

Ordinary Council Meeting - 23 May 2023 Attachments

4.1 DA2023/00074 - 1 X SINGLE DWELLING AND 3 X VISITOR ACCOMMODATION BUILDINGS - 258

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GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 258 Harveys Farm Road, Bicheno
CT 183150/2

PROPOSAL: 1 Single dwelling and 3 Visitor accommodation
units

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the General Manager. Representations must be received before midnight on 05th May 2023.

APPLICANT: Woolcott Surveyors
DATE: 04/04/2023
APPLICATION NO: DA 2023 / 074



9 Melbourne Street (PO Box 6)
Triabunna TAS 7190

☎ 03 6256 4777

☎ 03 6256 4774

✉ admin@freycinet.tas.gov.au

🌐 www.gsbc.tas.gov.au

Application for Planning Approval

Advice:

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

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

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

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

Details of Applicant and Owner			
Applicant:	Woolcott Surveys		
Contact person: (if different from applicant)	Michelle Schleiger		
Address:	10 Goodman Court		
Suburb:	Invermay	Post Code:	7248
Email:	admin@woolcottsurveys.com.au	Phone: / Mobile:	6332 3760

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)	PACIFIC COAST RESORTS PTY LTD; SEANOR HOLDINGS PTY LTD		
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	258 HARVEYS FARM RD BICHENO TAS 7215		
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):	183150/2		
Current use of site:	vacant		



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General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	residential and visitor accommodation
Estimated value of works: (design & construction)	\$
Is the property on the State Heritage Register? (Circle one)	<input type="checkbox"/> Yes / No <input checked="" type="checkbox"/>
For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	
Personal Information Protection Statement	

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

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.



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Applicant Declaration

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


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	04-Apr-23
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	04-Apr-23
--	--	-------	-----------

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.



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Triabunna TAS 7190

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Checklist of application documents: *Taken from Section 6 of the Planning Scheme*

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

DA

PROJECT INFORMATION
30/03/2023

RURAL LIVING ZONE

AREA SCHEDULE (Gross Building)		
Name	Area	Perimeter
DWELLING roofed area	98.62	52399
DECK	8.20	12469
TOTAL AREA	106.82	

TOTAL TITLE AREA 10050 m2

XX% SITE COVERAGE

BUILDING DESIGNER: JO WOODBURY
ACCREDITATION No: 551573843
LAND TITLE REFERENCE NUMBER: C.T. 183150/2
DESIGN WIND SPEED: X
SOIL CLASSIFICATION: X
CLIMATE ZONE: 7
BUSHFIRE-PRONE BAL RATING: XXX
ALPINE AREA: NOT APPLICABLE
CORROSION ENVIRONMENT: MED
FLOODING: NO
LANDSLIP: NO
DISPERSIVE SOILS: UNKNOWN
SALINE SOILS: UNKNOWN
SAND DUNES: UNKNOWN
MINE SUBSIDENCE: NO
COASTAL INUNDATION: NO
LANDFILL: UNKNOWN
DATUM LEVEL AT KERB: REFER DWGS
GROUND LEVEL: REFER DWGS
FINISHED FLOOR LEVEL: REFER DWGS
OVERFLOW RELIEF GULLY LEVEL: MIN 150MM BELOW LOWEST FIXTURE

ASSOCIATED DOCUMENTS

SITE CLASSIFICATION +
WASTE WATER TREATMENT ASSESSMENT - Geo Solutions
ENERGY EFFICIECY REPORT BY TECHNISCH
ENGINEERING DWGS BY EXCEED ENGINEERS.
REFERENCED MANUFACTURERS SPECIFICATIONS

NOTES

these drawings are for permit approval purposes and additional information may be required to inform construction

drawings are subject to owner discretion.

contractors to verify all matters of specification, finish, selection and appearance with owner prior to commencing work and ensure work carried out is acceptable to owner, including design variation and alternatives.

drawings used for construction must carry building surveyor certification. Ensure there is only one version of construction dwgs being used.

contractors and prefabricators shall advise appropriately any omission, apparent error, anomaly or unclarity of all documents applicable to this construction.

builder and subcontractors to verify dimensions and levels on site prior to commencing work and ordering..



258 HARVEYS FARM RD BICHENO TAS 7215

NEW DWELLING

PACIFIC COAST RESORTS PTY LTD
SEANOR HOLDINGS PTY LTD


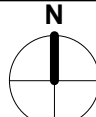


DRAWING SHEETS

Sheet	Drawing	Current Revision	Current Revision Date
A001	TITLE SHEET		
A100	LOCATION PLAN		
A101	SITE PLAN		
A102	GROUND FLOOR PLAN		
A103	LEVEL 1 PLAN		
A103A	ROOF PLAN		
A201	ELEVATIONS		
A202	ELEVATIONS		
A301	3D VISUALS		
A302	3D VISUALS		
A303	3D VISUALS		

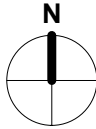


1 LOCATION PLAN
1 : 1000

 WOODBURY&CO BUILDING DESIGN <small>Phone 0407 319 437 28 Denison Road West Launceston TAS 7250 jo@woodburyco.com.au</small>	REVISION:	DESCRIPTION:	DATE:		Client: PACIFIC COAST RESORTS PTY LTD SEANOR HOLDINGS PTY LTD	Project No:	Drawing Title	Sheet No:
					Project: NEW DWELLING	P+S 2023	LOCATION PLAN	A100
					at 258 HARVEYS FARM RD BICHENO TAS 7215	Drawn By: Jo Woodbury	Date: JAN 2023	30/03/2023 2:54:03 PM
						Accreditation No. 551573843	Scale: 1 : 1000	



1 **SITE PLAN**
1 : 500



PROJECT
NEW DWELLING

FOR
PACIFIC COAST RESORTS PTY LTD
SEANOR HOLDINGS PTY LTD
LOCATION
258 HARVEYS FARM RD BICHENO TAS
7215

DRAWING TITLE
SITE PLAN

DATE:
JAN 2023

SCALE:
1 : 500

SHEET NO:
A101

PROJECT NO:
P+S 2023



BUILDING DESIGN
INTERIOR DESIGN
PLANNING

Phone 0407 319 437
28 Denison Road
West Launceston TAS 7250
jo@woodburyco.com.au

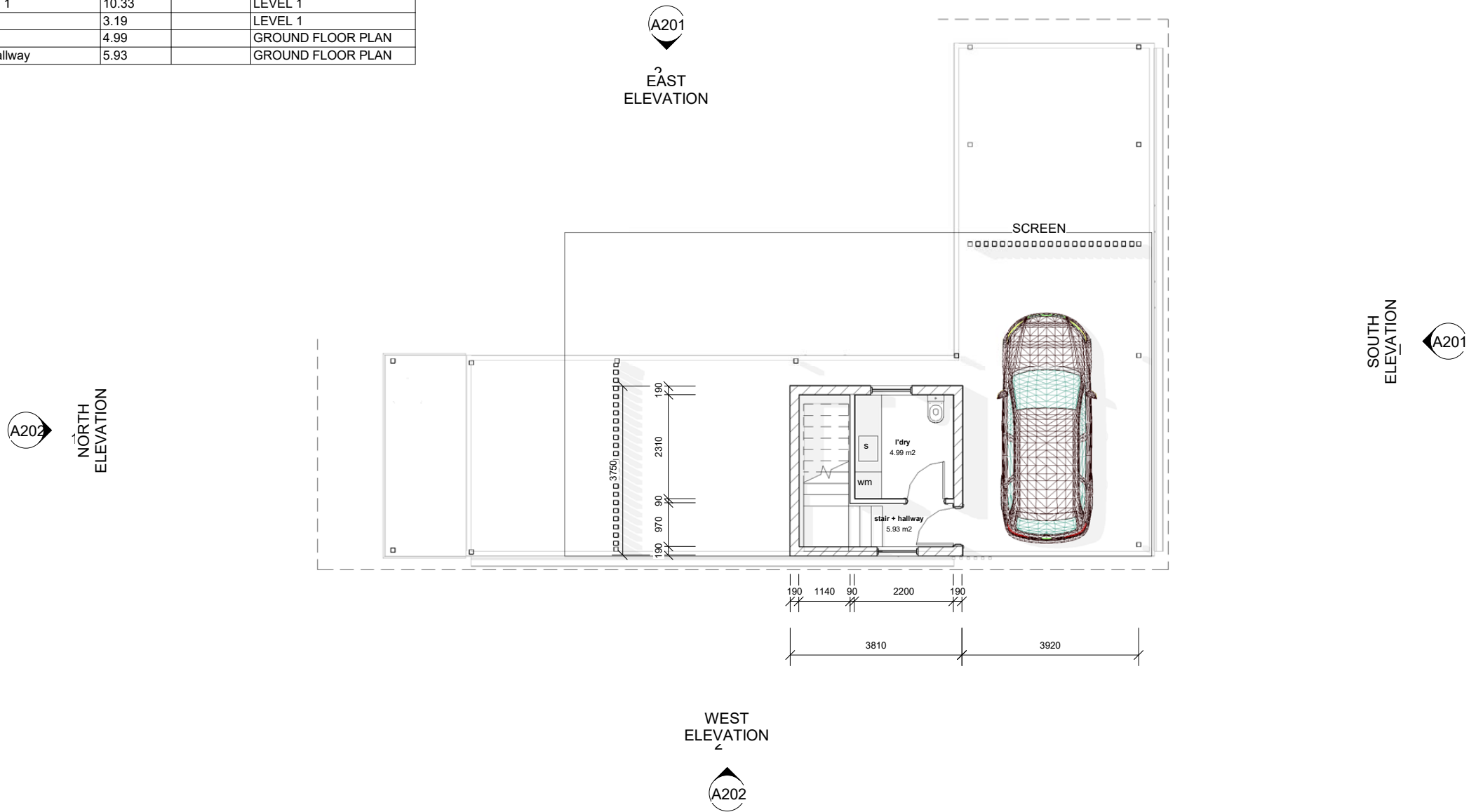
Jo Woodbury LICENSE No 551573843


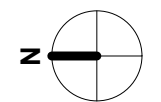
REVISIONS

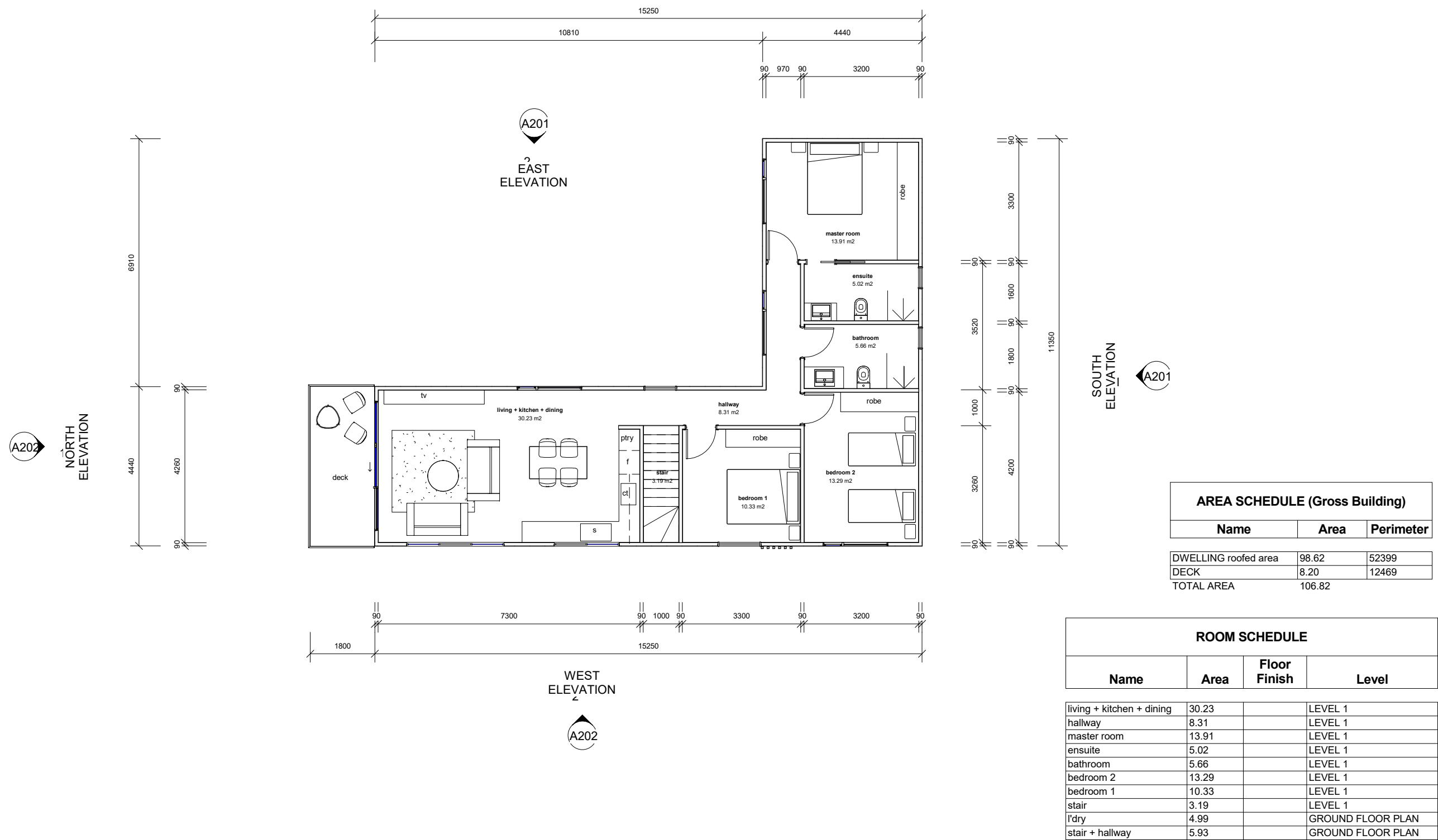
DATE	


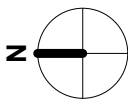
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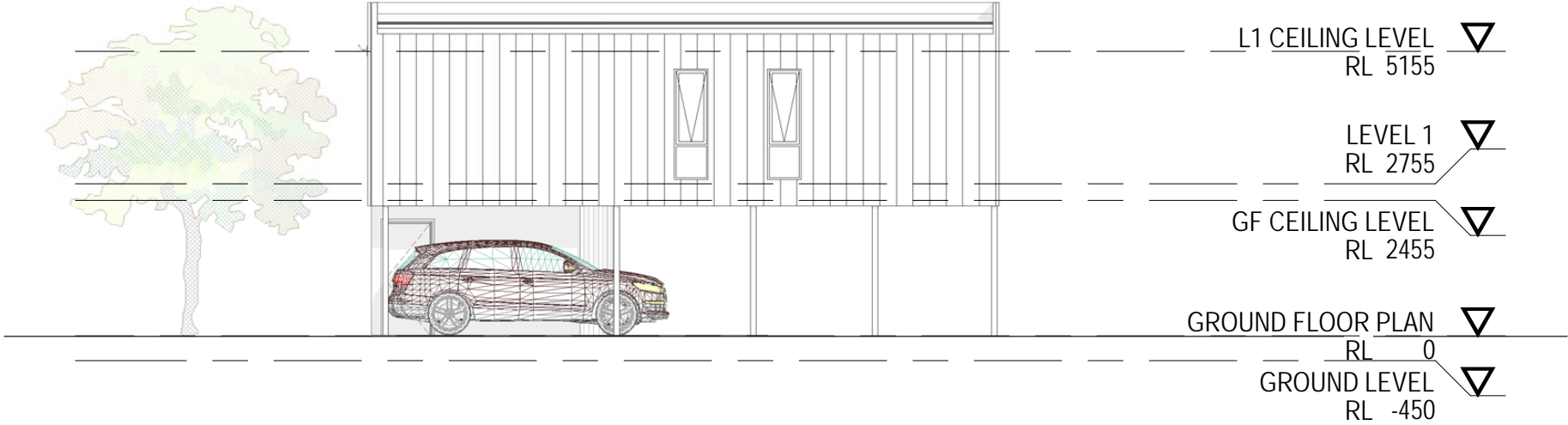
ROOM SCHEDULE			
Name	Area	Floor Finish	Level
living + kitchen + dining	30.23		LEVEL 1
hallway	8.31		LEVEL 1
master room	13.91		LEVEL 1
ensuite	5.02		LEVEL 1
bathroom	5.66		LEVEL 1
bedroom 2	13.29		LEVEL 1
bedroom 1	10.33		LEVEL 1
stair	3.19		LEVEL 1
l'dry	4.99		GROUND FLOOR PLAN
stair + hallway	5.93		GROUND FLOOR PLAN



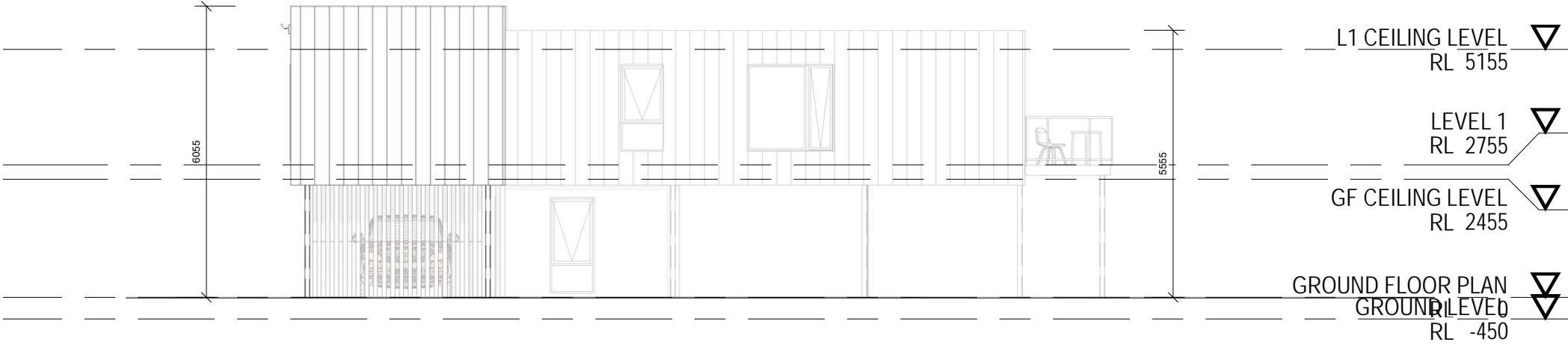
 WOODBURY&CO BUILDING DESIGN Phone 0407 319 437 28 Denison Road/ West Launceston TAS 7250 jo@woodburyco.com.au	REVISION:	DESCRIPTION:	DATE:		Client: PACIFIC COAST RESORTS PTY LTD SEANOR HOLDINGS PTY LTD	Project No:	Drawing Title	Sheet No:
					Project: NEW DWELLING	P+S 2023	GROUND FLOOR PLAN	A102
					at 258 HARVEYS FARM RD BICHENO TAS 7215	Drawn By: Jo Woodbury	Date: JAN 2023	30/03/2023 2:54:05 PM
						Accreditation No. 551573843	Scale: 1 : 100	




 <div>WOODBURY&CO BUILDING DESIGN Phone 0407 319 437 28 Denison Road West Launceston TAS 7250 jo@woodburyco.com.au</div>	REVISION:	DESCRIPTION:	DATE:		Client:	PACIFIC COAST RESORTS PTY LTD SEANOR HOLDINGS PTY LTD	Project No:		Drawing Title		Sheet No:	
					Project:	NEW DWELLING	P+S 2023		LEVEL 1 PLAN		A103	
					at	258 HARVEYS FARM RD BICHENO TAS 7215	Drawn By:	Jo Woodbury	Date:	JAN 2023		30/03/2023 2:54:05 PM
							Accreditation No.	551573843	Scale:	1 : 100		

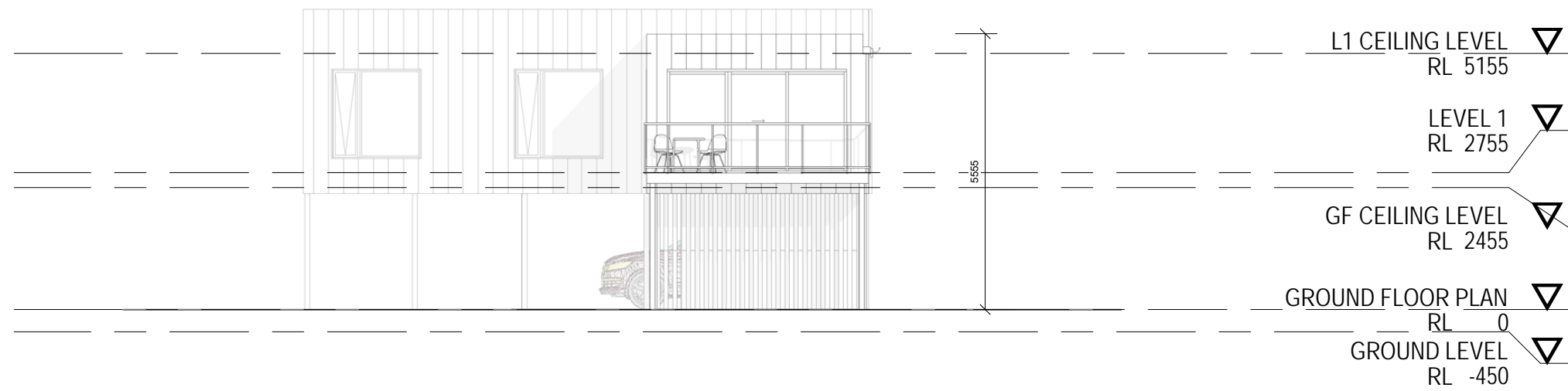


1 SOUTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100


 WOODBURY&CO BUILDING DESIGN <small>Phone 0407 319 437 28 Denison Road West Launceston TAS 7250 jo@woodburyco.com.au</small>	REVISION:	DESCRIPTION:	DATE:	Client:	PACIFIC COAST RESORTS PTY LTD SEANOR HOLDINGS PTY LTD	Project No:	Drawing Title	Sheet No:
				Project:	NEW DWELLING			
				at	258 HARVEYS FARM RD BICHENO TAS 7215			
						P+S 2023	ELEVATIONS	A201
						Drawn By: Jo Woodbury	Date: JAN 2023	30/03/2023 2:54:07 PM
						Accreditation No. 551573843	Scale: 1 : 100	




1 NORTH ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

 WOODBURY&CO BUILDING DESIGN Phone 0407 319 437 28 Denison Road West Launceston TAS 7250 jo@woodburyco.com.au	REVISION:	DESCRIPTION:	DATE:	Client:	PACIFIC COAST RESORTS PTY LTD SEANOR HOLDINGS PTY LTD	Project No:		Drawing Title		Sheet No:	
				Project:	NEW DWELLING	P+S 2023		ELEVATIONS		A202	
				at	258 HARVEYS FARM RD BICHENO TAS 7215	Drawn By:	Jo Woodbury	Date:	JAN 2023	30/03/2023 2:54:09 PM	
						Accreditation No.	551573843	Scale:	1 : 100		



 WOODBURY&CO BUILDING DESIGN Phone 0407 319 437 28 Denison Road/ West Launceston TAS 7250 jo@woodburyco.com.au	Job Title	NEW DWELLING	Date:	JAN 2023	Drawing Title	3D VISUALS
	Client	PACIFIC COAST RESORTS PTY LTD	Drawn By:	Jo Woodbury	Sheet No:	A301
	at	258 HARVEYS FARM RD/ LTD BICHENO TAS 7215	Accreditation No.	551573843	Project No:	P+S 2023
			Scale:			

30/03/2023 2:54:14 PM



<div><div><div>W</div></div><div>WOODBURY&CO</div><div>BUILDING DESIGN</div><div>Phone 0407 319 437</div><div>28 Denison Road/ West Launceston TAS 7250</div><div>jo@woodburyco.com.au</div></div>	Job Title	NEW DWELLING	Date:	JAN 2023	Drawing Title	3D VISUALS
	Client	PACIFIC COAST RESORTS PTY LTD	Drawn By:	Jo Woodbury	Sheet No:	A302
	at	258 HARVEYS FARM RD/ LTD BICHENO TAS 7215	Accreditation No.	551573843	Project No:	P+S 2023
			Scale:			

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PROJECT
NEW DWELLING

FOR
PACIFIC COAST RESORTS PTY LTD
SEANOR HOLDINGS PTY LTD
LOCATION
258 HARVEYS FARM RD BICHENO TAS
7215

DRAWING TITLE
3D VISUALS

DATE:
JAN 2023

SCALE:

SHEET NO:

A303

PROJECT NO:

P+S 2023



BUILDING DESIGN INTERIOR DESIGN PLANNING	Phone 0407 319 437 28 Denison Road West Launceston TAS 7250 jo@woodburyco.com.au
	Jo Woodbury LICENSE No 551573843

REVISIONS

DATE	

30/03/2023 2:54:15
PM



PLANNING REPORT

Application for dwelling and visitor accommodation

258 Harveys Farm Road BICHENO

April 2023

Job Number: L221120
 Prepared by: Michelle Schleiger (michelle@woolcottsurveys.com.au)
 Town Planner
 Reviewed by: James Stewart (james@woolcottsurveys.com.au)
 Senior Planner

Rev. no	Description	Date
1	Draft	20 March 2023
2	Draft	21 March 2023
3	Draft	31 March 2023
4	Final	4 April 2023
5		
6		

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Launceston | St Helens | Hobart | Devonport
woolcottsurveys.com.au

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the Land Use Planning and Approval Act 1993.

The following documents form a part of the application and should be read in conjunction with this report:

Document	Consultant
Building design and proposal plan	Woodbury and Co

2. Subject site and proposal

2.1 Site details

Address	258 Harveys Farm Road Bicheno TAS 7215
Property ID	9340029
Title	183150/2
Land area	1.005ha
Planning Authority	Glamorgan Spring Bay Council
Use class	Residential and Visitor accommodation
Easements	Right of Drainage; Right of Way
Application status	Discretionary application
Access	Right of way access from Harveys Farm Road
Proposed use	Residential and Visitor accommodation
Proposed development	1 single dwelling 3 visitor accommodation units
Zone	Rural Living
General Overlays	None
Code Overlays	Bushfire prone areas
Existing development	Vacant
Existing services and infrastructure	
Water	Not serviced
Wastewater	Not serviced
Stormwater	Not serviced

2.2 The Proposal

The proposal is for the development of 4 buildings on the lot. One will be a residential dwelling, three will be for visitor accommodation.

The buildings will be identical in floor plan and design, with the living area being on the first floor and the ground floor being for the entrance and laundry. Each unit will have three bedrooms, bathroom and ensuite and outdoor decked area of 8.2m². Under cover car parking is provided on the ground floor also, with space for two cars each.

The buildings are designed to be sympathetic to the landscape and surrounding area. The residence will be located in the north west portion of the site and the other three buildings will be the visitor accommodation units. The visitor accommodation will contribute to a known shortfall of visitor accommodation in Bicheno with availability in the area often scarce or fully occupied.

2.3 Images

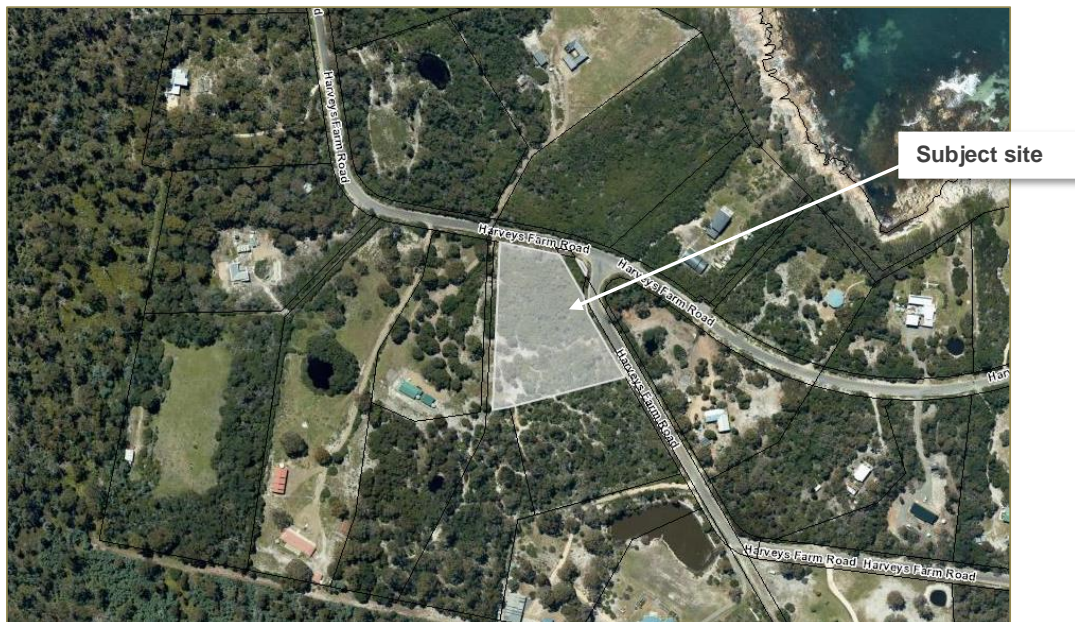


Figure 1 – Aerial view of the subject site (Source: LISTMap)



Figure 2 West of lot on Harveys Farm Road looking west



Figure 3 West of Harveys Farm Road looking south



Figure 4 North of lot on Harveys Farm Road looking south

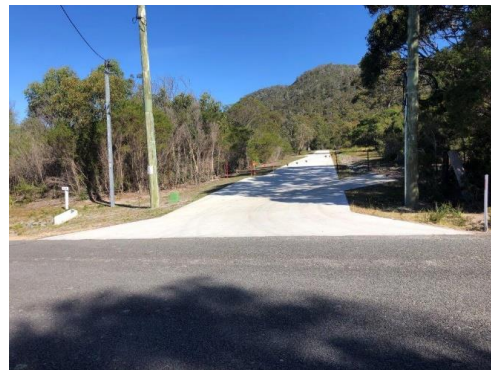


Figure 5 Access point looking south



Figure 6 Driveway access to subject site



Figure 7 On right of way looking north east to subject site

3. Planning Assessment

3.1 Zoning

The site is zoned Rural Living under the Tasmanian Planning Scheme – Glamorgan Spring Bay. The surrounding area is also Rural Living Zone which is bound by the Environmental Management Zone.

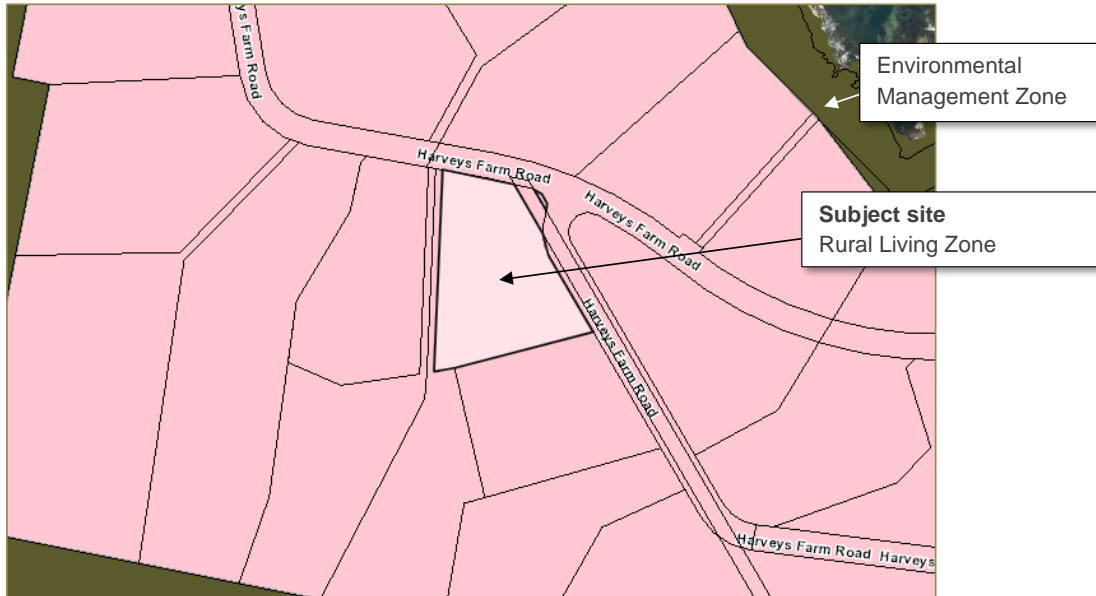


Figure 8 - Zoning of the subject site and surrounding area (Source: LISTMap)

3.2 Overlays

The subject site is affected by the Bushfire prone area Overlay shown as red hatched.



Figure 9 - Overlays affecting the subject site (Source: LISTMap)

4. Planning Scheme Zone Assessment

4.1 Zone assessment

11.0 Rural Living Zone

11.1 Zone Purpose

- | | |
|--------|---|
| 11.1.1 | To provide for residential use or development in a rural setting where:
(a) services are limited; or
(b) existing natural and landscape values are to be retained. |
| 11.1.2 | To provide for compatible agricultural use and development that does not adversely impact on residential amenity. |
| 11.1.3 | To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts. |
| 11.1.4 | To provide for Visitor Accommodation that is compatible with residential character. |

Response

The proposed does not present a conflict to the purpose of the zone. The site has limited services and the buildings are designed according to the capability of the land to accommodate onsite services.

The site itself is more than 1.5km from any rural zoned land, and no agricultural use is proposed.

The use and development proposal consists of four buildings, one to be used as a residence and three to be used for visitor accommodation. The buildings are modest residential scale, each with three bedrooms and one level of living space.

The units are identical in design, and one will be used for a residence, therefore, it stands to reason, that the visitor accommodation proposed is compatible with residential character. The units are freestanding and each has ample space, being very low density on the lot, equalling around 2,500m² per unit.

The units are simple in design profile and materials and colours are sympathetic to the surrounds being predominantly timber in natural and muted colours. The roofed area for each unit is 98.62m² creating a minimal footprint across the lot.

In all the development, as proposed, is modestly scaled and compatibly proportioned to the site and surrounding area.

11.2 Use Table

Use Class	Qualification
No Permit Required	
Residential	If for a single dwelling
Permitted	
Visitor Accommodation	

Response

A single dwelling is a NPR use and visitor accommodation is a permitted use without qualification.

11.3 Use Standards

11.3.2 Visitor Accommodation

Objective	
<p>That Visitor Accommodation:</p> <ul style="list-style-type: none"> a) is compatible with the character and use of the area; b) does not cause an unreasonable loss of residential amenity; and c) does not impact the safety and efficiency of local roads or rights of way. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <ul style="list-style-type: none"> a) accommodate guests in existing habitable buildings; and b) have a gross floor area of not more than 200m² per lot. 	<p>P1</p> <p>Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> a) the privacy of adjoining properties; b) any likely increase in noise to adjoining properties; c) the scale of the use and its compatibility with the surrounding character and uses within the area; d) retaining the primary residential function of an area; e) the impact on the safety and efficiency of the local road network; and f) any impact on the owners and users rights of way.
<p>A2</p> <p>Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.</p>	<p>P2</p> <p>Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other strata lots within the strata scheme, having regard to:</p> <ul style="list-style-type: none"> a) the privacy of residents; b) any likely increase in noise; c) the residential function of the strata scheme; d) the location and layout of the strata lots; e) the extent and nature of any other non-residential uses; and f) any impact on shared access and common property.

Response

- P1 The performance criteria are addressed. The adjoining property to the west has a dwelling, the estimated distance between this dwelling and the nearest proposed is 78m. Windows on the west side of the proposed are positioned above eye level in the living areas. The decked area will be visible, however, the decked area is positioned for views to the coastline, is not a significantly large area, and will be positioned to have only indirect views to the nearest dwelling. The nearest deck will be around 80m distant from the dwelling and set forward of the dwelling, providing more than adequate setbacks and positioning for privacy.
- a. The units for visitor accommodation are three bedroom units, designed for families or small groups. Each unit could have maximum 6 persons at any one time. As the living areas are

upstairs, and setbacks to neighbouring properties are generous, there is no anticipated effect to residential amenity from noise. The units are not of a size to attract large gatherings and noise generated is expected to be household levels.

- b. There are examples of visitor accommodation in the area at varying scales, interspersed with low density dwellings. Visitor accommodation examples can be found throughout the area, with examples evident at 287 Harveys Farm Road, 357 Harveys Farm Road, 20 Harveys Farm Road, 24 Harveys Farm Road, and 205 Harveys Farm Road. Of the places that can be found, it appears that there is a range of accommodation capability (up to 22 people in one property) and the capacity to hold events (weddings, parties). These properties all appear to be within single buildings, some with multiple occupancies, and which appear to have owners/residents/or, hosts, living or present on site.

The proposed use is compatible with the character of the area as it can be seen that the proposed use is in accord with the demonstrated surrounding use.

Properties generally have extensive areas of vegetation and buildings are well setback from the road or frontage. The subject site will also have a buffer of vegetation retained between adjoining parcels and public land, and the buildings will have the appearance of being nestled within the lot and vegetative cover. The organic layout of the site further promotes the existing character of the area and the scale of development, although in four separate buildings, is compatible with the existing in the area, as the setting will be similar and the gross roofed area similar to a standard dwelling.

- c. The subject site will have a residence, as proposed alongside the visitor accommodation. The buildings will be residential in visual appearance, as opposed to a multi-unit hotel or motel, or other accommodation type such as caravan park. The setbacks, retained vegetation, and modest scale of the buildings will ensure the visitor accommodation use does become, or appear to be, dominant.
- d. At full capacity there would be an anticipated increase of 8 cars to the site. Access is made and capable of accommodating this level of traffic from Harveys Farm Road.
- e. The right of way is 5m wide and benefits the subject site, belonging to Lot 5 of the subdivision. The entrance to the subject site is around 75m into the sealed access strip; this leads to the proposed Common area. As two way traffic can be accommodated, and the access point to the lot is at least 60m from the open area of Lot 5, no impacts are anticipated to owners and users.

- A2 The acceptable solution is achieved in that the visitor accommodation is not currently subject to a strata scheme.

This provision protects permanent residents that are a part of an existing strata development from unwelcome impacts, perhaps in higher, or unsuited densities where impacts may be more keenly detected. This development will have one unit as a residence and three as visitor accommodation units, at a very low density, and more than adequate buffer space between each unit. There are minimal areas for conflict of use, vegetation and distance buffers, and, as stated earlier, the scale and capacity of each unit does not invite large numbers.

The Report to Minister on Exemption standards for visitor accommodation¹ explain, 'That the impacts of Visitor Accommodation in a strata scheme where there are permanent residents on the site is more likely to impact residential amenity because of the density of use and development and the sharing of common property'.

The subject site has exceptionally low density and minimal common property that is dispersed throughout the site, so identified issues for visitor accommodation in strata schemes are negated. Further, the report makes the additional point, that if the owner/occupier is present, guests are more likely to behave like a resident. The inclusion of one residence on the lot is more than likely to positively impact guest behaviour.

Despite this, there is no strata scheme in place at the time of this application and so this application cannot be assessed as such.

11.4 Development Standards for Buildings and Works

11.4.1 Site coverage

Objective	
<p>That the site coverage:</p> <ul style="list-style-type: none"> a) is compatible with the character of existing development in the area; and b) assists with the management of stormwater runoff. 	
Acceptable Solutions	Performance Criteria
A1 The site coverage must be not more than 400m ² .	<p>P1 The site coverage must be consistent with that existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site; b) the capacity of the site to absorb runoff; c) the size and shape of the site; d) the existing buildings and any constraints imposed by existing development; e) the need to remove vegetation; and f) the character of development existing on established properties in the area.

Response

A1 The acceptable solution is achieved. The gross site coverage is 394.48m².

11.4.2 Building height, setback and siting

Objective
<p>That height, setback and siting of buildings:</p> <ul style="list-style-type: none"> a) is compatible with the character of the area; b) does not cause an unreasonable loss of amenity; c) minimises the impact on the natural values of the area; and d) minimises the impact on adjacent uses.

¹ Draft Planning Directive 6 - Exemption and Standards for Visitor Accommodation - Report to Minister, May 2018 Page 13 https://www.planning.tas.gov.au/_data/assets/pdf_file/0007/589624/Draft-Planning-Directive-6-Report-to-Minister-14-May-2018.PDF

Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 8.5m.	<p>P1 Building height must be compatible with the character of the area and not cause an unreasonable loss of amenity to adjoining properties having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site; b) the height, bulk and form of existing buildings on the site and adjoining properties; c) the bulk and form of proposed buildings; d) sunlight to habitable rooms and private open space in adjoining properties; and e) any overshadowing of adjoining properties or public places.

Response

A1 The acceptable solution is achieved. The buildings are 6.05m in height.

A2 Buildings must have a setback from a frontage of not less than 20m.	<p>P2 Buildings must be sited to be compatible with the character of the area, having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site; b) the setbacks of adjacent buildings; c) the height, bulk and form of existing and proposed buildings; d) the appearance when viewed from roads and public places; and e) the retention of vegetation.
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Response

A2 The acceptable solution is achieved. The minimum of 20m setback from all frontages is achieved.

A3 Buildings must have a setback from side and rear boundaries of not less than 10m.	<p>P3 Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site; b) the size, shape and orientation of the site; c) the setbacks of surrounding buildings; d) the height bulk and form of existing and proposed buildings; e) the character of the development existing on established properties in the area; and f) any overshadowing of adjoining properties or public places.
--	--

Response

A3 The acceptable solution is achieved. The minimum of 10m from side and rear boundaries is achieved.

<p>A4 Buildings for a sensitive use must be separated from an Agriculture Zone or Rural Zone a distance of:</p> <ul style="list-style-type: none"> a) not less than 200m; or b) if the setback of an existing building is within 	<p>P4 Buildings for a sensitive use must be sited so as to not conflict or interfere with uses in the Agriculture Zone or Rural Zone, having regard to:</p> <ul style="list-style-type: none"> a) the size, shape and topography of the site;
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200m, not less than the existing building.	<ul style="list-style-type: none"> b) the separation of any existing buildings for sensitive uses on adjoining properties; c) the existing and potential use of adjoining properties; d) any proposed attenuation measures; and e) any buffers created by natural or other features.
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Response

A3 The acceptable solution is achieved.

4.2 Code Assessment

The following Codes under the Scheme are considered applicable to this application.

C2.0 Parking and sustainable transport code

C2.5 Use Standards

C2.5.1 Car parking numbers

- A1 The acceptable solution is achieved. Table C2.1 requires 2 spaces for the dwelling and 1 space per accommodation unit. Each building has provision for 2 spaces. There are two additional spaces provided within the common area.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

- A1 The acceptable solution is achieved. All car parking areas will be on all weather surface with drainage built according to the building design.

C2.6.2 Design and layout of parking areas

- A1 The parking provision is compliant with the required standards.

C2.6.3 Number of accesses for vehicles

- A1 The acceptable solution is achieved. The site has one access point, by right of way from Harveys Bay Road.

C3.0 Road and railway assets code

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

- A1.4 The RMS Guide to Traffic Generating Developments² estimates residential trips in regional areas as 7.4 averaged daily trips.
The Guide to Traffic Generating Developments version 2.2³ does not have specific numbers on self contained accommodation but estimates daily trips from a Motel to be 3 per unit. Based on this information, the estimated daily trips are 16.4 which is well below the 40 vehicle movements daily listed in Table C3.1.
- A1.5 The acceptable solution is achieved.

5. Conclusion

The proposed use and development is for one residence and three visitor accommodation units on the lot. The buildings will be identical, less than 100m² each and designed to be sympathetic to the surrounding landscape and character of built development in the area. The development is within a residential zone and the uses are either no permit required or permitted under the uses table for the zone. The building standards are compliant with the Scheme also.

Retention of vegetation on the site will be a priority for the development, to maintain the character of the site, and the character of surrounding existing developed lots (subject to bushfire safety requirements). The retained vegetation, together with setbacks from public areas and from adjoining

² Guide to Traffic Generating Developments. Updated traffic surveys. <https://roads-waterways.transport.nsw.gov.au/trafficinformation/downloads/td13-04a.pdf>

³ <https://roads-waterways.transport.nsw.gov.au/business-industry/partners-suppliers/documents/guides-manuals/guide-to-generating-traffic-developments.pdf>

properties, will ensure that the use and development is low impact and contributes positively to the built environment of this part of Bicheno.

There is a known shortage of visitor accommodation in the area of Bicheno and the proposed is similar in use to other accommodation sites in the area, having self-contained facilities, private parking, and discrete living spaces. The modesty of scale ensures that large groups would not use the site and shared outdoor areas are limited and spaced out, negating the effects of noise or other amenity impacts to others.

The outdoor decked area on each building is also limited in size, discouraging large gatherings in potentially visible spaces.

As the proposal is generally in accordance with the provisions of the Scheme, a permit for use and development is sought from Council.

Annexure 1 – Copy of title and folio

Annexure 2 – Building design and proposal plan



Land Surveying | Town Planning | Project Management
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10 Goodman Court
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Hobart 7000
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North west office
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East Devonport 7310
p (03) 6332 3760



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 183150	FOLIO 2
EDITION 1	DATE OF ISSUE 20-Jun-2022

SEARCH DATE : 20-Mar-2023

SEARCH TIME : 04.38 PM

DESCRIPTION OF LAND

Parish of ST ALBANS Land District of CUMBERLAND
 Lot 2 on Sealed Plan 183150
 Derivation : Part of Lot 11009, 24A-0R-0P Gtd. to Henry Harvey
 and Part of Lot 16879, 48A-0R-26P Gtd. to William Harvey
 Prior CT 143338/51

SCHEDULE 1

M915699 TRANSFER to SEANOR HOLDINGS PTY LTD and PACIFIC COAST
 RESORTS PTY LTD as tenants in common in equal shares
 Registered 08-Nov-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP183150 EASEMENTS in Schedule of Easements
 SP183150 FENCING PROVISION in Schedule of Easements
 SP101885 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

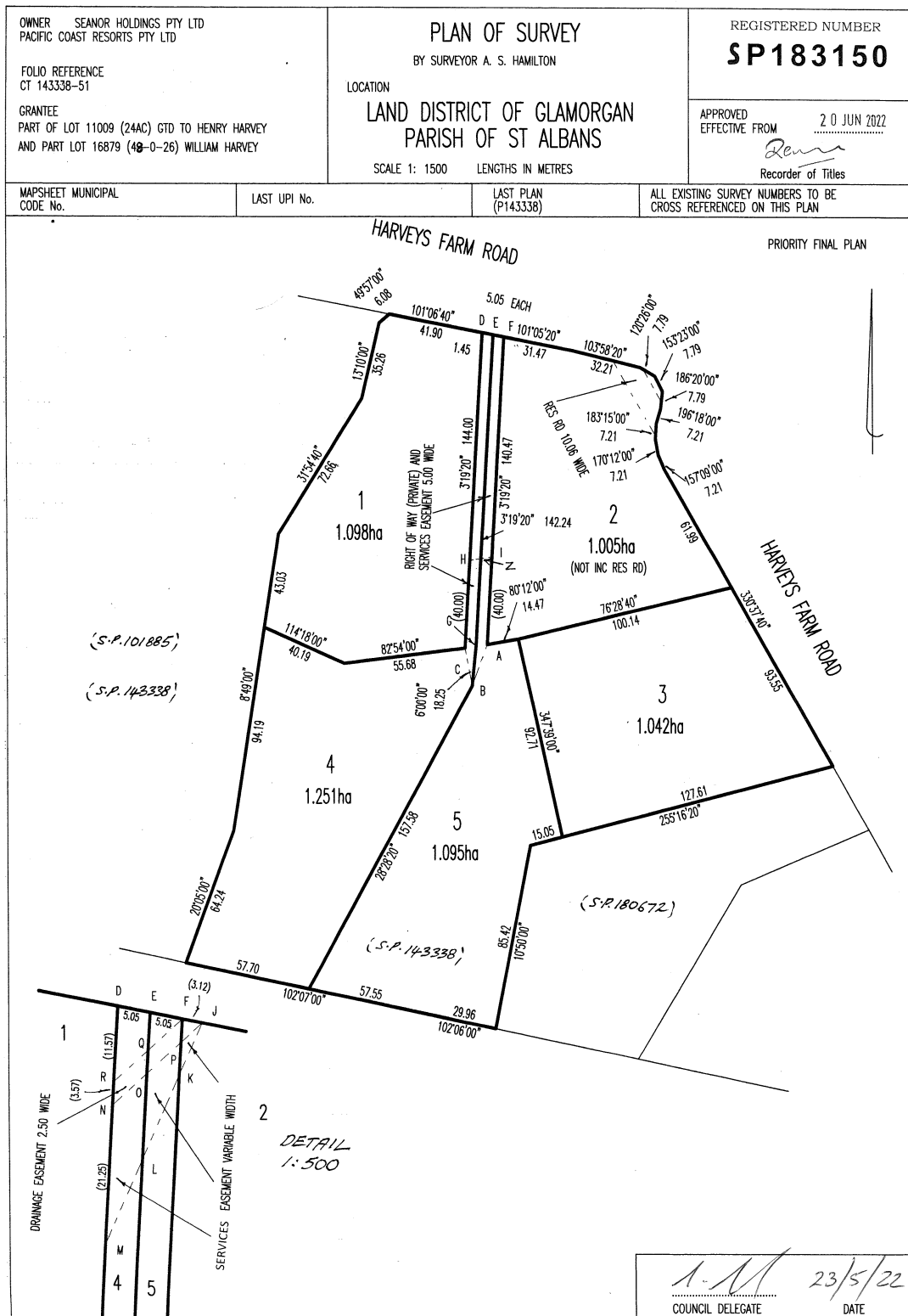
No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Rep 1

Dear Mr. Ingham,

We are concerned about the sensitive environmental bushland, water drainage and native animals if this Development Application at 258 Harveys Farm Rd is approved.

These issues would all be affected greatly if this should proceed.

In our opinion, the unique beauty of this area would be degraded enormously, by the erection of 1 Single dwelling & 3 Visitor accommodation units on such a block of land and would not only impact the neighbouring properties, but would introduce more traffic on an already sub-standard road and extra noise & disruption to all who have chosen the area as their home.

We therefore firmly say NO to this Application.

Yours sincerely,

Rep 2

27th April, 2023

Greg Ingham
General Manager
Glamorgan Spring Bay Council

Dear Sir,

**DEVELOPMENT APPLICATION – 1 Single dwelling and 3 visitor accommodation units
258 Harvey's Farm Road, Bicheno, TAS, 7215
CT 183150/2**

We are the owner occupiers of Harvey's Farm Road, Bicheno and are responding with our objection to the proposed discretionary development application at the above address.

We received your notification and appreciate the opportunity to view the proposal and subsequently, comment. We would also like to take the opportunity to thank the council for engaging with the public on this matter.

Firstly, to be very clear we would like to strongly object to the proposal at the above address and there are a few reasons why, to which we will explain in more detail below. perceptiveness is attributable to having had a successful career in Construction and Project Management, and having been involved in housing estate planning, for well over 1500 properties, plus managing the housing profile of London's largest borough, however, also as a concerned residents of Harvey's Farm Road.

Tasmanian Planning Scheme – GSB (quoted) 2.1

PURPOSE OF THE SCHEME 2.1.1

The purpose of this planning scheme is to further the objectives of the Resource Management and Planning System and the planning process set out in Parts 1 and 2 of Schedule 1 of the Act and be consistent with State Policies in force under the State Policies and Projects Act 1993 by:

- (a) *regulating or prohibiting the use or development of land; and*
- (b) *making provisions for the use, development, protection and conservation of land.*

Response

In regards to the above statement, we believe the purpose is not upheld with the regulation and prohibiting of land in a Rural Living Zone. The reason for this, is the overdevelopment of this parcel of land and the excessive clearing of vegetation to fulfil the proposed development.

RURAL LIVING ZONE 11.0 (quoted)

The purpose of the Rural Living Zone is:

11.1.1

To provide for residential use or development in a rural setting where:

- (a) services are limited; or*
- (b) existing natural and landscape values are to be retained.*

11.1.2 *To provide for compatible agricultural use and development that does not adversely impact on residential amenity.*

11.1.3 *To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.*

11.1.4 *To provide for Visitor Accommodation that is compatible with residential character.*

Response

The proposed development does not comply with 11.1.1 (b). Existing natural landscape value would be decimated to make way for the residence and units. To comply with (minimum BAL rating of 12.5) the lot would need to be almost completely cleared to achieve the 20m cleared vegetation limits thus turning the lot into a paddock/park. To observe standard Bushfire Protection Zones (BPZ) **ANY NEW** development ideally should:

- A minimum of 20 meters width measured from any external wall of the building;
- Located within and external to the boundaries of the lot on which the building is located;
- Fuel load reduced to and maintained at 2 tonnes per hectare;
- Trees (crowns) at a minimum of 10 meters apart, and not overhanging the building;
- Trees also pruned to a maximum height of 2 meters tall;
- No tall shrubs or trees within 2 meters of a building (including windows);
- No shrubs or trees that contain dead material within the plant; and
- No tall shrubs arranged in clumps or planted close to buildings (i.e. within 3 meters).

The proposed development does not comply with 11.1.21 compatibility. it would be a stand-alone eyesore. There are no other such developments in the area. In fact, we believe 50 Harvey's Farm Road was recently rejected for a similar development proposal? Despite the land being already cleared.

The proposed development does not comply with 11.1.3 amenity. The proposal will cause significant loss of amenity through noise, traffic and the privacy of neighbouring properties, not

forgetting the visual impact of 4 identical cabins/homes on the one block giving the illusion of a holiday park and not in character with the surrounding area.

The proposal quoted numerous other visitor accommodation sites in the area, and we will address these individually.

Response

20 Harvey's Farm Road	Single residence where accommodation is provided withing the envelope of the building. No impact
24 Harvey's Farm Road	Multiple use in a single residence. No impact.
205 Harvey's Farm Road	Large single residence consisting of 4 bedrooms. Maximum capacity of 12 persons. This venue is at the luxurious end of the accommodation and function venues in the area and has a maximum of 20 persons for any event. (Info provided directly from owners) No impact.
287 Harvey's Farm Road	Small private bedsit/room above double garage which is attached to single residence. No impact.
357 Harvey's Farm Road	Again at the luxurious end of the accommodation scale. Single residence. 4 large bedrooms and can accommodate a max of 12 persons. No impact.

As you can see the comparison to similar visitor accommodation within the zone is inaccurate.

In the proposal, and to quote...

The visitor accommodation will contribute to a known shortfall of visitor accommodation in Bicheno with availability in the area often scarce or fully occupied.

Response

The known shortfall in Bicheno is not with visitor accommodation in fact, numerous businesses have struggled to find and accommodate staff due to the excessive numbers of short term/visitor accommodation/air BNB and therefore the actual shortfall is with long term rentals to encourage workers into the community. No point having more tourism without the business and staff to service it.

11.4.1 Development Standards for Buildings and Works

Site coverage

Objective

That the site coverage:

a) is compatible with the character of existing development in the area; and

b) assists with the management of stormwater runoff.

Response

Point b) seems to be completely missing from the proposal? They have indeed addressed the size in their response however failed to address the management of stormwater run-off?

The performance criteria clearly states in point b) the capacity of the site to absorb runoff:

Response

We purchased our home here 3 years ago and, in that time, have never seen the proposed development property dry. It is constantly damp and seeps into the drains running along the side of the road. If there was to be major clearing of vegetation it could cause a flooding/water issue for any properties below, including ours. We did submit our concerns when the original subdivision was in planning.

Harvey's Farm Road – Road

At this current point in time the condition of the road is deplorable. While we appreciate the council is busy making necessary repairs as they arise, the road would firstly not cope with the construction traffic and further deterioration is guaranteed. We feel the road itself would require a major upgrade especially considering the 40 vehicle movements a day proposed increase.

There is also the increased danger to foot users and cyclists using the road. There are no footpaths or cycle paths on Harvey's Farm Road and with increased numbers of visitors comes the increased risk and danger to these visitors.

Drinking Water/Catchment

Average rainfall for Bicheno is 698mm per year. (BOM)

Roof size:	99m ² (rounded up)	
Estimated Harvest:	69,102 Litres (per roof per year)	
Total Harvest:	276,408 Litres per year for total development	
Average Person use (day)	159 Litres	58,035L annually
X 6 persons	954 Litres	348,210L annually
X 4 units	3,816 Litres	1,392,840L annually (approx.)
Total Harvest (approx.)	276,408 - 1,392,840	-1,116,432Litres Shortfall

Wallaroo, the local water carting service can provide 12,000L (per truck load)

Divide 1,116,432L ÷ 12,000L = 93 truck loads of water annually.

While this calculation is based on 100% occupancy even if you halve this number, it will still potentially add 50 truck loads of water per year. Can our road handle this heavy load? Probably not. Can the local water treatment facilities cope with this increase?

In conclusion, this application resembles a commercial development and not a rural residential one. In fact, the developers responsible for the proposal are known for their 'smash and grab' approach to making money and no longer reside in Tasmania. Residents of Harvey's Farm Road have made the choice to live in a Rural Living Zone (and not a cheap one). To allow such a development goes against the core values and principals of Rural Living and the lifestyle. This development is better suited to a residential or inner residential zone, not a rural one. We strongly encourage the council to reject this application as such a development is completely inappropriate in this beautiful rural area and would set a precedent for further similarly inappropriate developments.

Many thanks,

Rep 3

Greg Ingham
General Manager
Glamorgan Spring Bay Council

Dear Sir,
Development Application
1 single dwelling & 3 visitor accommodation units
258 Harvey's Farm Road
Bicheno Tas 7215
CT 183150/2

We write in connection to the above planning application. We have examined the plans & know the site well. We would strongly like to object to the proposed development. The block has always been extremely wet, with water constantly running & would need to be almost completely cleared to comply with bushfire protection zones, no storm water management is mentioned in proposal. An increase in traffic in the area will have an impact on the already deteriorating road. The proposed visitor accommodation is not compatible with the immediate surrounds. There are several visitor accommodations already in Harvey's Farm Road, the difference being is that existing accommodation is low density, single residencies with bedsits, garages etc. In the proposal it was stated that there is a shortfall in visitor accommodation. The shortfall is not with visitor accommodation but with long term rentals. Most businesses are struggling to get staff as there are no long term rentals. We have paid & pay good money to live here in a rural living zone. The impact of this development will likely lead to a precedent & change our rural lifestyle. This development is inappropriate for this quiet rural environment. We request that this building application be rejected by council.

With Thanks

Rep 4

Attention General Manager

I am emailing to submit my rejection of the following Development Application (DA):

DEVELOPMENT APPLICATION – 1 Single dwelling and 3 visitor accommodation units
258 Harvey's Farm Road, Bicheno, TAS, 7215 CT 183150/2

My husband and I live at Harveys Farm Rd, Bicheno TAS 7215. We recently built our property, set on 1ha, with the intent to live a rural lifestyle, similar to our neighbours along the entire Harveys Farm Road. Such lifestyle in a rural setting means free of constant noise, resulting from large groups, parties, traffic, low traffic and a general safe and quiet environment along with keeping as much as the natural vegetation as possible to minimise impact to the environment and allow wildlife in the area to continue to live harmoniously with residents. This DA is the opposite of what it means to live in a low density rural environment and thus should not be approved.

With consideration of the various planning scheme considerations:

RURAL LIVING ZONE 11.0 (quoted)

The purpose of the Rural Living Zone is:

11.1.1

To provide for residential use or development in a rural setting where:

- (a) services are limited; or*
- (b) existing natural and landscape values are to be retained.*

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.

11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

I believe the DA does not adhere to any of these considerations:

- +With 3 accommodations and one residence planned, a substantial amount of land will be required to be cleared to accommodate for all these dwellings.
- +When fully booked, this planned accommodation business will house more people than the number of permanent residents at this end of Harveys Farm Road.

This means increased traffic on an already poor road, potential for an increase of roadkill, given the wildlife are not used to too much traffic, increased noise from guests and the planned design is not aligned to the current residential character of properties in the immediate vicinity.

+The planning scheme states existing natural landscapes are to be retained and this DA does not achieve this - full clearing of the property will be required.

+This DA is also an interstate business person who is setting up an accommodation business, which is also not aligned to the area being for rural residents. And whilst there will be a dwelling established for the manager of the accommodations, this moves from being a rural home to a semi resort style accommodation business - this type of DA should be for the main town of Bicheno, not at the end of a quiet road.

I should be clear I am not against visitor accommodation. I am an advocate for tourism in the region and know how important it is for the economy not only in East Coast Tasmania but the entire state. I also recognise there are multiple properties on the Road, operating visitor accommodation and my husband and I have recently been approved for a one bedroom unit above our new shed to be for visitor accommodation, however the maximum guests is two. And the other properties mentioned in this DA are standalone houses on much larger acreages, therefore they are not comparable to this DA. And whilst this DA states the other visitor accommodation can house over 20 people in some instances, many don't have that many people stay overnight but more visit to attend events, such as weddings and other celebrations.

Overall the three major issues I have are (all with equal weighting) are:

- +Increased noise
- +Excess clearing of vegetation
- +Potential increase of native wildlife
- +Further damage to an already poor condition road
- +Detracting from the rural living environment

I hope you consider my rejection letter, along with many other residents who are submitting their rejections, given this DA would greatly take away the ambience, low noise, relaxed rural living we all currently enjoy.

Thank you

Rep 5

1 May 2023

Greg Ingham
General Manager
Glamorgan Spring Bay Council

**DEVELOPMENT APPLICATION – 1 Single dwelling and 3 visitor accommodation units
258 Harveys Farm Road, Bicheno, TAS, 7215
CT 183150/2**

Dear Sir,

I am writing to make a representation **strongly opposing** a four-house development on a one-hectare block at 258 Harveys Farm Road, Bicheno CT 183150/2.

This development is not permitted under the planning scheme, it is discretionary.

Therefore, I implore the Council to listen to local residents concerns and reject this proposed overdevelopment and protect the tranquil rural living area we all love.

There are a number of concerns I have about the scale and size of this development;

1. Visual impact

The bush block where the proposed four house development is planned is a beautiful area of coastal bushland, near to the Freycinet National Park. Harveys Farm Road has a remote rural-bush feel, which is cherished by residents, a development of this scale will destroy the current amenity of the area.

At present from the road, you can see thickets of kunzea and several large Blue Gum trees, but no building development. Building four two-storey houses on this single block will have a major impact on the visual features of the area. The majority of the native vegetation that will need to be cleared to meet bushfire requirements for each of the houses to be built. Due to their double-storey nature, if any vegetation remains, the houses will be able to be seen over the top of the low scrub due to their height.

2. Traffic impact

Harveys Farm Road is a quiet dead-end street, with very little traffic. While the proposal details plans two car parking spots per house, it also states that ***“Units could have a maximum of 6 people at one time”***. Thus, it is entirely possible that each visitor could bring their own car, this means there could be up to 18 cars at the site, plus 2 cars for the residential unit. I note there are no details in the proposal about any overflow car parking areas which are likely to be required.

Based on single night accommodation the three visitor accommodation houses could equate to 126 additional tourist cars per week on this quiet rural road. If this is then multiplied by 3 outings per day there could be 378 additional car movements per week.

During the build of the four houses, there will be extended periods of significant heavy traffic on the road. As there is insufficient water catchment for each of the dwellings, there will also be hundreds of water truck movements per year to service to houses in perpetuity.

There are currently no footpaths, line markings or lighting to guide cars on Harveys Farm Road. This potential additional tourist traffic would create an inherently unsafe environment for local families, kids and residents walking, riding or driving on the road, as well as any tourists staying at the site.

3. Impact on native flora and fauna

In order to comply with bushfire regulations around the four dwellings the majority of the block will have to be cleared. Which will have a massive impact on the availability of foraging, denning and nesting areas for native wildlife. There are many threatened species which are passing through or live in the area, including swift parrots, wedge tailed eagles, sea eagles and collared sparrowhawks.

Habitat loss is one of the greatest threats to native wildlife, due to human encroachment from housing developments, such as this. Leaving native bush corridors is essential to ensure animals can live and move between feeding areas. The clearing required on this block will disrupt the local corridors, potentially forcing animals onto the road, rather than moving through the bush. In turn this will endanger both the animals lives and potentially humans as they strive to avoid hitting the animals on the road.

4. Noise pollution

The increased noise levels from the proposed four houses on what is currently a rural bush block will create nuisance noise to the surrounding neighbours. The average noise level generated in the natural environment from rustling leaves is 20 decibels, compared to an average household noise level of 40 decibels (Source:

<https://blog.echobarrier.com/blog/the-decibel-scale-explained>). This means with the proposed four houses in the small one hectare block, with little vegetation, noise levels will be 160 decibels at a minimum. This does not include the use of power tools or heat pumps, which can jump to 80-89 decibels. Noise about 85 decibels is considered harmful.

Research around the world has shown the impact of noise on human mental health including activating the bodies stress response and having a detrimental effect on mental health. Some of the more common symptoms and effects from increased noise pollution are;

- poor sleep: including difficulty falling asleep and staying asleep.
- increased stress leading to increased anxiety.
- anxiety around confronting neighbours about their noise output.
- ability to focus and concentrate impaired.
- feeling a sense of hopelessness or helplessness when the ability to control noise in your environment is taken away.
- depression and exhaustion.

Additionally a 'Lack of perceived control over the noise' actually 'intensifies' the negative effects of noise pollution on mental health. (Source: <https://www.mentalhealthtoday.co.uk/innovations/can-noise-pollution-affect-our-mental-health>)

There are also some statements and inaccuracies in the proposal which need to be highlighted, see below.

The proposal states that ***"The visitor accommodation will contribute to a known shortfall of visitor accommodation in Bicheno with availability is the area often scarce or fully occupied."*** This is incorrect. In the greater Bicheno area there is an oversupply of short-stay visitor accommodation. As at 29 April 2021, on Airbnb alone there are currently more than 641 properties for short-term rent in the greater Bicheno area. There is in fact a dearth of long-term housing or rental options, with local businesses having to shutdown due to staff shortages driven by a lack of long-term accommodation.

The proposed development is required to ensure ***"11.1.1 (b) ...existing natural and landscape values are to be retained."*** The proposal to build 4 houses and the requirement to comply with the bushfire code, means the existing natural vegetation will be largely decimated, thereby not retaining the existing natural and landscape values.

The proposed development is required to ***"11.1.3 ...not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts."***

On all these points it fails. The increase in noise will be significant with four additional houses, three for tourist accommodation, which normally brings with it an increase in noise level due to the holiday focus of the visitors. The scale of the proposal is unprecedented on

Harveys Farm Road. There are no other blocks with four dwellings on it. The traffic generation, as detailed above will be a significant and cause serious safety issues. Additionally, removing the vegetation for the development will cause the already saturated ground, likely from ground water inundation, to worsen and potentially flood the surrounding properties with run-off. There is no detail in the proposal on how they will manage this issue.

The development also fails to ensure the visitor accommodation does not impact on **"11.3.2;**

- a) the privacy of adjoining properties;**
- b) any likely increase in noise to adjoining properties;**
- c) the scale of the use and its compatibility with the surrounding character and uses within the area;**
- d) retaining the primary residential function of an area;**
- e) the impact on the safety and efficiency of the local road network;"**

The privacy of adjoining properties will be greatly impacted by the four, two-storey houses which will dominate the corner block and be able to be seen by neighbours and from the road. There will potentially be 24 people on site at any one time, which will result in significant noise pollution. The development is not compatible with the character of the area, which is a quite rural residential area. There are no other similar developments on the road. The road is a secluded and private area and this development would be a drastic step away from this. Three of the four houses proposed for the block will not be used as residences, therefore it is not retaining this as a primary function. Finally, the danger the development will potentially cause on the roads is significant, as detailed above.

The claim that there are other accommodation developments on Harveys Farm road comparable to this proposed overdevelopment is incorrect. ***"There are examples of visitor accommodation in the area at varying scales, interspersed with low density dwellings. Visitor accommodation examples can be found throughout the area, with examples evident at 287 Harveys Farm Road, 357 Harveys Farm Road, 20 Harveys Farm Road, 24 Harveys Farm Road, and 205 Harveys Farm Road. Of the places that can be found, it appears that there is a range of accommodation capability (up to 22 people in one property) and the capacity to hold events (weddings, parties). These properties all appear to be within single buildings, some with multiple occupancies, and which appear to have owners/residents/or, hosts, living or present on site."*** None of the places mentioned here are to the size and scale of this proposed development. They are all either individual houses, houses with rooms for rent, or houses with small auxiliary units. There are no visitor accommodation options with four houses on the one site. More specifically, down the southern end of the road where this development is proposed, the vast majority of the houses are single dwellings surrounded by bush. Having four houses on the one block is at odds with all the other properties in the area.

There is also a claim that ***"The subject site has exceptionally low density"***. This is incorrect it is incongruous with the amenity of the rural living zone. No other block on Harveys Farm Road has four houses on it.

The Glamorgan Spring Bay Council's Planning Scheme's centre premise is as follows;

PURPOSE OF THE SCHEME 2.1.1

The purpose of this planning scheme is to further the objectives of the Resource Management and Planning System and the planning process set out in Parts 1 and 2 of Schedule 1 of the Act and be consistent with State Policies in force under the State Policies and Projects Act 1993 by:

- (a) regulating or prohibiting the use or development of land; and***
- (b) making provisions for the use, development, protection and conservation of land.***

The overdevelopment of this small parcel of land is in direct contradiction to the purpose statement. When the original block was cut up into five lots a year ago, residents thought and accepted a single house would likely be developed on each block. No one expected the developer would attempt to gain Council approval to build four houses on the one block, which will ultimately irreparable change the amenity and environment of the entire area.

In conclusion this development is a commercial proposal more suited for a Bicheno town block, rather than the rural residential area of Harveys Farm Road. The developers responsible for the proposal do not live in the area and have no concern for the community or residents of Harveys Farm Road.

I implore you to reject this application as it will have a huge impact on the people, environment, animals, amenity and safety of the area.

Regards,

Rep 6

1st May, 2023

Greg Ingham
General Manager
Glamorgan Spring Bay Council

Dear Greg,

**DEVELOPMENT APPLICATION – 1 Single dwelling and 3 visitor accommodation units
258 Harvey's Farm Road, Bicheno, TAS, 7215
CT 183150/2**

I met you in the Bicheno library around the time of the Ambulance Centre proposal community consultation where we discussed development in Bicheno and particularly the importance of such in the town centre etc. There is too much vacant land in town. This is relevant to my writing to you today as I wish to object strongly to the abovementioned Development Application.

I am the owner/occupier of Harvey's Farm Road, Bicheno and am responding with my submission to the proposed discretionary development application at the above address. To be very clear my submission is to strongly object to the proposal on the grounds of overdevelopment and there are a number of reasons why and grounds for my considered opinion. However, my grounds for refusal is attributable to having had a successful career in Planning and Design as an Adviser to Government here in Australia and the UK. I wish to advise you of my grave concerns for this proposal as a very concerned resident of Harvey's Farm Road. I also wish to inform you that I have discussed my concerns with my neighbours who share similar concerns as part of the Harveys Farm Road community.

Harvey's Farm Road – Road

At this current point in time the condition of the road is unacceptable with numerous pot holes, poor verges and in torrential rain sometimes excessive water over the road. While I appreciate the council does make necessary repairs occasionally, the road would firstly not cope with the construction traffic and further deterioration is guaranteed. The road itself requires a major upgrade at present and should this proposal be permitted it would require major upgrading prior to construction, especially considering the increase of 40 vehicle movements a day proposed. There is also the increased danger to residents and locals that walk and cycle along Harveys Farm Road. There are no footpaths or cycle paths on Harvey's Farm Road and with increased numbers of visitors comes the increased risk and danger to the users of this road. Currently, I have already noticed increased speeding and an increase of roadkill along Harveys Farm Road.

Addressing the Planning Scheme and the objectives and policies relevant to this application this submission highlights my objections below:

Tasmanian Planning Scheme – GSBC 2.1

PURPOSE OF THE SCHEME 2.1.1

The purpose of this planning scheme is to further the objectives of the Resource Management and Planning System and the planning process set out in Parts 1 and 2 of Schedule 1 of the Act and be consistent with State Policies in force under the State Policies and Projects Act 1993 by:

- (a) regulating or prohibiting the use or development of land; and*
- (b) making provisions for the use, development, protection and conservation of land.*

Response

In regards to the above statement, the purpose is not upheld with the regulation and prohibiting of land in a Rural Living Zone. The reason for this is the overdevelopment of this parcel of land and the excessive clearing of vegetation in order to construct the proposed dwellings.

RURAL LIVING ZONE 11.0

The purpose of the Rural Living Zone is:

11.1.1

To provide for residential use or development in a rural setting where:

- (a) services are limited; or*
- (b) existing natural and landscape values are to be retained.*

11.1.2 *To provide for compatible agricultural use and development that does not adversely impact on residential amenity.*

11.1.3 *To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.*

11.1.4 *To provide for Visitor Accommodation that is compatible with residential character.*

Response

The proposed development does not comply with 11.1.1 (b). Existing natural landscape value would be decimated to make way for the dwellings (both residence and units). To comply with (minimum BAL rating of 12.5) the lot would need to be significantly cleared to achieve the 20m cleared vegetation limits thus turning the lot into a paddock. To observe standard Bushfire Protection Zones (BPZ) any proposed development ideally should:

- A minimum of 20 meters width measured from any external wall of the building;
- Located within and external to the boundaries of the lot on which the building is located;
- Fuel load reduced to and maintained at 2 tonnes per hectare;
- Trees (crowns) at a minimum of 10 meters apart, and not overhanging the building;
- Trees also pruned to a maximum height of 2 meters tall;
- No tall shrubs or trees within 2 meters of a building (including windows);
- No shrubs or trees that contain dead material within the plant; and
- No tall shrubs arranged in clumps or planted close to buildings (i.e. within 3 meters).

The proposed development does not comply with 11.1.21 compatibility. It is out of scale and out of character with the area and would certainly compromise the amenity and character of Harveys

Farm Road. There are no other such developments in the area. In fact, 50 Harvey's Farm Road was recently rejected for a similar development proposal despite the land being already cleared.

The proposed development does not comply with 11.1.3 amenity. The proposal will cause significant loss of amenity through noise, traffic and the privacy of neighbouring properties, not forgetting the visual impact of 4 identical dwellings on the one block giving the illusion of a holiday park and not in character with the surrounding area.

Response

20 Harvey's Farm Road	Single residence where accommodation is provided within the envelope of the building. No impact
24 Harvey's Farm Road	Multiple use in a single residence. No impact.
205 Harvey's Farm Road	Large single residence consisting of 4 bedrooms. Maximum capacity of 12 persons. This venue is at the luxurious end of the accommodation and function venues in the area and has a maximum of 20 persons for any event. (Info provided directly from owners) No impact.
287 Harvey's Farm Road	Small private bedsit/room above double garage which is attached to single residence. No impact.
357 Harvey's Farm Road	At the luxurious end of the accommodation scale. Single residence. 4 large bedrooms and can accommodate a max of 12 persons. No impact.

The comparison to similar visitor accommodation within the zone is inaccurate.

In the proposal it is quoted;

The visitor accommodation will contribute to a known shortfall of visitor accommodation in Bicheno with availability in the area often scarce or fully occupied.

Response

The known shortfall in Bicheno is not with visitor accommodation in fact, numerous businesses have struggled to find and accommodate staff due to the excessive numbers of short term/visitor accommodation/AirBNB and therefore the actual shortfall is with long term rentals to encourage workers into the community. No point having more tourism without the business and staff to service it.

11.4.1 Development Standards for Buildings and Works

Site coverage

Objective

That the site coverage:

- a) is compatible with the character of existing development in the area; and*
- b) assists with the management of stormwater runoff.*

Point b) appears to be completely missing from the application. The application has addressed the size in their response however failed to address the management of stormwater run-off?

The performance criteria clearly states in point b) the capacity of the site to absorb runoff:

My wife and I purchased our home here 10 years ago and have never seen such an increase in development in this area especially over the past three years. This particular property retains water but with the recent subdivision has made the site worse in terms of waterlogged. It is now constantly wet and runs into the drains along the side of the road. If there was to be major clearing of vegetation it would cause a flooding issue for many properties nearby. My wife raised this and other planning concerns submitted when the original subdivision was in planning.

Drinking Water/Catchment

Average rainfall for Bicheno is 698mm per year. (BOM)

Roof size: 99m² (rounded up)

Estimated Harvest: 69,102 Litres (per roof per year)

Total Harvest: 276,408 Litres per year for total development

Average Person use (day) 159 Litres 58,035L annually

X 6 persons 954 Litres 348,210L annually

X 4 units 3,816 Litres 1,392,840L annually (approx.)

Total Harvest 276,408 - 1,392,840 -1,116,432Litres Shortfall (approx.)

Wallaroo, the local water carting service can provide 12,000L (per truck load)

Divide 1,116,432L ÷ 12,000L = 93 truck loads of water annually.

This calculation is based on 100% occupancy however, if you halve this number, it will still potentially add 50 truck loads of water per year. Harveys Farm Road cannot deal with this number of heavy load truck movements.

In conclusion, this application is a definite overdevelopment of the site and not at all appropriate on the edge of a township when there is far too much vacant currently located within the town centre. This is clearly a commercially driven development and not acceptable in rural residential area. The truth is that the developers responsible for the proposal are known for their totally business and commercial exploits with no regard for the appropriate scale and consideration for the conservation and environment. They are no longer living in Bicheno, and in fact it has come to my knowledge they no longer live in Tasmania. I have discussed this proposal and others with the residents of Harvey's Farm Road and including myself we have all made the choice to live in a Rural Living Zone. To permit such a development goes against the core values and principles of Rural Living and the lifestyle. As I have mentioned earlier this development is better suited to a residential or inner residential zone, not a rural one. I strongly encourage the GSB Council to reject this application as an overdevelopment of the site and a development that is completely out of scale and character of the area. it is totally inappropriate in this beautiful rural area and would set a precedent for further similarly inappropriate developments.

Kind regards,

Rep 7

The General Manager,
Glamorgan Spring Bay Council
Melbourne Street
Triabunna. Tas 7215

Dear Mr Ingham

RE: PLANNING APPLICATION – CT183150/2 – 258 HARVEY'S FARM ROAD, BICHENO

We wish to advise you and the Council of our concerns about the proposed development for 258 Harvey's Farm Road, Bicheno. Provided the proposal, as detailed in the above planning application, meets the requirements of the TPS-GSB we do not offer a **formal** objection to the proposal. However we do wish to highlight a number of matters related to the application, which Council might wish to take into account.

- We are concerned that aspects of the proposal are misleading. In particular:
 - The proposal states that it is in regard to a 'single dwelling and 3 visitor accommodation units'. Yet the details provided demonstrate that there will be four identical buildings. If one of these is suitable as a '3 Bed, 2 bath' dwelling then the same applies to the other three units. Although the application states that only one of these dwellings is for permanent residence, (or 'on site occupancy'), the fact that initially the development is 'not currently subject to a strata scheme' does not preclude such a scheme being proposed at a later date.
 - The discussion of existing visitor accommodation in the area claims that up to 22 people can be accommodated in one existing property alone, without identifying that property, and implies that the area is heavily populated with visitors. In fact a proper analysis of the 5 properties listed in the application reveals that they have a total of 13 available bedrooms spread across a stretch of around three kilometres. In the extremely unlikely event that all those properties were filled to maximum allowable capacity they would hold 34 visitors. The proposed development lists 12 bedrooms with a 'normal' capacity of 24 people (and a possible maximum of 32 people). If the discussion provided in Response, P1 b. is intended to suggest that the proposal fits neatly into the existing character of the area, it fails miserably, particularly as all the examples listed are single buildings rather than a resort style collection of rental buildings.
 - Response P1 d. implies that 'an anticipated increase of 8 cars' is a minimal impact. However the missing context is that this represents an increase in residential traffic of around 30-40% in the immediate area surrounding the Harvey's Farm Rd loop.
 - The conclusion to the proposal repeats the claim that there is a 'known shortage of visitor accommodation in the area'. This claim may well be true of motel style accommodation and for the provision for caravans and mobile homes, but in relation to HOUSES the real shortage is for longer -term accommodation. There are insufficient dwellings available for long term rental which could be offered to people moving to the area for work. Many positions are vacant at the moment, including hospitality staff (food and cleaning), sales staff and even tradespeople. This is resulting in many businesses having to rely on the ageing population, with very few

families moving to the area. Prior to Christmas, a list of 40 job vacancies in businesses from St Helens through to Swansea were listed as being difficult to fill because successful applicants struggled to find accommodation. As the operators of visitor accommodation ourselves, we can state that our occupancy rate is less than 50% per year. We have found that visitors prefer to rent accommodation closer to the town, so that they can walk to bars and restaurants, and avoid the wildlife that is present at our end of Harvey's Farm Road. Popular events staged in Bicheno (Rockpool, The Food and Wine Festival and Bicheno Beams) have not led to bookings at our accommodation (some 5 kms from the town), at these times of the year, as people, again, prefer to walk to these events.

- We also wish to bring to Council's attention that there has been already been a dramatic increase in the number of new residences on Harvey's Farm Road over the past half dozen or so years, increasing the number in the surrounding area by around 30%, and the Road as a whole by a similar amount. Over the same period Council rates in this area have increased by MORE THAN 100%. Yet the resulting increase in Council income from Harvey's Farm Road is not reflected in infrastructure improvements or expenditure. In fact, the reverse is true. The state of the Road is little short of appalling and it has become worse each year. Numerous potholes appear after every rain shower. While these are occasionally filled they reopen after the next shower. There is no apparent will or commitment to address the problem with a more permanent solution. Meanwhile residents are having to bear the cost of repairs to tyres / rims etc.. The lack of any street lighting is also a major concern as Harvey's Farm Road has become a popular daily exercise place for Bicheno's cyclists, joggers and walkers, particularly in early morning and late afternoon. The lack of any footpath forces all these exercisers onto the road, where they also have to sidestep the potholes. The lack of any street lighting along the road creates a dangerous situation, particularly around dusk and later, and most residents have reported many "near misses": both of people and animals. The increased traffic has led to an increase in the number of dead animals rotting on the side of the road. A further increase in road traffic will result in an equivalent increase in corpses left to rot.
- While Council officers might justify the lack of street lighting and road maintenance by reference to the area zoning as "Rural Living," the continued alienation of blocks which barely meet the minimum size of 1ha required under the Planning Scheme's Rural Living A, is gradually eroding the reality of that claim. Indeed the validity of the proposal for 4 three-bedroom units on a 1.005ha block fits the Rural Living requirements only through apparent slight-of-hand.

We would be grateful if the above comments are made available to Council during their consideration of the proposal for 258 Harvey's Farm Road, Bicheno.

Yours Sincerely

Rep 8

2nd May, 2023

Greg Ingham
General Manager
Glamorgan Spring Bay Council

Dear Mr Ingham,

**DEVELOPMENT APPLICATION – 1 Single dwelling and 3 visitor accommodation units
258 Harvey's Farm Road, Bicheno, TAS, 7215
CT 183150/2**

I am the owner and do live in my residence at Harvey's Farm Road, Bicheno and am making this submission as an objection to the proposed discretionary development application at the above address.

I wish to inform you that my submission here is to strongly object to the proposal at the above address as a concerned resident of Harvey's Farm Road. The proposal is most definitely an overdevelopment of the site with a total of four accommodation units on a relatively small plot in a rural living zone area. To build four houses of which one will be significantly bigger than the other three will require clearing to an unacceptable level of vegetation, trees and create a negative impact on this quiet area on the outskirts of Bicheno. This amount of development which also includes water tanks, provision of rubbish and recycling bins, sheds and garages will also have an unacceptable and significant negative impact on the conservation and habitat within this area. To provide this type and number of proposed dwellings the clearing and knocking down of trees and shrubs will leave virtually no screening to the site on the frontage of the site which is also a corner parcel of land.

Given the amount of clearing of vegetation in order to comply with bushfire regulations the majority of the block will have to be cleared which will most definitely have a massive impact on the flora and fauna; the amount of habitat destruction is excessive and again certainly impact on the availability of foraging, denning and nesting areas for native wildlife. There are a number of threatened species in this beautiful area, including swift parrots, wedge tailed eagles, sea eagles and collared sparrowhawks. Habitat loss is one of the greatest threats to native wildlife, due to human encroachment from housing developments very similar to this type of development. It is extremely important to leave native bush corridors minimising destruction to them which is why the planning scheme has such protective policies. It is essential to ensure the native animals can live with minimal impacts from human intervention, which currently exists in this area, however this and other proposals are threatening this balance. The proposed clearing required on this block will disrupt the local wildlife corridors, potentially forcing animals onto the road, rather than

moving through the bush. This will endanger both the animals and human lives on Harveys Farm Road which has already seen an increase in roadkill of wallabies, pademelons, wombats and birdlife.

This proposed development would also have a significantly negative impact on the area through excessive traffic movements, excessive noise with visitor accommodation in a quiet and peaceful area as mentioned previously on the edge of Bicheno. This type and number of dwellings is a more acceptable proposal in a residential zoned area NOT a rural living zone.

In conclusion I wish to strongly object to this Development Application on the grounds stated above and as a resident of Harveys Farm Road express genuine concern as to the precedent this scale and type of proposal would set if Council did approve it. It is clearly an overdevelopment of the site, contrary to the planning policies and objectives stated within the Tasmanian Planning Scheme would most certainly create an adverse impact on the residential amenity and conservation of the area.

Kind regards,

Rep 9

Proposed Development (DA 2023 / 074)

Site - 258 Harveys Farm Road, Bicheno

CT 183150/2

PROPOSAL: 1 Single dwelling and 3 Visitor accommodation units

Dear General Manager,

and I are writing in response to the proposed development at 258 Harveys Farm Rd. We would like to propose our opposition to the development.

Catherine and I purchased the property at Harveys Farm Rd a couple of years ago due to its beautiful seaside location and pristine wilderness as we border on the world renowned Freycinet National Park. We acknowledge that we have an approved single sub-division development application for our property and one day in the not too distant future we hope to build on our property with a family residence which we will live in with our young children and look after our wonderful location.

Our list of issues with this development are:

Not in the spirit of the Tasmanian Planning Scheme

- The application advertises itself as being “1 Single dwelling and 3 Visitor accommodation units”. We believe this application is actually 4 identical dwellings with shared driveways. We believe this development should be classed as a “Multiple Dwelling” application.

Traffic load and safety issue to road users

- 4 new dwellings – up to around 16+ extra cars daily, huge numbers of extra traffic movements – visitors, cleaning staff, maintenance staff, water trucks, rubbish collection etc.
- There are also two blind corners under 100 metres of the shared concrete driveway which is a significant safety issue to all road users – walkers, joggers, drivers, pedestrians. We believe that there is also a line of sight issue.
- We note that there is no footpath to service the extra users to create a safe environment for traffic users.

- There is also insufficient safety and road lighting.
- We assert that no traffic study has been done to check the effect on the road users on Harveys Farm Rd.

Concrete Shared Driveway – Now Not Fit for Purpose

- 258 Harveys Farm Rd shares a common concrete driveway with 3 other properties, as such with the extra new development at 258 Harveys Farm road, we assert that the shared concrete driveway which services 4 properties is now not fit for purpose. The changes in traffic loads on this shared driveway will create a safety issue on this shared driveway for pedestrians and drivers.
- We also note that on the property title there are meant to be two separate defined driveways servicing 4 properties, not one shared common driveway as what is currently in place.
- We assert that a new traffic study should also be done just for the concrete shared driveway alone to check if it is now fit for purpose.

Rural Living Zone

- We assert that this type of development is not in line with the spirit of the Rural Living Zone. There are many areas in the town of Bicheno which would better suit this type of development.

Ecological and Environmental Hazard

- This location is extremely close to the environmentally sensitive area of Lenny's Point which has sea kelp forests, marine and land wildlife.
- The development at 258 Harveys Farm Rd will require 4 septic tanks with trenches. This location is rarely dry due to the fact that it is in the catchment area of Round Top and surrounding Hills. We are extremely worried there will be toxic runoff after heavy rains due to the soil not being able to displace all the waste. The ocean is only around 100 metres away and road water finds its way directly to the ocean with no containment methods.
- We assert that there may be an ecological hazard as the toxic runoff from the septic tanks could find its way into our sensitive ocean environment.
- We assert that there is no environmental study to show the effect of having 4 septic tanks with trenches in such a confined space and so close to the ocean environment.

Setting a Precedence

- There are 5 blocks of land in this subdivision, if council approves this application there is an opportunity for each of those other blocks of land to do exactly the same thing which could create a total of 20 accommodation units which we believe could create an environmental hazard for the surrounding Freycinet national park and marine areas.

Thank you for taking the time to consider our representation.

Kind Regards,

Rep 10

3 May 2023

Greg Ingham
General Manager
Glamorgan Spring Bay Council

**DEVELOPMENT APPLICATION – 1 Single dwelling and 3 visitor accommodation units
258 Harveys Farm Road, Bicheno, TAS, 7215
CT 183150/2**

Dear Sir,

I am writing to make a representation **to oppose** a four-house development on a one-hectare block at 258 Harveys Farm Road, Bicheno CT 183150/2.

This development is not permitted under the planning scheme, it is discretionary and accordingly Council has a requirement under the Land Use Planning and Approvals Act (LUPA Act) to assess the development taking into full account the representations from the local landowners and community who will be affected by the development.

The following outlines my objections and why this proposed development does not meet the Tasmanian Planning Scheme – Glamorgan Spring Bay.

Tasmanian Planning Scheme – Glamorgan Spring Bay

2.1.1 PURPOSE OF THE SCHEME

The purpose of this planning scheme is to further the objectives of the Resource Management and Planning System and the planning process set out in Parts 1 and 2 of Schedule 1 of the Act and be consistent with State Policies in force under the State Policies and Projects Act 1993 by:

- (a) *regulating or prohibiting the use or development of land; and*
- (b) *making provisions for the use, development, protection and conservation of land.*

Response

The proposed development is not in alignment with the regulation and prohibiting of land in a Rural Living Zone. This development is completely outside the scale of development intended for the Rural Living Zone. This area has a remote rural-bush feel, which is valued by residents, a development of this scale will destroy the current amenity of the area.

The proposed overdevelopment of this land and the excessive clearing of vegetation required to fulfil the proposed development does not protect and conserve the lands natural values.

RURAL LIVING ZONE 11.0

The purpose of the Rural Living Zone is:

11.1.1

To provide for residential use or development in a rural setting where:

- (a) services are limited; or*
- (b) existing natural and landscape values are to be retained.*

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.

11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Response

The proposed development does not comply with 11.1.1 (b). The existing natural values and landscape ecology would be decimated to make way for this size development. To comply with (minimum BAL rating of 12.5) the land would need to be almost completely cleared to achieve the 20m cleared vegetation limits. Accordingly, the existing natural values and amenity would not be retained.

The proposed development does not comply with 11.1.2. the development would be the only property along Harveys Farm Road that has this density of visitor accommodation on their land. There are no other such developments in the area.

The proposed development does not comply with 11.1.3 amenity. The proposal will cause significant loss of amenity through noise, traffic and the privacy of neighbouring properties. The traffic generation, as detailed below will be a significant and cause serious safety issues for all road users. There are also the increased safety issues to pedestrians and cyclists using the road. There are no footpaths or cycle paths on Harveys Farm Road and with the increased numbers of visitors comes the increased safety risk to the road users.

Other off-site impacts will be the potential for the local groundwater seepages, currently noted on the land to be directed onto other adjacent property or to impact the road and stormwater infrastructure along Harveys Farm Road.

CODE Assessment

C 13.0 Bushfire - Prone Areas Code

It is noted that the Planning application has outlined that the development is within the Bushfire Prone Area Code overlay.

RESPONSE

There is no response to this in the exhibited documentation. Accordingly, the application is not completed in accordance with the requirements of the Planning Scheme.

C 3.0 Road and Railway Asset Code

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction.

The planning application states that A1.4 is met. However, the following highlights that this is not the case.

RESPONSE

Harveys Farm Road is a quiet no through traffic road, with very little traffic. While the proposal details two car parking spots per house, it also states that ***“Units could have a maximum of 6 people at one time”*** and ***“the units for visitor accommodation are three bedroom units, designed for families or small groups”*** Accordingly, it is completely possible that each visitor could bring their own car, this means there could be up to 18 cars at the site, plus 2 cars for the residential unit.

Based on single night accommodation the three visitor accommodation houses could equate to 54 daily trips per day. Accordingly, the acceptable solution is not achieved.

I also note there are no details in the proposal about any overflow car parking areas which are likely to be required with the above scenario outlined.

In summary this development application does not meet the requirements of the planning scheme for the Rural Living Zone and the associated Codes.

To permit such a development would be against the outlined zone purpose in the planning scheme. The scale of this development is more suited to a residential or inner residential zone, not a rural area.

I encourage the council to reject this application as it is inappropriate in this specifically zoned rural setting. This type of development will have a huge impact on the residents, the environment, amenity and safety of the area.

Regards,

Rep 11

**Objection to Proposed Development 258 Harveys Farm Road
Bicheno; DA2023-074**

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

(Tasmanian Planning Scheme Fact sheet 6 – Rural Living Areas)

The proposed development **DA2023-074** is located in a designated Rural Living Zone, which is bound by Environmental Management Zones. More importantly this is a designated Bushfire Prone Area, while Harveys Farm Road is a cul-de-sac, closed at one end.

The greater majority of the land parcels, on Harveys Farm Road, have been 2ha (Rural Living B) or larger. In recent years GSBC has permitted a number of smaller subdivision proposals that have already seen the housing density of the area increased.

Scale of Proposal

This proposed Development of 4, identical, dwellings on a parcel of land, quoted as 1.005ha (Rural Living A), if permitted to continue, would set an unfortunate precedent for all the remaining blocks in the area. Why not then 20 identical dwellings on an existing 5ha (Rural Living C) block, when all you need do is list one as a ‘Dwelling’ and the remaining 19 as ‘Visitor Accommodation’. Especially when there is no requirement for said Developer to reside in said ‘Dwelling’.

The Developers, in defence of their proposal, cite a number of visitor accommodation examples on Harveys Farm Road. However all the properties listed are single dwellings on much larger blocks, so, I believe, have little or nothing in common with this proposal.

The volume of waste water, potentially, being produced on a daily bases from these 4 dwellings, on such a small rural block, is a major concern especially during periods of heavy rainfall, when the grounds become saturated, as we have experienced in the past 12+ months.

Traffic Generation and Movement

The Developers in their proposal estimate 8 vehicles on site per day. Even with a conservative 80% annual occupancy, that equates to an extra 2300+ vehicles moving on Harveys Farm Road. As the block, for this proposal, is located close to the end of Harveys Farm Road, I estimate that this would nearly double the volume of traffic that currently uses the roadway. The Harveys Farm Road surface is already in poor condition with the excess usage it currently experiences.

From a Road Safety perspective, this excess vehicular traffic moving in and out of Harveys Farm Road would necessitate GSBC to look closely at improving infrastructure and sight lines at the junction with the Tasman Highway.

It would be expected that pedestrian traffic would increase in the immediate area with these 'visitors' from the new visitor accommodation, out and about exploring the area and nearby coastline. However the current street infrastructure is unsafe/unsuitable for pedestrian traffic, as there are no footpaths, kerbs, street lighting or underground drainage systems.

Noise

The expected increase in vehicular and pedestrian traffic would greatly increase the level of road noise generated throughout Harveys Farm Road. While the level and volume of noise generated by the short-term occupants, of the proposed Visitor accommodation, would directly affect those residing on adjacent properties

As stated the **Tasmanian Planning Scheme** is supposed to provide clarity and consistency for rural living areas that gives current and future property owners some level of certainty. For these reasons I do not believe that the 'Proposed Use' is compatible with the character of the area as it is not in accord with the amenity of the surrounding area.

Rep 12

ATT Planning Department

bought lot 1 with the intent of building our home with views of the water, at no time during the purchase did the developers say that they were considering doing a development at the last block not sold .

We bought the property for a quiet rural lifestyle not to have a dwelling and 3 air b&b units next door .

The amount of traffic up our private drive way will be out of control .

We do not want party,s on that property every weekend .

I have talked to all residents affected and we are all in shock regarding this application ,what we think is just greed and this should not be allowed

This property is very special with stacks of wild life living on the land ,the impact on everybody will be severe .

I who has made Bicheno home for the last 17 years finally found paradise please don't let GREEDY developers get there way .

kind regards

Rep 13

REPRESENTATION- 258 HARVEYS FARM ROAD, BICHENO

Hi GSBC,

We are writing to voice our concern over the proposed residential development 258 Harveys Farm Road, Bicheno. The area as it stands is many things; rural living, low density, quiet and surrounded by nature and native vegetation. Many forms of native wildlife love to pass through this area, which is part of why we chose to purchase a property on Harveys Farm Road, Bicheno. Below are our concerns and reasons for requesting the current proposal not to be approved.

The drawings provided have no notation as to the cladding of these dwellings. We seek further clarification to this.

The proposed development is out of character with the surrounding rural living zone, and the proposed design could be better described as multi-residential disguised as visitor accommodation or subdivision by stealth. The proposed residence is identical to the visitor accommodations, they all have separate wastewater management systems, common area for bins, letter boxes for the residence and the visitor accommodation, additional parking spaces for each visitor accommodation and 2 additional visitor parking spaces for the visitor accommodations have been included on the site plan. This design strategy is very common in multi-residential developments with the future intention of a strata application. Australia Post is also not permitted to access right of ways for letterboxes. Rubbish bins cannot be collected by council from a right of way.

This is of great concern to me and my family as we would not like to see precedents set for this tranquil rural living community to be transformed into a hive of 4 (3 bedroom, 2 bathroom, double story) dwellings per allotment, all the way along Harveys Farm Road.

We do not believe the performance criteria have been met under 13.3.2 of the planning scheme and we do not believe the proposed visitor accommodations are compatible with the character, use and development of the surrounding area. Residential amenities will be disturbed dramatically for all adjacent neighbors.

The proposed development is in breach of the visitor accommodation acceptable solution outlined in the planning scheme. They do not propose to accommodate guests in existing habitable buildings and the prescribed gross floor area of 200m² is exceeded by 100% (394m²). 426m² if decks were also included in site coverage calculations. This is not consistent or compatible with the surrounding character of the area. To our knowledge there are currently no precedents of more than 1 visitor accommodation associated with a residence along Harveys Farm Road. All the examples referenced in the application are of

individual dwellings being utilized as visitor accommodation, while there are no permanent tenants using them.

Privacy will be disrupted by the development as most of the existing vegetation will need to be cleared to comply with the subdivision bushfire hazard management plan. With the proposed setbacks, a BAL 19 classification is likely and significant clearing of vegetation, not deemed low threat, will all be removed. (Refer to images 1 & 2 showing existing vegetation) The vegetation clearance will extend for approximately 25m each side of each dwelling, which encompasses the entire site. The existing vegetation on the site is predominately less than 3m high and would be considered high threat during a fire. The application states an intention to retain vegetation as a priority, but this intention will be trumped by the bushfire hazard management requirements.

We are yet to know the exact BAL rating or extent of clearing that will be specified as this would be determined after a planning permit is issued. This process is a concern to us as the site could potentially be cleared of all vegetation, except for a few trees and the peaceful nature of our adjacent site would be lost.

Noise to our adjoining property would be increased significantly with the addition of 4 new dwellings. There is potential to have 24 people on site at any given time and 8 vehicles coming and going numerous times a day. This will undoubtedly increase noise pollution for all adjacent owners.

The proposed pedestrian walk and bike track around the perimeter is also of concern to us. It is very out of character for this area, and more of a resort feature. The track comes within 3m of our boundary, and with the potential to have 24 people onsite; issues of privacy and noise disturbance arise. This track, although not regulated by the planning scheme, would not be an issue if the site was not proposing to cater for so many people. I can imagine Sunday morning race day at Harveys Farm Road, 24 mountain bikes going round and round for hours on end.

Having 4 dwellings on a site in the rural living zone is not retaining the primary residential function in the area. Although interpreted as visitor accommodation, due to the size and repetition of the proposal, this is the trademark of a multi-residential development and the development will function exactly like one.

The other major concern we have is related to the impacts this development will have on our right of way, the safety and efficiency of the local road network and the capacity of the existing internal driveway to cater for the increase in vehicular traffic.

Currently the existing conditions of Harveys Farm Road are poor and there are numerous dangerous potholes that need attention. The increased traffic for this proposal, and the precedent it would set, would require additional maintenance to the existing road network to ensure public safety.

Additionally, the existing internal driveway, catering for 4 internal lots, is only 4.8m wide. The original planning permit specified a minimum width of 5.5m, but this was not installed. We have requested the engineering documentation from the council, but have

been told that the developers own the engineered plans and they could not be released to us. We are unsure how the 4.8m wide driveway, that doesn't meet Australian standards, complies.

Two-way traffic is now difficult under these altered conditions, as it is not compliant with 'AS2890 off street car parking facilities'. This standard stipulates a minimum width of 5.5m for two-way traffic. The 4.8m width is not even wide enough to accommodate a 3m width with 2m passing bays at 30m intervals.

This being said, with the current driveways reduced capacity to accommodate existing vehicle movements, the additional vehicle movements would have a detrimental impact on the function of this driveway. Collisions and near misses will become increasingly common.

The existing driveway that will enable access to 258 Harveys Farm Road (refer to image 3), via a right of way, is not shown on the development application plans. A valid application requires access to a property to be clearly and accurately shown on the site plan. Amended plans should have been requested before this application went to advertising.

The driveway actually runs half on 254 & half on 256 Harveys Farm Road. 2.4m each side of the boundary, which leave 2.6m of cross over on our property. The existing cross over is under 4m wide (refer to image 4) and not the 4.6 shown on the application which will not safely allow access to and from the right of way or comply with Australian Standards.

We are concerned the visitor accommodation will cause a lot of confusion on the property entrance constantly causing vehicle to miss the entrance and continue further up . There is nowhere for a vehicle to turn around along the driveway, which will cause more interruptions access, disrupting our enjoyment of our property. Even if signage was installed on their boundary we believe it would not be seen as it is at 90 degrees to the right of way and we plan on letting the vegetation re grow up the side of . 3 point turns are not possible and reversing back down the driveway would be a high safety concern.

This is clearly evident at the Airbnb listed in the DA at 357 Harveys Farm Road. The neighbouring property (completely separate driveway by approx.70m) has a rope across their driveway and a sign on the fence stating that it is not the Airbnb.

As the owners of Harveys Farm Road and the right of way, we do not grant any permission to widen or extend the existing driveway or crossover into 258 Harveys Farm Road to accommodate this proposal.

The application states that there is a known shortage of visitor accommodations in Bicheno. I believe for a proposal of this quantity, that it should be addressed within the general residential zone or even low density residential. Rural living is not the appropriate zoning for this many dwellings on a site.

This area is zoned rural living to preserve the environment, both fauna and flora, and we believe a development like this will have a very negative impact to the life and vibrancy of ourselves and the surrounding community. As outlined above, for concerns relating to privacy, noise, vegetation removal, animal habitat loss, existing driveway breaches & hazards, right of way alterations to access the property and the precedent it will set for other developments along Harveys Farm Road that this proposal be refused in its current form.

Thank you for taking the time to hear our concerns.

Kind Regards,



IMAGE 1- Vegetation from Harveys Farm Road



IMAGE 2- Vegetation from internal driveway



IMAGE 3- Existing driveway



IMAGE 4- Existing crossover

Rep 14

Greg Ingham
General Manager
Glamorgan Spring Bay Council

04/05/2023

**DEVELOPMENT APPLICATION – 1 Single dwelling and 3 visitor accommodation units
258 Harveys Farm Road, Bicheno, TAS, 7215 - CT 183150/2**

Dear Sir,

This letter is to strongly oppose the proposed development of a four-house residential development located at 258 Harveys Farm Road, Bicheno (CT 183150/2).

As residents of Harveys Farm Road occupying a property close to the proposed development, we appeal the Council to consider the concerns of current local residents and reject the proposal on the grounds of preserving the existing amenity of the rural living area that was the appeal in bringing us to live in the area.

The concerns we have regarding this proposed development include:

Inaccurate assertions by the developer:

- **Need for visitor accommodation:**
The proposal claims there is a
“known shortfall of visitor accommodation in Bicheno on some inaccurate premise with availability is the area often scarce or fully occupied.”
We are personally aware of one short-stay owner who has had to relinquish her short-stay house’s status to long-term rental due to a glut in short-stay accommodation.
- **Examples of developments quoted:**
The proposal claims similar developments on Harveys Farm Road,
“There are examples of visitor accommodation in the area at varying scales, interspersed with low density dwellings. Visitor accommodation examples can be found throughout the area, with examples evident at 287 Harveys Farm Road, 357 Harveys Farm Road, 20 Harveys Farm Road, 24 Harveys Farm Road, and 205 Harveys Farm Road. Of the places that can be found, it appears that there is a range of accommodation capability (up to 22 people in one property) and the capacity to hold events (weddings, parties). These properties all appear to be within single buildings, some with multiple occupancies, and which appear to have owners/residents/or, hosts, living or present on site.”
However, none of the examples listed have multiple dwellings. Two of them (20 and 24 Harveys Farm Road) are over 2Kms from the proposed development and both back onto the Tasman Highway and therefore not comparable to the proposal.

Traffic:

- **Road Condition:**
The road is in too poor state to accommodate an increase that will necessarily accompany

this development. Initially the introduction of heavy construction plant and equipment will further contribute to its deterioration.

- **Safety:**

Harveys Farm Road is a no-through road with minimal traffic that allows walkers, cyclists and children a safe place. There is also a high density population of wildlife frequenting this end of the road, not only in the evenings but throughout the day. A decrease in habitat will likely force more animals onto the roadway. Such a scenario could also pose a threat to humans who may have to take evasive action while driving to avoid hitting animals on the road.

NB the proposal allows for two car spaces per house.

Visual impact

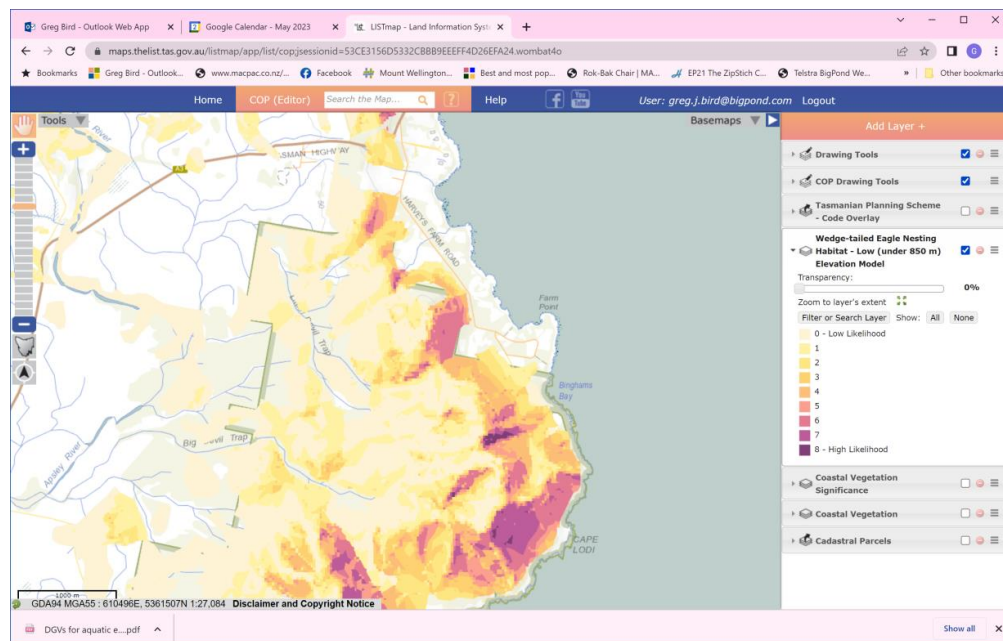
The location designated for the proposed construction of four houses is a breathtaking coastal bushland area, situated in proximity to Freycinet National Park. Harveys Farm Road boasts a remote rural ambiance that is cherished by its inhabitants.

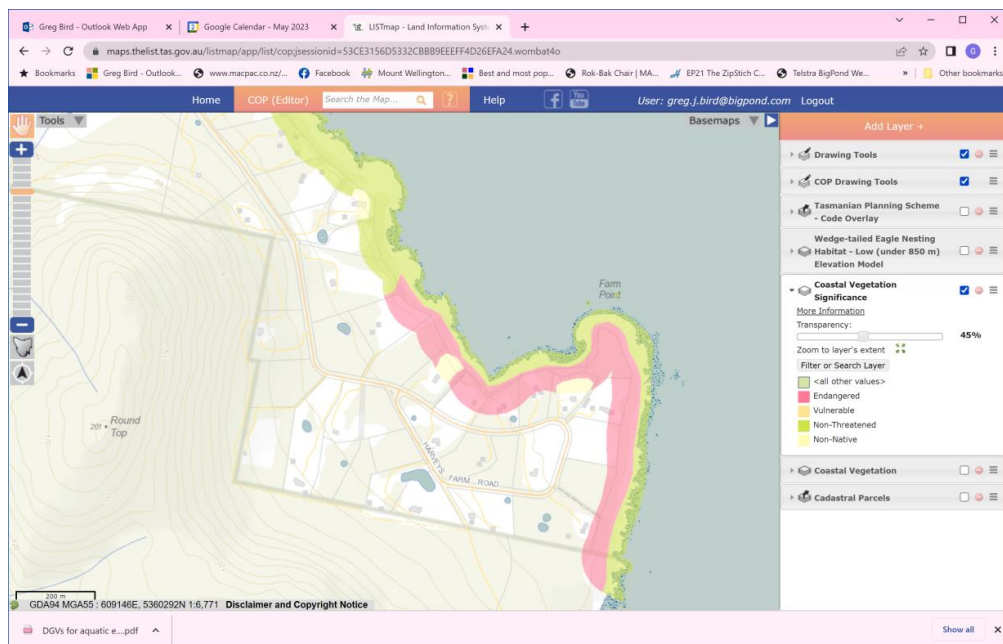
To accommodate four houses on a 1 hectare block; and, to comply with bushfire regulations, will require substantial clearing of the vegetation. This will result in a significant change to the aesthetics of the area. All four dwellings are two-story and therefore provide double the opportunity to impose themselves into view.

Currently the view from the road, includes many large Blue Gums and Kunzea and but no building development.

Impact on native flora and fauna

The Harveys Farm Road strip has high flora and fauna significance, not just emotionally but factually researched according to the State Government. See below Wedge Tail Eagle Nesting habitat and Coastal Vegetation Significance.



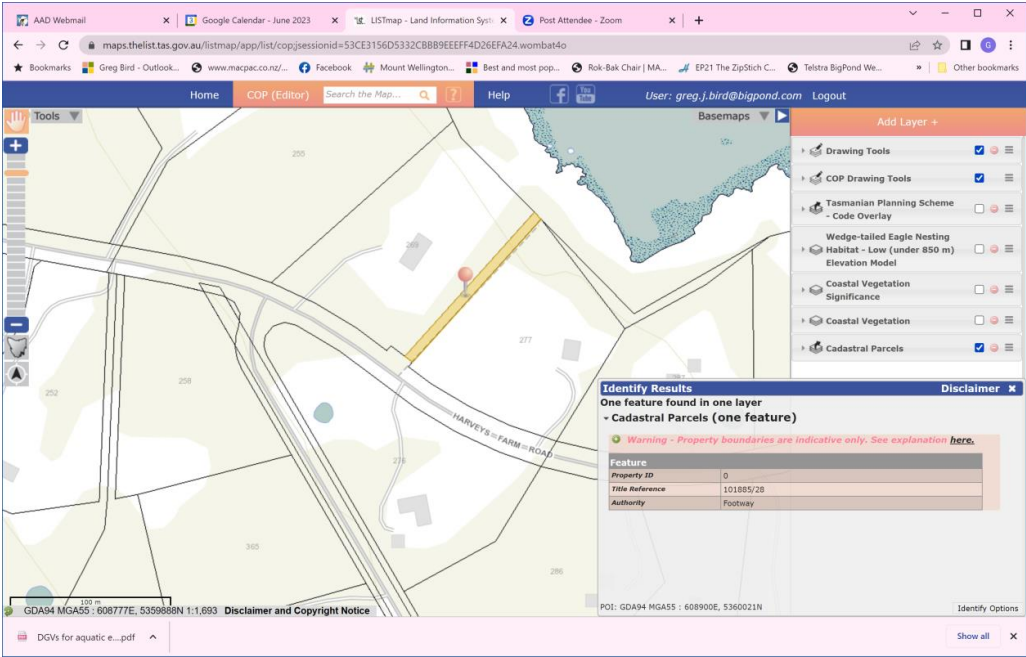


One of the primary dangers that native wildlife faces is the loss of their natural habitats due to human activity, such as housing developments like the one proposed here. Preserving the native bush corridors is crucial to enabling animals to inhabit and travel between their feeding zones. However, clearing the land for construction on this site will disrupt the local corridors and potentially compel animals to migrate onto the road, rather than through the bush. As previously stated (see 'safety' above) this could pose a threat to humans who may have to take evasive action while driving to avoid hitting animals on the road.

Privacy

The construction of four two-storey houses on the corner block will have a profound impact on the adjacent properties' privacy, as the towering structures will be visible to neighbours and from the road. Moreover, with the potential presence of more than 20 people on-site at any given time, will result in a significant increase in noise pollution. The development is incongruous with the area's quiet rural residential character, as there are no other comparable developments in the vicinity. The road itself is an isolated and secluded location, and this proposed development represents a significant deviation from the area's existing character. Additionally, three of the four houses planned for the block will not be used as residences, thereby failing to maintain the area's primary function.

Our property at Harveys Farm Road is adjacent to a public access to the coastal area. We moved to the area for quiet solitude living, there would be potential for a significant increase in foot traffic down the public access people trampling onto our land and endangering further the coastal flora significance of the area.



In conclusion, this development is a commercial proposal appropriately suited for the more densely populated area within the Bicheno township, rather than the rural residential area of Harveys Farm Road. The developers responsible for the proposal do not live in the area and have no concern for the community or residents of Harveys Farm Road.

We implore you to reject this application as it will have a huge impact on the people, environment, animals, amenity and safety of the area.

Regards

Rep 15

To whom it may concern,

As my property was mentioned in the planning report for this development I have decided to contact you.

There are numerous reasons why this development needs to be closely scrutinised, below are just a few of the identifiable concerns:

- The overwhelming majority of properties located on Harveys Farm Road are substantial single family dwellings. This proposed development is not in keeping with the character of 'Rural Living' as mentioned in the planning report, it is in direct conflict. Four separate dwellings on a 2.5 acre block is at odds with the current housing density of the local area. What is not mentioned in this planning report is that properties available for short term rental/events in this area often have caps on the numbers of guests that stay/attend the property. I note that the number of bedrooms proposed in this planning report out ways the number of guests permitted at almost all of the properties located on Harveys Farm Road.

- This proposed development is located in a bushfire prone area and is without the town water supply or a dam. It's concerning to think of the extra resources that would need to be deployed to protect 4 seperate dwellings spread across a block as compared to protecting one dwelling. It's even more concerning to think of the amount of resources that would need to be deployed in a bush fire if more 2.5 acre blocks on Harveys Farm Road also had 4 separate dwellings that needed protecting.

- The area is notoriously marshy and has very poor drainage. I note they wish to have 4 separate septic systems with drainage ditches. A visit to the site after a few days of rain will quickly help you ascertain whether this is feasible or not.

In summation, this development is not in keeping with its surroundings and is requesting double the amount of dwellings currently permitted under the planning scheme. If it is allowed to proceed it will set a precedent that would surely lead to a serious change in character for this zoning area.

Thank you for your time and consideration.

Regards,

Rep 16

Hello,

I'm writing to add my voice to the community objection to development application:

DEVELOPMENT APPLICATION – 1 Single dwelling and 3 visitor accommodation units
258 Harvey's Farm Road, Bicheno, TAS, 7215 CT 183150/2

Myself and my partner own Harvey's Farm Road and see this development as a contradiction to what it means to live in a Rural Living Zone.

RURAL LIVING ZONE 11.0 (quoted)

The purpose of the Rural Living Zone is:

11.1.1

To provide for residential use or development in a rural setting where:

(a) services are limited; or

(b) existing natural and landscape values are to be retained.

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.

11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Response:

The density of the development will leave no existing or natural landscape as per 11.1.1. This is an obvious maximise the dollar value extracted per square meter and the block will be totally cleared to comply with fire ratings and roads.

This will severely impact on residential amenity 11.1.3. At full capacity. There will be more people on this single small property than most of Harveys Farm Road. There will be a lot of noise as people on holiday typical are, as well as 300+% increase in road traffic. Holiday makers travel a lot more than residence. The road is already in a poor state with one section being signed as a traffic hazard for around 4-5 months. The road is very narrow with some blind corners. Tourists walking and not being very conscious about vehicle traffic (which will be much greater than it is now), will be at high risk of being injured or killed by accident. I am basing this on the observation tourists wander around the middle of the road in the town centre because they are in holiday mode mindset. It is not much of an issue in the town centre because of the increase visibility.

The increase traffic will predictably lead to increase wildlife death.

The absorption trenches look insufficient for the load of 28 people and 8 toilets. This is already a very wet block and my concern is that there will be a lot of run off to the properties below including mine.

For 11.1.4. The developers are no longer residents and do not intend to be. There is a residence but this is likely for the management for the hotel/motel/holiday park. Approving this will also create a precedent. The number of people is $6 \times 4 = 24$, and there are $4 \times 2 = 8$ toilets. This is not a residence, it is purely a commercial operation. There is a lack of accommodation in Bicheno but it's for residence not tourists. If this is approved and others follow, this area ceases to be a rural living zone. There is no other accommodation on Harvey's Farm Road that comes close to this density regardless of what the development application says. It's misleading to say that there are similar examples. The developer has already subdivided and this was the last block. If this style of accommodation was desired, they had a choice to spread it across 2-3 of these blocks. For those that purchased the other blocks at considerable cost for on the for rural living they will not be able to enjoy what they paid for. Understandably they were taken by surprised with this development application.

With this number of people at max capacity 32 comes security concerns. The developer and Air BnB do not pay for the negative impact late night parties, noise, and police call outs. That burden falls on the rate payers and police. Because this is holiday accommodation parties are almost a likely to occur on weekdays when actual residence need to sleep to work the next day.

For every resident that submits writing to you I can only imagine the number that have are not aware of the DA, or are aware but have are not writing. It would be disappointing of the lives of the local residence is sacrificed so that wealthy interstate developers can become even more wealthy.

Regards,

Profit and Loss

Glamorgan Spring Bay Council
For the 10 months ended 30 April 2023

Account	YTD Actual	YTD Budget	Budget Var	Var %	2022/23 Budget	Notes
Trading Income						
Rate Revenue	11,280,415	11,114,746	165,669	1%	11,114,746	1
Statutory Charges	565,015	650,918	(85,903)	-13%	777,716	2
User Charges	867,461	780,066	87,395	11%	999,658	3
Grants	1,276,767	1,107,521	169,246	15%	1,845,049	4
Interest & Investment Revenue	460,870	328,240	132,630	40%	518,088	5
Contributions	601,055	164,810	436,245	265%	185,772	6
Other Revenue	1,765,022	1,045,519	719,503	69%	1,304,595	7
Total Trading Income	16,816,604	15,191,820	1,624,784	11%	16,745,624	
Gross Profit	16,816,604	15,191,820	1,624,784	11%	16,745,624	
Capital Grants						
Grants Commonwealth Capital - Other	935,832	1,383,883	(448,051)	-32%	5,756,383	8
Grants Commonwealth Capital - Roads to Recovery	354,587	300,816	53,771	18%	401,088	9
Grants State Capital - Other	215,381	49,123	166,258	338%	260,123	10
Total Capital Grants	1,505,799	1,733,822	(228,023)	-13%	6,417,594	
Other Income						
Net Gain (Loss) on Disposal of Assets	(7,095)	25,000	(32,095)	-128%	53,000	11
Total Other Income	(7,095)	25,000	(32,095)	-128%	53,000	
Operating Expenses						
Employee Costs	4,094,834	4,358,194	(263,360)	-6%	5,234,096	12
Materials & Services	6,478,581	7,119,632	(641,051)	-9%	8,289,660	13
Depreciation	2,652,676	2,663,380	(10,704)	0%	3,196,056	
Interest	134,152	134,602	(450)	0%	213,820	
Other Expenses	176,314	177,230	(916)	-1%	212,676	
Total Operating Expenses	13,536,557	14,453,038	(916,481)	-6%	17,146,308	
Net Profit	3,280,047	738,782	2,541,265	344%	(400,684)	
Total Comprehensive Result (incl Capital Income)	4,778,751	2,497,604	2,281,147	91%	6,069,910	

NOTES OF BUDGET VARIANCES > \$50k.

1. Additional unbudgeted revenue from significant supplementary rate revaluations on individual properties due to ownership transfers occurring post 30 June 2022 property ratings.
2. Lower than budgeted Development Applications, Plumbing Permit Applications and 132/337 Certificates.
3. Receipt of Marina Hardstand Facility costs not budgeted.
4. 2021/22 carry over unspent Parks grant funds \$93k not forecast. Federal Assistance Grants \$50k above forecast. Department of Health Grant of \$22k (Walking & Cycling Strategy) received but not forecast.
5. Higher than expected interest income due to increasing interest rates.
6. Public Open space contribution \$308k (increase of \$22k) and Subdivision contribution \$152k (increase of \$11k) higher than budget. Stormwater contribution budgeted of (\$25k) will not occur as developers are funding their own solution.
7. Medical income \$504k (increase of \$39k) higher than estimate from high patient throughput eg winter demand, additional locum (ie 5 doctors) on board and covid vaccinations income. Received bank fees refund \$100k in September not budgeted.
8. Works budgeted but not complete Local Roads & Community Infrastructure Grant; for Buildings: [Courthouse amenities, Coles Bay Annexe, Swansea Cricket nets, Spring Bay toilets, Saltworks toilet] \$455k below forecast due to delay in getting works underway; for Marine: [Triabunna Marine shelter] \$15k below forecast due to delays in getting works underway. This means the revenue milestone have not been achieved.
9. Roads to Recovery instalments received are \$50k more than expected through March 2023.
10. Loss from sale of land
11. Carry forward unspent grant funds, not forecast: Spring Bay Recreation Ground \$137k work delayed. Received \$29k payment from State Emergency Services grant funding for Holkum Court works completed last year.
12. Staff vacancies and unplanned covid leave reflecting shortfall in capacity of available staff.
13. Black Summer Bushfire Recovery Grant for Telstra works received and being held to pay to Telstra when required (\$417k). Contractor costs and materials (\$407k) and (\$332) less than forecast indicating delays in market availability. Doctors expenses and Locum costs over budget by \$182k and \$196k.

Statement of Financial Position

Glamorgan Spring Bay Council

As at 30 April 2023

Account	30 Apr 2023	30 Jun 2022
Assets		
Current Assets		
Cash & Cash Equivalents	7,090,359	4,275,310
Trade & Other Receivables	1,773,874	663,874
Other Assets	20,400	40,800
Total Current Assets	8,884,633	4,979,984
Non-current Assets		
Investment in Water Corporation	31,282,379	31,282,379
Property, Infrastructure, Plant & Equipment	155,465,956	157,048,476
Total Non-current Assets	186,748,335	188,330,854
Total Assets	195,632,968	193,310,838
Liabilities		
Current Liabilities		
Trade & Other Payables	312,297	648,824
Trust Funds & Deposits	420,825	428,299
Provisions	648,576	648,576
Contract Liabilities	0	1,384,139
Interest bearing Loans & Borrowings	481,878	697,774
Total Current Liabilities	1,863,576	3,807,612
Non-current Liabilities		
Provisions	74,762	74,762
Interest Bearing Loans & Borrowings	7,146,395	7,146,395
Total Non-current Liabilities	7,221,157	7,221,157
Total Liabilities	9,084,733	11,028,769
Net Assets	186,548,234	182,282,069
Equity		
Current Year Earnings	4,266,166	2,994,018
Retained Earnings	85,489,429	82,495,412
Equity - Asset Revaluation Reserve	96,077,994	96,077,994
Equity - Restricted Reserves	714,645	714,645
Total Equity	186,548,234	182,282,069

Statement of Cash Flows

Glamorgan Spring Bay Council

For the 10 months ended 30 April 2023

Account	YTD Actual	2021/2022 Actual
Operating Activities		
Receipts from customers		
Rates	10,098,430	9,787,616
Contributions	622,555	270,350
Other Income	1,739,550	3,566,080
Statutory Charges	571,587	836,366
User Charges	934,996	768,436
Total Receipts from customers	13,967,118	15,228,849
Payments to suppliers and employees		
Employee Costs	(4,158,786)	(5,122,083)
Payments to Suppliers	(7,070,660)	(8,101,789)
Other Expenses	(179,092)	(205,047)
Total Payments to suppliers and employees	(11,408,538)	(13,428,919)
Receipts from operating grants	540,690	1,845,087
Dividends received	310,500	496,800
Interest received	150,370	26,034
Finance Costs Paid	(90,561)	(232,520)
Cash receipts from other operating activities	609,739	789,806
Net Cash Flows from Operating Activities	4,079,317	4,725,136
Investing Activities		
Proceeds from sale of property, plant and equipment	431,428	140,116
Payment for property, plant and equipment	(2,129,832)	(5,947,748)
Receipts from capital grants	639,141	2,059,491
Other cash items from investing activities	0	195,321
Net Cash Flows from Investing Activities	(1,059,263)	(3,552,820)
Financing Activities		
Trust funds & deposits	(23,076)	54,414
Net Proceeds/(Repayment) of Loans	(181,929)	(458,263)
Other cash items from financing activities	0	468,081
Net Cash Flows from Financing Activities	(205,005)	64,231
Net Cash Flows	2,815,049	1,236,547
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	4,188,352	2,951,806
Cash and cash equivalents at end of period	7,003,401	4,188,352
Net change in cash for period	2,815,049	1,236,547

Capital Works Detail

Glamorgan Spring Bay Council

For the period 1 July 2022 to 30 April 2023

	Cost YTD	Status	Carry Fwd Last Year	Renewal Works	New Works	Adj Budget 2022/23	Original Budget 2022/23	Council Funded	External Funded	External Funding Source	Details	Comments
Roads, Footpaths, Kerbs												
Road accessibility (Black Summer)	64,678	In progress		64,100	158,200	222,300	222,300		222,300	Black summer bushfire recovery Emergency management fund (TRRA)		Progressing
Wielangta Road Corner Stabilisation	2,973	In progress		140,000	140,000	280,000	280,000	140,000	140,000	NDRLGP)	50% 50% co contribution.	Tenders closed
Swansea Main Street Paving	487,197	In progress	870,000	76,500		946,500	870,000	76,500	870,000	Community Development Cwth	Carried Fwd 20/21. Budget	Project progressing
Alma Rd Rehabilitation Orford	50,000	Completed	50,000			50,000	50,000		50,000	Community Infrastructure Round 3	Carried Fwd 2020/21	Complete
Sand River Road Buckland	-	Not started		73,000		73,000	73,000	36,500	36,500	Assumes co-contr heavy vehicle fund	Reassess reallocation Mar 23	Co-funding by Defence
Resheet Program	84,343	Completed		100,000		100,000	100,000		100,000			Complete
Reseal Program	665,733	Completed		613,300		613,300	443,300	212,213	401,087	Roads to recovery	Budget topup	Complete
Pavement renewal Program		Not started		50,000		50,000	50,000	50,000				Complete
Design 2022-23	13,689	In progress		30,000		30,000	30,000	30,000				Various design elements
Total Roads, Footpaths, Kerbs	1,368,612	-	920,000	1,146,900	298,200	2,365,100	2,118,600	645,213	1,719,887			
Bridges, Culverts												
Bridge No 2902, Prosser, Woodsden Road	33,635	Completed		55,000		55,000	55,000	44,000	11,000	Tas Relief & Recovery Arrangements	TRRA	Complete
Bridge Renewal Storm Repair Mar 2021	-	Not started		66,000		66,000	66,000	56,000	10,000	Tas Relief & Recovery Arrangements	TRRA	Awaiting fair weather
17 Acre Creek Bridge Wielangta Rd	-	Deferred				-	315,000			Bridge renewal program	Unsuccessful grant.	Grant unsuccessful
Rosedale Rd Drainage	11,157									Tas Relief & Recovery Arrangements	Emergency Fund TRRA	Carry Forward
Culvert 50 Orford Rivulet Wielangta Rd	3,679									Tas Relief & Recovery Arrangements	Emergency Fund TRRA	Carry Forward
Bridge 44 100V Unnamed Crk Glen Gala Rd	509									Tas Relief & Recovery Arrangements	Emergency Fund TRRA	Carry Forward
Bridge 47 Griffiths Rivulet Wielangta Rd	-									Tas Relief & Recovery Arrangements	Emergency Fund TRRA	Carry Forward
Bridge 13 Larges Crk McKays Rd	-									Tas Relief & Recovery Arrangements	Emergency Fund TRRA	Carry Forward
Bridge 27 Apsley River Rosedale Rd	-									Tas Relief & Recovery Arrangements	Emergency Fund TRRA	Carry Forward
Total Bridges, Culverts	48,980	-	-	121,000	-	121,000	436,000	100,000	21,000			
Parks, Reserves, Walking Tracks, Cemeteries												
Bicheno Triangle	24,470	In progress	520,000			520,000	520,000		520,000	Community Development Cwth	Carried Fwd 2020/21	Tenders closed
Bicheno Gulch	34,674	In progress	1,350,000			1,350,000	1,350,000		1,350,000	Community Development Cwth	Carried Fwd 2020/21	DA preparation continues
Coles Bay Foreshore	40,068	In progress	865,000			865,000	865,000		865,000	Community Development Cwth	Carried Fwd 2020/21	Public consultation No2
Walking bridge Bicheno (timber)	-	Not started		27,000		27,000	27,000	27,000				preparing works
Triabunna Recreation Ground Clubhouse	140,356	Completed	135,000			135,000	135,000		135,000	State Government	Carried Fwd 2020/21	Complete
Triabunna Marina Carpark	17,667	Completed				-						
Total Parks, Reserves, Walking Tracks, Cemeteries	257,234	-	2,870,000	27,000	-	2,897,000	2,897,000	27,000	2,870,000			
Stormwater & Drainage												
Pit and Pipe Infill works	397	In progress		55,500	35,000	90,500	70,000	90,500			Budget topup	Design progressing
Sewerage - Swanwick entry road	7,138	Completed			12,000	12,000	12,000	12,000				DA lodged
49 Rheban Rd design to West Shelley Bch Nautilus Detention Basin	-	In progress	35,000			35,000	35,000	35,000			Carried Fwd 2021/22	Design options underway
Holkham Court	91,692	In progress	160,000			160,000	160,000	160,000			Carried Fwd 2020/21	Culvert component complete
Upgrade Culvert 15 Old Spring Bay Rd Swansea	-	Not started				-	97,000			Expecting 60k developer contribution	Not occurring. Cash impact.	Design underway
Stormwater management planning, investigation & design	14,425	In progress	25,000			25,000	25,000	25,000			Carried Fwd 2020/21	Final catchment plans in
Total Stormwater & Drainage	113,653	-	220,000	55,500	47,000	322,500	399,000	322,500	-			
Building												
Helipad Swansea Emergency Services	1,742	In progress			107,000	107,000	107,000		107,000	Black summer bushfire recovery		Concept design for DA
Triabunna Depot kitchen bathroom	-	In progress	15,000			15,000	10,000	15,000			Carried Fwd 2021/22 Budget	
Triabunna Marina Shelter	14,520	In progress	15,000			15,000	15,000		15,000	Community Infrastructure Round 3	Carried Fwd 2020/21	
Install Solar Panels on the Swansea Community Hub building	636	Completed	636			636	636		636	Men's Shed grant fund	Carried Fwd 2020/21	
Swansea Cricket Practice Nets	25,872	In progress	35,000			35,000	35,000		35,000	Community Infrastructure Round 3	Carried Fwd 2020/21	
Swansea Courthouse refurbish toilet	20,225	In progress	75,000			75,000	75,000		75,000	Community Infrastructure Round 3	Carried Fwd 2020/21	Seeking contractors
Coles Bay Hall - Replace Annexe	4,814	In progress	180,000			180,000	180,000		180,000	Community Infrastructure Round 3	Carried Fwd 2020/21	Additional Cth- Grant applied
Spring Beach Toilet Refurbishment	-	In progress	65,000			65,000	65,000		65,000	Community Infrastructure Round 3	Carried Fwd 2020/21	Scoping works
Upgrade Triabunna office heating system	-	Completed		30,300		30,300	-	30300			Budget topup	Ordered
Total Building	67,809	-	385,636	30,300	107,000	522,936	487,636	45,300	477,636			
Marine Infrastructure												
Pylon Replacement - Marina	8,207	In progress	20,000			20,000	20,000	20,000			Carried Fwd 2021/22	Design in progress
Saltworks Toilet	-	In progress	100,000			100,000	100,000		100,000	Community Infrastructure Round 3	Carried Fwd 2020/21	Waiting for PWS to lodge DA
Saltworks Boat Ramp Upgrade	-	In progress	99,123			99,123	99,123		99,123	State Grant MAST	Carried Fwd 2020/21	Waiting for PWS to lodge DA
Total Marine Infrastructure	8,207	-	219,123	-	-	219,123	219,123	20,000	199,123			

13/05/2023

Capital Works Projects 2023-04

Capital Works Detail

Glamorgan Spring Bay Council

For the period 1 July 2022 to 30 April 2023

	Cost YTD	Status	Carry Fwd Last Year	Renewal Works	New Works	Adj Budget 2022/23	Original Budget 2022/23	Council Funded	External Funded	External Funding Source	Details	Comments
Plant & Equipment												
IT Computer Equipment	13,250	In progress			30,000	30,000	30,000	30,000				
General	4,440	In progress			4,300	4,300	-	4,300			Budget topup	Councillor chairs unbudgeted
Medical Equipment	-	Not started			15,000	15,000	15,000	15,000				
2017 Mazda BT 50 dual cab F92RK - Works mgr	40,442	Completed			43,000	43,000	43,000	43,000				Complete
2018 Ford Ranger dual cab H67MH - Works Sup	-	Not started			43,000	43,000	43,000	43,000				Mower replacement in lieu
2010 Ford Ranger B03UD Triabunna	32,215	Completed			32,000	32,000	32,000	32,000				complete
2007 Hino 16t Tipper FR1649 swansea	-	Not started			171,000	171,000	171,000	171,000				Ordered
2017 1570 terrain John Deere mower FA0800 Tri	26,750	Completed			30,000	30,000	30,000	30,000				Ordered
Total Plant & Equipment	117,097	-	-	-	368,300	368,300	364,000	368,300	-			
Total Capital Works	1,981,592		4,614,759	1,380,700	820,500	6,815,959	6,921,359	1,528,313	5,287,646			

Application Number	Applicant name	Address	Application details	Representations received (N/A for Permitted)	Summary of representation.	Officers consideration of representation
DA2022/137	Jess Shaw	41 West Shelly Road, Orford	Change of use to visitor accommodation	1	Concerns for privacy and that it doesn't fit with the character of the area. Concerns for car parking and road safety. Concerns for overlooking	The property is already existing and as a residential style building it fits the character of the area. The upstairs balcony can be conditioned to be screened for privacy. Parking meets the parking code for visitor accommodation of 1 park per 4 beds.
DA2023/23	Louise Rigney	1457 Dolphin Sands Rd, Dolphin Sands	Change of use to visitor accommodation	1	Visitor accommodation use of up to 7 people may cause the onsite effluent system to fail	Effluent management is not an issue that can be assessed under the planning scheme.
DA2023/05	Council	Public Foreshore Reserve, Tasman Hwy, Bicheno	Bicheno Skate Park	2	<ol style="list-style-type: none"> 1. Incompatible with zone purpose 2. Hours of operation not addressed 3. Flood lighting not addressed 4. Does not address privacy issues under building height performance criteria 5. Within priority vegetation area. No assessment undertaken. 6. No traffic management plan submitted. Risk for pedestrians and vehicles entering and existing the site 	<ol style="list-style-type: none"> 1. Active recreation use is permissible in the zone and is compatible with the zone purpose 2. hours use to be daylight hours which meet the acceptable solution. 3. Flood lighting not proposed 4. Building height meets acceptable solution, performance criteria cannot be used. 5. Proposal does not require the removal of native vegetation as located on cleared area. 6. Council's engineers have advised a traffic impact

						assessment is not required. Referred to State Growth who had no comments on the proposal.
DA2023/51	All Urban Planning	488 Freestone Point Rd, Triabunna	Marine Farming Shore Facility	1	Concerned about visual impacts from the development and noise and light pollution from its operation. Requests landscaping be required and restrictions on hours of operation.	The closest residential zone is on the other side of the bay around 900m away. The scheme only requires restricted hours of operation if within 50m of a residential zone. The same restriction applies for external lighting. The boundary setbacks and landscaping requirements only apply to the frontage and the scheme definition of frontage is a boundary of a lot which abuts a road. Therefore the setback and landscaping provisions do not apply.
Sa2022/50	JMG	13 Esplanade East, Triabunna	17 lot subdivision	2	<ol style="list-style-type: none"> 1. Lots are small and not in keeping with the surrounding area. Density is too high and not in keeping with the rural community. 2. Small lots mean the houses will be close to existing houses and may cause privacy and overshadowing issues. 	All the lots meet the minimum lot size of 450m ² and provide for a building area that meets the boundary setback requirements.

Planning Determination Appeals as of 09 May 2023

Ongoing Planning Appeals	Address	Proposal	Council Decision	Appellant	Progress	Appeal Outcome	Date Resolved
SA2022/34	945 Dolphin Sands Rd, Dolphin Sands	4 lot subdivision	Refused	Applicant	In Tribunal - waiting on determination		
SA2022/31	1433 Dolphin Sands Rd, Dolphin Sands	3 lot subdivision	Refused	Applicant	In Tribunal - waiting on determination		
DA2021/231	1000 Dolphin Sands Rd, Dolphin Sands	dwelling	Refused	Applicant	In Tribunal		
DA2021/107	10C Franklin St, Swansea	4/5 storey visitor accommodation building	Refused	Applicant	Consent Memorandum submitted to Tribunal		
DA2023/05	Tasman Hwy, Bicheno 1 Swanwick Dr, Coles	skate park	Approved	Respondent	Consent Memorandum submitted to Tribunal		
DA2022/122	Bay	wetland park	Refused	Applicant	Consent Memorandum submitted to Tribunal		
Recent Resolved Appeals	Address	Proposal	Council Decision	Appellant	Progress	Appeal Outcome	Date Resolved
DA2022/227	18 Tasman Hwy, Bicheno	5 visitor accommodation units	Approved	Respondent	Appeal resolved - permit issued	Approved	5/05/2023
SA2022/24	907 Dolphin Sands Rd, Dolphin Sands	4 lot subdivision	Refused	Applicant	Appeal withdrawn by appellant	Refused	16/09/2022
SA2021/27	Maria St, Swansea	49 Lot subdivision	Approved	Applicant	Appeal resolved - permit issued	Approved	2/12/2022
SA2021/17	2308 Coles Bay Rd, Coles Bay	17 lot subdivision	Approved	Respondent	Appeal withdrawn by appellant	Approved	4/10/2022
SA2021/03	14635 Tasman Hwy, Swansea	5 lot subdivision	Refused	Applicant	Appeal withdrawn by appellant	Refused	14/02/2023
DA2022/155	64 Holkham court, Orford	multiple dwellings	Approved	Respondent	Appeal withdrawn by appellant	Approved	8/12/2022

DA2022/48	50 Waubs Esplanade, Bicheno	relocated dwelling	Approved	Respondent	Appeal withdrawn by appellant	Approved	7/06/2022
DA2021/282	1130 Dolphin Sands Rd, Dolphin Sands	dwelling	Refused	Applicant	Appeal resolved - permit issued	Approved	19/05/2022
DA2021/258	17 Noyes St, Swansea	multiple dwellings - minor amendment	Approved	Respondent	Appeal resolved - permit issued	Approved	7/06/2022

Regards



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 PROGRAM APPLICATION PACKAGE

A funding scheme initiated by the Glamorgan Spring Bay Council to assist community development in the municipality.

GUIDELINES FOR APPLICANTS

The Glamorgan Spring Bay Council's Community Small Grants Program provides small grants to individuals and community organisations and groups to assist them to undertake programs and activities within the Glamorgan Spring Bay municipal area.

Council receives requests for more funding than is available and consequently funds under the programs are limited. The majority of grants will be restricted to no more than \$1,000, however, in certain circumstances, Council may consider increasing the allocation.

There is no specific funding period. Applications for funding assistance shall be considered throughout the year until such time as the available funds have been exhausted.

ELIGIBILITY

- ❖ Applications must be from not-for-profit organisations as defined as follows:
 - Its main operating purpose is other than to provide goods and services for profit.
 - Other than in the case of winding up, no member/owner has the right to surpluses of the entity.
 - That entity does not have the right to transfer ownership to members/owners.
- ❖ Any resident of the Glamorgan Spring Bay municipal area who has been selected on merit to participate or compete in any event or project of state, national or international significance may seek funding assistance.
- ❖ Projects should aim to:
 - Address relevant community issues of significance.
 - Be initiated within the community and actively involve local people.
 - Improve access and encourage wider use of facilities.

COUNCIL PROCESS REQUIREMENTS

- ❖ Application:
 - Complete the Community Small Grants Application form.
 - Provide a plan or sketch of the proposed project (if applicable).
 - Provide a copy of the project budget and evidence of basis of costs.
- ❖ Successful applicants after project completion:
 - Complete the Community Small Grants Acquittal form.
 - Provide a brief written report of the success or otherwise of the project prior to the conclusion of the financial year, together with a photo (if applicable).
 - Provide most recent financial statement or evidence of expenditure.

For further information, please contact the Community & Communications Officer
Phone: (03) 6256 4777
Email: community@freycinet.tas.gov.au
PO Box 6, Triabunna 7190



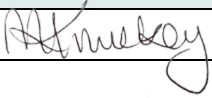
9 Melbourne Street (PO Box 6)
Triabunna TAS 7190

☎ 03 6256 4777

☎ 03 6256 4774

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🌐 www.gsbc.tas.gov.au

COMMUNITY SMALL GRANTS APPLICATION FORM	
Name of applicant	Families Tasmania Inc.
Postal address	PO Box 689, North Hobart 7002
Contact person	Mel Knuckey
Role if group applying	Manager
Contact number	0407 512 315
Email address	mel@familiestasmania.org.au
Is your organisation an incorporated body?	Yes No
Project title and brief description (If insufficient space, please attach additional sheet)	
Sheet attached with information	
Outline intended outcomes of the project (for example, benefits of the project to the community, support from any other groups or organisations.	
Funding sought from Council	\$
Funding to be contributed by you or your organisation	\$
Funding to be contributed from other organisations (Provide details below of confirmed or anticipated contributions *)	\$
Total Project Expenses	\$
Signed	
Name (Please print)	
Date	
*Details of other contributors:	

Glamorgan Spring Bay Council Grant

Project Title

Families Tasmania would like to apply for funding to offer two community Baby and Child First Aid Tas sessions to the Glamorgan Spring Bay statistical area using funds from this small grant round. These sessions would be open to any parents, grandparents or adults in parenting roles who care for children of any age from babies to teenagers.

Families Tasmania is committed to supporting families with information and confidence to keep their families healthy.

The sessions are suitable for anyone who parents, co-parents, grandparents or cares for children, and are inclusive of LGBTIQ+ families and families where members may have disability status. While specific locations are to be confirmed, we are hoping to offer four of these community sessions at Swansea and Bicheno communities.

Each session can take up to 25 adults, and babes-in-arms are welcome to attend.

Families Tasmania have been partnering with Baby and Child First Aid Tas (BCFAT) since 2019 to bring relevant, evidence based first aid information to families across the State. BCFAT educator Sharon Rootes is a qualified and experienced health professional who brings information from current and reliable sources to families and anyone who needs first aid information for supporting children of any age.

Sharon creates a warm, friendly and inclusive environment and offers information to build confidence in handling common childhood health issues along with what to do in emergency situations.

These sessions not only benefit the families of the participants, but have a whole of community effect by building the knowledge and confidence of adult community members and updating their understanding of current first aid practice for babies and children.