our respect to their elders both past and present. Glamorgan Spring Bay Council acknowledges their continuing connection to the skies, land and water of lutruwita/trouwunna.



Other Acknowledgements

Glamorgan Spring Bay Council wishes to acknowledge and thank the East Coast Catchments Steering committee and all the community groups, individuals, stakeholders and council staff who have taken the time to provide input into this strategy.

Council would also like to acknowledge Rhylla Morgan (cover photo), Alan Morgan, Stephen Bussey, Fiona Walsh, Eve Lazarus, Mel Kelly, Jane Wing, Nick Fitzgerald, Robyn Moore, Hayden Dyke, Jim Mulcahy, Jordan Edmeades, David Tucker, Bridget Hiller, Nigel Palfreyman, Eric Woehler, Billy Rowe, Gerald Kraft – Tasmanian Herbarium, Simon Gove -TMAG, Josie Kelman, Howard Colvin, East Coast Primary Producers, Department of Natural Resources & Environment (DNRE), Tasmanian Fire Service (TFS), GSBC, and James Cook University who contributed some of the wonderful images in this document. Thanks also to Nick Fitzgerald for use of his natural values mapping and to Di Bricknell for developing the East Coast Catchments logo.

Executive Summary

This strategy provides an overview of the Natural Resources of the Glamorgan Spring Bay municipality, the pressures on those resources and priority actions for their management. Natural Resource Management (NRM) is about caring for our land, waterways and the plants and animals that inhabit them. The strategy provides a framework for cross-tenure collaboration and cooperative action over the next five years. It outlines common goals, actions and targets to provide strategic direction for Glamorgan Spring Bay Council and other stakeholders to work collaboratively to manage natural resources across GSB.

Located on Tasmania's east coast, the Glamorgan Spring Bay (GSB) Local Government Area (LGA) extends over approximately 2,600 square kilometres. It is bounded by the Denison River in the north and the base of Bust Me Gall Hill in the South, the ridgeline of the Eastern tiers in the West and coastline dotted with beaches, inlets and islands to the east. The area includes three major water catchments, the Prosser, Little Swanport and the Swan Aspley, which provide a range of freshwater, estuarine and coastal environments including internationally significant Ramsar wetlands, marine reserves and Maria Island and Freycinet National Parks.

The major influencing pressure on the sustainability of all natural resources is climate change. There are also many other pressures such as habitat loss, soil degradation and erosion, pollution, the spread of invasive pests, and natural disasters particularly floods and fires. All these known pressures are exacerbated by climate change and the predicted scenarios of higher emissions. It is for this reason that this strategy focuses on the management of natural resources and building resilience under a changing climate.

The region's natural resources are described and grouped into five themes in this strategy. These themes are cultural landscapes, water, land, biodiversity, and people. For each theme

an overview of the natural assets is provided, key threats are outlined, and goals and actions proposed over the next 5 years. Progress will be evaluated against measures for success.

Key objectives are to: improve our understanding of cultural landscapes and care for country; improve or maintain the condition of freshwater, estuarine and coastal ecosystems; improve land condition and management outcomes to facilitate long-term sustainability and to maintain and improve biodiversity.

The document recognises the important role that people play in managing natural resources and aims to incorporate regional community wellbeing into agricultural and natural area management programs to improve climate change resilience.

The reader is invited to find out how to get involved, to play a part in looking after our natural resources and help build resilience within the community and the natural environment in which we live.



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A photograph of a beach with waves and a large piece of driftwood in the foreground. The driftwood is a large, curved, brown log lying on the sand. The waves are breaking on the shore, creating white foam. The sky is overcast with grey clouds. The background shows a hazy coastline with hills.

Care for Country

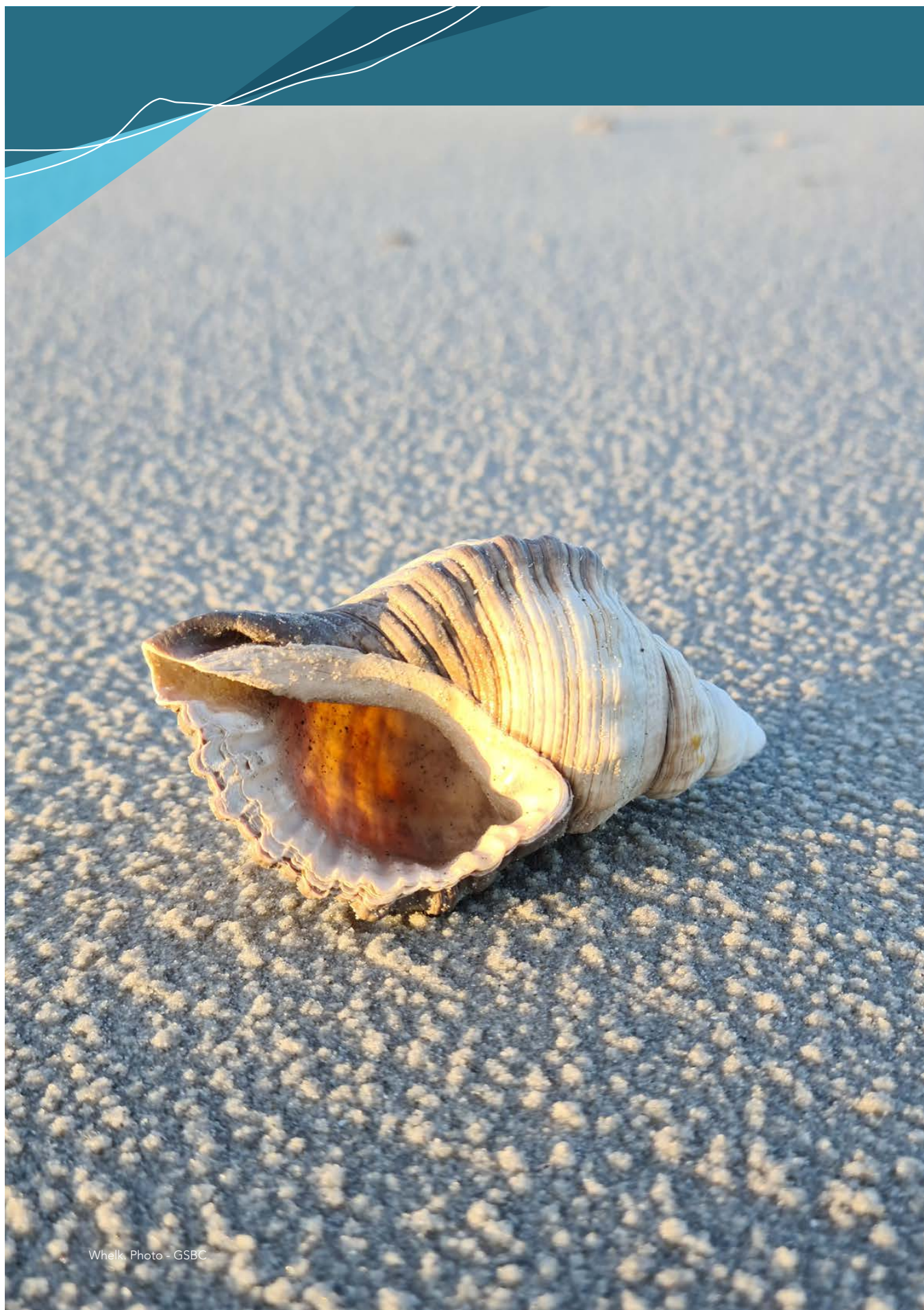
*Country, community,
culture – existence.*

*Country is at the
heart of it.*

*The heart of a healthy
community.*

Peter Macdonald

Photo - GSBC



Whelk, Photo - GSBC

A landscape shaped by culture

Message from the Mayor

I am very pleased to present Glamorgan Spring Bay Council's Natural Resource Management (NRM) & Climate Resilience Strategy, as part of our ongoing collaboration with our communities to value, manage and improve our natural resources.

Land management is not a new concept in Glamorgan Spring Bay. The Tasmanian Aboriginal people of the Paredererme nation were the first land managers on the east coast, using traditional practices such as fire to shape the landscape. Today's Aboriginal communities retain strong connections to the land, water and skies. It is important that cultural landscapes are recognised and cared for, and that we continue to build our understanding of Aboriginal culture and practices.

The farming, fishing and forestry industries in our area have influenced the landscape. Many families have worked these lands and waters for generations. Their practices offer insights that can help improve the ways we manage and care for our resources as pressures such as climate change increase.

NRM is about people working together to manage the landscape. The cultural values, land, water, soil, plants and animals. Our region has a long history of proactive Landcare and NRM. It is vital that we all continue to work together to improve the long term-sustainability of our environment and the industries it supports, and become leaders in addressing climate change and building resilience at a local level.

This strategy acknowledges the previous NRM work that has been done in Glamorgan Spring Bay, bringing it together with a contemporary climate change focus, and providing a framework for cooperation and collaboration.

With tourism and primary production at its heart, our municipality continues to have strong links to the natural assets that underpin our lifestyle and economy.

At Glamorgan Spring Bay Council we celebrate the knowledge, skills and leadership of our local community. We are lucky to have a community passionate about our natural environment for its intrinsic value, as well as the lifestyle and economic opportunities it supports. Many people volunteer their time to look after our reserve areas which are under increasing pressures as people and pets share the coastline with our special plants and animals amid the impacts of a changing climate. Our farmers are working to improve land management practices, and our industries and communities are striving to reduce carbon emissions and single use plastics.

We look forward to working together for a sustainable future.

Mayor Cheryl Arnol

Glamorgan Spring Bay Council

Background

What is Natural Resource Management?

Natural resource management (NRM) is about looking after our natural assets, caring for our land, soil and waterways, and our plants and animals, so they stay healthy and productive. It is about people working together to manage our precious resources, now and into the future.

Our natural resources are assets. They include air, water, rocks, soil, plants, fungi, animals and micro-organisms. These resources are all interconnected, forming landscape scale ecosystems such as river catchments, as well as tiny micro ecosystems such as the area around a plant or under a rock. At any scale, whether a pristine natural landscape, a much-loved beach, an urban park or a productive farm, the living organisms within a system depend on its physical, chemical and climatic characteristics. For systems to be sustainable in the long term we need to recognise, maintain and/or restore these complex relationships.

Who helps manage our natural resources?

We all have a shared responsibility to look after our natural assets.

We are all part of our environment and rely on natural resources to survive. We all need food, water, clean air, and places to live and play. Natural areas with high biodiversity help to regulate our environment. Trees and plants provide shade and shelter from sun, wind and rain. They help stabilise and filter waterways, and capture soil carbon and moisture.

We rely on our natural resources to support our economy, for our health and wellbeing, and to support our lifestyles. Our natural areas provide important opportunities for recreation, to explore and understand nature, and for us to connect with our environment and with each other.

Primary producers and foresters, tourists and visitors, schools and government, land managers, businesses, community groups and individuals – we all have a role to play in looking after our natural resources.

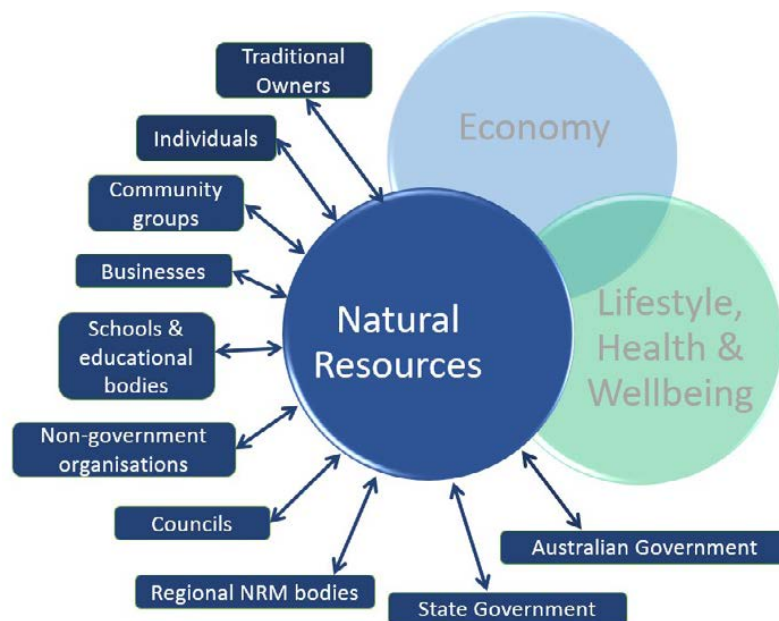


Figure 1– Managing our natural resources is a shared responsibility. Our natural assets support our community and underpin our economy and our lifestyle.

Glamorgan Spring Bay's Natural Resource Management (NRM) Strategy

Brief history of NRM in Glamorgan Spring Bay

Glamorgan Spring Bay has a long history of natural resource management, with community members contributing many volunteer hours through groups like Landcare, Coastcare, Bushcare and Waterwatch. In 1992 the Spring Bay Landcare Group was formed and began working with community, businesses, land holders and land managers to work toward the sustainable management of natural resources. The willow removal project on the Prosser River was a major achievement and a great example of what could be achieved with people working together. Discussions began to focus around how to coordinate efforts, raise awareness of issues and encourage collaboration. In 1995 the Spring Bay Landcare Strategic Plan was developed reaching from Spring Bay to Little Swanport. In 1998, landholders of the Denison catchment met with representatives from the Bicheno Earth & Ocean Network and Eastcoast Regional Development to discuss land management issues and began work on the Denison Catchment Plan. By 1999, the Glamorgan Spring Bay Landcare Management Committee was in place and working with Landcare groups across the LGA. Support from Council and external funding programs enabled planning and more strategic collaborative on-ground works. In 2005, GSB Landcare Committee became the GSB NRM Committee to reflect the Tasmanian NRM Framework and resource delivery nationally. As an S24 Sub-Committee of Council, the GSBC NRM Committee in conjunction with Council's NRM Department achieved an enviable reputation for its work.

For over 30 years significant works have been undertaken including weed control, revegetation, and fencing to protect remnant vegetation to allow natural regeneration and habitat recovery. A number of important reserves on private land have been established through private reserve programs. Resources to raise awareness of issues such as nesting shorebirds and other threatened species were also developed for the community. Key achievements have been the development of collaborative programs and partnerships including working with the Department of State Growth to improve the management of roadside weeds and cooperative weed control programs for high threat weed species such as serrated tussock.

A number of plans including the Prosser, Little Swanport and Swan Aspley Catchment Management plans, and reserve management plans for council managed lands have been developed to guide the sustainable management of resources in and around Glamorgan Spring Bay. These plans are important reference documents, providing background, resource descriptions, and a level of detail that has helped inform this strategy.



The purpose of this strategy

This draft NRM and Climate Resilience Strategy is not intended to replace existing plans. It is designed as an overarching summary of the values, threats and issues outlined in these documents. The strategy provides a framework for cross-tenure collaboration and cooperative action over the next five years. It outlines common goals, actions and targets to provide strategic direction for Glamorgan Spring Bay Council and other stakeholders to work collaboratively to manage natural resources across GSB. The document is also a mechanism for attracting funding. The strategy aims to assist landholders, land and water managers and the broader community manage natural and productive systems to improve sustainability, maintain vegetation buffers, prevent biodiversity loss and build climate change resilience.

How this strategy was developed.

The Landscape Recovery Foundation was engaged by Glamorgan Spring Bay Council to deliver NRM Services for GSB including the development of this strategy.

As a first step the Landscape Recovery East Coast Catchments Steering Committee was set up to assist in developing the strategy by providing community leadership, local expertise, advice and strategic direction and review. The group is made up of local community members with a depth of experience and knowledge of NRM and representing a range of community interests in GSB. The committee helped to identify stakeholders, community groups and their interests, key issues for action. The group also provided a sounding board for ideas and provided feedback during the development of this document.

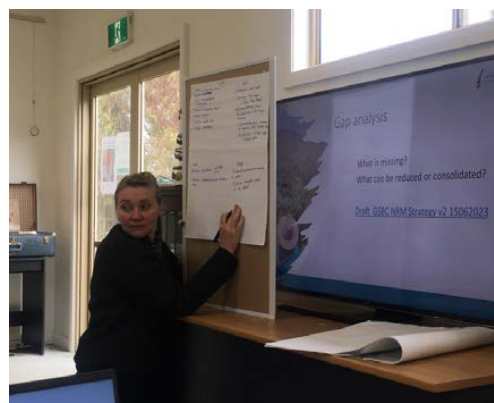
A contemporary review of existing NRM planning documents was undertaken and a communications and engagement plan developed to guide stakeholder and community input. In late 2022 and early 2023 preliminary discussions were held with a number of community groups and stakeholders in order to identify key issues and opportunities to inform this document.

It is envisaged that this draft will form the basis for further discussions with community and stakeholders prior to finalisation of the strategy. The strategy aligns with key elements of the Glamorgan Spring Bay Council's Strategic Plan 2020-2029 (See Appendix B).

Using the principles of action learning, this strategy is intended to be a living document with actions planned, implemented, then reviewed and adjusted to ensure the desired outcomes are being achieved. Learnings will be documented and used to improve practices that will assist in achieving these outcomes.



The East Coast Catchment Steering Committee have provided advice and review.



Looking at gaps.



Backroad. Photo - GSBC



Photo - Hayden Dyke

Considering climate change

With climate change, it is forecast there will be an increase in extreme weather events that can result in increased biosecurity risks, flooding, inundation and bushfires. With the increased risks associated with changes in climate, it is more important than ever that we understand the condition of our natural resources and work together to manage our natural systems to improve sustainability and build climate resilience.

Glamorgan Spring Bay

Located on Tasmania's east coast, the Glamorgan Spring Bay (GSB) Local Government Area (LGA) extends over approximately 2,600 square kilometres. It is bounded by the Denison River in the north and the base of Bust Me Gall Hill in the South, the ridgeline of the Eastern tiers in the West and coastline dotted with beaches, inlets and islands to the east.

The area includes three major water catchments, the Prosser, Little Swanport and the Swan Aspley, which provide a range of freshwater, estuarine and coastal environments including internationally significant Ramsar wetlands, marine reserves and Maria Island and Freycinet National Parks.

Glamorgan Spring Bay's resident population of 5012¹ is largely located on the coast, with populations centres in the towns of Orford, Triabunna, Swansea, Coles Bay and Bicheno. Many Tasmanians have holiday houses in GSB and the population swells in the summer months when people from Hobart and Launceston head to the coast, and the tourist season peaks.

GSB has incredible, diverse, natural landscapes, offering spectacular scenery, and supporting a range of ecosystems on land and in water.

A history of varied land uses including Aboriginal land practices, farming, grazing, forestry and nature conservation has led to a montage of natural and modified environments which support a high diversity of species and include a number of biodiversity hotspots.

The biodiversity is represented by a diverse mix of native forests, woodlands, remnant grasslands and wetlands and estuarine and marine environments. GSB is home to significant populations of Tasmanian flora and fauna, including some species found only in localised areas.

The major industries are primary production including agriculture, aquaculture and fishing, tourism and associated services, and construction. These industries are driven by and rely on the natural resources of the region. The area has a rich history of cropping and sheep grazing and many families have worked the same farms for generations. In recent years, many farms have diversified into other enterprises such as nut trees and vineyards.

The east coast offers a range of recreational opportunities that are enjoyed by locals and visitors alike, including bushwalking, kayaking, fishing, surfing and boating.

There is still so much yet to be understood about our environment and many species still to be discovered. It is important we work together to maintain and improve biodiversity, not only for the intrinsic value, the ecosystems services, and social and economic value it provides, but also to give ourselves the opportunity to better understand species, and their roles and interactions in our precious ecosystems.

The lifestyles and future prosperity of residents of Glamorgan Spring Bay rely on the conservation and enhancement of its natural resources through sustainable management practices.



1 ABS 2021 Census

A snapshot of our natural assets

Our natural assets underpin our community, economy and lifestyle



263,529

HECTARES
TOTAL LAND AREA
227KM Coastline plus
30 Major Islands



1000+

KNOWN ABORIGINAL SITES
Including shell middens, stone quarries
and artefact scatters*¹



2,519 HECTARES
WETLANDS²
1,413 KILOMETERS
WATERWAYS³



82%
NATIVE VEGETATION
COVER⁴



78 DIFFERENT VEGETATION
COMMUNITIES

16 state listed threatened plant communities
3 federally listed threatened plant communities⁵



39% OF GSB IS
RESERVED
102,800 Ha



11% of land is used for
FOREST
PRODUCTION



7917
DIFFERENT FUNGI,
FLORA AND FAUNA
SPECIES

4200 Animals

3076 Plants

641 Fungi

Species have been recorded in
Glamorgan Spring Bay. More still to
be discovered.⁷



245
FUNGI, FLORA AND
FAUNA SPECIES OF
CONSERVATION
SIGNIFICANCE

59 Animals

184 Plants

2 Fungi⁷

*These sites reflect the extent of heritage survey and investigation work that has been carried out within the municipality and do not represent a complete and exhaustive picture of heritage sites or Aboriginal land use in the past

A snapshot of our community



5,012¹²



51%
FEMALE

49%
MALE¹²



4.4%¹²

IDENTIFY AS ABORIGINAL OR
TORRES STRAIT ISLANDER



HOW OLD ARE WE

When compared with Tasmania, Glamorgan has a larger percentage of seniors and empty nesters & a smaller number of parents and homebuilders.

10% are aged 0-14

11 % are aged 15-29

14 % are aged 30-44

31 % are aged 45-64

34% are aged 65+

The median age is 57 years¹²



HIGHEST LEVEL OF EDUCATION

17% have a university
qualification

9% diploma or
advanced diploma

18% certificate III or IV

39% completed year 12



HOW DO WE LIVE?¹²

FAMILIES

24% are couples with children

65% couples without children

11% single parents

HOUSEHOLDS

15% people live alone



HOMES

53 % people own their home

22 % have a mortgage

20 % are renting¹²

DWELLINGS

53 % are unoccupied



22%

OF PEOPLE VOLUNTEER¹²

A snapshot of our economy



**\$232
MILLION**

GROSS REGIONAL
PRODUCT in 2021



**AGRICULTURE, FORESTRY
AND FISHING**
MOST PRODUCTIVE
INDUSTRY IN 2019/2020

**GENERATING
\$52 MILLION**



JOBS IN 2021

46%

OF THE POPULATION ARE
IN THE WORK FORCE



**OF THOSE WHO ARE
IN THE WORKFORCE**

47% work full-time

40% work part-time

5% unemployed and
looking for work

8% away from work

ABS 2021



WHERE DO PEOPLE WORK?

IN 2020/21 WHICH
INDUSTRIES EMPLOYED
THE MOST PEOPLE?

ID Profile 2021

23% Accommodation
& food services

14% Agriculture, fishing
& forestry

9% Construction



BUSINESS PRODUCTIVITY

Economy ID Profile 20/21

Value added indicates how productive
the industry is at increasing the value of
its inputs. In 2020/2021 the top
contributions

**Agriculture, fishing
and forestry**

\$65.7 million

Construction

\$27.6 million

**Accommodation &
food services**

\$20.9 million

Changes in added value
from 2015/16 to 2020/21

Agriculture + 17.85

Aquaculture - 4.4%

**Food product
manufacturing +1.1%**

Our changing climate

Climate Projections and Impacts for Tasmania



Figure 3 Climate Change Projections and Impacts for Tasmania recfit.tas.gov.au²

Climate has a strong influence on our natural resources and how we manage them.

The information in this section is based on the LGA climate profile for GSB developed in 2010 by the Antarctic Climate and Ecosystems Cooperative Research Centre (ACECRC)³. Predictions are based on modelling of two different emission scenarios and give some indication of expected changes in GSB. Since these projections were released there have been advances in climate change science. Through the State Government's Climate Action Plan (currently under development) the government will develop fine-scale projections for Tasmania using the latest global climate models.⁴

² Climate Futures Tasmania

³ ACECRC 2010

⁴ Climate Change Office 2023

Glamorgan Spring Bay has a temperate, maritime climate with relatively mild winters. Although, like most parts of Tasmania there are microclimates in different areas. The average daily temperature at Orford is around 22°C in January and 13.1°C in July. At Bicheno it is about 21.5 °C in January and 14.1°C in July.

Since the 1950s, in line with other parts of Tasmania, long term average temperatures have risen by 0.1°C each decade. Under the influence of climate change, by the end of the century temperatures are predicted to rise by somewhere between 1.3°C and 3.3°C, depending on the level of emissions.

Along with rising temperatures, there will be a change in the frequency, intensity and duration of hot and cold extremes. Summer days with temperatures greater than 25°C are expected to double with a 4°C increase in temperatures on very hot days in some locations. Warm weather spells are also likely to last longer, increasing from 4-6 days up to 7-11 days. Frost days will still occur occasionally.

According to the ACECRC, ongoing strengthening of the East Australia Current will lead to increases in sea water temperatures which are predicted to have significant impacts on marine and coastal systems. Warmer offshore waters associated with the East Australian Current will also influence temperature and rainfall on the east coast.

The GSB area has no strong seasonal rainfall cycle receiving an average 600-700 mm per year. The rain is primarily delivered by irregular rainfall episodes associated with easterly systems such as low-pressure systems in the Tasman Sea. These systems have usually broken away or cut-off from a main belt of low pressure further to the south of Australia. Rainfall is also supplemented by cold westerly fronts which cross the state at regular intervals. Rainfall is also influenced by the El Niño Southern Oscillation.

Rainfall records for Swansea dating back to 1884 show a declining rainfall trend since that time.⁵

For the municipality there has been a decline in average rainfall and a lack of very wet years since the mid-1970s, and this decline has been strongest in autumn. This decrease was exacerbated by the 'big dry' drought of 1995-2009. Recent years have seen above average rainfall and flooding associated with the La Niña phase of the Southern Oscillation.

With climate warming, higher average annual rainfall is predicted for GSB, with increases of up to 20% in autumn and summer by the end of the century. This increase is likely to be greatest along the coast. The natural variability of the climate will continue. However, projections indicate that in the long-term drought frequency and severity is likely to decrease with the increase in rainfall. Rainfall will tend to be heavier, with an increase in rainfall on wet days, interspersed by longer dry periods and greater extremes. Rainfall brought by rare extreme weather events is also likely to increase.

Increases in temperature combined with changes in relative humidity, wind speeds, clouds and radiation will lead to up to 19% increase in evaporation. Changes in rainfall and evaporation will lead to increases in water runoff and river flows, leading to erosion and/or flooding in high rainfall events. It is predicted that increases in runoff may be greater than 30%.



View of Maria Island. Photo - GSBC

⁵ Tucker, D. 2023

Effects of climate change

Climate change is a lens that threatens to magnify existing threats to our natural resources. The [State of the Climate Report 2022⁶](#) found that Australia's climate has already warmed on average by 1.47 °C since national records began in 1910. Sea surface temperatures have increased by an average of 1.05 °C since 1900, leading to an increase in the frequency of extreme heat events over land and sea.

With predicted increases in the frequency and/or intensity of fires and floods, climate change will influence the Tasmanian landscape. With the shift in climate, the southward movement of weeds, insect pests, and diseases is likely to increase the risk of new species arriving and establishing in Tasmania.

Increased temperatures, fire events and associated changes in fire regimes will benefit some vegetation types and disadvantage others. The disturbance caused by fires also increases the risk of weed spread and establishment.

Rainfall is becoming more intensive, leading to flood events that cause erosion and land degradation, as well as facilitating the spread of invasive seed and plant fragments into natural and productive areas.

While insurance companies and government struggle to fund actions to protect people and property from natural disasters, and to initiate recovery activities afterward, the funding available for protecting and restoring our natural areas remains uncertain. It is important that we acknowledge the increased risk and impacts associated with climate change and act now to prepare for the future and help build climate change resilience through sustainable natural resource management. It is also important that we explore other avenues for funding.

As stipulated under the Climate Change (State Action) Act 2008, Tasmania is in the process of developing a climate action plan to

- Reduce Tasmania's greenhouse gas emissions
- Build Resilience to the impacts of a changing climate through adaptation measures
- Manage climate-related risks and take advantage of potential opportunities from a changing climate.

These aims are considered as part of this strategy.



Bushfire at Dolphin Sands. Photo - Tasmanian Fire Service

Climate-related risks

The GSBC Climate Change Corporate Adaptation Plan (2012) identified four priority risk categories: heat; rainfall; sea level rise & storm surge; and bushfire. In addition, with increases in climate change awareness, there is an increasing expectation within communities and organisations that businesses demonstrate environmentally sustainable practices. Tasmania has a target of achieving net zero greenhouse gas emissions from 30 June 2023.⁷ It is becoming increasingly important for all businesses operating in the natural resource management space to meet community expectations and legislative requirements if they are to remain competitive and viable into the future.

⁶ Bureau of Meteorology and CSIRO (2022)

⁷ Climate Change (State Action) Act 2008

Climate Risks

Heat



- New invasive weed, pests and pathogen species causing loss of agricultural production and natural habitats
- Heat related illness and mortality in humans, plants, and animals
- Greater frequency and intensity of bushfires
- Increased water temperatures and ocean acidification causing
 - changes in fish species/diversity
 - impacts on biodiversity
 - possible consequences for the fishing and aquaculture industries
 - impacts on the community and the economy
- Increase in the length of dry periods leading to soil loss and erosion during subsequent high rainfall events
- Decrease in the chill hours impacting fruit and nut trees flowering and production
- Movement of species and plant communities; changes in habitat.

Rainfall



- Increased storm frequency and/or intensity causing
 - flood inundation in low lying areas
 - storm damage
- Inability of stormwater and water storage infrastructure to cope with high rainfall events
- More frequent inundation creating human health risks
- Increased freshwater input and siltation in estuarine areas
- Storm water runoff lowering water quality on local beaches
- Increased rainfall and temperature variability leading to potential
 - changes in variety of crops and crop varieties
 - changes in agricultural management practices
 - impacts on the economy and health and wellbeing
- Potential for detrimental environmental impacts associated with rapid changes in primary production practice
- Increased movement of weeds across the landscape
- Primary production losses.

Opportunities



- Potential to reduce emissions and develop carbon sinks
- Increase in people and businesses setting up in Tasmania
- To be a leader in preparing for climate change.

Increases in the frequency and intensity of fire and flood events associated with climate change will increase the risk of erosion and land degradation, as well as facilitating the spread of weeds.

Sea Level Rise and Storm Surge



- Communities and businesses cut off during inundation events
- Damage and degradation of infrastructure – low lying roads, tracks and walkways, stormwater assets, bridges, buildings and facilities, residential accommodation, fencing and farm infrastructure
- Inundation affecting vulnerable natural areas - shore bird feeding and nesting areas, wetlands, salt marshes, estuarine and adjacent vegetation communities
- Changes in coastal processes such as sand accretion and erosion cycles leading to changes in river mouths and/or loss of beaches and habitat
- Shoreline retreat caused by erosion and slumping of shorelines and sea cliffs.

Bushfire



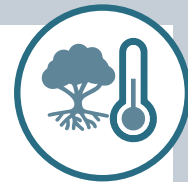
- Increased likelihood and intensity of bushfire events
- Impacts on infrastructure – maintenance and replacement
- Changes in vegetation communities and habitat – loss of biodiversity with changes in intensity and frequency
- Loss of vegetation cover and connectivity and an increase in bare areas for weeds to establish
- Potential loss of orchards, vineyards, stock and crops.

Business



- Need for businesses to change practices to remain viable
- Increased demand for processes and products that reduce CO2 emissions.

Principles for Managing our Natural Assets



According to Vulnerability of Tasmania's Natural Environment to Climate Change: An Overview, the following principles should be applied for managing natural assets against the impacts of climate change:

- Manage and protect well-functioning ecosystems
- Increase protection of habitat – including protecting and restoring terrestrial, freshwater and marine ecosystems
- Reduce the impacts of current threats
- Maintain viable, connected and genetically diverse populations
- Enact active interventions such as restoration and revegetation activities.

Our natural resources

In this section we describe our natural resources, grouping them into themes for undertaking action - cultural landscapes, water, land, biodiversity, and people. Natural resource management is however, integrated in its approach. It works across natural asset types, linking actions to how people use the landscape and resources. We have described each theme and provided goals (what we are trying to achieve), management actions (how we will achieve the goals) and measures of success to help us measure our progress and evaluate outcomes.

Some actions go across the different natural resource themes. These have been allocated to the theme we think is most relevant.



Little Swanport River. Photo - AlanMorgan

Cultural Landscapes

To Care for Country by listening and responding to country, using practices to sustainably manage the land and water, is part of palawa/pakana (Tasmanian Aboriginal) culture, expressing both physical and spiritual connection to country. Traditional ways of living have been passed down through generations and offer insights into managing our landscapes.

Ryan's book *Tasmanian Aborigines* - A history since 1803⁸ describes the approximate boundaries for the nine Tasmanian Aboriginal nations, indicating that the Paredarerme nation occupied the area we now know as Glamorgan Spring Bay. The Paredarerme Nation consisted of ten clans with an estimated total population of between 700-800 people, making it the largest Nation in Tasmania. The term clan refers to the basic social unit representing a group of people known by a particular name. A clan was usually led by an older man, who was a formidable hunter and fighter and referred to as bungana.⁹

The movement of the Paredarerme Nation through the landscape is thought to have been largely based on the seasonal availability of food resources. The nation appeared to be divided into three distinct groups based on the seasonal food sources and on ceremonial practices: the northern group made up of four clans (from Schouten Island through to St Patricks Head) a second group of four clans (from Little Swanport through to the Tasman Peninsula) and the third consisting of two clans (Maria Island and Pitt Water, Risdon).¹⁰ The table below adapted from Ryan 2012, outlines the clans of the Paredarerme Nation and their locations. Eight of the ten clans were located in, or spent time in the Glamorgan Spring Bay region.

⁸ Ryan 2012

⁹ Plomley in Ryan 2012

¹⁰ Ryan 2012

Clan	Clan Location
Leetermairremener	St Patricks Head
Linetemairrener	North Moulting Lagoon
Loontitetermairreleho-inner	North Oyster Bay
Toorernomairremener	Schouten Island
Poredareme	Little Swanport
Laremairremener	Grindstone Bay
Tyrededeme	Maria Island
Portmairremener	Prosser River
Pydairrerme	Forestier and Tasman Peninsula
Moonmairremener	Pitt Water, Risdon

Table 1: Clans of the Paredarerme Nation (Ryan 2012)

More than 1000 Aboriginal heritage sites have been recorded within the Glamorgan-Spring Bay Council (GSBC) municipality. Most of the recorded sites are situated along the coast and are comprised of shell middens. With many known Aboriginal Heritage sites located by rivers and on the coast, events associated with climate change, such as flooding, coastal recession and inundation, put these sites at risk.

Other types of recorded Aboriginal heritage include stone quarries, stone artefacts and rock shelters. Many of the Aboriginal heritage sites were recorded in the 1980s and 1990s and therefore the information is often minimal. Consequently, the nature and extent of the recorded Aboriginal heritage sites is not fully known. There are also large swathes of the municipality that have had no formal Aboriginal heritage assessment and therefore the Aboriginal heritage values of these areas are

largely unknown. These 'gaps' in recorded data are substantial, particularly within inland areas. A small number of sites recorded more recently have a higher level of detail.¹¹

In 2019 a parcel of private land in the Little Swanport Catchment was returned to the Tasmanian Aboriginal Community. This land is now owned and cared for by the Aboriginal community.

The richness of natural resources within the Glamorgan Spring Bay area supported the local clans of the Paredarerme Nation, whose traditional land management practices have in turn influenced and shaped the landscape we see today.

While the concept of cultural landscapes is well recognised, there has been very little assessment and identification of cultural landscapes within Tasmania to date. Engagement and consultation with Tasmanian Aboriginal people will be important to understand the broader values and/or landscapes of significance to the Aboriginal community.¹²

There is an opportunity to work with the Aboriginal community to raise awareness of the rich Aboriginal history of this area, to promote initiatives that help our understanding of the cultural landscapes and support local Aboriginal people to care for Country and to preserve traditional bush food knowledge and practice. Learning more about traditional land management techniques can help us understand, maintain and improve the management of our natural areas.

¹¹ Personal communication AHT 2023

¹² Personal communication AHT 2023

Managing our cultural landscapes

1. CULTURAL LANDSCAPES				
OBJECTIVE : Understand and maintain the diversity of Glamorgan Spring Bay's cultural landscapes				
Goal	Action	Measure of success	Priority	Time-frame
1.1 Understand and support the diversity of Aboriginal culture	1.1.1 Identify key people and/or groups to work with to improve understanding of Aboriginal community aspirations	1.1.1.1 Key people and/or groups are involved in NRM discussions by 2024	H	S
	1.1.2 Improve understanding of the cultural landscapes in Glamorgan Spring Bay	1.1.2.1 Priorities for local Aboriginal community are documented and incorporated in existing plans and strategies	H	M
	1.1.3 Incorporate Aboriginal names for significant places/areas	1.1.3.1 Aboriginal names in place at a minimum of two (2) locations by 2028	M	M
	1.1.4 Promote Aboriginal history and the diversity of Aboriginal culture through interpretive signage and cultural activities as appropriate	1.1.4.1 Cultural activities incorporated into two (2) community NRM events annually	M	M
	1.1.5 Seek funding and support for activities that assist to preserve traditional bush food knowledge and practice	1.1.5.1 Funding secured and one (1) activity each year. First Activity by 2025.	H	M
	1.1.6 Facilitate Aboriginal Heritage Awareness training for council staff and community volunteers	1.1.6.1 At least 80% of relevant council staff have undertaken training by 2028	M	S
		1.1.6.2 One cultural awareness session for community members by 2026		

Table 2 Action table for managing cultural landscapes -

Priority H- High, M-Medium, L-Low.

Timeframes: S - Short 1-2 years; M- Medium 3-5; L - Long 5+ years

1. CULTURAL LANDSCAPES (Continued)				
Goal	Action	Measure of success	Priority	Time-frame
1.2 Increase Aboriginal participation in land management	1.2.1 Advocate for an Aboriginal Ranger program	1.2.1.1 Potential funding sources have been identified and the community have been supported to access funding by 2027	H	M
	1.2.2 Promote Aboriginal participation in land management	1.2.2.1 At least one (1) Aboriginal identified position on land management teams working in GSB by 2027	H	S
	1.2.3 Investigate training and pathways for Aboriginal participation in land management and conservation	1.2.3.1 Discussions with employment agencies and training providers - two (2) Aboriginal people have gained work experience with a land management crew by 2025	H	S
	1.2.4 Work with Firesticks and/or other indigenous fire programs to undertake cultural burning activities to manage natural values and the cultural landscape	1.2.4.1 Identify priority sites and support the development of a cultural burning plan for these sites – undertake at least two (2) cultural burns by 2028	M	M
	1.2.5 Work with Aboriginal organisations to build local capacity to participate in cultural fire management programs to manage natural values	1.2.5.1 Support the involvement of at least five (5) people in cultural burning practices	M	M
1.3 Improve understanding and protection of cultural heritage sites	1.3.1 Seek funding to undertake Aboriginal Heritage assessments in priority areas	1.3.1.1 Aboriginal Heritage assessments completed for priority areas	H	M
	1.3.2 Support the investigation into the concept of a sensitivity zoning system to prove a practical guide for the management of Aboriginal Heritage.	1.3.1.1 Recommendations of the Aboriginal Heritage assessments implemented 1.3.2.1 GSBC is involved in discussions with other organisations regarding sensitivity zoning	L	L

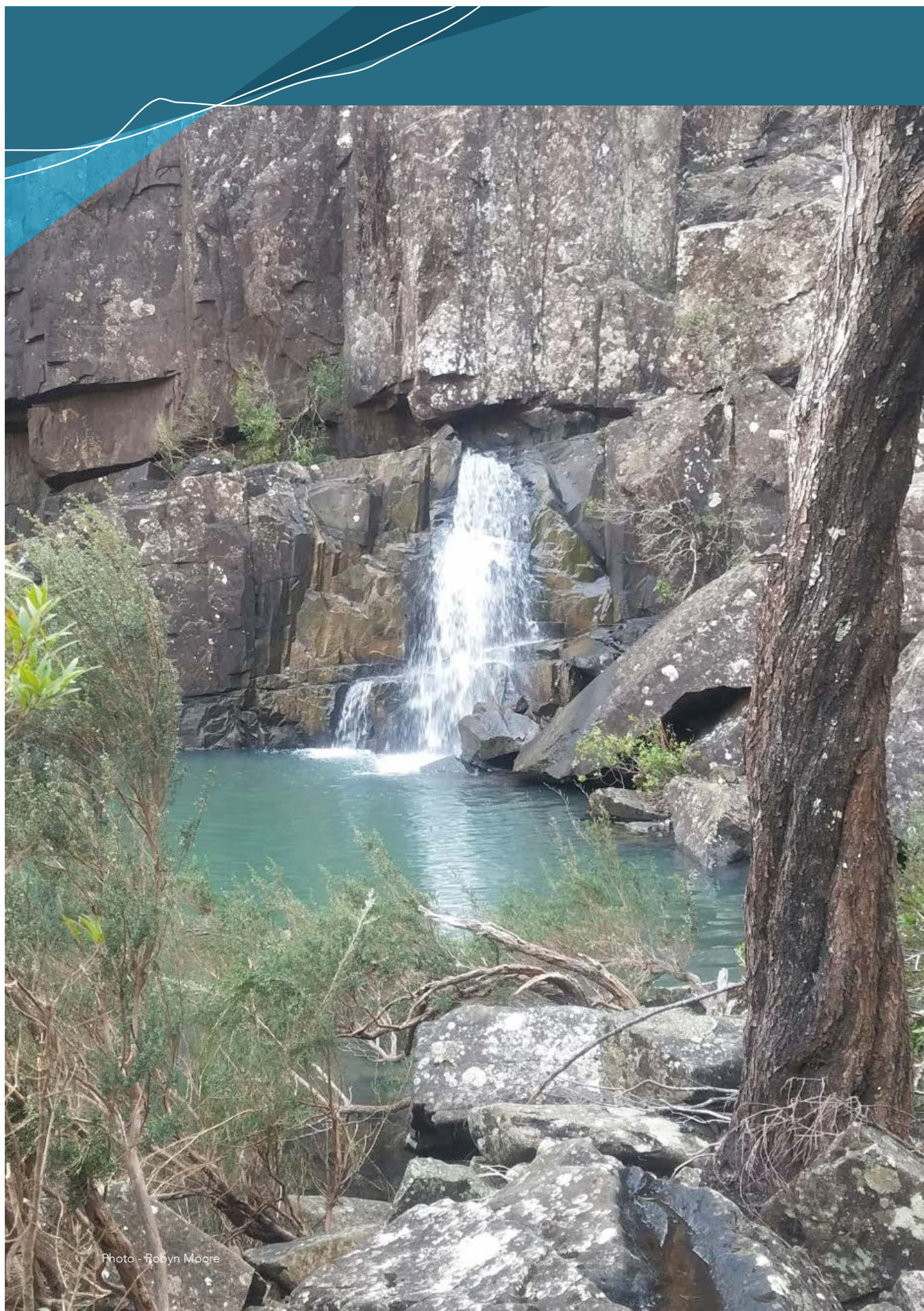


Photo - Robyn Moore

Water

Water is fundamental to all life. We drink it. We wash with it. We need it to grow food. Water keeps our communities and ecosystems healthy and supports our towns and our economy. It is a critical natural resource.

Water includes freshwater, estuarine and marine environments which are all interconnected.

The **water cycle** is key to a healthy environment and economy, which both rely on surface and groundwater. When rain falls it soaks the land. The water that flows across the surface as surface water collects in wetlands, dams, creeks and rivers. Water that seeps down into the soil can be stored in the soil and rock crevices as groundwater.

Healthy soil and vegetation can help capture water. The plants take up water and then transpire, giving off moisture. This combines with moisture evaporating from the ground, rivers, creeks and dams, and from our seas and oceans. Tiny water droplets condense and form clouds. The clouds release rain, and the water cycle starts again.

In low rainfall areas such as the east coast, additional water is needed for agriculture – to water livestock and to grow grapes and fruit. Surface water is collected in dams and groundwater is extracted through bores. Water is also taken from streams for irrigation, and for stock and domestic supply. Increasing demand and a trend toward longer dry spells can lead to additional pressure on some groundwater resources and overland flows.

Water quality will be affected if too much water is taken out of the water system. It is also affected by run-off from urban, industrial, agricultural and aquaculture activities. Sediments entering water ways not only cause siltation but also carry nutrients and bacteria into the water. Weed infestations can also influence water quality.

Rehabilitating riparian, estuarine and coastal areas, maintaining ground cover, and planting trees and shelterbelts can help retain moisture and improve water quality.

For healthy ecosystems, human health and a sustainable primary production industry, it is important to monitor and manage our water systems to ensure critical flows and good water quality.

A water catchment includes the areas of the landscape where water collects when it rains, and through which water flows as it makes its way to a lake or ocean. Catchments include freshwater, estuarine and marine environments. Freshwater quality and quantity affects the marine environment and vice versa. For instance, additional nutrients and silt flushed out of a river system during a flood event can affect sea grass beds in the marine environment. Storm events can move sand and debris, altering the shape and flow of river mouths. High tides can result in saltwater inundation especially when combined with a storm event.

There are three major catchments in Glamorgan Spring Bay which arise in the hills to the west and flow over the landscape to the coast in the east. Figures 5 & 6 show the catchments, waterways and high value estuaries, wetlands and saltmarshes in GSB.

The Prosser catchment at the southern end of the municipality includes a land area of approximately 104,000 hectares including Maria Island. It is made up of a number of river and creek systems. The Prosser River arises in forest production land in Southern Midlands, flowing through freehold land to the coast at Orford. The Sandspit River arises in the Wielangta Forest, winds its way through the Sandspit River Conservation Area, then through private freehold land to Earlham Lagoon at Rheban. MacLaines Creek begins in the Bluestone Tier and then flows through MacLaines Creek Conservation Area before reaching the coast at Triabunna. Eighty Acre Creek joins Ashgrove and Wattle Paddock Creeks, crossing private land before it reaches the coast at Grindstone Bay.



Photo – Robyn Moore

The Little Swanport Catchment is approximately 87,600 ha. The upper catchment area is located in the Southern Midlands Municipality where a plateau interposed with hills and is largely used for dryland grazing. From there numerous tributaries join the Little Swanport River as it makes its way through the eastern tiers down to relatively flat agricultural land where it is joined by Ravensdale Rivulet. This estuarine river mouth is popular for recreational fishers and supports several oyster farm operations before reaching the marine environment.

At the northern end of GSB the Swan Apsley Catchment is defined by the watersheds of the Swan, Apsley, Meredith and Stoney Rivers as well as number of creeks and numerous coastal streams. It covers approximately 138 000 hectares and includes the wetlands of Apsley marshes and Moulting Lagoon, the Great Swanport estuary and Great Oyster Bay. Forestry operations occur in some parts of the upper catchment which is largely native forest while primary production occurs in the foothill and floodplains.

In 2020, a state-wide assessment of river health in Tasmania¹³ found that in most catchments, the upper reaches of rivers are generally healthy and in a stable condition, while the mid to low reaches tend to be degraded or experiencing declines in condition. The report found that poor health was generally attributed to agricultural land use (particularly grazing), salinity and water capture and extraction. It also indicated that conservation land use was associated with healthy river condition. The report emphasised the importance of having a whole of landscape approach to river health.

According to the 2020 report¹⁴, testing for water health (using macroinvertebrates and basic water quality measures as criteria), was undertaken at single points in each GSB catchment and compared with the condition of reference sites in pristine or minimally disturbed catchments. The river health of the Little Swanport and Prosser Rivers rated as significantly impaired whilst the Swan River was in “reference condition” with relatively high biodiversity.

¹³ DPIWE 2020

¹⁴ DPIWE 2020



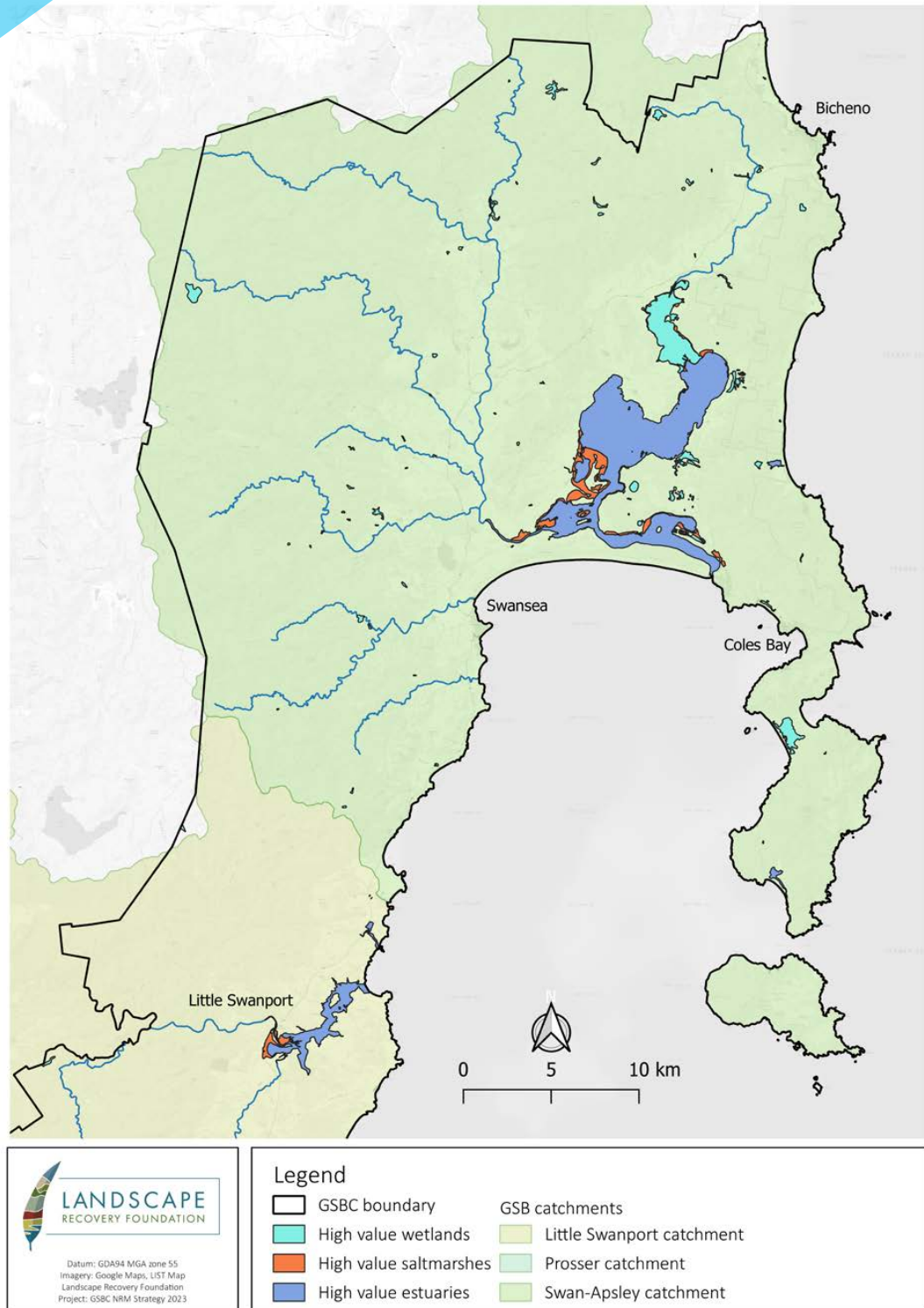


Figure 5 – Northern area of Glamorgan Spring Bay LGA showing the three catchments, major watercourses, and high value estuaries and wetlands and saltmarshes

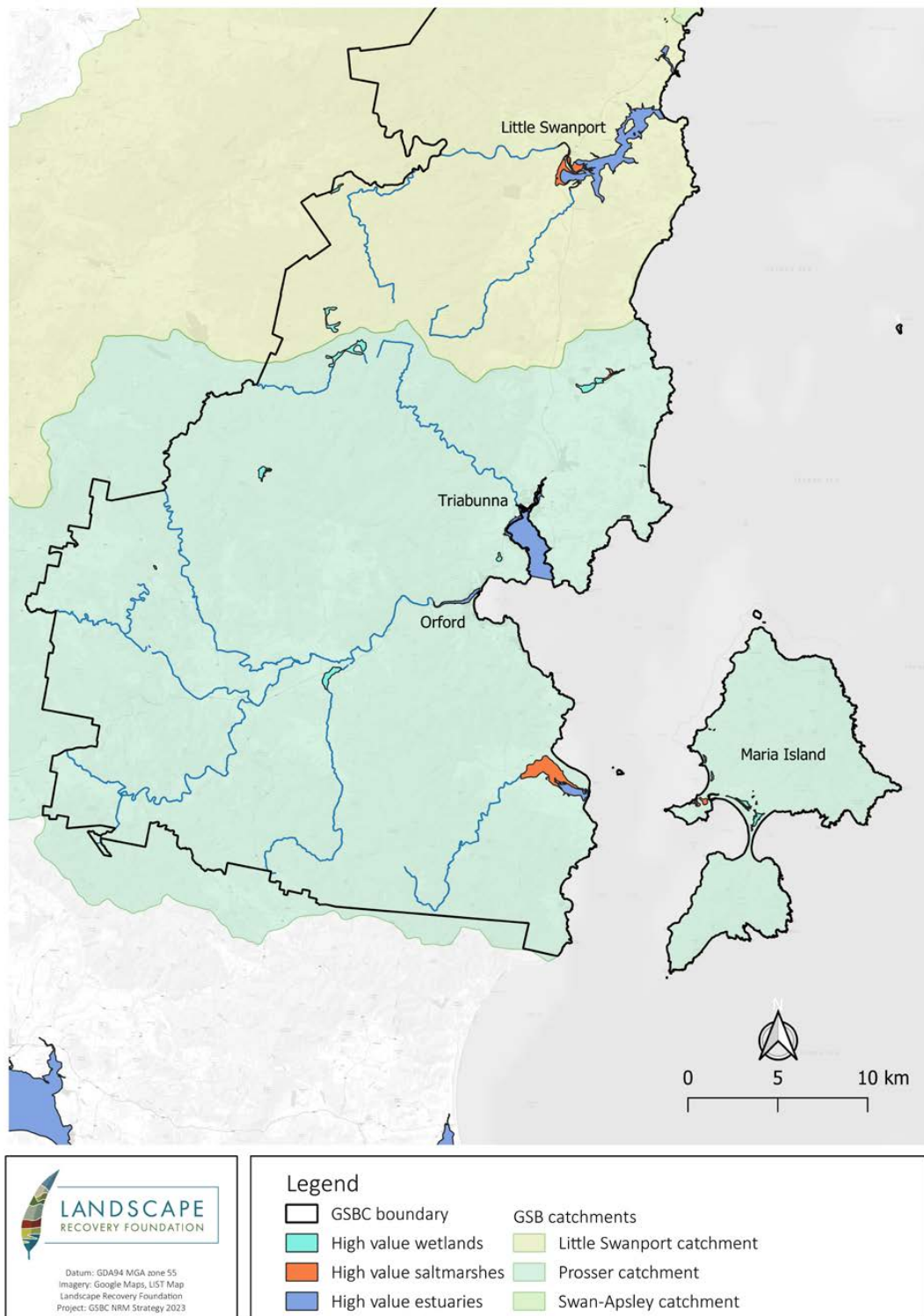
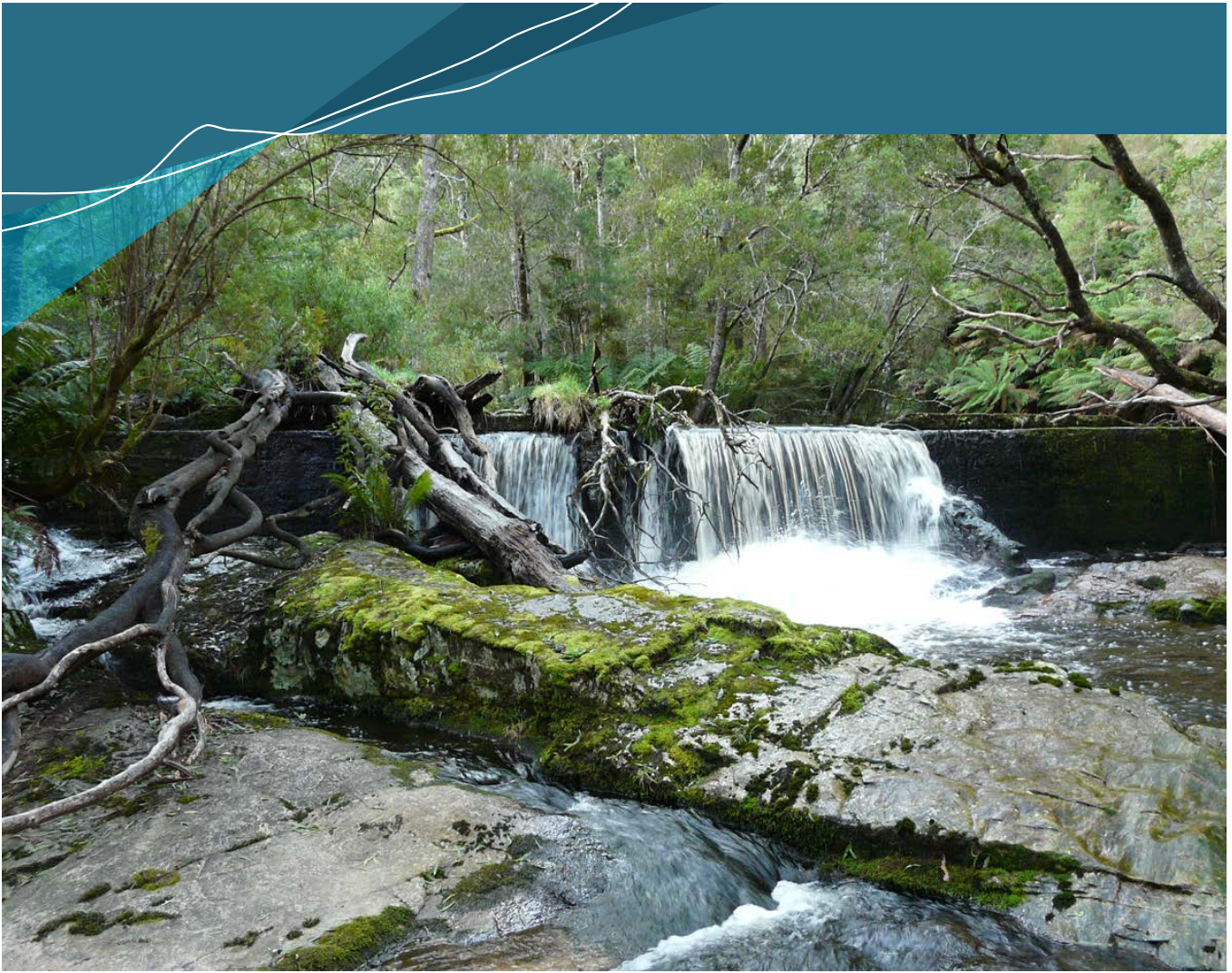


Figure 6 Southern area of Glamorgan Spring Bay LGA showing the three catchments, major watercourses, and high value estuaries and wetlands and saltma



Halls Falls. Photo - Alan Morgan

Water Use & Quality

The townships of Orford, Triabunna, Swansea, Coles Bay and Bicheno have town water supplies managed by Taswater.

Orford is supplied from the weir on the Prosser River, Triabunna by both MacLaines and Bradys Creeks. Swansea is supplied from a holding dam west of the township, filled from weirs on the Meredith and Swan Rivers. Bicheno is supplied from the Apsley River. Coles Bay is supplied by the Northern Tin Mines Dam (previously called the Middletong Creek intake) and the Coles Bay Supply Dam (previously called the Saltwater Creek intake).

Some properties store and use water from dams located within the catchments. Other properties utilise groundwater boreholes, particularly along Dolphin Sands. Several properties in the Swan Aspley are part of the Swan Valley irrigation system which includes the Melrose Lake Dam. The upper part of the Little Swanport catchment is in the Southern Midlands municipality and services land holders in that area. There are a number of dams in the upper reaches of Little Swanport river.

As water is a vital resource, equity of water access is essential. Many landholders hold water licences, however not all licences are in use. At times of low flows, adjustment to water takes is important to ensure environmental flows are maintained and help protect aquatic biodiversity and water quality

downstream. As the demand for water increases, measuring, monitoring and compliance around water allocations will be essential.

Adequate treatment of sewage and wastewater is important to maintain the health of our waterways and coastal ecosystems. The townships of Orford, Triabunna, Swansea and Bicheno are serviced by sewerage networks with treatment plants managed by Taswater. However, some of this infrastructure is aging and will need to be upgraded to meet current and future demands, particularly when the populations swell during holiday periods. In other less populated areas, the maintenance of septic and other wastewater disposal systems is important to avoid spills and seepage that can contaminate rivers, creeks and beaches. Leaking pipes and septic combined with stormwater runoff can lead to serious water contamination.

Taswater monitors drinking water supplies. River water flows are also monitored at key sites across the municipality. The Department of Natural Resources and Environment undertake river health monitoring and is currently reviewing this process.

Estuaries

As the rivers and creeks get closer to the coast they become influenced by the freshwater and sediments from upstream and tidal influxes and saltwater from downstream. The mixing of these waters creates water that is rich in nutrients. Estuarine environments are amongst the most productive in the world, producing more organic matter than equivalent forest, grassland or agricultural areas.¹⁵

Estuaries provide important habitat for many birds, fish and invertebrates particularly when species are breeding or spawning¹⁶, and play an important role for many commercial fish species at some point in their life cycle¹⁷. The estuaries of GSB were no doubt well utilised by clans of the Oyster Bay Nation as good sources of food and water.

Riparian and wetland areas adjacent to our waterways, estuaries and coastal areas provide important environmental services, acting as filter systems to help maintain water quality. They support biodiversity including an array of plants specifically adapted to life in these conditions such as those found in saltmarshes communities, as well as migratory birds, water birds and fish. Glamorgan Spring Bay is home to a number of important wetland sites including Ramsar sites of international significance at Moulting Lagoon and the Aspley Marshes.

Many townships in Tasmania, including the main centres of Glamorgan Spring Bay, Orford, Triabunna, Swansea and Bicheno are based near rivers and estuaries. In early days of colonisation, they would have provided a good source of food and access to water for transportation. Today they provide recreational and fishing opportunities that are an integral part of our lifestyle. These estuaries and their catchments support our economy and our health and wellbeing. However, human activities and intervention around Tasmania's estuaries have resulted in loss of habitat, increases in siltation and a decline in water quality.¹⁸

Spring Bay, Little Swanport, Earham Lagoon and Moulting Lagoon have been identified as submerged or intertidal areas with potential to contain acid sulphate soils. If disturbed or exposed these soils can seriously affect water quality.

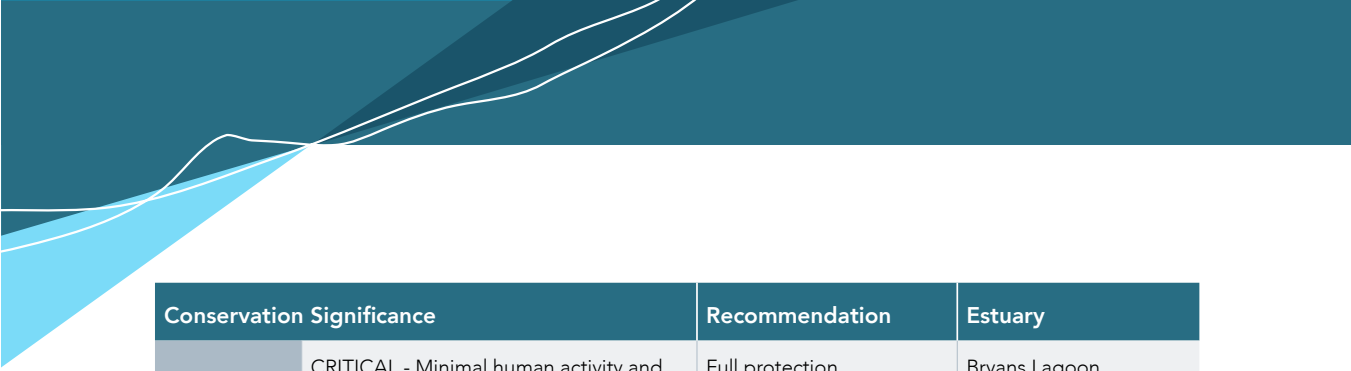
Edgar et al (1999) looked at the conservation significance of Tasmanian estuaries considering ecological and physical characteristics, as well as human influences of population and land use. Table 3 shows the significance of estuaries within Glamorgan Spring Bay. Bryans Lagoon on the Freycinet Peninsula was the only estuary considered to be of critical conservation significance. In 1999 no estuaries in GSB were considered severely degraded.

¹⁵ RPDC 2006 in Pollino 2010

¹⁶ Pollin 2010

¹⁷ RPDC 2006 in Pollino 2010

¹⁸ DPIW 2009 in Polino 2010



Conservation Significance	Recommendation	Estuary
CRITICAL - Minimal human activity and exceptional fish and invertebrate biodiversity	Full protection	Bryans Lagoon
HIGH - Relatively pristine or contain an unusual range of species	Quarantine from future development, reduce existing human impacts – hook and line fishing only & existing marine farm leases only (1999)	Freshwater Lagoon
		Great Swanport
MODERATE - Affected by human habitation and land clearance but not badly degraded	Available for recreation and commercial purposes	Saltwater Lagoon
		Stony
		Buxton
		Lisdillon
		Little Swanport
		Grindstone
LOW - Moderately degraded by human impacts	Available for recreation and commercial purposes – remediation where practical	Earlham Lagoon
		Denison
		Meredith
		Spring Bay
LOW - Severely degraded by human impacts	Available for recreation and commercial purposes – except where public health risks	Prosser
		-

Table 3: Conservation significance of estuaries in GSB adapted from Edgar et al (1999)

Establishing baseline data and measures of environmental health will be important to guide the management of these areas to ensure that the condition of our estuaries is maintained or improved. Maintaining good water quality in our estuaries is also important for commercial enterprises such as oyster farming.

Preventing introduction and minimising spread of marine pests diseases are critical for the health of our estuaries.



Glamorgan Spring Bay has a diverse coastal line. Photo - GSBC

Coastal & Marine

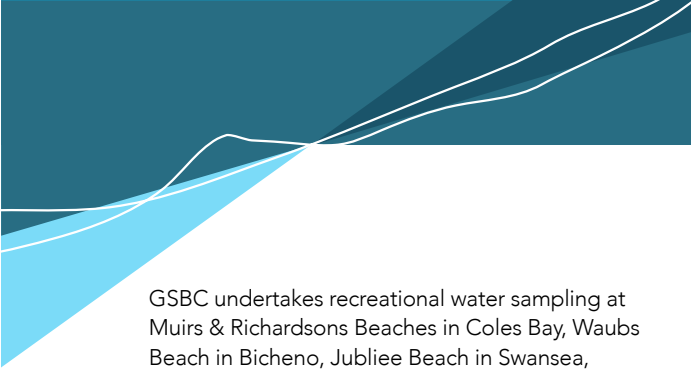
With its islands, sea cliffs, headlands, bays and inlets, coastal lagoons and long sandy beaches, the Glamorgan Spring Bay coast is diverse. This diversity reflects both the different underlying geology, and the influence of a range high to low energy environments. The coast supports a range of habitats including rocky reefs, foreshore flats and soft bottom habitats such as sea meadows or sea grass beds.

Healthy seagrass habitats support a high diversity of fauna, however many have been lost, fragmented and damaged by poor catchment management, through practices such as sewage and stormwater discharges, urban runoff, dredging, boating and land reclamation.¹⁹

Other environments include shallow exposed rocky reefs and as well as more sheltered reefs in lower swells. A change in reef communities has been observed with an increase in eastern Australian species at the expense of some Tasmanian species. Our waters support a wide variety of marine invertebrates and fish. Many of which are important commercial resources for our fishing and marine farming industries. There are two marine reserves in GSB, at Governor Island and Maria Island, protecting marine habitat and providing snorkelling opportunities.

The Glamorgan Spring Bay population is largely concentrated on the coast. With many people living, working and/or recreating on the coast, these areas come under intense pressure.

¹⁹ DNRE



GSBC undertakes recreational water sampling at Muirs & Richardsons Beaches in Coles Bay, Waubs Beach in Bicheno, Jubilee Beach in Swansea, Raspins, East Shelly and Spring Beach at Orford.

Climate change and sea-level rise will have significant impacts on our coastline. Shorelines are predicted to retreat due to impacts from: storm surge and flooding; erosion and recession of open sandy coasts; slumping and collapse of shorelines and sea cliffs.²⁰

The greatest ocean warming in the Australian region since 1970, has occurred off south-east Australia and Tasmania. With the East Australian Current (EAC) extending further south, there has been rapid warming in areas of the Tasman Sea, estimated to be twice the global average warming rate. This warming has contributed to an increase in the length and frequency of "marine heat waves". These events impact marine ecosystem health, habitats and species.²¹

The cooler waters of south-eastern Tasmania support high levels of localised endemic macroalgae and some of the largest species in Australia. Marine species and communities, such as the endangered giant kelp forests, are in decline on the east coast due to the movement of the EAC southward.

The increase in acidification of the oceans around Australia as a result of carbon dioxide in the atmosphere is an additional pressure. Impacts on marine ecosystems include changes in reproduction, organism growth and physiology, species composition and distributions, food web structure, nutrient availability, and reduced calcification rate.²²

Modelling of the impacts of climate change within Tasmania's marine shelf environment indicated that while some fisheries would benefit from increased primary production, others were likely to be negatively affected.²³

Threats of climate change and introduced marine pests have the potential to cause substantial loss of biodiversity within estuaries and marine environments.

Marine debris has long been identified as a risk to our marine environment with larger plastics such as ghost nets and plastic bags impacting sea birds, turtles, fish, whales and dolphins.

Small plastic particles are now being found in the gut contents of marine species, with even smaller particles persisting in the bodies of animals²⁴ and people²⁵. The small size of these microplastics mean they can be consumed by a wide range of marine species including plankton, shellfish, birds and fish, with the potential to contaminate the whole food chain. Microplastics have been shown to inhibit growth and development in some fish, have toxic effects that affect reproduction and impair the genetic function of marine life. Microplastics can also have harmful effects on zooplankton at the foundation of the food chain.²⁶

In 2017, a study of marine sediments across south-eastern Australia found microplastics were well distributed in marine sediments at all sites including remote areas away from urban centres. Bicheno had the highest concentration of microplastics recorded during the study. The study showed that microplastics now occur in high concentrations in seafloor sediments in all coastal and estuarine environments,²⁷ indicating that are not only present in the water itself but some types are accumulating on the sea floor.

The negative impacts of plastics on the marine environment pose a real risk to marine health and its ability to cope with the additional pressures of climate change.

²⁰ Sharples 2006

²¹ CSIRO

²² CSIRO

²³ Watson et al 2013

²⁴ Smith, M. et al 2018

²⁵ Blackburn & Green 2022

²⁶ Li, Y et al 2006

²⁷ Ling, S et al 2017

In 2003, Coles Bay became a world leader in the fight against plastic pollution by gaining agreement of all local businesses to cease using plastic shopping bags, adopting canvas bags instead, and adopting corn starch “plastic” bags for perishable foods.



GSB has the potential to build on this to become a world leader by banning single-use plastics across the municipality, working with producers, retailers and consumers to reduce plastic use and waste and continuing to work together to clean up waterways and beaches.



High concentrations of microplastics were found in marine sediments off Bicheno. Photo - James Cook University

A healthy marine environment combined with good fishing practices can support a sustainable fishing industry. Inappropriate harvesting practices that result in by catch, habitat damage and introduction of marine pests and diseases can have negative impacts. By changing the

population size of one species within the food chain, fishing can impact the populations of other species within the food chain. For instance, the removal of large rock lobsters can allow sea urchins to invade and damage new areas.²⁸



Good fishing practices can support a sustainable fishing industry. Photo - GSBC

Protecting a section of a river, a wetland, an estuary or the coast requires protection of the processes that sustain that system. For instance, an area being impacted may be located some distance from the key threats, which may originate further upstream, from saltwater inundation downstream, or from storm surges off the coast. The impacts of sea level rise on ground water systems are not fully understood. Clearly, management of our water systems requires an integrated landscape approach.

A complex array of laws and planning instruments including International, Commonwealth and State legislation aim to govern the sustainable management of our water resources. With the number of authorities involved, the differing land tenures that adjoin and manage water bodies, combined with the dynamic nature of our rivers, estuaries and coast, it is not surprising that their management is complex.

28 GSBNRM 2013



Photo – GSBC

Threats to sustainable water resources:

- **Climate change** - water temperature changes, acidification, changes to freshwater and estuarine flows and marine currents, inundation, erosion, introduction of new weeds pests and disease will magnify existing threats to our water systems.
- **Erosion**- Removal of vegetation on or near foreshores and watercourses can result in erosion and increase risks of flood and inundation. It is important to retain riparian, wetland and coastal vegetation to stabilise rivers, streams and estuarine and coastal environments.
- **Extraction of surface and ground water** – Balancing the needs of the environment and water users is critical. To sustain healthy ecosystems in Glamorgan Spring Bay's waterways, environmental flows need to be maintained, particularly in times of low water flow. Reduced flows lead to reduced water quality as pollutants become more concentrated and wetland and riparian functionality is impeded. Water taken up stream can have detrimental effects in estuarine areas downstream. Water flows and extraction are managed by the State Government. However, advocating for the sustainable use of water resources is an important part of this strategy.

- **Modification of water flow and drainage** – dams and weirs alter water flows and can prevent the movement of aquatic plants and animals within the waterway. In-stream dams and barriers should be designed to facilitate natural migration. Fish ladders can also be installed on existing structures. Altering natural drainage and vegetation cover changes the hydrology (water movement and make up) affecting ecosystem function particularly in wetland and riparian areas
- **Overharvesting and other direct impacts on biota.** This can be the result of pressure from recreational and commercial fishers, inappropriate harvesting methods such as netting, inappropriate catch levels, and barriers that impede natural movement of animals and plants
- **Plastics** entering into our water systems can disrupt natural processes, with microplastics concentrating up the food chain and posing a long term risk to marine life and human health. Plastics are circulating throughout the marine environment and a worldwide collaborative effort is needed. GSB has the opportunity to be a leader in reducing plastic pollution.
- **Point source pollution** - such as effluent from leaking septic and aging sewer systems industrial and agricultural waste discharge, spillage and waste from boats. The maintenance of septic and sewer systems and the responsible disposal of waste all help improve water quality.
- **Runoff** – pollutants and suspended matter entering the waterways can reduce water quality. Often it is difficult to identify the source of this diffuse pollution. Retaining vegetation cover can minimize run-off and reduce siltation. Management and restoration of riparian areas, wetlands and saltmarshes which act as filtration systems are also key to improving water quality. Management of stormwater, installation of gross pollutant traps and litter baskets and use of water sensitive urban design can also help reduce impacts on water quality. Impacts can also be reduced by implementing erosion and sediment controls for developments and minimizing disturbance in areas prone to erosion such as areas with dispersive soils.
- **Stock access to waterways** – stock graze and trample vegetation, disturb soil and riverbanks as well as fouling the water. Fencing off riparian areas and installing alternative off stream watering points can reduce these impacts.
- **Vehicles and trampling** damage plants and habitat, open areas to erosion, and can alter water flows particularly in wetland and coastal areas
- **Weeds, pests and diseases** – Willows along rivers and streams can disrupt flows and reduce the oxygen levels available for other plants and animals. Other weeds displace native vegetation, reducing the effectiveness of ecosystem function and resilience. Aquatic pests and diseases have the potential to destroy marine and freshwater environments and to decimate recreational and commercial fisheries and other aquatic industries. Boating, fishing and diving gear can carry introduced species. It is important to clean and dry equipment when moving from one area to another



Managing our water

2. WATER				
OBJECTIVE : To improve or maintain the condition of freshwater, estuarine and coastal ecosystems				
Goal	Action	Measures of success	Priority	Time-frame
2.1 Water use is equitable and its use is measured, transparent and accountable	2.1.1 Advocate for a reliable and equitable water supply for drinking water, irrigation, recreation and environmental flows	2.1.1.1 - A written advocacy position piece has been prepared and is submitted to relevant government initiatives by 2024	H	S
	2.1.2 Take an active advocacy role in the implementation of the Rural Water Use Strategy's "Water Accountability, Metering and Reporting" project to ensure water takes are being accurately monitored and the information is used to inform decision-making in GSB	2.1.2.1 - Revised water accountability, metering and reporting framework is in place by 2028	H	M
		2.1.2.2 - Major water users have water meters in place and data is being collected and collated by 2030		
	2.1.3 Take an active advocacy role in the implementation of the Rural Water Use Strategy's "Water Information Management System Upgrade" project to ensure greater accountability and transparency around water use to improve water management in GSB	2.1.3.1 - Upgraded Water Information Management System which includes information on water use and water quality is in place and visible to all stakeholders by 2028	H	M
2.2 Environmental flows and the condition of our water systems are understood and monitored	2.2.1 Advocate for environmental flows that sustain healthy ecosystems in all waterways	2.2.1.1 - Develop a representation to State Government regarding environmental flow concerns by 2024	M	M
		2.2.1.2 - Develop & distribute a short video to promote awareness around environmental flows 2024		
	2.2.2 Take an active role in the implementation of the Baseline Water Quality Monitoring Program to ensure it incorporates aquatic health indicators in GSB	2.2.2.1 - Investigate opportunities to work with the oyster industry to utilise water monitoring stations by 2024	L	M
		2.2.2.2 - Monitoring program in place by 2025		

Table 4 Action Table for managing water resources

Priority H- High, M-Medium, L-Low.**Timeframes: S - Short 1-2 years; M- Medium 3-5; L - Long 5+ years**

2. WATER (Continued)				
OBJECTIVE : To improve or maintain the condition of freshwater, estuarine and coastal ecosystems				
Goal	Action	Measures of success	Priority	Time-frame
	2.2.3 Undertake condition assessments of riparian and wetland habitats in strategic locations within Glamorgan Spring Bay	2.2.3.1 - Baseline data is collected and hot spots identified for major rivers/ tributaries and collated by 2025	M	M
	2.2.4 Monitor natural values at key sites such as marine reserves	2.2.4.1 - Key sites identified by 2024 2.2.4.2 - Monitoring program developed by 2026 2.2.4.3 - Condition data is available to inform management by 2028	L	M
2.3 Freshwater, estuarine and marine water systems are restored or improved	2.3.1 Identify and prioritise riparian, wetland and coastal areas for restoration	2.3.1.1 - Actions in catchment action plans reviewed and prioritised for restoration by 2024	H	S
		2.3.1.2 - Previous restoration projects evaluated and key actions for follow up prioritised by 2024		
	2.3.2 Restore and improve priority riparian, wetland and coastal areas	2.3.2.1 - Priority restoration activities have commenced by 2025 and 30% of priorities are implemented by 2027	H	S
		2.3.2.2 -10% increase in riparian vegetation condition by 2028		
	2.3.3 Advocate for additional or extended marine reserves and no-take zones in all existing marine reserve areas to ensure the protection of a diversity of physical conditions, habitats and biotic communities	2.3.3.1 - No-take zones in place in existing marine reserve areas by 2028	L	L
	2.3.4 Investigate and pursue opportunities for restoration and rehabilitation of marine values	2.3.4.1 - Resources secured for restoration and rehabilitation works informed by condition data (2.2.4.3)	M	L
	2.3.5 Seek partnership opportunities with marine and freshwater focused organisations	2.3.5.1 - MOU in place with at least two other organisations by 2026	H	S



Managing our water

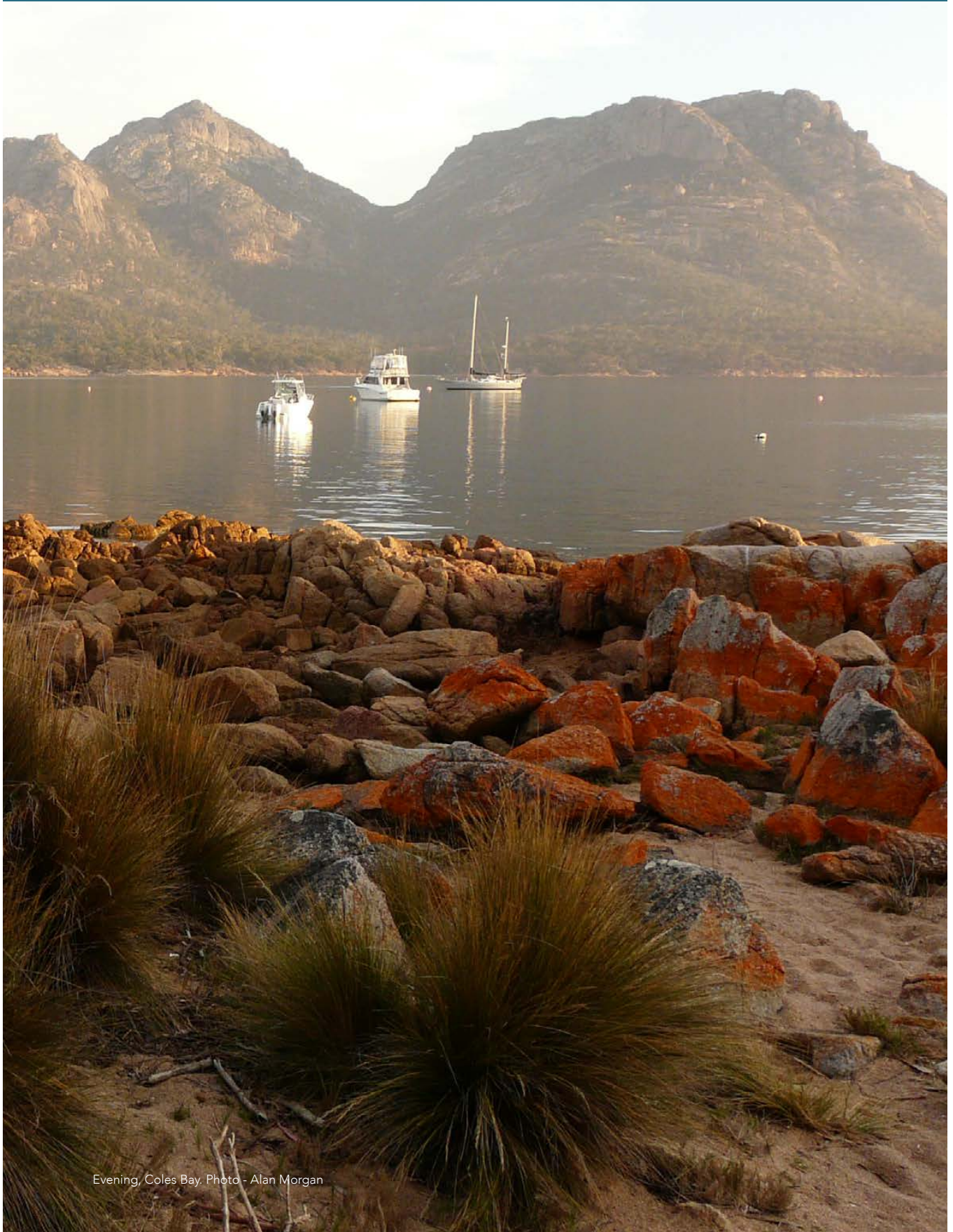
2. WATER (Continued)				
OBJECTIVE : To improve or maintain the condition of freshwater, estuarine and coastal ecosystems				
Goal	Action	Measures of success	Priority	Time-frame
2.4 Impacts on our water ecosystems are reduced	2.4.1 Support practices that reduce erosion and pollution of waterways	2.4.1.1 - Increase in riparian areas fenced off and managed	M	M
		2.4.1.2 -Off-stream watering points installed at identified hotspots		
		2.4.1.3 - Erosion and sediment control compliance is maintained in development settings by 2025		
		2.4.1.4 - Oil spill kits are installed and maintained at key locations		
	2.4.2 Ensure erosion control works are appropriate, planned and implemented according to best practice	2.4.2.1 - Erosion control works comply with best practice	H	M
	2.4.3 Use water sensitive urban design to minimise impacts of runoff in urban areas	2.4.3.1 - WSUD is incorporated into new developments	L	M
	2.4.4 Manage the spread of riparian wetland and coastal weeds by implementing strategic cooperative weed control	2.4.4.1- Glamorgan Spring Bay weed management program in wetland and foreshore areas is implemented annually	H	M
		2.4.4.2 - Ongoing support for a weed management officer is maintained		
		2.4.4.3 - Ongoing participation in cross municipal weed collaboration		
	2.4.5 Follow up on previous weed control projects	2.4.5.1 - Annual follow up of weed control projects is prioritised before embarking on new projects	M	M

2. WATER (Continued)				
OBJECTIVE : To improve or maintain the condition of freshwater, estuarine and coastal ecosystems				
Goal	Action	Measures of success	Priority	Time-frame
	2.4.6 Promote awareness of biosecurity risks, early identification how to prevent establishment and spread amongst community, industry and recreation groups	2.4.6.1 - Develop a video specific for GSB and biosecurity for residents and visitors by 2025	H	S
		2.4.6.2 - Biosecurity video is promoted through East Coast Tourism Board by 2025		
		2.4.6.3 - Video is updated annually to include emerging risks		
	2.4.7 Work with key stakeholders to identify and implement solutions to mitigate/rehabilitate negative impacts of marine pests at key sites	2.4.7.1 - Solutions identified for key sites	M	M
		2.4.7.2 - Solutions implemented at 1 key site		
	2.4.8 Develop a periodisation plan for fish ladders at key sites and implement priority actions	2.4.8.1 - Plan completed by 2025	L	L
		2.4.8.2 - At least 1 priority fish ladder in place by 2028		
	2.4.9 Advocate for sustainable recreational and commercial fishing that considers potential climate changes impacts on marine ecosystems	2.4.9.1 - One advocacy piece by 2025	M	S
	2.4.10 Identify illegal access in coastal, riparian and wetland and rehabilitate the areas to mitigate impacts of wind and water erosion	2.4.10.1 - Identify illegal access points - how many and where by 2025	H	M
		2.4.10.2 - Increase in vegetation cover at priority disturbed access points by 2028		



Managing our water

2. WATER (Continued)				
OBJECTIVE : To improve or maintain the condition of freshwater, estuarine and coastal ecosystems				
Goal		Measures of success	Priority	Time-frame
2.5 Rubbish in riparian wetland, coastal and marine areas is reduced	2.5.1 Four (4) community clean-ups a year	2.5.1.1 - 60% reduction in rubbish observed at foreshore Clean up Australia activities (measured against the amount collected as part of the clean-up) by 2027	H	S
	2.5.2 Assess need for litter traps in key locations	2.5.2.1 Key locations identified	H	S
	2.5.3 One (1) demountable litter trap installed each year	2.5.3.1 - New litter traps are maintained regularly and cleaned after major weather events	M	M
	2.5.4 Work with key stakeholder groups to reduce marine debris	2.5.4.1 - Single use plastic bags and containers are banned and phased out	H	M
	2.5.5 Advocate for and support campaigns to reduce waste and promote responsible recycling and composting of green waste	2.5.5.1 - 5 % reduction in general waste each year	H	M
2.6 Facilitate improved understanding of freshwater, estuarine and marine ecosystems	2.6.1 Facilitate activities that improve understanding and management of riparian, wetland and coastal vegetation	2.6.1.1 - Education program around the importance of riparian vegetation health for water quality by 2025	H	S
		2.6.1.2 - Increase in adoption of sustainable practices by 2027		
	2.6.2 Encourage community to use citizen science apps such as Redmap to report marine pests	2.6.2.1 - Increase in records on Redmap or similar apps annually	L	M
	2.6.3 Promote the importance of maintaining septic systems	2.6.3.1 - Septic awareness article/post annually	H	S





Granite outcrops. Photo - Alan Morgan

Land

Sustainable land management is about using our land resources to meet changing human needs whilst ensuring the long-term productive potential and ecosystem functions of the land. Selecting the appropriate land uses and management regimes to suit the land capability and climate, minimising land degradation and rehabilitating degraded areas are essential for sustainable production.

The land formations and topography of Glamorgan Spring Bay are a result of the underlying geology of the area. The more well-known formations to the east such as the Hazards and Schouten Island are Devonian granite. This relatively hard rock is exposed as the striking outcrops and boulders seen at Bicheno, the Freycinet Peninsula and on the eastern side of Maria Island.

The most widespread rock type in Glamorgan Spring Bay is Jurassic dolerite. The Eastern Tiers form a continuous range of dolerite hills to the west of the municipality. Permian and Triassic sediments and other rock types are also found in some areas. These softer rocks would once have been sand, mud and laid down on a sea floor. Mudstone and limestone are found on Maria Island and the Freycinet Peninsula. The fossil rich limestone cliffs of Maria Island provide an amazing glimpse into the world's history revealing sea fans, clams and sea lilies deposited in the sea around 300 million years ago. The Lowlands are a mix of rock types and sediments such as sandstone and siltstone and sands, gravel and mud.



Photo – Alan Morgan

There are a range of geological features of geoconservation significance in GSB including Bluff River and Sand River Sandstone Cliffs/ Caves Complexes, Hellfire Bluff uplifted marine cliff, block slide and topple, Wielangta Slump landform complex, Moulting Lagoon/Great Oyster Bay, Hazards Lagoon Palaeoenvironmental Record, McRaes Isthmus and Earlham Lagoon to name just a few.

The slow erosion of bedrock over time results in the formation of different soil types, which vary depending on the parent material, topography and climate. Soils tend to be deeper in valleys and at the foot of slopes, and shallower on upper slopes and crests. Soils vary in chemical and physical properties.

Dolerite is generally intensely jointed and weathers to brown, clayey and rich soils which tend to be more stable. Sandstone weathers to produce sandy, erosion prone and nutrient poor soils and often feature cliff and cave formations. Springs generally occur along the contact lines between the dolerite and sandstone.²⁹ Mudstone produces erodible clays and loams.³⁰

The valleys and estuaries of GSB contain alluvial soils consisting of sand, clay and silt. The flood plains of the Swan Aspley have rich alluvial red-black clay loams with good structure.³¹ Sand deposited by the rise in sea level following the

end of the last Ice Age has formed beaches, sand bars and lagoons in many places along the coast including the area around the isthmus on Maria Island.³²

Mapping conducted by the Department of Primary Industries, Water and the Environment has identified a number of areas generally around estuaries and coastal areas as having Potential Acid Sulphate Soils (PASS).³³ In an undisturbed and waterlogged state these soils are harmless, but when disturbed and/or exposed to oxygen through drainage, excavation or climate change, a process of oxidation can produce large quantities of sulphuric acid. As acid moves through the soil it releases heavy metals and other toxins which have the potential to reduce water quality, kill fish and damage sensitive ecosystems.³⁴

Soils host important soil-based bacteria and fungi, store carbon in the form of organic matter and are critical for the health of natural ecosystems and agricultural and horticultural industries.

Soil based lifeforms such as fungi play a key role in supporting plant functions and soil health (Mohammed et al 2017). Fungi help break down logs, leaves and other organic matter making these nutrients available for other animals and plants to use. Other fungi have close symbiotic relationships with plants, allowing both the host plant and the fungus to benefit by exchanging nutrients. Plants such as our endangered native orchids rely on mycorrhizal fungi for germination and survival.

While some characteristics of soil can be changed by good management, it is important that these practices are sustainable and do not contribute to the decline of the soil or land.

Soil type, the nature of the land surface or topography, the slope and aspect of the land, as well as climate and climate variability all play a big role in what can be sustainably grown in the GSB LGA.

²⁹ Gee 1995 in D'Emden 2002

³⁰ Steane et al 1995

³¹ GSBNRM 2013

³² D'Emden 2002

³³ GSBNRM 2013

³⁴ GSBNRM 2013



Buckland. Photo – GSBC

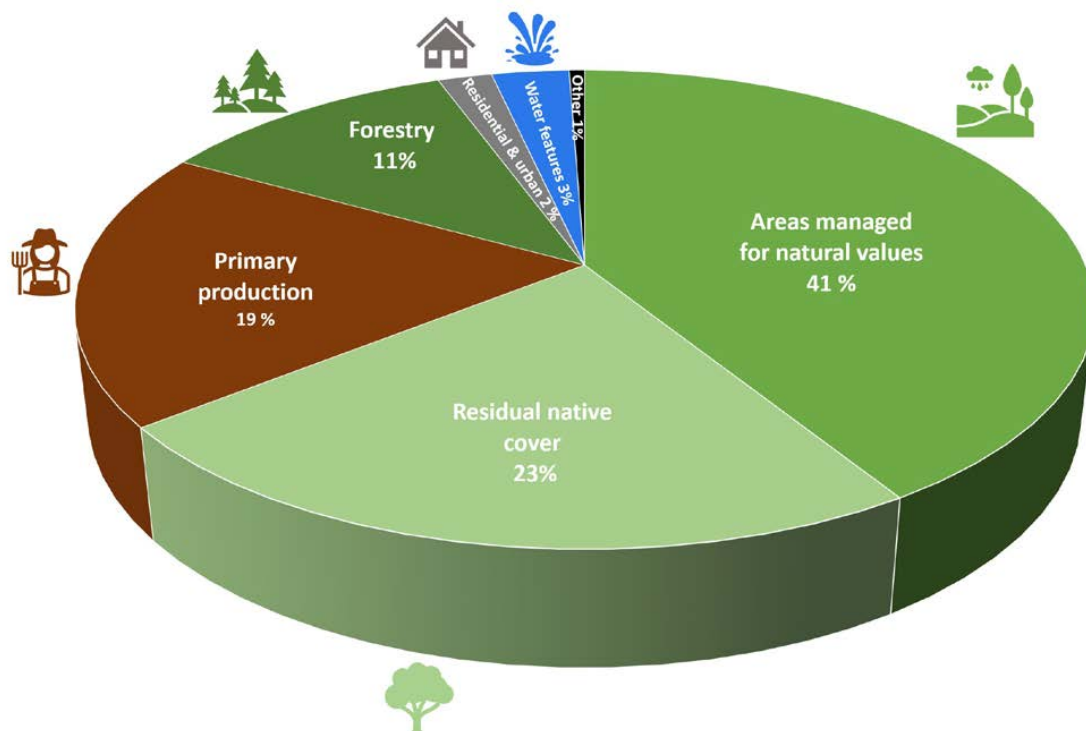


Figure 7 – Main land use groups in Glamorgan Spring Bay (Source The List Land Use 2021)

Figure 7 shows the different land uses as a percentage of the total Glamorgan Spring Bay Council area.

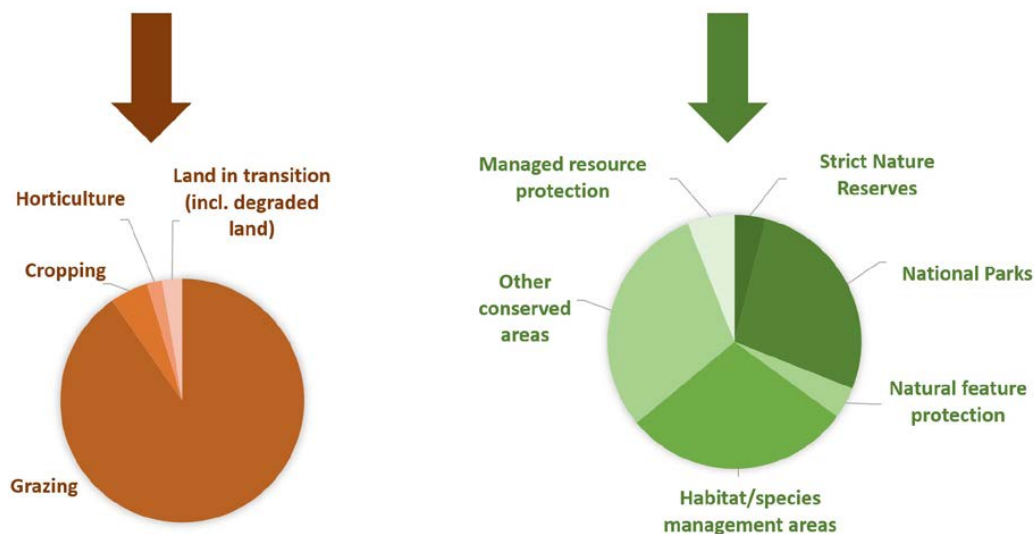


Figure 8 Breakdown of main land uses for primary production and areas managed for natural values in Glamorgan Spring Bay (Source The List Land Use 2021)

Figure 8 shows the breakdown of primary production and areas managed for natural values based on land use.

41 % of the Glamorgan Spring Bay land area is managed for conservation and a further 23% is residual native cover used for non-production or environmental purposes. Primary production makes up 19% of the land use, with grazing being the predominant use. Over a quarter of these grazing areas have native vegetation cover. Native grasses tend to be more resilient, recovering more quickly after dry periods.

5% of the land is used for crops and 2% is use for perennial horticulture with grapes and tree nuts being favoured. These uses are largely consistent with land capability modelling for the region. Land in transition which is largely degraded land may indicate that the management regime of more marginal lands is changing.

Land capability is an internationally accepted method of ranking the ability of land to support a range of broadacre agricultural activities on a sustainable basis. In Tasmania 1 is the best and 7 the worst. Knowing the capability of an area provides a basis for effective planning and sustainable soil management practices.

Most land in GSB is ranked between 4 and 6,³⁵ making it a landscape requiring careful management. Areas ranked 4 are well suited to grazing but only occasional cropping, or a very restricted range of crops. Areas ranked 5 are unsuited to cropping with some limitations to grazing. Areas ranked 6 are only marginally suited to grazing. A pasture versatility index indicating the land's suitability to support more pasture species than other areas, varied in different areas.³⁶ The highest scores were in areas north of Cranbrook, in the Buckland area with other pockets along the foothills of the eastern tiers.

In 2002, farmers began working with the Tasmanian Institute of Agriculture (TIAR) to investigate drought tolerant pasture species for dryland grazing on the east coast. The project aimed at increasing productivity and persistence during dry periods to make the land less vulnerable to erosion and weed invasion during drought.

The introduction and spread of pests, weeds and diseases are a major threat to productivity in Glamorgan Spring Bay. Grasses such as serrated tussock and Chilean needlegrass have huge impacts on livestock productivity.

Economic pressures on dryland grazing have led many farmers to diversify into different areas that require irrigation such as cropping and horticulture. Horticultural enterprises in

³⁵ The List 2005

³⁶ The List 2021



Photo - Alan Morgan

the region rely on irrigation, as do a small percentage of modified grazing pastures and some cropping. It is important to monitor soil health in areas under irrigation as irrigation is a driver for increased soil compaction. Soil compaction can reduce agricultural productivity and is more likely where irrigation methods combine with low crop diversification, intensive grazing and low organic content.³⁷

At present GSB is fortunate to have a few, relatively small areas that are affected by salinity. Salinity affects production and also puts freshwater systems such as wetlands and lowland plains and river flats at risk. These areas already contain some of our most endangered vegetation types.³⁸ Salinity develops slowly over time, and as prevention is cheaper than remediation, ongoing monitoring is essential.

An Enterprise Versatility Index³⁹ to identify how well-suited areas are to different agricultural and

horticultural enterprises, showed that many crops are not suitable for the GSB area. Sparkling wine grapes, table wine grapes and linseed are the most suitable, most crops requiring some form of soil management and frost protection. Perennial grasses such as drought tolerant varieties of fescue and cocksfoot, and Phalaris appeared most suitable in the area.

According to Climate Futures for Tasmania projected changes to the climate will have significant impacts on agricultural enterprises at farm, industry and regional scales. The projected increases in both minimum and maximum temperatures are likely to require changes to agricultural practices, including changes to crop choices, reduced time to crop maturity, changes to crop yields and crop quality, and changes in the incidence and severity of weeds, pests and diseases. Farm management, choice of crops and land use could all change substantially because of these impacts.

37 Shah et al 2017

38 Bastick & Walker 2000

39 The List 2021



In Bicheno community volunteers have been tackling weeds such as boneseed and mirror bush. Photo - Nigel Palfreyman

Changes in climate will promote the southward movement of weeds, pests and diseases into Tasmania and also increase the impact of biosecurity risks that can affect primary production and natural asset condition (Derwent Catchment Project 2021). Increasing awareness of weeds, pests and diseases across different industries can help to identify and manage new incursions early.

It is important for different sectors of the community to work together to manage threats to agriculture and the environment.

Threats to sustainable land use

- **Acid sulphate soils** – disturbance of these soils can affect water quality and soil health
- **Climate change** – temperatures, rainfall and extreme weather events that cause wildfires and flooding will impact agriculture and horticulture and will also affect the viability of some crops and livestock
- **Encroachment** - coastal and riparian reserves protect beaches, rivers and property from erosion, salt exposure and flooding. Illegal clearing of public reserves for views, construction of structures, access pathways and dumping of garden waste degrade these natural areas, leaving them vulnerable to wind and wave erosion and negatively impacting important habitat. Many of these areas contain Aboriginal Heritage sites telling the story of thousands of years of Aboriginal history. These sites are protected by law

- **Erosion** – flood and wind erosion can result in loss of soil and damage to natural areas and built infrastructure. Vegetation removal and soil disturbance can increase the risk of erosion.
- **Game and native animal browsing** can lead to changes in soil structure and loss of groundcover leading to soil loss and erosion
- **Salinity** – vegetation removal can cause an increase in salt level on land and in waterways. Retaining and regenerating native vegetation and maintaining deep rooted perennial pasture cover with a conservative stocking rate can help combat salinity. Ensure dams, houses and septs are not built in areas where the water table is high and avoid construction activities that are likely to disrupt the water table. Regular soil and water testing can help identify issues early.
- **Soil compaction** - negatively impacts soil health and should be monitored in areas under irrigation
- **Storm events and inundation** – rapid changes in water levels in freshwater and marine systems can affect soil and water quality, as well as reshaping areas, causing slumping and recession
- **Vegetation removal and inappropriate grazing regimes** can lead to declines in soil structure and carbon, as well as soil loss and erosion. Adoption of containment feeding/drought-lotting and using perennial pastures can help improve dryland grazing management.
- **Water** – water supply and security are essential – encourage practices to conserve water– retain ground cover and plant shelterbelts to provide shade and reduce evaporation
- **Weeds, pests and diseases** – biosecurity, including good hygiene practices, is critical to reduce the spread of threats already in the Glamorgan Spring Bay area to prevent new threats entering the catchments. Raising community awareness of different

weeds, pests and diseases is important for prevention and management. The movement of soil, feed and livestock needs to be carefully considered and smaller landowners and hobby farmers may not be aware of these risks. For instance, purchase of cheap feed that may contain weed seeds can easily introduce and/ or spread seeds through the municipality. Landscape supplies and quarries need to be diligent as the movement of soil and gravel can provide a pathway for the spread of weeds and diseases. Machinery moving between farms and areas of construction, road and drainage works needs to be washed down before and after changing locations. Visitors need to be aware of biosecurity risks associated with movement of fruit and vegetables, and of the importance of cleaning clothing and equipment when moving between areas.

Follow up is key to successful weed management. With limited resources, it is important for stakeholders to work together to ensure weeds incursions and control activities are monitored and that follow up weed control occurs regularly. Making sure previous efforts are not wasted.

The [Glamorgan Spring Bay Weed Management Plan 2015-2020](#) outlines actions for managing weeds in GSB. This plan is currently under review.



Conservation detection dog Fonzi has been used to find serrated tussock. Photo - Mel Kelly



White-tailed mouse. Photo - Andy Welling

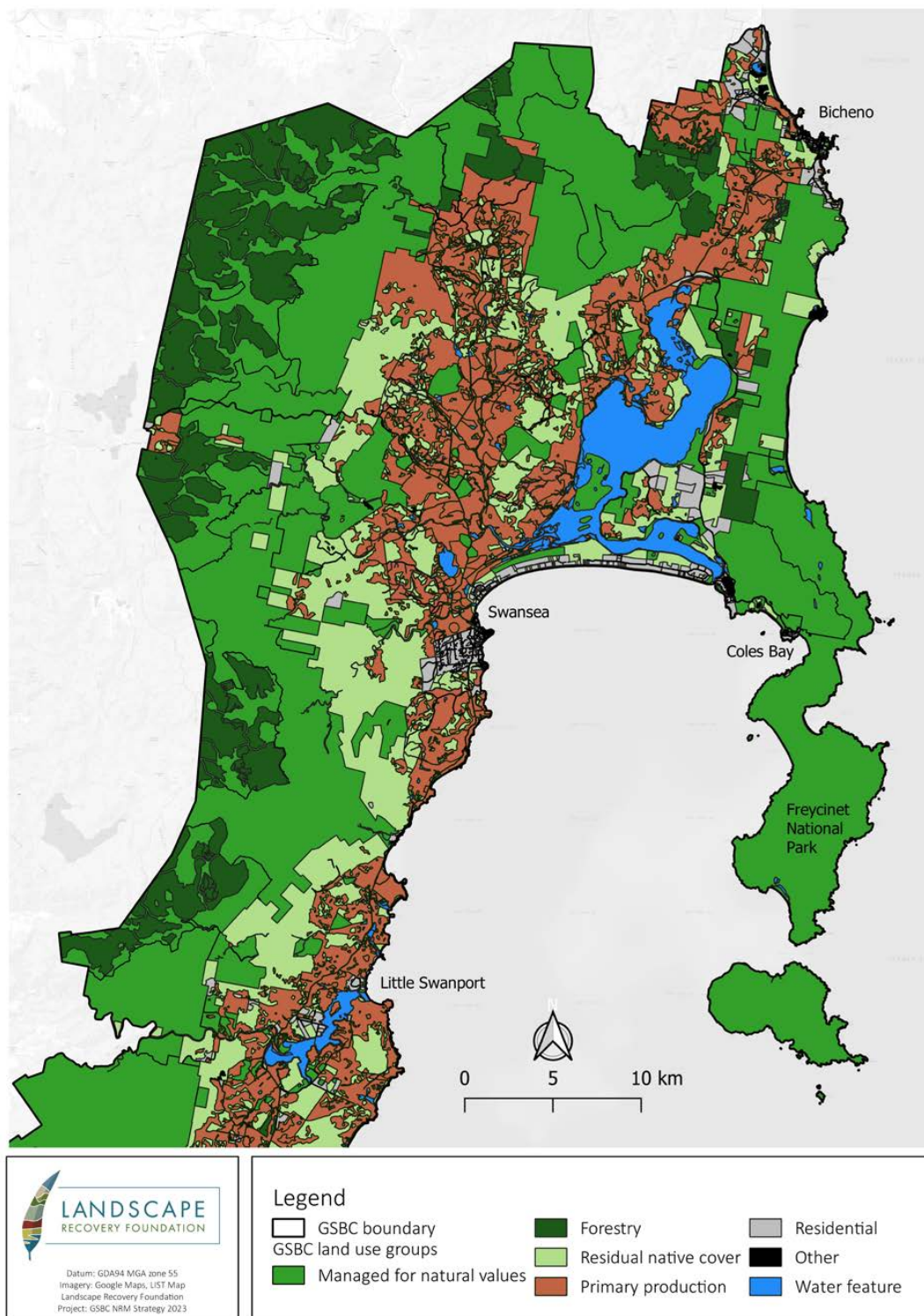


Figure 9 – Northern section of Glamorgan Spring Bay LGA showing land use groups (Source The List Land Use 2021)

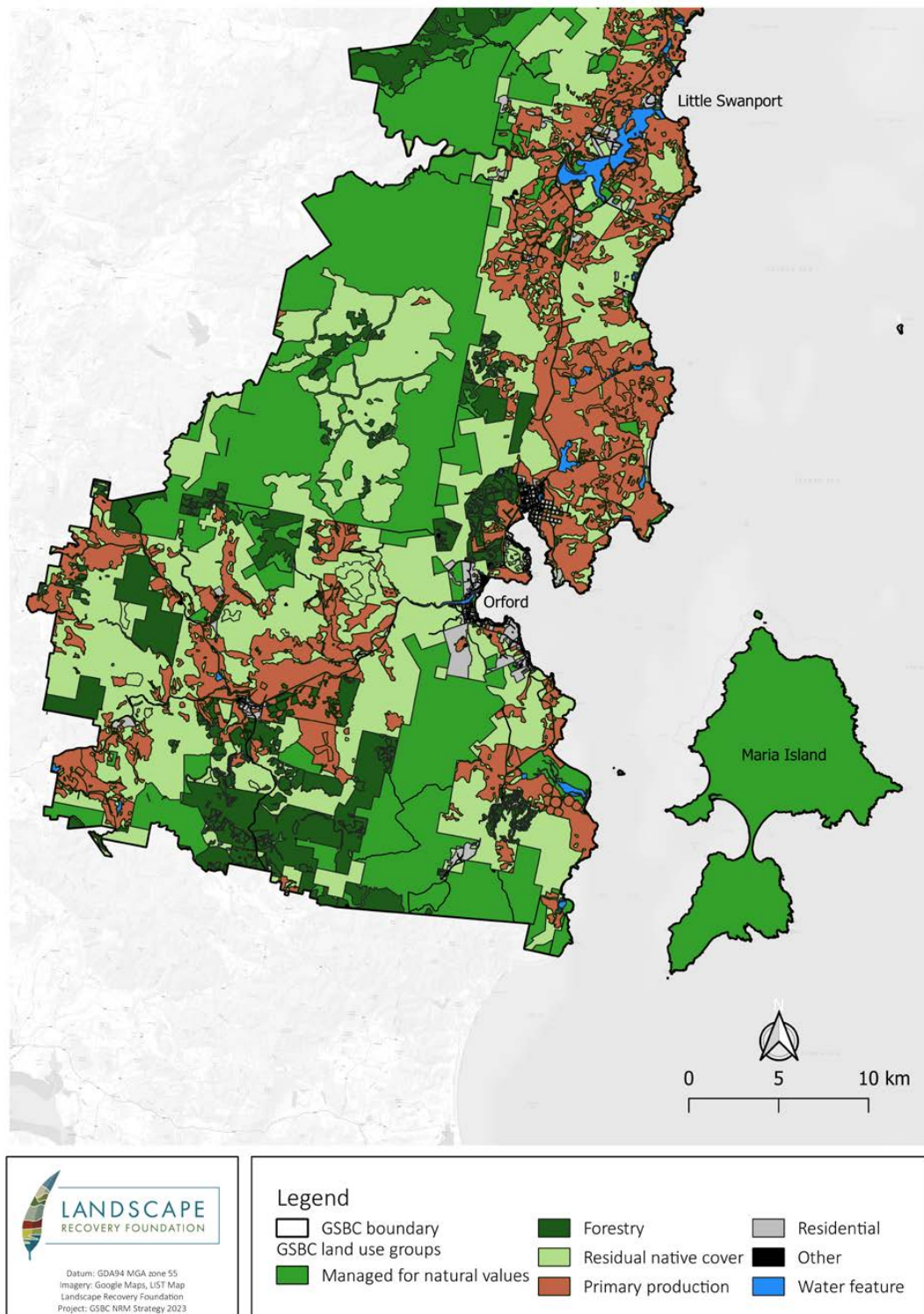


Figure 10 – Southern section of Glamorgan Spring Bay LGA showing land use groups in 2021 (Source The List Land Use 2021)



Photo - Alan Morgan

Managing our land

3. LAND				
OBJECTIVE: To improve land condition and management outcomes to facilitate long-term sustainability				
Goal	Action	Measures of success	Priority	Time-frame
3.1 Maintain/improve ground cover and remnant vegetation	3.1.1 Encourage and support land management practices that reduce soil erosion	3.1.1.1 Two (2) sustainable management workshops to different target audiences -small farms and large farm enterprises by 2026	H	M
		3.1.1.2 Funding is secured and two significant agri-best practice projects are underway by 2025		
		3.1.1.3 - 10% increase in vegetation cover of degraded areas by 2028		
		3.1.1.4 - 10% increase in shelter Belts by 2028		
		3.1.1.5 - 30% increase in use of containment feeding during dry periods by 2028		
		3.1.1.6 - 20% increase in the use of drought tolerant perennial pasture species by 2026		
		3.1.1.7 - 10 % increase in retention of remnant vegetation by 2028		
	3.1.2 Manage animal browsing	3.1.2.1 Ten farming enterprises with game management plans adopted and being implemented by 2028	M	L
	3.1.3 Advocate for deer to be declared as pests	3.1.3.1 Deer free zones established where deer do not have protected status	M	L

Table 5 Action table for managing land resources.

Priority H- High, M-Medium, L-Low.

Timeframes: S - Short 1-2 years; M- Medium 3-5; L – Long 5+ years

3. LAND (Continued)				
OBJECTIVE: To improve land condition and management outcomes to facilitate long-term sustainability				
Goal	Action	Measures of success	Priority	Time-frame
3.2 Manage soils sustainably	3.2.1 Build understanding of appropriate land use for soil types and slope/aspect for small farms	3.2.1.1 - 10% increase in awareness of the LIST's enterprise suitability and land capability mapping information by 2025	M	S
		3.2.1.2 - Funding secured to support small farm holders to undertake land capability assessments by 2025		
	3.2.2 Improve awareness of acid sulphate and dispersive soil issues and recommended management	3.2.2.1 - Best practice information about acid sulphate and dispersive soils distributed to construction contractors, architects & designers, project managers and developers annually	M	S
		3.2.2.2 - Council understands the risk of acid sulphate and sodic soils & disturbance associated with development, and is using available information to support decision-making		
3.3 Understand and manage biosecurity risks	3.3.1 Implement Glamorgan Spring Bay Weed Management Plan	3.3.1.1 - 80% implementation of weed management plan actions for each year	M	L
	3.3.2 Coordinate a collaborative cross-tenure weed management program	3.3.2.1 - Council weed officer position maintained	M	M
		3.3.2.2 - Key stakeholders meet annually to agree on an annual collaborative weed management program		
		3.3.2.3 - Key stakeholders contribute resources to implement annual weed program		
		3.3.2.4 - 10% increase in area of weeds controlled across land tenure by 2026		
		3.3.2.5 - Annual follow up of priority weed projects		

3. LAND (Continued)				
OBJECTIVE: To improve land condition and management outcomes to facilitate long-term sustainability				
Goal	Action	Measures of success	Priority	Time-frame
	3.3.3 Support involvement in priority weed control programs such as the Serrated tussock and Chilean needlegrass control programs	3.3.3.1 - Priority weed control programs implement annual works in the Glamorgan Spring Bay Municipality	M	M
	3.3.4 Encourage good hygiene practices at quarry and extraction sites	3.3.4.1 - Audit of local quarries for weed and <i>Phytophthora</i> undertaken by 2025	H	M
		3.3.4.2 - Good hygiene guidelines distributed to contractors		
		3.3.4.3 - Ensure weed control is undertaken at quarry sites as a priority		
3.4 Land managers are better prepared for climate change and other disruptive events	3.4.1 Plan for biosecurity risks associated with climate change - weeds, pests and diseases	3.4.1.1 - Funding is secured to develop cross-tenure, cross-industry biosecurity plans for GSB by 2025	M	M
		3.4.1.2 - Biosecurity plans in place by 2027		
	3.4.2 Promote practices that reduce carbon emissions	3.4.2.1 - Program delivering carbon advice for producers by 2024	M	M
	3.4.3 Prepare for bushfire and flood events	3.4.3.1 - Work with SES to deliver workshops for flood and fire resilience planning, 2 workshops by 2025	H	S
	3.4.4 Prepare for pandemics and other disruptive events	3.4.4.1 30% of primary producers have business continuity plans in place by 2028	M	S



Tree hollows provide important habitat. Photo - Jim Mulcahy

Biodiversity

Biodiversity is important for our health and wellbeing and for climate resilience. Healthy vegetation and plant communities provide a buffer against erosion and inundation. Morton & Hill (2014) described some of the important values biodiversity provides.

- For our economy – biodiversity provides raw material for food and fibre production. The livelihoods of farmers, fishers and timber workers are dependent on it.
- Supporting ecological life – biodiversity provides what we call ecosystem services which include supplying oxygen, regulating climate, cleaning air and water, pollinating plants, controlling pests and diseases, processing nutrients, and treating wastewater.
- For recreation – many of our favourite recreational activities such as bushwalking, fishing, birdwatching and camping rely on our unique biodiversity. Tourists come to Tasmania to experience the wide range of environments that our rich biodiversity offers.
- Cultural significance – Biodiversity is strongly linked to our Australian culture. For some it contributes to our identity, for others an appreciation of its beauty is inspiring. For many it provides a spiritual connection. Indigenous Australians have strong spiritual connections to the land, the animals and plants it supports, and to caring for country.
- For science – biodiversity provides insights that improve our understanding of the natural world, its origins and how it functions.

- Glamorgan Spring Bay is part of the South-East bioregion which is characterised by a varied coastline with bays, sandy beaches, headlands, cliffs and rocky shores, and broad expanses of hilly country capped with dolerite rock. The vegetation is dominated by eucalypt woodlands, eucalypt open forests, tall open forests and native grasslands, some of which have been derived from grassy woodland communities by tree clearing and/or burning. The region has a range of marine habitats.

Glamorgan Spring Bay is home to significant plants, animals and their communities. Appendix C has a list of plant communities and threatened species found in Glamorgan Spring Bay.

Glamorgan Spring Bay has a high number of plants found only on the east coast of Tasmania and nowhere else in Tasmania or the world. These plants are referred to as being “locally endemic”.



Freycinet wax flower *Philothea freyciana* is only found on the Freycinet Peninsula. Photo - Eve Lazarus



Locally endemic bordered heath, *Epacris limbata*, is only found in a small part of the Swan Aspley catchment – root rot fungus poses the main threat to this critically endangered plant. Photo - DNRE

Animals, plants and fungi that are threatened can be listed as rare, vulnerable, endangered, or extinct under the *Tasmanian Threatened Species Protection Act (TTSP) 1995*, and/or as vulnerable, endangered, critically endangered, under the *Commonwealth Environment Protection and Biodiversity Conservation Act (EPBC) 1999*. These species are considered to be of conservation significance. A full list of threatened species found in Glamorgan Spring Bay can be viewed in Appendix C.

Two types of fungi found in Glamorgan Spring Bay are considered threatened.

184 species of plants found in Glamorgan Spring Bay are listed as threatened under the TTSP Act. 30 of these plant species are also listed under the EPBC Act. Dieback caused by the root rot fungus *Phytophthora cinnamomi*, land clearance and inappropriate fire regimes are key threats for heath species such as the critically endangered bordered heath, *Epacris limbata*, and other endangered heath species such as bearded heath, *Epacris barbata*. Loss of climatic habitat due to climate change is also a potential threat. These heath species are endemic to Tasmania and have very limited distributions within the state. Their limited distribution makes them particularly susceptible to landscape changes.



The Tasmania devil. Photo © Eric Woehler

59 species of threatened fauna have been recorded in Glamorgan Spring Bay, 42 of these are listed nationally. These include a number of insects, other invertebrates reptiles and amphibians and mammals.

We know that many plant species rely on specific insects for pollination, however there are many gaps in our understanding of invertebrates and their roles in ecosystem function. There are also invertebrate species still to be discovered and described. Habitat loss, fragmentation, and disturbance, inappropriate fire regimes (generally too frequent and too hot), firewood collection and illegal collection of insects are key threats. Retaining cutting grass, coarse woody debris, leaf litter layers, and managing forest structure to enhance habitat complexity will benefit many species and help retain biodiversity.

Human disturbance and habitat loss are shared threatening processes for many birds. Others include degradation of waterways from pollution,

changes to the water regimes, invasive plants and lack of suitable nesting hollows. Birds of prey are also prone to impacts from collisions, powerlines and poison.

Retaining native bushland and suitable nesting sites and hollows and connecting forest corridors are essential. For birds like the grey goshawk retaining mature native wet forest and forest vegetation along water courses is key.⁴⁰

GSB contains several important sites for beach-nesting seabirds such as Fairy tern, *Sternula nereis*, as well as populations of beach-nesting shorebirds such as Hooded plover *Thinornis cucullatus*, Red-capped plover *Charadrius ruficapillus* and Pied oystercatcher *Haematopus longirostris*. All these species are susceptible to changes in coastal processes as a result of a changing climate, as well as conflict with recreational uses of their habitat. The overlap of their breeding with the seasonal increase in people and dogs present on beaches during

40 TSS 2023

summer presents challenges to taking action to ensure sustainable populations. The dispersed nature of the populations also means that action to protect these species needs to be widespread rather than prioritise a small number of sites.



Hooded Plover. Photo © Eric Woehler

The iconic Tasmanian devil, *Sarcophilus harrisii*, is amongst the threatened species found in GSB. Devil numbers have declined by more than 80% since the mid-1990s due to a transmissible facial tumour disease. The new holland mouse *Pseudomys novaehollandiae*, is listed as endangered in Tasmania due to habitat loss and modification due to inappropriate fire regimes and coastal development.⁴¹ The presence of introduced species such as mice and cats have also impacted native animals.

Changes to water flow and quality and introduced fish such as trout and redfin perch have led to species such as the freshwater Swan galaxias *Galaxias fontanus* becoming endangered. Streams supporting healthy populations of the Swan galaxias are all protected from trout invasion by some form of barrier (waterfall, marsh, small channel).⁴²

The Australian grayling *Prototroctes maraena* is a native fish that migrates between fresh and marine waters. Adults live and breed in freshwater rivers, and the larvae are swept downstream into coastal waters. It is thought is that the species' range has contracted substantially in recent years, and this is largely due to the construction of barriers to fish movement which prevent adults migrating upstream and larvae moving downstream.⁴³



Barriers such as dams can prevent species such as these lampreys moving upstream. Photo - Mel Kelly

In Tasmania, we are fortunate to have many birds and mammals absent from the mainland because we do not currently have foxes and wild dogs. Feral, domestic and game animals can have impacts on our local fauna, native plant communities, and on farm stock and crops.

Cats and dogs impact native animals. Lambs and calves are also vulnerable to attack. Cats are hunters by nature and can have huge impacts on nesting birds and small mammals. Rabbits impact farmlands and saltmarshes.

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Fallow deer, *Dama dama*, were introduced to Tasmania as a target for recreational hunters. Deer can be very destructive in native ecosystems, selectively browsing the tender growth of seedlings, which over time alters the vegetation community structure, and therefore its ability to support native animals. They also cause significant impacts on agricultural, viticultural and walnut enterprises, grazing on valuable stock fodder, vines and plantation trees.⁴⁴ In recent years, deer numbers have escalated particularly on Tasmania's east coast. Impacts are particularly heavy after bushfires when deer nibble on tender shoots of regenerating native vegetation.

European wasps, bumble and honeybees, and sugar gliders also impact native plants and animals.

Threatened Native Vegetation Community	TASVEG CODE	TNCV number
<i>Allocasuarina littoralis</i> forest	NAL	2
<i>Callitris rhomboidea</i> forest	NCR	11
<i>Eucalyptus amygdalina</i> forest and woodland on sandstone	DAS	14
<i>Eucalyptus amygdalina</i> inland forest and woodland on cainozoic deposits	DAZ	15
<i>Eucalyptus globulus</i> dry forest and woodland	DGL	17
<i>Eucalyptus ovata</i> forest and woodland	DOV	20
<i>Eucalyptus tenuiramis</i> forest and woodland on sediments	DTO	22
<i>Eucalyptus viminalis</i> - <i>Eucalyptus globulus</i> coastal forest and woodland	DVC	23
<i>Eucalyptus viminalis</i> wet forest	WVI	25
<i>Melaleuca ericifolia</i> swamp forest	NME	30
<i>Melaleuca pustulata</i> scrub	SMP	31
<i>Notelaea</i> - <i>Pomaderris</i> - <i>Beyeria</i> forest	SBR	32
Rainforest fernland	RFE	33
Riparian scrub	SRE	34
Seabird rookery complex	GHC/SCH/SRH	35
Wetlands	AHF/AHL/AHS/ASF	39

Table 6 Threatened vegetation communities found in Glamorgan Spring Bay TNVC 2020

In Tasmania, native vegetation communities considered to be threatened are listed under Schedule 3A of the *Nature Conservation Act 2002*. Sixteen threatened plant communities are found in Glamorgan Spring Bay are included in the following table. A description of these communities is found in Appendix C.

Four ecological communities found in GSB are listed as threatened under the Commonwealth *EPBC Act*, these are *Eucalyptus ovata*-*Callitris oblonga* forest (vulnerable), lowland native grasslands of Tasmania (critically endangered), subtropical and temperate coastal saltmarsh (vulnerable) and the giant kelp marine forests of South East Australia (endangered).

⁴⁴ GSBNRM 2013

Grassland areas are important for ecosystem function in lowland agricultural regions.⁴⁵ Threats to remaining native grassland areas are fragmentation, weed invasion and land-use change.

Wetlands are made up of aquatic plants that grow in water for at least part of the year. They can occur in fresh, slightly salty (brackish), or salty or saline water. The level of salinity influences the type of wetland. Wetlands can be interconnected and vary in depth from just a few centimetres to several metres.⁴⁶

Wetlands are among the most productive native ecosystems in Tasmania. They are stopover points for migratory birds and breeding grounds for fish, frogs, water birds and invertebrates. They also filter water and disperse heavy flow in times of flood. Many threatened species of plants and animals occur in Tasmania's threatened Wetlands including several sedge, rush, and herb species.⁴⁷

GSB contains two international significant Ramsar wetlands at Moulting Lagoon and Apsley Marshes, as well as other high conservation value wetland areas such as Earlham Lagoon, Bougainville, Wattle Paddock Creek and areas around, Hermitage, Swansea/Dolphin Sands and the Rostrevor dam.

Moulting Lagoon is a large wetland at the northern end of Great Oyster Bay that supports threatened and significant vegetation communities and flora. Moulting Lagoon provides year-round habitat and breeding sites for around 80% of Tasmania's black swan population.

Other Tasmanian waterfowl and shorebirds, as well as many international migratory birds, utilize the lagoon's habitat for refuge and/or breeding at different times of the year.

The Moulting Lagoon Game Reserve is currently used for the licensed hunting of a number of duck species between March and June.⁴⁸

The Apsley Marshes adjoin the northern shores of Moulting Lagoon and are largely on private land. They form a complex system of freshwater marsh and intertidal saltmarsh that supports ten different wetland plant communities. The Apsley Marshes are amongst the most floristically diverse wetlands in Tasmania, supporting several threatened plants, including the swamp everlasting, *Coronidium gunnianum*. This area provides important for a variety of birds including the threatened Australasian bittern, *Botaurus poiciloptilus* and white-bellied sea-eagle, *Haliaeetus leucogaster*. It is a migratory route for short-finned eels, *Anguilla australis* and the threatened Australian grayling, *Prototroctes maraena* as well as spawning habitat for black bream, *Acanthopagrus butcheri*.⁴⁹

Salt marshes such as the succulent saline herblands at Moulting Lagoon are a threatened wetland community. Saltmarshes are critically important habitats that support biodiversity, sequester carbon and attenuate global warming, increase coastal food production, and provide feeding, resting and nursery habitat for fish. By filtering nutrients and settling sediments, saltmarshes are also important for maintaining and improving coastal water quality that also supports recreational activities.⁵⁰

Wetlands can be easily disturbed and damaged by livestock grazing and trampling, drainage works, vehicle use and fire. Surrounding land uses can pollute wetlands and change their normal flooding and drying cycles.⁵¹ Weeds are also a threat.



Eucalyptus globulus dry forest and woodland.
Photo – Nick Fitzgerald

45 DPIPW&E 2010

46 DNRE2022

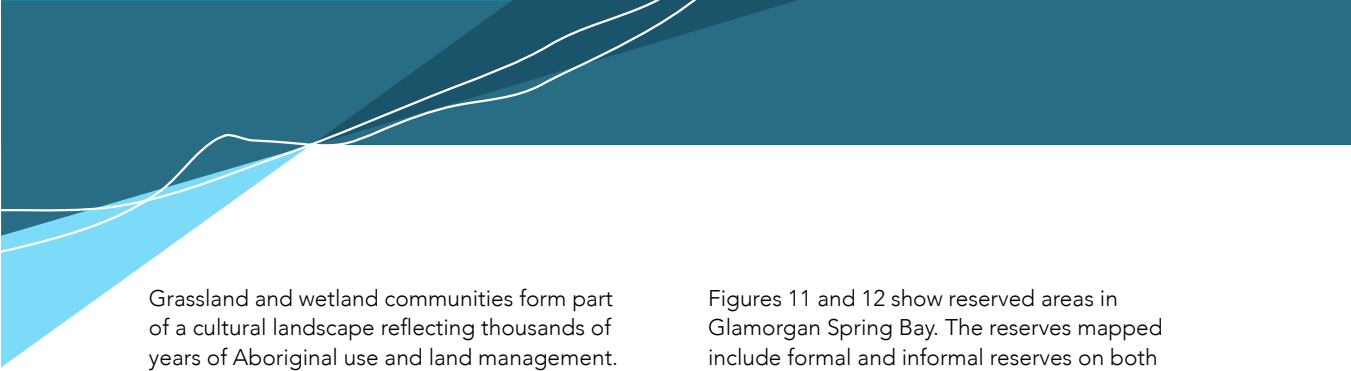
47 DNRE 2022

48 GSBNRM 2013

49 GSBNRM 2013

50 Prahalad & Pearson, 2013 in Visby, Prahalad 2020

51 DNRE 2022



Grassland and wetland communities form part of a cultural landscape reflecting thousands of years of Aboriginal use and land management. Numerous Aboriginal heritage sites are recorded in the Moulting Lagoon area.⁵²

Not only is it important to maintain and improve threatened plant communities, it is also important to retain and enhance connectivity between bushland areas to provide corridors for wildlife and buffers for plant communities. Many species cannot or will not travel across cleared open ground between suitable areas of habitat. Wildlife corridors that link areas of native vegetation are important for preserving biodiversity in the landscape. For insects such as the broad toothed stag beetle, creating linkages between beetle populations will improve its chances of survival.⁵³

Conservation covenants and reserves on private land provide landowners with an opportunity to protect natural areas. The Tasmanian Land Conservancy (TLC) has numerous reserves in Glamorgan Spring Bay and also works with landholders through the Land for Wildlife Program and their revolving fund to encourage land holders to monitor and actively manage land for biodiversity values. The TLC have noticed a change in community attitudes with more people interested in understanding and looking after land for its natural values.⁵⁴

In addition to their intrinsic value, areas of remnant vegetation also provide important reference points for rehabilitating degraded areas. Encouraging landholders and land managers to work together to retain, enhance and/or link natural areas would increase connectivity, address fragmentation and build climate resilience. Priority should be given to bushland areas that are still in good condition and where landholders express a willingness to actively manage the areas for their natural values⁵⁵.

Figures 11 and 12 show reserved areas in Glamorgan Spring Bay. The reserves mapped include formal and informal reserves on both public and private land. The figures also highlight the areas where threatened vegetation communities occur outside the reserves. The light green squares indicate areas identified by Fitzgerald in 2016 as having high biodiversity values.

Using systematic conservation planning software, Fitzgerald's analysis overlaid a wide variety of biodiversity values including threatened and under-reserved native vegetation, threatened species habitat, freshwater ecosystem values and refugia. The process aimed to consolidate high priority areas by identifying connections and buffers and map indicative locations of viable reserves or conservation management zones across the landscape.

Three focus areas are indicated by the dashed lines in Figures 11 & 12. These are areas identified as having high biodiversity values where there have been existing efforts to manage natural values and/or, where it would be useful to work with existing or new landholders to ensure the natural values are understood and managed into the future. They are indicative only and are outlined as a starting point for further conversations.

⁵² GSBNRM 2013

⁵³ TSSC 2019

⁵⁴ TLC 2023

⁵⁵ N Fitzgerald 2016



Wallaby, Photo - Alan Morgan

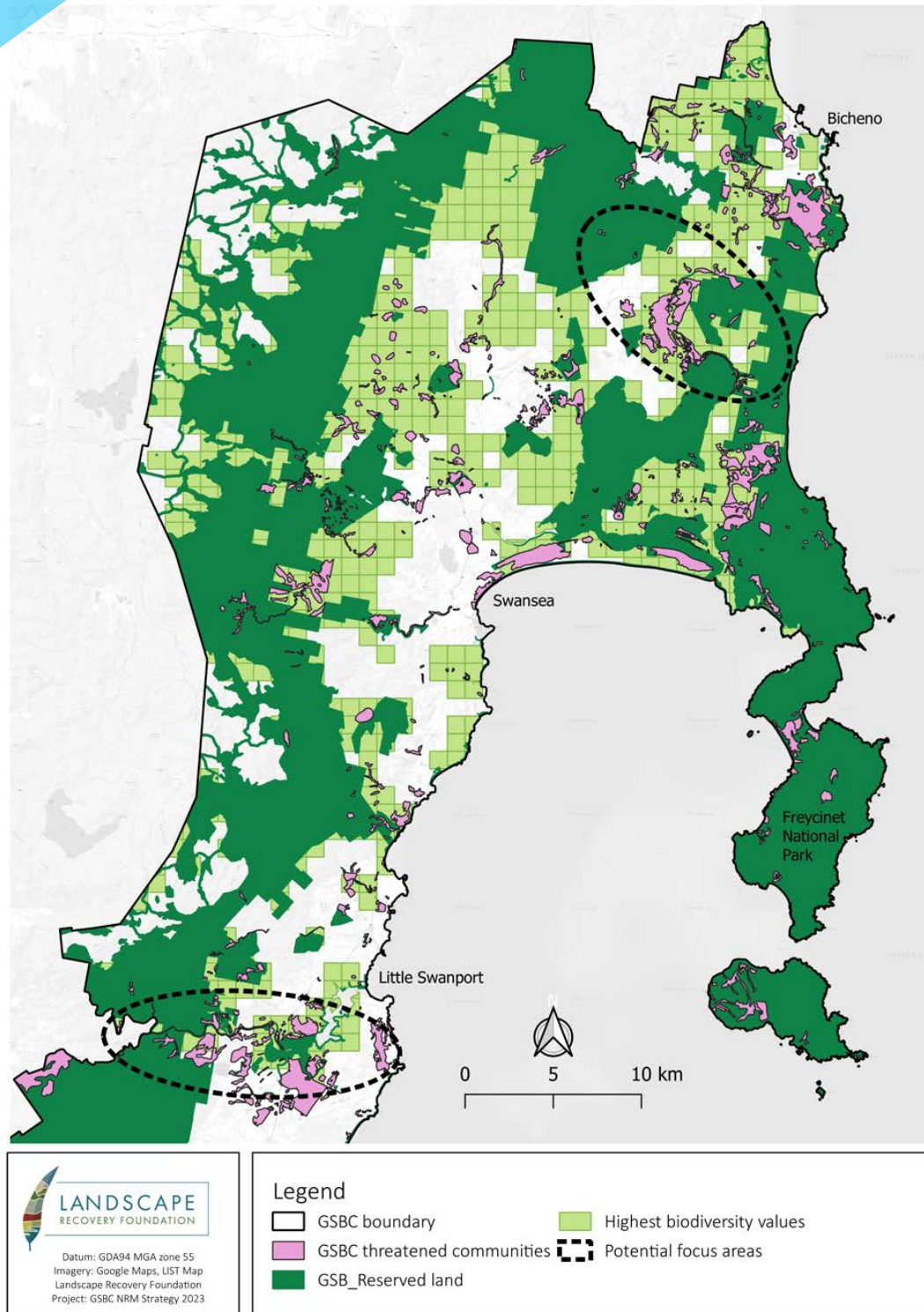


Figure 11 Northern section of GSB showing reserved areas, threatened communities, and areas of high biodiversity. It also highlights some potential focus areas for supporting landholders to manage areas for natural values.

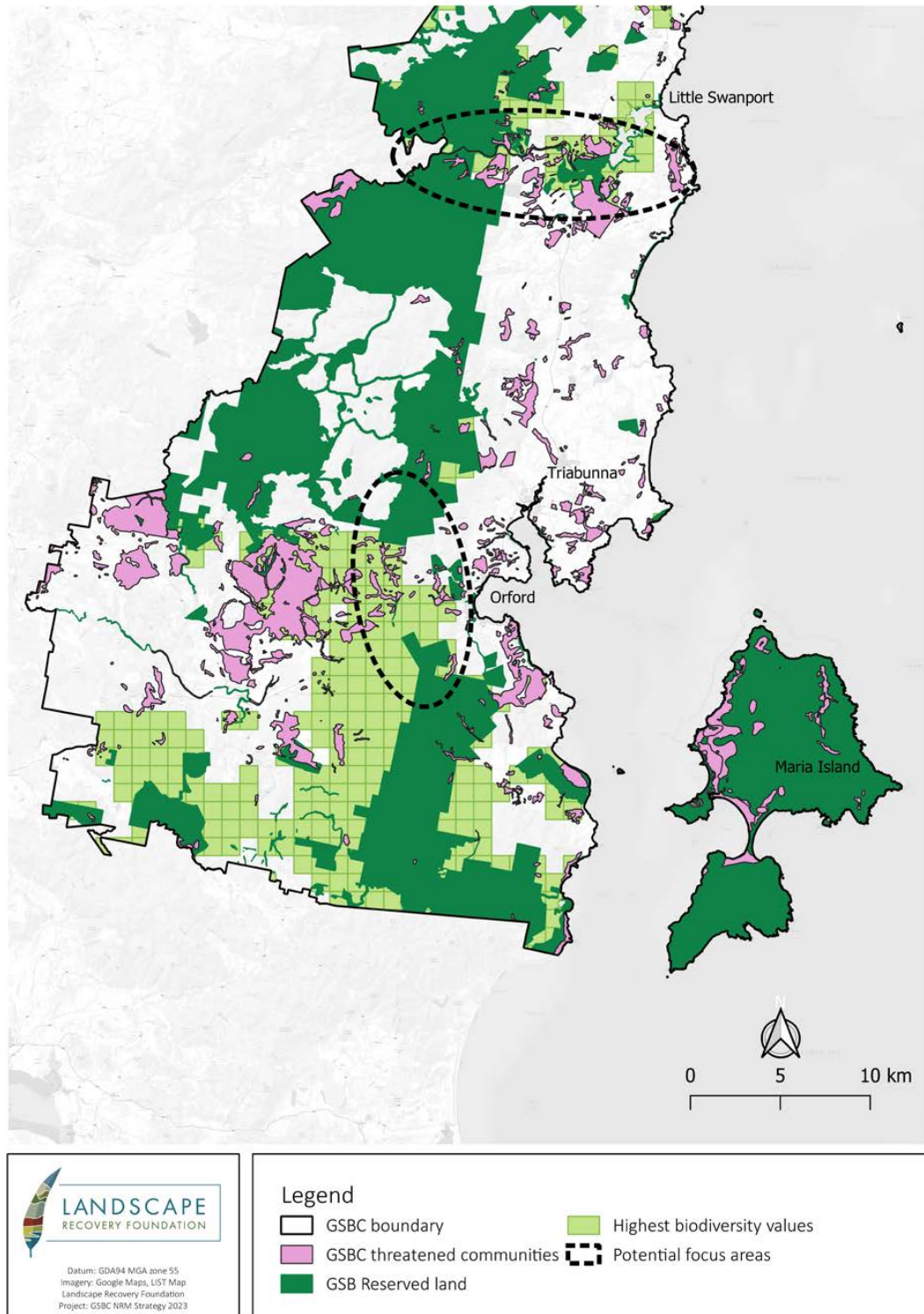


Figure 12 Southern section of GSB showing reserved areas, threatened communities, and areas of high biodiversity. It also highlights some potential focus areas for supporting landholders to manage areas for natural values.



Pied oyster catchers. Photo © Eric Woehler

Threats to biodiversity:

- Clearance of native vegetation - continues to be the largest single pressure on biodiversity values.⁵⁶
- Impacts of pests, weeds and diseases – root rot fungus and weeds such as serrated tussock have the potential to devastate natural areas
- Degradation of water systems
- Inappropriate use of fire and slashing
- Inappropriate and illegal harvesting – wood hooking or the collection of firewood on private and public land without appropriate permission impacts vegetation communities and biodiversity. The removal of dead or fallen trees and branches impacts on animals that rely on tree hollows and older logs for habitat, nesting and shelter
- Impacts of stock
- Browsing pressure from game and native animals
- Inappropriate vehicle access and trampling
- Impacts from feral and unmanaged domestic animals
- Climate change.

⁵⁶ DPIPWE 2010



Managing our biodiversity

4. BIODIVERSITY				
OBJECTIVE: To maintain and improve biodiversity				
Goal	Action	Measures of success	Priority	Time-frame
4.1 Maintain and/or improve the condition of native vegetation and habitats for flora and fauna	4.1.1 Develop a baseline understanding of vegetation condition	4.1.1.1 - A baseline developed for the municipality using existing and new data by 2025	H	M
		4.1.1.2 - 10% increase in vegetation condition by 2028		
	4.1.2 Develop closer cooperation and collaboration between key land managers such as Glamorgan Spring Bay Council and Tasmania Parks & Wildlife Service (including Property Services)	4.1.2.1 Management agreements in place with PWS - Property Services to enable community participation on public land by 2024	H	S
	4.1.3 Continue to improve our knowledge of Glamorgan Spring Bay's biodiversity	4.1.3.1 Annual increase in records on the Natural Values Atlas (NREs database for flora and fauna)	L	L
	4.1.4 Improve fire management regimes to balance managing natural values with reducing fire risk	4.1.4.1 Distribute information about tolerable fire intervals annually	M	M
		4.1.4.2 Property owners notified and provided information on how to manage vegetation, control weeds and improve natural values by 2024		
		4.1.4.3 Notices served for non-compliance annually across at least 20% of known non compliant properties		
	4.1.5 Control declared weeds on private land and public land	4.1.5.1 List of properties compiled by 2023	H	M
		4.1.5.2 Property owners notified and provided information on how to control and dispose of weeds, what to replant by 2024		
		4.1.5.3 Notices served for non-compliance annually across at least 20% of known non compliance properties		
		4.1.5.4 Increase in control of weeds on private and public land blocks by 2025		

Table 7 Action table for managing diversity.

Priority H- High, M-Medium, L-Low.

Timeframes: S - Short 1-2 years; M- Medium 3-5; L - Long 5+ years

4. BIODIVERSITY (Continued)				
OBJECTIVE: To maintain and improve biodiversity				
Goal	Action	Measures of success	Priority	Time-frame
	4.1.6 Support carbon and biodiversity outcomes	4.1.6.1 At least two (2) carbon and biodiversity projects initiated by 2025	M	M
	4.1.7 Support biodiversity conservation programs	4.1.7.1 A program with the primary focus of improving biodiversity conservation is initiated by 2025	M	M
		4.1.7.2 Annual implementation of program is proceeding as planned		
	4.1.8 Encourage community participation in citizen science and awareness-raising activities	4.1.8.1 Increase awareness of the opportunities for participation in citizen science with a targeted comms plan developed by 2024	M	M
		4.1.8.2 Two (2) citizen science events held such as a water bug or bio blitz event		
		4.1.8.3 - Annual increase in community participation in natural values apps such as Redmap (marine species database), iNaturalist etc		
	4.1.9 Advocate for regulation around firewood sales	4.1.9.1 Written advocacy piece by 2025	H	S
	4.1.10 Develop a co-operative program with landholders and land managers to reduce illegal clearing and wood hooking	4.1.10.1 Cooperative compliance program in place by 2026	H	M
	4.1.11 Increase monitoring and compliance activities around illegal activities on public lands including unauthorised clearing, accesses, structures, storage and rubbish dumping	4.1.11.1 Stakeholder collaboration around monitoring and compliance	M	L

4. BIODIVERSITY (Continued)				
OBJECTIVE: To maintain and improve biodiversity				
Goal	Action	Measures of success	Priority	Time-frame
4.2 Maintain and/or improve the conservation status of threatened species and communities	4.2.1 Work collaboratively to implement actions to conserve local threatened species and communities	4.2.1.1- Identify key actions from recovery plans, conservation advice and conservation plans for threatened species where the majority of the remaining populations are located in GSB or where GSB is a primary location for assisted migration - by 2024	M	M
		4.2.1.2 - Develop management plan(s) to include conservation actions for threatened species and communities within the municipality 2025		
		4.2.1.3 - 50% of actions are implemented in the management plans by 2026		
		4.2.1.4 -Review and update GSBC Flora and Fauna Plans - 1 plan per year		
		4.2.1.5 - Annual actions in the GSBC Reserve Flora & Fauna Plans are implemented		
		4.2.4.6 - Key conservations actions from the Orford Foreshore Management Plan are implemented		
	4.2.2 Advocate for threatened species, biodiversity and climate change resilience	4.2.2.1 - Increased funding and associated resources in the municipality for threatened species/ communities programs by 20% by 2026	M	S
	4.2.3 Increase knowledge of threatened species distributions within the municipality	4.2.3.1 - At least 2 targeted surveys for threatened species at municipal wide level by 2027	M	S
	4.2.4 Promote the importance of and actively protect beaches and waterways as bird habitat	4.2.4.1 - A communications plan developed to support increased awareness of the significance of the coastal areas and waterways as bird sanctuaries by 2024	H	S

4. BIODIVERSITY (Continued)				
OBJECTIVE: To maintain and improve biodiversity				
Goal	Action	Measures of success	Priority	Time-frame
	4.2.5 Promote responsible pet ownership	4.2.5.1 Increase in number of desexed and microchipped cats and dogs.	H	S
		4.2.5.2 Decrease in reports of stray dogs and feral cats.		
	4.2.6 Facilitate the implementation of the Tasmanian Cat Management Plan to manage domestic, stray and feral cats	4.2.6.1 Support dissemination of Tassie Cat information in Glamorgan Spring Bay	H	S
	4.2.7 Promote the importance of dogs on leads in sensitive areas such as foreshores and wetlands, and dog exclusion areas as needed to protect sensitive wildlife areas	4.2.7.1 Develop a targeted communications program to all registered dog owners on the potential impacts of dogs on sensitive areas annually to be distributed with rates notices/or dog registration renewals by 2024	H	S
	4.2.8 Support and/or investigate translocation programs to allow for assisted migration of threatened species and plant communities	4.2.8.1 - Translocation programs being implemented in GSBC by 2026	L	L
	4.2.9 Collect seed for the Tasmania Seed Conservation Centre to ensure genetic diversity of different plant populations are conserved and available for restoration and conservation works where appropriate	4.2.9.1 - Increase in seed from GSB being stored in the Tasmanian Seed Conservation Centre by 2026	M	M
4.3 Improve and maintain connectivity of habitat for flora and fauna species	4.2.10 Ensure that appropriate provenance is used in restoration activities	4.2.10.1 - Suppliers with local provenance identified and information distributed to community and land managers by 2027	M	M
	4.3.1 Support landholders to retain and/or restore vegetation for wildlife corridors	4.3.1.1 At least 3 media items are produced to communicate with the community on important areas for wildlife corridors in the Municipality		

4. BIODIVERSITY (Continued)				
OBJECTIVE: To maintain and improve biodiversity				
Goal	Action	Measures of success	Priority	Time-frame
	4.3.2 Work with landholders and land managers to retain high-value bushland areas and to maintain and/or restore connectivity between remnant vegetation communities through replanting	4.3.2.1 10 % Increase in native vegetation cover connectivity by 2029	M	L
		4.3.2.2 Support the adoption of the land for wildlife program with an annual gain in participation in the municipality		
	4.3.3 Extend and connect native riparian and wetland habitat through removal of weeds and revegetation and stabilisation	4.3.3.1 10 % improvement in the condition of riparian and wetland habitat at priority sites by 2027	M	M
		4.3.3.2 10% decrease in weed coverage on waterways by 2027		
	4.3.4 Work with landholders to promote an understanding of threatened communities and best practice management for native vegetation	4.3.4.1 One (1) annual community awareness activity promoting natural values	M	M
	4.3.5 Work with community and land managers to identify climate refugia areas and work toward ensuring priority areas are protected	4.3.5.1 Climate refugia areas are identified and prioritised by 2027	M	M
4.4 Facilitate improved ecological literacy around biodiversity and sustainable behaviour	4.4.1 Work with private landholders and the community to build understanding around the values of healthy vegetation and biodiversity	4.4.1.1 At least three (3) media items are produced to communicate with the community and landholders about the values of healthy vegetation and biodiversity by 2025	M	S
		4.1.1.2 Review existing brochures and information and update one note sheet per year to be available online		
	4.4.2 Support initiatives that increase knowledge and capacity to actively manage remnant vegetation to retain the ecological values	4.4.2.1 Increased in participation in programs such as the Land for Wildlife Program	M	S
4.5 Increase the condition of high value vegetation	4.5.1 Work with organisations such as the TLC to encourage the retention, protection, and active management of areas with high-value vegetation	4.5.1.1 Increase in high value areas being actively managed for ecological values	M	S



The Friends of Triabunna Reserves step up to clean up – Stephen Bussey

People

People have a key role to play in the sustainable management of Glamorgan Spring Bay's natural assets to ensure the values that form such an important part of the east coast lifestyle are retained into the future.

A recent study indicated that residents of GSB expressed a strong place attachment rating highly an appreciation of the landscape aesthetics, recreational opportunities in the natural habitats, and enjoyment at being able to experience highly diverse natural habitats. The study also indicated that access to natural environments was important and restrictions on access were likely to be negatively received, which presents challenges for the management of sensitive areas. An appreciation of isolation in nature is also potentially at odds with the region's economic reliance on tourism which results in increased in visitor numbers in some areas.⁵⁷

Tourism also presents challenges for biosecurity as people move from one area to another potentially moving pests, weeds and diseases on clothing and equipment. Other challenges are ensuring appropriate disposal of litter and the management of waste in areas without adequate public amenities.

The following mechanisms to facilitate natural resource management have been adapted from recommendations made in the Tasmanian Threatened Species Strategy

- Community participation
- Working with landowners, land managers and industry
- Consideration of social and economic factors
- Establishing an adequate knowledge base to understand our natural assets, their condition, threats and how to improve the way we manage them

⁵⁷ Jayakody 2023

- A recognition of natural values including threatened ecological communities
- An understanding of sustainable land management practices.

Climate change

It is important that residents and businesses stay informed about climate change projections and have personal strategies in place to deal with extreme events, as well as working to adapt home and business premises to minimise climate change impacts such as heatwaves, flood and bushfire.

We can all help reduce carbon emissions, by making homes more energy efficient, recycling and reducing waste, walking or riding a bike instead of taking the car to the shops if they're close by, and car-pooling for longer journeys.

Coastal vulnerability

With the main population centres located on or near the coast, much of our critical infrastructure is located in low lying areas and we need to be prepared as the shape of our coastline and estuarine areas change with climate change and the forecast of an increase in extreme weather events causing storm surges and flooding. Many places where we live and recreate will come under increasing pressure as we continue to share these fragile areas with vulnerable plant and animal communities. The already narrow and often stressed coastal habitat areas will continue to decrease and it is important to consider how we can work together to make sure the natural, recreational and cultural values of these areas are not lost. Hard engineering solutions to protect infrastructure can have unintended impacts by causing erosion to adjacent areas, changing sand and water flows and blocking the natural retreat of coastal saltmarsh and tidal wetland areas.

The Communities and Coastal Hazards Local Area Report Triabunna and Orford⁵⁸ identified risks to accessibility between towns and the

broader road transport network as extreme and damage to and disrupted use of marina and wharf infrastructure as high. Risk of coastal inundation and erosion damage to natural areas affecting use and loss of land was rated high.

The List <https://maps.thelist.tas.gov.au/listmap> provides the latest modelling on coastal erosion and inundation hazards.

Bushfires

Bushfires pose a risk to property and the natural environment – inappropriate fire regimes are a key factor threatening vegetation communities and plant and animal species.

Glamorgan Spring Bay is part of the East Coast Fire Management Area (ECFMA). The almost continuous band of dry eucalypt forest stretching across the ECFMA puts the east coast at risk of a major fire impact under serious weather conditions. Dry eucalypt forest types can accumulate approximately two tonnes of fuel per hectare, per year and these fuel loads need to be managed. To date, most fires have been caused by human actions, however lightning strikes combined with an increase in soil dryness associated with climate change are increasingly a cause of unplanned fires.⁵⁹ Tourism has seen an increase in visitation and infrastructure in bushfire prone areas. As well as having impacts on vegetation, bushfires in iconic wilderness areas could also have longer term impacts on the local economy.

Smoke from bushfires can also affect air quality, posing health risks.

The management of bushfire related risk is not the sole responsibility of any one land manager or agency. It is a shared responsibility of the whole community.

⁵⁸ AECOM 2016

⁵⁹ SFMC 2021

A tenure blind approach to bushfire risk mitigation planning creates opportunities for collaboration between public and private land managers and owners and promotes the development of a centrally coordinated bushfire risk mitigation program.⁶⁰

As the risk of bushfires increases it is more important than ever to have a plan and seek advice and assistance to ensure appropriate fire management strategies are in place and that impacts on natural values are considered.



Photo – Alan Morgan

It is important to be mindful of your impacts on the environment and on other users. Take the time to get to know the natural values in your area and how you can modify your behaviour to reduce your impacts.

Sharing our space

Many of our favourite recreational activities such as fishing, boating, walking the dog, cycling and surfing, require us to share the environment with shorebirds, fragile plants and dynamic shorelines

Take only photos, leave only footprints!.

Help to create a sustainable balance between human use and the natural environment, keep to formal tracks and pathways, follow directions

on signage, and fishing, hunting and water regulations to minimise impacts.

The coastal foreshore not only provides habitat but is an important buffer between you and the sea. Plants provide shelter from salt laden winds, their roots help hold the sand and soil together to reduce wind and water erosion, they are all part of ecosystems that rely on a delicate balance between the different components—small actions can have big impacts.

Dumping of garden waste, collecting firewood, and clearing public reserves for views and pathways degrade these natural areas, leaving them vulnerable to wind and wave erosion and negatively impacting important habitat.

Collaboration and sharing of knowledge, experience and resources

It is clear that sustainable natural resource management requires land holders and managers, on private and public land to work together and move toward cross tenure landscape solutions. The community of GSB has a depth of knowledge and experience that can be shared and built upon. This strategy has been the initiative of the Glamorgan Spring Bay Council, however its successful implementation will require cooperation by community, businesses, and all levels of government. Working together we can resource natural resource management in Glamorgan Spring Bay and beyond.



Orford Community Group show that many hands make light work. Volunteers play a huge role in looking after our natural areas. Photo - GBSC

60 SFMC 2016



Orford School students, community & land managers working together are a great example cooperative natural resource management.
Photo – Jane Wing

How you can get involved

- ✓ Get involved in the implementation of this plan – provide feedback on issues that affect you
- ✓ Become a member of the East Coast Catchments Steering Committee
- ✓ Adopt practices that help sustain our natural resources
- ✓ Volunteer to be part of a community group
- ✓ Work with your neighbours to improve your neighbourhood and manage natural resources
- ✓ Find out about weeds and how you can manage them on your property and/or prevent plants escaping from your back yard

- ✓ Apply for a grant to undertake works that enhance our natural assets
- ✓ Provide a letter of support for funding applications
- ✓ Join programs such as the Land for Wildlife or Gardens for Wildlife or join a Landcare group and contribute to the conservation of local plants and animals.

A communication and engagement plan and a comprehensive list of stakeholders was developed to guide community consultation and participation in development of the draft NRM strategy. These will also guide the review and finalisation of the strategy.

Working together to manage our natural resources

5. PEOPLE				
OBJECTIVE : Incorporate regional community wellbeing into agricultural and natural area management programs to improve resilience				
Goal	Action	Measures of success	Priority	Time-frame
5.1 Facilitate collaborative Natural Resource Management	5.1.1 Key stakeholders are engaged in the implementation of the NRM Strategy	5.1.1.1 - GSBC and key stakeholders commit to working together to implement the NRM strategy by 2024	H	S
		5.1.1.2 - GSBC and key stakeholders commit funds annually to facilitate partnerships, support community involvement and coordinate the implementation of priority activities in the strategy		
	5.1.2 Identify and consolidate existing and new data to inform NRM projects and projects	5.1.2.1 - Investigate options for a central repository for GSB data that is accessible to the public for current and future projects	M	M
		5.1.2.2 - Current and new NRM data and information is regularly uploaded and available online with an annual increase in information available online to community and stakeholders		
	5.1.3 Integrate NRM activities across council	5.1.3.1 - Ensure regular communication between NRM staff, works crews and relevant council staff	M	S
	5.1.4 Develop simple cross tenure foreshore management plans for community action based on GSBC Reserve Flora and fauna plans	5.1.4.1 - One foreshore management plan developed each year	M	M
		5.1.4.2 - Foreshore plan priority actions implemented annually		
	5.1.5 Investigate training and pathways for participation in land management and conservation	5.1.5.1 - A program in place that links employment agencies and training providers to on ground NRM action by 2024	M	S
		5.1.5.2 - At least 2 people have gained work experience with an organisation undertaking on-ground NRM activities by 2025		
	5.1.6 Work with community and stakeholders to develop interpretive and wayfinding signage to promote NRM themes such as biodiversity.	5.1.6.1 - Needs analysis completed and key sites and themes identified by 2026	M	M

Table 8 Action table for working together **Priority H- High, M-Medium, L-Low.**

Timeframes: S - Short 1-2 years; M- Medium 3-5; L – Long 5+ years

5. PEOPLE (Continued)				
OBJECTIVE : Incorporate regional community wellbeing into agricultural and natural area management programs to improve resilience				
Goal	Action	Measures of success	Priority	Time-frame
5.2 Improve community understanding and preparedness for climate change - Glamorgan Spring Bay is a leader in building climate change resilience	5.2.1 Utilise existing and new NRM data to develop priorities for climate adaptation	5.2.1.1 - Priorities for climate adaptation identified by 2025	H	M
	5.2.2 Increase community awareness of climate change and adaptation strategies	5.2.2.1 - Program to help people assess climate change risks and adaptation strategies by 2026	H	M
		5.2.2.2 - Four information and knowledge building sessions by 2025		
	5.2.3 Increase bushfire management planning incorporating natural values	5.2.3.1 - Work with SES, TFS & fire ecologists to deliver fire resilience planning workshops that incorporate natural values, 2 workshops by 2025	H	M
5.3 Facilitate increased community participation in and awareness of NRM	5.3.1 Continue to support the community engagement plan for NRM to ensure community ownership of the NRM strategy	5.3.1.1 - Actions in the community engagement plan implemented by 2024	H	S
	5.3.2 Provide opportunities for community to get involved in NRM	5.3.2.1 - Community members invited and participate in advisory groups such as the East Coast Catchments Steering committee	H	S
		5.3.2.2 - Community members invited and encouraged to contribute to projects and initiatives such as the University of Tasmania's natural values mapping		
		5.3.2.3 - Regular articles in local newsletters and newspapers		
		5.3.2.4 - Information about how to get involved on GSBC and stakeholders websites		
	5.3.3 Facilitate educational and awareness raising activities for schools	5.3.3.1 - Two (2) activities each year	H	S

5. PEOPLE (Continued)				
OBJECTIVE : Incorporate regional community wellbeing into agricultural and natural area management programs to improve resilience				
Goal	Action	Measures of success	Priority	Time-frame
	5.3.4 Work with key organisations such as Landcare Tasmania, Wildcare, NRM South, Landscape Recovery Foundation, Birds Tasmania and Clean Up Australia to support community groups undertaking NRM activities	5.3.4.1 - An annual collaborative event with key organisations	H	S
	5.3.5 Support community involvement in NRM (land, bush, coast and water care) activities including weed management	5.3.5.1 - Community groups and non-government organisations participate in weed management working bees. At least 3 working bees annually.	H	S
		5.3.5.2 - 10 % Increase in community interest and participation in community group activities by 2025		
	5.3.6 Promote Aboriginal history through cultural activities, storytelling and interpretive signage as appropriate	5.3.6.1 - Cultural activities incorporated into two (2) community NRM events	M	S
	5.3.7 Connect communities with paths and walkways to promote walking and bike riding in local areas	5.3.7.1 - Investigate opportunities for increasing connectivity between communities, amenities and natural areas by 2027	M	L
	5.3.8 Work with different stakeholders groups to promote outdoor activities that connect the community with each other and the natural environment, and promote health and well being	5.3.8.1 - Increase in number of different groups holding activities and events that celebrate the natural environment and health and wellbeing	H	S
	5.3.9 Work with the tourism industry (Tourism Tasmania, East Coast Tourism Tourism Tasmanian Industry Council and local operators to raise awareness of the natural values of the east coast and how to reduce visitor impacts	5.3.9.1 - Key focus areas, audiences and communication methods identified by 2025	H	S
	5.3.10 Retain significant trees across the landscape particularly in urban and peri-urban areas	5.3.10.1 - Develop a significant tree register by 2026	M	S

Getting things done

Priorities for action

Priorities for actions are set out in the goals and action tables under each theme. Actions are prioritised as H- High, M, Medium, L, Low, using the following criteria – consistency with the GSBC Strategic Plan, timeframe for implementation, resources required, level of complexity, whether they were new, existing or follow up projects, potential to have a positive impact, community support, opportunities to leverage support and resourcing.

Timeframes are relative to the five year duration of this document S - Short 1-2 years; M- Medium 3-5 years; and L – Long 5+ years.

To support their implementation these actions will be pulled out into more detailed action plan tables with a breakdown of tasks, responsibilities, timeframes and resourcing requirements, and used to drive stakeholder collaboration and commitment. An annual work plan for cooperation will be developed and progress monitored.

Adaptive management

Progress against the actions and measures of success will be reported annually. Following the principles of action learning, the progress will be evaluated, challenges and successes recognised, and the tasks and actions adapted to incorporate new learnings to achieve the objective of the plan. This will also enable the plan to adapt as new modelling and information about climate change becomes available.

A number of other actions were identified and are included in Appendix D. These actions are considered to be beyond the capacity of this initial document. This does not mean they are not important, rather they require further collaboration, resourcing and/or require longer-term commitment. Appendix D should be reviewed, and actions adopted as information, resourcing and commitment allows.

Context for delivering NRM in Glamorgan Spring Bay

The Landscape Recovery Foundation

This document has been prepared for Glamorgan Spring Bay Council by the Landscape Recovery Foundation.

The Landscape Recovery Foundation (LRF) is a not-for-profit organisation set up with the aim of protecting and restoring Tasmanian biodiversity and ecological processes on a landscape scale. The Foundation has been established by a group of experienced and passionate environmental practitioners with a wealth of experience in ecological systems, threatened species management and community engagement. You can find out more about the LRF by visiting our website.

NRM in Tasmania

Across Australia there are 54 regional natural resource management organisations whose role is to bring stakeholders together to work toward protecting and sustainably managing natural resources in each region. In Tasmania we have three NRM regions governed the Tasmanian Natural Resource Management Act 2002 (NRM Act) and the Tasmanian Government's NRM Framework. Glamorgan Spring Bay falls within the southern NRM region with NRM South as our peak NRM organisation. NRM South leverage investment from both the Tasmanian and Australian Governments to implement the NRM South Strategy toward 2030. A document that assists NRM South plan, develop and deliver on-ground actions across southern Tasmania. NRM South is the Australian Government's service provider for the southern Tasmanian NRM Management Unit and is responsible for implementing the Australian Government's Regional Land Partnerships Program and ensuring projects contribute to the following long-term outcomes.

1. The ecological character of Ramsar sites is maintained or improved.
2. The trajectory of species targeted under the Threatened Species Strategy, and other EPBC Act priority species, is improved.
3. The natural heritage Outstanding Universal Value of World Heritage properties is maintained or improved.
4. The condition of EPBC Act listed Threatened Ecological Communities is improved.
5. The condition of soil, biodiversity and vegetation are improved.
6. Agriculture systems have adapted to significant changes in climate and market demands.

Glamorgan Spring Bay's NRM Strategy aligns with the NRM South Strategy toward 2030 by developing targeted actions that work to conserve threatened species, biodiversity and support agricultural best practice. It

operationalises the management of key assets and guides how to best work with the local community to deliver NRM outcomes.

Council's Roles

Council's Role	Definition	Example activities	Example NRM activities
Provider	The services and facilities council is directly responsible for delivering to community.	Waste management, parks and open space, recreation facilities, infrastructure, transport (roads), active transport	Management of natural areas, open space and paths, tracks and trails.
Regulator	The process and rules council administers to ensure compliance to legislation, regulations and bylaws that keep the community safe and liveable	Regulation and approval, animal management, planning and zoning, building and plumbing permits and environmental health	Planning requirements around land use, natural values, bush-fire risk, weed management
Facilitator	Council encouraging or making easy action or engagement	Encouraging investment and employment in the areas, access and inclusion, community participation, climate action (including sustainable energy use and renewables) arts and culture, collaborations, relationships and partnerships.	Facilitating participation by stakeholders, community groups and individuals in understanding and caring for our natural resources. Facilitating partnerships between landholders and land managers to enable cooperation and collaboration across tenure. E.g. cross tenure weed control, restoration of natural areas
Advocate	Council promoting or recommending actions to others on behalf of the Municipality.	Political representation, affordable housing, education opportunities and outcomes, transport (roads, walking cycling) health and wellbeing services, lobbying on behalf of community on State and Federal matters	Advocate for resourcing and collaboration to further the management of natural resources. Includes weed management and other biosecurity issues, water quality and use, protection of natural values and biodiversity, land use and sustainable agriculture

Table 1 – Council's roles and influence

Gaps

In the development of this strategy we have looked at number of key documents. However, much work has been done in the Glamorgan Spring Bay area and it is acknowledged that time has not permitted a comprehensive assessment of all the data and/or documents that have been developed for the region. To set targets so we can measure the impacts of our management actions it is important to have a good understanding of existing and new data. An ongoing action will be to continue to identify and consolidate new and existing data and identify gaps.

Legislation & Policies

State

Aboriginal Heritage Act 1975
Biosecurity Act 2019
Climate Change (State Action) Act 2008
Climate Change (Greenhouse Gas Emissions) Regulations 2022
Coastal and Other Waters (Application of State Laws) Act 1982
Crown Lands Act 1976
Environmental Management and Pollution Control Act 1994
[*Environmental Management and Pollution Control \(Waste Management\) Regulations 2020*](#)
Forest Practices Act 1985
Inland Fisheries Act 1995
Land Use Planning and Approvals Act 1993
Living Marine Resources Act 1995
Local Government Act 1993
Marine Farming Planning Act 1995
National Parks & Reserves Management Act 2002
Natural Resource Management Act 2002
Nature Conservation Act 2002
State Policy on the Protection of Agricultural land 2009
State Coastal Policy 1996
State Policy on Water Quality Management 1997
Tasmanian Threatened Species Protection Act (TTSP) 1995
Tasmanian Water Management Act 1999
Tasmanian Vegetation Fire Management Policy 2017
[*Waste and Resource Recovery Act 2022*](#)
Whales Protection Act 1988

Commonwealth

Environment Protection and Biodiversity Conservation Act (EPBC) 1999.

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<https://nre.tas.gov.au/conservation/the-marine-environment/fisheries-habitats>
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4. Tasveg 4.0
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6. The List Threatened Native Vegetation Communities TNVC 2020
7. EPBC Act List of Threatened Ecological Communities
8. The List Land Use 2021
9. Natural Values Atlas
10. Threatened Species Unit
11. ID Profile from ABS 2021 Census
12. ID AUSTRALIAN BUREAU OF STATISTICS 2021 Census of Population and Housing
13. National Institute of Economic and Industry Research – NIEIR 202214. National Institute of Economic and Industry Research – NIEIR 2022 Compiled by economy id
14. Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented in economy.id by.id informed decisions

Abbreviations and Acronyms

ABS- Australian Bureau of Statistics

EPBC -Commonwealth Environment Protection and Biodiversity Conservation Act 1999

GSBC – Glamorgan Spring Bay City Council

LGA – Local Government Area

LRF – Landscape Recovery Foundation

NRE- Department Natural Resources & Environment

NRM – Natural Resource Management

NVA – Natural Values Atlas

The LIST – Land Information System Tasmania

TASVEG – The Digital Vegetation Map of Tasmania

TTPS -Tasmanian Threatened Species Protection Act 1995

WSUD – Water Sensitive Urban Design

Glossary

Acid sulphate soils - Acid sulphate soils contain iron sulphides and are found in water-rich environments such as low-lying coastal areas, estuaries, floodplains. When disturbed and exposed to air they can generate sulphuric acid and release elements including heavy metals posing risks to human health and the environment.

Aspect – refers to the direction a block of land faces. In Australia a northerly aspect means the block will get full sun and will generally be hot and dry

Biodiversity - the variety and variability of life on Earth. The greater the number of different species of plants, animals and fungi, the greater the biodiversity.

Dispersive soils – a dispersive soil is a structurally unstable soil– when wet, clay particles separate out and disperse in the water causing the soil structure to collapse. Under certain conditions they can be rapidly eroded and carried away by waterflow.

Ecosystem - A community of plants animals and other organisms working together with their physical environment - the water, rocks, soils, air and climate. In an ecosystem everything depends on everything else in that system, either directly or indirectly, living or non-living. An ecosystem includes all the different interactions and inter-relationships occurring in a space – the space can be big like an ocean or tiny like a crevice in a rock. The earth is made up of many interconnecting and inter lapping ecosystems.

Endemic – a native plant or animal restricted to a certain place – a plant endemic to Tasmania is only found in Tasmania.

Groundwater - water located below the ground in underground water pockets, or reservoirs called aquifers. Groundwater is one of our most valuable resources. About 30% of all the readily available freshwater in the world is ground water.

Hydrology – the study of the properties, movement and distribution of water on and below the earth's surface and in the atmosphere. It includes understanding the water cycle and the impact of human activity on water availability and quality and potentially impacting wildlife and humans.

Maritime - coastal or seaside - influenced by being close to the sea.

Microplastics – tiny plastic particles, under 5mm in size and as small as 0.06 mm, form when plastic degrades when it is exposed to

sunlight and wave action. These microplastics contaminate the marine ecosystem, entering into the food chain and impacting wildlife and humans consuming shellfish and fish.

Pan evaporation – measure of the amount of water that evaporates from an open pan over a period of time – this measure is important for water management and irrigation.

Ramsar - wetlands recognized as 'Wetlands of International Importance' by the Ramsar Convention, which is an agreement to promote the conservation and sustainable use of wetlands worldwide. The treaty was signed in Ramsar, Iran, in 1971.

Reference condition – the condition of a reference site located in a pristine or minimally-disturbed catchment. A comparison with the reference condition is used to assess condition and levels of impact of test sites.

Refugia – climate change refugia are relatively stable areas that are less likely to be impacted by climate change events. These areas have the potential to provide habitat for plants, animals and ecosystems to retreat to, survive in and/or expand from as our climate changes.

Riparian – an area located on the bank of a river or stream.

Rehabilitation – restoring degraded areas so that they are healthy and functioning.

Salinity – an accumulation salts in land and water to a level that impacts human and natural values. Salinity affects land and water productivity, threatens natural systems and can damage infrastructure.

Slope – steepness of the ground's surface – the slope of land can limit activities permitted on the land such as vegetation clearance.

Surface water – water that collects on the surface of the ground in a pond, stream, lake or river. Surface water usually collects from rainfall.

Topography – the forms and features of land surfaces such as mountains, valleys and plains, rivers and cliffs.

Transmissible (cancer) – (cancer) spread by direct contact – in the Tasmanian Devil the cancer tumour cells are spread between devils by direct contact – that is the cancerous cells are directly transferred from one devil to another by the exchange of bodily tissues containing cancerous cells. This usually happens when the animals are fighting over food.

Appendices and supporting documents

Appendix A (separate cover) - Communication & Engagement Plan

Appendix B (separate cover) - Relevant sections from Glamorgan Spring Bay Council's Strategic Plan

Appendix C (separate cover) - Natural Values – plant communities and threatened species found in Glamorgan Spring Bay

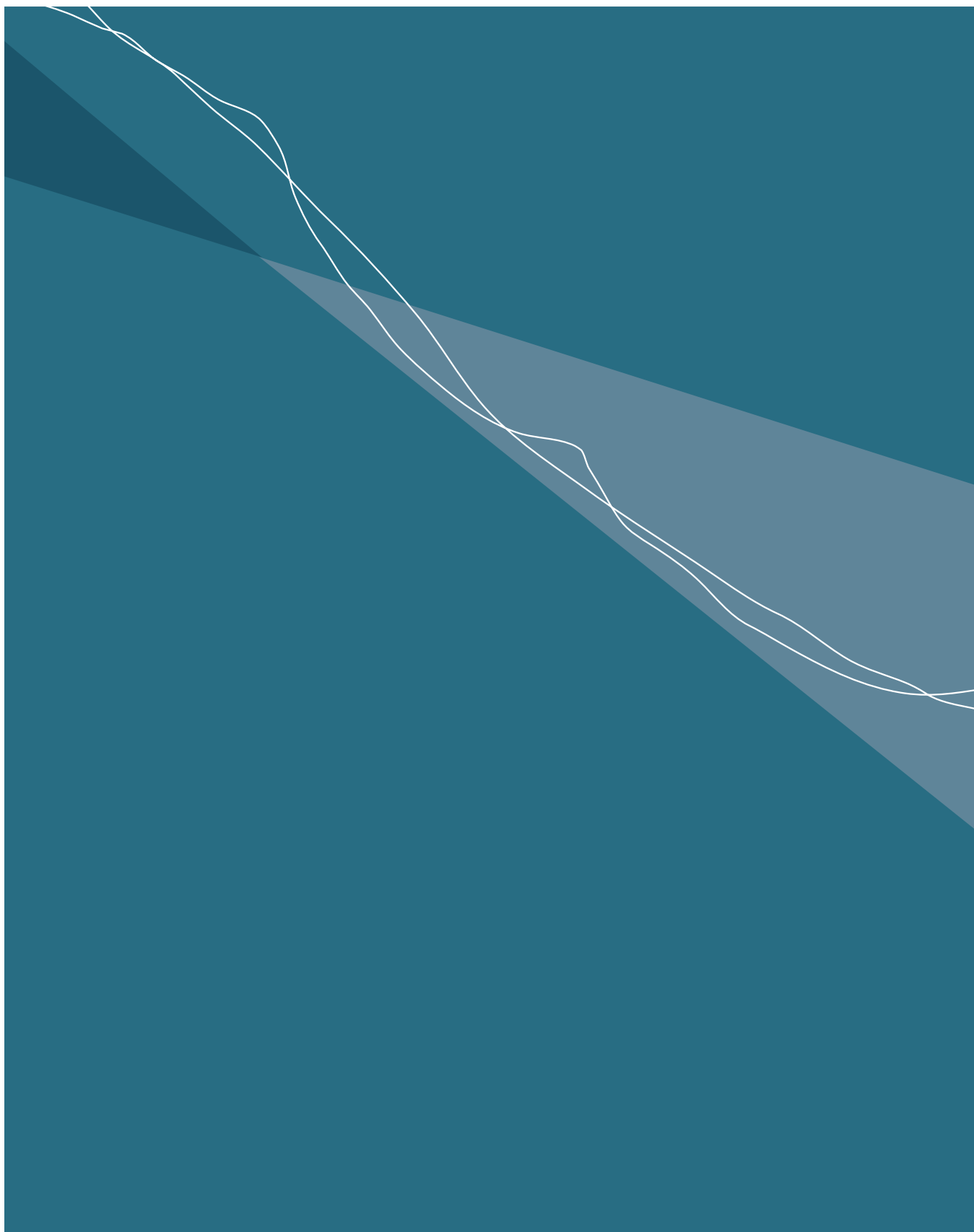
Appendix D (below) - Other important management actions for consideration and/or follow-up

Theme	Goal	Action
Water	Improve wastewater and sewage treatment capacity	
	Impacts on our water ecosystems are reduced	In-stream dams and barriers are designed to facilitate natural migration.
		Install fish ladders at key sites identified in the prioritisation plan (2.4.7)
Land	Significant geoheritage sites are conserved	
Biodiversity	Maintain and/or improve the condition of native vegetation and habitats for flora and fauna	Develop guidelines for visitor groups such as snorkelers, kayakers and divers for Marine Reserves and other areas and how to protect and conserve natural marine values
		Restrict fishing in high value estuarine areas as per recommendations in the Edgar report
		Advocate for establishment of buffer zones for vegetation communities and habitat areas as climate change refugia
People		

Appendix D Other management actions for consideration and/or follow up



Photo - Alan Morgan



DRAFT

SUMMARY

A framework for managing natural resources across GSB through collaboration and cooperation.

GLAMORGAN SPRING BAY NATURAL RESOURCE MANAGEMENT & CLIMATE RESILIENCE STRATEGY.



Executive Summary

This strategy provides an overview of the Natural Resources of the Glamorgan Spring Bay municipality, the pressures on those resources and priority actions for their management. Natural Resource Management (NRM) is about caring for our land, waterways and the plants and animals that inhabit them. The strategy provides a framework for cross-tenure collaboration and cooperative action over the next five years. It outlines common goals, actions and targets to provide strategic direction for Glamorgan Spring Bay Council and other stakeholders to work collaboratively to manage natural resources across GSB.

Located on Tasmania's east coast, the Glamorgan Spring Bay (GSB) Local Government Area (LGA) extends over approximately 2,600 square kilometres. It is bounded by the Denison River in the north and the base of Bust Me Gall Hill in the South, the ridgeline of the Eastern tiers in the West and coastline dotted with beaches, inlets and islands to the east. The area includes three major water catchments, the Prosser, Little Swanport and the Swan Aspley, which provide a range of freshwater, estuarine and coastal environments including internationally significant Ramsar wetlands, marine reserves and Maria Island and Freycinet National Parks.

The major influencing pressure on the sustainability of all natural resources is climate change. There are also many other pressures such as habitat loss, soil degradation and erosion, pollution, the spread of invasive pests, and natural disasters particularly floods and fires. All these known pressures are exacerbated by climate change and the predicted scenarios of higher emissions. It is for this reason that this strategy focuses on the management of natural resources and building resilience under a changing climate.

The region's natural resources are described and grouped into five themes in this strategy. These themes are cultural landscapes, water, land, biodiversity, and people. For each theme

an overview of the natural assets is provided, key threats are outlined, and goals and actions proposed over the next 5 years. Progress will be evaluated against measures for success.

Key objectives are to: improve our understanding of cultural landscapes and care for country; improve or maintain the condition of freshwater, estuarine and coastal ecosystems; improve land condition and management outcomes to facilitate long-term sustainability and to maintain and improve biodiversity.

The document recognises the important role that people play in managing natural resources and aims to incorporate regional community wellbeing into agricultural and natural area management programs to improve climate change resilience.

The reader is invited to find out how to get involved, to play a part in looking after our natural resources and help build resilience within the community and the natural environment in which we live.

SUMMARY**GLAMORGAN SPRING BAY****NATURAL RESOURCE MANAGEMENT &
CLIMATE RESILIENCE STRATEGY****What is Natural Resource Management?**

Natural resource management (NRM) is about looking after our natural assets, caring for our land, soil and waterways, and our plants and animals, so they stay healthy and productive. It is about people working together to manage our precious resources, now and into the future.

We are all part of our environment and rely on natural resources to survive. Our natural resources support our economy, our health and wellbeing, and our lifestyles.

Why have a NRM & Climate Resilience Strategy?

Farmers and foresters, schools and government, land managers, businesses, tourists and visitors, community groups and individuals, we all have a role to play in looking after our natural resources.

It is important to have a document as a guide so we can all work together to achieve common goals.

The strategy is the basis for having conversations with community about natural resources in Glamorgan Spring Bay, the influence of climate change and how we can be better prepared. It provides strategic direction to enable Glamorgan Spring Bay Council and other stakeholders to work collaboratively to improve NRM across the municipality.

Climate change

With climate change, it is forecast there will be an increase in extreme weather events that can result in increased biosecurity risks, flooding, inundation and bushfires. With the increased risks associated with changes in climate, it is more important than ever that we understand the condition of our natural resources and work together to manage our natural systems to improve sustainability and build climate resilience.

How was the strategy developed?

We reviewed existing documents and information and began talking to community members, groups and stakeholders. The East Coast Catchments Steering Committee was set up to provide community leadership, local expertise, advice and strategic direction.

The strategy is intended to be a living document with actions planned, implemented, then reviewed and adjusted to ensure the desired outcomes are achieved.



A snapshot of our natural assets

Our natural assets underpin our community, economy and lifestyle



263,529

HECTARES
TOTAL LAND AREA
227KM Coastline plus
30 Major Islands



1000+

KNOWN ABORIGINAL SITES
Including shell middens, stone quarries
and artefact scatters*¹



2,519

 HECTARES
WETLANDS²

1,413

 KILOMETERS
WATERWAYS³


82%

NATIVE VEGETATION
COVER⁴


78

 DIFFERENT VEGETATION
COMMUNITIES

16 state listed threatened plant communities
3 federally listed threatened plant communities⁵



39%

 OF GSB IS
RESERVED
102,800 Ha


11%

 of land is used for
FOREST
PRODUCTION


7917

DIFFERENT FUNGI,
FLORA AND FAUNA
SPECIES

4200 Animals

3076 Plants

641 Fungi

Species have been recorded in
Glamorgan Spring Bay. More still to
be discovered.⁷



245

FUNGI, FLORA AND
FAUNA SPECIES OF
CONSERVATION
SIGNIFICANCE

59 Animals

184 Plants

2 Fungi⁷

*These sites reflect the extent of heritage survey and investigation work that has been carried out within the municipality and do not represent a complete and exhaustive picture of heritage sites or Aboriginal land use in the past

Climate Risks

Heat



- New invasive weed, pests and pathogen species causing loss of agricultural production and natural habitats
- Heat related illness and mortality in humans, plants, and animals
- Greater frequency and intensity of bushfires
- Increased water temperatures and ocean acidification causing
 - changes in fish species/diversity
 - impacts on biodiversity
 - possible consequences for the fishing and aquaculture industries
 - impacts on the community and the economy
- Increase in the length of dry periods leading to soil loss and erosion during subsequent high rainfall events
- Decrease in the chill hours impacting fruit and nut trees flowering and production
- Movement of species and plant communities; changes in habitat.

Rainfall



- Increased storm frequency and/or intensity causing
 - flood inundation in low lying areas
 - storm damage
- Inability of stormwater and water storage infrastructure to cope with high rainfall events
- More frequent inundation creating human health risks
- Increased freshwater input and siltation in estuarine areas
- Storm water runoff lowering water quality on local beaches
- Increased rainfall and temperature variability leading to potential
 - changes in variety of crops and crop varieties
 - changes in agricultural management practices
 - impacts on the economy and health and wellbeing
- Potential for detrimental environmental impacts associated with rapid changes in primary production practice
- Increased movement of weeds across the landscape
- Primary production losses.

Opportunities



- Potential to reduce emissions and develop carbon sinks
- Increase in people and businesses setting up in Tasmania
- To be a leader in preparing for climate change.

Increases in the frequency and intensity of fire and flood events associated with climate change will increase the risk of erosion and land degradation, as well as facilitating the spread of weeds.

Sea Level Rise and Storm Surge



- Communities and businesses cut off during inundation events
- Damage and degradation of infrastructure – low lying roads, tracks and walkways, stormwater assets, bridges, buildings and facilities, residential accommodation, fencing and farm infrastructure
- Inundation affecting vulnerable natural areas - shore bird feeding and nesting areas, wetlands, salt marshes, estuarine and adjacent vegetation communities
- Changes in coastal processes such as sand accretion and erosion cycles leading to changes in river mouths and/or loss of beaches and habitat
- Shoreline retreat caused by erosion and slumping of shorelines and sea cliffs.

Bushfire



- Increased likelihood and intensity of bushfire events
- Impacts on infrastructure – maintenance and replacement
- Changes in vegetation communities and habitat – loss of biodiversity with changes in intensity and frequency
- Loss of vegetation cover and connectivity and an increase in bare areas for weeds to establish
- Potential loss of orchards, vineyards, stock and crops.

Business



- Need for businesses to change practices to remain viable
- Increased demand for processes and products that reduce CO2 emissions.

Principles for Managing our Natural Assets



According to Vulnerability of Tasmania's Natural Environment to Climate Change: An Overview, the following principles should be applied for managing natural assets against the impacts of climate change:

- Manage and protect well-functioning ecosystems
- Increase protection of habitat – including protecting and restoring terrestrial, freshwater and marine ecosystems
- Reduce the impacts of current threats
- Maintain viable, connected and genetically diverse populations
- Enact active interventions such as restoration and revegetation activities.

SUMMARY

GLAMORGAN SPRING BAY

NATURAL RESOURCE MANAGEMENT & CLIMATE RESILIENCE STRATEGY

Themes for taking action

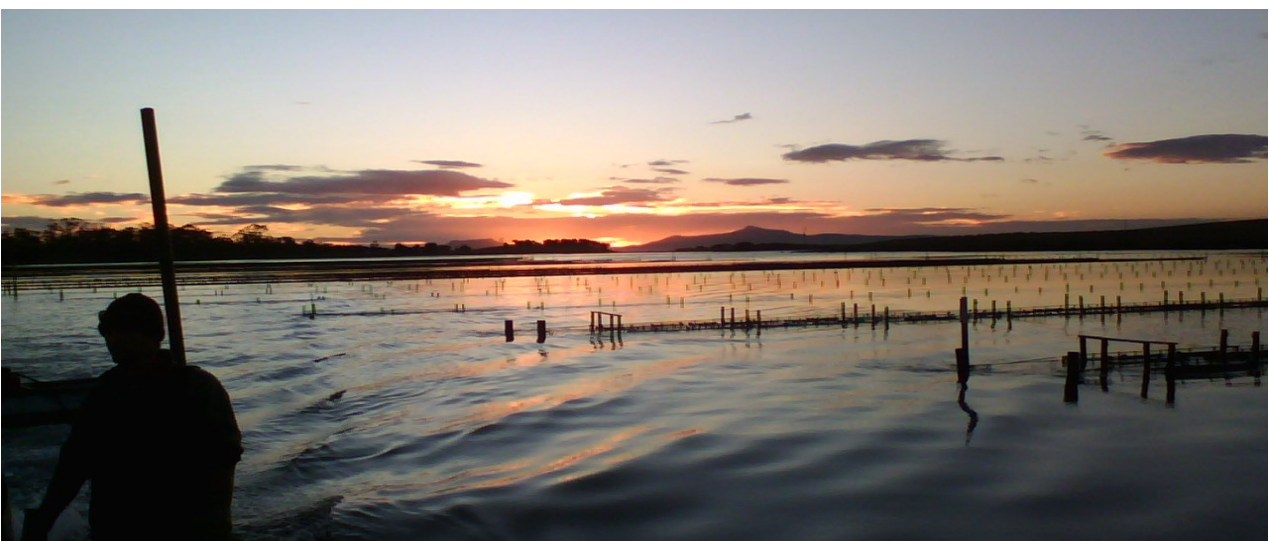
The strategy describes natural resources under 5 themes for undertaking action.

1. Cultural landscapes
2. Water
3. Land
4. Biodiversity
5. People

Key threats

The biggest threats to our natural resources are outlined in the strategy. Threats include:

- Clearance of native vegetation, inappropriate fire and slashing, vehicle access and trampling impact our native vegetation and affect important habitat
- Climate change drives temperature changes, rainfall, and extreme weather events that result in flooding and bushfires which affect us all
- Encroachment from increased development puts pressure on our natural areas and the cultural landscape
- Feral and unmanaged domestic animals impact our native wildlife
- Flood and wind erosion can result in loss of soil from agricultural areas as well as damage to natural areas and infrastructure
- Runoff, rubbish, erosion and over extraction affect water quality and water flows
- Weeds, pests and diseases impact biodiversity, farming and horticultural practices



What are our objectives?

Under each theme, the strategy states the objective and provides goals for what we are trying to achieve, management actions for how we will achieve the goals, and measures of success to help us measure and evaluate our progress.

Our objectives are to:

1. **Understand and maintain the diversity of Glamorgan Spring Bay's cultural landscapes**
2. **Improve and maintain the condition of freshwater, estuarine and coastal ecosystems**
3. **Improve land condition and management outcomes to facilitate long-term sustainability**
4. **Maintain and improve biodiversity**
5. **Improve community resilience by incorporating regional community wellbeing into agricultural and natural area management programs**

How can you help?

- ☑ Provide feedback and get involved in the implementation of this plan—tell us about the issues that affect you
- ☑ Adopt practices that help sustain our natural resources
- ☑ Volunteer to be part of a community group
- ☑ Work with your neighbours to improve management of weeds and native vegetation
- ☑ Find out about weeds and how you can manage them on your property and/or prevent plants escaping from your back yard
- ☑ Apply for a grant to undertake works that enhance our natural assets
- ☑ Provide a letter of support for funding applications
- ☑ Join programs such as the Land for Wildlife or Gardens for Wildlife or join a Landcare group and contribute to the conservation of local plants and animals
- ☑ Look at options for protecting and managing remnant vegetation on your property



The strategy was prepared for Glamorgan Spring Bay Council by the Landscape Recovery Foundation—a not-for-profit organisation established to protect and restore biodiversity and ecological processes on a landscape scale.

Contact us to get involved
info@landscaperecovery.org

A photograph of a beach with waves and a large piece of driftwood in the foreground. The driftwood is a large, curved, brown log lying on the sand. The waves are breaking on the shore, and the sky is overcast.

Care for Country

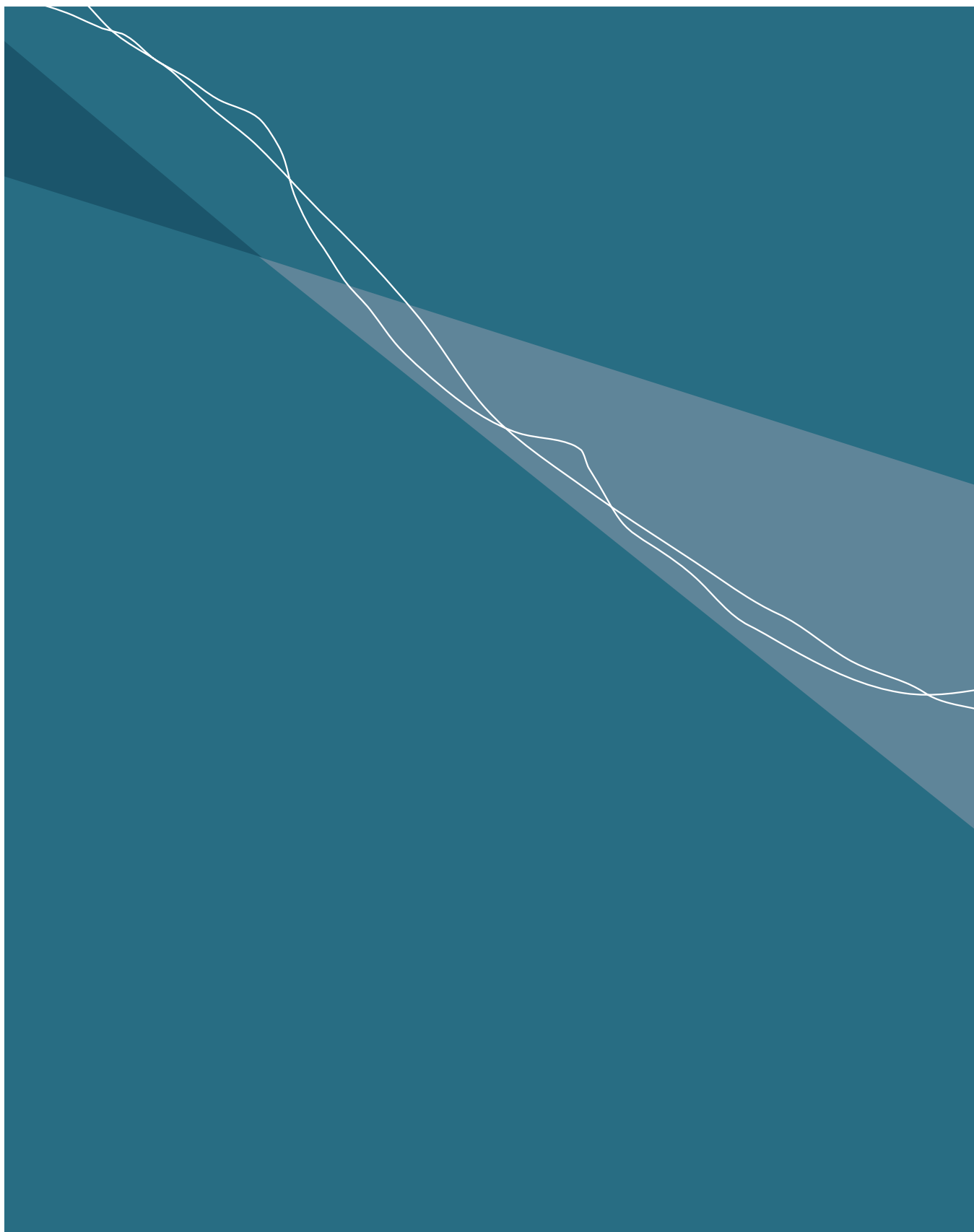
*Country, community,
culture – existence.*

*Country is at the
heart of it.*

*The heart of a healthy
community.*

Peter Macdonald

Photo - GSBC



DRAFT

EXTRACT **OBJECTIVES,** **GOALS &** **ACTIONS**

A framework for managing natural resources across GSB through collaboration and cooperation.

GLAMORGAN SPRING BAY **NATURAL RESOURCE** **MANAGEMENT & CLIMATE** **RESILIENCE STRATEGY.**



The background of the page is a photograph of a beach. In the foreground, a large, weathered piece of driftwood lies on the sand, partially submerged in the shallow water of a receding wave. The water is a light, milky green color. In the background, the ocean stretches to the horizon under a cloudy sky. The overall tone is serene and natural.

Care for Country

*Country, community,
culture – existence.*

*Country is at the
heart of it.*

*The heart of a healthy
community.*

Peter Macdonald

Photo - GSBC
Cover Photo - Rhylla Morgan

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Managing our cultural landscapes

1. CULTURAL LANDSCAPES				
OBJECTIVE : Understand and maintain the diversity of Glamorgan Spring Bay's cultural landscapes				
Goal	Action	Measure of success	Priority	Time-frame
1.1 Understand and support the diversity of Aboriginal culture	1.1.1 Identify key people and/or groups to work with to improve understanding of Aboriginal community aspirations	1.1.1.1 Key people and/or groups are involved in NRM discussions by 2024	H	S
	1.1.2 Improve understanding of the cultural landscapes in Glamorgan Spring Bay	1.1.2.1 Priorities for local Aboriginal community are documented and incorporated in existing plans and strategies	H	M
	1.1.3 Incorporate Aboriginal names for significant places/areas	1.1.3.1 Aboriginal names in place at a minimum of two (2) locations by 2028	M	M
	1.1.4 Promote Aboriginal history and the diversity of Aboriginal culture through interpretive signage and cultural activities as appropriate	1.1.4.1 Cultural activities incorporated into two (2) community NRM events annually	M	M
	1.1.5 Seek funding and support for activities that assist to preserve traditional bush food knowledge and practice	1.1.5.1 Funding secured and one (1) activity each year. First Activity by 2025.	H	M
	1.1.6 Facilitate Aboriginal Heritage Awareness training for council staff and community volunteers	1.1.6.1 At least 80% of relevant council staff have undertaken training by 2028	M	S
		1.1.6.2 One cultural awareness session for community members by 2026		

Table 2 Action table for managing cultural landscapes -

Priority H- High, M-Medium, L-Low.

Timeframes: S - Short 1-2 years; M- Medium 3-5; L - Long 5+ years

1. CULTURAL LANDSCAPES (Continued)				
Goal	Action	Measure of success	Priority	Time-frame
1.2 Increase Aboriginal participation in land management	1.2.1 Advocate for an Aboriginal Ranger program	1.2.1.1 Potential funding sources have been identified and the community have been supported to access funding by 2027	H	M
	1.2.2 Promote Aboriginal participation in land management	1.2.2.1 At least one (1) Aboriginal identified position on land management teams working in GSB by 2027	H	S
	1.2.3 Investigate training and pathways for Aboriginal participation in land management and conservation	1.2.3.1 Discussions with employment agencies and training providers - two (2) Aboriginal people have gained work experience with a land management crew by 2025	H	S
	1.2.4 Work with Firesticks and/or other indigenous fire programs to undertake cultural burning activities to manage natural values and the cultural landscape	1.2.4.1 Identify priority sites and support the development of a cultural burning plan for these sites – undertake at least two (2) cultural burns by 2028	M	M
	1.2.5 Work with Aboriginal organisations to build local capacity to participate in cultural fire management programs to manage natural values	1.2.5.1 Support the involvement of at least five (5) people in cultural burning practices	M	M
1.3 Improve understanding and protection of cultural heritage sites	1.3.1 Seek funding to undertake Aboriginal Heritage assessments in priority areas	1.3.1.1 Aboriginal Heritage assessments completed for priority areas	H	M
	1.3.2 Support the investigation into the concept of a sensitivity zoning system to prove a practical guide for the management of Aboriginal Heritage.	1.3.1.1 Recommendations of the Aboriginal Heritage assessments implemented 1.3.2.1 GSBC is involved in discussions with other organisations regarding sensitivity zoning	L	L



Managing our water

2. WATER				
OBJECTIVE : To improve or maintain the condition of freshwater, estuarine and coastal ecosystems				
Goal	Action	Measures of success	Priority	Time-frame
2.1 Water use is equitable and its use is measured, transparent and accountable	2.1.1 Advocate for a reliable and equitable water supply for drinking water, irrigation, recreation and environmental flows	2.1.1.1 - A written advocacy position piece has been prepared and is submitted to relevant government initiatives by 2024	H	S
	2.1.2 Take an active advocacy role in the implementation of the Rural Water Use Strategy's "Water Accountability, Metering and Reporting" project to ensure water takes are being accurately monitored and the information is used to inform decision-making in GSB	2.1.2.1 - Revised water accountability, metering and reporting framework is in place by 2028	H	M
		2.1.2.2 - Major water users have water meters in place and data is being collected and collated by 2030		
	2.1.3 Take an active advocacy role in the implementation of the Rural Water Use Strategy's "Water Information Management System Upgrade" project to ensure greater accountability and transparency around water use to improve water management in GSB	2.1.3.1 - Upgraded Water Information Management System which includes information on water use and water quality is in place and visible to all stakeholders by 2028	H	M
2.2 Environmental flows and the condition of our water systems are understood and monitored	2.2.1 Advocate for environmental flows that sustain healthy ecosystems in all waterways	2.2.1.1 - Develop a representation to State Government regarding environmental flow concerns by 2024	M	M
		2.2.1.2 - Develop & distribute a short video to promote awareness around environmental flows 2024		
	2.2.2 Take an active role in the implementation of the Baseline Water Quality Monitoring Program to ensure it incorporates aquatic health indicators in GSB	2.2.2.1 - Investigate opportunities to work with the oyster industry to utilise water monitoring stations by 2024	L	M
		2.2.2.2 - Monitoring program in place by 2025		

Table 4 Action Table for managing water resources

Priority H- High, M-Medium, L-Low.

Timeframes: S - Short 1-2 years; M- Medium 3-5; L – Long 5+ years

2. WATER (Continued)				
OBJECTIVE : To improve or maintain the condition of freshwater, estuarine and coastal ecosystems				
Goal	Action	Measures of success	Priority	Time-frame
	2.2.3 Undertake condition assessments of riparian and wetland habitats in strategic locations within Glamorgan Spring Bay	2.2.3.1 - Baseline data is collected and hot spots identified for major rivers/ tributaries and collated by 2025	M	M
	2.2.4 Monitor natural values at key sites such as marine reserves	2.2.4.1 - Key sites identified by 2024 2.2.4.2 - Monitoring program developed by 2026 2.2.4.3 - Condition data is available to inform management by 2028	L	M
2.3 Freshwater, estuarine and marine water systems are restored or improved	2.3.1 Identify and prioritise riparian, wetland and coastal areas for restoration	2.3.1.1 - Actions in catchment action plans reviewed and prioritised for restoration by 2024	H	S
		2.3.1.2 - Previous restoration projects evaluated and key actions for follow up prioritised by 2024		
	2.3.2 Restore and improve priority riparian, wetland and coastal areas	2.3.2.1 - Priority restoration activities have commenced by 2025 and 30% of priorities are implemented by 2027	H	S
		2.3.2.2 -10% increase in riparian vegetation condition by 2028		
	2.3.3 Advocate for additional or extended marine reserves and no-take zones in all existing marine reserve areas to ensure the protection of a diversity of physical conditions, habitats and biotic communities	2.3.3.1 - No-take zones in place in existing marine reserve areas by 2028	L	L
	2.3.4 Investigate and pursue opportunities for restoration and rehabilitation of marine values	2.3.4.1 - Resources secured for restoration and rehabilitation works informed by condition data (2.2.4.3)	M	L
	2.3.5 Seek partnership opportunities with marine and freshwater focused organisations	2.3.5.1 - MOU in place with at least two other organisations by 2026	H	S



Managing our water

2. WATER (Continued)				
OBJECTIVE : To improve or maintain the condition of freshwater, estuarine and coastal ecosystems				
Goal	Action	Measures of success	Priority	Time-frame
2.4 Impacts on our water ecosystems are reduced	2.4.1 Support practices that reduce erosion and pollution of waterways	2.4.1.1 - Increase in riparian areas fenced off and managed	M	M
		2.4.1.2 -Off-stream watering points installed at identified hotspots		
		2.4.1.3 - Erosion and sediment control compliance is maintained in development settings by 2025		
		2.4.1.4 - Oil spill kits are installed and maintained at key locations		
	2.4.2 Ensure erosion control works are appropriate, planned and implemented according to best practice	2.4.2.1 - Erosion control works comply with best practice	H	M
	2.4.3 Use water sensitive urban design to minimise impacts of runoff in urban areas	2.4.3.1 - WSUD is incorporated into new developments	L	M
	2.4.4 Manage the spread of riparian wetland and coastal weeds by implementing strategic cooperative weed control	2.4.4.1- Glamorgan Spring Bay weed management program in wetland and foreshore areas is implemented annually	H	M
		2.4.4.2 - Ongoing support for a weed management officer is maintained		
		2.4.4.3 - Ongoing participation in cross municipal weed collaboration		
	2.4.5 Follow up on previous weed control projects	2.4.5.1 - Annual follow up of weed control projects is prioritised before embarking on new projects	M	M

2. WATER (Continued)				
OBJECTIVE : To improve or maintain the condition of freshwater, estuarine and coastal ecosystems				
Goal	Action	Measures of success	Priority	Time-frame
	2.4.6 Promote awareness of biosecurity risks, early identification how to prevent establishment and spread amongst community, industry and recreation groups	2.4.6.1 - Develop a video specific for GSB and biosecurity for residents and visitors by 2025	H	S
		2.4.6.2 - Biosecurity video is promoted through East Coast Tourism Board by 2025		
		2.4.6.3 - Video is updated annually to include emerging risks		
	2.4.7 Work with key stakeholders to identify and implement solutions to mitigate/rehabilitate negative impacts of marine pests at key sites	2.4.7.1 - Solutions identified for key sites	M	M
		2.4.7.2 - Solutions implemented at 1 key site		
	2.4.8 Develop a periodisation plan for fish ladders at key sites and implement priority actions	2.4.8.1 - Plan completed by 2025	L	L
		2.4.8.2 - At least 1 priority fish ladder in place by 2028		
	2.4.9 Advocate for sustainable recreational and commercial fishing that considers potential climate changes impacts on marine ecosystems	2.4.9.1 - One advocacy piece by 2025	M	S
	2.4.10 Identify illegal access in coastal, riparian and wetland and rehabilitate the areas to mitigate impacts of wind and water erosion	2.4.10.1 - Identify illegal access points - how many and where by 2025	H	M
		2.4.10.2 - Increase in vegetation cover at priority disturbed access points by 2028		



Managing our water

2. WATER (Continued)				
OBJECTIVE : To improve or maintain the condition of freshwater, estuarine and coastal ecosystems				
Goal		Measures of success	Priority	Time-frame
2.5 Rubbish in riparian wetland, coastal and marine areas is reduced	2.5.1 Four (4) community clean-ups a year	2.5.1.1 - 60% reduction in rubbish observed at foreshore Clean up Australia activities (measured against the amount collected as part of the clean-up) by 2027	H	S
	2.5.2 Assess need for litter traps in key locations	2.5.2.1 Key locations identified	H	S
	2.5.3 One (1) demountable litter trap installed each year	2.5.3.1 - New litter traps are maintained regularly and cleaned after major weather events	M	M
	2.5.4 Work with key stakeholder groups to reduce marine debris	2.5.4.1 - Single use plastic bags and containers are banned and phased out	H	M
	2.5.5 Advocate for and support campaigns to reduce waste and promote responsible recycling and composting of green waste	2.5.5.1 - 5 % reduction in general waste each year	H	M
2.6 Facilitate improved understanding of freshwater, estuarine and marine ecosystems	2.6.1 Facilitate activities that improve understanding and management of riparian, wetland and coastal vegetation	2.6.1.1 - Education program around the importance of riparian vegetation health for water quality by 2025	H	S
		2.6.1.2 - Increase in adoption of sustainable practices by 2027		
	2.6.2 Encourage community to use citizen science apps such as Redmap to report marine pests	2.6.2.1 - Increase in records on Redmap or similar apps annually	L	M
	2.6.3 Promote the importance of maintaining septic systems	2.6.3.1 - Septic awareness article/post annually	H	S

Managing our land

3. LAND				
OBJECTIVE: To improve land condition and management outcomes to facilitate long-term sustainability				
Goal	Action	Measures of success	Priority	Time-frame
3.1 Maintain/improve ground cover and remnant vegetation	3.1.1 Encourage and support land management practices that reduce soil erosion	3.1.1.1 Two (2) sustainable management workshops to different target audiences -small farms and large farm enterprises by 2026	H	M
		3.1.1.2 Funding is secured and two significant agri-best practice projects are underway by 2025		
		3.1.1.3 - 10% increase in vegetation cover of degraded areas by 2028		
		3.1.1.4 - 10% increase in shelter Belts by 2028		
		3.1.1.5 - 30% increase in use of containment feeding during dry periods by 2028		
		3.1.1.6 - 20% increase in the use of drought tolerant perennial pasture species by 2026		
		3.1.1.7 - 10 % increase in retention of remnant vegetation by 2028		
	3.1.2 Manage animal browsing	3.1.2.1 Ten farming enterprises with game management plans adopted and being implemented by 2028	M	L
	3.1.3 Advocate for deer to be declared as pests	3.1.3.1 Deer free zones established where deer do not have protected status	M	L

Table 5 Action table for managing land resources.

Priority H- High, M-Medium, L-Low.

Timeframes: S - Short 1-2 years; M- Medium 3-5; L – Long 5+ years

3. LAND (Continued)				
OBJECTIVE: To improve land condition and management outcomes to facilitate long-term sustainability				
Goal	Action	Measures of success	Priority	Time-frame
3.2 Manage soils sustainably	3.2.1 Build understanding of appropriate land use for soil types and slope/aspect for small farms	3.2.1.1 - 10% increase in awareness of the LIST's enterprise suitability and land capability mapping information by 2025	M	S
		3.2.1.2 - Funding secured to support small farm holders to undertake land capability assessments by 2025		
	3.2.2 Improve awareness of acid sulphate and dispersive soil issues and recommended management	3.2.2.1 - Best practice information about acid sulphate and dispersive soils distributed to construction contractors, architects & designers, project managers and developers annually	M	S
		3.2.2.2 - Council understands the risk of acid sulphate and sodic soils & disturbance associated with development, and is using available information to support decision-making		
3.3 Understand and manage biosecurity risks	3.3.1 Implement Glamorgan Spring Bay Weed Management Plan	3.3.1.1 - 80% implementation of weed management plan actions for each year	M	L
	3.3.2 Coordinate a collaborative cross-tenure weed management program	3.3.2.1 - Council weed officer position maintained	M	M
		3.3.2.2 - Key stakeholders meet annually to agree on an annual collaborative weed management program		
		3.3.2.3 - Key stakeholders contribute resources to implement annual weed program		
		3.3.2.4 - 10% increase in area of weeds controlled across land tenure by 2026		
		3.3.2.5 - Annual follow up of priority weed projects		

3. LAND (Continued)				
OBJECTIVE: To improve land condition and management outcomes to facilitate long-term sustainability				
Goal	Action	Measures of success	Priority	Time-frame
	3.3.3 Support involvement in priority weed control programs such as the Serrated tussock and Chilean needlegrass control programs	3.3.3.1 - Priority weed control programs implement annual works in the Glamorgan Spring Bay Municipality	M	M
	3.3.4 Encourage good hygiene practices at quarry and extraction sites	3.3.4.1 - Audit of local quarries for weed and <i>Phytophthora</i> undertaken by 2025	H	M
		3.3.4.2 - Good hygiene guidelines distributed to contractors		
		3.3.4.3 - Ensure weed control is undertaken at quarry sites as a priority		
3.4 Land managers are better prepared for climate change and other disruptive events	3.4.1 Plan for biosecurity risks associated with climate change - weeds, pests and diseases	3.4.1.1 - Funding is secured to develop cross-tenure, cross-industry biosecurity plans for GSB by 2025	M	M
		3.4.1.2 - Biosecurity plans in place by 2027		
	3.4.2 Promote practices that reduce carbon emissions	3.4.2.1 - Program delivering carbon advice for producers by 2024	M	M
	3.4.3 Prepare for bushfire and flood events	3.4.3.1 - Work with SES to deliver workshops for flood and fire resilience planning, 2 workshops by 2025	H	S
	3.4.4 Prepare for pandemics and other disruptive events	3.4.4.1 30% of primary producers have business continuity plans in place by 2028	M	S

Managing our biodiversity

4. BIODIVERSITY				
OBJECTIVE: To maintain and improve biodiversity				
Goal	Action	Measures of success	Priority	Time-frame
4.1 Maintain and/or improve the condition of native vegetation and habitats for flora and fauna	4.1.1 Develop a baseline understanding of vegetation condition	4.1.1.1 - A baseline developed for the municipality using existing and new data by 2025	H	M
		4.1.1.2 - 10% increase in vegetation condition by 2028		
	4.1.2 Develop closer cooperation and collaboration between key land managers such as Glamorgan Spring Bay Council and Tasmania Parks & Wildlife Service (including Property Services)	4.1.2.1 Management agreements in place with PWS - Property Services to enable community participation on public land by 2024	H	S
	4.1.3 Continue to improve our knowledge of Glamorgan Spring Bay's biodiversity	4.1.3.1 Annual increase in records on the Natural Values Atlas (NREs database for flora and fauna)	L	L
	4.1.4 Improve fire management regimes to balance managing natural values with reducing fire risk	4.1.4.1 Distribute information about tolerable fire intervals annually	M	M
		4.1.4.2 Property owners notified and provided information on how to manage vegetation, control weeds and improve natural values by 2024		
		4.1.4.3 Notices served for non-compliance annually across at least 20% of known non compliant properties		
	4.1.5 Control declared weeds on private land and public land	4.1.5.1 List of properties compiled by 2023	H	M
		4.1.5.2 Property owners notified and provided information on how to control and dispose of weeds, what to replant by 2024		
		4.1.5.3 Notices served for non-compliance annually across at least 20% of known non compliance properties		
		4.1.5.4 Increase in control of weeds on private and public land blocks by 2025		

Table 7 Action table for managing diversity.

Priority H- High, M-Medium, L-Low.

Timeframes: S - Short 1-2 years; M- Medium 3-5; L - Long 5+ years

4. BIODIVERSITY (Continued)				
OBJECTIVE: To maintain and improve biodiversity				
Goal	Action	Measures of success	Priority	Time-frame
	4.1.6 Support carbon and biodiversity outcomes	4.1.6.1 At least two (2) carbon and biodiversity projects initiated by 2025	M	M
	4.1.7 Support biodiversity conservation programs	4.1.7.1 A program with the primary focus of improving biodiversity conservation is initiated by 2025	M	M
		4.1.7.2 Annual implementation of program is proceeding as planned		
	4.1.8 Encourage community participation in citizen science and awareness-raising activities	4.1.8.1 Increase awareness of the opportunities for participation in citizen science with a targeted comms plan developed by 2024	M	M
		4.1.8.2 Two (2) citizen science events held such as a water bug or bio blitz event		
		4.1.8.3 - Annual increase in community participation in natural values apps such as Redmap (marine species database), iNaturalist etc		
	4.1.9 Advocate for regulation around firewood sales	4.1.9.1 Written advocacy piece by 2025	H	S
	4.1.10 Develop a co-operative program with landholders and land managers to reduce illegal clearing and wood hooking	4.1.10.1 Cooperative compliance program in place by 2026	H	M
	4.1.11 Increase monitoring and compliance activities around illegal activities on public lands including unauthorised clearing, accesses, structures, storage and rubbish dumping	4.1.11.1 Stakeholder collaboration around monitoring and compliance	M	L



4. BIODIVERSITY (Continued)				
OBJECTIVE: To maintain and improve biodiversity				
Goal	Action	Measures of success	Priority	Time-frame
4.2 Maintain and/or improve the conservation status of threatened species and communities	4.2.1 Work collaboratively to implement actions to conserve local threatened species and communities	4.2.1.1- Identify key actions from recovery plans, conservation advice and conservation plans for threatened species where the majority of the remaining populations are located in GSB or where GSB is a primary location for assisted migration - by 2024	M	M
		4.2.1.2 - Develop management plan(s) to include conservation actions for threatened species and communities within the municipality 2025		
		4.2.1.3 - 50% of actions are implemented in the management plans by 2026		
		4.2.1.4 -Review and update GSBC Flora and Fauna Plans - 1 plan per year		
		4.2.1.5 - Annual actions in the GSBC Reserve Flora & Fauna Plans are implemented		
		4.2.4.6 - Key conservations actions from the Orford Foreshore Management Plan are implemented		
	4.2.2 Advocate for threatened species, biodiversity and climate change resilience	4.2.2.1 - Increased funding and associated resources in the municipality for threatened species/ communities programs by 20% by 2026	M	S
	4.2.3 Increase knowledge of threatened species distributions within the municipality	4.2.3.1 - At least 2 targeted surveys for threatened species at municipal wide level by 2027	M	S
	4.2.4 Promote the importance of and actively protect beaches and waterways as bird habitat	4.2.4.1 - A communications plan developed to support increased awareness of the significance of the coastal areas and waterways as bird sanctuaries by 2024	H	S

4. BIODIVERSITY (Continued)				
OBJECTIVE: To maintain and improve biodiversity				
Goal	Action	Measures of success	Priority	Time-frame
	4.2.5 Promote responsible pet ownership	4.2.5.1 Increase in number of desexed and microchipped cats and dogs.	H	S
		4.2.5.2 Decrease in reports of stray dogs and feral cats.		
	4.2.6 Facilitate the implementation of the Tasmanian Cat Management Plan to manage domestic, stray and feral cats	4.2.6.1 Support dissemination of Tassie Cat information in Glamorgan Spring Bay	H	S
	4.2.7 Promote the importance of dogs on leads in sensitive areas such as foreshores and wetlands, and dog exclusion areas as needed to protect sensitive wildlife areas	4.2.7.1 Develop a targeted communications program to all registered dog owners on the potential impacts of dogs on sensitive areas annually to be distributed with rates notices/or dog registration renewals by 2024	H	S
	4.2.8 Support and/or investigate translocation programs to allow for assisted migration of threatened species and plant communities	4.2.8.1 - Translocation programs being implemented in GSBC by 2026	L	L
	4.2.9 Collect seed for the Tasmania Seed Conservation Centre to ensure genetic diversity of different plant populations are conserved and available for restoration and conservation works where appropriate	4.2.9.1 - Increase in seed from GSB being stored in the Tasmanian Seed Conservation Centre by 2026	M	M
	4.2.10 Ensure that appropriate provenance is used in restoration activities	4.2.10.1 - Suppliers with local provenance identified and information distributed to community and land managers by 2027	M	M
4.3 Improve and maintain connectivity of habitat for flora and fauna species	4.3.1 Support landholders to retain and/or restore vegetation for wildlife corridors	4.3.1.1 At least 3 media items are produced to communicate with the community on important areas for wildlife corridors in the Municipality		

4. BIODIVERSITY (Continued)				
OBJECTIVE: To maintain and improve biodiversity				
Goal	Action	Measures of success	Priority	Time-frame
	4.3.2 Work with landholders and land managers to retain high-value bushland areas and to maintain and/or restore connectivity between remnant vegetation communities through replanting	4.3.2.1 10 % Increase in native vegetation cover connectivity by 2029	M	L
		4.3.2.2 Support the adoption of the land for wildlife program with an annual gain in participation in the municipality		
	4.3.3 Extend and connect native riparian and wetland habitat through removal of weeds and revegetation and stabilisation	4.3.3.1 10 % improvement in the condition of riparian and wetland habitat at priority sites by 2027	M	M
		4.3.3.2 10% decrease in weed coverage on waterways by 2027		
	4.3.4 Work with landholders to promote an understanding of threatened communities and best practice management for native vegetation	4.3.4.1 One (1) annual community awareness activity promoting natural values	M	M
	4.3.5 Work with community and land managers to identify climate refugia areas and work toward ensuring priority areas are protected	4.3.5.1 Climate refugia areas are identified and prioritised by 2027	M	M
4.4 Facilitate improved ecological literacy around biodiversity and sustainable behaviour	4.4.1 Work with private landholders and the community to build understanding around the values of healthy vegetation and biodiversity	4.4.1.1 At least three (3) media items are produced to communicate with the community and landholders about the values of healthy vegetation and biodiversity by 2025	M	S
		4.1.1.2 Review existing brochures and information and update one note sheet per year to be available online		
	4.4.2 Support initiatives that increase knowledge and capacity to actively manage remnant vegetation to retain the ecological values	4.4.2.1 Increased in participation in programs such as the Land for Wildlife Program	M	S
4.5 Increase the condition of high value vegetation	4.5.1 Work with organisations such as the TLC to encourage the retention, protection, and active management of areas with high-value vegetation	4.5.1.1 Increase in high value areas being actively managed for ecological values	M	S

Working together to manage our natural resources

5. PEOPLE				
OBJECTIVE : Incorporate regional community wellbeing into agricultural and natural area management programs to improve resilience				
Goal	Action	Measures of success	Priority	Time-frame
5.1 Facilitate collaborative Natural Resource Management	5.1.1 Key stakeholders are engaged in the implementation of the NRM Strategy	5.1.1.1 - GSBC and key stakeholders commit to working together to implement the NRM strategy by 2024	H	S
		5.1.1.2 - GSBC and key stakeholders commit funds annually to facilitate partnerships, support community involvement and coordinate the implementation of priority activities in the strategy		
	5.1.2 Identify and consolidate existing and new data to inform NRM projects and projects	5.1.2.1 - Investigate options for a central repository for GSB data that is accessible to the public for current and future projects	M	M
		5.1.2.2 - Current and new NRM data and information is regularly uploaded and available online with an annual increase in information available online to community and stakeholders		
	5.1.3 Integrate NRM activities across council	5.1.3.1 - Ensure regular communication between NRM staff, works crews and relevant council staff	M	S
	5.1.4 Develop simple cross tenure foreshore management plans for community action based on GSBC Reserve Flora and fauna plans	5.1.4.1 - One foreshore management plan developed each year	M	M
		5.1.4.2 - Foreshore plan priority actions implemented annually		
	5.1.5 Investigate training and pathways for participation in land management and conservation	5.1.5.1 - A program in place that links employment agencies and training providers to on ground NRM action by 2024	M	S
		5.1.5.2 - At least 2 people have gained work experience with an organisation undertaking on-ground NRM activities by 2025		
	5.1.6 Work with community and stakeholders to develop interpretive and wayfinding signage to promote NRM themes such as biodiversity.	5.1.6.1 - Needs analysis completed and key sites and themes identified by 2026	M	M

Table 8 Action table for working together **Priority H- High, M-Medium, L-Low.**

Timeframes: S - Short 1-2 years; M- Medium 3-5; L – Long 5+ years

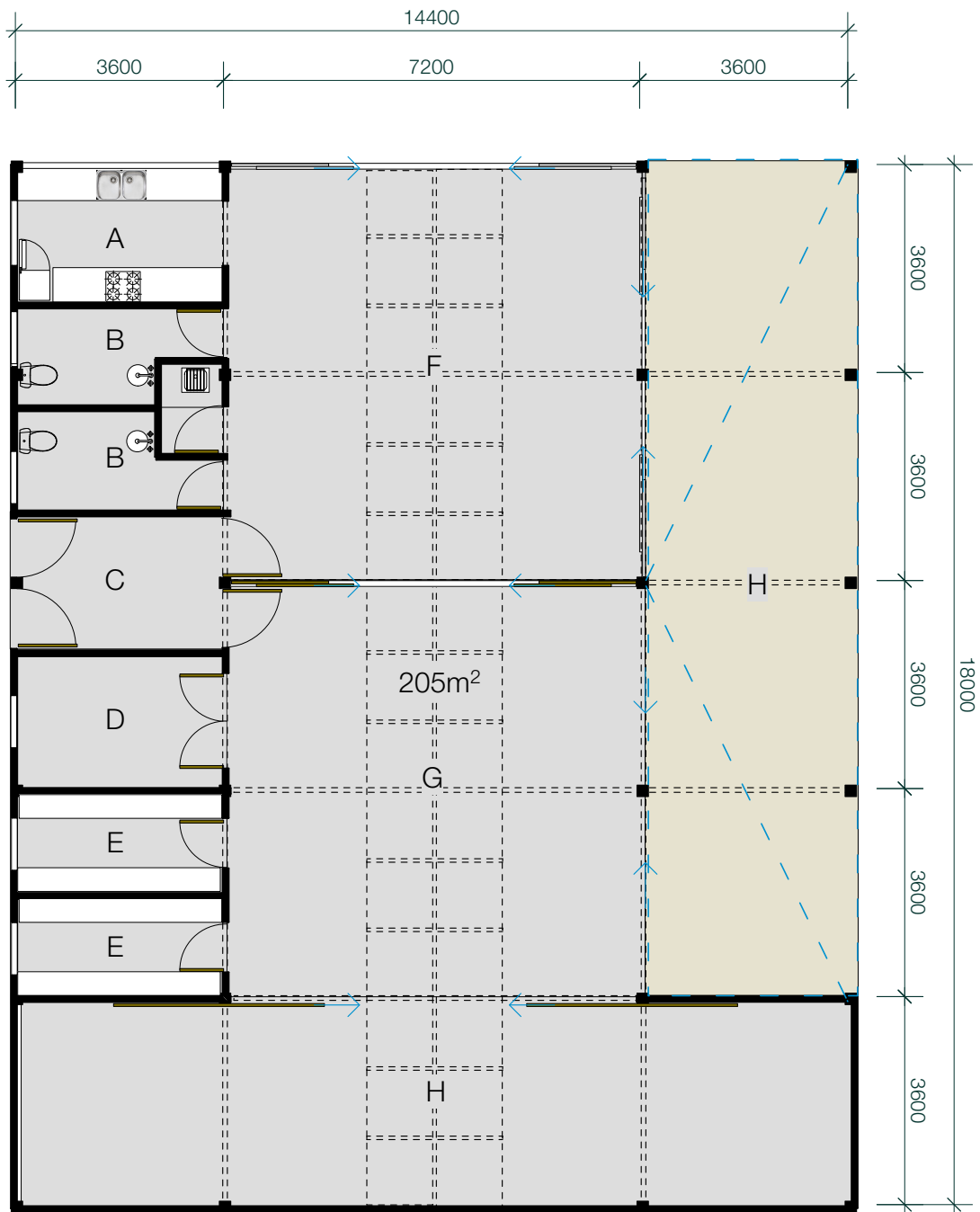
5. PEOPLE (Continued)				
OBJECTIVE : Incorporate regional community wellbeing into agricultural and natural area management programs to improve resilience				
Goal	Action	Measures of success	Priority	Time-frame
5.2 Improve community understanding and preparedness for climate change - Glamorgan Spring Bay is a leader in building climate change resilience	5.2.1 Utilise existing and new NRM data to develop priorities for climate adaptation	5.2.1.1 - Priorities for climate adaptation identified by 2025	H	M
	5.2.2 Increase community awareness of climate change and adaptation strategies	5.2.2.1 - Program to help people assess climate change risks and adaptation strategies by 2026	H	M
		5.2.2.2 - Four information and knowledge building sessions by 2025		
	5.2.3 Increase bushfire management planning incorporating natural values	5.2.3.1 - Work with SES, TFS & fire ecologists to deliver fire resilience planning workshops that incorporate natural values, 2 workshops by 2025	H	M
5.3 Facilitate increased community participation in and awareness of NRM	5.3.1 Continue to support the community engagement plan for NRM to ensure community ownership of the NRM strategy	5.3.1.1 - Actions in the community engagement plan implemented by 2024	H	S
	5.3.2 Provide opportunities for community to get involved in NRM	5.3.2.1 - Community members invited and participate in advisory groups such as the East Coast Catchments Steering committee	H	S
		5.3.2.2 - Community members invited and encouraged to contribute to projects and initiatives such as the University of Tasmania's natural values mapping		
		5.3.2.3 - Regular articles in local newsletters and newspapers		
		5.3.2.4 - Information about how to get involved on GSBC and stakeholders websites		
	5.3.3 Facilitate educational and awareness raising activities for schools	5.3.3.1 - Two (2) activities each year	H	S

5. PEOPLE (Continued)				
OBJECTIVE : Incorporate regional community wellbeing into agricultural and natural area management programs to improve resilience				
Goal	Action	Measures of success	Priority	Time-frame
	5.3.4 Work with key organisations such as Landcare Tasmania, Wildcare, NRM South, Landscape Recovery Foundation, Birds Tasmania and Clean Up Australia to support community groups undertaking NRM activities	5.3.4.1 - An annual collaborative event with key organisations	H	S
	5.3.5 Support community involvement in NRM (land, bush, coast and water care) activities including weed management	5.3.5.1 - Community groups and non-government organisations participate in weed management working bees. At least 3 working bees annually.	H	S
		5.3.5.2 - 10 % Increase in community interest and participation in community group activities by 2025		
	5.3.6 Promote Aboriginal history through cultural activities, storytelling and interpretive signage as appropriate	5.3.6.1 - Cultural activities incorporated into two (2) community NRM events	M	S
	5.3.7 Connect communities with paths and walkways to promote walking and bike riding in local areas	5.3.7.1 - Investigate opportunities for increasing connectivity between communities, amenities and natural areas by 2027	M	L
	5.3.8 Work with different stakeholders groups to promote outdoor activities that connect the community with each other and the natural environment, and promote health and well being	5.3.8.1 - Increase in number of different groups holding activities and events that celebrate the natural environment and health and wellbeing	H	S
	5.3.9 Work with the tourism industry (Tourism Tasmania, East Coast Tourism Tourism Tasmanian Industry Council and local operators to raise awareness of the natural values of the east coast and how to reduce visitor impacts	5.3.9.1 - Key focus areas, audiences and communication methods identified by 2025	H	S
	5.3.10 Retain significant trees across the landscape particularly in urban and peri-urban areas	5.3.10.1 - Develop a significant tree register by 2026	M	S



Photo - Alan Morgan





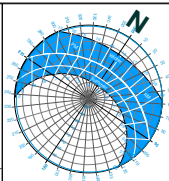
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Our Park Amenities Floor Plan

No.: OUR1 SK01 vB Date:15.08.23 Scale: 1:100 @ A3

Key
A. Kitchen
B. DP WC
C. Lobby
D. Office
E. Art Stores
F. Choir/Meeting/Yoga
G. Art Studio
H. Deck, Sound Shell over



OUR PARK, ORFORD - SOUNDSHELL SURVEY

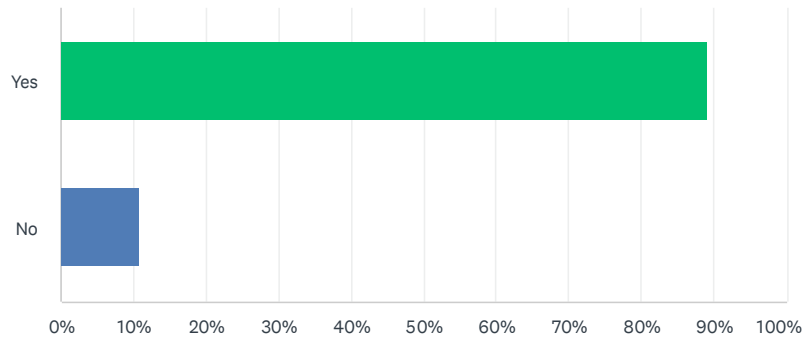
Q1 Name (Optional)

Answered: 61 Skipped: 42

OUR PARK, ORFORD - SOUNDSHELL SURVEY

Q2 Are you a permanent resident or ratepayer of Glamorgan Spring Bay Council?

Answered: 102 Skipped: 1

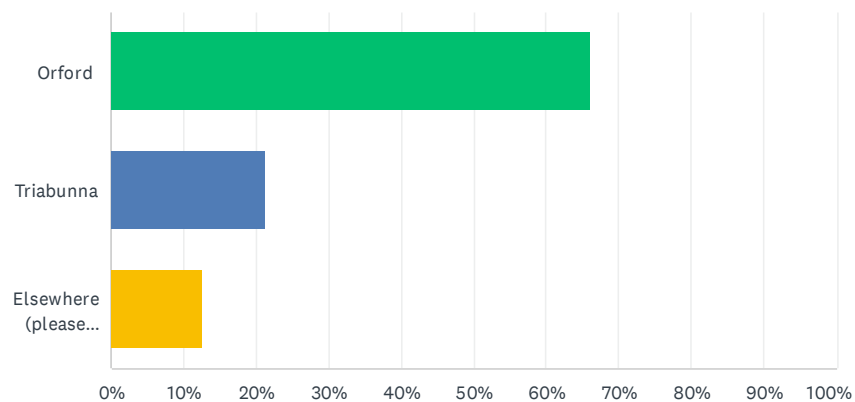


ANSWER CHOICES	RESPONSES	
Yes	89.22%	91
No	10.78%	11
TOTAL		102

OUR PARK, ORFORD - SOUNDSHELL SURVEY

Q3 Which location do you live in?

Answered: 103 Skipped: 0

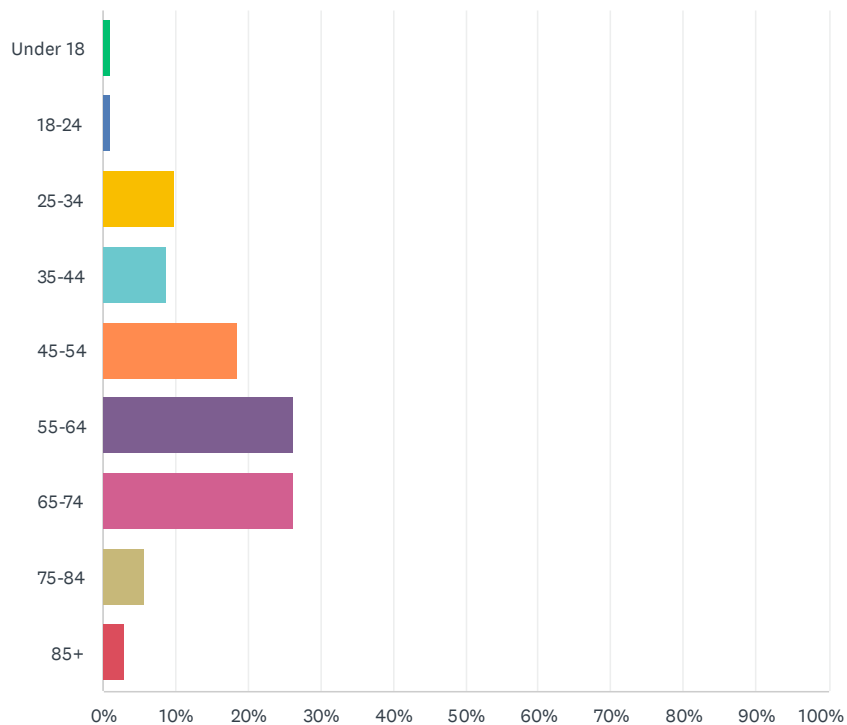


ANSWER CHOICES	RESPONSES	
Orford	66.02%	68
Triabunna	21.36%	22
Elsewhere (please specify)	12.62%	13
TOTAL		103

OUR PARK, ORFORD - SOUNDSHELL SURVEY

Q4 How old are you?

Answered: 103 Skipped: 0

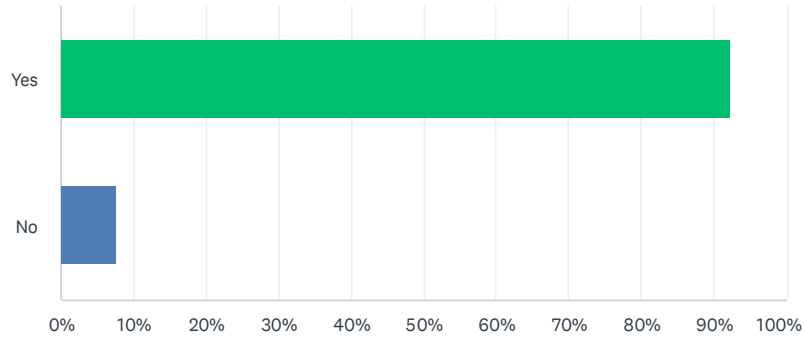


ANSWER CHOICES	RESPONSES	
Under 18	0.97%	1
18-24	0.97%	1
25-34	9.71%	10
35-44	8.74%	9
45-54	18.45%	19
55-64	26.21%	27
65-74	26.21%	27
75-84	5.83%	6
85+	2.91%	3
TOTAL		103

OUR PARK, ORFORD - SOUNDSHELL SURVEY

Q5 Do you think a sound shell in Our Park would provide more opportunities for community events?

Answered: 103 Skipped: 0

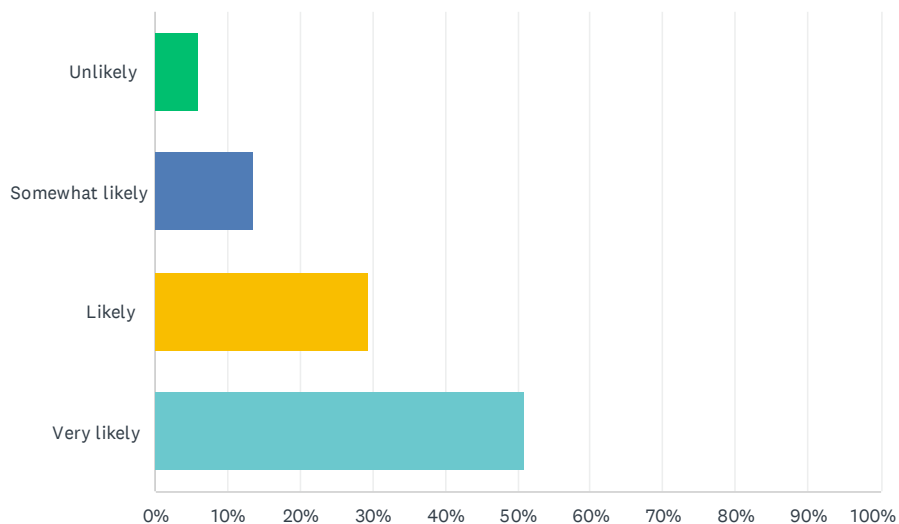


ANSWER CHOICES	RESPONSES	
Yes	92.23%	95
No	7.77%	8
TOTAL		103

OUR PARK, ORFORD - SOUNDSHELL SURVEY

Q6 How likely are you to attend events or performances at the soundshell if it is built?

Answered: 102 Skipped: 1



ANSWER CHOICES	RESPONSES	
Unlikely	5.88%	6
Somewhat likely	13.73%	14
Likely	29.41%	30
Very likely	50.98%	52
TOTAL		102

OUR PARK, ORFORD - SOUNDSHELL SURVEY

Q7 Are there any other comments that you would like to make?

Answered: 73 Skipped: 30

OUR PARK, ORFORD - SOUNDSHELL SURVEY

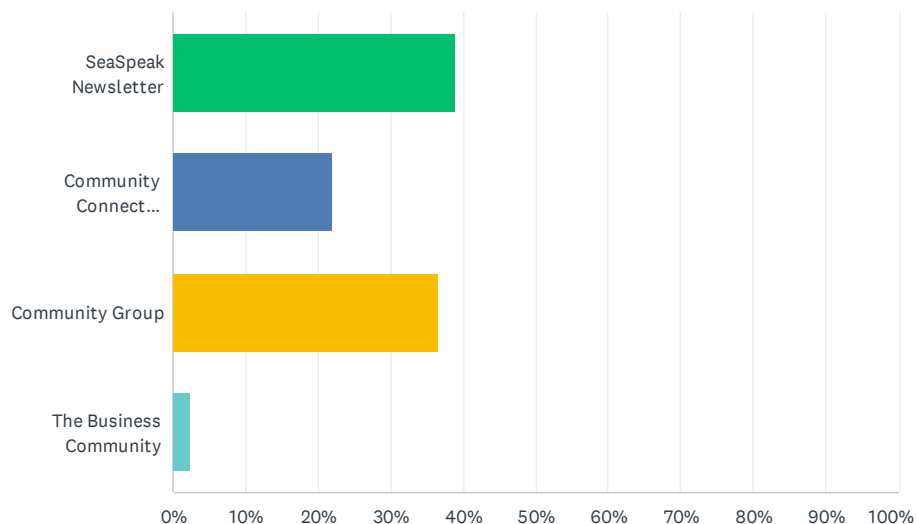
Q8 Keep up to date on matters that are important to you. Council often uses email databases to directly engage with our communities on a range of issues. If you want to join one of Council's databases, please supply your email address.

Answered: 44 Skipped: 59

OUR PARK, ORFORD - SOUNDSHELL SURVEY

Q9 Which Council communication database do you want to be a part of?

Answered: 41 Skipped: 62



ANSWER CHOICES	RESPONSES	
SeaSpeak Newsletter	39.02%	16
Community Connect (Various Township Groups)	21.95%	9
Community Group	36.59%	15
The Business Community	2.44%	1
TOTAL		41

OUR PARK, ORFORD - SOUNDSHELL SURVEY

Q7 Are there any other comments that you would like to make?

Answered: 73 Skipped: 30

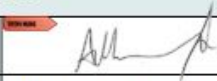
#	RESPONSES	DATE
1	Has there been any research done into the level of sound that will emanate through the area? We walk the bike track with our dog every evening and there is a lot of wild life, particularly possums, bandicoots, tawny frogmouths and owls. Currently one can hear the pied oyster catchers on the shore. How much will a 'sound shell' affect the wildlife which has made its homes in the strip managed by Parks and Wildlife, between the shore and the park? Has Parks and Wildlife even been approached? What about Birds Tasmania? And importantly, what about the residents? We found out about this by accident in the shop window last night when we were walking. So much for community consultation.	9/1/2023 4:35 PM
2	I sing in the Maria Voices Choir, and performed several times at the park (Xmas, etc). It is a great location but sometimes experiences inclement Tasmanian weather. A permanent shelter from wind and rain, with protected electrical equipment, would be a great improvement for us. And I see there is another one further up the coast which is also very popular.	9/1/2023 12:50 PM
3	I encourage this development	8/28/2023 5:01 PM
4	A nice way to bring the community together, the school could utilise it for their special concerts, Christmas Carols at the park would be wonderful. Could also be useful as a Staging area during fire seasons.	8/26/2023 2:43 PM
5	Have seen similar cases in other states and have seen how it unites the community at special events	8/26/2023 2:34 PM
6	Great idea!	8/23/2023 4:27 PM
7	Great idea - thank you !!!	8/22/2023 5:30 PM
8	While I support the plan in principle as I live as a permanent resident directly opposite Our Park in Walpole Street I have concerns about noise & I would appreciate further consultation. We bought this property very much aware of the park, playground, bbq facilities, skate rink, toilet block & all the parking that goes with people coming & going however this proposal was not on the table.	8/21/2023 10:00 PM
9	The proposal definitely has merit, however as a permanent resident directly opposite to the proposed location we have some concerns re noise. We would appreciate some further consultations.	8/21/2023 9:46 PM
10	Would be a great asset for the Community and in my opinion would be well utilised	8/21/2023 4:20 PM
11	It is a fantastic idea to have this in the community, as would generate more community events. A permanent stage area would save the time expense of setting up a stage each time there is an event held.	8/19/2023 4:13 PM
12	Great for community groups for various fund raising	8/18/2023 5:49 PM
13	How about spending some money in Triabunna? All of the roads are a train wreck. The kids have very little things to do in the town as it is. The last thing we need is more things out Orford while Triabunna falls apart left rotting.	8/18/2023 3:37 PM
14	Fabulous idea	8/18/2023 9:29 AM
15	Being there will bring in so many more preferences and events to Our Park	8/17/2023 9:35 PM
16	Waste of money when there are more important infrastructure assets that need funding (i.e. roads). There are already community halls available.	8/17/2023 4:40 PM
17	Great to see more development at the park. Also please consider a permanent bike pump and repairs station often seen at parks and near tracks.	8/17/2023 2:11 PM
18	Great idea and use of open unused space	8/17/2023 10:56 AM

OUR PARK, ORFORD - SOUNDSHELL SURVEY

19	Build it and they will come.	8/17/2023 9:53 AM
20	I am very keen to attend any cultural performances in the Triabunna / Orford area but think that performances at a soundshell are far too vulnerable to weather conditions. I would not buy a ticket in advance for an outdoor performance but would wait to see the weather on the day / night. If other people feel similarly, this may result in losses made by Council or whoever provided the entertainment. I feel that the community halls are a much better venue for such events. The soundshell proposal seems contrary to Council's stance of not providing new infrastructure because of the cost of maintenance.	8/16/2023 1:44 PM
21	no	8/15/2023 5:20 PM
22	No just that it sounds like an excellent idea to bring people together.	8/15/2023 11:19 AM
23	No thanks	8/14/2023 4:10 PM
24	This is a great initiative which will provide opportunities for a whole host of organisations to present interesting, entertaining, educational experiences.	8/14/2023 10:54 AM
25	it would be a good facility for all local community groups and schools and would not be that frequent to impact highly on the local residents.	8/14/2023 7:56 AM
26	Been a member of spying bay singers and Maria Voices and know how hard it is to sing in the open air to be heard and make a joyful experience for everyone	8/13/2023 5:53 PM
27	My only concern is whether the positioning of the sound shell will mean the adjoining properties get the full blast of the performance or whether it can be positioned so that the main sound goes out to sea.	8/13/2023 5:39 PM
28	It's about time something was done with our park. The facilities for our kids are below par all the money seems to be spent further up the road	8/12/2023 1:03 PM
29	I just want to say that as a performer it is difficult to perform outside and get the balance right, so a sound shell is such a fantastic opportunity for the community for the future. It will offer a space for more cultural events and support local business with visitors to our region.	8/12/2023 10:28 AM
30	Orford is such a special place, but doesn't have anything special to attract people	8/12/2023 10:22 AM
31	I don't trust this council to take the results of a survey seriously going by past actions.	8/12/2023 9:54 AM
32	Would be such an asset to add to the beautiful park area/recreation space	8/12/2023 9:21 AM
33	This is a great initiative for the community and I imagine will be used well and often. Thank you	8/12/2023 7:24 AM
34	No	8/11/2023 10:01 PM
35	Great initiative but please fix our drainage system	8/11/2023 3:59 PM
36	What is the cost? Who pays? Who maintains it and at what cost?	8/11/2023 1:29 PM
37	Any thing that can bring community together is good	8/11/2023 1:10 PM
38	As a nearby resident there is some concern as to which way the sound shell will face.	8/11/2023 12:04 PM
39	With the sound being contained it shouldn't be a problem to neighbouring propertie	8/11/2023 9:50 AM
40	Additional power sources would be great at Our Park, in addition to the power at the proposed sound shell. When planning for public events a lack of power sources is always a huge issue.	8/11/2023 9:38 AM
41	This would provide pportunities for community to get together and facilitate more local events.	8/11/2023 9:25 AM
42	People who live closer may have a different view, but it would seem to be a good gathering for community events. Would there be any problems in keeping the venue clean?	8/11/2023 9:23 AM
43	No	8/11/2023 8:23 AM
44	li would be a wonderful asset to the community and would be very well used. A most worthwhile investment	8/11/2023 8:02 AM
45	Hell Yes!! Bring it on!	8/11/2023 7:51 AM

OUR PARK, ORFORD - SOUNDSHELL SURVEY

46	I was a ratepayer in the area for many years and attended all functions at our park and the sound shell would have been a great addition with the sound shell being available I am sure you could attract more acts to visit and perform a great addition to our park	8/11/2023 7:41 AM
47	Brilliant idea	8/11/2023 7:01 AM
48	Great idea	8/11/2023 6:22 AM
49	Would be great for a Christmas carol event, performances etc.	8/11/2023 6:20 AM
50	Na	8/10/2023 10:19 PM
51	Spend rate payers money non fixing roads and other infrastructure before some other infrastructure that is not needed as yet.	8/10/2023 9:13 PM
52	No	8/10/2023 9:08 PM
53	No	8/10/2023 8:58 PM
54	Make sure it can provide some covered area for people who may need to sit and for disabled persons	8/10/2023 7:56 PM
55	Our priority would be that the current problems with erosion of the Orford creek and the potential loss of the walking track next to the creek is seen as a priority. But we are in general supportive of new projects to enable greater community events.	8/10/2023 6:49 PM
56	No	8/10/2023 6:40 PM
57	I think it would be a wonderful asset to our growing community!	8/10/2023 5:43 PM
58	Great idea, would love it!	8/10/2023 5:28 PM
59	This venue has the ability to connect residents and holiday makers in an ideal park and provide easy access and parking. As an x resident and now a holiday only person I would be interested in attending any function held here. A great initiative of the Rotary club and council.	8/10/2023 5:25 PM
60	I like the idea but wonder if it's the right priority for Council expenditure (eg the condition of roads around Shelly Beach has almost led to car damage or accidents)	8/10/2023 4:08 PM
61	We need more children crossing signs at the part near Blue Waters & at Our Park too!	8/10/2023 3:23 PM
62	Sounds like a good idea if the council can afford it.	8/10/2023 2:33 PM
63	Great initiative	8/10/2023 2:21 PM
64	Sounds like a great idea	8/10/2023 2:03 PM
65	waste of ratepayer funds. Build better roads	8/10/2023 1:18 PM
66	A great initiative	8/10/2023 1:04 PM
67	A great initiative by an active community group	8/10/2023 12:56 PM
68	Great idea	8/10/2023 12:16 PM
69	Brilliant idea	8/10/2023 12:11 PM
70	s under the Stars on NYE last year...it's was cold and windy .	8/10/2023 10:40 AM
71	Question 5 is a leading question and compromises the integrity of the survey. Who wants noisy events to compromise the ambience of the area. Just a thought bubble from Rotary to keep themselves busy. No thanks	8/10/2023 10:15 AM
72	Would compliment this lovely park as they are dotted all over Australia. Lovely to host musical events and even weddings. Good luck & hope a good response.	8/10/2023 10:03 AM
73	No	8/10/2023 10:02 AM

Name of applicant	Landcare Tasmania Inc.
Postal address	3/65 Murray Street, Hobart, 7000
Contact person	Alison McCrindle
Role if group applying	
Contact number	(03) 6234 7117
Email address	alison@landcarea.org.au
Is your organisation an incorporated body?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Project title and brief description (if insufficient space, please attach additional sheet)	
Tasmanian Community Landcare Conference 2023 -	
set to take place at Tasmania's leading sustainable events venue, Spring Bay Mill, on October 13th - 15th.	
This unmissable weekend will bring together the grassroots community of Landcarers from across Tasmania into a highly anticipated and important milestone gathering that will be guided by the theme "Building Momentum: Turning Knowledge Into Action".	
The conference will highlight case studies from across Australia and importantly Tasmania, and bring together community landcarers to share their knowledge, inspire positive action, and celebrate the important work being done in our communities. A unique offering as part of the conference weekend are the 3 carefully curated field trips that will explore current landcare projects along the East Coast of Tasmania - predominantly within the Glamorgan Spring Bay municipality.	
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 supporting document.	
Funding sought from Council	\$ 5000
Funding to be contributed by you or your organisation	\$ \$88,000
Funding to be contributed from other organisations (Provide details below of confirmed or anticipated contributions *)	\$ 67,000
Total Project Expenses	\$ 160,000
Signed	
Name (Please print)	Alison McCrindle
Date	06/07/23
*Details of other contributors:	The conference is supported in a number of ways by a number of organisations - this area is a work in progress, but to date we have 40 sponsored bursary tickets from 12 organisations across Tasmania. 2 organisations sponsoring the event with an anticipated 6 more sponsors, and in kind support from Spring Bay Mill, Encounter Maria Island, Sea Forest.

GSBC – Community Small Grants Program

Landcare Tasmania Inc.
C/O Alison McCrindle
(03) 6234 7117
alison@landcaretas.org.au

Supporting document:

Intended outcomes of the project

The conference is key to building on the current global and local momentum of people caring for land, water and community - and does this through its program of knowledge sharing, hands-on workshops, panel discussions and networking opportunities.

The conference builds on and fosters healthy ecosystems within the local communities which will enhance people's livelihoods, counteract climate change, and stop the collapse of biodiversity.

The conference is estimated to attract 300 attendees to the coast which will bring significant economic benefits to the local businesses including accommodation providers, hospitality outlets and local service providers - buses, ferry to Maria island, food outlets and more.

An integral outcome of the program is increasing access to networking among communities, and consequently discussing and addressing community issues of significance - a true galvanising of the local Landcare community. This will be fostered through our Saturday program of speakers, hands-on workshops, panel discussions and networking breaks. And also through our 3 guided field trips - #1 at Spring Bay Mill and Sea Forest, #2 on Maria Island involving Parks and Wildlife, Friends of Maria Island and Wildcare, #3 Coastal Landcarers where we will stop in to local landcare groups projects.

Another fundamental objective and outcome at the Conference is the Tasmanian Community Landcare Awards where nominated amazing landcarers are celebrated and recognised for their efforts and contributions towards healthy landscapes in Tasmania - empowering and encouraging the ongoing work of Landcarers.

Budget notes

Tickets alone do not cover the full costs of the conference weekend, and having limited venue capacity means limited tickets and hence limited budget. Sponsorship and funding is a vital part of making sure we can deliver this important and inspiring weekend for Tasmanian landcarers.

Thank you for your time, we hope you give our application your fullest consideration.



9 Melbourne Street (PO Box 6)
Triabunna TAS 7190

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✉ admin@freycinet.tas.gov.au

■ www.gsbc.tas.gov.au

COMMUNITY SMALL GRANTS APPLICATION FORM	
Name of applicant	Triabunna Tivoli Theatre
Postal address	
Contact person	Rose Killion
Role if group applying	Chairperson
Contact number	0418 123 851
Email address	rosekillion10@gmail.com
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)	
Triabunna Tivoli Theatre. Our goal is to provide monthly cinema nights at the Triabunna Hall. In previous years, this has proven to be a valuable community activity providing not only entertainment but a wonderful opportunity to bring people and families together.	
Outline intended outcomes of the project (for example, benefits of the project to the community, support from any other groups or organisations).	
Community engagement and entertainment.	
Other local networks are aware of this proposal and supportive eg Spring Bay Suicide Prevention Network. This initiative has developed from community feedback and interest in revitalising this event.	
Funding sought from Council	\$ 1,000
Funding to be contributed by you or your organisation	\$
Funding to be contributed from other organisations (Provide details below of confirmed or anticipated contributions *)	\$ PUBS 1000.00?
Total Project Expenses	\$ 1638.00
Signed	
Name (Please print)	Rose Killion
Date	05/09/2023
*Details of other contributors:	Application given to PUBS for consideration not approved yet.

Estimated Costs for first 3 film screenings of Triabunna Tivoli

Description	Per screening	Total
Film hire for first 3 screenings	\$250.00	\$750.00
Cleaning after screening	\$95.00	\$285.00
Hall hire	\$25.00	\$75.00
Food and Drinks to start		\$100.00
Association Incorporation		\$178.00
Printing		\$100.00
Door Prizes	\$50.00	\$150.00
	Total	\$1638.00