Ordinary Council Meeting - 23 September 2025 Attachments

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: **49 Rheban Road & West Shelly Road, Orford CT 65080/2 & 33287/1**

PROPOSAL: **21 residential lots, comprising 18 residential lots, a road lot and 2 public footpath lots**

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 Thursday 04 September 2025.

APPLICANT:	**MC Planners**
DATE:	**18/06/2025**
APPLICATION NO:	**SA 2025 / 012**

GLAMORGAN SPRING BAY COUNCIL

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:	MC Planners obo Parkville Orford Pty Ltd		
Contact person: (if different from applicant)			
Address:	2/129 Bathurst Street		
Suburb:	Hobart	Post Code:	7000
Email:	planning@mcplanners.com.au	Phone: / Mobile:	6288 7248

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

Owner (if different from applicant)	Parkville Orford Pty Ltd		
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	Parkville - 49 Rheban Road		
Suburb:	Orford	Post Code:	7190
Size of site: (m^2 or Ha)	2.02ha		
Certificate of Title(s):	188095/1, 188095/17, 33287/1, 152580/2, & 182665/100		
Current use of site:	N/A		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	21 residential lots, including 18 residential lots, a road lot and 2 public footpath lots
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	$
Is the property on the State Heritage Register? (Circle one)	☐ Yes / No ☑

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:	12/06/2025

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:	

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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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.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
188095	1
EDITION	DATE OF ISSUE
1	11-Feb-2025

SEARCH DATE : 16-Apr-2025
SEARCH TIME : 04.29 PM

DESCRIPTION OF LAND

Parish of ORFORD Land District of PEMBROKE
Lot 1 on Sealed Plan 188095
Derivation : Part of 1050 Acres Gtd. to Frederick Manning.
Prior CT 65080/2

SCHEDULE 1

N175449 TRANSFER to PARKVILLE ORFORD PTY LTD Registered 27-Apr-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP188095 EASEMENTS in Schedule of Easements
SP188095 FENCING COVENANT in Schedule of Easements
N183781 MORTGAGE to MyState Bank Limited Registered 27-Apr-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER PARKVILLE ORFORD PTY LTD

FOLIO REFERENCE C.T.65080/2

GRANTEE PART OF 1,050 ACRES GTD. TO FREDERICK MANNING.

PLAN OF SURVEY

BY SURVEYOR CRAIG BRADLEY ROGERSON
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0418-120-796

LAND DISTRICT OF PEMBROKE
PARISH OF ORFORD

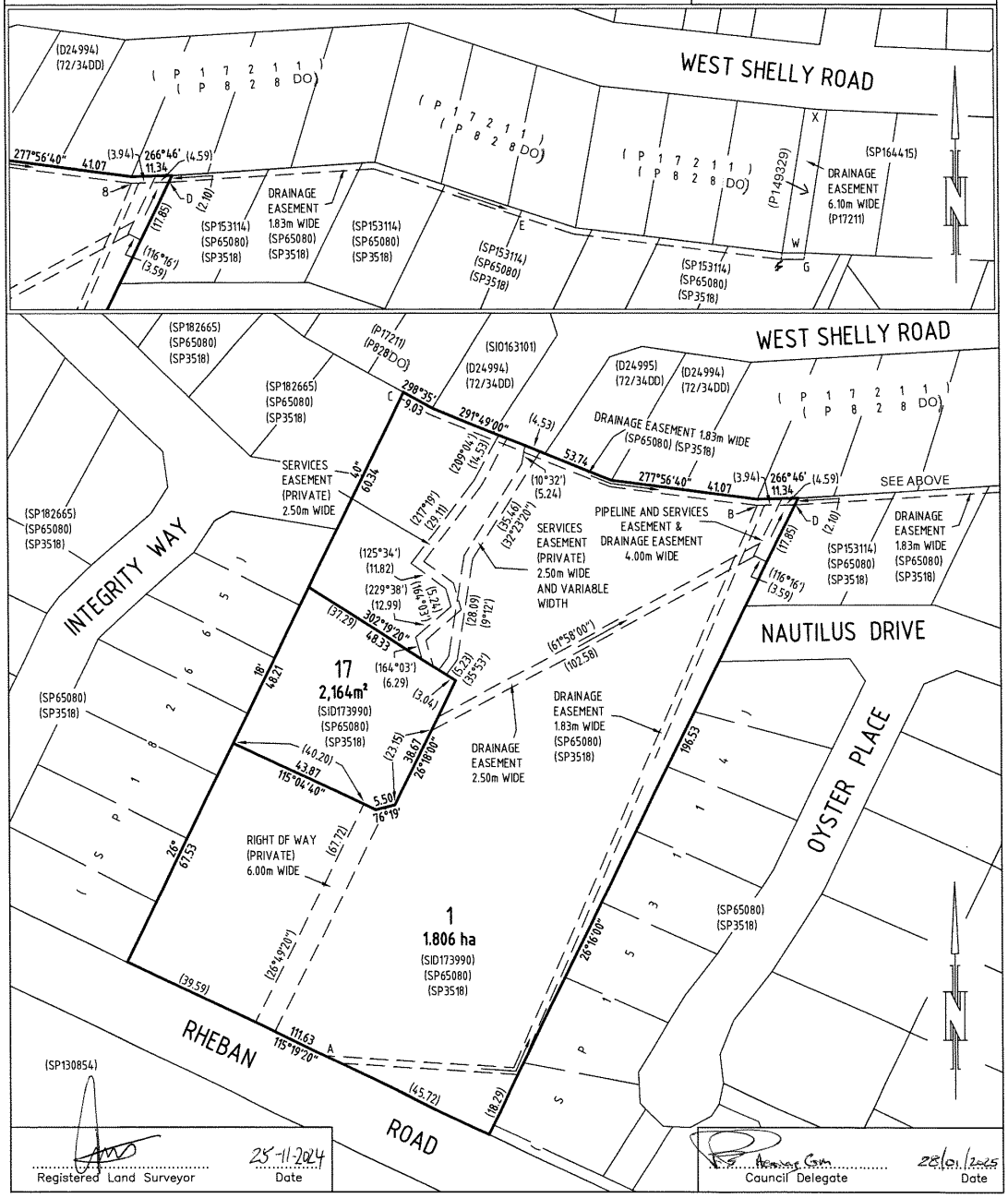
SCALE 1: 1,000 LENGTHS IN METRES

REGISTERED NUMBER
SP188095

APPROVED
EFFECTIVE FROM 11 FEB 2025
Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 188095

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 on the plan ("the Lot") is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 4.00m WIDE" shown on the plan ("the Easement Land").

Lot 1 on the plan is subject to a Right of Drainage in favour of the Glamorgan Spring Bay Council over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 4.00m WIDE" shown passing through Lot 1 on the plan.

Lot 1 on the plan is subject to a Right of Carriage Way (appurtenant to Lot 17 on the plan) over the land marked "RIGHT OF WAY (PRIVATE) 6.00m WIDE'" shown passing through Lot 1 on the plan.

Lot 1 on the plan is subject to a Right of Drainage (appurtenant to Lot 17 on the plan) over the land marked "DRAINAGE EASEMENT 2.50m WIDE" shown passing through Lot 1 on the plan.

Lot 1 is on the plan is subject to a Services Easement (as herein defined) (appurtenant to Lot 17 on the plan) over the land marked "SERVICES EASEMENT ~~(PRIVATE)~~ 2.50m WIDE AND VARIABLE WIDTH" shown passing through Lot 1 on the plan.

Lot 1 is on the plan is subject to a Services Easement (as herein defined) (appurtenant to Lot 17 on the plan) over the land marked "SERVICES EASEMENT ~~(PRIVATE)~~ 2.50m WIDE" shown passing through Lot 1 on the plan.

Lot 17 on the plan is together with a Right of Carriage Way over the land marked "RIGHT OF WAY (PRIVATE) 6.00m WIDE" shown passing through Lot 1 on the plan.

Lot 17 on the plan is together with a Right of Drainage over the land marked "DRAINAGE EASEMENT 2.50m WIDE" shown passing through Lot 1 on the plan.

Lot 17 on the plan is together with a Services Easement (as herein defined) over the land marked "SERVICES EASEMENT ~~(PRIVATE)~~ 2.50m WIDE AND VARIABLE WIDTH" shown passing through Lot 1 on the plan.

Lot 17 on the plan is together with a Services Easement (as herein defined) over the land marked "SERVICES EASEMENT ~~(PRIVATE)~~ 2.50m WIDE" shown passing through Lot 1 on the plan.

.....

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: PARKVILLE ORFORD PTY LTD FOLIO REF: VOLUME 65080 FOLIO 2 SOLICITOR & REFERENCE: SPROAL	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL DATE: 28/01/2025 SA2024/0009 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 188095
SUBDIVIDER: PARKVILLE ORFORD PTY LTD FOLIO REFERENCE: VOLUME 65080 FOLIO 2	

Lot 1 on the plan is subject to a Right of Drainage (appurtenant to Lot 1 on SP 65080) over the land marked "DRAINAGE EASEMENT 1.83m WIDE (SP65080) (SP3518)" shown passing through Lot 1 on the plan ~~and shown as "Drainage Easement 6 Feet wide" passing through Lot 2 on SP 65080~~.

CD

Lot 1 on the plan is subject to a Right of Drainage in favour of the Glamorgan Spring Bay Council over the land marked "DRAINAGE EASEMENT 1.83m WIDE (SP65080) (SP3518) ABD" shown passing through Lot 1 on the plan ~~and shown as "Drainage Easement 6 Feet wide ABD" passing through Lot 2 on SP 65080~~.

Lot 1 on the plan is together with a Right of Drainage over the land marked "DRAINAGE EASEMENT 1.83m WIDE (SP65080) (SP3518)" on the plan ~~and shown as "Drainage Easement 6 Feet wide" passing through Lot 3 on SP 65080~~.

DE

Lot 1 on the plan is together with a Right of Drainage over the land marked "DRAINAGE EASEMENT 1.83m WIDE (SP65080) (SP3518)" on the plan and ~~shown as "Drainage Easement 6 Feet wide EG" shown passing through Lot 4 on SP 65080~~.

EG

Drainage Easement 6.10 wide (P17211) WX shown on the Plan.

FENCING COVENANT

The owner of each Lot on plan covenant with the Vendor (Parkville Orford Pty Ltd) that the Vendor shall not be required to fence.

INTERPRETATION

In this Schedule of Easements:

"Pipeline and Services Easement" means:-

FIRSTLY, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
(4) run and pass sewage, water and electricity through and along the Infrastructure;
(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
    (a) without doing unnecessary damage to the Easement Land; and
    (b) leaving the Easement Land in a clean and tidy condition;
(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land

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NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 188095
SUBDIVIDER: PARKVILLE ORFORD PTY LTD FOLIO REFERENCE: VOLUME 65080 FOLIO 2	

and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:
"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;
(b) telemetry and monitoring devices;
(c) inspection and access pits;
(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
(f) anything reasonably required to support, protect or cover any other Infrastructure;
(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
(h) where the context permits, any part of the Infrastructure.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

"Services Easement" means:

The full and free right and liberty to draw, pass or transmit sewerage, stormwater, power, telephone and other communication services through pipes, wires and conduits now or to be installed within or through the areas on the plan marked "SERVICES EASEMENT" and for that purpose to enter thereon and to clear and install and maintain thereon such pipes, poles, wires and conduits as the owner of the dominant tenement shall from time to time determine and the right at all times to carry out all necessary repairs thereto and together also with the right to lay on, upon and through the Services Easement such pipes, poles, wires, conduits and other infrastructure as shall from time to time be necessary for the purposes aforesaid and at all times to enter into and upon the Services Easement for the purpose of maintaining any infrastructure located thereon and inspecting, maintaining, removing, and renewing such pipes, wires, poles, conduits and other infrastructure thereon and to carry out all necessary work thereon causing as little damage as possible to the land and making reasonable compensation or restoration for all damage done or caused thereby.

.....

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 188095
SUBDIVIDER: PARKVILLE ORFORD PTY LTD FOLIO REFERENCE: VOLUME 65080 FOLIO 2	

CONSENT

MyState Bank Limited as mortgagee pursuant to Mortgage Registered No. N183781 does hereby consent to this Schedule of Easements.

EXECUTED by PARKVILLE ORFORD PTY LTD
pursuant to section 127(1) of the Corporations Act 2001 (Cth)
being the registered proprietor of the land comprised in Folio
of the Register Volume 65080 Folio 2:

.....
(Sole Director and Sole Secretary – signature)

Peter Wayne Lovick
(Sole Director and Sole Secretary – full name)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
188095	17
EDITION	DATE OF ISSUE
1	11-Feb-2025

SEARCH DATE : 16-Apr-2025
SEARCH TIME : 04.30 PM

DESCRIPTION OF LAND

Parish of ORFORD Land District of PEMBROKE
Lot 17 on Sealed Plan 188095
Derivation : Part of 1050 Acres Gtd. to Frederick Manning.
Prior CT 65080/2

SCHEDULE 1

N175449 TRANSFER to PARKVILLE ORFORD PTY LTD Registered 27-Apr-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP188095 EASEMENTS in Schedule of Easements
SP188095 FENCING COVENANT in Schedule of Easements
N183781 MORTGAGE to MyState Bank Limited Registered 27-Apr-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

E412642 PARTIAL DISCHARGE of MORTGAGE N183781 Lodged by DYE & DURHAM (NAB) on 10-Apr-2025 BP: E412642
E412643 MORTGAGE to National Australia Bank Limited Lodged by DYE & DURHAM (NAB) on 10-Apr-2025 BP: E412642
N253138 TRANSFER to ROSS PETER KERR and JASMINE JUDY KERR Lodged by DYE & DURHAM (NAB) on 10-Apr-2025 BP: E412642

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER PARKVILLE ORFORD PTY LTD

FOLIO REFERENCE C.T.65080/2

GRANTEE PART OF 1,050 ACRES GTD. TO FREDERICK MANNING.

PLAN OF SURVEY

BY SURVEYOR CRAIG BRADLEY ROGERSON
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0418-120-796

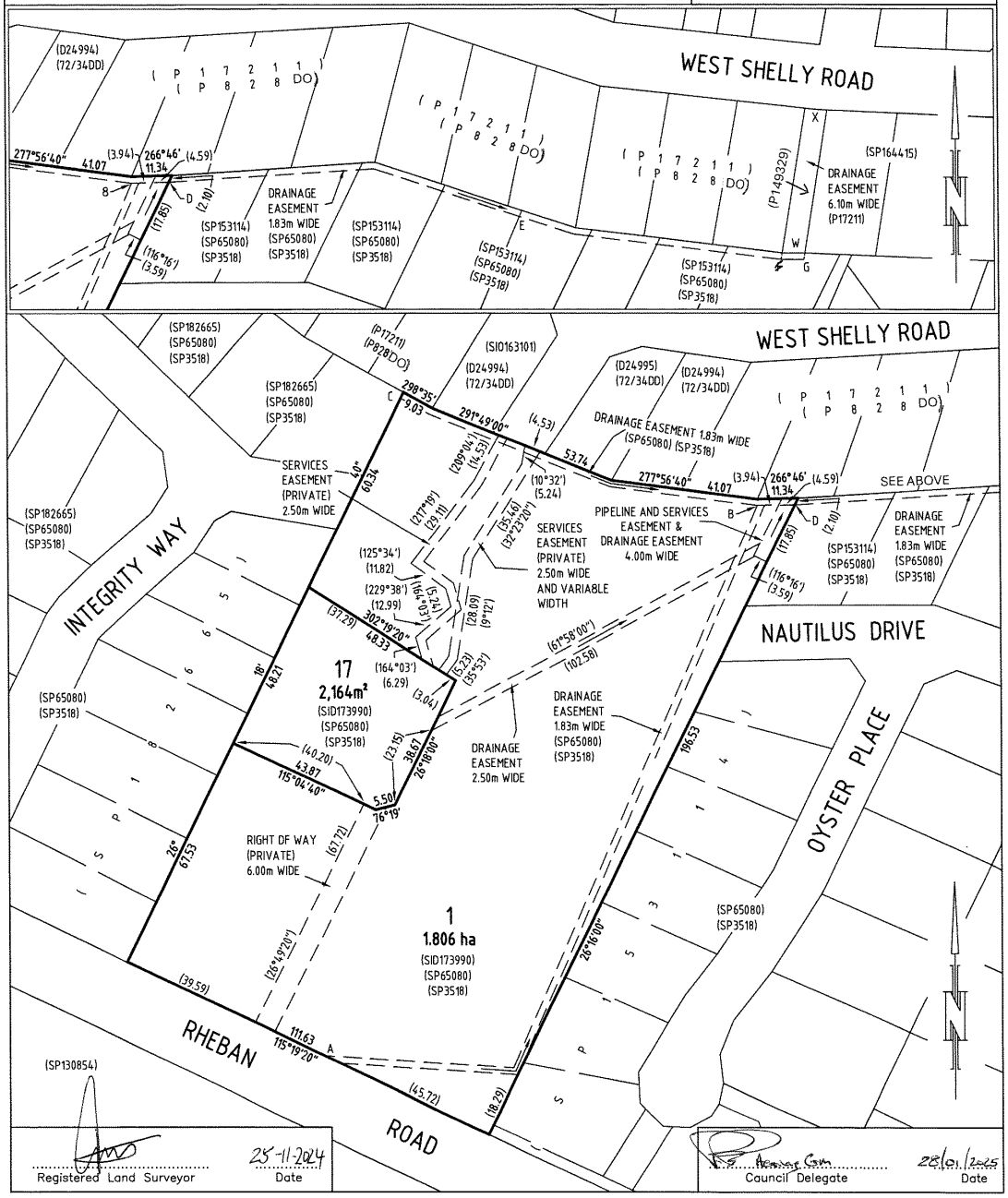
LAND DISTRICT OF PEMBROKE
PARISH OF ORFORD
SCALE 1: 1,000 LENGTHS IN METRES

REGISTERED NUMBER
SP188095

APPROVED
EFFECTIVE FROM 11 FEB 2025
Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 188095

EASEMENTS AND PROFITS

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.....

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: PARKVILLE ORFORD PTY LTD FOLIO REF: VOLUME 65080 FOLIO 2 SOLICITOR & REFERENCE: SPROAL	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL DATE: 28/01/2025 SA2024/009 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 188095
SUBDIVIDER: PARKVILLE ORFORD PTY LTD FOLIO REFERENCE: VOLUME 65080 FOLIO 2	

Lot 1 on the plan is subject to a Right of Drainage (appurtenant to Lot 1 on SP 65080) over the land marked "DRAINAGE EASEMENT 1.83m WIDE (SP65080) (SP3518)" shown passing through Lot 1 on the plan ~~and shown as "Drainage Easement 6 Feet wide" passing through Lot 2 on SP 65080~~.
CD

Lot 1 on the plan is subject to a Right of Drainage in favour of the Glamorgan Spring Bay Council over the land marked "DRAINAGE EASEMENT 1.83m WIDE (SP65080) (SP3518) ABD" shown passing through Lot 1 on the plan ~~and shown as "Drainage Easement 6 Feet wide ABD" passing through Lot 2 on SP 65080~~.

Lot 1 on the plan is together with a Right of Drainage over the land marked "DRAINAGE EASEMENT 1.83m WIDE (SP65080) (SP3518)" on the plan ~~and shown as "Drainage Easement 6 Feet wide" passing through Lot 3 on SP 65080~~.
DE

Lot 1 on the plan is together with a Right of Drainage over the land marked "DRAINAGE EASEMENT 1.83m WIDE (SP65080) (SP3518)" on the plan and ~~shown as "Drainage Easement 6 Feet wide EG" shown passing through Lot 4 on SP 65080~~.
EG Drainage Easement 6.10 wide (P17211) WX shown on the Plan.

FENCING COVENANT

The owner of each Lot on plan covenant with the Vendor (Parkville Orford Pty Ltd) that the Vendor shall not be required to fence.

INTERPRETATION

In this Schedule of Easements:

"Pipeline and Services Easement" means:-

FIRSTLY, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
(4) run and pass sewage, water and electricity through and along the Infrastructure;
(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
    (a) without doing unnecessary damage to the Easement Land; and
    (b) leaving the Easement Land in a clean and tidy condition;
(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land

.....

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 188095
SUBDIVIDER: PARKVILLE ORFORD PTY LTD FOLIO REFERENCE: VOLUME 65080 FOLIO 2	

and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:
"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;
(b) telemetry and monitoring devices;
(c) inspection and access pits;
(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
(f) anything reasonably required to support, protect or cover any other Infrastructure;
(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
(h) where the context permits, any part of the Infrastructure.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

"Services Easement" means:

The full and free right and liberty to draw, pass or transmit sewerage, stormwater, power, telephone and other communication services through pipes, wires and conduits now or to be installed within or through the areas on the plan marked "SERVICES EASEMENT" and for that purpose to enter thereon and to clear and install and maintain thereon such pipes, poles, wires and conduits as the owner of the dominant tenement shall from time to time determine and the right at all times to carry out all necessary repairs thereto and together also with the right to lay on, upon and through the Services Easement such pipes, poles, wires, conduits and other infrastructure as shall from time to time be necessary for the purposes aforesaid and at all times to enter into and upon the Services Easement for the purpose of maintaining any infrastructure located thereon and inspecting, maintaining, removing, and renewing such pipes, wires, poles, conduits and other infrastructure thereon and to carry out all necessary work thereon causing as little damage as possible to the land and making reasonable compensation or restoration for all damage done or caused thereby.

.....

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 188095
SUBDIVIDER: PARKVILLE ORFORD PTY LTD FOLIO REFERENCE: VOLUME 65080 FOLIO 2	

CONSENT

MyState Bank Limited as mortgagee pursuant to Mortgage Registered No. N183781 does hereby consent to this Schedule of Easements.

EXECUTED by PARKVILLE ORFORD PTY LTD
pursuant to section 127(1) of the Corporations Act 2001 (Cth)
being the registered proprietor of the land comprised in Folio
of the Register Volume 65080 Folio 2:

.....
(Sole Director and Sole Secretary – signature)

Peter Wayne Lovick
(Sole Director and Sole Secretary – full name)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
33287	1
EDITION	DATE OF ISSUE
2	14-Jul-2015

SEARCH DATE : 12-Jun-2025
SEARCH TIME : 02.03 PM

DESCRIPTION OF LAND

Parish of ORFORD, Land District of PEMBROKE
Lot 1 on Plan 33287
being the land described in Conveyance No. 41/924
Excepting thereout Conveyance No. 35/5123
Derivation : Part of 1050 Acres Granted to F. Maning
Prior CT 4473/51

SCHEDULE 1

GLAMORGAN-SPRING BAY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

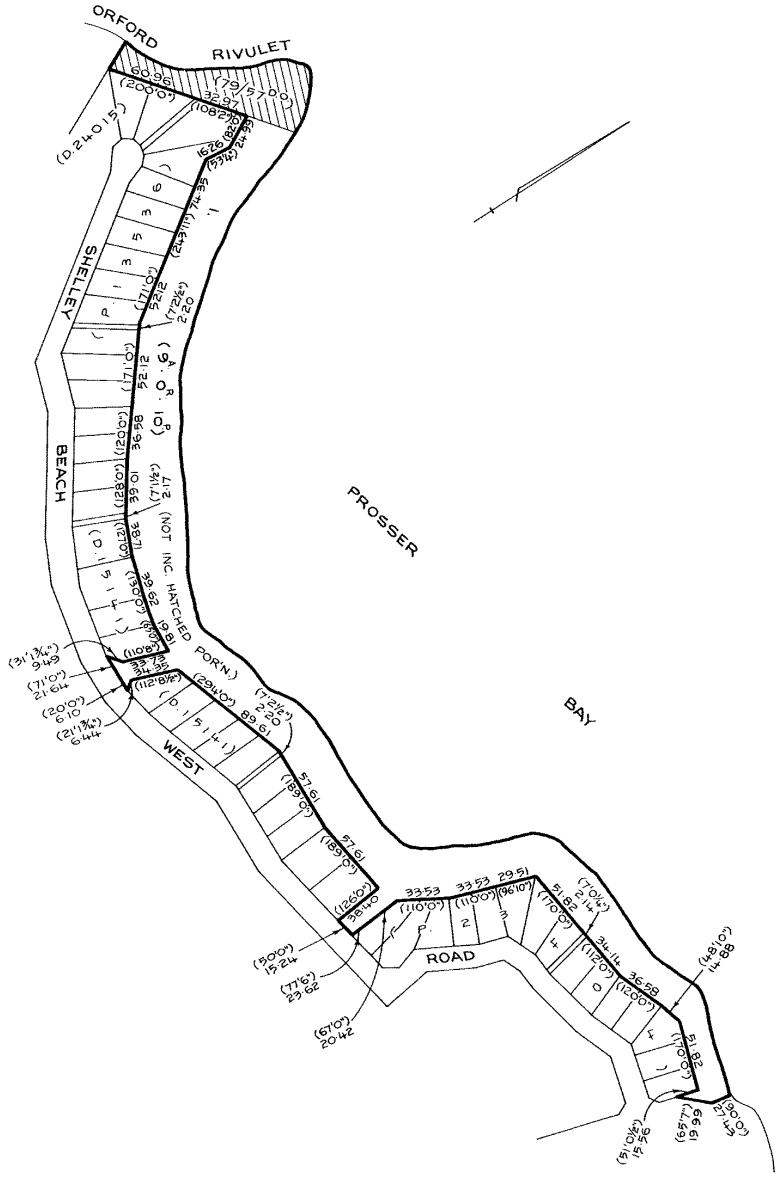
APPROVED 24 JUN 1988 RECORDER OF TITLES	CONVERSION PLAN FROM 41/924	REGISTERED NUMBER P.33287
FILE NUMBER App.7458.	GRANTEE PART OF 1050·0·0 FREDERICK MANING.	DRAWN B. HILL. 2·11·87

SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY/TOWN OF~~
LAND DISTRICT OF PEMBROKE.
PARISH OF ORFORD.
LENGTHS ARE IN METRES. NOT TO SCALE
LENGTHS IN BRACKETS IN ~~LINKS~~/FEET & INCHES

EXCEPTED LANDS
CONV. 35/5123 79/57 D.O.

SEE INSIDE FIELD NOTES FOR HELPFUL



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
152580	2
EDITION	DATE OF ISSUE
1	01-Oct-2007

SEARCH DATE : 12-Jun-2025
SEARCH TIME : 02.03 PM

DESCRIPTION OF LAND

Parish of ORFORD Land District of PEMBROKE
Lot 2 on Plan 152580
Derivation : Part of Lot 26638 Gtd. to H.F. Turner and Part of Lot 3570 Gtd. to J.C. Turvey, Part of 1050 Acs. Gtd. to F. Manning
Prior CT 131315/2

SCHEDULE 1

C388919 TRANSFER to ALLAN JAMES MILLER Registered 20-Nov-2002 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

(SHEET 1 OF 3)

OWNER A.J. MILLER

FOLIO REFERENCE 131315-2

GRANTEE PARTS OF 1050 Ac GTD TO FREDERICK MANNING & LOT 26628, 962A 2R 8P GTD TO HAROLD FREDERICK TURNER

PLAN OF TITLE

LOCATION

PEMBROKE - ORFORD

FIRST SURVEY PLAN No. P35521

COMPILED BY GRIGGS LEARY & CO P/L

SCALE 1: NOT TO SCALE LENGTHS IN METRES

REGISTERED NUMBER

P152580

APPROVED 19 SEP 2007

Alice Kava Recorder of Titles

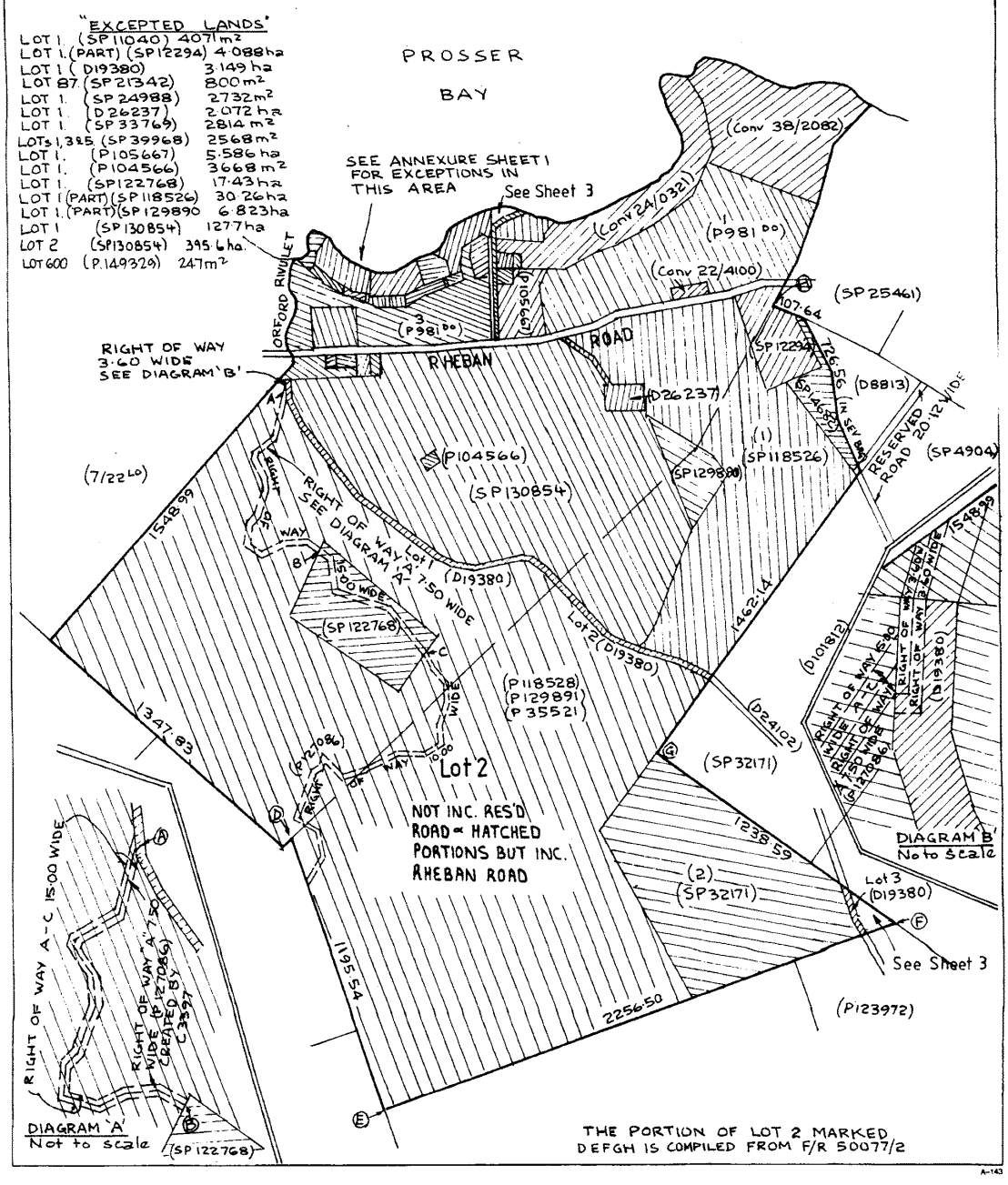
MAPSHEET MUNICIPAL COOE No. (5628-23,24,34) 112	LAST UPI No FSA17	LAST PLAN No. P131315	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

SKETCH BY WAY OF ILLUSTRATION ONLY

BALANCE PLAN

"EXCEPTED LANDS"

LOT 1 (SP11040) 407 m²
LOT 1 (PART) (SP12294) 4.088ha
LOT 1 (D19380) 3.149 ha
LOT 87 (SP21342) 800 m²
LOT 1 (SP24988) 2732 m²
LOT 1 (D26237) 2.072 ha
LOT 1 (SP33769) 2814 m²
LOTs 1,325 (SP39968) 2568 m²
LOT 1 (P105667) 5.586 ha
LOT 1 (P104566) 3668 m²
LOT 1 (SP122768) 17.43 ha
LOT 1 (PART) (SP118526) 30.26 ha
LOT 1 (PART) (SP129890 6.823 ha
LOT 1 (SP130854) 1277 ha
LOT 2 (SP130854) 395.6 ha
LOT 600 (P149329) 247 m²



FOLIO PLAN

RECORDER OF TITLES

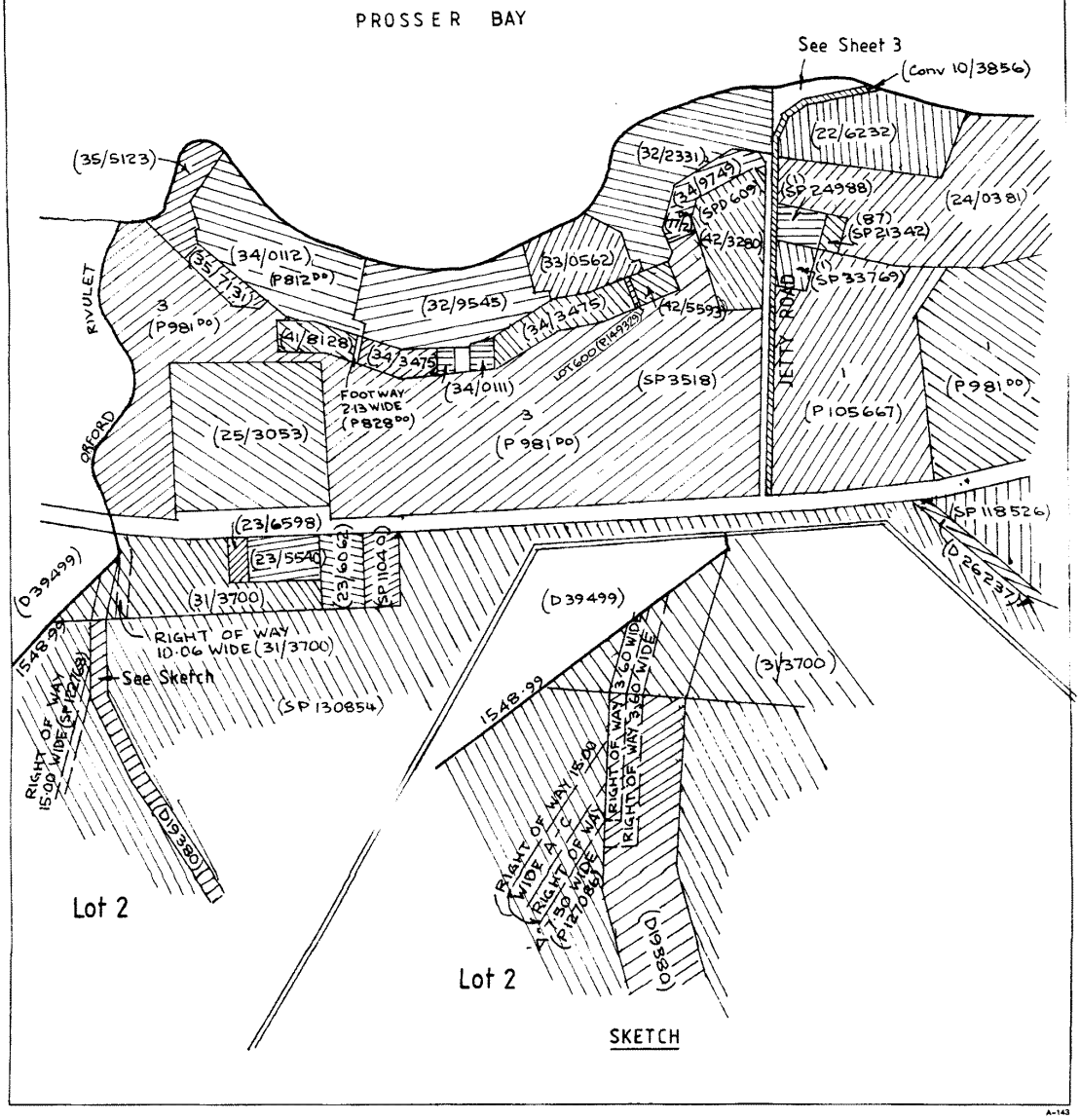
Issued Pursuant to the Land Titles Act 1980

(SHEET 2 OF 3)

OWNER A.J. MILLER FOLIO REFERENCE 131315-2 GRANTEE PARTS OF 1050AC GTD TO FREDERICK MANNING AND LOT 26638, 962A 2R 8P GTD TO HAROLD FREDERICK TURNER	**PLAN OF TITLE** LOCATION ANNEXURE SHEET Nº1 FIRST SURVEY PLAN No. P 35521 COMPILED BY GRIGGS LEARY & CO PTY LTD SCALE 1: NOT TO SCALE LENGTHS IN METRES	REGISTERED NUMBER **P152580** APPROVED ..... Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 112	LAST UPI No	LAST PLAN No. P.131315	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

SKETCH BY WAY OF ILLUSTRATION ONLY **BALANCE PLAN**



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER A. J. MILLER

FOLIO REFERENCE 131315-2

GRANTEE PARTS OF 1050 Ac GTD TO FREDERICK MANNING AND LOT 26638, 962A 2R 8P GTD TO HAROLD FREDERICK TURNER

PLAN OF TITLE

LOCATION

ANNEXURE SHEET Nº 2

FIRST SURVEY PLAN No. P 35521

COMPILED BY GRIGGS LEARY & CO PTY LTD

SCALE 1: LENGTHS IN METRES

REGISTERED NUMBER

P152580

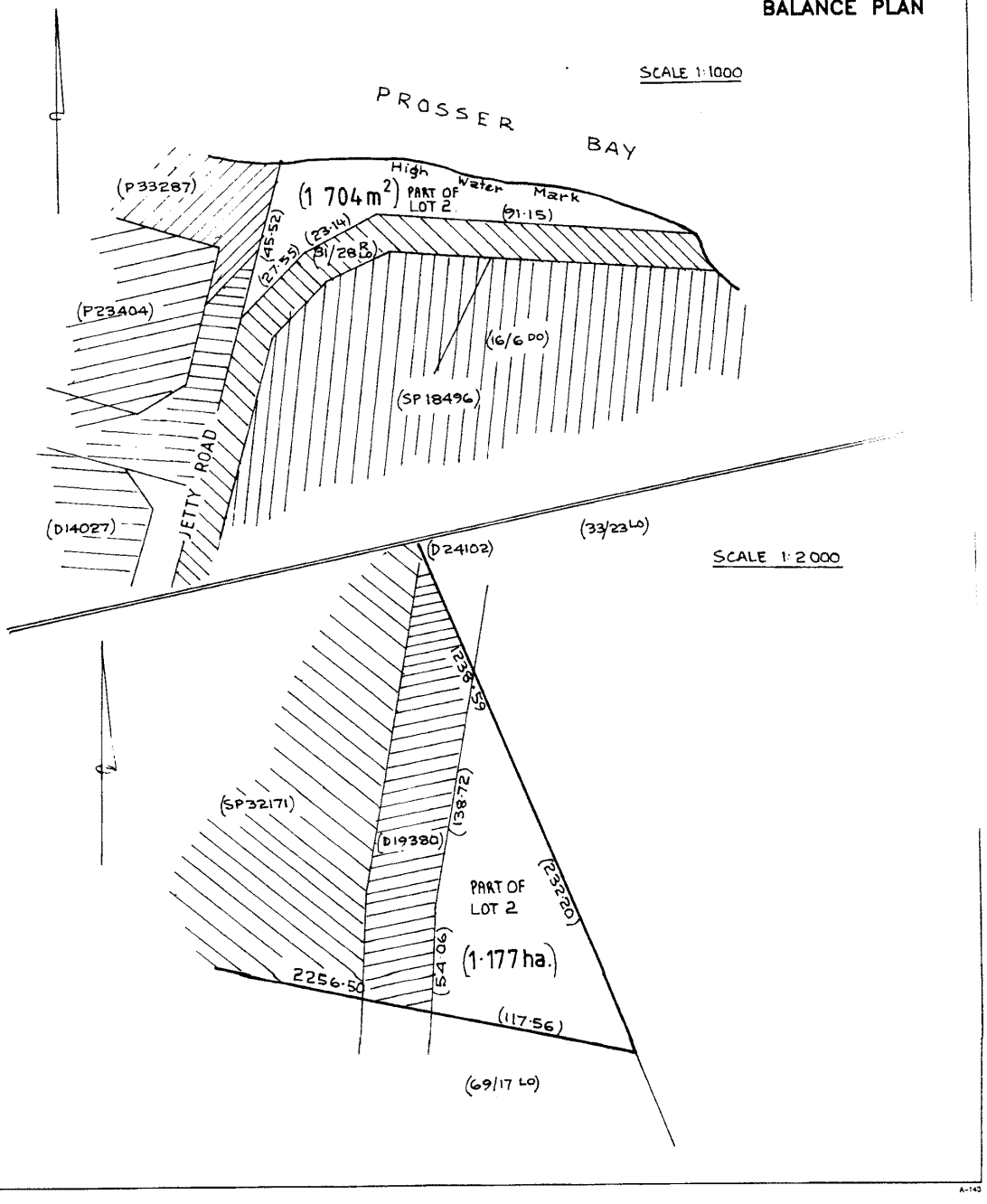
APPROVED .....

Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 112	LAST UPI No	LAST PLAN No. P131315	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BALANCE PLAN

SCALE 1:1000



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
182665	100
EDITION	DATE OF ISSUE
1	17-Feb-2022

SEARCH DATE : 12-Jun-2025
SEARCH TIME : 02.06 PM

DESCRIPTION OF LAND

Parish of ORFORD Land District of PEMBROKE
Lot 100 on Sealed Plan 182665
Derivation : Part of 1050 Acres Gtd. to Frederick Manning.
Prior CT 65080/1

SCHEDULE 1

M936322 TRANSFER to GLAMORGAN SPRING BAY COUNCIL Registered 17-Feb-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP182665 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

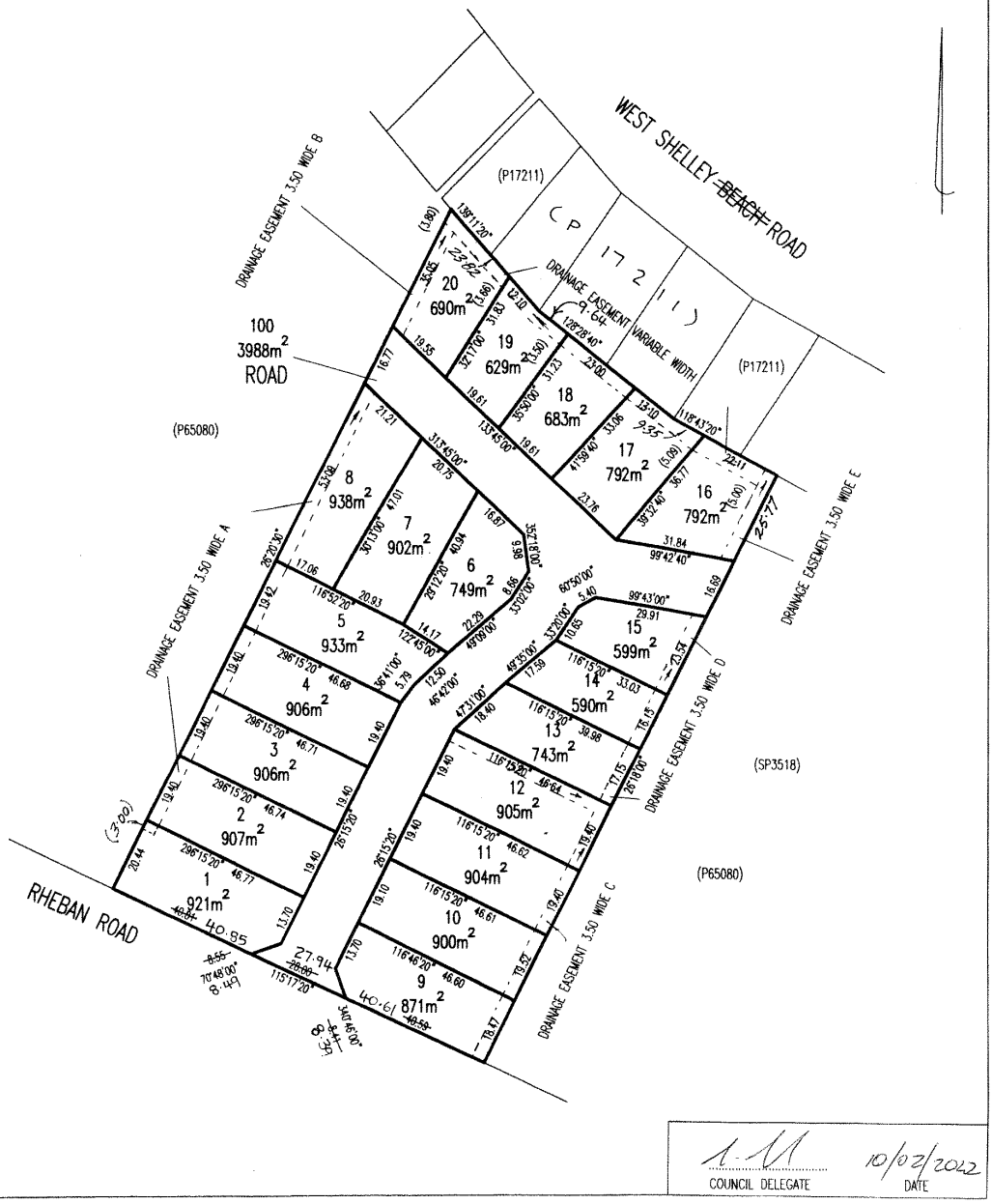
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

15/2/22

OWNER JENNIFER MARGARET REEVES FOLIO REFERENCE CT 65080-1 GRANTEE PART OF 1D50 ACRES, FREDERICK MANNING	PLAN OF SURVEY BY SURVEYOR A. S. HAMILTON LOCATION LAND DISTRICT OF PEMBROKE PARISH OF ORFORD SCALE 1: 1000 LENGTHS IN METRES	REGISTERED NUMBER SP182665 ~~APPROVED~~ EFFECTIVE FROM 17 FEB 2022 Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 112 (5628-24)	LAST UPI No.	LAST PLAN P65080
		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 182665

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Pipeline and Services Easements in Gross

Lots 1, 2, 3, 4, 5 and 8 (**the Lot**) are SUBJECT TO a Pipeline and Services Easement in gross in favour of TasWater over the land marked "DRAINAGE EASEMENT 3.50 WIDE A" shown on the plan (**the Easement Land**).

Lots 9, 10, 11 and 12 (**the Lot**) are SUBJECT TO a Pipeline and Services Easement in gross in favour of TasWater over the land marked "DRAINAGE EASEMENT 3.50 WIDE C" shown on the plan (**the Easement Land**).

Lots 13, 14 and 15 (**the Lot**) are SUBJECT TO a Pipeline and Services Easement in gross in favour of TasWater over the land marked "DRAINAGE EASEMENT 3.50 WIDE D" shown on the plan (**the Easement Land**).

Lot 16 (**the Lot**) is SUBJECT TO a Pipeline and Services Easement in gross in favour of TasWater over the land marked "DRAINAGE EASEMENT 3.50 WIDE E" shown on the plan (**the Easement Land**).

Lots 16, 17, 18, 19 and 20 (**the Lot**) are SUBJECT TO a Pipeline and Services Easement in gross in favour of TasWater over the land marked "DRAINAGE EASEMENT VARIABLE WIDTH" shown on the plan (**the Easement Land**).

Lot 20 (**the Lot**) is SUBJECT TO a Pipeline and Services Easement in gross in favour of TasWater over the land marked "DRAINAGE EASEMENT 3.50 WIDE B" shown on the plan (**the Easement Land**).

Drainage Easements in Gross

Lots 2, 3, 4, 5 and 8 are SUBJECT TO a right of drainage in gross in favour of Council over the land marked "DRAINAGE EASEMENT 3.50 WIDE A" shown on the plan.

Lots 9, 10, 11 and 12 are SUBJECT TO a right of drainage in gross in favour of Council over the land marked "DRAINAGE EASEMENT 3.50 WIDE C" shown on the plan.

J. Reeves
Jennifer Margaret Reeves

T-T2143974-1 (USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Jennifer Margaret Reeves FOLIO REF: CT 65080/1 SOLICITOR & REFERENCE: Dobson Mitchell Allport Ref: AB1993237	PLAN SEALED BY: Glamorgan Spring Bay Council DATE: 10/02/2022 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 182665
SUBDIVIDER: Jennifer Margaret Reeves FOLIO REFERENCE: 65080/1	

Lots 13, 14 and 15 are SUBJECT TO a right of drainage in gross in favour of Council over the land marked "DRAINAGE EASEMENT 3.50 WIDE D" shown on the plan.

Lot 16 is SUBJECT TO a right of drainage in gross in favour of Council over the land marked "DRAINAGE EASEMENT 3.50 WIDE E" shown on the plan.

Lots 16, 17, 18, 19 and 20 are SUBJECT TO a right of drainage in gross in favour of Council over the land marked "DRAINAGE EASEMENT VARIABLE WIDTH" shown on the plan.

Lot 20 is SUBJECT TO a right of drainage in gross in favour of Council over the land marked "DRAINAGE EASEMENT 3.50 WIDE B" shown on the plan.

Covenant

The owners of Lots 1 and 9 on the plan covenant with the owners for the time being of every other lot shown on the plan, to the intent that the burden of this covenant may run with and bind the covenantor's lot, and every part of it, and that the benefit of it may be annexed to and devolve with each and every part of every other lot shown on the plan, to observe the following stipulations:

1. not to construct a vehicular access to Lots 1 and 9 directly from Rheban Road.

Definitions

Council means Glamorgan Spring Bay Council and its legal successors from time to time

Pipeline and Services Easement is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
(4) run and pass sewage, water and electricity through and along the Infrastructure;
(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
    (a) without doing unnecessary damage to the Easement Land; and
    (b) leaving the Easement Land in a clean and tidy condition;

.....J. Reeves.....
Jennifer Margaret Reeves

T-T2143974-1
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 182665
SUBDIVIDER: Jennifer Margaret Reeves FOLIO REFERENCE: 65080/1	

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

Infrastructure means infrastructure owned or for which TasWater is responsible and includes but is not limited to.

(a) sewer pipes and water pipes and associated valves;
(b) telemetry and monitoring devices;
(c) inspection and access pits;
(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
(f) anything reasonably required to support, protect or cover any other Infrastructure,
(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
(h) where the context permits, any part of the Infrastructure.

TasWater means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

Fencing Provision
In respect of each lot shown on the plan, the Vendor (Jennifer Margaret Reeves) will not be required to fence.

J. Reeves
Jennifer Margaret Reeves

T-T2143974-1
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 182665
SUBDIVIDER: Jennifer Margaret Reeves FOLIO REFERENCE: 65080/1	

Execution

Signed by **Jennifer Margaret Reeves** in the presence of:) J. Reeves

Witness signature .....

Full name (print) JASON REEVES

Witness address 17A BEDDOME STREET
SANDY BAY 7005

T-T2143974-1

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Planning Report

21 Lot Subdivision
Parkville
49 Rheban Road, Orford

Parkville Orford Pty Ltd
June 2025

Table of Contents

VERSION CONTROL					
Version	**Description**	**Author**		**Reviewer**	
1.0	DA Issue	BD/AD	10/06/2025	MC	12/6

Summary

Use:	N/A
Development:	21 lot subdivision including, 18 residential lots, a road lot, and 2 public footpath lots
Location:	'Parkville' 49 Rheban Road, Orford
Certificate of Title:	Volume 188095 Folio 1 & Folio 17 (49 Rheban Road), Volume 33287 Folio 1 (foreshore reserve), Volume 152580 Folio 2 (undeveloped road reserve), Volume 182665 Folio 100 (Integrity Way road reserve)
Property ID:	5979844 (49 Rheban Road) & 5981776 (foreshore reserve)
Planning Authority:	Glamorgan Spring Bay Council
Planning Policy:	Tasmanian Planning Scheme – Glamorgan Spring Bay Local Provisions Schedule
GM/Crown Consent:	Yes – for road connection to Nautilus Drive and Integrity Way, development within West Shelly Road and Rheban Road reserve, and development within Council-owned foreshore land
Applicant:	Parkville Orford Pty Ltd
Date of Assessment:	June 2025
Assessor:	Angela Dionysopoulos

The development application relies on the performance criteria of the following provisions of the *Tasmanian Planning Scheme (Glamorgan Spring Bay):*

- 8.6.1 Lot design (P2 and P4) - frontage & lot orientation;
- 8.6.2 Roads (P1) – new road;
- C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area (P1.1 and P3) – development not within a building area on a sealed plan or a crossing/bridge and creation of a new stormwater discharge point;
- C12.6.1 Buildings and Works within a flood-prone hazard area (P1.1 and P1.2) – no Acceptable Solution;
- C12.7.1 Subdivision within a flood-prone hazard area (P1); and
- C13.6.2 Public and fire fighting access (P1) – reduced cul-de-sac head size.

While relying on the Performance Criteria of these clauses, the development meets the objectives and purpose of the General Residential Zone and the Open Space Zone and complies with the *Tasmanian Planning Scheme (Glamorgan Spring Bay)*.

Introduction

MC Planners have been engaged by Parkville Orford Pty Ltd to prepare a development application for a 21 lot subdivision, including 18 residential lots (in addition to an existing lot within the site at CT 188095/17), a road lot, and two public footpath lots.

This report details the proposed development and provides an assessment against the provisions of the *Tasmanian Planning Scheme (Glamorgan Spring Bay)* ('the Planning Scheme').

The proposal has been considered against the 'General Residential Zone' (8.0) and the Open Space Zone (29.0).

The proposal has also been considered against the following Codes, which apply to the site and/or the proposal:

- Parking and Sustainable Transport Code (C2.0);
- Road and Railway Assets Code (C3.0);
- Natural Assets Code (C7.0);
- Coastal Erosion Hazard Code (C10.0);
- Coastal Inundation Hazard Code (C11.0);
- Flood-Prone Areas Hazard Code (12.0); and
- Bushfire-Prone Areas Hazard Code (13.0).

Site Location and Context

The subject site (Figure 1) is located at 49 Rheban Road (CT 188095/1 and CT 188095/17), Orford, and includes a public foreshore reserve at West Shelly Road, Orford (CT 33287/1) and part of the road reserve (CT 152580/2 and CT 182665/100).

The subdivision is at 49 Rheban Road which has a total area of 2.02ha and frontage to Rheban Road, West Shelly Road (via an undeveloped subdivision road reserve), Nautilus Road, and the undeveloped road reserve at Integrity Way. There is an existing dwelling and outbuildings on CT 188095/17. A right of carriageway over CT 188095/1 provides access to the existing lot 17. Drainage and private services easements traverse the site. A small dam and trees reaching 20m in height are located on the site near the southern boundary. Apart from several other trees and shrub-like plants, the land at 49 Rheban Road is cleared and relatively flat. The site adjoins residential land to the north, east and west, is adjacent to privately owned bushland to the south, and is subject to minor flooding from the southern catchment.

The foreshore and road reserve form part of the site owing to proposed works. The foreshore reserve extends along Orford Beach and comprises open space containing some remnant native vegetation, which is classified in TASVEG 4.0 as FUR urban areas. An undeveloped road reserve connects the foreshore reserve to 49 Rheban Road across West Shelly Road, while an undeveloped portion of the Integrity Way road reserve adjoins 49 Rheban Road to the west.

Figure 2 shows the location of the proposed works within the site.

The Orford Primary School is located within 800m of the site and an IGA is located approximately 1.2km from the site at 3 Charles Street. The Triabunna District High School is located in Triabunna, as well as an IGA and a health centre.

Refer to the Titles in Appendix A for full details.

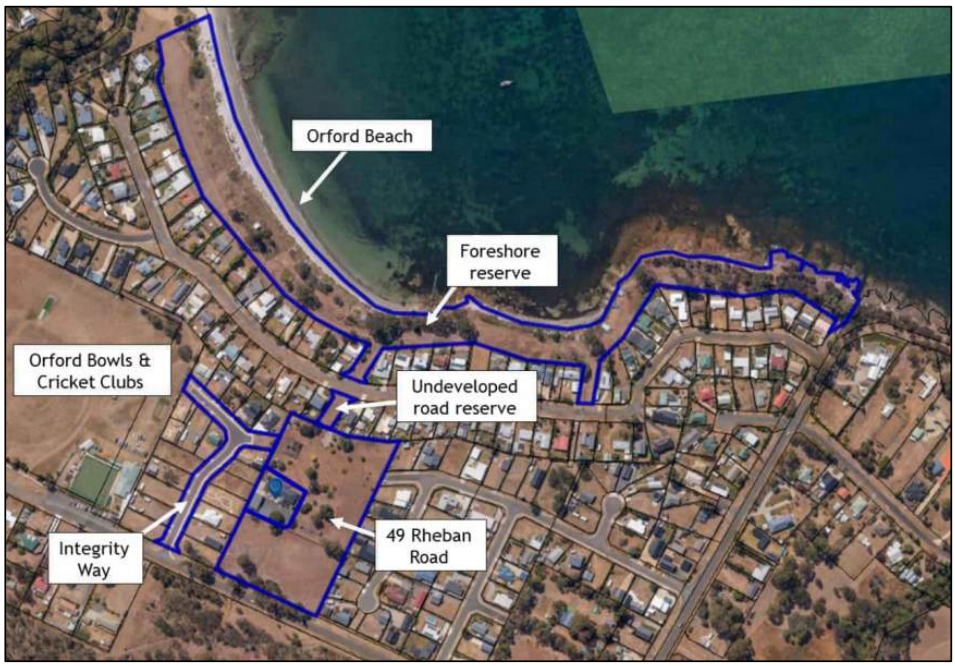


Figure 1. Subject Site (CT188095/1) in dark blue (source: LISTmap, Accessed 16.04.2025).

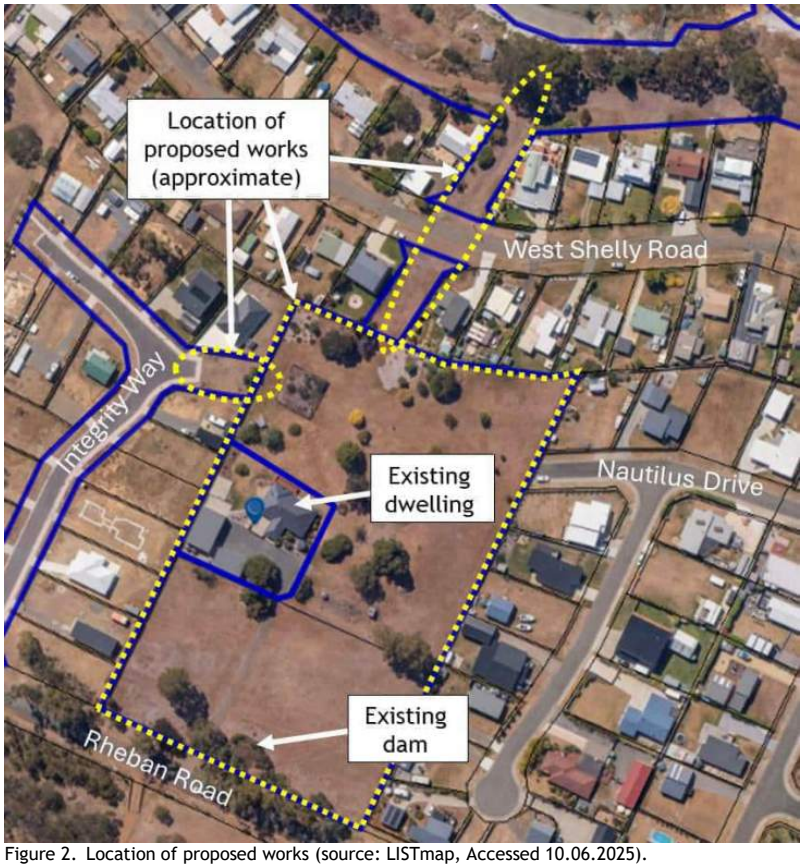


Figure 2. Location of proposed works (source: LISTmap, Accessed 10.06.2025).

Proposed Use and Development

The proposal is for a 21-lot subdivision (Figure 3), including 18 residential lots (lots 1-16, 18 and 19), a road lot (Lot 200), and 2 public footpaths (Lots 201 and 202). The existing lot at CT 188095/17 is to be retained.

The proposal involves two new road connections to Nautilus Drive (at the site boundary) and Integrity Way (within the adjoining road title) and footpath connections to Rheban Road and West Shelly Road.

Proposed works include:

- Remediation of the existing dam;
- Removal of existing infrastructure within the site;
- Cut and fill;
- Road and footpath construction; and
- Construction of services and flood mitigation infrastructure.

Existing easements on the site will be removed from the titles and new easements instated.

The proposed future use of the site is Residential, but no use is proposed in the current application.

The proposal is more fully set out in the proposal plans at Appendix B and Appendix C.

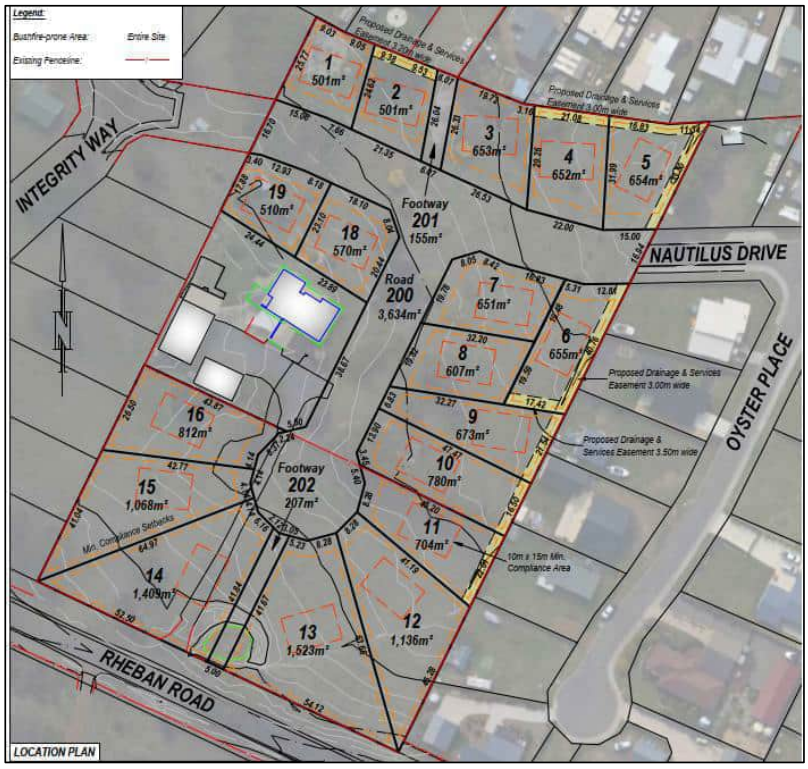


Figure 3. Proposed Lot Layout (CT188095/1).

Previous Permits

The site was previously subdivided under Planning Permit SA 2024/00009, which was issued on the 1st July 2024. The proposal was for a 2 lot subdivision, involving the subdivision of the existing dwelling (CT 18895/17) from the balance lot (CT 18895/1). The current proposal is Stage 2 of the broader subdivision project. However, no staging is proposed as part of the current planning permit application.

Policy Assessment

The development site is located on land zoned 'General Residential' and 'Open Space' (see Figure 3).

The site is subject to the Bushfire-Prone Areas Overlay over the entire property and the Flood-Prone Areas Hazard Code also applies. Works within the Council foreshore reserve are within areas subject to the Natural Assets Code, Coastal Erosion Code and Coastal Inundation Hazard Code.

The nature of the proposal and the location of the site requires that the proposal be considered against the following Scheme elements:

- General Residential Zone (8.0);
- Open Space Zone (29.0);
- Parking and Sustainable Transport Code (C2.0);
- Road and Railway Assets Code (C3.0);
- Natural Assets Code (C7.0);
- Coastal Erosion Hazard Code (C10.0);
- Coastal Inundation Hazard Code (C11.0);
- Flood-Prone Areas Hazard Code (C12.0); and
- Bushfire-Prone Areas Hazard Code (C13.0).

The following section provides an assessment of the proposal against these Scheme elements.

Figure 3. Land use zones (source: LIST map – accessed on 10.06.2025).

Tasmanian Planning Scheme – Glamorgan-Spring Bay

Exemptions (4.0)

The proposal includes development for stormwater infrastructure, road works and minor infrastructure (footpaths). Exemptions for stormwater infrastructure (4.2.2), road works (4.2.4) and minor infrastructure (4.2.7) do not apply, as the proposed development is not by or on behalf of a government authority.

The proposal includes vehicle crossings from the proposed lots and the existing lot at CT 188095/17 to the proposed new road within the site. Written consent of the road authority is sought through this planning application; therefore, the exemption for vehicle crossings (4.2.5) does not apply.

Any required minor telecommunications infrastructure would be exempt (4.2.6) and therefore does not form part of the proposal.

Demolition of existing fencing and services infrastructure is proposed. As the services infrastructure is not exempt per Table 4.2, the exemption for demolition of exempt buildings does not apply (4.2.10).

Some vegetation clearing is proposed to facilitate infrastructure works. The vegetation clearing does not constitute landscaping or vegetation management, and is therefore not exempt (4.4.2).

The proposal includes a headwall and wire mesh WRT pedestrian fencing in accordance with the Tasmanian Municipal Standards drawing TSD-R35-v3, to be located within the road reserve in the General Residential Zone. The proposed headwall and fencing meet the exemption for fences within 4.5m of a frontage, being not more than 1.2m in height for the solid headwall, and not more than 1.8m in height for the mesh fence (4.6.3).

General Provisions (7.0)

7.6 Access and Provision of Infrastructure Across Land in Another Zone

General Provision 7.6 provides that if an application includes provision of infrastructure across land in a different zone to the main part of the proposal, and the infrastructure would be prohibited in the different zone, the planning authority nevertheless has discretion to approve the proposed infrastructure.

The proposed stormwater and flood mitigation infrastructure extends into the Open Space Zone, while the main part of the proposal is located in the General Residential Zone. However, the proposal is not prohibited in the Open Space Zone. General Provision 7.6 therefore does not apply.

7.10 Development Not Required to be Categorised into a Use Class

7.10 Development Not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under sub-clause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under sub-clause 7.3.1, may be approved at the discretion of the planning authority.

7.10.2 An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.

7.10.3	*In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:*
	(a) the purpose of the applicable zone;
	(b) the purpose of any applicable code;
	(c) any relevant local area objectives; and
	(d) the purpose of any applicable specific area plan.

The proposal accords with General Provision 7.10 as follows:

7.10.1 The proposed development is for subdivision, which is not required to be categorised into a Use Class (6.2.6). The proposal is Discretionary, as it relies on Performance Criteria (6.8.2(a)). Therefore, the proposal may be approved at the discretion of the Planning Authority.

7.10.2 The proposed subdivision does not entail any development of buildings (other than fencing and services infrastructure) or any new use and will therefore not have an unreasonable detrimental impact on adjoining uses or the surrounding area.

7.10.3 As the proposal demonstrably complies with the relevant standards, the proposal inherently fulfills the purpose of the respective zones and codes (a and b).

(c) No local area objectives apply.

(d) No specific area plan applies.

The proposal meets all the requirements for approval in accordance with General Provision 7.10.

Zones

The site is within the *General Residential Zone* in the *Tasmanian Planning Scheme - Glamorgan Spring Bay*.

General Residential Zone (8.0)

8.2 Use Table

The proposal is for subdivision, which is not required to be categorised into a Use Class (6.2.6). As such, clause 8.2 is not applicable.

8.3 Use Standards

As there is no use proposed, clause 8.3 and all sub-clauses are not applicable.

8.4 Development Standards for Dwellings

The proposal is for subdivision and does not involve development of dwellings. Therefore, clause 8.4 and all sub-clauses are not applicable.

8.5 Development Standards for Non-dwellings

The proposal involves works to demolish existing services infrastructure and construct new roads, footpaths, services and flood mitigation infrastructure.

The standards for non-dwelling development (8.5.1) pertain to buildings, fences, outdoor storage areas and noise generating equipment as opposed to services, and do not apply.

8.6 Development Standards for Subdivision

8.6.1 Lot design

A1 *Each lot, or a lot proposed in a plan of subdivision, must:* *(a) have an area of not less than 450m2 and:* *(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and* *(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;* *(b) be required for public use by the Crown, a council or a State authority;* *(c) be required for the provision of Utilities; or* *(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.*	*P1* ...

Lots 1 to 18 are residential lots, and each have an area greater than 500m^2. The site has a minimal gradient and the proposed lots are able to contain a 10m x 15m building area clear of all required setbacks and proposed easements (a(i)). No change is proposed to lot boundaries in relation to the buildings on existing lot 17 (a(ii)).

Lots 200 to 202 are required for public use (b).

As such, the proposal complies with A1.

A2 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.*	*P2* *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:* *(a) the width of frontage proposed, if any;* *(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;*

	(c) the topography of the site; *(d) the functionality and useability of the frontage;* *(e) the ability to manoeuvre vehicles on the site; and* *(f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.*

Lots 1 to 8, 10 to 14, and 17 to 18 have a frontage greater than 12m, complying with A2. Lots 200 to 202 also comply as they are required for public open space and Utilities.

Lots 9, 15, and 16 have a frontage less than 12m. Therefore, P2 must be addressed.

The table below demonstrates the frontage width proposed for the discretionary lots, each of which provides ample space for the proposed vehicle crossings (a).

Lot No.	Lot Area	Lot Frontage
9	673m^2	6.83m
15	1,068m^2	11m
16	812m^2	9m

The lots each have a private accessway to the site, not shared with any other lot (b).

The layout of roads for adjoining subdivisions infers the need for the proposed road connection between Nautilus Drive and Integrity Way, which will also provide thoroughfare to Rheban Road, while an existing subdivision road at the north of the site (CT 152580/2) provides access to West Shelly Road. Therefore, to maximise utilisation of the remaining site area and create a lot yield at a suburban density in accordance with the purpose of the zone, a cul-de-sac termination at the southern end of the site is proposed. The lot geometry associated with this layout necessitates sub-minimum frontage dimensions (c).

The proposed frontage widths will provide ample space for safe vehicular access to the lots while also contributing to streetscape amenity through allowance for frontage landscaping at the residents' discretion, which is the primary function of the frontage (d).

The widths of the frontages will not impact the ability to manoeuvre vehicles on the lots as vehicular turning area will be provided on the lots (e).

Other properties in the area located on cul-de-sacs have a smaller frontage width, including 11 Oyster Place with a frontage of 5m and 8 Pearl Court with a 9m frontage (f). The proposed lots all have a frontage greater than 3.6m in width.

The proposal meets Performance Criterion P2 and complies with the standard.

A3 *Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.*	*P3* …

Each proposed lot will have access to a road via vehicular accessway, complying with A3.

A4 *Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.*	*P4* *Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:* *(a) the size, shape and orientation of the lots;* *(b) the topography of the site;* *(c) the extent of overshadowing from adjoining properties;* *(d) any development on the site;* *(e) the location of roads and access to lots; and* *(f) the existing pattern of subdivision in the area.*

Proposed lots 1-6 and 12-14 have the long axis between 30 degrees east and west of north, complying with A4. However, Lots 7-11, and 15-19 do not comply with Acceptable Solution A4. Performance Criterion P4 must therefore be addressed.

The proposal provides solar orientation for lots that is adequate to provide solar access for future dwellings. The lots are rectangular to trapezoid in shape, range in size between 501m^2 and 1,523m^2 and face between approximately north-west to east-north-east. The lots with the least northerly orientation have the largest areas, being in excess of 1,000m^2 (a). The site is relatively flat, with no topographical constraints to solar access (b). There are no large structures to the north, east or and west of the site which might block sunlight to the lots. Further, the large trees are located on the southern boundary of the site and will not interfere with solar access (c). The existing dwelling at CT 188095/17 will not cause unreasonable shading to the adjoining proposed lot to the south-west (d). The proposed road is oriented to provide efficient utilisation of the land and maximise the number of lots achieving the long axis being oriented for solar access (e). The proposed subdivision aligns with the existing pattern of subdivision development in the area (f).

The proposal meets Performance Criterion P4 and complies with the standard.

8.6.2 Roads

A1 *The subdivision includes no new roads.*	*P1* *The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:* *(a) any road network plan adopted by the council;* *(b) the existing and proposed road hierarchy;* *(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;* *(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;*

	(e) minimising the travel distance between key destinations such as shops and services and public transport routes; *(f) access to public transport;* *(g) the efficient and safe movement of pedestrians, cyclists and public transport;* *(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;* *(i) the topography of the site; and* *(j) the future subdivision potential of any balance lots on adjoining or adjacent land.*

The proposal involves the development of a new connection road at Lot 200 between Nautilus Drive and Integrity Way and includes a cul-de-sac providing access to the proposed lots. Therefore, P1 must be addressed.

The proposed road will provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists. There is no road network plan adopted by Council (a); however, the proposed road will provide a continuation of Nautilus Drive and Integrity Way, which are residential roads currently terminating at the east and west boundaries of the site (b). The proposed development connects these roads, bringing to fruition their provision to facilitate the proposed subdivision (c). The proposed road will improve local connectivity (d), improve travel times to key destinations west of the locality from the adjoining land to the east (e) and provide bicycle and pedestrian access to Rheban Road and West Shelly Road via public footpaths that are separated from the road (g).

The proposal will not impact the existing bus stop and bus route on the corner of Charles Street and the Tasman Highway. This public transport is existing and will not be affected by the proposed subdivision (f). No new arterial or collector road is proposed (h).

The topography of the site is relatively flat, affording a simple road layout with suitable grades for vehicles and active transport (i). There are no adjoining or adjacent balance lots with subdivision potential (j).

The proposal meets Performance Criterion P1 and complies with the standard.

8.6.3 Services

A1 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.*	*P1* …

Each lot will have connection to a full water supply service, complying with A1.

A2 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.*	*P2* …

Each lot will have connection to a reticulated sewerage system, complying with A2.

A3 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.*	*P3* …

Each lot will have connection to a public stormwater system, complying with A3.

The proposal complies with all the applicable standards of the General Residential Zone and aligns with the zone purpose.

Further details relating to services to the site are provided within Appendix C Civil Design Drawings.

Open Space Zone (29.0)

Works are proposed in the Open Space Zone at the Council-owned foreshore reserve, to construct stormwater and flood mitigation infrastructure.

29.2 Use Table

The proposal is for subdivision, which is not required to be categorised into a Use Class (6.2.6). As such, clause 29.2 is not applicable.

29.3 Use Standards

As there is no use proposed, clause 29.3 and all sub-clauses are not applicable.

29.4 Development Standards for Buildings and Works

29.4.1 Building height, setback and siting

The standards for building height, setback and siting (29.4.1) pertain to buildings as opposed to services infrastructure, and do not apply.

29.4.2 Outdoor storage areas

No outdoor storage area is proposed, and the standard does not apply.

29.5 Development Standards for Subdivision

29.5.1 Lot design

No lots are proposed within the Open Space Zone, and the lot design standards do not apply.

There are no applicable standards in the Open Space Zone. However, the proposal aligns with the zone purpose, which provides for development that supports other compatible uses

(29.1.2), noting that, while the proposal does not require classification into a use class, the associated minor and underground utilities development would have No Permit Required status in the zone (29.2).

Codes

The site is subject to the *Parking and Sustainable Transport Code*, *Road and Railway Assets Code*, and the *Bushfire-Prone Area Code* in the *Tasmanian Planning Scheme – Glamorgan Spring Bay*.

Parking and Sustainable Transport Code (C2.0)

There are no exemptions from the Parking and Sustainable Transport Code (C2.2.1), therefore provisions under C2.0 must be considered.

C2.5 Use Standards

As the proposed subdivision does not involve use, there are no use standards applicable for the proposal. Therefore, clause C2.5 and all sub-clauses are not applicable.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

A1 *All parking, access ways, manoeuvring and circulation spaces must:* *(a) be constructed with a durable all weather pavement;* *(b) be drained to the public stormwater system, or contain stormwater on the site; and* *(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.*	*P1* …

Lot 200 and all proposed accessways to the residential lots will be constructed from impervious and sealed surfaces (a) and (c). The lots will be drained to a public stormwater system (b), complying with clause C2.6.1 A1.

C2.6.2 Design and layout of parking areas

As there are no proposed parking areas, clause C2.6.2 is not applicable.

C2.6.3 Number of accesses for vehicles

A1 *The number of accesses provided for each frontage must:* *(a) be no more than 1; or* *(b) no more than the existing number of accesses, whichever is the greater.*	*P1* *…*

There is one proposed accessway for each lot (a), complying with A1.

A2 *Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.*	*P2* *…*

As the proposed subdivision is not located within the Central Business Zone or a pedestrian priority street, A2 is not appliable.

Therefore, the proposal complies with clause C2.6.3.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

As the subject site is not located within the General Business Zone or the Central Business Zone, clause C2.6.4 is not applicable.

C2.6.5 Pedestrian access

The proposal does not provide for parking areas for more than 10 vehicles. Clause C2.6.5 is therefore not applicable.

C2.6.6 Loading bays

As the proposal does not involve loading bays, clause C2.6.6 is not applicable.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

As the subject site is not located within the General Business Zone or the Central Business Zone, clause C2.6.7 is not applicable.

C2.6.8 Siting of parking and turning areas

As the subject site is not located within the Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone, A1 and A2 are not applicable.

Therefore, clause C2.6.8 is not an applicable standard.

C2.7 Parking Precinct Plan

The subject site is not located within a parking precinct plan. As such, clause C2.7 is not applicable.

The proposal complies with all the applicable standards of the Parking and Sustainable Transport Code and aligns with the code purpose.

Road and Railway Assets Code (C3.0)

There are no exemptions from the Road and Railway Assets Code (C3.4.1), therefore provisions under C3.0 must be considered.

C3.5 Use Standards

As the proposal is for subdivision, which is not required to be categorised into a Use Class, clause C3.5 and all sub-clauses are not applicable.

C3.6 Development Standards for Buildings and Works

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

As the is not located within a road or railway attenuation area and no habitable buildings are proposed, clause C3.6.1 is not applicable.

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

As the proposed subdivision is not located within a road or railway attenuation area, clause C3.7.1 is not applicable.

None of the code standards apply. However, the proposal accords with the code purpose as it improves the efficiency of the road network, does not introduce any safety concerns and does not introduce any conflicts with major roads or the rail network (C3.1).

Natural Assets Code (C7.0)

Stormwater and flood mitigation infrastructure is proposed within a waterway and coastal protection area and a priority vegetation area in the Open Space Zone. The proposed development does not meet any of the code exemptions; therefore, the provisions under C7.0 must be considered.

C7.5 Use Standards

There are no use standards in this code.

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

A1 *Buildings and works within a waterway and coastal protection area must:* *(a) be within a building area on a sealed plan approved under this planning scheme;* *(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or* *(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.*	*P1.1* *Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:* *(a) impacts caused by erosion, siltation, sedimentation and runoff;* *(b) impacts on riparian or littoral vegetation;* *(c) maintaining natural streambank and streambed condition, where it exists;* *(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;* *(e) the need to avoid significantly impeding natural flow and drainage;* *(f) the need to maintain fish passage, where known to exist;* *(g) the need to avoid land filling of wetlands;* *(h) the need to group new facilities with existing facilities, where reasonably practical;* *(i) minimising cut and fill;* *(j) building design that responds to the particular size, shape, contours or slope of the land;* *(k) minimising impacts on coastal processes, including sand movement and wave action;* *(l) minimising the need for future works for the protection of natural assets, infrastructure and property;* *(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and* *(n) the guidelines in the Tasmanian Coastal Works Manual.* *P1.2* *Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:* …

There is no building area on the title for the public reserve; the proposal is not for a crossing or bridge; and the proposed development is not within the extent of tidal waters. Therefore, the proposal does not comply with the Acceptable Solution A1 and P1 must be addressed.

The proposed development will minimise adverse impacts on natural assets (P1.1). A Coastal Erosion Hazard Assessment ('Coastal Report') by Envirotech (Attachment D) demonstrates that the proposed stormwater outlet will remain stable, with recommended protection measures such as geotextile fabric, concealed rock armouring to mitigate erosion risk, and will not interfere with coastal processes (a and k). No littoral vegetation is to be removed (b), and the works are not located within the streambank or streambed (c, d and f). The works will not impede natural flow or drainage and there are no wetlands on the site (e and g). The Coastal Report recommends that the outlet be positioned away from existing coastal infrastructure to avoid interference or cumulative impact (h). Excavation is to be limited to the extent required to provide the proposed stormwater and flood mitigation infrastructure, with the proposed bypass channel having a maximum depth of 1.5m and the proposed open drain at the foreshore having a maximum depth of 0.8m (i). The proposed works do not include any buildings within the waterway and coastal protection area (j). The proposed outlet is designed with passive erosion tolerance to avoid the need for future intervention, as detailed in the Coastal Report (l). The proposed development will be undertaken in accordance with the *Wetlands and Waterways Works Manual* and the *Tasmanian Coastal Works Manual* (m and n).

The development is located at the top of small cliffs landward of the mapped coastline and is not located within the spatial extent of tidal waters. P1.2 therefore does not apply.

The proposal meets Performance Criterion P1.1 and complies with the standard.

A2 *Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.*	*P2.1* … *P2.2* …

The proposed works are located outside the future coastal refugia area (*Figure 4*); the standard therefore does not apply.

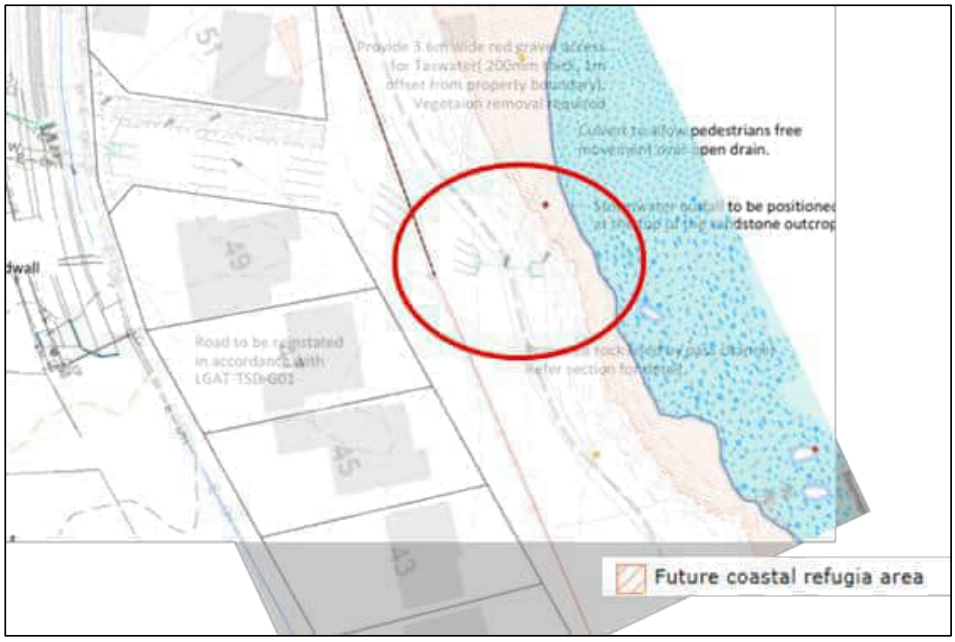


Figure 4 - Location of development relative to the future coastal refugia area

A3 *Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.*	*P3* *Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:* *(a) the need to minimise impacts on water quality; and* *(b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.*

A new stormwater discharge point into the bay is proposed. The proposal does not comply with A3 and P3 must therefore be addressed.

The Coastal Report specifies how the proposed development will mitigate and manage potential erosion impacts, while a Stormwater Management Plan (Appendix E) addresses stormwater quality and runoff considerations (a and b). It is proposed that the developer will provide a contribution towards funding future regional water quality measures, based on modelling of a treatment train that would meet the mandated pollutant reduction targets for the proposed development.

On this basis, the proposal is assessed as meeting Performance Criterion P3 and complies with the standard.

A4 *Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.*	*P4.1* … *P4.2* …

No dredging or reclamation is proposed and the standard does not apply.

A5 *Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.*	*P5* …

No coastal protection works or watercourse erosion or inundation protection works are proposed, and the standard does not apply.

C7.6.2 Clearance within a priority vegetation area

The proposed stormwater outlet traverses an isolated area of priority vegetation. However, proposed vegetation clearance within the road reserve is not located within the priority vegetation area. No vegetation clearance within the priority vegetation area is proposed. The standard therefore does not apply.

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

No lot is proposed within the waterway and coastal protection area or coastal refugia area. The standard does not apply.

C7.7.2 Subdivision within a priority vegetation area

No lot is proposed within the priority vegetation area. The standard does not apply.

The proposal complies with all the applicable standards of the Natural Assets Code and aligns with the code purpose.

Coastal Erosion Hazard Code (C10.0)

The proposal involves development within a high coastal erosion hazard band. However, development of land for minor utilities is exempt from the code. The proposed works are for minor utilities; therefore, the proposal is exempt from the code. Nevertheless, the Coastal Report addresses the standards of the code as if the proposal were not exempt, providing additional assurance that the proposed works are appropriate in the location.

Coastal Inundation Hazard Code (C11.0)

The foreshore reserve includes land within a medium and high coastal inundation hazard band. However, the proposed works are located outside the hazard bands (*Figure 5*) and are for minor utilities, which are exempt from the code.

Figure 5 - Location of development relative to coastal inundation hazard bands

Flood-Prone Areas Code (C12.0)

The land at 49 Rheban Road is subject to flood risk. The proposed services infrastructure and footpath works meet the exemption for minor utilities (C12.4.1(b)(v)) and are therefore exempt from the code. However, the proposed subdivision, road construction and dam rehabilitation do not meet any of the code exemptions; therefore, the provisions under C12.0 must be considered.

C12.5 Use Standards

As the proposed subdivision does not involve use, there are no use standards applicable for the proposal. Therefore, clause C12.5 and all sub-clauses are not applicable.

C12.6 Development Standards for Buildings and Works

C12.6.1 Buildings and Works within a flood-prone hazard area

A1 *No Acceptable Solution.*	*P1.1* *Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase*

	in the level of risk from flood requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report. *P1.2* *A flood hazard report also demonstrates that the building and works: (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.*

The proposed roadworks and dam rehabilitation constitute works that are not exempt from the code. As there is no Acceptable Solution, P1 must be addressed.

The proposal meets Performance Criteria P1.1 and P1.2, as detailed in the Stormwater Management Plan at Appendix E. In summary, a reshaped roadside drain on the upstream side of Rheban Road will capture and channel water to the proposed bypass drain and open channel, providing flood mitigation for the proposed subdivision.

C12.7 Development Standards for Subdivision

C12.7.1 Subdivision within a flood-prone hazard area

A1 *Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities.*	*P1* *Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to: (a) any increase in risk from flood for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise by flood of access to the lot, on or off site; (e) the need to locate building areas outside the flood-prone hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a flood hazard report.*

The proposed lots are not able to comply with A1; therefore, P1 must be addressed.

The proposal meets Performance Criterion P1, as detailed in the Stormwater Management Plan at Appendix E. The proposed measures are designed to ensure functionality without future intervention, as detailed in the Coastal Report, and will improve flood mitigation for surrounding land in addition to the subject site.

Bushfire-Prone Areas Code (13.0)

The proposed subdivision is located within a bushfire-prone area, and the code applies.

C13.5 Use Standards

As the proposed subdivision does not involve use, there are no use standards applicable for the proposal. Therefore, clause C13.5 and all sub-clauses are not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

A1 *(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or* *(b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas; and (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas; and* *(c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.*	*P1* …

A Bushfire Hazard Management Report ('Bushfire Report') (Appendix F) provides the details of the bushfire hazard management area and plan required to provide BAL-19 for all the proposed lots, which are shown with building areas included in the proposed plan of subdivision (b). The Bushfire Report demonstrates that there is no requirement for hazard management areas on adjoining land (c). Therefore, the proposal complies with Acceptable Solution A1.

C13.6.2 Public and fire fighting access

A1 *(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or* *(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:* *(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and* *(ii) is certified by the TFS or an accredited person.*	*P1* *A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:* *(a) appropriate design measures, including: (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de-sacs and dead-end roads; (x) provision of turning areas; (xi) provision for parking areas; (xii) perimeter access; and (xiii) fire trails; and* *(b) the provision of access to: (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and any advice from the TFS.*

The Bushfire Report provides a detailed assessment of the proposal, includes a Performance Solution from the TFS for a reduced cul-de-sac head size and demonstrates compliance with Performance Criterion P1. The proposal complies with the standard.

C13.6.3 Provision of water supply for fire fighting purposes

A1 *In areas serviced with reticulated water by the water corporation:* *(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;* *(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or* *(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.*	*P1* *…*

The site is serviced with a reticulated TasWater water supply, and the standard applies. The Bushfire Report specifies the requirements for additional fire hydrants to service the proposed subdivision, complying with Acceptable Solution A1 (b).

A2 *In areas that are not serviced by reticulated water by the water corporation:*	*P2* *…*

(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; *(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or* *(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.*	

The site is serviced by a reticulated water supply and the standard does not apply.

The proposal complies with all the applicable standards of the Bushfire-Prone Areas Code and aligns with the code purpose.

Conclusion

This report has been prepared in support of a Planning Application for a 21 lot subdivision including 18 residential lots, a road lot (Lot 200), and 2 public footpath lots (Lots 201 and 202) at 49 Rheban Road, Orford (CT 188095/1).

The application is to be lodged with the Glamorgan-Pring Bay Council for assessment.

The proposal has been considered against the development standards of Zone and SAP and the proposal generates the following discretions under the *Tasmanian Planning Scheme – Glamorgan-Spring Bay*:

- 8.6.1 Lot design (P2 and P4) - frontage & lot orientation;
- 8.6.2 Roads (P1) – new road;
- C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area (P1.1 and P3) – development not within a building area on a sealed plan or a crossing/bridge and creation of a new stormwater discharge point;
- C12.6.1 Buildings and Works within a flood-prone hazard area (P1.1 and P1.2) – no Acceptable Solution;
- C12.7.1 Subdivision within a flood-prone hazard area (P1); and
- C13.6.2 Public and fire fighting access (P1) – reduced cul-de-sac head size.

The proposal has been assessed against all relevant scheme criteria and is found to either comply with the Acceptable Solutions or satisfy the relevant Performance Criteria. The application is considered to be acceptable with respect to the Planning Scheme requirements and therefore ought to be supported by the Planning Authority.

APPENDIX A

Title Information

APPENDIX B

Subdivision Plan (Rogerson & Birch)

APPENDIX C

Civil Design Plans (AD Design + Consulting)

APPENDIX D

Coastal Erosion Hazard Assessment (Envirotech)

APPENDIX E

Stormwater Management Plan (AD Design + Consulting)

APPENDIX F

Bushfire Hazard Report

APPENDIX G

Consent/Notification Letters

enviro•tech
CONSULTANTS
Geotechnical & Environmental Services

COASTAL EROSION HAZARD ASSESSMENT

Client: Parkville Orford Pty Ltd

Certificate of Title: 188095/1

Investigation Date: 21/05/2025

 www.envirotechtas.com.au 445 Macquarie Street, South Hobart

Refer to this Report As

Enviro-Tech Consultants Pty. Ltd. 2025. Coastal Erosion Hazard Assessment Report for a Proposed Subdivision, 49 Rheban Road - Orford. Unpublished report for Parkville Orford Pty Ltd by Enviro-Tech Consultants Pty. Ltd., 21/05/2025.

Report Distribution

This report has been prepared by Enviro-Tech Consultants Pty. Ltd. for the use by parties involved in the proposed residential development of the property named above. It is to be used only to assist in managing any existing or potential erosion hazards relating to the Site and its development.

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Reporting Declaration –Coastal Erosion

This Hazard Assessment Report includes a Geotechnical Site Investigation which has been prepared in accordance with AS1726 and the Tasmanian Planning Scheme and reviewed by a geotechnical practitioner with experience and competence in the preparation of coastal erosion hazard assessment reports.

Limitations of this report - GSI

In some cases, variations in actual Site conditions may exist between subsurface investigation boreholes. This report only applies to the tested parts of the Site, and if not specifically stated otherwise, results should not be interpreted beyond the tested areas.

The Site investigation is based on the observed and tested soil conditions relevant to the inspection date. Subsurface conditions may change laterally and vertically between test Sites, so discrepancies may occur between what is described in the reports and what is exposed by subsequent excavations. No responsibility is therefore accepted for any difference in what is reported, and actual Site and soil conditions for parts of the investigation Site which were not assessed at the time of inspection.

No responsibility is accepted for subsequent activities onsite by owners and/or climate variability including but not limited to placement of fill, uncontrolled earthworks, altered drainage conditions or changes in groundwater levels.

This report has been prepared based on provided plans detailed herein. Should there be any significant changes to these plans, then this report should not be used without further consultation. This report should not be applied to any project other than indicated herein.

Executive Summary

Enviro-Tech Consultants Pty. Ltd. (Envirotech) were contracted by Parkville Orford Pty Ltd on behalf of MC Planners to prepare a Coastal Erosion Assessment for a proposed subdivision located at 49 Rheban Rd, Orford which is herein defined as the Site.

The proposed subdivision at 49 Rheban Road, Orford involves the creation of 21 new lots from the existing parcel. While the subdivision area itself lies outside the Coastal Erosion Hazard Overlay, associated stormwater infrastructure is proposed within the overlay. Excavation will be required to install stormwater open drains, headwalls, pipes, and tail walls within a proposed bypass channel located in the High Coastal Erosion Hazard Overlay area.

This report presents the findings of a coastal erosion hazard assessment for a proposed open stormwater drain discharging across a coastal escarpment. The drain is intended to service a new inland subdivision and traverses a mapped coastal erosion hazard band to reach its outlet at the escarpment face. A combination of geotechnical investigation, hydrodynamic modelling, and site-based observation was used to assess erosion processes, potential risks, and long-term stability through to the year 2100.

The assessment identified three primary erosion processes affecting the escarpment: limited marine erosion from localised wind-driven splash zones, potential scour from stormwater discharge into dispersive soils, and gradual mechanical weathering due to Casuarina root wedging. Still water levels are projected to reach 2.1 m AHD by 2100, with wave splash zones extending to approximately 6.5 m AHD; however, wave action is not projected to extend inland beyond the escarpment face.

The escarpment is composed of high-strength Triassic sandstone and is not situated on an actively mobile landform. Erosion from stormwater is expected to be confined to the upper soil layer and managed effectively by directing flow over bedrock and applying localised protection measures, such as geotextile fabric and concealed rock armouring. The works are not projected to increase coastal erosion risk, interfere with natural coastal processes, or affect adjacent land or infrastructure.

The proposed design can achieve and maintain tolerable risk levels through to 2100 without requiring ongoing structural intervention. With appropriate erosion control measures in place, the outlet is projected to remain stable under projected conditions.

1 Introduction

1.1 *Background*

Enviro-Tech Consultants Pty. Ltd. (Envirotech) were contracted by Parkville Orford Pty Ltd on behalf of MC Planners to prepare a Coastal Erosion Assessment for a proposed subdivision located at 49 Rheban Rd, Orford which is herein defined as the Site (Map 1 & Map 2).

This Coastal Erosion Hazard (CEH) Assessment is for the Site and immediate surrounds (herein referred to as the Project Area) is based on the Australian Geomechanics Society (AGS) LRM guidelines (2007).

1.2 *Scope*

The scope of the Site investigation is to:

- Identify which overlay codes apply to the Site to determine development constraints including planning scheme exemptions, acceptable solutions, performance criteria as well as directors' determinations and building regulations specific to the identified hazards.
- Conduct erosion modelling and hazard analysis within the Project Area to assess directors' determination tolerable risks throughout the building design life and where applicable modelling to 2100 to address planning code performance criteria.
- Prepare a desktop review of geological, geotechnical, geomorphologic, and hydrological information relevant to the Project Area and proposed development.
- Conduct an invasive Site investigation with soil bores, in-situ and laboratory geotechnical testing.
- Using available geographic information system (GIS) data, construct a geotechnical, hydrodynamic, and coastal process model for the Project Area/Site to interpret present and future Site conditions and how the proposed development may influence and be influenced by future Site processes.
- Prepare a risk assessment for the proposed development in terms of coastal erosion hazards ensuring relevant building regulations, Directors Determination, and where applicable performance criteria are addressed; and
- Where applicable, provide recommendations on methods and design approach to adapt to Site hazards.

1.3 *Cadastral Title*

The land studied in this report is defined by the title 188095/1.

1.4 *Project Area Setting*

The Site ranges in elevation from approximately 6.0 m to 8.7 m Australian Height Datum (AHD). A prominent coastal escarpment composed of blocky sandstone rises to a height of approximately 6 m and is located about 3 m to the north of the Site, overhanging toward the northeast. The sandstone escarpment exhibits minimal signs of coastal weathering and erosion.

1.5 *Proposed Development*

Table 1 summarises the design documents for this assessment. The plans are in Attachment 2, and the site layout is shown in Map 3.

Table 1 Project Design Drawings

Drafted By	Project Number	Date Generated	Drawing NO:
AD Design + Consulting	23031	29/11/2024	D-1-07-01

The proposed subdivision at 49 Rheban Road, Orford involves the creation of 21 new lots from the existing parcel. While the subdivision area itself lies outside the Coastal Erosion Hazard Overlay, associated stormwater infrastructure is proposed within the overlay. Excavation will be required to install stormwater open drains, headwalls, pipes, and tail walls within a proposed bypass channel located in the High Coastal Erosion Hazard Overlay area.

2 Hazard Overlays

Planning code overlay mapping is presented in Attachment 1 (Map 3)

2.1 *Planning*

Planning code overlay descriptions, objectives and acceptable solutions are addressed in Attachment 2, with performance criteria addressed in Attachment 6.

2.1.1 Minor Upgrade Exemption C10.4.1

The exemption clause refers to "building footprint," which may be interpreted narrowly as applying only to buildings; however, Envirotech view that the proposed stormwater outlet has new engineered 'hard' structures and therefore constitutes an increased physical presence within the hazard area. While the intent of the clause may be open to interpretation, we consider the works to fall outside the definition of a "minor upgrade" under Clause C10.4.1.

2.1.2 Coastal Erosion Assessment

Coastal erosion hazard overlay mapping are presented in Map 3 and coastal erosion planning codes are addressed in more detail in Attachment 2 with the following codes addressed:

- **C10.5.1 A1** There are no acceptable solutions to development involving use within a high coastal erosion hazard band, and therefore performance criteria are to be addressed:
    - **C10.5.1 P1.1** A use within a high coastal erosion hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to: e) provision of an essential utility or marine infrastructure. The proposed open drain forms part of essential utility infrastructure required to manage stormwater from an inland subdivision. Its outlet must be located within the coastal erosion hazard band to function.
    - **C10.5.1 P1.2** b) It has been demonstrated that the use can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.
- **C10.6.1 A1** There are no acceptable solutions to building and works excluding coastal protection works within a coastal erosion hazard area, and therefore performance criteria are to be addressed:
    - **C10.6.1 P1.1** Addressed based on a risk matrix which assesses the identified hazards within the modelled 2100 timeframe and the proposed development building and works
    - **C10.6.1 P1.2** An assessment is to be made on whether the proposed building and works can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works.

3 Desktop Summary

3.1 *Topography*

The Site is located on a coastal escarpment characterised by steep, exposed sandstone slopes rising approximately 7 to 8 metres above the shoreline. The escarpment face ranges from 45 degrees to near-vertical, with a very thin residual soil layer at the crest. Inland of the escarpment, the terrain is gently

sloping to moderately undulating, trending toward the proposed subdivision area. There are no defined watercourses or drainage lines along the proposed stormwater alignment, and surface runoff appears to follow diffuse, shallow overland flow paths toward the escarpment edge (Map 2).

3.2 *Escarpment Condition*

The escarpment consists of high-strength Triassic sandstone with exposed sub-horizontal bedding and frequent vertical to sub-vertical joints. The rock face is largely intact, with minimal evidence of marine undercutting or wave notching, likely due to the rock's durability and low-energy hydrodynamic setting. Root wedging from shallow-rooted vegetation—particularly she-oaks—is the dominant mode of mechanical weathering, with several rockfalls associated with recent tree failures. The soil mantle above the escarpment is thin and discontinuous, offering limited anchorage and moisture retention for vegetation. Overall, the escarpment is considered structurally stable, though surface-scale erosion and block detachment may occur in isolated locations.

3.3 *Published Geology*

According to the 1:50,000 geological mapping by Mineral Resources Tasmania (MRT), as presented in Map 5, the geology of the Project Area comprises:

- Undifferentiated Triassic fluviolacustrine sequences of sandstone, siltstone and mudstone.

3.4 *Geotechnical Testing Summary*

Findings from the geotechnical assessment are presented in the GSI report in Attachment 7. A geotechnical cross section model is presented in Attachment 5.

4 Erosion Hazard Assessment

4.1 *Assessment Methods*

4.1.1 Hydrodynamic

Attachment 3 provides an assessment of hydrodynamic processes influencing the coastal erosion.

As part of the risk assessment modelling, an inundation assessment was conducted to evaluate the potential impact of storm surge, astronomical tides, and wave activity on the escarpment and proposed stormwater outlet location. This included consideration of localised wind wave generation within the semi-enclosed bay and the influence of larger swell waves propagating from the Tasman Sea. These coastal process inputs were used to help delineate the active erosion zone and assess the likelihood of direct marine impact at the toe of the escarpment as well as wave runup influence. The modelling informed the broader erosion risk context and supported the conclusion that marine forces at this location are relatively low compared to more exposed coastal margins.

4.1.2 Physical

Attachment 4 provides the coastal erosion assessment.

Coastline recession was assessed using a qualitative approach informed by field inspection, geomorphological interpretation, and vegetation analysis. The distribution and maturity of she-oak (Allocasuarina) trees along the escarpment crest were used as indicators of historic cliffline position. No historical aerial imagery or long-term monitoring data were available for quantitative analysis; therefore, a biological age estimation method was adopted. The escarpment face was also examined for evidence of marine erosion features such as wave notching or undercutting, which would suggest active recession from wave processes.

4.2 *Findings*

4.2.1 Hydrodynamic

The hydrodynamic assessment determined that projected still water levels for the year 2100, incorporating sea level rise and storm surge, are expected to reach approximately 2.1 m AHD. Wave modelling identified westerly wind fetch as the dominant influence within the bay, generating localised wind waves capable of ramping up the escarpment face to elevations of up to 6.5 m AHD. Swell wave energy from the Tasman Sea was found to be limited due to the semi-enclosed nature of the bay. The resulting wave activity creates a splash zone confined to the escarpment face and is not projected to extend beyond the face of the escarpment. As such, there is no inland inundation hazard from wave runup under current or projected conditions.

4.2.2 Physical

The escarpment shows minimal evidence of active marine erosion, with no significant wave notching or basal undercutting observed. The rock face is composed of high-strength Triassic sandstone, which resists wave action in the site's relatively low-energy coastal setting. Recession appears to be driven primarily by mechanical weathering due to vegetation, particularly root wedging from she-oak trees. Based on the apparent age of these trees and their proximity to the cliff edge, an estimated recession rate of 0.5 m per 25 years is inferred. Extrapolated to the year 2100, this suggests a total coastline recession of approximately 2 m.

As part of the physical site assessment, the Geotechnical Site Investigation Report identified Layer 4 as comprising Class 2 dispersive soils situated above the sandstone bedrock. These soils exhibit moderate erosion potential when exposed to concentrated surface water flows. It is anticipated that stormwater discharge from the proposed open drain will scour Layer 4 down to the underlying bedrock, particularly within the erosion zone. To manage this risk, erosion protection measures will be required around the margins of the stormwater outlet and channel to prevent lateral undercutting and retreat into surrounding soil. Suitable treatments may include armouring with non-dispersive material, turf reinforcement matting, or graded rock placement.

5 Risk Assessment

Qualitative risk evaluation criteria have been created to determine fundamental risks that may occur due to development in areas that are vulnerable to erosion or inundation hazards.

This qualitative risk assessment technique is based on AS/NZS ISO 31000:2009 and relies on descriptive or comparative characterisation of consequence, likelihood, and the level of risk comparative (rather than using absolute numerical measures).

A risk consequence/likelihood matrix has been selected which is consistent with AS/NZS ISO 31000:2009 guidelines.

Consequence/likelihood criteria have assisted in determining if any risk management measures are required at the Site to mitigate any potential hazards. Adopted consequence/likelihood criteria are presented in Attachment 5.

5.1 *Planning*

The proposed open stormwater drain is located within a mapped coastal erosion hazard band but does not rely on coastal processes or resources to fulfil its function. It is classified as essential utility infrastructure required to service a new inland subdivision, with its outlet necessarily positioned near the coastal escarpment to allow for drainage discharge.

A site-specific coastal erosion hazard assessment, including consideration of landform stability, vegetation-driven weathering, and projected recession rates to 2100, confirms that the drain can be constructed and maintained without triggering an unacceptable increase in coastal erosion risk. No specific protection works are required, and the design can tolerate minor coastal retreat over the asset's intended lifespan.

Across all planning criteria, the assessed consequence of coastal erosion impacts is generally minor to insignificant, and the likelihood ranges from rare to possible, resulting in an overall risk rating of Very Low to Low.

Where relevant, risk has been mitigated through practical design measures such as using a non-structural, surface-level drain layout, avoiding interference with coastal infrastructure, and allowing for minor adjustments over time.

6 Recommendations

- It is important that the stormwater outlet is deliberately aligned to flow over the exposed bedrock surface, allowing the full extent of soil scour to be initiated early. This approach enables the controlled removal of erodible Class 2 soils and facilitates the targeted placement of erosion protection measures around the margins of the outlet, reducing the risk of progressive undermining or uncontrolled lateral retreat.
- Protect exposed Class 2 dispersive soils at the stormwater outlet and along the open drain with erosion-resistant materials (e.g. rock armouring or turf matting). As with all erosion protection works, it is essential that where erosion-resistant materials such as rock armouring are installed, geotextile fabric or erosion control mat is placed behind the rock armoured margins. This prevents soil loss through voids in the armouring and ensures long-term retention of the underlying dispersive soils, reducing the risk of piping or undermining. For aesthetic purposes, erosion matting or geotextile fabric should be installed below ground level and remain fully concealed behind the rock armouring. This ensures effective soil retention while maintaining a natural visual appearance along the escarpment and outlet area.
- Design the outlet to be shallow and flexible, allowing for natural adjustment without structural failure as minor coastal erosion progresses.

- Conduct periodic inspections of the escarpment face and outlet area to monitor for signs of scour, treefall-induced instability, or retreat beyond projected limits.

7 Concluding Statement

It is concluded that:

- Escarpment erosion at the Site is influenced by three primary processes: limited marine erosion from wind-driven splash zones, stormwater-induced scouring of dispersive soils at the outlet, and vegetation-driven block detachment caused by Casuarina root wedging. Marine erosion is confined to the escarpment face and does not extend inland. Stormwater erosion is expected and manageable through design. Tree root action contributes to gradual mechanical weathering of the rock mass.
- Stormwater discharge is expected to locally scour the dispersive Class 2 soils above the bedrock, with the outlet designed to direct flow over exposed rock to control erosion. This allows early exposure of erodible material and enables targeted protection to maintain long-term stability around the outlet.
- The proposed open drain and erosion control measures are expected to maintain a tolerable level of risk through to 2100. With appropriate treatment, including subsurface geofabric and concealed rock armouring, the outlet is likely to remain stable under projected erosion conditions without the need for ongoing structural intervention.
- No significant increase in coastal erosion risk is anticipated as a result of the works, as the open drain does not alter marine processes or the natural dynamics of the landform. Risk to adjacent land or infrastructure remains low, provided the outlet margins are adequately protected.
- The escarpment is not located on a mobile landform; it comprises structurally stable sandstone with only minor surface instability from vegetation-related block movement, and there is no evidence of large-scale geomorphic mobility at the Site.

Kris Taylor BSc | Senior Environmental & Engineering Geologist

Director

8 References

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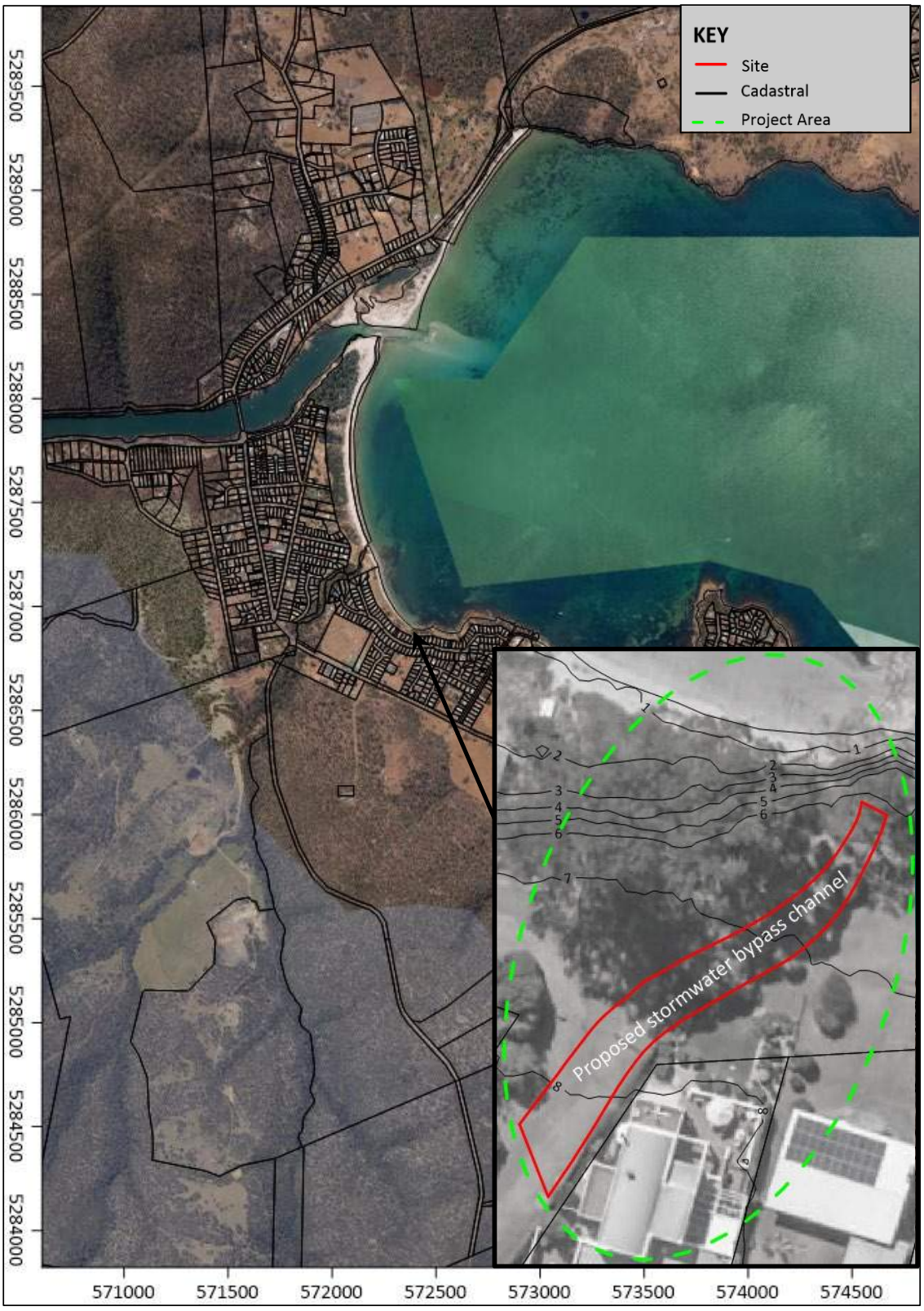
Attachment 1 Maps

Map 1

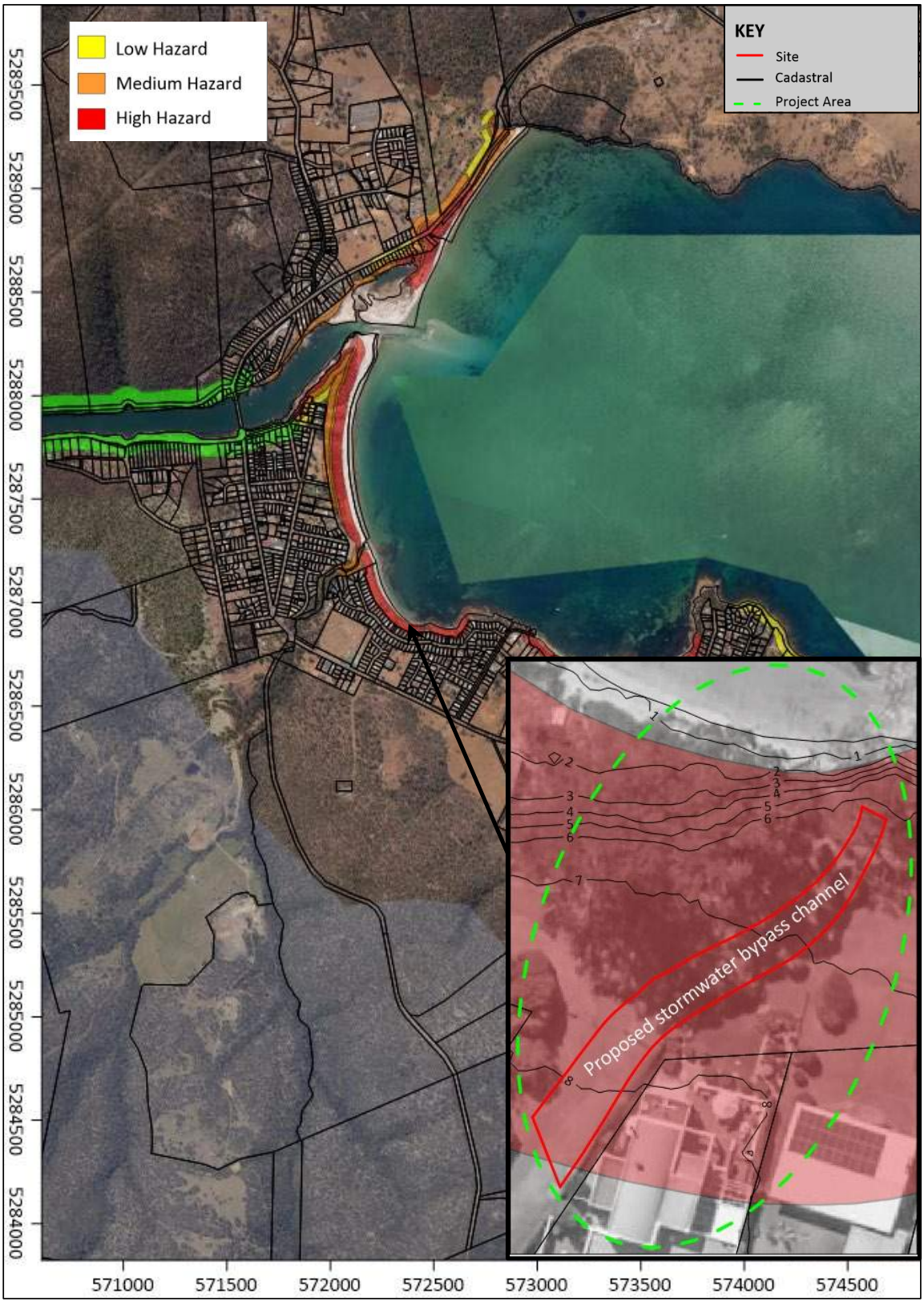
Map 1 Site regional setting (The LIST)

Map 2



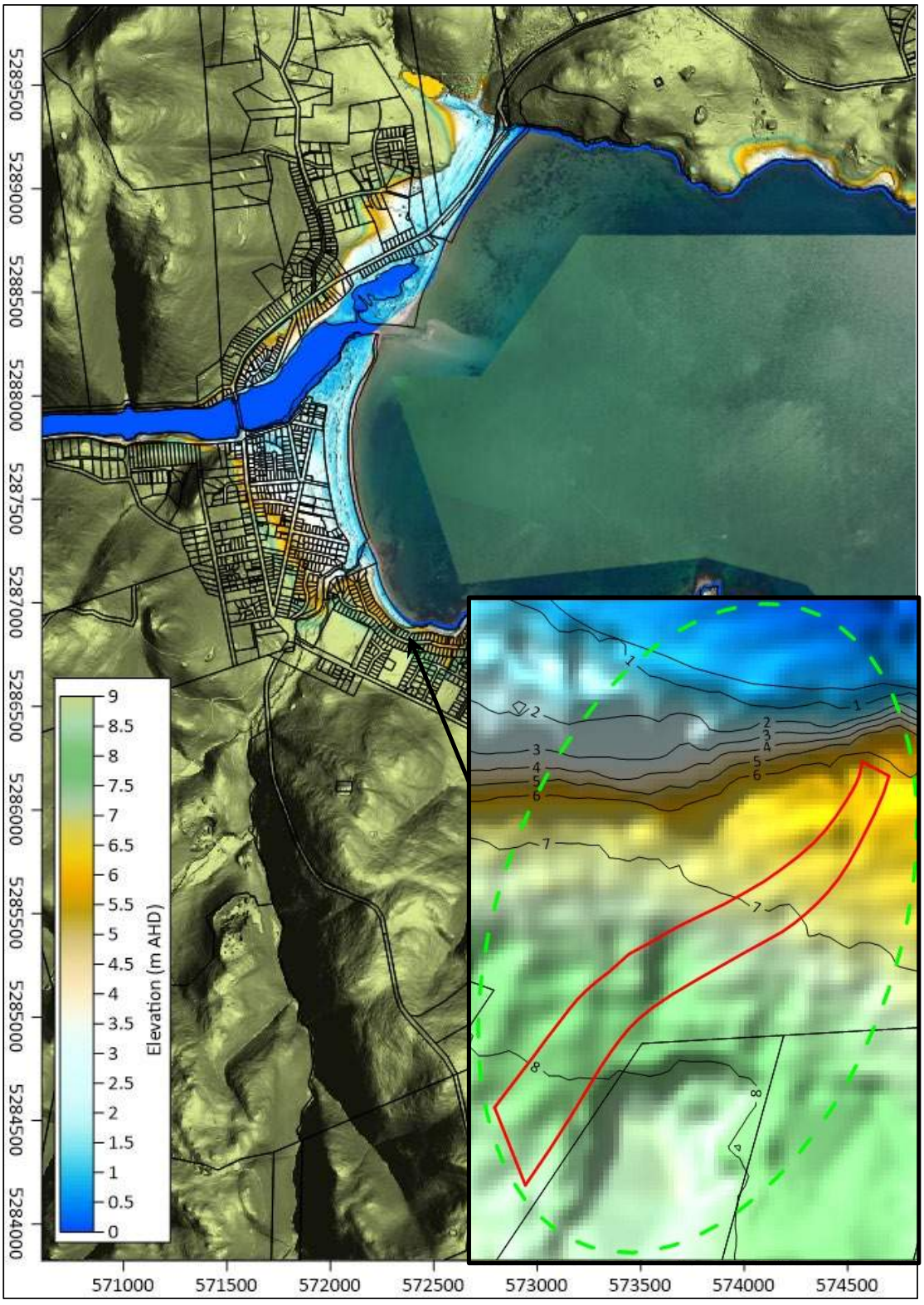
Map 2 Site and Project Area local setting

Map 3



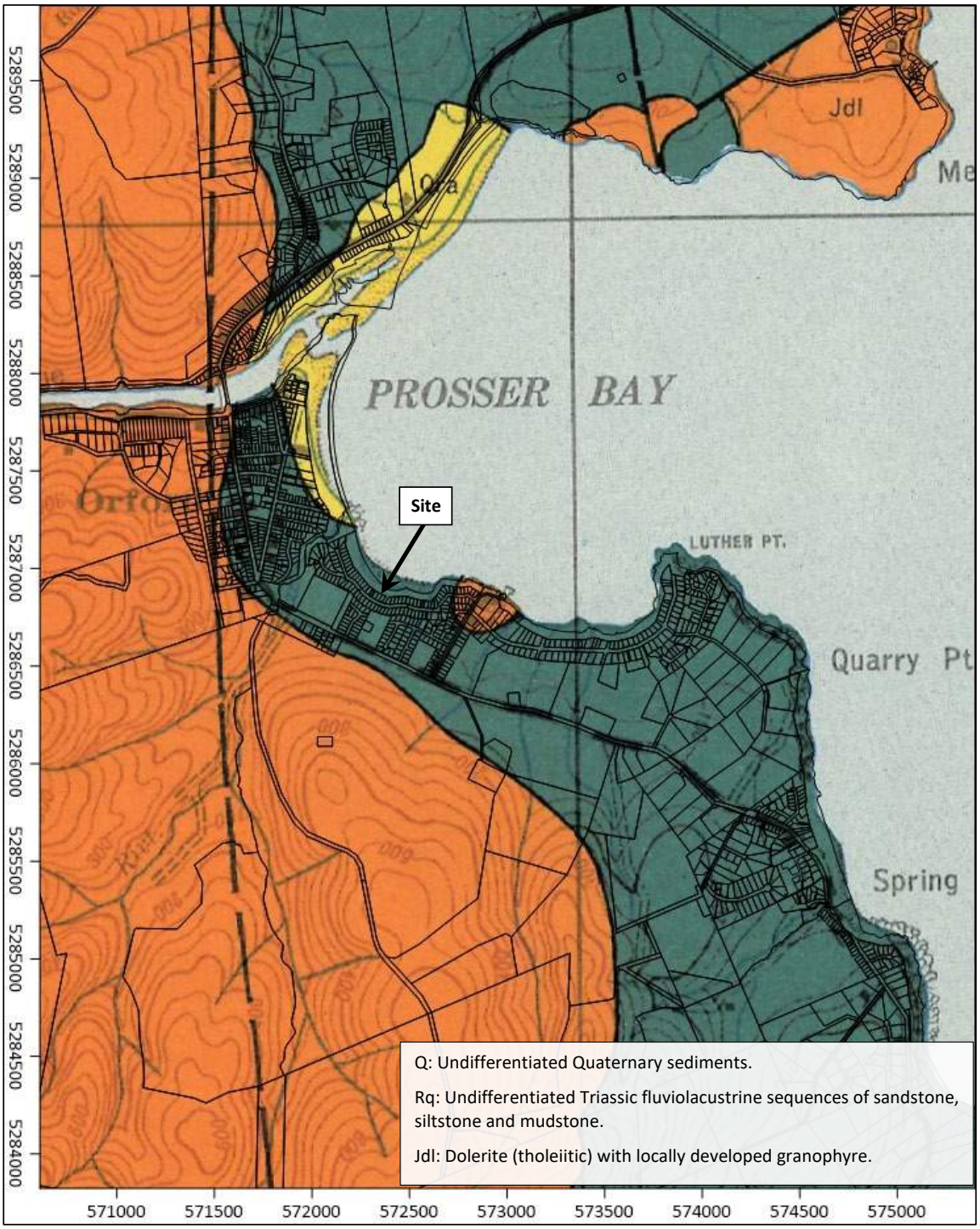
Map 3 Coastal erosion overlay

Map 4



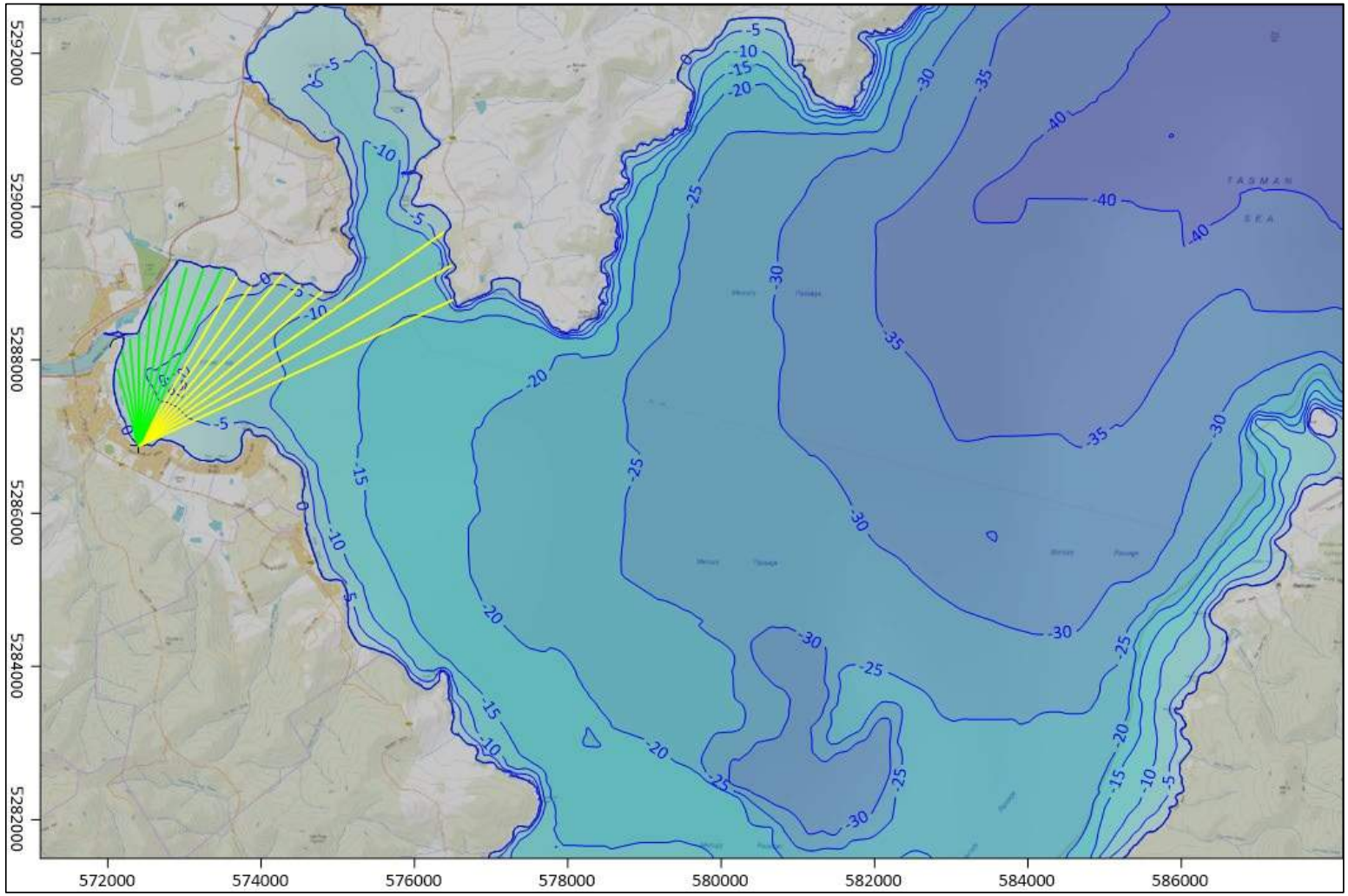
Map 4 Regional digital elevation model based on 2020 LIDAR

Map 5



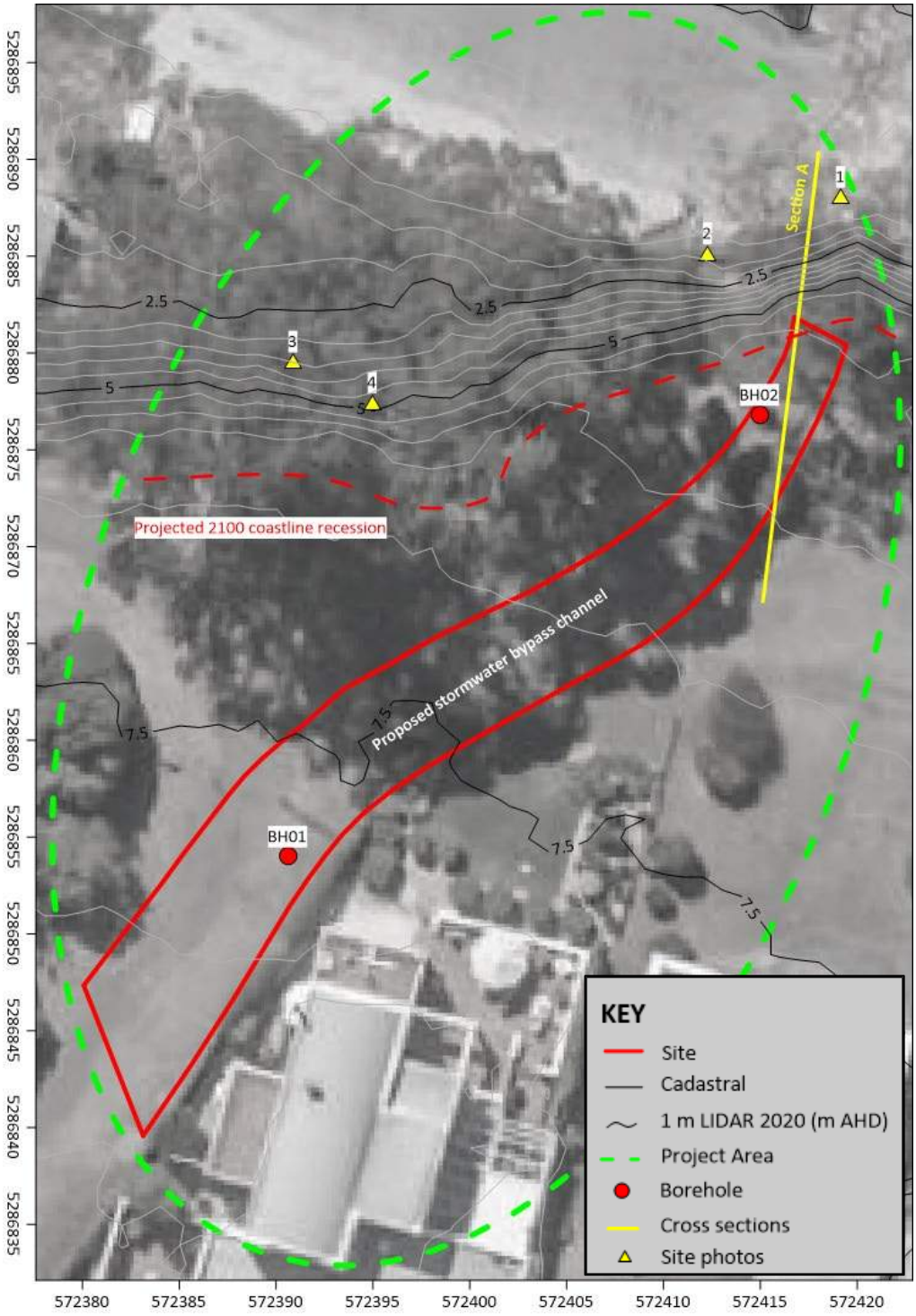
Map 5 1:50,000 Scale Mineral Resources Tasmania geology mapping

Map 6



Map 6 Radials used to generate the wind wave model for the Site.

Map 7



Map 7 Soil testing locations and cross section

Attachment 2 Planning and Building Regulations

Tasmanian Planning Scheme C10.0 - Coastal Erosion Hazards

The proposed building and works fall within The LIST Coastal Erosion Hazard Overlay (high hazard band) as presented in Map 3.

Code Overlay Reporting Requirements

The proposed development reporting requirements are summarised in Table 2 with the following to be addressed:

- State Planning Provisions (the Tasmanian Planning Scheme) - C10 Coastal Erosion Hazard Code

The proposed development is not exempt from C10 Coastal Erosion Hazard Code on the basis that the prosed change of use is situated in the high hazard band of the coastal erosion hazard code.

Table 2 Coastal Erosion Hazard Reporting Requirements Framework

Council	Glamorgan-Spring Bay
Planning scheme code	Tasmanian Planning Scheme
Subdivision	Yes
Critical use, hazardous use, or vulnerable use	No
Low or medium coastal erosion hazard band	No
Parts of the Site are located within a High coastal erosion hazard band	Yes
Located in a non-urban zone	Yes
Actively mobile landform?	No
Proposed coastal protection works	No
Exemption from code	No, on the basis that the proposed development is located within a high coastal erosion hazard band
Coastal erosion reporting requirements	Coastal Erosion Hazard Assessment & Geotechnical Site Investigation in accordance with directors determination and C10.0 Codes
Coastal erosion code to be addressed	C10.5.1 Use within a high coastal erosion hazard band C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area
Development building design life	Modelled based on a coastal erosion event in 2100 for the intended life of the building
Site classification requirements	Class P
In a coastal erosion investigation area	No

Exemptions

Clause C10.4.1(a) minor upgrades to existing buildings or infrastructure that do not increase the building footprint or result in any increased risk from coastal erosion.

The proposed stormwater outlet and concrete headwall are new infrastructure located within the Coastal Erosion Hazard Band – High represent an upgrade to existing infrastructure and involve new construction within a mapped erosion-prone area. Although the term "building footprint" is likely intended to apply to built structures like dwellings, sheds, or commercial buildings councils often interpret “footprint” in this context more broadly — i.e., any increase in permanent physical presence in the hazard area.

Given the proposed involves infrastructure that didn’t previously exist, even if not a building, is usually considered an increase in footprint or exposure — especially if:

- It involves excavation or placement of concrete structures.
- It introduces new erosion risk pathways, e.g., concentrated stormwater flows;
- It lies within an area that is mapped as High Hazard.

Envirotech are of the opinion that the interpretation generally looks at function and risk, not just form so even if it’s not a building, if it creates a new permanent structure and increases risk (however slightly).

C10.5 Use Standards

C10.5.1 Use within a high coastal erosion hazard band

Application

The proposed stormwater infrastructure will pass beneath both a pedestrian pathway and a service road, which are located within the Coastal Inundation Hazard Band – High. As these elements constitute a use of the land for access, Clause C10.5.1 A1 applies and requires the use to align with the applicable zone use table.

C10.5.1 Objective

That use within a high coastal erosion hazard band:

- is reliant on a coastal location; and
- can achieve and maintain a tolerable risk from coastal erosion.

C10.5.1 Acceptable Solutions

There are no acceptable solutions to use within a high coastal erosion hazard band, and therefore performance criteria are to be addressed.

C10.5.1 Performance Criteria P1.1

Performance criteria C10.5.1 is addressed in Attachment 6 as a risk assessment with regards to the existing building that relies upon its coastal location to fulfil its purpose.

In this case, the criterion is fulfilled given the proposed involves the use of an existing building with existing use rights with a need to access the infrastructure available in the coastal location:

C10.5.1 Performance Criteria P1.2

Performance criteria C10.5.1 P1.2 is to be assessed by addressing erosion hazards and tolerable risks from a coastal erosion event in 2100 and the potential need for hazard reduction or protection measures.

C10.6. Development Standards for Building and Works

C10.6.1 Buildings and Works, Excluding Coastal Protection Works, Within A Coastal Erosion Hazard Area

Application

Constituting works

C10.6.1 Objective

The objective of Code C10.6.1 is to ensure that:

- building and works excluding coastal protection works within a coastal erosion hazard area, can achieve, and maintain a tolerable risk from coastal erosion; and
- buildings and works do not increase the risk from coastal erosion to adjacent land and public infrastructure.

C10.6.1 Acceptable Solutions

There are no acceptable solutions to building and works excluding coastal protection works within a coastal erosion hazard area, and therefore performance criteria are to be addressed.

C10.6.1 Performance Criteria

Performance criteria C10.6.1 is addressed based on a risk matrix which assesses the identified hazards within the modelled timeframe and the proposed development building and works (Attachment 6).

As the proposed change of use does not involve building and works this code is not applicable.

Coastal Erosion Risk Assessment

To comply with the determination and C10 performance codes, this report assesses whether the proposed work and use can achieve and maintain a ***tolerable risk***[1] from ***a coastal erosion event in 2100 for the intended life of the building*** without requiring any specific coastal erosion protection measures. In accordance with the determination and the Tasmanian Planning Scheme, this risk assessment has been prepared by a geotechnical practitioner[2] with experience and competence in the preparation of coastal erosion hazard reports. Coastal erosion processes considered within this report include an assessment of coastline recession based on 2100 sea levels as well as erosion from a single 1 in 100-year storm erosion event.

[1] Tolerable risk means the lowest level of likely risk from coastal erosion to secure the benefits of a use or development in a coastal erosion hazard area, and which can be managed through routine regulatory measures or by specific hazard management measures for the intended life of each use or development.

2 Geotechnical practitioner means any of the following: (a) an engineer-civil; (b) a geotechnical engineer licensed as an engineer-civil acting within their area of competence; (c) an engineering geologist with the qualifications and expertise specified in the Certificates by Qualified Persons for an Assessable Item Determination made by the Director of Building Control as amended or substituted from time to time, acting within their area of competence.

Attachment 3 Coastal Hydrodynamics

For the purposes of modelling coastal erosion processes, wave runup has been determined for the Site to assess potential Site erosion. To do this, the storm tide stillwater level combined with a westerly wind wave has been determined for the year 2100.

Stillwater Levels

Assessment Method

Stillwater levels influencing coastal processes within the Project Area are calculated from the combination of the following factors:

- **Storm Tide** - Present day astronomical tides combined with barometric low-pressure influence (coined storm tide). Storm tide inundation levels are adopted from 1% annual exceedance probability (AEP) modelling (McInnes O'Grady 2016).
- **Sea Levels** - are projected based on IPCC RCP8.5 scenarios which have been locally modelled for local government area (DPAC 2016) based on McInnes et. al. (2016). An allowance has been made for present sea level heights relative to Australian Height Datum (AHD). Projections are based on 2100 scenarios which are all compiled from a 2010 baseline.
- **Wind Setup** – are calculated based on procedures outlined in Kamphuis (2000) with 100-year ARI wind data adapted from AS1170 based on a 0.2 s wind gust of 41 m/s with 0.85 to 1.00 directional multipliers.

Findings

Project Area stillwater levels are presented in Table 3. The following is concluded:

- **1% AEP stillwater inundation level of 2.16 m AHD for 2100**

Table 3 Project Area 1% AEP Stillwater Levels

Parameter	Units	Scenario		
		2025	2050	2100
Sea Levels	m AHD	0.14	0.24	1.00
Local 1% AEP Storm Tide	m	1.09	1.09	1.09
Wind Setup	m	0.08	0.07	0.07
Total	m AHD	1.31	1.40	2.16

Wave Forecast Modelling

Assessment Method

Wave processes near the Site are used to calculate both coastal inundation levels (in addition to stillwater levels) and coastline recession rates based on the following:

- **Offshore Swell Waves** – 31 years of data from Wavewatch III models are applied to determine 1% AEP significant wave height and period for the relevant wave direction influencing the Project Area.
- **Localised 'Wind' Waves –** Are modelled for the Project Area based on methods outlined in the Coastal Engineering Manual (2002). TAFI (<40 m depth) and Geoscience Australia deep-water bathymetry contours (>40 m depth), and coastal LIDAR are used to develop an accurate 3D bathymetry model. 100-year ARI wind data adapted from AS1170 based on a 0.2 s wind gust of 41 m/s with 0.85 to 1.00 directional multipliers. Wind speeds were calculated using the methods of the Shore Protection Manual (CERC, 1984) are used in wave propagation model for primary wave direction as illustrated in the radial map (Attachment 1- Map 6).
- **Nearshore Waves** – A combination of SWAN and CEM (2002) attenuation models are adopted in determining nearshore wave heights.

Breaker Zone Modelling

Assessment Method

Wave processes within the breaker zone are used to calculate coastal inundation levels which are specific to the Project Area (Figure 1) based on the following:

- **Wave Setup** – Wave setup is the increase of water level within the surf zone during wave-breaking. It is calculated from significant wave height, period, water depth and bathymetry gradient at the breaking point.
- **Wave Runup -** is the maximum onshore elevation reached by waves, relative to the shoreline position in the absence of waves. In this case, the wave runup is calculated from:
    - Wave runup is calculated based on the 2100 coastal erosion profile where applicable

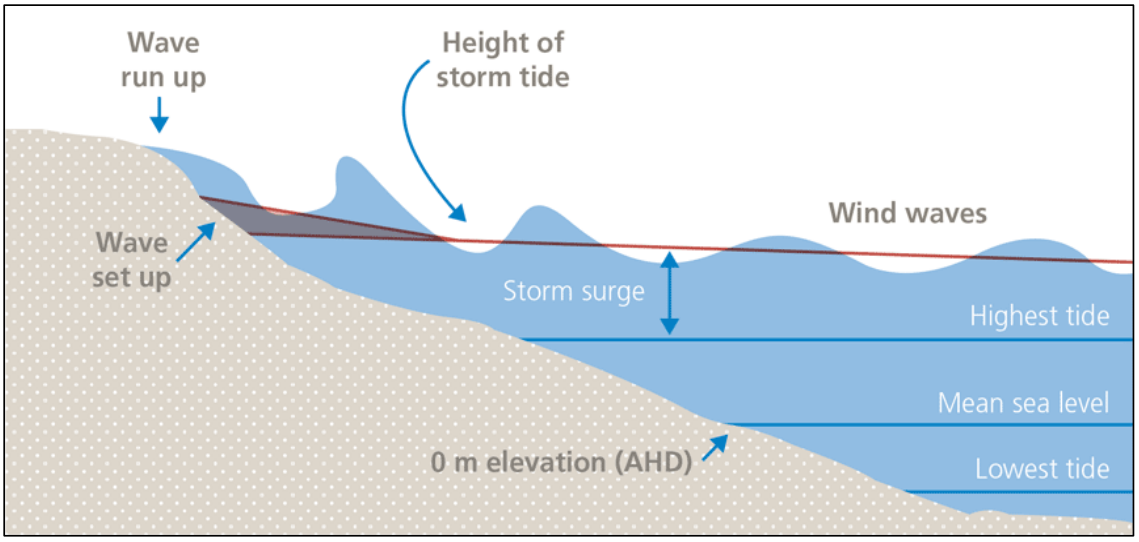


Figure 1 Schematic of coastal processes

Findings

Modelled wave runup and wave setup inundation levels are presented in Table 4 with the following findings:

1% AEP storm wave runup level of 3.58 m AHD for 2100

Neither wave runup or wave setup will reach the building envelope by 2100

Table 4 Summary of inundation levels within the Project Area based on modelled criteria [3]

1% AEP Parameter	Units	2100
Storm Tide Levels	m AHD	2.16
Wave setup (westerly wind fetch)	m AHD	2.27
Wave runup (westerly wind)	m AHD	6.50

[3] These levels modelled by Envirotech are for Site risk assessment purposes only and are not defined flood levels for determining habitable room finished floor levels.

Attachment 4 Coastline Recession & Storm Erosion

Cliff Erosion Rate Estimations

Assessment Method

An assessment has been conducted based on local geology, specifically the weathered sandstone rock present within the Project Area. This evaluation, combined with earlier studies by Envirotech in similar local settings, have been used to estimate erosion from wave forcing, wind abrasion and chemical weathering.

Geotechnical Model

A geotechnical cross section model has been developed for the Site (Figure 2 based on cross section presented in Map 7).

Cliff Erosion

Based on visual observations of the Site, there is minimal evidence of wave notching at the toe of the escarpment. This is likely attributable to the high strength of the Triassic sandstone and the relatively low-energy hydrodynamic regime, which is dominated by localised wind waves rather than larger swell conditions. Consequently, marine erosion appears to play a minor role in slope degradation at this location.

The primary mode of rock face erosion appears to be mechanical weathering associated with root wedging. Numerous vertical defects within the rock mass have been widened by tree roots exploiting existing fractures, contributing to the gradual detachment of rock blocks. Recent treefalls observed at the Site are likely to have coincided with rockfalls, suggesting a direct relationship between root disturbance and block instability. Given the very shallow soil profile overlying the escarpment, vegetation appears to sustain itself by extending root systems directly into the fractured rock mass. Tree mortality—likely associated with prolonged dry periods and limited soil moisture—combined with subsequent wind events, appears to have triggered toppling of trees and the associated dislodgement of rock.

Erosion Rate Estimations

An estimated historical rate of cliff retreat is approximately 0.5 m per 25 years, based on the observed age and distribution of she-oak (Allocasuarina) trees growing along the escarpment. Extrapolating this rate forward, the coastline is projected to recede by approximately 2 m by the year 2100.

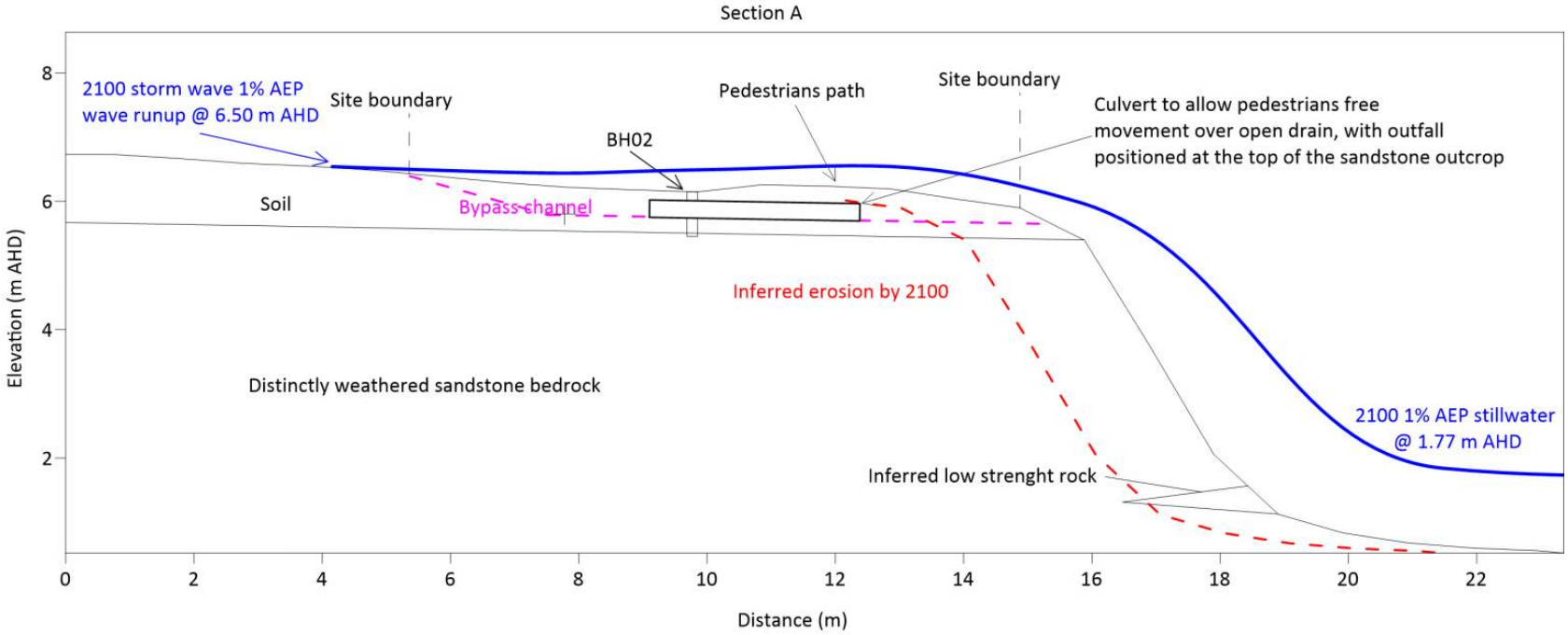


Figure 2 Coastal recession model for 2100 based on 1% AEP scenario

Attachment 5 Risk Assessment Qualitative Terminology

DESCRIPTOR	QUALITATIVE MEASURES OF LIKELIHOOD
ALMOST CERTAIN	The event is expected to occur over the design life
LIKELY	The event will probably occur under adverse conditions over the design life
POSSIBLE	The event could occur under adverse conditions over the design life
UNLIKELY	The event might occur under very adverse circumstances over the design life.
RARE	The event is conceivable but only under exceptional circumstances over the design life.
BARELY CREDIBLE	The event is inconceivable or fanciful over the design life.

DESCRIPTOR	QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY
CATASTROPHIC	Structure(s) completely destroyed and/or large-scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.
MAJOR	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.
MEDIUM	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.
MINOR	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.
INSIGNIFICANT	Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)

LIKELIHOOD	CONSEQUENCES TO PROPERTY				
	CATASTROPHIC	MAJOR	MEDIUM	MINOR	INSIGNIFICANT
ALMOST CERTAIN	VH	VH	VH	H	**L**
LIKELY	VH	VH	H	M	**L**
POSSIBLE	VH	H	M	M	**VL**
UNLIKELY	H	M	**L**	**L**	**VL**
RARE	M	**L**	**L**	**VL**	**VL**
BARELY CREDIBLE	**L**	**VL**	**VL**	**VL**	**VL**

RISK LEVEL		EXAMPLE IMPLICATIONS
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing management is required.
VL	VERY LOW RISK	Acceptable. Manage by management procedures.

Attachment 6 Performance Criteria - Coastal Erosion Hazards

Tasmanian Planning Scheme Performance Criteria

C10.5.1 Use within a high coastal erosion hazard band P1.1

A use within a high coastal erosion hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to:	Relevance	Management Options	Risk Assessment Based on Treatment Recommendations			Further Assessment Required
			Consequence	Likelihood	Risk	
a) the need to access a specific resource in a coastal location;	The proposed open drain does not rely on a coastal resource but is required to convey runoff to the coast. Its function is localised and erosion exposure is moderate.		Minor	Possible	Low	No
b) the need to operate a marine farming shore facility;	The drain is not associated with marine farming and does not require coastal access for its function. Risk is negligible in this context.		Insignificant	Rare	Very Low	No
c) the need to access infrastructure available in a coastal location;	The open drain does not require access to coastal infrastructure; its location is driven solely by drainage function, not proximity to existing coastal assets.	Position outlet away from existing coastal infrastructure to avoid interference or cumulative impact.	Insignificant	Rare	Very Low	No
d) the need to service a marine or coastal related activity;	The proposed open drain does not service any marine or coastal-related activity but is required to manage stormwater from inland development.		Insignificant	Rare	Very Low	No
e) provision of an essential utility or marine infrastructure;	The proposed open drain forms part of essential utility infrastructure required to manage stormwater from an inland subdivision. Its outlet must be located within the coastal erosion hazard band to function.	Best that the trench is excavated to the bedrock surface due to the dispersive soils. Construct with erosion-resistant cobbles/rocks and geofabric lining around the margins of the drain to hold in dispersive soils.	Minor	Unlikely	Very Low	No
f) provision of open space or for marine-related educational, research or recreational facilities;	The proposed open drain does not provide open space or support marine-related educational, research, or recreational facilities.		Insignificant	Rare	Very Low	No
g) any advice from a State authority, regulated entity or a council; and	No specific advice has been received from a State authority, regulated entity, or council indicating that the open drain must occupy a coastal erosion hazard band.	Liaise with council to confirm alignment compliance with future coastal planning overlays.	Minor	Unlikely	Very Low	
h) the advice obtained in a coastal erosion hazard report.	The coastal erosion hazard report advises that while the drain crosses the erosion zone, it does not rely on coastal features and poses minimal long-term risk if appropriately managed.		Minor	Possible	Low	

C10.5.1 Use within a high coastal erosion hazard band P1.2

A coastal erosion hazard report also demonstrates that:	Relevance	Management Options	Risk Assessment Based on Treatment Recommendations			Further Assessment Required
			Consequence	Likelihood	Risk	
a) any increase in the level of risk from coastal erosion does not require any specific hazard reduction or protection measures; or	The coastal erosion hazard report confirms that the proposed open drain does not increase the level of coastal erosion risk and does not require specific protection measures.	Periodic inspection of the drain outlet to confirm no new erosion features are forming; apply minor armouring only if signs of localised soil dispersion is apparent.	Minor	Unlikely	Very Low	No
b) the use can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.	The report demonstrates that the open drain can maintain a tolerable level of risk from projected coastal erosion to 2100 without requiring specific protection works.	Design outlet with passive erosion tolerance (e.g. shallow invert, non-structural form) to ensure functionality without future intervention.	Minor	Unlikely	Very Low	No

C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area - Performance Criteria P1.1

Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to:	Relevance	Management Options	Preliminary Risk Assessment (where relevant)			Further Assessment Required
			Consequence	Likelihood	Risk	
(a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures;	The proposed open drain does not result in an increased level of coastal erosion risk and does not require coastal protection works to achieve tolerable risk.	Monitor erosion progression near the outlet and adjust alignment or surface treatment if future coastal retreat approaches the drain.	Minor	Unlikely	Very Low	No
(b) any advice from a State authority, regulated entity or a council; and	No formal advice has been issued by a State authority, regulated entity, or council indicating a need for hazard reduction related to the proposed drain.					
(c) the advice contained in a coastal erosion hazard report.	The coastal erosion hazard report advises that the proposed open drain presents a low erosion risk and does not require specific hazard reduction measures to remain tolerable to 2100.					

C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area - Performance Criteria P1.2

A coastal erosion hazard report demonstrates that:	Relevance	Management Options	Preliminary Risk Assessment (where relevant)			Further Assessment Required
			Consequence	Likelihood	Risk	
(a) the building and works:						
(i) do not cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure; and	The coastal erosion hazard report confirms that the proposed open drain will not cause or contribute to coastal erosion on-site, on adjoining land, or to nearby public infrastructure.	Ensure the drain outlet is excavated to the bedrock surface and is lined along the margins with erosion control blanket and rock armouring to reduce the risk of soil dispersion.	Minor	Unlikely	Very Low	No
(ii) can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works;	The open drain within the coastal erosion zone is expected to maintain a tolerable level of risk from coastal erosion through to 2100 without requiring specific protection works.	Use a low-impact, surface-level design that can adapt to gradual landform changes without the need for structural protection.	Minor	Unlikely	Very Low	No
(b) buildings and works are not located on actively mobile landforms, unless for engineering or remediation works to protect land, property and human life.	The proposed open drain is not located on an actively mobile landform; the escarpment is stable bedrock with only minor surface instability from vegetation loss.	Confirm long-term slope stability through periodic visual inspections; no further works required unless signs of instability emerge.	Minor	Rare	Very Low	No

Attachment 7 Geotechnical Site Investigation

enviro •tech
CONSULTANTS
Geotechnical & Environmental Services

GEOTECHNICAL SITE INVESTIGATION

49 RHEBAN ROAD - ORFORD

PROPOSED SUBDIVISION

Client: Parkville Orford Pty Ltd

Certificate of Title: 188095/1

Investigation Date: 21/05/2025

 www.envirotechtas.com.au 03 62 249 197

Refer to this Report As

Enviro-Tech Consultants Pty. Ltd. 2025. Geotechnical Site Investigation Report for a Proposed Subdivision, 49 Rheban Road - Orford. Unpublished report for Parkville Orford Pty Ltd by Enviro-Tech Consultants Pty. Ltd., 21/05/2025.

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Limitations of this report

Advice herein is general, and advice provided in the associated report must be read in conjunction with this report:

> Enviro-Tech Consultants Pty. Ltd. 2025. Coastal Erosion Hazard Assessment Report for a Proposed Subdivision, 49 Rheban Road - Orford. Unpublished report for Parkville Orford Pty Ltd by Enviro-Tech Consultants Pty. Ltd., 21/05/2025.

In some cases, variations in actual Site conditions may exist between subsurface investigation boreholes. This report only applies to the tested parts of the Site at the Site of testing, and if not specifically stated otherwise, results should not be interpreted beyond the tested areas.

The Site investigation is based on the observed and tested soil conditions relevant to the inspection date and provided design plans (building footprints presented in Attachment A). Any site works which has been conducted which is not in line with the Site plans will not be assessed. Subsurface conditions may change laterally and vertically between test Sites, so discrepancies may occur between what is described in the reports and what is exposed by subsequent excavations. No responsibility is therefore accepted for any difference in what is reported, and actual Site and soil conditions for parts of the investigation Site which were not assessed at the time of inspection.

This report has been prepared based on provided plans detailed herein. Should there be any significant changes to these plans, then this report should not be used without further consultation which may include drilling new investigation holes to cover the revised building footprint. This report should not be applied to any project other than indicated herein.

No responsibility is accepted for subsequent works carried out which deviate from the Site plans provided or activities onsite or through climate variability including but not limited to placement of fill, uncontrolled earthworks, altered drainage conditions or changes in groundwater levels.

Site Investigation

The Site investigation is summarised in Table 1.

Table 1 Summary of Site Investigation

Client	**Parkville Orford Pty Ltd**
Project Address	49 Rheban Road - Orford
Council	Glamorgan-Spring Bay
Planning Scheme	Tasmanian Planning Scheme
Inundation, Erosion or Landslip Overlays	High Coastal Erosion Hazard Code
Proposed	Subdivision
Investigation	Fieldwork was carried out by an Engineering Geologist on the 21/5/2025
Site Topography	The building site has a very gentle slope of approximately 4% (2°) to the northeast
Site Drainage	The site receives overland flow runoff directly from the southwest.
Soil Profiling	Two investigation holes were direct push sampled from surface level around the proposed subdivision (Appendix A):
Investigation Depths	The target excavation depth was estimated at 1.5 m. Borehole BH01 was direct push sampled to 1.5 m and borehole BH02 was direct push sampled to 0.7 m (both ending in SANDSTONE). Borehole logs and photos are presented in Appendix B & C.
Soil moisture and groundwater	All recovered soil at the site ranged from dry to slightly moist. Groundwater was not encountered.
Geology	According to 1:250,000 Mineral Resources Tasmania geological mapping (accessed through The LIST), the geology comprises of: Permian - Triassic Dominantly quartz sandstone.

Site details

A thin veneer of residual soil and colluvium is present above high-strength Triassic sandstone along the crest and upper face of the coastal escarpment. The sandstone bedrock is well indurated and exhibits prominent sub-horizontal bedding with occasional vertical and sub-vertical jointing. Bedrock slopes range from 45° to near-vertical. Sparse soil coverage supports shallow-rooted vegetation, with larger root systems frequently observed gripping directly into jointed rock fractures. Several trees have been recently uprooted—likely as a result of storm-induced erosion —highlighting the limited soil depth and anchorage available. While the bedrock face remains largely stable due to its intact nature, the loss of vegetative cover and shallow topsoil may exacerbate surface erosion and root-wedging over time, particularly following high seas (storm surge and high tide), combined with swell and wind wave events.

Soil Profiles

The geology of the site has been documented and described according to Australian Standard AS1726 for Geotechnical Site Investigations, which includes the Unified Soil Classification System (USCS). Soil layers, and where applicable, bedrock layers, are summarized in Table 2. BH01 is located inland (Appendix A) and BH02 is located at the crest of the coastal escarpment. Bore blowholes were drilled within the proposed stormwater drain alignment.

Table 2 Soil Summary Table

#	Layer	Details	USCS	BH01	BH02
1	SAND	TOPSOIL: SAND, very dark brown, well sorted, fine grained sand, with silt, trace roots, 5 % roots, L-MD	SW-SM	0-0.3 DS@0.1	0-0.1
2	Silty SAND	Silty SAND, greyish brown, well sorted, fine grained sand, trace roots, 5 % roots, L-MD	SM		0.1-0.4 DS@0.3
3	CLAY	CLAY with sand, dark yellowish brown, high plasticity, fine grained sand, VSt	CH	0.3-0.7 DS@0.4	
4	Silty Sandy CLAY	Silty Sandy CLAY, very pale brown, medium plasticity, fine grained sand, VSt-H	CI	0.7-1 DS@0.9	0.4-0.6
5	SANDSTONE	Extremely Weathered SANDSTONE Bedrock		1-1.4	
6	SANDSTONE	Distinctly Weathered SANDSTONE Bedrock, H (rock strenght inferred from BH02,0.6)		1.4-1.5 REF	0.6-0.7 PL@0.6 REF

Consistency[1] **VS** Very soft; **S** Soft; **F** Firm; **St** Stiff; **Vst** Very Stiff; **H** Hard. Consistency values are based on soil strengths AT THE TIME OF TESTING and is subject to variability based on field moisture condition
Density[2] **VL** Very loose; **L** Loose; **MD** Medium dense; **D** Dense; **VD** Very Dense
Rock Strength **EL** Extremely Low; **VL** Very Low; **L** Low; M Medium; **H** High; **VH** Very High; **EH** Extremely High
PL Point load test (lump)
DS Disturbed sample
PV Pocket vane shear test
FV Downhole field vane shear test
U50 Undisturbed 48mm diameter core sample collected for laboratory testing.
REF Borehole refusal
INF DCP has continued through this layer and the geology has been inferred.

[1] Soil consistencies are derived from a combination of field index, DCP and shear vane readings.
[2] Soil density descriptions presented in engineering logs are derived from the DCP testing.

Recommendations

Dispersive soils

Findings

The results presented in Appendix E indicate:

- Samples collected from topsoil Layers 1 and 2 are not considered dispersive (Emerson Class 4 or greater).
- Clay soil Layer 3 near BH01 comprises severely dispersive soils.
- Within the anticipated coastal erosion influence zone, soil Layer 4 is considered moderately dispersive (Class 2).

Site specific recommendations

- Preliminary modelling indicates that the dispersive soil is not located within the coastal erosion zone. As such, assessing erosion susceptibility outside the coastal erosion influence zone is beyond the scope of this investigation. However, consideration should be given to the presence of Class 1 dispersive soils identified in BH01, located near the proposed stormwater alignment.

For further guidance, general recommendations are presented in Appendix G.

Long-term erosion management

The following measures are generally recommended for maintaining long-term erosion stability of soil slopes:

- Slopes exceeding 1V: 4H and up to 1V: 3H will need to be effectively stabilised with mulch/topsoil mixes, drill/broadcast seeding, hydroseeding or soil binders.
- Slopes up to 1V:2Hcan be stabilised with straw mulching.
- Slopes exceeding 1V: 2H and up to 1V:1.5H may be effectively stabilised with hydromulching
- Slopes exceeding 1V:1.5H but no greater than 1V: 1H will generally require measures such as erosion control blankets.

Kris Taylor, BSc (hons)

Environmental & Engineering Geologist

Notes About Your Assessment

This geotechnical site investigation report has been prepared for the exclusive use of the client for the purpose of informing the design and construction of proposed works at the subject Site. The findings and recommendations presented are based on information obtained from a limited number of boreholes drilled at discrete locations, and laboratory testing conducted on selected soil and rock samples. Subsurface conditions may vary significantly between and beyond the investigation points.

While all reasonable care has been taken to ensure the accuracy of the data and interpretation presented, the findings should not be extrapolated across the Site without due consideration of geological variability. Enviro-Tech Consultants Pty. Ltd. makes no warranties, either expressed or implied, regarding the completeness or suitability of the data for other purposes or other users.

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Appendix A Mapping

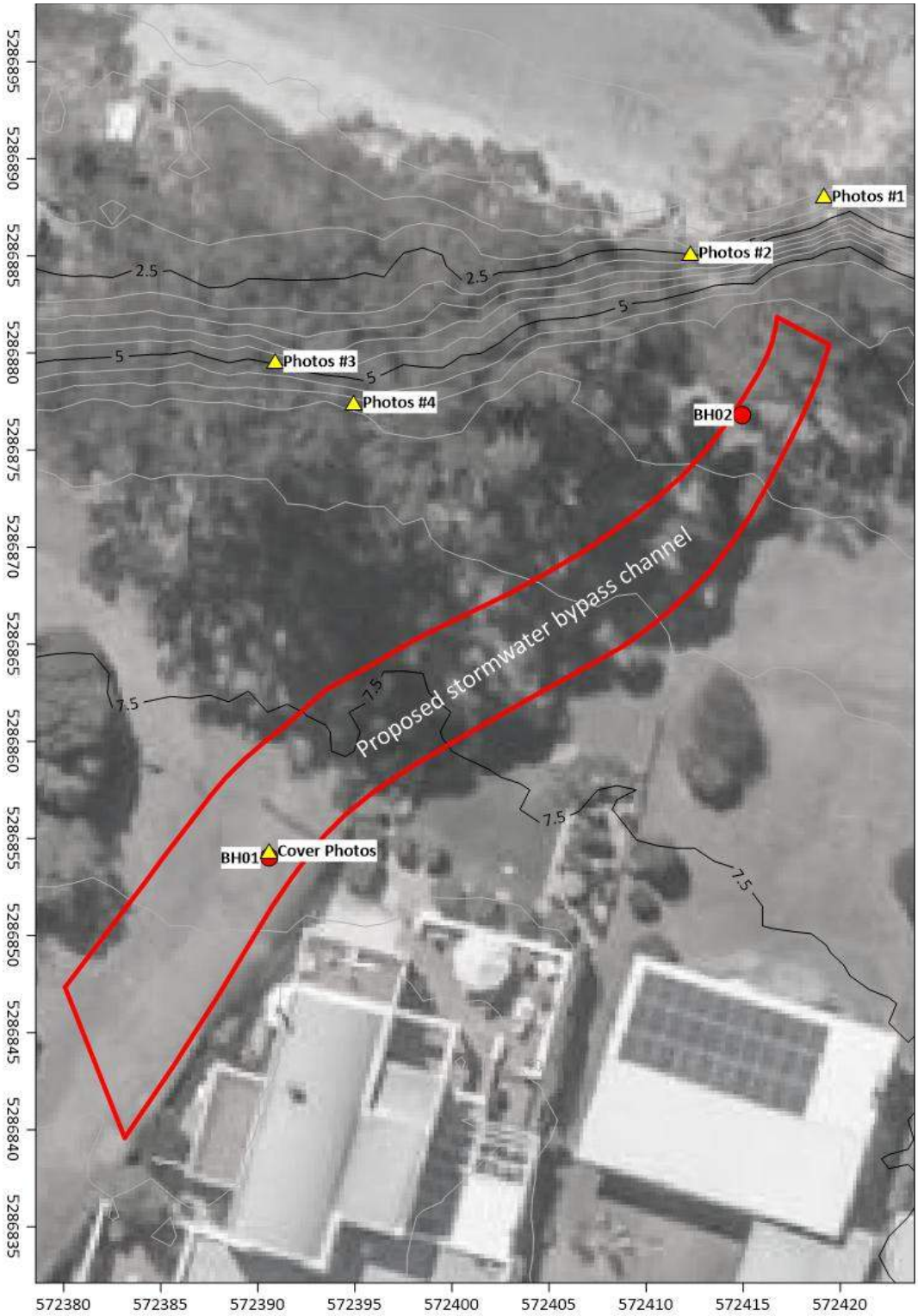


Figure 1 Site Borehole Locations

Appendix B Site photos

Photo #1

Photo #2

Photo #3

Photo #4

Appendix C Borehole Logs

enviro·tech CONSULTANTS
Positioning: GDA94 & mAHD

ASSESSMENT: Geotechnical Site Investigation
STRUCTURE: Subdivision
EASTING: 572391 **ACCURACY**
NORTHING: 5286854 **HORIZ:** 1m **VERT:** ~0.1m

Borehole : BH01
DATE TESTED: 21/05/2025
LOGGED BY: M. Scalisi
ELEVATION: 7.8

LOCATION: 49 Rheban Road - Orford
CLIENT: Parkville Orford Pty Ltd

EQUIPMENT: AMS Powerprobe 9120 RAP
ESTIMATED GROUND m (m AHD):

DEPTH (m)	GRAPHIC	DESCRIPTION	DENSITY CONSIST. STRENGTH	LAYER	ELEVATION (mAHD)	MOISTURE Index	MOISTURE %	MOISTURE Well	SAMPLE	TEST	Cu (kPa)	UCS (kg/cm²)	(IS60 MPa) NSPT	NDCP/100mm
0.0	SW	TOPSOIL: SAND, very dark brown, well sorted, fine grained sand, with silt, trace roots, 5 % roots	medium dense	1	7.7	Dry	5		DS					3.0
					7.5									3.0
0.5	CH	CLAY with sand, dark yellowish brown, high plasticity, fine grained sand	very stiff	3	7.3	Slightly Moist	17		DS					3.0
					7.1									5.0
	CI	Silty Sandy CLAY, very pale brown, medium plasticity, fine grained sand	very stiff to hard	4	6.9		19		DS					5.0
1.0														7.0
		Extremely Weathered SANDSTONE Bedrock white		5	6.7									7.0
					6.5									8.0
		Distinctly Weathered SANDSTONE Bedrock white		6	6.3									10.0
1.5														11.0
		Direct Push Sampler Refusal on Distinctly Weathered SANDSTONE Bedrock												REF
		End of borehole at 1.5m depth.												

GROUNDWATER: Not Encountered

PAGE 1 of 1

TESTING: Penetrometer: AS 1289.6.3.2

DCP Blows per 100mm. For penetrometer blows per 100mm <1, distance travelled per blow is measured and converted back to blows per 100mm

DS: disturbed sample; PV: pocket vane; PP: pocket penotrometer; FV(Ømm): downhole field vane; U50: undisturbed 50mm sample; REF: DCP refusal

enviro·tech CONSULTANTS

Positioning: GDA94 & mAHD

ASSESSMENT: Geotechnical Site Investigation
STRUCTURE: Subdivision
EASTING: 572415 **ACCURACY**
NORTHING: 5286877 **HORIZ:** 1m **VERT:** ~0.1m

Borehole : BH02
DATE TESTED: 21/05/2025
LOGGED BY: M. Scalisi
ELEVATION: 6.2

LOCATION: 49 Rheban Road - Orford
CLIENT: Parkville Orford Pty Ltd

EQUIPMENT: AMS Powerprobe 9120 RAP
ESTIMATED GROUND m (m AHD):

DEPTH (m)	GRAPHIC	DESCRIPTION	DENSITY CONSIST. STRENGTH	LAYER	ELEVATION (mAHD)	MOISTURE Index	MOISTURE %	MOISTURE Well	SAMPLE	TEST	Cu (kPa)	UCS (kg/cm²)	(ISo MPa) NSPT	NDCP/100mm
0.0	SW	TOPSOIL: SAND, very dark brown, well sorted, fine grained sand, with silt, trace roots, 5 % roots	loose	1	6.1									2.0
	SM	Silty SAND, greyish brown, well sorted, fine grained sand, trace roots, 5 % roots	loose to medium dense	2	5.9	Dry	2		DS					2.0 3.0 4.0
0.5	CI	Silty Sandy CLAY, very pale brown, medium plasticity, fine grained sand	very stiff	4	5.7									5.0 7.0
		Distinctly Weathered SANDSTONE Bedrock white	very high	6	5.5				PL		IS 50		1.52 MPa	REF

Direct Push Sampler Refusal on Distinctly Weathered SANDSTONE Bedrock

End of borehole at 0.7m depth.

GROUNDWATER: Not Encountered

PAGE 1 of 1

TESTING: Penetrometer: AS 1289.6.3.2

DCP Blows per 100mm. For penetrometer blows per 100mm <1, distance travelled per blow is measured and converted back to blows per 100mm

DS: disturbed sample; PV: pocket vane; PP: pocket penotrometer; FV(Ømm): downhole field vane; U50: undisturbed 50mm sample; REF: DCP refusal

Appendix D Core Photographs

BH01

BH02

*** 1 metre core tray length**

Appendix E Geotechnical Testing

Dynamic Cone Penetrometer (DCP)

Dynamic cone penetrometer (DCP) testing was conducted according to AS 1289.6.3.2 with the results presented in Appendix C.

Soil Dispersion (Emerson aggregate test)

Select soil samples were tested for sodicity using the Emerson Class number method according to AS1289.3.8.1. The results presented in Table 3 demonstrate that:

- Samples collected from topsoil Layers 1 and 2 are not considered dispersive (Emerson Class 4 or greater).
- Clay soil Layer 3 near BH01 comprises severely dispersive soils.
- Within the anticipated coastal erosion influence zone, soil Layer 4 is considered moderately dispersive (Class 2).

Table 3 Summary of the Emerson class results.

Layer	Soil	Depth	Sample ID	Emersion Class	Date Tested	Water	pH
2	Silty SAND	0.3	BH02 0.3	Class >4	28/05/2025	DI 16°C	
3	CLAY	0.4	BH01 0.4	Class 1	28/05/2025	DI 16°C	7.48
4	Silty Sandy CLAY	0.9	BH01 0.9	Class 2	28/05/2025	DI 16°C	7.24

Rock Point Load Testing

Rock samples collected from the Project Area were tested using a digital rock point load tester which has been manufactured in accordance with AS 4133.4.1. The 'lump' sample method and calculation have been used in the tests.

A sandstone rock sample was collected from near BH02 within the Project Area. The Sandstone inferred to have a high rock strength based on interpretation of the point load testing results (Table 4).

Table 4 Point load index testing results.

	Units	BH02
Depth	m	0.600
Layer		6
Test	MPa (IS50)	1.519
Index		H

Appendix F Geotechnical Interpretation

Soil Allowable Bearing Capacity

Soil allowable bearing capacity was calculated from correlations with DCP blow counts. Where high clay and silt content is observed in the soil, soil allowable bearing capacity is determined from undrained shear strengths using field vane correlated DCP values. Interpretive bearing capacity values are presented in Table 5.

Table 5 Soil allowable bearing capacities and problematic ground conditions.

Depth below investigation surface (m)	Allowable Bearing Capacity (kPa)	
	BH01	BH02
0	**130***	90~
0.1	**130**	100
0.2	**150**	**130***
0.3	**180**	**170**
0.4	**230**	**220**
0.5	**250**	**240**
0.6	**300**	**SANDSTONE**
0.7	**360**	**REF**
0.8	**>400**	
0.9	**>400**	
1	**SANDSTONE**	
1.1	**SANDSTONE**	
1.2	**SANDSTONE**	
1.3	**SANDSTONE**	
1.4	**SANDSTONE**	

Correlations drawn from DCP and vane shear testing.
REF - Penetrometer Refusal
^ Footings to be founded through the FILL
~ Problematic soil layer attributed to loose, soft, or low allowable bearing capacity soil (<100 kPa)
*Soil layer expected at the base of problematic soil layers at test location (or at surface where problematic soils not encountered) to achieve 100 kPa allowable bearing capacity or greater.

Soil Californian Bearing Ratio

Soil Californian Bearing Ratio (CBR) was calculated from correlations with DCP blow counts. Interpretive CBR values are presented in Table 5.

Table 6 Soil allowable bearing capacities and problematic ground conditions.

Depth below investigation surface (m)	Californian Bearing Ratio (%)	
	BH01	BH02
0	4	3
0.1	4	3
0.2	4	4
0.3	7	6
0.4	7	7
0.5	12	12
0.6	12	
0.7	14	REF
0.8	20	
0.9	20	
1	REF	

Correlations drawn from DCP testing.
REF - Penetrometer Refusal

Lateral Earth Pressures

Inferred soil lateral earth pressures are presented in Table 7. Given the weathered nature of the soil, an over-consolidation ratio (OCR) of one (1) has been applied to the lateral earth pressure calculations. Lateral earth pressure coefficients are estimated based on soil internal friction angles and plasticity index. The values assume level ground behind earth retaining structures.

*Table 7 Inferred soil lateral earth pressures based on layer properties and 0° slope**

Layers	Soil	Friction Angle	Ko	Ka at 0 ϕ	Ka at 2/3 ϕ	Ka at ϕ	Kp 0 ϕ	Kp 1/3 ϕ	Kp 1/2 ϕ
1	SAND	28	0.34	0.36	0.32	0.31	2.78	3.56	4.20
2	Silty SAND	28	0.34	0.36	0.32	0.31	2.78	3.56	4.20
3	CLAY	15	0.71	0.52	0.58	0.57	1.10	2.00	1.50
4	Silty Sandy CLAY	28	0.64	0.36	0.32	0.31	2.78	3.56	4.20

* Lateral earth pressures make no allowance for groundwater pressure with an assumption that the soil behind the retaining wall is designed to drain.

Appendix G General Advice - Dispersive Soil Management

The Site may be susceptible to tunnel erosion if subsurface drainage is not adequately managed. Tunnel erosion typically initiates in excavated cuts; however, it can also develop where dispersive soils are exposed through excavation, leading to the release of pore water and concentrated groundwater discharge. Additional contributing factors may include broken pipes, ineffective stormwater infrastructure, or unmanaged surface flows. If left unaddressed, these conditions can result in progressive subsoil loss, potentially undermining footings or causing settlement-related damage to the structure.

Tunnel erosion typically progresses upslope, initiated by the dissolution and removal of highly dispersive Class 1 and Class 2 soil layers. As tunnels enlarge, they can undermine surrounding soils that may not be dispersive but are still susceptible to collapse due to loss of subsoil support. If unmanaged, tunnel erosion can extend beyond property boundaries, posing a risk to nearby infrastructure including buildings, roads, and underground services. For further background on the management of Emerson Class 1 soils, refer to the Department of Primary Industries, Parks, Water and Environment (DPIPWE, 2009) guidance document.

Dispersive soils should be managed through a combination of drainage control and ground treatment measures. These may include overland flow management, controlled cut and fill practices, and, in more severe cases, the installation of sand barriers to interrupt subsurface flow paths. Where dispersive soils are exposed—particularly on batters or in excavation faces—chemical treatment using gypsum or lime may be employed to improve soil cohesion and reduce erosion potential. Application rates should be guided by Emerson Class test results, as outlined in Table 8.

Gypsum and hydrated lime are proven effective in mitigating erosion in dispersive soils by displacing sodium ions on clay particles and replacing them with calcium. This cation exchange improves soil structure, increases shear strength, and enhances resistance to tunnel and surface erosion. The effectiveness of treatment is influenced by the soil's properties; higher application rates of gypsum are typically required for soils with greater cation exchange capacity, elevated pH, and lower Emerson Class numbers. Application guidelines should be based on laboratory test results, including Emerson Class assessment, to ensure appropriate treatment dosages.

Table 8 Prescribed gypsum and hydrated lime application rates – see Emerson soil testing results

Dispersive soil Emerson class	Gypsum/Hydrated Lime Application Rate pH < 7.5	Gypsum Application Rate pH > 7.5
Class 3	0 to 0.3 kg/m2	0.2 – 0.5 kg/m2
Class 2	0.5 kg/m2	1.0 kg/m2
Class 1	1.0 kg/m2	1.5 kg/m2

Where practicable, vehicle driveways and parking areas should be located on level or gently sloping terrain to minimise the need for deep excavation and reduce disturbance to dispersive soils identified on Site.

General Recommendations

To minimise disturbance and erosion in areas where Class 1 dispersive soils have been identified, the following measures are recommended:

- **Drainage Control:** Construct soil cut-off mounds or shallow interceptor trenches in non-dispersive soils, no deeper than 0.2 m above the interface with Class 1 dispersive soils. These should be positioned upslope of any proposed cuts to divert surface water before it reaches vulnerable areas.
- **Chemical Treatment:** Apply gypsum or hydrated lime to exposed dispersive soils where surface water movement is expected—particularly on freshly cut embankments, filled areas, service trenches, and zones where topsoil has been removed.
- **Surface Protection:** Cover all severely dispersive soils with either impermeable surfacing (e.g. paving) or a layer of non-dispersive topsoil to reduce erosion and limit moisture ingress.
- **Batter Stabilisation:** Place non-dispersive topsoil over freshly cut batters to protect against surface erosion and reduce the likelihood of tunnel initiation.
- **Remediation of Existing Tunnels:** Where tunnel erosion has already occurred, additional stabilisation of natural or constructed drainage gullies may be required. This may include the use of sand barriers and, in more severe cases, geotextile-wrapped drainage rock structures. When correctly designed, such barriers

can intercept subsurface flow, promote controlled surface discharge, and direct water away from at-risk areas.

Key Management Measures for Dispersive Soils in Cut Embankments:

Surface water drainage can erode dispersive soils in embankment cuts. Groundwater discharge may worsen tunnel erosion by accelerating the development of secondary porosity—where subsurface flow progressively enlarges voids within the soil mass, leading to tunnel formation and internal instability. Management considerations:

- **Topsoil Removal Risks:** Earthworks commonly begin with the removal of non-dispersive topsoil, which often acts as a natural protective layer. Once removed, the underlying dispersive soils become highly vulnerable to erosion.
- **Barrier Construction in Cut Slopes:** Where excavation is necessary, erosion can be mitigated through immediate installation of physical barriers:
    - Place a sand layer (sand barrier) over exposed dispersive soil within the cut to interrupt flow paths.
    - Construct an earth retaining wall in front of the cut to contain soil and stabilise the slope face.
- **Timely Implementation:** All erosion control measures must be implemented immediately following excavation to prevent the initiation of tunnel erosion.
- **Use of Retaining Structures:** Low-height retaining walls (e.g., timber sleeper walls) constructed at the base of cut faces can assist in retaining eroding soils and maintaining the effectiveness of sand barriers.

Sand Barriers

To manage dispersive soils exposed in cut slopes, the following layered treatment is recommended:

- **Chemical Stabilisation:** Apply gypsum or hydrated lime at application rates specified in Table 8, based on Emerson Class testing.
- **Sand Layer:** Install a minimum 100 mm thick layer of clean, free-draining sand to act as a barrier and interrupt preferential flow paths.
- **Topsoil Cover:** Place a layer of non-dispersive, free-draining topsoil (such as loam) over the sand barrier to retain the sand in place and facilitate effective revegetation or application of surface treatments.
- **Erosion Control:** Implement surface erosion protection measures as outlined in the Erosion Control section to prevent wash-off and maintain system effectiveness.

Retaining Walls

The following measures are recommended when constructing retaining walls in areas with dispersive soils:

- Retaining walls should be founded on bedrock or non-dispersive soils to reduce the risk of tunnel erosion and structural instability.
- Where walls are constructed in Class 1 dispersive soils, freshly cut surfaces may be treated with gypsum or hydrated lime at application rates specified in Table 8 to reduce erosion potential.

Drainage

Effective drainage is critical in dispersive soil environments to prevent erosion, tunnel formation, and structural damage. The following measures are recommended:

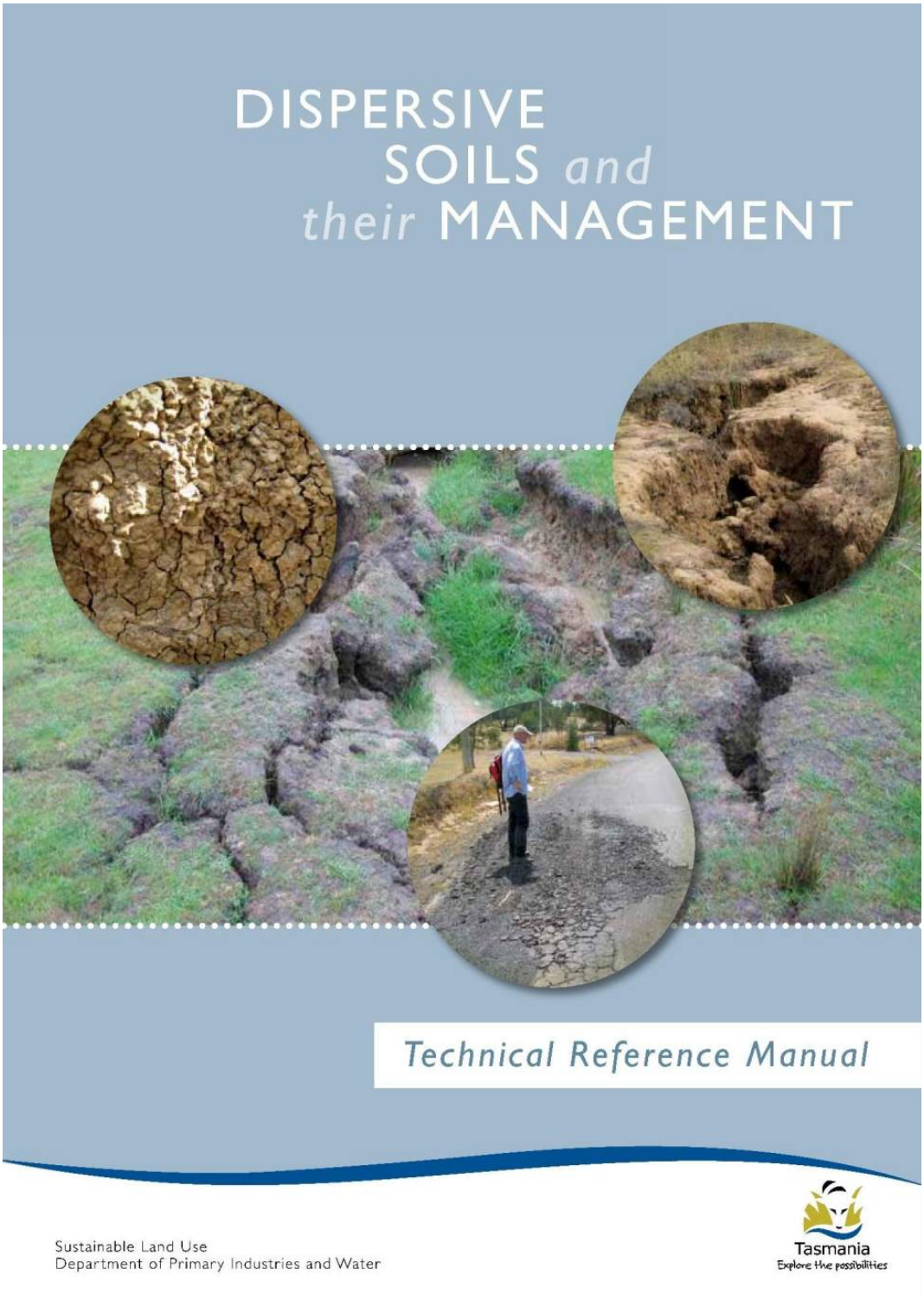
- Divert surface water away from cut and fill slopes to reduce infiltration into dispersive soils.
- A sealed toe drain is essential to prevent water from soaking into freshly cut dispersive soils and migrating through dispersive fill layers beneath paved surfaces.
- For optimal surface drainage over Class 1 soils, install concrete spoon drains in preference to earthen swales to minimise erosion risk.
- Where earthen swale drains are used, stabilise Class 1 soils with gypsum or hydrated lime at a rate adjusted to soil pH. A liner (e.g. 20 mm bentonite layer) beneath topsoil and turf may be used to limit vertical water infiltration.
- Subsurface drains installed in Class 1 soils should be backfilled with a sand mix containing 2% gypsum or hydrated lime to inhibit dispersion and maintain flow pathways.
- Non-perforated drainage pipes should be used to divert water away from identified groundwater discharge points, limiting further erosion.

Filling

The use of dispersive soils as fill presents a significant risk for tunnel erosion, especially where water movement is poorly controlled. The following measures are recommended to reduce risk and ensure long-term stability:

- Dispersive soil used as fill is highly susceptible to tunnel erosion, particularly when exposed to concentrated surface or groundwater flow.
- Groundwater can migrate along the base of and within fill layers, initiating erosion of dispersive materials and undermining overlying structures.
- All proposed filling, especially within or near building footprints, should be carefully managed. This may involve either:
    - Removal of Class 1 dispersive soil from beneath the structure, or
    - Chemical treatment of dispersive fill using gypsum or hydrated lime, applied to the surface of each compacted lift.
    - Preventing water from intercepting dispersive soil by liming the fill or with careful drainage management
- When chemically treating fill:
    - Use 300 mm thick lifts with full application rates as specified in Table 8.
    - For 150 mm thick lifts, halve the application rate accordingly.
- Ensure compaction is achieved close to optimum moisture content, particularly in areas adjacent to footings and structures.
- Paved surfaces over filled areas significantly reduce the risk of tunnel erosion, if cut-off drains are installed to prevent water ingress at the fill base.
- Where feasible, spoon drains and pavement edges at the toe of cut batters should be founded on non-dispersive soil or bedrock to intercept all surface water and eliminate seepage pathways.
- If topsoil is removed prior to filling, and it is classified as slightly dispersive (Class 3) or non-dispersive (Class 4 or higher), it may be replaced with a liner or imported non-dispersive material to protect the dispersive fill beneath.

DPIPWE 2009 Dispersive Soils and their Management. Technical Reference Manual. Sustainable Land Use Department of Primary Industries Water and Environment.



4.1 MANAGEMENT OPTIONS FOR TUNNEL EROSION

Past efforts to repair tunnel erosion in agricultural landscapes have relied on mechanical destruction of the tunnel system by deep ripping, contour furrowing, and contour ripping. Unfortunately many of these techniques either failed or resulted in tunnel re-emergence in an adjacent areas (Floyd 1974, Boucher 1995). The use of these 'agricultural' techniques is inappropriate in peri-urban areas where tunnel repair requires a low incidence of re-failure due to the potential for damage to infrastructure. Experience with the construction of earth dams using dispersive clays, demonstrates that repair and prevention of tunnel erosion in urban and peri-urban environments is best achieved using a combination of,

- Identification and avoidance of dispersive soils.
- Precise re-compaction.
- Chemical amelioration.
- Sand blocks and barriers.
- Topsoil, burial and revegetation.

4.2 IDENTIFICATION AND AVOIDANCE OF DISPERSIVE SOILS

The risk of tunnel erosion resulting from construction activities on dispersive soils can often be reduced or eliminated by identifying and avoiding areas containing dispersive soils. The presence and severity of dispersive soils can vary enormously over short distances (Figure 13). In many instances, large scale (ie 10 x 10 or 20 x 20 meter grid) soil survey and screening of soils for dispersion, (using the Emerson crumb test - section 3, Appendix I) can be used to site dwellings and infrastructure away from dispersive soils. Advice should be sought from a suitably qualified and experienced engineer or soil professional.

4.3 COMPACTION

Ritchie (1965) demonstrated that the degree of compaction within the dam wall was the single most important factor in reducing dam failure from piping (tunnel erosion). A high degree of compaction reduces soil permeability, restricting the movement of water and dispersed clay through the soil matrix, which decreases the severity of dispersion and restricts tunnel development (Vacher *et al.* 2004). However, dispersive soils can be difficult to compact as they lose strength rapidly at or above optimum moisture content, and thus may require greater compactive force than other soils (McDonald *et al.* 1981). Bell & Bryun (1997) and Bell and Maud (1994) suggest that dispersive clays must be compacted at a moisture content 1.5 -2% above the optimum moisture content in order to achieve suficent density to prevent piping (Elges 1985).

> Construction of structures such as earth dams and footings for buildings with dispersive soils require geotechnical assessment and advice from a qualified and experienced engineer, in order to determine compaction measures such as the optimal moisture content, number of passes, and maximum thickness of compacted layers.

Normal earth moving machinery including bull-dozers, excavators and graders do not provide sufficient compactive force to reduce void spaces or achieve adequate compaction in dispersive soils. A sheepsfoot roller of appropriate weight is usually required to compact dispersive soils. By comparison a D6 dozer applies only 0.6 kg/cm^2 pressure compared to 9.3 kg/cm^2 for a sheepsfoot roller (Sorensen 1995).

Figure 13. The severity (or sodium content) and depth of dispersive subsoils can vary considerably over short distances. (a). At this site highly dispersive subsoils exist meters away from (b) non-dispersive soils.

4.4 CHEMICAL AMELIORATION

Initiation of tunnel erosion is predominantly a chemical process, so it makes sense to use chemical amelioration strategies when attempting to prevent or repair tunnel erosion in dispersive soils. Despite the widespread use of gypsum and lime to treat sodic soils in agriculture, the use of gypsum and lime to treat tunnel affected areas has been relatively rare (Boucher 1990).

Hydrated lime (calcium hydroxide) has been widely used to prevent piping in earth dams. Rates of application have varied depending on soils and degree of compaction used in construction. Laboratory testing usually indicates that only around 0.5 – 1.0% hydrated lime is required to prevent dispersion, however difficulties with application and mixing necessitate higher rates of application (Moore *et al.* 1985). Moore *et al.* (1985) cite examples of the use of hydrated lime to control piping in earth dams at rates between 0.35% (N.S.W. Australia) and 4% (New Mexico). Elgers (1985), and McElroy (1987) recommend no less than 2% hydrated lime (by weight of the total soil material) to prevent dispersion within dam embankments, while Bell and Maud (1994) suggest that 3% - 4% by mass of hydrated lime should be added to a depth of 0.3m on the upper face of embankments. In alkaline (pH >7.0) soils (most sodic subsoils in Tasmania are neutral or alkaline) the effectiveness of hydrated lime is reduced by the formation of insoluble calcium carbonate (Moore *et al.* 1985), such that gypsum is preferred to hydrated lime. It is important to note that agricultural lime (calcium carbonate) is not a suitable substitute for hydrated lime due to its low solubility (McElroy 1987). Also note that excessive applications of lime may raise soil pH above levels required to sustain vigorous plant growth.

Gypsum (calcium sulphate) is more effective than lime for the treatment of dispersive soils as it increases the electrolyte concentration in the soil solution as well as displacing sodium with calcium within the clay structure (Raine and Loch 2003). Gypsum is less commonly used than hydrated lime in dam construction and other works due to its lower solubility, and higher cost. Elges (1985) recommends that in construction, a minimum of 2% by mass of gypsum be used. Bell and Maud (1994) present a means of calculating the amount of gypsum required to displace excess sodium and bring ESP values within desired limits (normally < 5). Be aware that application of excessive amounts of gypsum may cause soil salinity to temporarily rise beyond the desired level for plant growth.

NOTE:

- Use of gypsum in Tasmania is covered under the Fertiliser Act 1993, which has established the allowable limit for cadmium and lead at 10 mg/kg and 5 mg/kg for mercury.
- Gypsum is usually imported into Tasmania from Victoria or South Australia, which have different standards for allowable heavy metal content.
- Purchasers of gypsum should check with suppliers to ensure that gypsum imported into Tasmania is compliant with current regulations.

Alum (aluminium sulphate) has been effectively used to prevent dam failure and protect embankments from erosion. Application rates are not well established. Limited data suggests mixtures of 0.6 – 1.0% (25% solution of aluminium sulphate) (Bell and Bruyn 1997, McElroy 1987) to 1.5% (Ouhadi, and Goodarzi 2006) of the total dry weight of soil may be appropriate. Alum is however highly acidic (pH 4-5), and thus alum treated soils will need to be capped with topsoil in order to establish vegetation (Ryker 1987). Soil testing is required to establish appropriate application rates for Tasmanian soils.

Long chain polyacrylamides have been shown to increase aggregate stability, reduce dispersion and maintain infiltration rates in dispersive soils (Levy *et al.* 1992, Raine and Loch 2003). However the effect is highly variable between various polyacrylamide products and the chemical and physical properties of the soil. The benefit of polyacrylamides is generally short due to their rapid degradation (Raine and Loch 2003). Further advice and laboratory testing should be conducted before using polyacrylamides to protect earth dams from piping failure.

Note that appropriate application rates for gypsum, hydrated lime, alum and polyacrylamides have not been established for dispersive soils in Tasmania. Extensive laboratory assessment of materials used for the construction of dams or embankments is required before locally relevant 'rules of thumb' can be established for the use of these products.

4.5 SAND BLOCKS AND SAND BARRIERS

Sand filters were first developed to prevent piping in earth dams. Sand filters prevent dam failure by trapping entrained sand and silt, blocking the exit of the tunnel and preventing further tunnel development (Sherard *et al.* 1977). Following the work of Sherard *et al.* (1977), Richley (1992 and 2000) developed the use of sand blocks to prevent tunnel erosion during installation of an optical fibre cable in highly dispersive soils near Campania, Tasmania. The sand blocks work slightly differently to the sand filters in that they allow the free water to rise to the surface through the sand. The use of sand blocks has recently been modified by Hardie *et al.*, (2007) to prevent re-initiation of tunnel erosion along an optical fibre cable near Dunalley. Modifications to the original technique developed by Richley (1992 and 2000) include (Figure 14 &15);

- Upslope curved extremities to prevent the structure from being by-passed.
- Geotextile on the downslope wall to prevent collapse or removal of sand following settlement or erosion.
- Application of gypsum (around 5% by weight) to ensure infiltrating water contains sufficiently electrolyte to prevent further dispersion.
- Earth mound upslope of the structure to prevent run-on entering the sand blocks.

Figure 15. (a) Installation of sandblock perpendicular to a service trench. Note securing of geotextile to the optical fibre cable to prevent water flowing past the sand block. (b) Sandblock before final topsoiling.

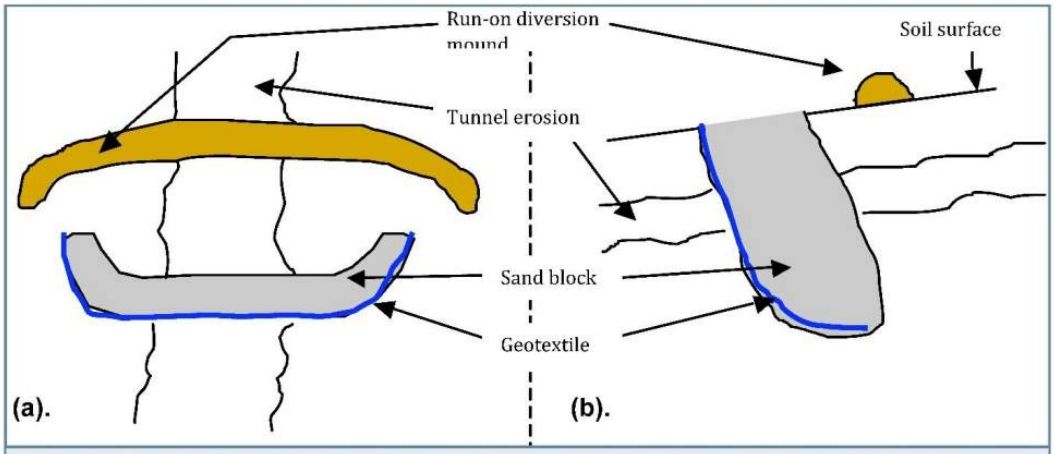


Figure 14. Modified sand block design. (a) plan view, (b) cross section view. The depth of the sand block is determined by the depth of dispersive soils or tunnel erosion. The span length of the structure is determined by the width of the tunnelling.

4.6 USE OF TOPSOIL / BURIAL AND REVEGETATION

Topsoil or burial of exposed dispersive soils reduces the likelihood of subsoil dispersion and initiation of tunnel erosion by;

- Providing a source of salt to increase the electrolyte content of infiltration water.
- Preventing desiccation and subsoil cracking.
- Promoting even infiltration.
- Providing a protective cover from raindrop impact.
- Providing a suitable medium for revegetation.

Topsoil minimises the interaction between water and dispersive clays by providing both a physical and chemical barrier. Topsoil also reduces soil desiccation and development of surface cracks (Sorensen 1995). It is suggested that exposed dispersive subsoils be covered with at least 150mm of non dispersive topsoil and sown with an appropriate mix of grass species. In some cases it will be necessary to protect the topsoil from erosion with 'jute' cloth or similar product.

The suitability of planting trees in tunnel affected areas is influenced by the amount of annual rainfall and frequency of soil cracking resulting from desiccation. Boucher (1995) recommends the preferred option for revegetation of reclaimed tunnel erosion is a widely spaced tree cover in association with a combination of perennial and annual pastures, rather than a dense stand of trees or pasture alone. Experience in Tasmania suggests that in low rainfall areas, or areas in which existing trees or shrubs cause soil drying and cracking, the preferred option for revegetating tunnel affected land is a dense healthy pasture. In high rainfall areas, dense plantings of trees have been successfully used to repair or stabilise tunnel erosion for example Colclough (1973) successfully used Pinus radiata to stabilise tunnel-gully affected land in a moderate rainfall area near Tea Tree, Tasmania.

5.0 ACTIVITIES THAT INCREASE THE RISK OF EROSION ON DISPERSIVE SOILS

ACTIVITIES THAT INCREASE RISK OF INITIATING TUNNEL EROSION, INCLUDE;

- Removal of topsoil.
- Soil excavation or expose of subsoils to rainfall.
- Supply of services via trenches.
- Construction of roads and culverts in dispersive subsoils.
- Installation of sewage and grey water disposal systems in dispersive subsoils.
- Dam construction from dispersive soils.

OPTIONS FOR REDUCING THE RISK OF TUNNEL EROSION DURING CONSTRUCTION AND DEVELOPMENT WORKS ON DISPERSIVE SOILS INCLUDE,

- Where possible do not remove or disturb topsoil or vegetation.
- Ensure that dispersive subsoils are covered with an adequate layer of topsoil.
- Avoid construction techniques that result in exposure of dispersive subsoils.
- Use alternatives to 'cut and fill' construction such as pier and post foundations.
- Where possible avoid the use of trenches for the supply of services ie water & power.
- If trenches must be used, ensure that repacked spoil is properly compacted, treated with gypsum and topsoiled.
- Consider alternative trenching techniques that do not expose dispersive subsoils.
- Ensure runoff from hard areas is not discharged into areas with dispersive soils.
- If necessary create safe areas for discharge of runoff.
- If possible do not excavate culverts and drains in dispersive soils.
- Consider carting non-sodic soil to create appropriate road surfaces and drains without the need for excavation.
- Ensure that culverts and drains excavated into dispersive subsoils are capped with non-dispersive clays mixed with gypsum, topsoiled and vegetated.
- Avoid use of septic trench waste disposal systems; consult your local council about the use of alternative above ground treatment systems.
- Where possible do not construct dams with dispersive soils, or in areas containing dispersive soils.
- If dams are to be constructed from dispersive clays, ensure you consult an experienced, qualified civil engineer to conduct soil tests before commencing construction.
- Construction of dams from dispersive soils is usually possible, using one or a combination of: precise compaction, chemical amelioration, capping with non-dispersive clays, sand filters and adequate topsoiling.

With all forms of construction on dispersive soils, ensure you obtain advice and support from a suitably experienced and qualified engineer or soil professional before commencing work.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Parkville Orford Pty Ltd *Owner /Agent*
Parkville, 49 Rheban Rd *Address*
ORFORD 7190 *Suburb/postcode*

Qualified person details:

Qualified person: Kris Taylor
Address: 445 Macquarie Street
Hobart 7004
Phone No: 0476 595 889
Fax No:
Licence No: NA
Email address: office@envirotechtas.com.au

Qualifications and Insurance details: Bachelor of Science with Honours in Geology. Lloyd's Underwriters: soil and rock mechanics, soil and rock testing *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items*

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

Details of work: Geotechnical Site Investigation

Address: 49 Rheban Road
Orford 7190
Lot No: 1
Certificate of title No: 188095/1

The assessable item related to this certificate: Geotechnical Site Investigation written in accordance with AS1726 by a geotechncial practitioner with appropriate experience, training and qualifications.*

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

Certificate details:

Certificate type: Geotechnical including landslide risk assessment in accordance with "Practice Note Guidelines for Landslide Risk Management 2007" published by the Australian Geomechanics Society.* *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

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

◉ building work, plumbing work or plumbing installation or demolition work

OR

○ a building, temporary structure or plumbing installation

Director of Building Control – Date Approved 1 July 2017 *Building Act 2016* - Approved Form No. 55

In issuing this certificate the following matters are relevant –

Documents:	Enviro-Tech Consultants Pty. Ltd. 2025. Geotechnical Site Investigation for a Proposed Subdivision, 49 Rheban Road - Orford. Unpublished report for Parkville Orford Pty Ltd by Enviro-Tech Consultants Pty. Ltd., 21/05/2025.
Relevant calculations:	
References:	- AS1726-2017 Geotechnical Site Investigations

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

- An assessment of:
- Foundations for proposed building structures.*

Scope and/or Limitations

The Geotechnical Site Investigation applies to the Site and Project Area as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance which are not included within the provided plans.

***This report contains soil classification information prepared in accordance with AS2870 as well as AS2870 extracts which may be used as general guidance for plumbing design. The hydraulic designer is to use their own judgment in the application of this information and this report must be read in in conjunction with hydraulic plans for the proposed development.**

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:			21/05/2025

Director of Building Control – Date Approved 1 July 2017 *Building Act 2016* - Approved Form No. 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Parkville Orford Pty Ltd *Owner /Agent*

Parkville, 49 Rheban Rd *Address*

ORFORD 7190 *Suburb/postcode*

Qualified person details:

Qualified person: Kris Taylor

Address: 445 Macquarie Street

Hobart 7004

Phone No: 0476 595 889

Fax No:

Licence No: NA

Email address: office@envirotechtas.com.au

Qualifications and Insurance details: Bachelor of Science with Honours in Geology. Loyd's Underwriters $2,000,000: Coastal geomorphology and coastal erosion hazard assessments

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Geo-technical Reports

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

Details of work: Coastal Erosion Hazard Report

Address: 49 Rheban Road

Orford 7190

Lot No: 1

Certificate of title No: 188095/1

The assessable item related to this certificate: Coastal Erosion Hazard Report prepared by a geotechnical practitioner with experience and competence in the preparation of coastal erosion hazard reports

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

Certificate details:

Certificate type: Geotechnical

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

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

(•) building work, plumbing work or plumbing installation or demolition work

OR

( ) a building, temporary structure or plumbing installation

Director of Building Control – Date Approved 1 July 2017 *Building Act 2016* - Approved Form No. 55

Enviro-Tech Consultants Pty. Ltd. 2025. Coastal Erosion Hazard Assessment Report for a Proposed Subdivision, 49 Rheban Road - Orford. Unpublished report for Parkville Orford Pty Ltd by Enviro-Tech Consultants Pty. Ltd., 21/05/2025.

21/05/2025

In issuing this certificate the following matters are relevant -

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

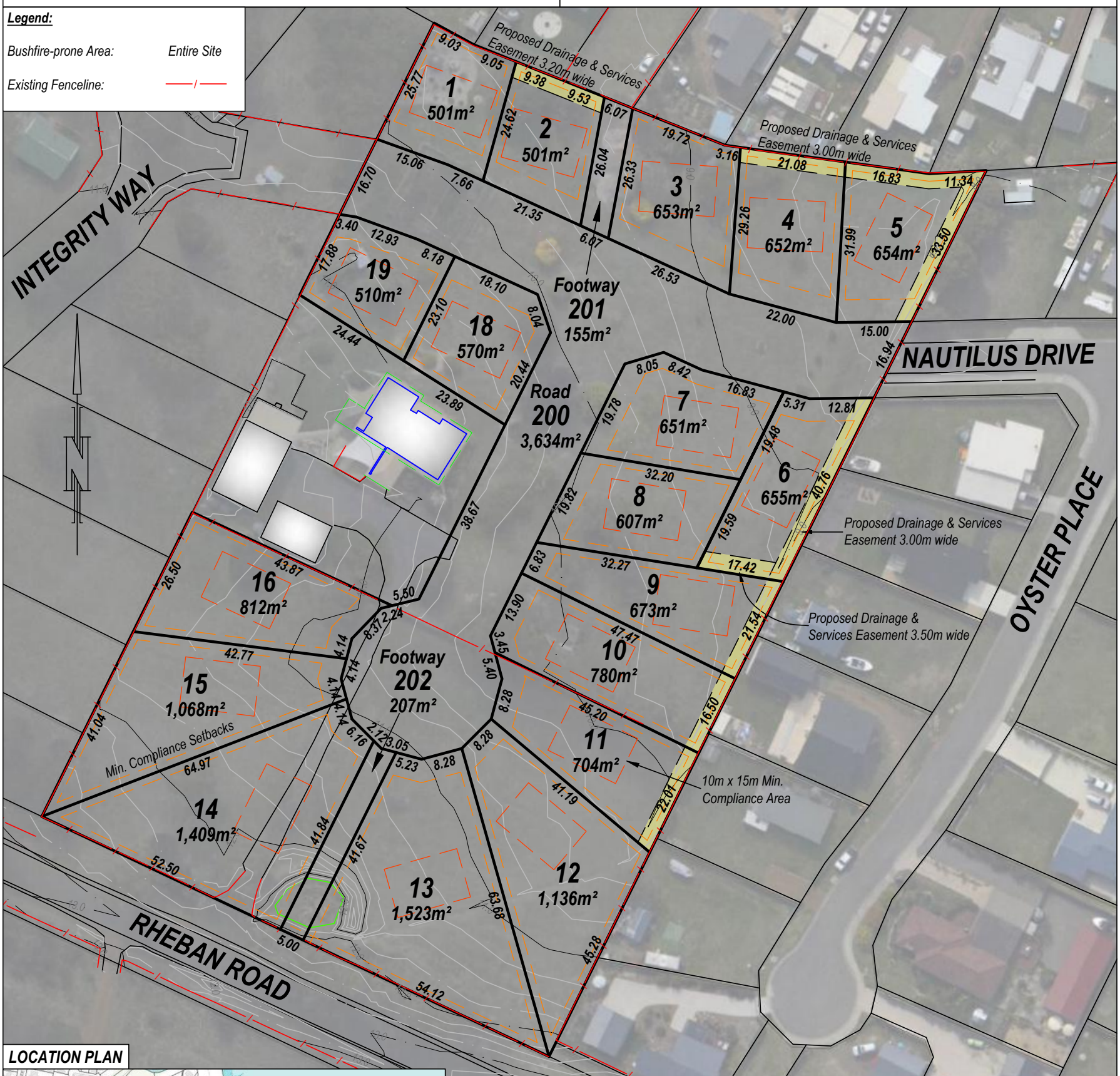
This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

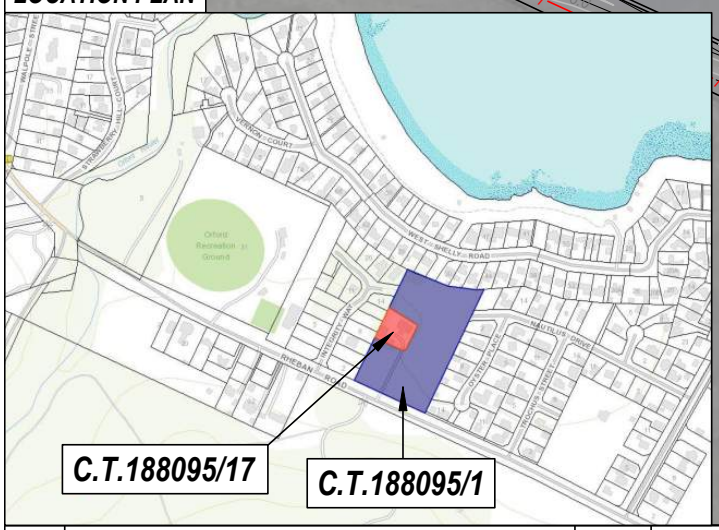
Legend:

Bushfire-prone Area: Entire Site

Existing Fenceline:



LOCATION PLAN



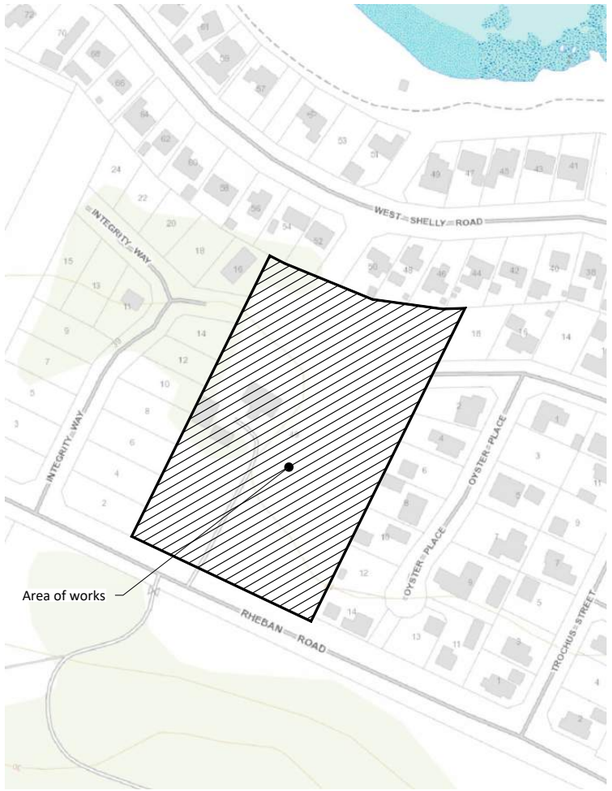
REV	AMENDMENTS	DRAWN	DATE	APPR.
E	Update boundaries and Easement per engineering plans	LH	17/04/25	LH
D				
C	Update Lot 13 & 14 boundaries + Add 5m wide Drainage easement	LH	22/01/24	LH
B	Add setbacks + add existing fence to legend	LH	14/12/23	LH
A	Update with proposed easements	LH	14/12/23	LH

OWNER: PARKVILLE ORFORD PTY LTD
TITLE REFERENCE: C.T.188095/1 & C.T.188095/17
LOCATION: 49 RHEBAN ROAD, **ORFORD**

Proposed Subdivision

Date:	Reference:
11/12/2023	COOPS05 15299-23
Scale:	**Municipality:**
1:800 (A3)	GLAMORGAN-SPRING BAY

19 Lots Subdivision
49 Rheban Rd, Orford - Stage 2
FOR APPROVAL



Locality Plan
scale NTS

SUBJECT TO FINAL VERIFICATION AND APPROVAL

FOR APPROVAL
NOT FOR CONSTRUCTION

Rev No	Date	Revision Note	Drn	Ver.	App.
A	29/11/24	For Approval	BW	FP	AD

AD DESIGN+CONSULTING

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision, 49 Rheban Rd, Orford, Stage 2

Drawn FP/BW	Signed	Date 26/11/24	
Designed FP	Signed	Date 26/11/24	
Checked FP	Signed	Date 28/11/24	
Approved AD	Signed	Date 29/11/24	

Drawing Title: Cover Sheet

Project No. 23031
Scale N.T.S.
Sheet Size A3
Drawing No. D-1-01-01
Rev A

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Legend

Existing

- 12.5 — Contours Labels
- Contours Major
- Contours Minor
- Boundary Cadastral
- Boundary Easement
- Boundary Fence
- 12 — Boundary Lot Numbers
- Boundary Property Line
- Building Outline
- Building Retaining Wall
- Building Roof Cover
- Building Stairs
- Building Wall
- Earthworks Batter Top
- Earthworks Batter Toe
- Driveway/Access
- Road Centre Line
- Road Edge of Pavement
- Road Edge of Formation
- Road Unsealed Edge
- Road Kerb
- Road Edge Of Median
- Road Footpath
- D — Road Table Drain
- Road Barrier W-Beam
- Road Barrier Wire Rope

- SW — Drainage Pipe
- Drainage Structure
- Drainage Dish Drain
- OD — Drainage Open Drain
- SD — Drainage Spoon Drain
- D — Drainage Table Drain
- WC — Drainage Water Course
- KA — Drainage Kerb Connection
- S — Sewer Main
- S—RM — Sewer Rising Main
- S—TM — Sewer Trunk Main
- Sewer Structures
- W — Water Main
- RW — Water Main - Recycled
- WT — Water Main - Trunk Main
- Water Fittings
- Section Existing Surface
- T — Comms
- OF — Comms Optic Fibre
- Comms Tele Conc Pit
- Comms Tele Conc Pit Twin
- G — Gas Main
- HP—G — Gas Main High Pressure
- GMH — Gas Manhole
- E—UG — Power Underground
- E—OH — Power Overhead
- E/T—OH — Power/Tele Overhead
- EJB — Power Junction Box
- Power Light Outreach
- Power Pole Light
- EP — Power Pole Power

Design

- 4.0 — Contours Labels
- Contours Major
- Contours Minor
- Boundary Property
- Boundary Easement
- 12 — Boundary Lot Numbers
- Development Boundary
- Stage Boundary
- Earthworks Batter
- Earthworks Batter Top
- Earthworks Batter Toe
- face — Retaining wall
- Fence
- Lot Fall Direction
- Misc Demolish
- Driveway Crossover/Access
- Road Control Line
- Road Edge of Concrete
- Road Kerb Back
- Road Kerb Invert
- Road Kerb Lib
- Road Kerb Top
- Road Edge Of Lane Seal
- Road Shoulder
- Road Edge Of Median
- Road Verge
- Road Footpath
- Road Table Drain
- Road Barrier W-Beam
- Road Barrier Wire Rope
- SJ — Road Sawcut
- Line Marking

- SW — Drainage Pipe
- ISW — Drainage Internal
- Drainage Structure Internal
- SS — Drainage Subsoil
- Drainage GVP
- Drainage SEP Type 1
- Drainage SEP Type 2
- Drainage SEP Type 3
- Drainage SEP Type 4
- Drainage SEP Type 5
- Drainage SEP Type 6
- Drainage Field Inlet
- Drainage Manhole
- KA — Drainage Kerb Connection
- Detention Basin
- Flow Path Arrow
- S — Sewer Main
- S-RM — Sewer Rising Main (SRM)
- SI — Sewer Internal
- Sewer Structures Internal
- Sewer Structures
- W — Water Main
- IW — Water Internal
- Water Fittings Internal
- Water Fittings
- Section Design Surface
- Section Nominal Stripping
- T — Comms
- T[FO] — Comms Optical Fiber
- Comms Tele Conc Pit
- Comms Tele Conc Pit Twin
- G — Gas main
- GMH — Gas Manhole
- EUG — Power Underground
- E(OH) — Power Overhead
- EJB — Power Junction Box
- Power Light Outreach
- Power Pole Light
- EP — Power Pole Power

SUBJECT TO FINAL VERIFICATION AND APPROVAL

FOR APPROVAL
NOT FOR CONSTRUCTION

Rev No	Date	Revision Note	Drn	Ver.	App.
A	29/11/24	For Approval	BW	FP	AD

AD DESIGN+CONSULTING

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision, 49 Rheban Rd, Orford, Stage 2

Drawn	FP/BW	Signed	Date 26/11/24
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Checked	FP	Signed	Date 28/11/24
Approved	AD	Signed	Date 29/11/24

Drawing Title: Legend

Project No.: 23031
Scale: N.T.S.
Sheet Size: A3
Drawing No.: D-1-01-02
Rev: A

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PROJECT NOTES

General

1. These notes have been prepared as a guide to relevant codes, regulations and standards for use by the Contractor during the construction process.
2. Council & LGAT current specifications and drawings are to be read in conjunction with these drawings. Works to be carried out to the satisfaction of the Council and in accordance with relevant Permits.
3. The Council and all service authorities shall be notified, in writing, seven days prior to commencement of the works. All existing services in the vicinity of the works are to be located prior to commencement.
4. Workmanship and materials are to comply with the requirements of relevant S.A.A. Codes, the NCC Australia and by-laws and ordinances of relevant building authorities. All codes referred to are those current (as amended) at commencement of the Contract.
5. Prior to commencement of the works, the Contractor shall provide the Superintendent with the following information:
   (a) Source of quarry material.
   (b) Optimum moisture content and maximum modified dry density of the fine crushed rock (FCR), to be used from NATA approved laboratory.
   (c) If the source of the quarry material is changed during the course of the works, new test results shall be provided.
6. On completion, the Contractor is responsible for the removal of all rubbish and spoil from the site.
7. All services are to be located prior to commencement of works.
8. All levels are to be confirmed prior to commencement of works.
9. All levels are to the Australian Height Datum (Tasmania) 1983.

Approvals

1. The Contractor is responsible for ensuring that start work notices are in placed for all works.
2. The Contractor shall not commence construction within a road reserve until the following requirements are met:

   2.1 The 'Permit to Carry Out Works Within a Council Road Reservation' (or equivalent) has been issued by Council; and

   2.2 All traffic management has been prepared in accordance with DSG Traffic Control Code of Practice.
3. Refer to Council permit for full disclosure of permit conditions.

Quality Assurance

If construction certification from ADDC is required, the following requirements must be complied with:

1. Inspections, hold points and testing per LGAT and TasWater specifications and drawings must be followed. Please note the frequencies of testing and references to LGAT, TasWater and any other relevant authority drawings and specifications.
2. ADDC shall be given the opportunity to carry out all the inspections nominated on LGAT and TasWater specifications. A minimum of 48h notice will be required.
3. All costs for the construction support services by ADDC shall be paid by the Principal. ADDC will not carry out any construction support works until there is a suitable commercial agreement between the Principal and ADDC.
4. ADDC can provide an example QA documentation filing structure for the Contractor to populate with all QA information progressively. Following this procedure will assist in minimising delays during the final QA review process and preparation of the Certificate of Completion.

Safety in Design

1. The 'Safety in Design' risk mitigation measures for this project do not necessarily account for all design, construction, operation, maintenance and demolition assessments. It does not reduce or limit the obligations of the constructor, user, operator, maintainer and demolisher to perform their own safety in design risk assessment.
2. Construction and installation safe work method statements, to eliminate and minimise installation risks, must be reviewed and approved by a suitably qualified person.

Soil and Water Management

1. The Contractor must implement soil and water management procedures to avoid erosion, contamination and sedimentation of site, surrounding areas and drainage systems.
2. All works are to be carried out in accordance with the EPA Tasmania 'Soil & Water Management on Large Building & Construction Sites'. All guidelines are available from the EPA Tasmania and Derwent Estuary Program websites.

Earthworks

1. All general earthworks, material and workmanship shall comply with the current edition of the S.A.A. AS 3798 Guidelines on Earthworks for Commercial and Residential Developments, where applicable.
2. The Contractor is to engage an approved Geotechnical Engineer to carry out Level 1 Inspection and Testing of all earthworks to AS3798, including but not limited to:
   2.1. Subgrade;
   2.2. Fills;
   2.3. Pavements; and
   2.4. Backfilling of service trenches.

   Certification of these elements are to be provided to the Superintendent prior to practical completion.
3. All earthwork filling is to be constructed in accordance with Section 6 of AS3798. Minimum 95% standard dry density (SMDD).
4. The Contractor shall erect and maintain all shoring, planking and strutting, dewatering devices, barricades, signs, lights etc necessary to keep works in a safe and stable condition and for the protection of the public.
5. The Contractor must take the utmost care to protect all existing vegetation, unless identified on the civil works plans for removal. Should any tree be removed without the Council's written authority, or damaged due to negligence by the Contractor, then the Contractor shall pay compensation for the tree.
6. All areas shown on the drawings to be cut or filled are to be stripped of topsoil. Upon completion of the bulk earthworks, the topsoil is to be spread to a depth of 100mm over the area and graded to finished levels shown on the drawings with a minimum slope of 1 in 150.

Services

1. All conduit trenches under road pavement and kerb and channel shall be backfilled with 20 mm Class 4 FCR.
2. Connections to existing stormwater and sewer are to be constructed to Council & TasWater standards and in accordance with approvals.
3. Telstra conduits and cable ducts shall be laid in trenches excavated and backfilled by the Contractor. The Contractor shall give the Telstra Area Engineer 7 days notice prior to commencing work.
4. 100 mm diameter sub soil drains to be constructed behind or under kerb and channel, kerb only and edge strips where directed by the Superintendent or as shown on the plans and to be connected to underground SW drains.
5. The reinstatement and compaction of public authority service trenches shall be the Contractors responsibility, and to the satisfaction of the Council.

Signage

1. The Contractor is to install all signage.
2. The Contractor is to install "end of road" barricade/sign at end of works in accordance with staging plans.

Roads

1. All works are to be carried out in accordance with Council and DSG standards. Any departures from the standards requires the prior approval of the Superintendent and the Council Municipal Engineer.
2. The Contractor must supply to the Superintendent a schedule and plan of testing to be carried out on pavement & backfill material and this is to be approved by the Superintendent before any works can commence.
3. All batters shall be 1 in 4 unless otherwise stated.
4. All footpaths to be 100mm thick,N25 concrete in accordance with TSD-R11-v3. Thickening at vehicle crossovers is to be in accordance with TSD-R09-v3.
5. All kerb and channel, kerb only, edge strips, and concrete inverts are to be constructed in accordance with TSD-R14-v3. All concrete is to be 25MPa and have a minimum cement content of 280 kg/m^3.
6. For all filling and backfilling requirements, refer to Earthworks section.

Drainage

1. All works to be carried out in accordance with Council Municipal Standards, LGAT standard drawings, AS3500 and project specification where required and to the satisfactory of the Council.
2. All fill material is to be placed and compacted prior to excavation of trenches.
3. All trench excavations over 1.5m in depth must be carried out in accordance with the Safe Work Australia Excavation Work Code of Practice. The Contractor is to notify the Superintendent 48 hours prior to commencing excavations.
4. All stormwater drains shall be as specified on drawings, if not specified all pipes are to be Iplex Blackmax or approved equivalent.
5. All stormwater pits in allotments shall be 1.0m offset from building lines unless otherwise shown.
6. For all pits constructed on steep terrain, the finished surface profile of the structure is to match the existing or finished slope of the ground.
7. All house drains for allotments shall be at a sufficient depth to control drainage at a minimum of 1 in 100 fall from all points within the building area, and shall be connected to underground drains in road reserves where possible, with 600mm minimum cover at the building line. House drains to be placed 2.0m from the low corner of the lot unless otherwise shown.
8. All pipes, located beneath existing or proposed road pavement, driveways, footpaths and drains must be completely backfilled with 20mm, Class 4 FCR, watered, compacted & tested to the satisfaction of Council.
9. All pipe work in stormwater drainage pits are to be well aligned ensuring incoming flows are jetted directly to the outlet pipe, that is, the centre line of the inlet pipe is to intersect the centre line of the outlet pipe at the outlet pit wall.
10. All stormwater pits unless otherwise specified are to be constructed with a minimum concrete strength of 25MPa and provide 2 No. 65 dia weep holes for stormwater side entry pits and manholes.
11. All stormwater lot connections are to be 150 mm dia PVC Class SN8 pipes. Unused connections and to be sealed.
12. All anchor blocks (concrete bulkheads) are to be keyed into undisturbed, competent material to ensure movement of bedding and backfill material is reduced and the integrity of the pipe is maintained.

Water

1. All water works are to be constructed in accordance with WSAA Water Supply Code of Australia (MRWA) - WSA 03-2011 VER 3.1, AS/NZS 3500 Part 0-4:2021 and the TasWater Supplement to the Code.
2. All property connections are to be DN25 PE100 PN16 and in accordance with TWS-W-0002 with meter with integral dual check valve, gate valve and PVC box as specified by TasWater.
3. Where pipes are laid in fill, the filling shall be carried out in accordance with Earthworks Notes.
4. All thrust blocks to be in accordance with Taswater Std Drg TW-W-300, refer also WSA03-2011-3.1 MRWA ver 3 MRWA-W-204 and 205A.
5. Detector tape is to be installed over all non-metallic water mains.
6. All conduits for poly water road crossings are to be uPVC SN4 100mm.
7. All trenching, backfill and embedment to be in accordance with WSA03-2011-3.1 MRWA VER 2.0 MRWA-W-201 to 203.
8. All hydrant road marking indicators shall be in accordance with Section 8 of the Institute of Municipal Engineering Australia's Tasmanian Division document titled 'Fire Hydrant Guidelines' and the TasWater Supplement to WSA 03-2011-3.1 MRWA.
9. All Valves and Hydrants located within roads or driveways to have trafficable covers.
10. All water works must be tested and inspected by TasWater prior to backfill.
11. The allowable deflections shall be in accordance with MRWA-W-212.

Sewerage

1. All sewerage works are to be in accordance with the WSAA Sewerage Code of Australia (MRWA) WSA 02-2014-3.1 MRWA VER 2.0, AS/NZS 3500 Part 0-4:2021 and the TasWater Supplement to the Code.
2. All maintenance structures are to be constructed in accordance with MRWA standard drawings MRWA-S-308 to MRWA-S-314.
3. All maintenance shafts are to be constructed in accordance with MRWA standard drawing MRWA-S-305.
4. All property connections are to be 100mm UPVC SN10 unless noted otherwise and are to be constructed in accordance with MRWA standard drawings MRWA-S-301, MRWA-S-302 (Type 1), MRWA-S-303 (Type 2) and MRWA-S-304 (Type 4).
5. All sewer pipes to be DN150 UPVC minimum SN8 solvent weld joint.
6. All pipework under trafficable areas, including driveways are to be backfilled with 20mm, Class 4 FCR.
7. Where pipes are laid in fill, the filling shall be carried out in accordance with Earthworks Notes.
8. All sewer works must be tested and inspected by TasWater prior to backfill.
9. Fall through manholes to be as specified on design drawings

Schedule of works by TasWater

1. All live connections for water and sewer infrastructure are to be performed by the an approved TasWater contractor at the Developer's cost.

Services Constructed in Embankment Fill

Where the location of water or sewer requires fill or construction in an embankment, along the alignment shown in the design drawings.

Proceed as follows:

1. Prepare the foundation for filling by cleaning away all debris, vegetation, organic material and topsoil for the full width of the fill area.
2. Compact the cleared soil surface to not less than 95% of the standard maximum dry density (SMDD) (AS3798).
3. Place the fill in layers not exceeding 200mm thickness and compact each layer to not less than 95% of it's standard maximum dry density (SMDD) (AS3798). Bring the compacted fill level up to a height of at least 300mm above the design level of the top of the pipe.
4. Place the remainder of the fill in layers not exceeding 300mm thickness and compact each layer to not less than 95% of the standard maximum dry density (SMDD) (AS3798).

Note that all earthworks are to be constructed in accordance with AS3798.

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Rev No	Date	Revision Note	Drn	Ver.	App.
A	29/11/24	For Approval	BW	FP	AD

AD DESIGN+CONSULTING

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision, 49 Rheban Rd, Orford, Stage 2

Drawn FP/BW	Signed	Date 26/11/24
Designed FP	Signed	Date 26/11/24
Checked FP	Signed	Date 28/11/24
Approved AD	Signed	Date 29/11/24

Drawing Title: Project Notes

Project No. 23031
Scale N.T.S.
Sheet Size A3
Drawing No. D-1-01-03
Rev A

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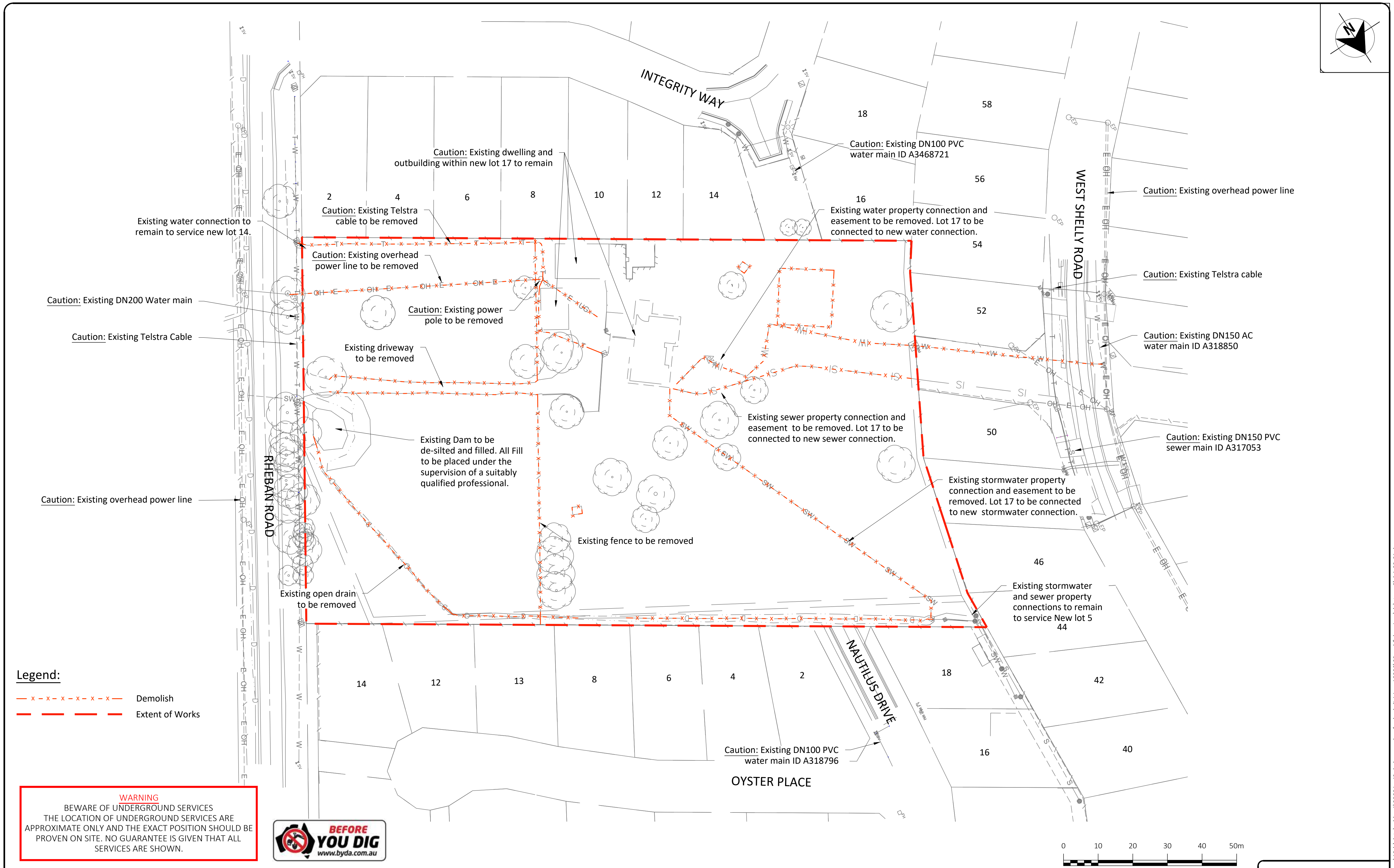

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AD DESIGN + CONSULTING
Engineering / Project Management / Property Development

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision, 49 Rheban Rd, Orford, Stage 2

Role	Signed	Date
Drawn FP/BW		26/11/24
Designed FP		26/11/24
Checked FP		28/11/24
Approved AD		29/11/24

Drawing Title: Existing Conditions

Project No. 23031
Scale 1:1000 — Sheet Size A3
Drawing No. D-1-02-01 — Rev A

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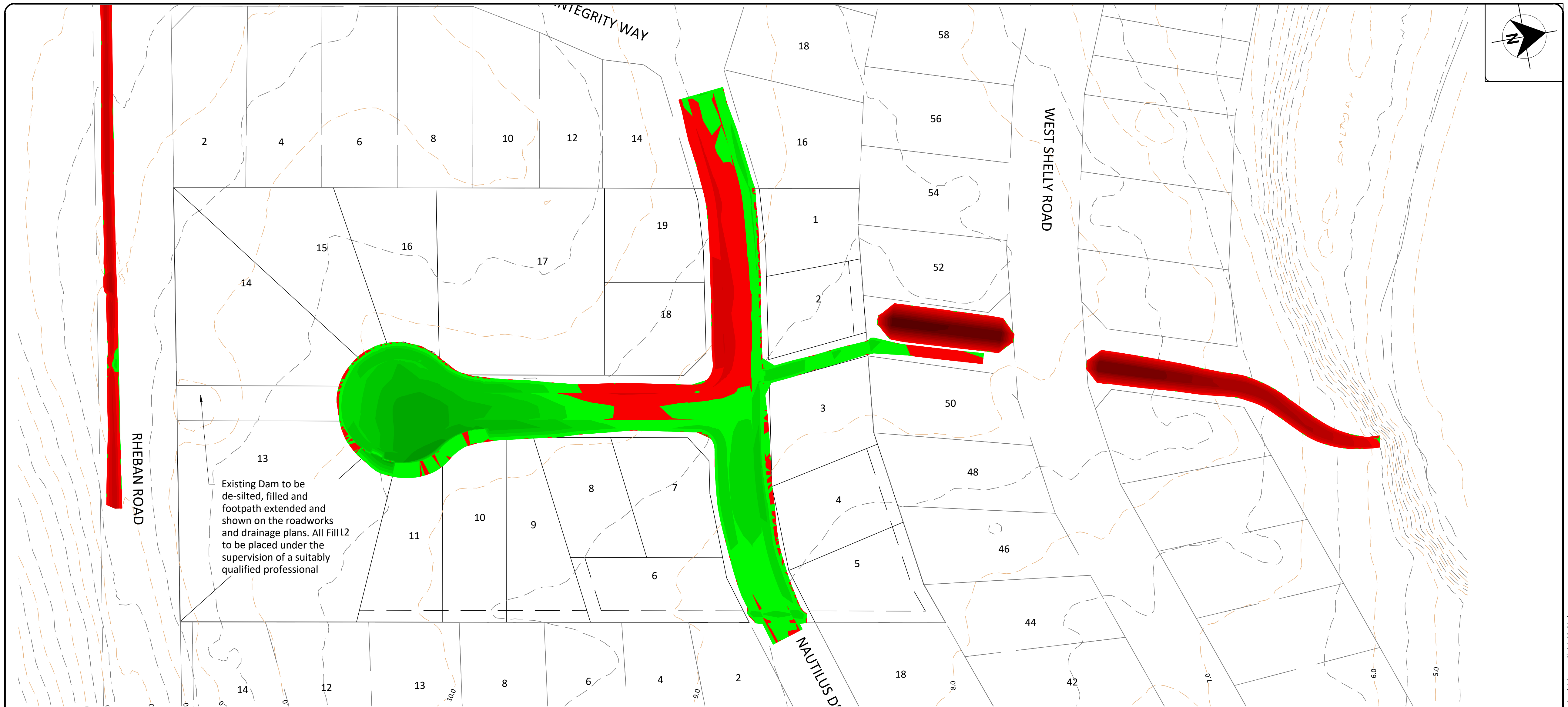

CUT/FILL DEPTH RANGE
Lower Value of Upper Value

-2.0	to	-1.8	m	0.0	to	0.2	m
-1.8	to	-1.6	m	0.2	to	0.4	m
-1.6	to	-1.4	m	0.4	to	0.6	m
-1.4	to	-1.2	m	0.8	to	0.6	m
-1.2	to	-1.0	m	1.0	to	1.2	m
-1.0	to	-0.8	m	1.2	to	1.4	m
-0.8	to	-0.6	m	1.4	to	1.6	m
-0.6	to	-0.4	m	1.6	to	1.8	m
-0.4	to	-0.2	m	1.8	to	2.0	m
-0.2	to	0.0	m	2.2	to	2.4	m

Bulk Eathworks Cut/Fill

Cut - 1410m3
Fill - 355m3
Balance - 1055m3

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WARNING

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Note:

1. Cut/Fill Volumes are solid and do no include compaction.
2. Volumes allow for a 100mm strip, respread and a 350mm road box subject to confirmation once CBR testing is carried out.

0 10 20 30 40 50m
SCALE 1:1000 A3

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AD DESIGN + CONSULTING
Engineering / Infrastructure Services / Project Management

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision
49 Rheban Rd
Orford
Stage 2

Drawn / Signed / Date
Designed / Signed / Date
Checked / Signed / Date
Approved / Signed / Date

Drawing Title: Bulk Earthworks
Overall Layout

Project No. 23031
Scale 1:1000
Sheet Size A3
Drawing No. D-1-03-01
Rev

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Legend

- Cut Area. Stabilise with polymer soil binder before rain events or as required
- Fill Area. Stabilise with polymer soil binder before rain events or as required
- Site Entry Point. Refer IECA Std Dwg Exit-01. LocationTBC by contractor on-site
- Sediment Fence. Refer IECA Standard drawing SF-01
- Fibre Roll. Refer IECA Std Drg FR-01
- Kerb Inlet Protection. Refer IECA Std Drg ESC-03 to be installed once kerb is laid and until disturbed areas have been stabilised

0 10 20 30 40 50m

SCALE 1:1000 A3

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NOTE:

Not withstanding the details on these drawings the contractor is ultimately responsible for erosion and sediment control within the site. the contractor shall complete all design measures and more as any additional measures and maintenance required to suit their construction staging. all costs in relation to erosion and sediment control are to be included in the tender.

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AD DESIGN+CONSULTING
Engineering / Project Management / Property Development

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision
49 Rheban Rd
Orford
Stage 2

Drawn	Signed	Date	
Designed	Signed	Date	
Checked	Signed	Date	
Approved	Signed	Date	

Drawing Title: Erosion and Sediment Control Layout

Project No.: 23031
Scale: 1:1000
Sheet Size: A3
Drawing No.: D-1-04-01
Rev:

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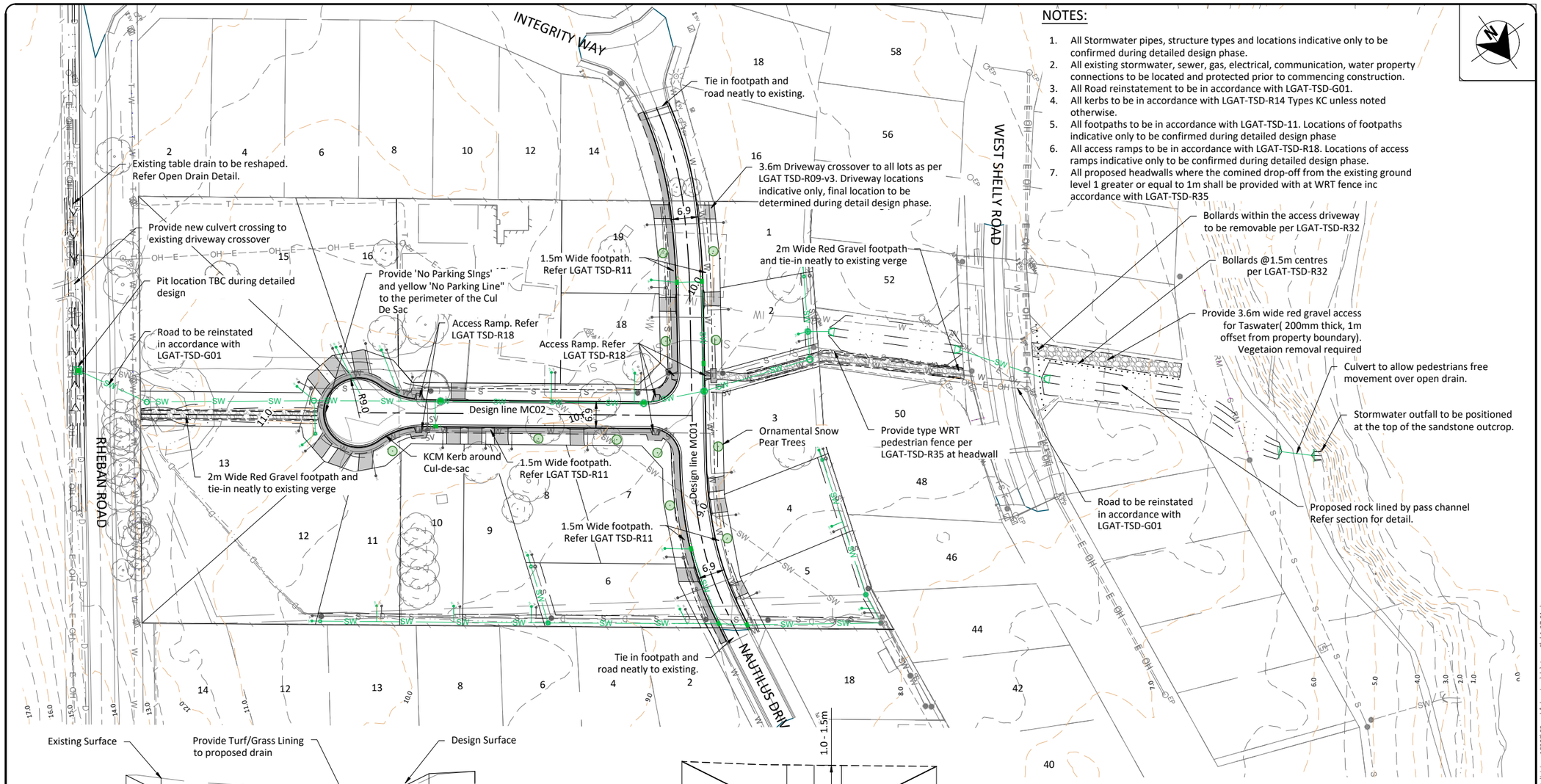
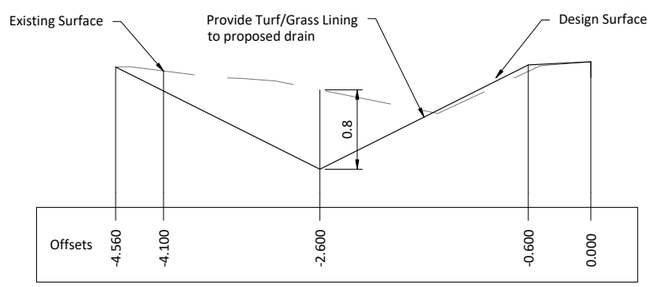
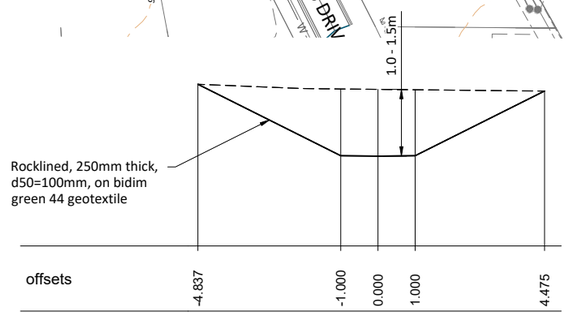


NOTES:

1. All Stormwater pipes, structure types and locations indicative only to be confirmed during detailed design phase.
2. All existing stormwater, sewer, gas, electrical, communication, water property connections to be located and protected prior to commencing construction.
3. All Road reinstatement to be in accordance with LGAT-TSD-G01.
4. All kerbs to be in accordance with LGAT-TSD-R14 Types KC unless noted otherwise.
5. All footpaths to be in accordance with LGAT-TSD-11. Locations of footpaths indicative only to be confirmed during detailed design phase
6. All access ramps to be in accordance with LGAT-TSD-R18. Locations of access ramps indicative only to be confirmed during detailed design phase.
7. All proposed headwalls where the comined drop-off from the existing ground level 1 greater or equal to 1m shall be provided with at WRT fence inc accordance with LGAT-TSD-R35



Open Drain Detail
NTS



Bypass Channel Detail
nts

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0 10 20 30 40 50m
SCALE 1:1000 A3

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AD DESIGN+CONSULTING

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Designed FP	Signed	Date 26/11/24
Checked FP	Signed	Date 28/11/24
Approved AD	Signed	Date 29/11/24

Drawing Title: Roadworks and Drainage General Arrangement

Project No. 23031
Scale: As Shown
Sheet Size: A3
Drawing No.: D-1-07-01
Rev: A

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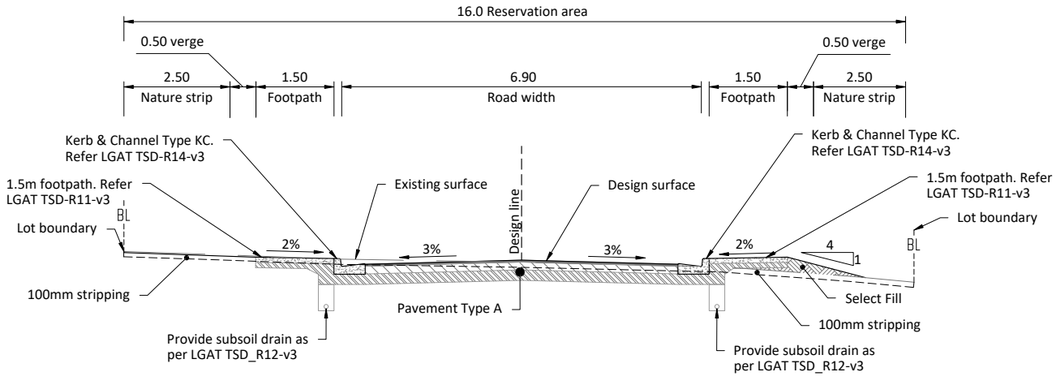
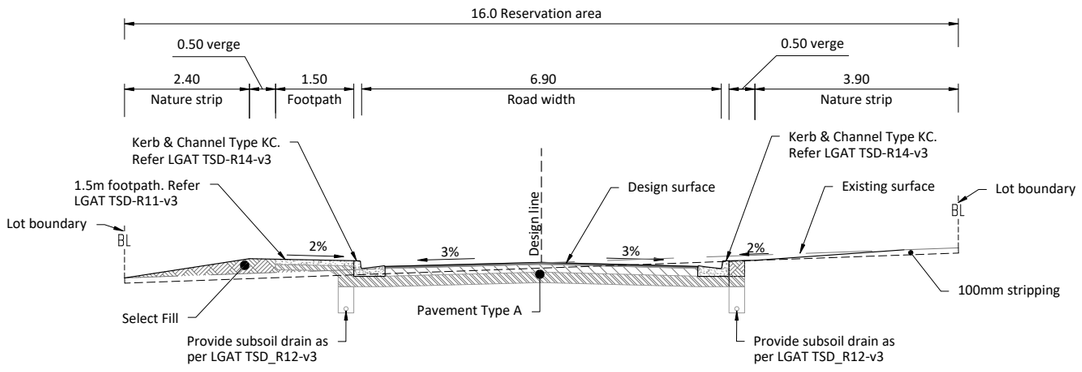


Typical Cross Section - MC01
scale 1:100



Typical Cross Section - MC02
scale 1:100

0 1.0 2.0 3.0 4.0 5.0m
SCALE 1:100 A3

Pavement Type A

Wearing Course:
- 40mm N14 C170
- Waterproof Seal

*Pavement:
- 160mm DSG Class 2 Base
- 150mm DSG Class 3 Sub-base

*Provisional design subject to CBR test results and load testing

Notes:

1. Subgrade CBR values to be tested and issued to supervising engineer to confirm final pavement design.

2. After confirmation of final pavement design and road box out, subgrade is to be inspected and proof rolled under supervision of the supervising engineer who will determine subgrade improvements required if any.

3. Contractor is to only commence pavement construction after receiving instruction to do so from the supervising engineer.

4. Contractor to confirm pavement design with the supervising engineer prior to construction.

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49 Rheban Rd
Orford
Stage 2

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Drawing Title: Typical Cross Sections

Project No.: 23031
Scale: 1:100
Sheet Size: A3
Drawing No.: D-1-08-01
Rev: A

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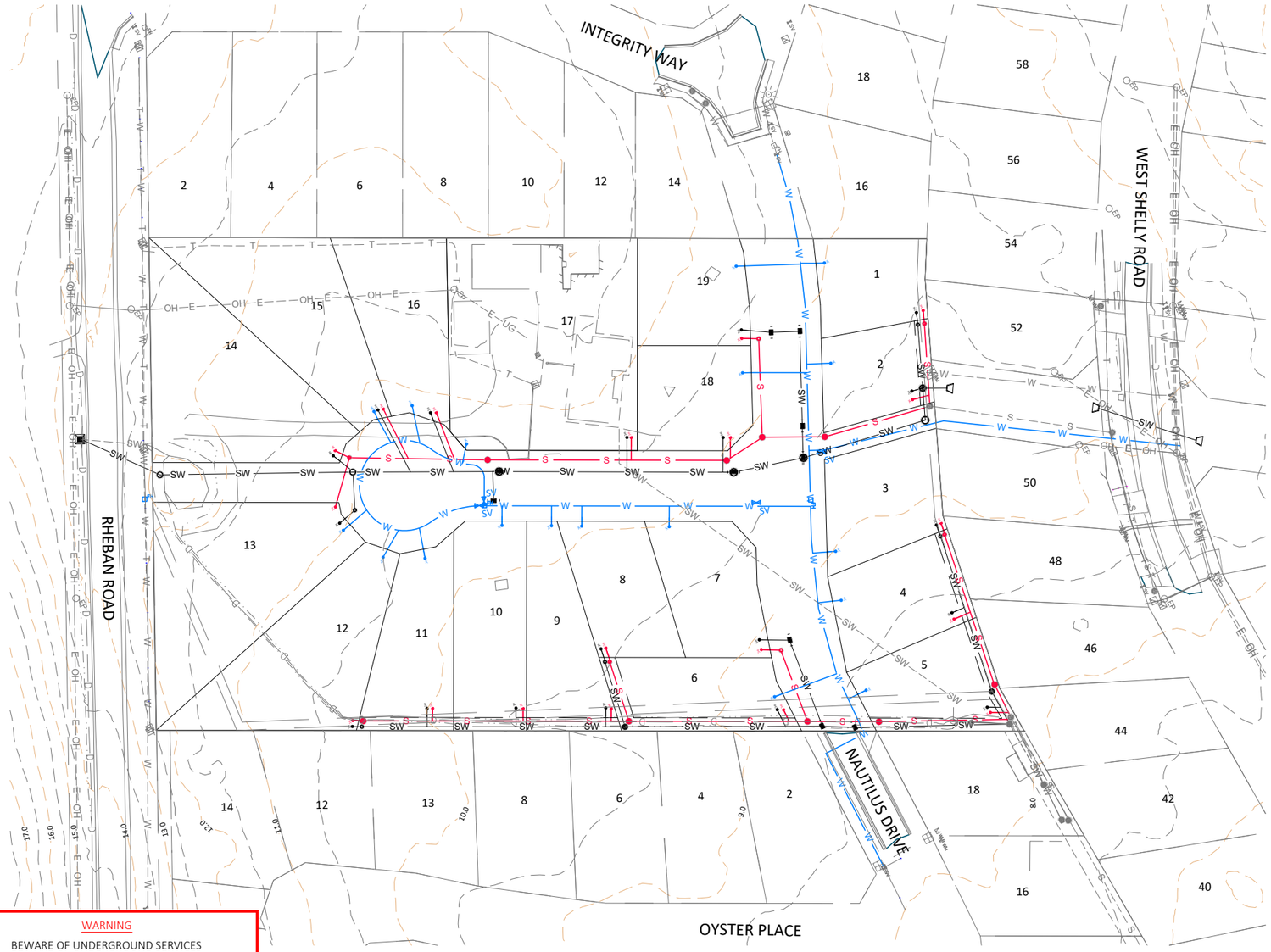

Construction Management Plan:

1. The contractor is to develop a Construction Management Plan(CMP) to submit to TasWater before the Pre Start site meeting.
2. Items to be included but not limited:

Water:

2.1. Any anticipated water main disruptions, length of disruption and properties affected.
2.2. If water main shutdown is required, details of the shutdown are to be included.
2.3. Details of live works 1, 2 & 3

Sewer

2.4. Required shutdown period for live works.
2.5. Detailed procedure for carrying out live works
2.6. Existing properties affected by the shutdown, if any.
2.7. Details of how the sewerage is handled during shutdown and risks mitigated.
2.8. If pumping required, details of the required flow rate and pump type to be included.
3. All works shall be in accordance with the latest revisions of Work Health and Safety, WSAA and Worksafe Tasmania Codes of Practice.

Notes:

1. All live works including connections and alterations to existing water and sewer infrastructure to be completed by TasWater or approved contractor at the developers expense.
2. All water and sewer mains crossing existing and proposed underground services to have a minimum clearance in accordance with MRWA WSA codes.
3. All water and sewer mains to have minimum depth of cover in accordance with MRWA-W-200 Series and MRWA-S-200 Series

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0 10 20 30 40 50m

SCALE 1:1000 A3

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Designed FP	Signed	Date 26/11/24
Checked FP	Signed	Date 28/11/24
Approved AD	Signed	Date 29/11/24

Drawing Title: Sewer and Water General Arrangment Layout
Overall Layout

Project No. 23031
Scale 1:1000 | Sheet Size A3
Drawing No. D-1-10-01 | Rev A

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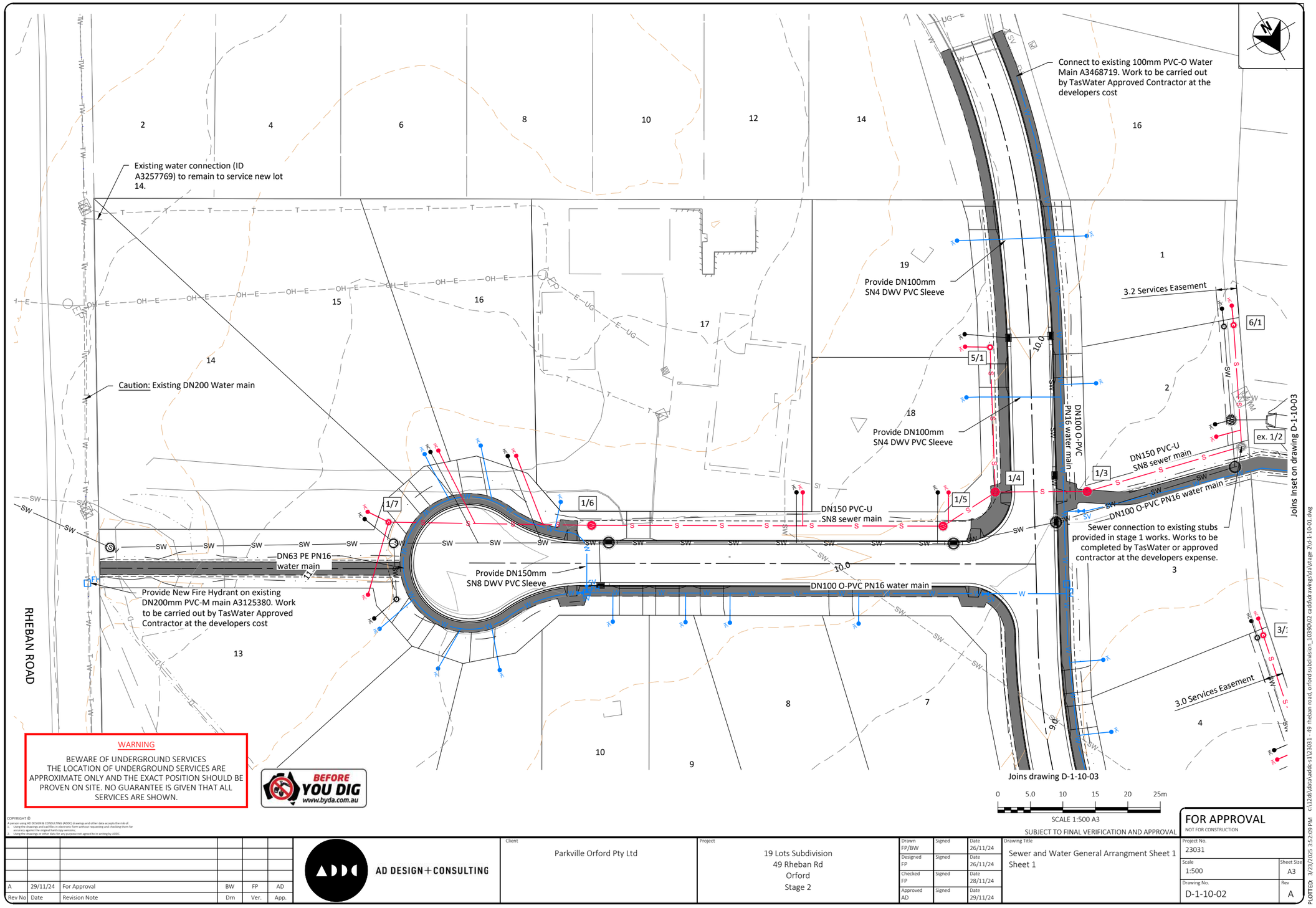

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Approved AD	Signed	Date 29/11/24

Drawing Title: Sewer and Water General Arrangment Sheet 1 Sheet 1

Project No. 23031
Scale 1:500 | Sheet Size A3
Drawing No. D-1-10-02 | Rev A

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Joins drawing D-1-10-02

Joins drawing D-1-10-02

3.0 Services Easement

3.5 Services Easement

3.0 Services Easement

3.0 Services Easement

DN100 O-PVC PN16 water main

Provide DN100mm SN4 DWV PVC Sleeve

Sewer connection to existing stubs provided in stage 1 works. Works to be completed by TasWater or approved contractor at the developers expense (typ.)

NAUTILUS DRIVE

Reinstate Existing Verge to pre-development condition

Connect to existing 100mm PVC-U Water Main A318796. Work to be carried out by TasWater Approved Contractor at the developers cost

Connect to existing 150mm AC Water Main A318851. Refer MRWA Std Drg W-106, figure 106-A, including anchor block. Work to be carried out by TasWater Approved Contractor at the Developer's cost

WEST SHELLY RD

DN100 O-PVC PN16 water main

ex. 1/2

Existing DN150 Sewer main installed as part of Stage 1 works

Reinstate West Shelly Rd per LGAT TSD-G-01 (Existing Roads)

Inset

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0 5.0 10 15 20 25m

SCALE 1:500 A3

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Drawing Title: Sewer and Water General Arrangment Sheet 2
Sheet 2

Project No. 23031
Scale 1:500 | Sheet Size A3
Drawing No. D-1-10-03 | Rev A

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STRUCTURE NAME	1.1	1.2	1.3	1.4	1.5
STRUCTURE DESCRIPTION	HEADWALL	DIER 1500 x 900	DIER 1500 x 900	SIDE ENTRY PIT - TYPE 6 REFER TSD-SW16-v3	SIDE ENTRY PIT - TYPE 6 REFER TSD-SW16-v3
PIPE SIZE (mm)		900	900	900	900
PIPE CLASS/MATERIAL		CL4 RCP	CL4 RCP	CL4 RCP	CL4 RCP
PIPE GRADE (%)		3.85%	1.53%	1.62%	1.27%
PIPE SLOPE (1 in X)		26.0	65.3	61.9	78.6
PIPE FLOW (cumecs)		1.009	1.009	1.009	1.165
CAPACITY RATIO (Q/Qcap)		0.280	0.450	0.440	0.570
PIPE VELOCITY (m/s)		1.86	2.97	2.58	1.83
NORMAL DEPTH (m)		0.33	0.42	0.42	0.49
DATUM RL	1.000				
HGL ELEVATION	11.934 11.870	10.785 10.733	10.077 10.050	9.665 9.287	9.109
DEPTH TO INVERT	1.750	1.548 1.540	1.664 1.684	1.679 1.699	1.464
INVERT LEVEL OF DRAIN	11.000	10.254 10.262	9.653 9.633	8.206 8.186	7.993
DESIGN (& EXISTING) SURFACE LEVEL	12.437 (12.173)	11.802	11.317 (11.098)	9.764 (9.885)	9.456 (9.510)
CHAINAGE	0.000	19.380 19.832	39.748 60.480	88.347 149.802	15.152 166.004

LINE 1

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Client: Parkville Orford Pty Ltd

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49 Rheban Rd
Orford
Stage 2

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Designed FP	Signed	Date 26/11/24
Checked FP	Signed	Date 28/11/24
Approved AD	Signed	Date 29/11/24

Drawing Title: Drainage Longsection
Sh. 1

Project No. 23031
Scale: As Shown
Sheet Size: A3
Drawing No. D-1-12-01
Rev: A

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STRUCTURE NAME	1.5	1.6	1.7	1.8	1.9	1.10	1.11	1.12	1.13	1.14	1.15	1.16
STRUCTURE DESCRIPTION	SIDE ENTRY PIT - TYPE 6 REFER TSD-SW16-v3		1200mm DIA MANHOLE CLASS 'D' COVER REFER TSD-SW02-v3	1200mm DIA MANHOLE CLASS 'D' COVER REFER TSD-SW02-v3	HEADWALL	HEADWALL	HEADWALL	OPEN CHANNEL	OPEN CHANNEL	OPEN CHANNEL	OPEN CHANNEL	OPEN CHANNEL	HEADWALL
PIPE SIZE (mm)		900	(2x)600	900	T9000B2000x1500	900	T7500B2000x1200	T6000B2000x1000	T5000B2000x1000	T4500B2000x600	T4500B2000x600	T4000B2000x600	
PIPE CLASS/MATERIAL		CL4 RCP	CL4 RCP	CL4 RCP	CHNL	CL4 RCP	CHNL GRASS PROPOSED	CHNL	CHNL	CHNL	CHNL	CHNL	
PIPE GRADE (%)		0.51%	0.81%	0.90%	0.23%	0.00%	1.32%	2.31%	2.34%	2.51%	2.98%	4.08%	
PIPE SLOPE (1 in X)		108.7	186.3	87.5	425.1	1000000.0	75.5	43.3	42.8	39.8	33.6	24.5	
PIPE FLOW (cumecs)		1.167	1.161	1.166	1.138	1.051	1.051	1.051	1.051	1.054	1.063	1.068	
CAPACITY RATIO (Q/Qcap)		0.670	1.290	0.600	0.030	12.380	0.080	0.020	0.110	0.050	0.050	0.040	
PIPE VELOCITY (m/s)		1.83	2.05	2.01	0.32	1.85	1.30	1.49	1.51	4.24	4.44	3.50	
NORMAL DEPTH (m)		0.54	0.60	0.50	0.23	0.90	0.33	0.11	0.29	0.11	0.11	0.10	
DATUM RL	-2.000												
HGL ELEVATION	9.109 / 9.080	8.896 / 8.550	8.497	8.496	8.498 / 8.429	8.138 / 7.860	7.604 / 7.594	7.569	7.321 / 7.034	6.865 / 6.664	6.660	6.286 / 6.170	
DEPTH TO INVERT	1.464 / 1.484	1.653 / 1.663	1.694 / 1.694	1.194 / 1.214	1.800 / 1.800	1.700 / 1.700	1.200 / 1.200	1.000 / 1.000	1.000 / 1.000	0.600 / 0.600	0.600	0.600 / 0.900	
INVERT LEVEL OF DRAIN	7.993 / 7.973	7.690 / 7.680	7.650 / 7.650	7.632 / 7.612	7.532 / 7.532	7.532 / 7.532	7.332 / 7.332	7.032 / 7.032	6.752 / 6.752	6.552 / 6.552	6.152	6.152 / 5.999	
DESIGN (& EXISTING) SURFACE LEVEL	9.456 (9.510)	9.343 (9.130)	9.344	8.826 (9.324)	8.692 (9.089)	7.529 (8.820)	7.070 (8.544)	6.897 (7.947)	6.674 (7.601)	6.491 (7.311)	6.122	5.999 (6.843)	(6.556)
CHAINAGE	166.004	30.730 / 197.859	5.590 / 204.649	1.573 / 208.070	34.005 / 241.576	22.725 / 264.801	15.098 / 280.151	12.996 / 293.151	11.979 / 305.134	7.962 / 313.100	13.447 / 326.551	3.755 / 330.557	

LINE 1

FOR APPROVAL
NOT FOR CONSTRUCTION

SUBJECT TO FINAL VERIFICATION AND APPROVAL

Rev No	Date	Revision Note	Drn	Ver.	App.
A	29/11/24	For Approval	BW	FP	AD

Client: Parkville Orford Pty Ltd

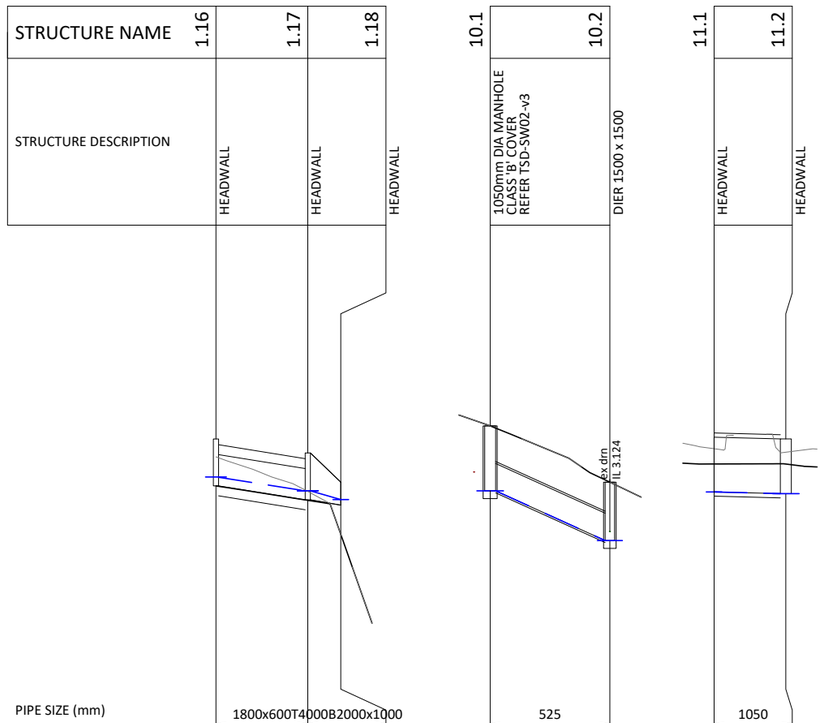
Project: 19 Lots Subdivision, 49 Rheban Rd, Orford, Stage 2

Drawn FP/BW	Signed	Date 26/11/24	
Designed FP	Signed	Date 26/11/24	
Checked FP	Signed	Date 28/11/24	
Approved AD	Signed	Date 29/11/24	

Drawing Title: Drainage Longsection Sh. 2

Project No. 23031
Scale: As Shown
Sheet Size: A3
Drawing No. D-1-12-02
Rev: A

PLOTTED: 3/26/2025 3:10:52 PM c:\12d\data\addc-s\123031 - 49 rheban road, orford subdivision_10390\02 cad\dwgs\da\stage 2\d-1-12-01.dwg



STRUCTURE NAME	1.16	1.17	1.18	10.1	10.2	11.1	11.2
STRUCTURE DESCRIPTION	HEADWALL	HEADWALL	HEADWALL	1050mm DIA MANHOLE CLASS 'B' COVER REFER TSD-SW02-v3	DIER 1500 x 1500	HEADWALL	HEADWALL
PIPE SIZE (mm)	1800x600T4000B2000x1000			525		1050	
PIPE CLASS/MATERIAL	BC	CHNL		BlackMAX		CL4 RCP	
PIPE GRADE (%)	3.22%	1.61%		9.08%		0.52%	
PIPE SLOPE (1 in X)	31.0	28.8		11.0		192.3	
PIPE FLOW (cumecs)	1.080	1.120		0.000		0.000	
CAPACITY RATIO (Q/Qcap)	0.200	0.020		0.000		0.000	
PIPE VELOCITY (m/s)	3.62	4.93		0.00		0.00	
NORMAL DEPTH (m)	0.16	0.11		0.00		0.00	
DATUM RL	-3.000			-5.000		3.000	
HGL ELEVATION	6.170 / 6.164	5.904	5.737	3.904	2.950	11.883	11.850
DEPTH TO INVERT	0.900 / 0.900	0.900 / 0.900	0.441 / 1.000	1.245	1.120 / 1.120	1.050	1.050 / 1.050
INVERT LEVEL OF DRAIN	5.999 / 5.999	5.731 / 5.731	5.630 / 5.071	3.904	2.950 / 2.950	11.883	11.850 / 11.850
DESIGN (& EXISTING) SURFACE LEVEL	5.999 / (6.556)	5.722 / (5.893)	5.070	5.150	4.070	12.419 / (12.712)	12.418 / (12.645)
CHAINAGE	330.557	8.308 / 339.366	2.913 / 342.530	0.000	10.508 / 11.483	0.000	6.357 / 6.884
LINE	1			10		11	

FOR APPROVAL
NOT FOR CONSTRUCTION

SUBJECT TO FINAL VERIFICATION AND APPROVAL

Rev No	Date	Revision Note	Drn	Ver.	App.
A	29/11/24	For Approval	BW	FP	AD

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision
49 Rheban Rd
Orford
Stage 2

Drawn FP/BW	Signed	Date 26/11/24
Designed FP	Signed	Date 26/11/24
Checked FP	Signed	Date 28/11/24
Approved AD	Signed	Date 29/11/24

Drawing Title: Drainage Longsection
Sh. 3

Project No.: 23031
Scale: As Shown
Sheet Size: A3
Drawing No.: D-1-12-03
Rev: A

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STRUCTURE NUMBER	EX2-1	EX. 1-1 -67°	EX.1-2 -25°	1-3 16°	1-4 -31°	1-5 32°	1-6 -2°
STRUCTURE TYPE	STUB CONNECTION	1050 DIA - C1	EX-MH	1050 DIA - C1	1050 DIA - C1	1050 DIA - C1	1050 DIA - C1
LID CLASS	D		D	D	D	D	D
JUNCT. LINE No.			LINE 6		LINE 5		

NOTES:

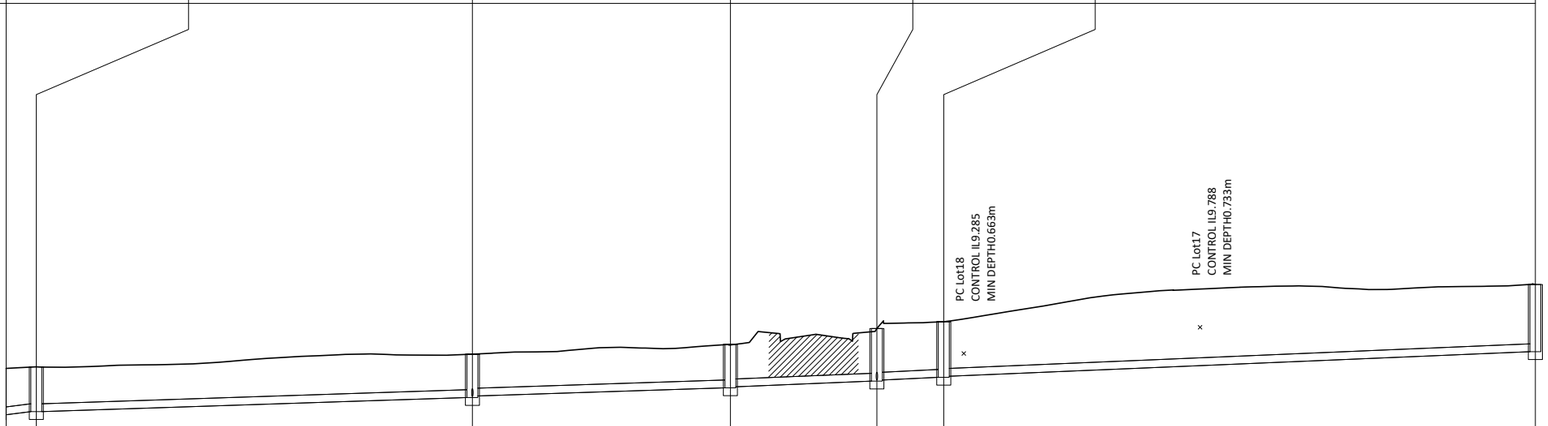
1. All live works including connections and alterations to existing water and sewer infrastructure to be completed by TasWater or approved contractor at the developers expense.
2. Sewer pipe material to be 150mm UPVC SN8 SCJ UNO.
3. For project general notes refer to drg C-1-00-02
4. All works are to be setout in accordance with supplied 3d construction model.
5. Pits in road reserve to have class D covers..
6. Concrete bulkheads to be installed in accordance with MRWA-S-205 & MRWA-S-206.
7. Trench backfill shall be installed in accordance with MRWA-S-201 & MRWA-S-202.
8. All sewer property connection to be less than 1.5m deep. Control level and minimum depth given is the minimum required property connection invert level necessary for the lot to be serviced and should not be subceeded. Please refer to MRWA-S-301 for the appropriate property connection arrangement.
9. Maintenance hole cover requirements to be in accordance with MRWA-S-313. Refer to property description for sewer main location.

LEGEND

FCR under road pavement.

Property Description:
RR - Road Reserve/ Pavement.
FP - Footpath
PP - Private Property

Manhole Cover Class:
B - Non-Trafficable
D - Trafficable
CL - Pipe Clearance



DATUM R.L.	4.0												
PROP. DESCRIPTION	Road Reserve		Road Reserve		Road Reserve		MC01		Road Reserve		Road Reserve		
PIPE DIAMETER & TYPE	Ø150 - PVC-U SN8		Ø150 - PVC-U SN8		Ø150 - PVC-U SN8		Ø150 - PVC-U SN8		Ø150 - PVC-U SN8		Ø150 - PVC-U SN8		
GRADE	1 in 48.23		1 in 155		1 in 159		1 in 129		1 in 120		1 in 120		
	2.07%		0.65%		0.63%		0.77%		0.83%		0.8%		
JUNCTION INVERT LEVEL					8.460				8.775				
DEPTH TO INVERT	0.99	0.89	0.86	0.86	0.83	0.80	0.84	0.82	1.01	0.99	1.07	1.05	1.29
INVERT LEVEL	8.013	8.110	8.170	8.170	8.440	8.470	8.626	8.646	8.755	8.775	8.828	8.848	9.319
FINISHED SURFACE LEVEL		9.00		9.03		9.27		9.46		9.76		9.89	10.61
CHAINAGE	-122.96	2.89	-120.07	41.84	-78.23	24.75	-53.47	14.05	-39.42	6.42	-33.00	56.76	23.76
LINE						1							

0 5.0 10 15 20 25m
SCALE 1:500 A3

0 1.0 2.0 3.0 4.0 5.0m
SCALE 1:100 A3

FOR APPROVAL
NOT FOR CONSTRUCTION
SUBJECT TO FINAL VERIFICATION AND APPROVAL

Rev No	Date	Revision Note	Drn	Ver.	App.

AD DESIGN+CONSULTING

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision, 49 Rheban Rd, Orford, Stage 2

Drawn	Signed	Date	
Designed	Signed	Date	
Checked	Signed	Date	
Approved	Signed	Date	

Drawing Title: Sewer Longitudinal Sections Sheet 1

Project No.: 23031
Scale: As Shown
Sheet Size: A3
Drawing No.: D-1-13-01
Rev:

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STRUCTURE NUMBER	1-6		1-7
STRUCTURE TYPE	1050 DIA - C1		1050 DIA - C1
LID CLASS	D		D
JUNCT. LINE No.			
DATUM R.L.	4.0		
PROP. DESCRIPTION	Rd Res.	MC02	Rd Res.
PIPE DIAMETER & TYPE		Ø150 - PVC-U SN8	
GRADE		1 in 120 0.83%	
JUNCTION INVERT LEVEL			
DEPTH TO INVERT	1.29	1.27	1.02
INVERT LEVEL	9.319	9.339	9.596
FINISHED SURFACE LEVEL	10.61		10.61
CHAINAGE	23.76	30.97	54.73
LINE		1	

STRUCTURE NUMBER	EX2-2		EX. 2-1		2-2		2-3		2-4
STRUCTURE TYPE	1050 DIA - C1		1050 DIA - C1		1050 DIA - C1		1050 DIA - C1		1050 DIA - C1
LID CLASS	B		B		B		D		B
JUNCT. LINE No.	LINE 2		LINE 3				LINE 7		LINE 4
DATUM R.L.	2.0								
PROP. DESCRIPTION	Private Property		Private Property		Rd Res.	MC01	Rd. Res		Private Property
PIPE DIAMETER & TYPE	Ø150 - PVC-U SN8		Ø150 - PVC-U SN8		Ø150 - PVC-U SN8		Ø150 - PVC-U SN8		Ø150 - PVC-U SN8
GRADE	1 in 176 0.57%		1 in 169 0.59%		1 in 26.89 3.41%		1 in 71.85 1.52%		
JUNCTION INVERT LEVEL	6.376		6.543				7.458		8.040
DEPTH TO INVERT	1.41	1.39	1.63	1.52	1.50	1.18	1.16	1.21	
INVERT LEVEL	6.356	6.376	6.523	6.639	6.819	6.839	7.438	7.458	8.020
FINISHED SURFACE LEVEL	7.77		8.16		8.34		8.62		9.23
CHAINAGE	-34.51	25.95	-8.56	30.58	22.02	16.09	38.10	40.43	78.53
LINE				2					

-2° -62° 1°

PC Lot16 CONTROL IL9.724 MIN DEPTH0.738m
PC Lot15 CONTROL IL9.712 MIN DEPTH0.847m
PC Lot13 CONTROL IL9.795 MIN DEPTH0.82m
PC Lot14 CONTROL IL9.964 MIN DEPTH0.65m
PC Lot6 CONTROL IL7.974 MIN DEPTH0.66m

Existing Stage 1

LEGEND

FCR under road pavement.

Property Description:
RR - Road Reserve/ Pavement.
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PP - Private Property

Manhole Cover Class:
B - Non-Trafficable
D - Trafficable
CL - Pipe Clearance

0 5.0 10 15 20 25m
SCALE 1:500 A3

0 1.0 2.0 3.0 4.0 5.0m
SCALE 1:100 A3

Rev No	Date	Revision Note	Drn	Ver.	App.

AD DESIGN+CONSULTING

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision
49 Rheban Rd
Orford
Stage 2

	Signed	Date
Drawn		
Designed		
Checked		
Approved		

Drawing Title: Sewer Longitudinal Sections
Sheet 2

FOR APPROVAL
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SUBJECT TO FINAL VERIFICATION AND APPROVAL

Project No. 23031
Scale: As Shown
Sheet Size: A3
Drawing No. D-1-13-02
Rev

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E 4

NOTES:

1. All live works including connections and alterations to existing water and sewer infrastructure to be completed by TasWater or approved contractor at the developers expense.
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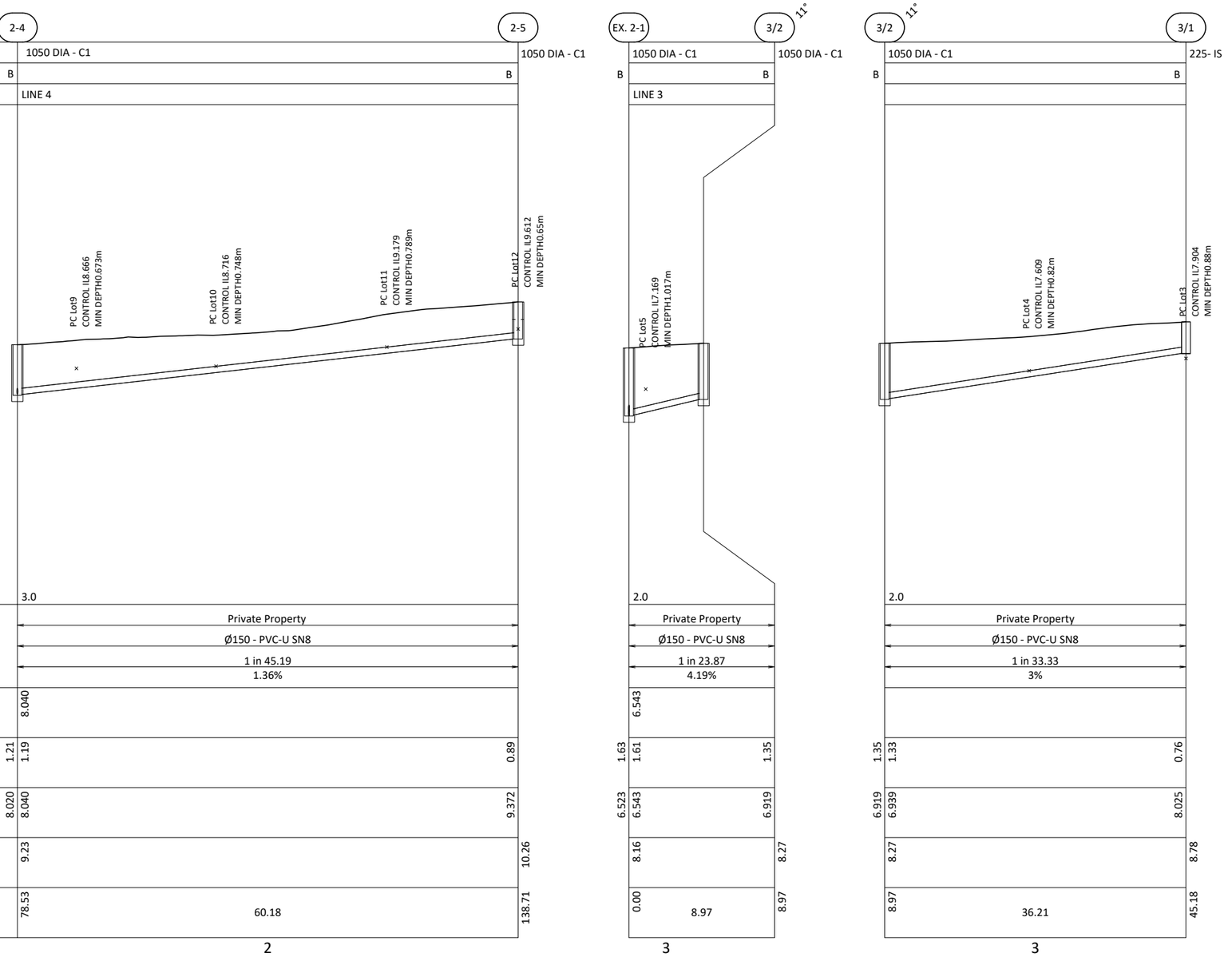

SUBJECT TO FINAL VERIFICATION AND APPROVAL

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Rev No	Date	Revision Note	Drn	Ver.	App.

AD DESIGN+CONSULTING

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision
49 Rheban Rd
Orford
Stage 2

	Signed	Date
Drawn		
Designed		
Checked		
Approved		

Drawing Title: Sewer Longitudinal Sections
Sheet 3

Project No. 23031
Scale: As Shown
Sheet Size: A3
Drawing No. D-1-13-03
Rev

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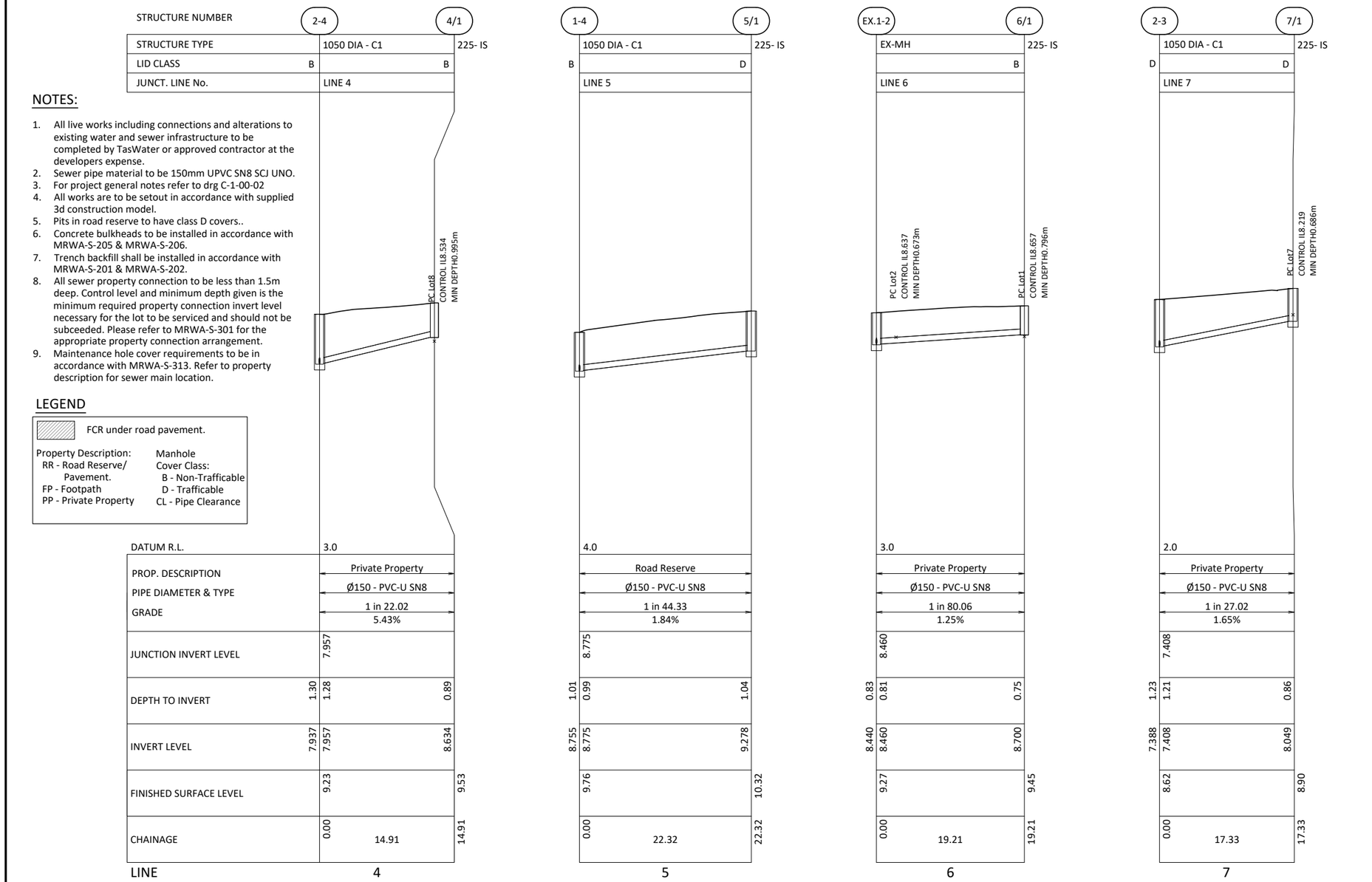

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Rev No	Date	Revision Note	Drn	Ver.	App.

AD DESIGN+CONSULTING

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision
49 Rheban Rd
Orford
Stage 2

	Signed	Date
Drawn		
Designed		
Checked		
Approved		

Drawing Title: Sewer Longitudinal Sections Sheet 4

Project No.: 23031
Scale: As Shown
Sheet Size: A3
Drawing No.: D-1-13-04
Rev:

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HORIZONTAL DATA

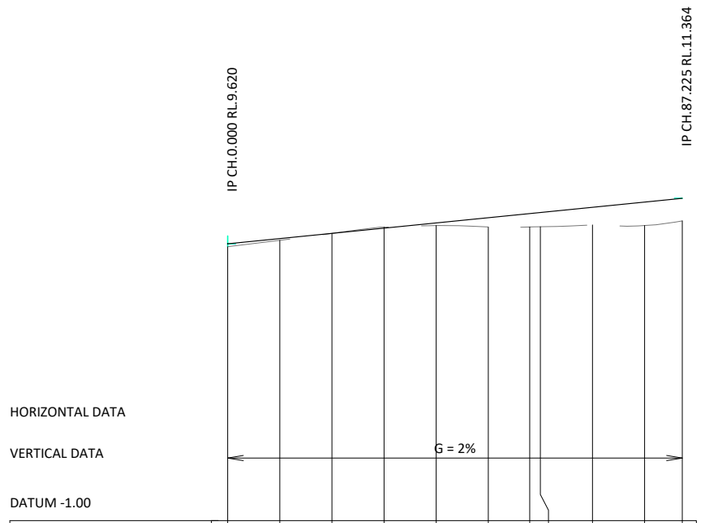
VERTICAL DATA

DATUM -2.00

EXISTING SURFACE LEVEL	8.41	8.29	8.52	8.72	8.82	8.82	8.82	8.99	9.26	9.26	9.48	9.56	9.68	9.87	9.90	10.04	10.07	10.14	10.24	10.29	10.35
CUT / FILL DEPTH TO EXISTING SURFACE	-0.01	-0.23	-0.07	-0.04	-0.04	-0.11	-0.11	-0.11	-0.01	-0.01	0.04	0.05	0.07	0.09	0.05	0.09	0.08	0.02	-0.05	-0.04	-0.05
CONTROL LINE FINISHED LEVEL	8.42	8.52	8.59	8.76	8.86	8.93	8.93	9.10	9.27	9.27	9.44	9.51	9.61	9.78	9.85	9.96	9.98	10.13	10.30	10.33	10.41
CONTROL LINE CHAINAGES	0.00	6.07	10.00	20.00	26.07	29.80	30.00	40.00	49.80	50.00	60.00	63.89	70.00	80.00	83.89	90.00	91.73	100.00	110.00	111.73	116.40

MC01 LONGITUDINAL SECTION

HORIZONTAL 1:1000
VERTICAL 1:200



HORIZONTAL DATA

VERTICAL DATA

DATUM -1.00

EXISTING SURFACE LEVEL	9.51	9.75	10.02	10.26	10.32	10.27	10.27	10.27	10.34	10.32	10.50
CUT / FILL DEPTH TO EXISTING SURFACE	-0.11	-0.07	-0.00	0.04	-0.10	-0.35	-0.51	-0.55	-0.68	-0.90	-0.87
CONTROL LINE FINISHED LEVEL	9.62	9.82	10.02	10.22	10.42	10.62	10.78	10.82	11.02	11.22	11.36
CONTROL LINE CHAINAGES	0.00	10.00	20.00	30.00	40.00	50.00	57.95	60.00	70.00	80.00	87.22

MC02 LONGITUDINAL SECTION

HORIZONTAL 1:1000
VERTICAL 1:200

0 10 20 30 40 50m

SCALE 1:1000 A3

SUBJECT TO FINAL VERIFICATION AND APPROVAL

FOR APPROVAL
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Rev No	Date	Revision Note	Drn	Ver.	App.

AD DESIGN+CONSULTING

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision
49 Rheban Rd
Orford
Stage 2

Drawn	Signed	Date	
Designed	Signed	Date	
Checked	Signed	Date	
Approved	Signed	Date	

Drawing Title: Road Longitudinal Sections

Project No.: 23031
Scale: 1:1000
Sheet Size: A3
Drawing No.: D-1-15-01
Rev:

PLOTTED: 3/23/2025 3:55:01 PM c:\12d\data\addc-s1\23031 - 49 rheban road, orford subdivision_10390\02 cad\drawings\1d\stage 2\d-1-15-01.dwg

AD DESIGN+CONSULTING

Engineering + Development
Infrastructure Services
Project Management

CLIENT

Parkville Orford Pty Ltd, Glamorgan Spring Bay Council

PROJECT

49 Rheban Road, Orford Subdivision

TITLE

Stormwater Management Plan

addconsulting.com.au
admin@addconsulting.com.au
ABN 55 169 899 683

North:
Level 1, Suite 3
44 Formby Road
Devonport TAS 7310

South:
Cat & Fiddle Centre
Level 2, 51 Murray Street
Hobart TAS 7000

AD DESIGN + CONSULTING

Contents

m.au

List of Figures

List of Tables

AD DESIGN + CONSULTING

AD Design & Consulting Pty Ltd

ACN 55 169 899 683

E. admin@addconsulting.com.au |

A. Cat & Fiddle Arcade, Level 2, 51 Murray St, Hobart, TAS 7000 |

W. www.addconsulting.com.au |

Document Status

Rev No.	Author	Signed	Status	Verified			Approved for Issue		
				Name	Signed	Date	Name	Signed	Date
A	TN		For Approval	FP			AD		
B	TN		Update in response to RFI	FP			AD		

m.au

1 Introduction

1.1 Background

Parkville Orford Pty Ltd has engaged AD Design & Consulting to provide advice on the stormwater management requirements for the proposed reconfiguration of Lots at 49 Rheban Road, Orford.

This document aims to satisfy the Development Standard For Subdivisions (8.6) and the Flood-Prone Areas Hazard Code Management Code (12.0) of the Tasmanian Planning Scheme through,

- Assessment of the peak pre-development and post-development stormwater discharge from the site.
- Assessment of external catchments and determination of overland flow paths.
- Development of a stormwater mitigation strategy.

2 Site Overview

2.1 Site Details

Table 1: Site details

Location	**49 Rheban Road, Orford, Tasmania**
Municipality	Glamorgan Spring Bay Council
Planning Controls	Tasmanian Planning Scheme
Zoning	General Residential
Property Area	Approximately 2.02 ha

Figure 1: Locality Plan (2020, List Map)

2.2 Existing Site Conditions

The site is a previous environmental living lot, consisting of a single house. Residential development has encroached the site from the east, west and north, with the southern boundary adjacent to a rural lot consisting primarily of bush. The rural lot to the south is up-catchment to the site and contributes external flows through the site. The site falls from south to north, falling towards Orford Beach.

2.3 Existing Infrastructure

Rheban Road is located adjacent to the southern boundary. Rheban Road has a 375mm culvert that conveys a small amount of stormwater into the site and to a farm dam. The farm dam outfalls to a swale drain, which traverses the eastern boundary.

The site is connected to the council drainage infrastructure at the northeast corner via a 450mm culvert. The 450mm connects to the council's underground drainage network which flows to 28 West Shally Road, before making its way to an outfall at Orford Beach.

2.4 Legal Point of Discharge

The legal point of discharge will be changed from the 450mm culvert to the proposed drainage bypass.

3 Hydrology

3.1 Methodology

This assessment has been undertaken in accordance with Australian Rainfall and Runoff 2019 (ARR19) and uses the new 2016 rainfall intensity, frequency and duration (IFD) data, which match the recently released temporal pattern ensembles for ARR'16.

The hydrological assessment was completed using a lumped catchment approach endorsed by ARR19 as a suitable method of deriving critical duration design storm events and is described in Figure 2.

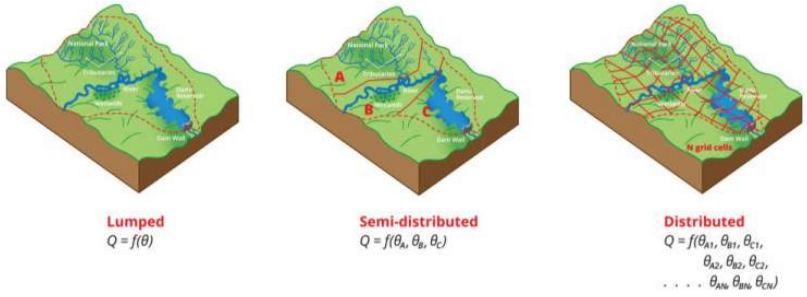

Figure 2: Catchment modelling

Land use information, including surface roughness and infiltration capacity, was derived from an assessment of the aerial photography available from LISTmap, historical aerial photography, site investigation, and guidance from the Australian Rainfall & Runoff (ARR) Data Hub.

Modelling of the stormwater system has been undertaken in accordance with ARR19 Book 9. The analysis of the stormwater system utilises rainfall ensembles in the coupled hydrology-hydraulic simulations to determine the mean stormwater runoff rate and subsequent critical storm event hydrograph. Running the full suite of ensembles through the coupled hydrologic-hydraulic system ensures that the most accurate response of the stormwater system is simulated.

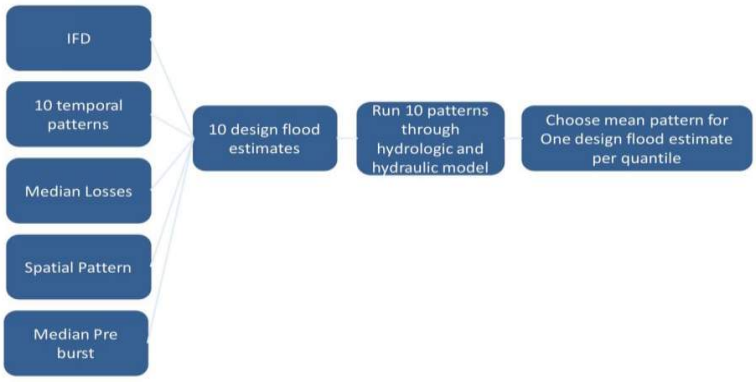

Figure 3: System modelling (2019, Australian Rainfall and Runoff)

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3.2 Catchments

To assess the runoff that impacts the site, two catchments were considered. There is one contributing catchment; however, due to the changes in site characteristics pre and post-development, it was necessary to partition the site into its own catchment.

3.2.1 Internal

The internal catchment consists of the site, with the boundaries of the catchment coinciding with the site boundaries. The catchment properties will differ pre and post-development so it was necessary to split this catchment from the external catchment.

3.2.2 External

The external catchment consists of the rural lot south of the site. The catchment boundaries have been delineated based on watershed boundaries. This catchment remains unchanged pre and post-development, with no requirement to design for further development, as this catchment is zoned rural and is maximally developed according to the planning scheme.

Figure 4: Catchment representation

3.3 Model Parameters

3.3.1 Land Use Categories

Two land use categories have been identified to define the model parameters for both the external and internal catchment properties. These are as follows:

- Impervious surfaces. The areas that are smoother with no infiltration.
- Pervious surfaces. The areas covered by vegetation, such as bush and paddocks.

Each land use category has been assigned individual loss rates and manning's values to represent the catchments accurately and in line with best practice.

3.3.2 Design Rainfall

The rainfall Intensity-Frequency-Duration (IFD) curve and the storm temporal patterns used for the hydrological analysis were obtained from the Bureau of Meteorology for the ARR19 data. The following design storm events were used for the assessment:

- Minor Storm Event: 5 % AEP,
- Major Storm Event: 1 % AEP.

3.3.3 Rainfall Losses

Methods for modelling the proportion of rainfall that is "lost" to infiltration are outlined in ARR2016 (Book 5, Ch 3). The methods are of varying complexity, with the more complex options only suitable if enough data is available. The method most typically used for design flood estimation is to apply an initial and continuing loss to the rainfall. The initial loss represents the wetting of the catchment prior to runoff starting to occur, and the continuing loss represents the ongoing infiltration of water into the saturated soils while rainfall continues.

A summary of the initial and continuous loss rates adopted for each land use category is given below:

Table 2: Catchment Losses

Land Use	Initial	Continuous
Impervious	0	0
Pervious	10	2

3.3.4 Manning's Values

The Manning's n values, accounting for surface roughness, have been taken from Chow, 1959 and are widely accepted. The determination of existing surface conditions surface conditions was from site investigations and aerial photography of the study area. A summary of manning values for each land use category is given below:

Table 3: Manning's values

Land Use	Manning's	Description
Impervious	0.015	General urban area some obstructions and discontinuities in flow
Pervious	0.06	Unmaintained paddocks and vegetated areas.

3.3.5 Adopted Parameters

The Laurenson Runoff Routing Method was used to calculate peak runoff. The adopted model parameters for each catchment are given below.

3.3.5.1 Pre-development

Catchment	Internal	Pervious	Impervious
Area (ha)	2.02	1.92	0.1
Fraction Imperv (%)	5		
Manning's		0.06	0.015
Equal Area Slope (%)		3	3
Initial Loss		10	0
Continuous Loss		2	0

3.3.5.2 Post-Development

Catchment	Internal	Pervious	Impervious
Area (ha)	2.02	0.61	1.41
Fraction Imperv (%)	70		
Manning's		0.06	0.015
Equal Area Slope (%)		3	3
Initial Loss		10	0
Continuous Loss		2	0

3.3.5.3 External

Catchment	External	Pervious	Impervious
Area (ha)	11.43	11.43	0
Fraction Imperv (%)	0		
Manning's		0.06	0.015
Equal Area Slope (%)		18	18
Initial Loss		10	0
Continuous Loss		2	0

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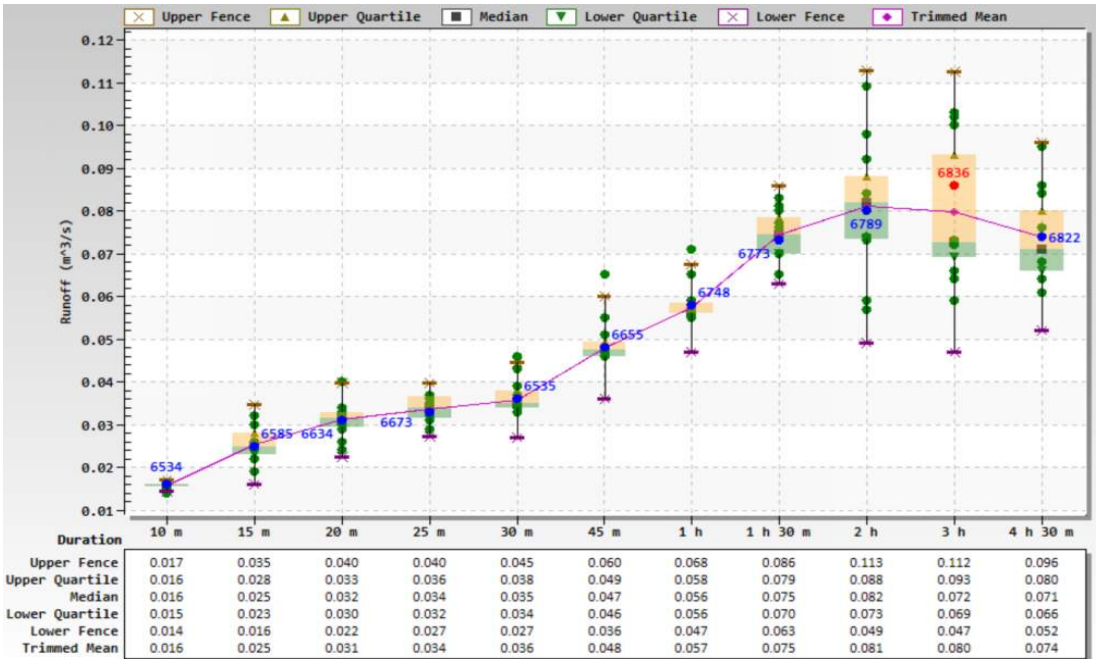
3.4 Results

The temporal pattern ensembles for each scenario with storm duration from the 10min to 270min are given below. The ensembles allow for the identification of the mean stormwater runoff and critical storm duration as recommended by ARR19.

3.4.1 Pre-development



Duration	10 m	15 m	20 m	25 m	30 m	45 m	1 h	1 h 30 m	2 h	3 h	4 h 30 m
Upper Fence	0.017	0.035	0.040	0.040	0.045	0.060	0.068	0.086	0.113	0.112	0.096
Upper Quartile	0.016	0.028	0.033	0.036	0.038	0.049	0.058	0.079	0.088	0.093	0.080
Median	0.016	0.025	0.032	0.034	0.035	0.047	0.056	0.075	0.082	0.072	0.071
Lower Quartile	0.015	0.023	0.030	0.032	0.034	0.046	0.056	0.070	0.073	0.069	0.066
Lower Fence	0.014	0.016	0.022	0.027	0.027	0.036	0.047	0.063	0.049	0.047	0.052
Trimmed Mean	0.016	0.025	0.031	0.034	0.036	0.048	0.057	0.075	0.081	0.080	0.074

Figure 5: 5% Pre-development storm ensembles

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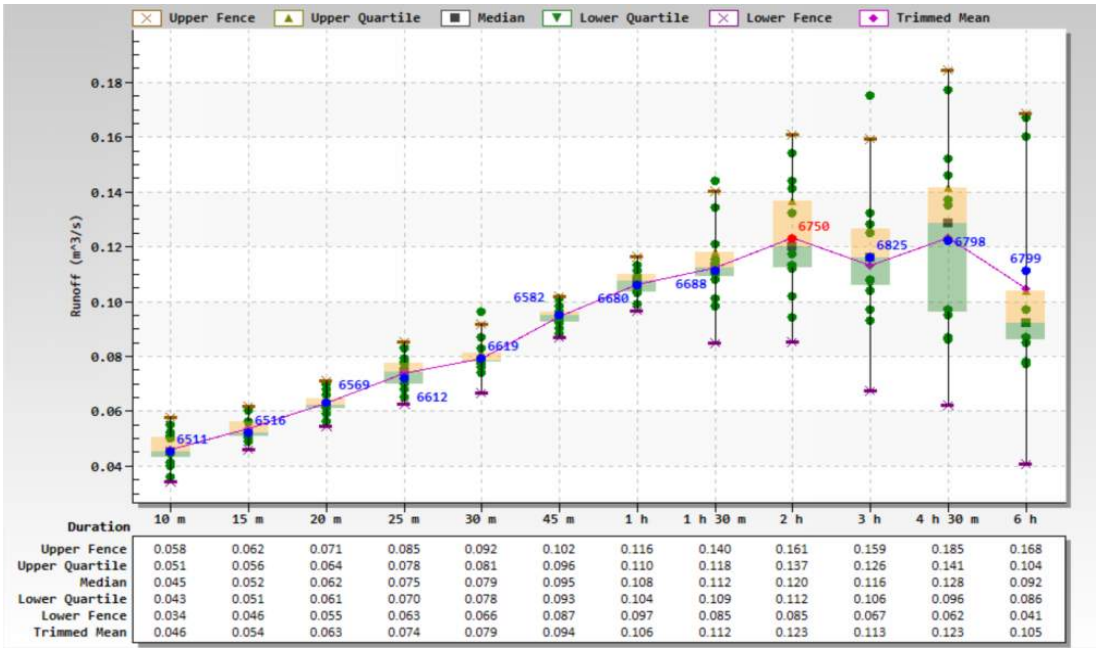
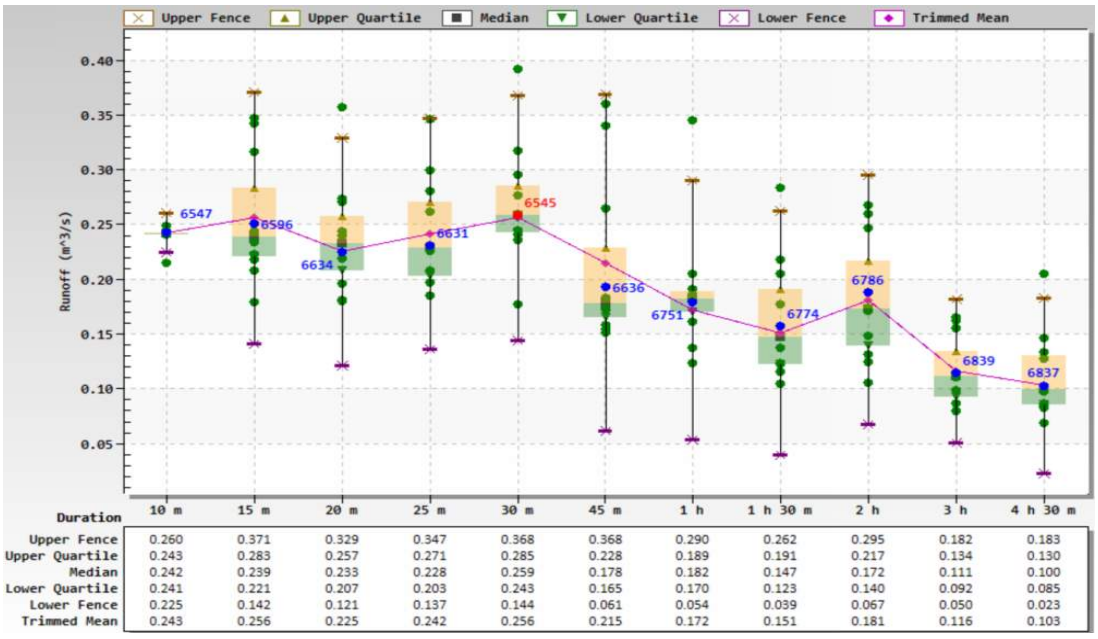


Duration	10 m	15 m	20 m	25 m	30 m	45 m	1 h	1 h 30 m	2 h	3 h	4 h 30 m	6 h
Upper Fence	0.058	0.062	0.071	0.085	0.092	0.102	0.116	0.140	0.161	0.159	0.185	0.168
Upper Quartile	0.051	0.056	0.064	0.078	0.081	0.096	0.110	0.118	0.137	0.126	0.141	0.104
Median	0.045	0.052	0.062	0.075	0.079	0.095	0.108	0.112	0.120	0.116	0.128	0.092
Lower Quartile	0.043	0.051	0.061	0.070	0.078	0.093	0.104	0.109	0.112	0.106	0.096	0.086
Lower Fence	0.034	0.046	0.055	0.063	0.066	0.087	0.097	0.085	0.085	0.067	0.062	0.041
Trimmed Mean	0.046	0.054	0.063	0.074	0.079	0.094	0.106	0.112	0.123	0.113	0.123	0.105

Figure 6: 1% Pre-development storm ensembles

3.4.2 Post-Development



Duration	10 m	15 m	20 m	25 m	30 m	45 m	1 h	1 h 30 m	2 h	3 h	4 h 30 m
Upper Fence	0.260	0.371	0.329	0.347	0.368	0.368	0.290	0.262	0.295	0.182	0.183
Upper Quartile	0.243	0.283	0.257	0.271	0.285	0.228	0.189	0.191	0.217	0.134	0.130
Median	0.242	0.239	0.233	0.228	0.259	0.178	0.182	0.147	0.172	0.111	0.100
Lower Quartile	0.241	0.221	0.207	0.203	0.243	0.165	0.170	0.123	0.140	0.092	0.085
Lower Fence	0.225	0.142	0.121	0.137	0.144	0.061	0.054	0.039	0.067	0.050	0.023
Trimmed Mean	0.243	0.256	0.225	0.242	0.256	0.215	0.172	0.151	0.181	0.116	0.103

Figure 7: 5% Post-development storm ensembles

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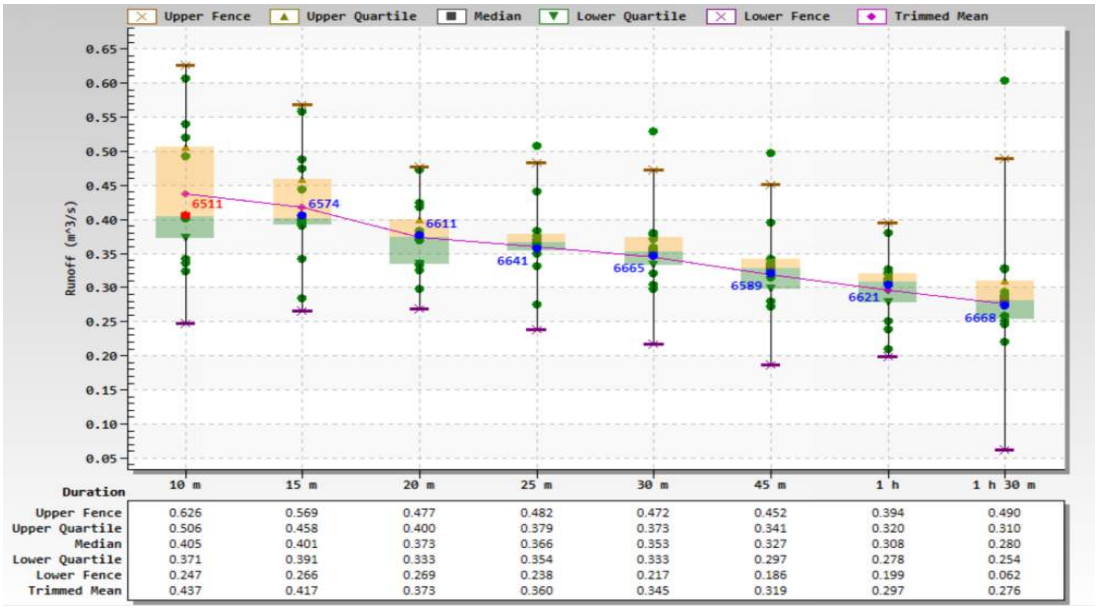
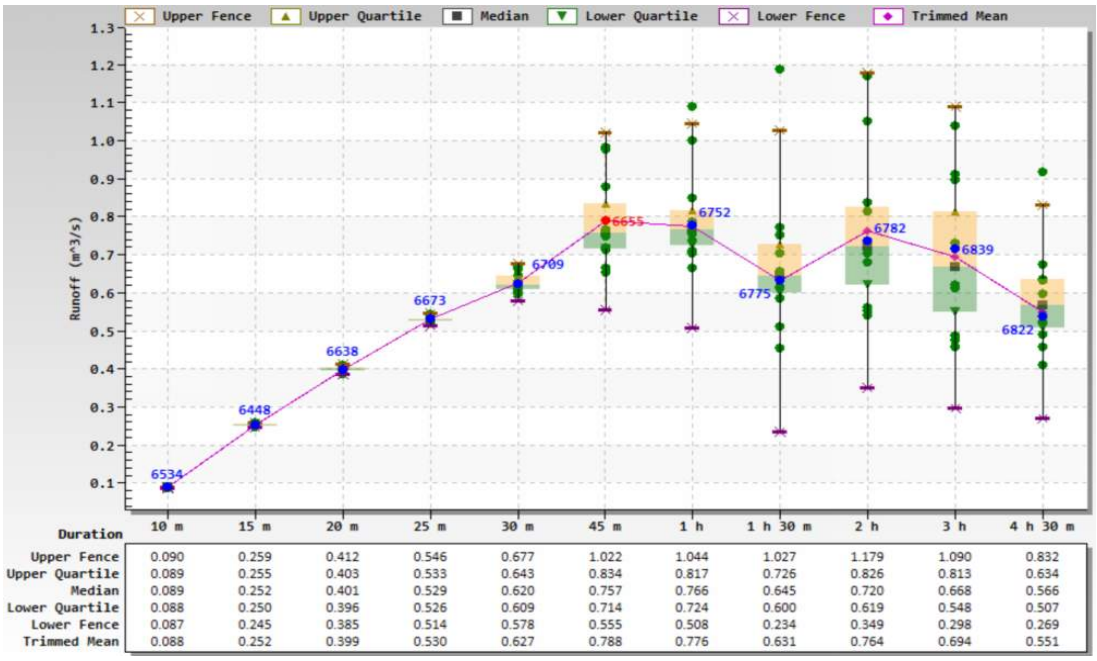


Duration	10 m	15 m	20 m	25 m	30 m	45 m	1 h	1 h 30 m
Upper Fence	0.626	0.569	0.477	0.482	0.472	0.452	0.394	0.490
Upper Quartile	0.506	0.458	0.400	0.379	0.373	0.341	0.320	0.310
Median	0.405	0.401	0.373	0.366	0.353	0.327	0.308	0.280
Lower Quartile	0.371	0.391	0.333	0.354	0.333	0.297	0.278	0.254
Lower Fence	0.247	0.266	0.269	0.238	0.217	0.186	0.199	0.062
Trimmed Mean	0.437	0.417	0.373	0.360	0.345	0.319	0.297	0.276

Figure 8: 1% Post-development storm ensembles

3.4.3 External



Duration	10 m	15 m	20 m	25 m	30 m	45 m	1 h	1 h 30 m	2 h	3 h	4 h 30 m
Upper Fence	0.090	0.259	0.412	0.546	0.677	1.022	1.044	1.027	1.179	1.090	0.832
Upper Quartile	0.089	0.255	0.403	0.533	0.643	0.834	0.817	0.726	0.826	0.813	0.634
Median	0.089	0.252	0.401	0.529	0.620	0.757	0.766	0.645	0.720	0.668	0.566
Lower Quartile	0.088	0.250	0.396	0.526	0.609	0.714	0.724	0.600	0.619	0.548	0.507
Lower Fence	0.087	0.245	0.385	0.514	0.578	0.555	0.508	0.234	0.349	0.298	0.269
Trimmed Mean	0.088	0.252	0.399	0.530	0.627	0.788	0.776	0.631	0.764	0.694	0.551

Figure 9: 5% AEP external storm ensembles

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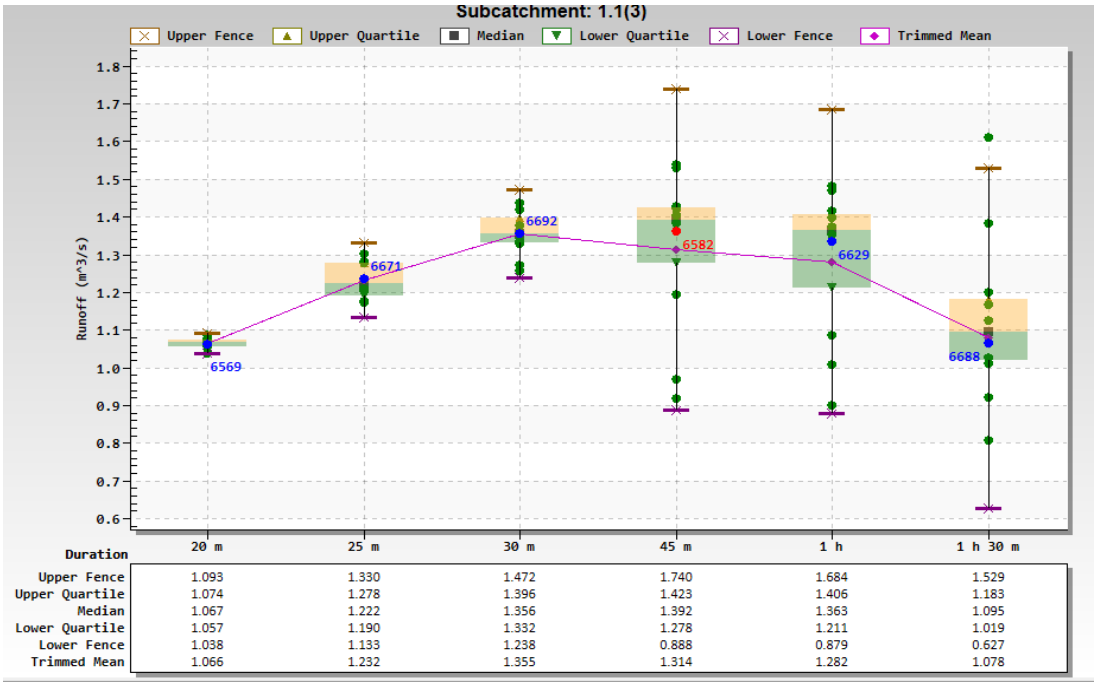

Figure 10: 1% AEP external storm ensembles

3.4.4 Summary

A summary of the critical storm duration and runoff flows rates for the pre and post-developed scenarios are given below in Table 4 and Table 5, respectively.

Table 4: Pre-development runoff

Catchment	Storm Event	Peak Runoff	Critical Storm
Internal	5% AEP	0.072	180min TP09
	1% AEP	0.120	120min TP08

Table 5: Post-development runoff

Catchment	Storm Event	Peak Runoff	Critical Storm
Internal	5% AEP	0.259	30min TP02
	1% AEP	0.405	10min TP01

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Table 6: External catchment runoff

Catchment	Storm Event	Peak Runoff	Critical Storm
External	5% AEP	0.757	45min TP04
	1% AEP	1.356	30min TP09

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4 Hydraulics

A hydraulic model was developed to analyse the impacts of overland flooding on the development. The existing overland flows were mapped to determine the site's current flood characteristics and to identify any mitigation measures needed. Once the existing flood characteristics were determined, mitigation measures and their effectiveness in reducing flood risk to the site and surrounding residential areas were analysed. The iteration of mitigation measures continued until an adequate solution was determined.

4.1 Existing Flood Characteristics

The site is affected by flooding from the southern catchment. Flow is concentrated by a small valley that traverses the catchment. This valley ends at Rheban Road, where it meets with a shallow roadside table drain. The table drain has limited capacity to contain the flows, rapidly filling and breaching, with stormwater flowing over Rheban Road.

The shallow valley is present throughout the site, directing overland flow to the northeastern corner of the site. The existing 450 culvert collects a portion of the stormwater and directs it into the underground network and to the east, where it is discharged into a detention basin. The bypass flows onto both Nautalist Drive and West Shelly before making its way to Orford Beach and into the ocean.

The existing flood behaviour for the 1% and 5% AEP is shown in Appendix B.

4.2 Mitigation Strategy

The flood mitigation strategy involves the construction of a bypass drain to divert overland flow underground and through the development. The bypass drain traverses from the southern side of Rheban Road to a proposed open channel south of the site in the West Shelly Road reserve. The proposed channel will continue north out to Orford Beach, where it will outfall to the sandstone rock face and into the ocean. Figure 11 shows the proposed mitigation route.

The bypass effectiveness is dependent on the interception of upstream flows and channelisation to the underground network. The external catchment is currently inadequately intercepted by the existing roadside table drain, with Rheban road not being elevated against the verge, allowing stormwater to easily flow over. To overcome this limitation, it is necessary to construct a sufficiently large roadside drain on the upstream side of Rheban Road to capture and channel stormwater to the bypass. Without this drain, the overland flow would continue over Rheban Road in an uncontrolled manner, bypassing the bypass drain and continuing to flow through the development.

Modelling shows that a bypass pipe of size DN900 is sufficient to convey both the internal and external flows from/through the site. A table drain of 0.6m deep with a base of 0.6m and side slopes of 1:2 is sufficient to capture and channel flows to the bypass drain, ensuring the mitigation option remains effective.

The results of the mitigation strategy are provided in Appendix C. The results show that the bypass is very effective and reducing flooding not only through the new development but also to the surrounding residential area. The bypass also reduces the loading on the existing detention basin located further east along Nautilus Drive, allowing more detention to occur for other catchments.

4.2.1 Addressable Risks

Several risks have been identified with the inclusion of bypass that should be addressed. These include:

1. The social impact of the open channel on the Orford Beach foreshore area (above the cliff face). This area is used for recreational activities, evident by the dirt track that has been constructed. The open channel cuts

across this area, dividing the east and west sides with an untraversable drain. One recommendation would be to install culverts within this foreshore area to allow the area to be continuous.

2. The area above the cliff face is designated as environmental management; works within the area would require the appropriate approvals to be in place.
3. A road barrier will be needed adjacent to open drainage channels on West Shelly Road.
4. Provisions for pedestrians will need to be maintained along West Shelly Road.
5. Public safety will need to be addressed along open channels.
6. Increasing the size of the table drain within Rheban Roa may require service relocations; this needs to be investigated further.

Figure 11: Proposed mitigation infrastructure

5 Stormwater Quality

The Tasmanian State Government outlines the requirements for water quality objectives for new developments. These reduction targets are to be met under the requirements of Glamorgan Spring Bay Council Planning Scheme {Planning Scheme Year}.

5.1 Methodology

Water quality modelling has been undertaken in accordance with the Derwent Estuary Program and Water by Design guidelines. MUSIC has been used to estimate the reduction targets for the given development. Where a proprietary device is to be used, the treatment nodes have been provided by the device manufacturer. The parameters used within MUSIC are given below.

5.2 Model Parameters

Table 7: Rainfall Data

Parameter	Value
Rain Station	Hobart - 094145
Time Step	6 min
Modelling Period	1997 – 2008
Mean Annual Rainfall	620
Evapotranspiration	903

Table 8: Rainfall Parameters

Parameter	Value
Rainfall threshold	1
Soil Storage Capacity	120
Initial Storage Capacity	25
Field Capacity	50
Infiltration Capacity coeff. A	200
Infiltration Capacity exp. B	1
Initial Depth	10
Daily Recharge Rate	25.00
Daily Base Flow Rate	5.00
Daily Deep Seepage Rate	0

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Table 9: Urban Pollutant Sources

Pollutant	Surface Type	Storm Flow		Base Flow	
		Mean (log mg/l)	SD (log mg/L)	Mean (log mg/l)	SD (log mg/L)
TSS	Roof	1.301	0.333	-	-
	Hardstand/ Road	2.431	0.333	-	-
	Ground	1.900	0.333	0.96	0.401
TP	Roof	-0.886	0.242	-	-
	Hardstand/ Road	-0.301	0.242	-	-
	Ground	-0.700	0.242	-0.731	0.360
TN	Roof	0.301	0.205	-	-
	Hardstand/ Road	0.342	0.205	-	-
	Ground	0.243	0.182	0.455	0.363

Table 10: Pollutant Catchments

Pollutant Catchment	Pollutant Catchment (m^2)
Urban Residential (65% Impervious)	20,000

5.3 Treatment Train

The proposed treatment train has been summarised in

Table 11: Treatment Nodes and Figure 12: Proposed treatment train. The treatment train has been modelled within MUSIC and meets the reduction targets set out by state legislation.

Table 11: Treatment Nodes

Node	Quantity	Description
Bio-Retention	77m	Primary and tertiary treatment.

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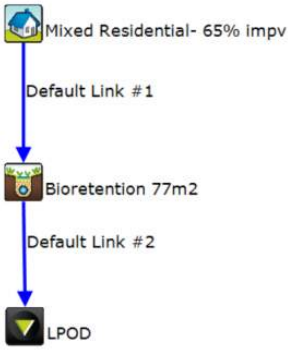

Figure 12: Proposed treatment train

5.4 Results

The results of the pollution reduction are summarised in Table 12: Results Summary. It is shown that the proposed treatment train is effective at reduction the pollutant levels to their legislative requirements.

Table 12: Results Summary

	Sources	Residual Load	% Reduction
Flow (ML/yr)	5.385	5.233	2.833
Total Suspended Solids (kg/yr)	1004	153.4	84.72
Total Phosphorus (kg/yr)	1.581	0.7901	50.02
Total Nitrogen (kg/yr)	11.89	6.481	45.51
Gross Pollutants (kg/yr)	227.1	0	100

5.5 Water Quality Contribution

To meet the water quality objectives of Glamorgan Spring Bay Council, the developer wishes to contribute towards funding future regional water quality measures in lieu of providing a bio-retention basin. The treatment train proposed is to be used as a reference design to determine the amount of contribution towards the future fund.

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6 Planning Scheme Responses

Assessment of the Development against the requirements of sections C12.6 and C12.7 of the Tasmanian Planning Scheme is provided below. The response shows that the development can be developed in accordance with the Flood-Prone Areas Hazard Code.

6.1 C12.6.1 Buildings and works within a flood-prone hazard area

Performance Criteria
P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report.
Compliance Response – Development is Compliant
Flood levels have decreased significantly due to the proposed bypass work, reducing the flood risk to acceptable levels for residential development. Advice has been sought from Glamorgan Spring Bay Council regarding their preferred flood mitigation strategy, which is outlined in this Stormwater Management Plan. No previous flood report for this development has been conducted; therefore, this Stormwater Management Plan is expected to serve as the basis for advice on future development within the subdivision.
P1.2 A flood hazard report also demonstrates that the building and works: (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.
Compliance Response – Development is Compliant
No flooding to adjacent properties is expected as a result of the proposed development. This Stormwater Management Plan demonstrates that during the 1% AEP storm event, flood water levels are considerably lowered in the surrounding area, with all properties along Nautilus Drive that were previously inundated now remaining flood-free due to the drainage bypass.

6.2 C12.7.1 Subdivision within a flood-prone hazard area

Performance Criteria
P1 Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to: (a) any increase in risk from flood for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise by flood of access to the lot, on or off site; (e) the need to locate building areas outside the flood-prone hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a flood hazard report.
Compliance Response – Development is Compliant
No increase in flood risk to the development or adjacent land is anticipated to occur as a result of the development. It is expected that the need for future remediation work has diminished as a result of the decreased flood levels and containment of flood water within the drainage bypass, with previously inundated properties now flood-free. The development can maintain access to all lots on or off-site during flood events. Building can be located outside of flooded areas, or be built so that the overland flow path can be managed through the property with relative ease due to the low flow rate and depth of flood water traversing through the property. Advice has been sought from Glamorgan Spring Bay Council concerning their preferred flood mitigation strategy, and is represented in this Stormwater Management Plan. No previous flood report for this development has been undertaken; as such, it is expected that this Stormwater Management Plan will form the basis of advice for future development with the subdivision.

7 Conclusion

Flood modelling has been undertaken for 49 Rheban Road to understand the impacts of overland flow on the development. Both the existing and mitigated scenarios have been analysed to show the improvements to the flood characteristics in the area.

It has been shown that the bypass has a dramatic impact on the flood extent of the area by taking a large volume of stormwater underground and outfalling directly to Orford Beach. For the bypass to be effective, it is necessary to intercept the overland flow at Rheban Road and direct the flow to the bypass. This requires the capacity of the table drain in Rheban Road to be increased. The bypass has the additional benefit of removing stormwater inflow from the existing detention basin east along Nautilus Drive. This may make the detention basin more effective at mitigating flows from other catchments.

Several risks have been identified that need to be addressed in subsequent stages of design. It is recommended that the next design phase look at addressing these risks as they may have cost implications for the project.

Overall mitigation through the use of a bypass drain is feasible and economical, and should be adopted as the preferred strategy to mitigate flooding within the area.

AD DESIGN+CONSULTING

APPENDIX

Appendix A

Bypass Alignment

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INTEGRITY WAY

RHEBAN ROAD

WEST SHELLY ROAD

NAUTILUS DRIVE

Tie in footpath and road neatly to existing.

Existing table drain to be reshaped. Refer Open Drain Detail.

Provide new culvert crossing to existing driveway crossover

Pit location TBC during detailed design

Road to be reinstated in accordance with LGAT-TSD-G01

3.6m Driveway crossover to all lots as per LGAT TSD-R09-v3. Driveway locations indicative only, final location to be determined during detail design phase.

1.5m Wide footpath. Refer LGAT TSD-R11

2m Wide Red Gravel footpath and tie-in neatly to existing verge

Access Ramp. Refer LGAT TSD-R18

Design line MC02

Design line MC01

KCM Kerb around Cul-de-sac

Ornamental Snow Pear Trees

Provide type WRT pedestrian fence per LGAT-TSD-R35 at headwall

Bollards within the access driveway to be removable per LGAT-TSD-R32

Bollards @1.5m centres per LGAT-TSD-R32

Provide 3.6m wide red gravel access for Taswater(200mm thick, 1m offset from property boundary). Vegetaion removal required

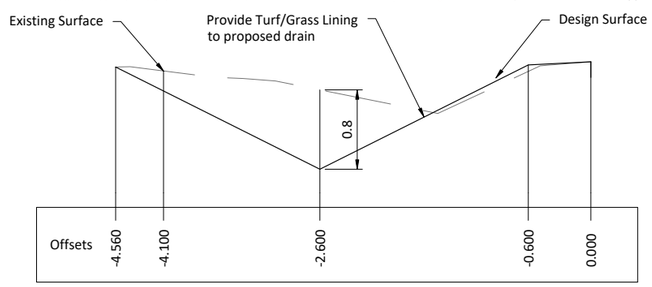
Culvert to allow pedestrians free movement over open drain.

Stormwater outfall to be positioned at the top of the sandstone outcrop.

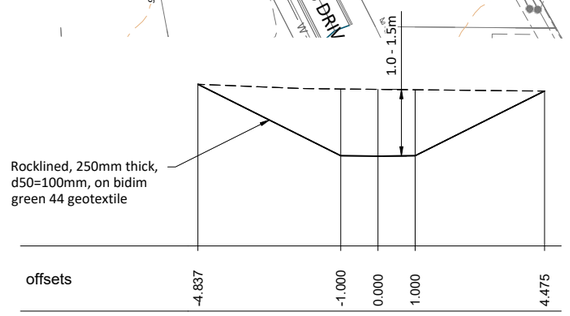
Proposed rock lined by pass channel Refer section for detail.

NOTES:

1. All Stormwater pipes, structure types and locations indicative only to be confirmed during detailed design phase.
2. All existing stormwater, sewer, gas, electrical, communication, water property connections to be located and protected prior to commencing construction.
3. All Road reinstatement to be in accordance with LGAT-TSD-G01.
4. All kerbs to be in accordance with LGAT-TSD-R14 Types KC unless noted otherwise.
5. All footpaths to be in accordance with LGAT-TSD-11. Locations of footpaths indicative only to be confirmed during detailed design phase
6. All access ramps to be in accordance with LGAT-TSD-R18. Locations of access ramps indicative only to be confirmed during detailed design phase.
7. All proposed headwalls where the comined drop-off from the existing ground level 1 greater or equal to 1m shall be provided with at WRT fence inc accordance with LGAT-TSD-R35



Open Drain Detail
NTS



Bypass Channel Detail
nts

BEFORE YOU DIG www.byda.com.au

WARNING

BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THE EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

SUBJECT TO FINAL VERIFICATION AND APPROVAL

0 10 20 30 40 50m

SCALE 1:1000 A3

Rev No	Date	Revision Note	Drn	Ver.	App.
A	29/11/24	For Approval	BW	FP	AD

AD DESIGN+CONSULTING

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision, 49 Rheban Rd, Orford, Stage 2

Drawn FP/BW	Signed	Date 26/11/24
Designed FP	Signed	Date 26/11/24
Checked FP	Signed	Date 28/11/24
Approved AD	Signed	Date 29/11/24

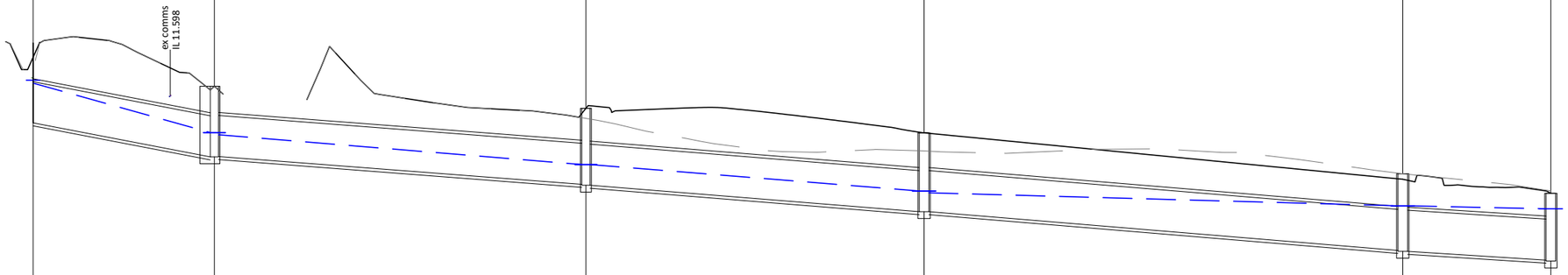
Drawing Title: Roadworks and Drainage General Arrangement

FOR APPROVAL
NOT FOR CONSTRUCTION

Project No. 23031
Scale: As Shown
Sheet Size: A3
Drawing No.: D-1-07-01
Rev: A

PLOTTED: 4/17/2025 6:00:03 AM c:\12d\data\addc-s1\23031 - 49 rheban road, orford subdivision_10390\02 cadd\drawings\da\stage 2\d-1-07-01.dwg

STRUCTURE NAME	1.1	1.2	1.3	1.4	1.5	1.6
STRUCTURE DESCRIPTION	HEADWALL	DIER 1500 x 900	DIER 1500 x 900	SIDE ENTRY PIT - TYPE 6 REFER TSD-SW16-v3	SIDE ENTRY PIT - TYPE 6 REFER TSD-SW16-v3	SIDE ENTRY PIT - TYPE 6 REFER TSD-SW16-v3



PIPE SIZE (mm)	900	900	900	900	900	
PIPE CLASS/MATERIAL						
PIPE GRADE (%)	3.85%	1.53%	1.62%		1.27%	
PIPE SLOPE (1 in X)	26.0	65.3	62.2	60.5	78.6	
PIPE FLOW (cumecs)	1.009	1.009	1.009	1.016	1.168	
CAPACITY RATIO (Q/Qcap)	0.280	0.450	0.440	0.440	0.570	
PIPE VELOCITY (m/s)	1.86	2.92	3.18	2.85	2.21	
NORMAL DEPTH (m)	0.33	0.42	0.42	0.42	0.49	
DATUM RL	1.000					
HGL ELEVATION	11.934 / 11.870	10.787 / 10.739	10.087	9.507 / 9.468	9.183	9.118
DEPTH TO INVERT	1.750	1.548 / 1.540	1.664 / 1.684	1.727 / 1.727	1.679 / 1.699	1.464
INVERT LEVEL OF DRAIN	11.000	10.254 / 10.262	9.653 / 9.633	9.054 / 9.054	8.206 / 8.186	7.993
DESIGN (& EXISTING) SURFACE LEVEL	12.437 (12.173)	11.802	11.317 (11.098)	10.781 (10.385)	9.764 (9.885)	9.456 (9.510)
CHAINAGE	0.000	19.380 / 19.832	39.748 / 60.480	36.024 / 97.480	51.323 / 149.852	15.152 / 166.054
LINE			1			

SUBJECT TO FINAL VERIFICATION AND APPROVAL

FOR APPROVAL
NOT FOR CONSTRUCTION

Rev No	Date	Revision Note	Drn	Ver.	App.

Client: Parkville Orford Pty Ltd

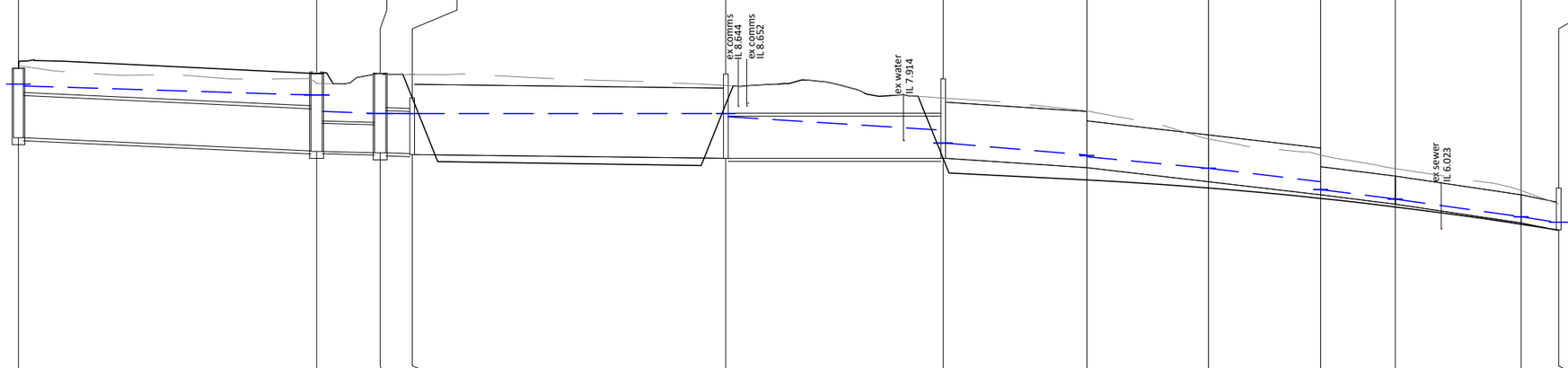
Project: 19 Lots Subdivision
49 Rheban Rd
Orford
Stage 2

	Signed	Date
Drawn		
Designed		
Checked		
Approved		

Drawing Title: Drainage Bypass
Long Section Sh.1

Project No.: 23031
Scale: As Shown
Sheet Size: A3
Drawing No.: D-SK05-1-LS-1
Rev: A

PLOTTED: 3/31/2025 1:31:42 PM C:\12d6\data\addc-s1\23031 - 49 rheban road, orford subdivision_10390\02 cadd\drawings\sketch\23031-d-sk05 bypass final.dwg



STRUCTURE NAME	1.6	1.7	1.8	1.9	1.10	1.11	1.12	1.13	1.14	1.15	1.16	1.17
STRUCTURE DESCRIPTION	SIDE ENTRY PIT - TYPE 6 REFER TSD-SW16-v3		1200mm DIA MANHOLE CLASS 'D' COVER REFER TSD-SW02-v3	1200mm DIA MANHOLE CLASS 'D' COVER REFER TSD-SW02-v3	HEADWALL	HEADWALL	HEADWALL	OPEN CHANNEL	OPEN CHANNEL	OPEN CHANNEL	OPEN CHANNEL	OPEN CHANNEL	HEADWALL
PIPE SIZE (mm)		900	(2x)600	900	T9000B2000x1500	900	T7500B2000x1200	T6000B2000x1000	T5000B2000x1000	T4500B2000x600	T4500B2000x600	T4000B2000x600	
PIPE CLASS/MATERIAL					CHNL		CHNL	CHNL	CHNL	CHNL	CHNL	CHNL	
PIPE GRADE (%)		0.51%	0.81%	0.90%	0.23%	0.00%	1.32%	2.31%	2.34%	2.51%	2.98%	4.08%	
PIPE SLOPE (1 in X)		108.7	186.3	143.0	412.6	1000000.0	75.5	43.3	42.8	39.8	33.6	24.5	
PIPE FLOW (cumecs)		1.168	1.174	1.181	1.108	1.039	1.038	1.038	1.038	1.041	1.047	1.049	
CAPACITY RATIO (Q/Qcap)		0.670	1.290	0.770	0.020	12.220	0.080	0.020	0.110	0.050	0.050	0.040	
PIPE VELOCITY (m/s)		1.84	2.08	2.01	0.31	1.83	1.30	1.49	1.51	4.22	4.44	3.50	
NORMAL DEPTH (m)		0.54	0.60	0.60	0.22	0.90	0.33	0.11	0.29	0.11	0.11	0.10	
DATUM RL	-2.000												
HGL ELEVATION	9.118 / 9.079	8.885	8.536 / 8.492	8.488	8.489	8.421 / 8.135	7.858 / 7.602 / 7.592	7.566	7.320	7.032	6.864 / 6.663 / 6.660	6.283	6.166
DEPTH TO INVERT	1.464 / 1.484	1.653	1.663 / 1.694	1.694 / 1.194	1.214	1.800 / 1.800	1.700 / 1.700 / 1.200	1.200	1.000	1.000	1.000 / 0.600 / 0.600	0.600	0.900
INVERT LEVEL OF DRAIN	7.993 / 7.973	7.690	7.680 / 7.650	7.650 / 7.632	7.612	7.532 / 7.532	7.532 / 7.532 / 7.332	7.332	7.032	6.752	6.752 / 6.552 / 6.552	6.152	5.999
DESIGN (& EXISTING) SURFACE LEVEL	9.456 / (9.510)	9.343	(9.130) / 9.344	8.826	(9.324)	8.692 / (9.089)	7.529 / (8.820) / 7.070	(8.544)	6.897	(7.947)	6.674 / (7.601) / 6.491	(7.311)	6.122 / (6.843) / 5.999	(6.556)
CHAINAGE	166.054	30.730	197.909	5.590 / 204.699	2.571	208.120	33.006	241.626	22.725	264.851	15.098	280.201	12.996	293.201	11.979	305.184	7.962	313.150	13.447	326.601	3.755	330.608

LINE 1

FOR APPROVAL
NOT FOR CONSTRUCTION

SUBJECT TO FINAL VERIFICATION AND APPROVAL

Rev No	Date	Revision Note	Drn	Ver.	App.

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision
49 Rheban Rd
Orford
Stage 2

	Signed	Date
Drawn		
Designed		
Checked		
Approved		

Drawing Title: Drainage Bypass
Long Section Sh.2

Project No. 23031
Scale: As Shown
Sheet Size: A3
Drawing No. D-SK05-1-LS-2
Rev: A

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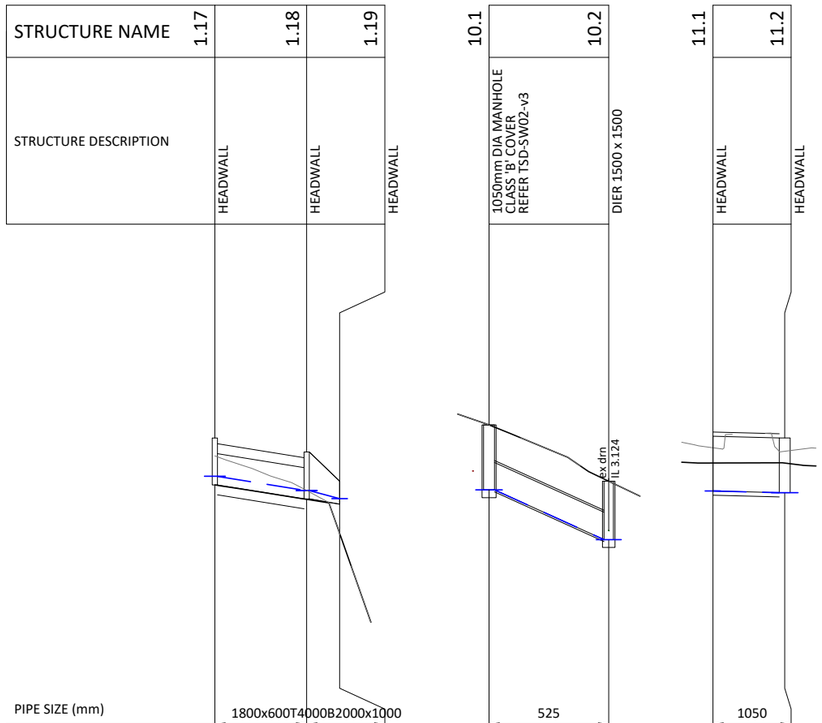

STRUCTURE NAME	1.17	1.18	1.19	10.1	10.2	11.1	11.2
STRUCTURE DESCRIPTION	HEADWALL	HEADWALL	HEADWALL	1050mm DIA MANHOLE CLASS 'B' COVER REFER TSD-SW02-v3	DIER 1500 x 1500	HEADWALL	HEADWALL
PIPE SIZE (mm)	1800x600T4000B2000x1000			525		1050	
PIPE CLASS/MATERIAL	BC	CHNL					
PIPE GRADE (%)	3.22%	1.61%		9.08%		0.52%	
PIPE SLOPE (1 in X)	31.0	28.8		11.0		192.3	
PIPE FLOW (cumecs)	1.051	1.099		0.000		0.000	
CAPACITY RATIO (Q/Qcap)	0.190	0.020		0.000		0.000	
PIPE VELOCITY (m/s)	3.59	4.90		0.00		0.00	
NORMAL DEPTH (m)	0.16	0.11		0.00		0.00	
DATUM RL	-3.000			-5.000		3.000	
HGL ELEVATION	6.166	6.163	5.897	5.891	5.736	3.904	2.950	11.883	11.850
DEPTH TO INVERT	0.900	0.900	0.900	0.900	0.441	1.000	1.245	1.120	1.120	1.050	1.050	1.050
INVERT LEVEL OF DRAIN	5.999	5.999	5.731	5.731	5.630	5.071	3.904	2.950	2.950	11.883	11.850	11.850
DESIGN (& EXISTING) SURFACE LEVEL	5.999	(6.556)	5.722	(5.893)	5.070	5.150		4.070	12.419	(12.712)	12.418	(12.645)
CHAINAGE	330.608	8.308	339.416	2.913	342.581	0.000	10.508	11.483	0.000	6.357	6.884	
LINE	1					10			11			

SUBJECT TO FINAL VERIFICATION AND APPROVAL

FOR APPROVAL
NOT FOR CONSTRUCTION

Rev No.	Date	Revision Note	Drn	Ver.	App.

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision
49 Rheban Rd
Orford
Stage 2

Drawn	Signed	Date	
Designed	Signed	Date	
Checked	Signed	Date	
Approved	Signed	Date	

Drawing Title: Drainage Bypass
Long Section Sh.3

Project No.: 23031
Scale: As Shown
Sheet Size: A3
Drawing No.: D-SK05-1-LS-3
Rev: A

PLOTTED: 3/31/2025 1:31:44 PM c:\12d6\data\addc-s1\23031 - 49 rheban road, orford subdivision_10390\02 cadd\drawings\sketch\23031-d-sk05 bypass final.dwg

AD DESIGN+CONSULTING

APPENDIX

Appendix B

Existing Results

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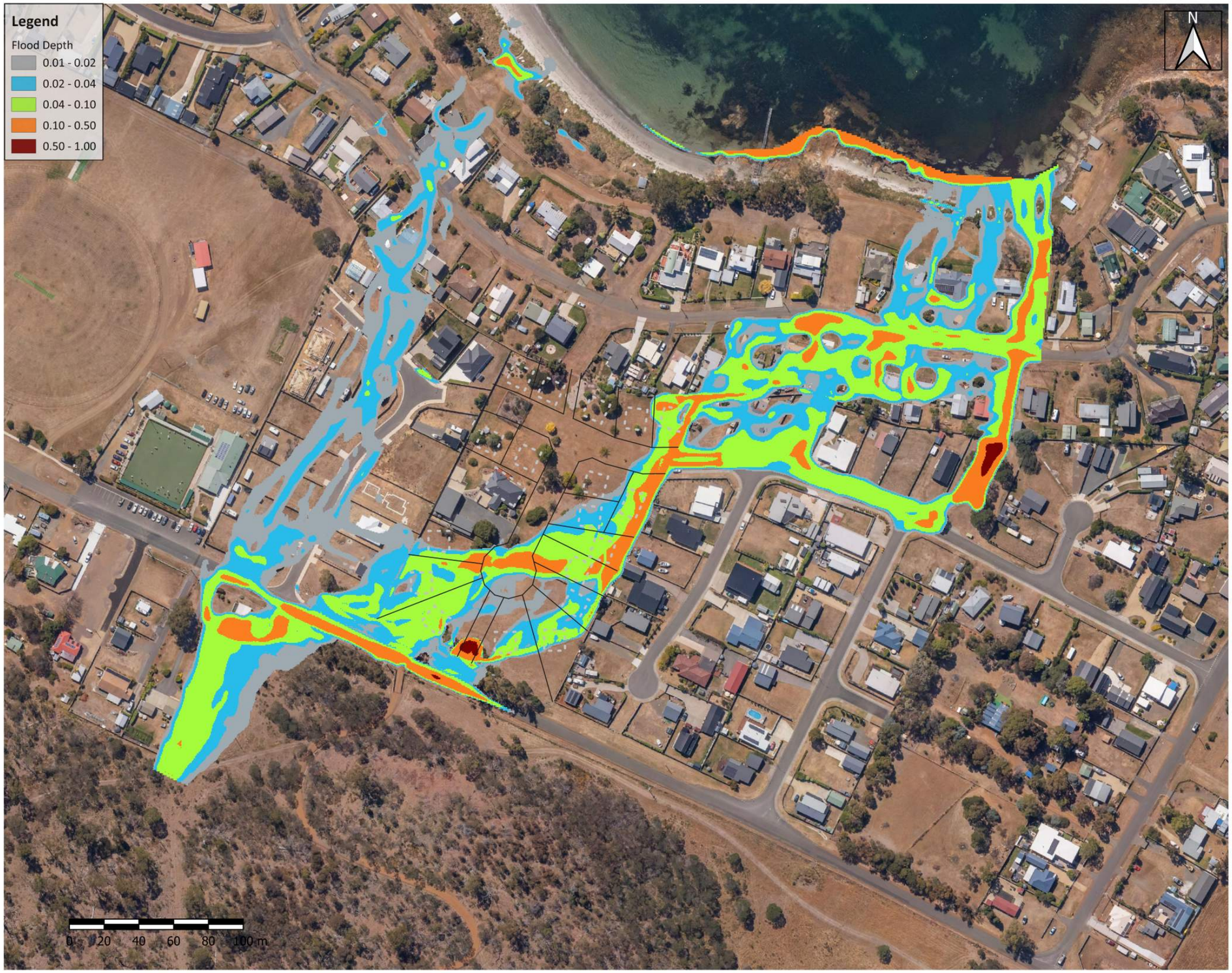


Rev No.	Amendment Description
A	For Information
B	Response to RFI

Location

Client

Parkville Orford Pty Ltd, Glamorgan Spring Bay Council

AD DESIGN+CONSULTING
Level 5, 147 Macquarie Street
Hobart, TAS 7000
Email: admin@addconsulting.com.au

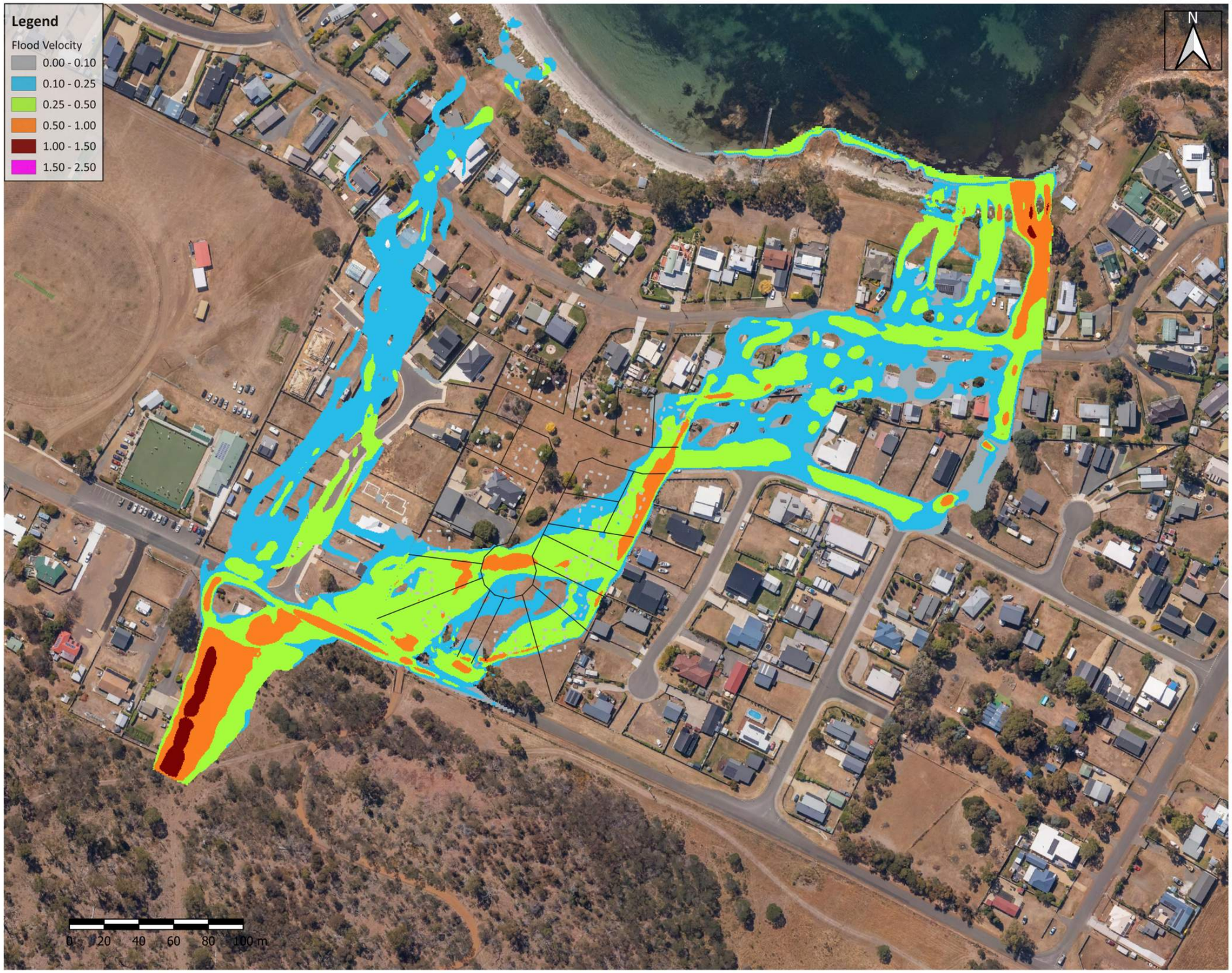
Existing Scenario
1 % AEP Flood Depth
2024

Project

Job No: 23031
Job Name: 49 Rheban Road
Job Address: 49 Rheban Road, Orford

Projection: MGA94 Zone 55
Horizontal Datum: GDA94
Vertical Datum: AHD (Tas)
Data Acknowledgements: Base data from the LIST (Tasmanian Government)

Scale	1:2,000
Drawn	TN
Checked	TN
Date	26/06/2025
GIS File Ref	existing 1pct depth
Revision	For Information
B	A3



Rev No.	Amendment Description
A	For Information
B	Response to RFI

Location

Client

Parkville Orford Pty Ltd, Glamorgan Spring Bay Council

AD DESIGN+CONSULTING
Level 5, 147 Macquarie Street
Hobart, TAS 7000
Email: admin@addconsulting.com.au

Existing Scenario
1 % AEP Flood Velocity
2024

Project

Job No: 23031
Job Name: 49 Rheban Road
Job Address: 49 Rheban Road, Orford

Projection: MGA202 Zone 55
Horizontal Datum: GDA202
Vertical Datum: AHD (Tas)
Data Acknowledgements: Base data from the LIST (Tasmanian Government)

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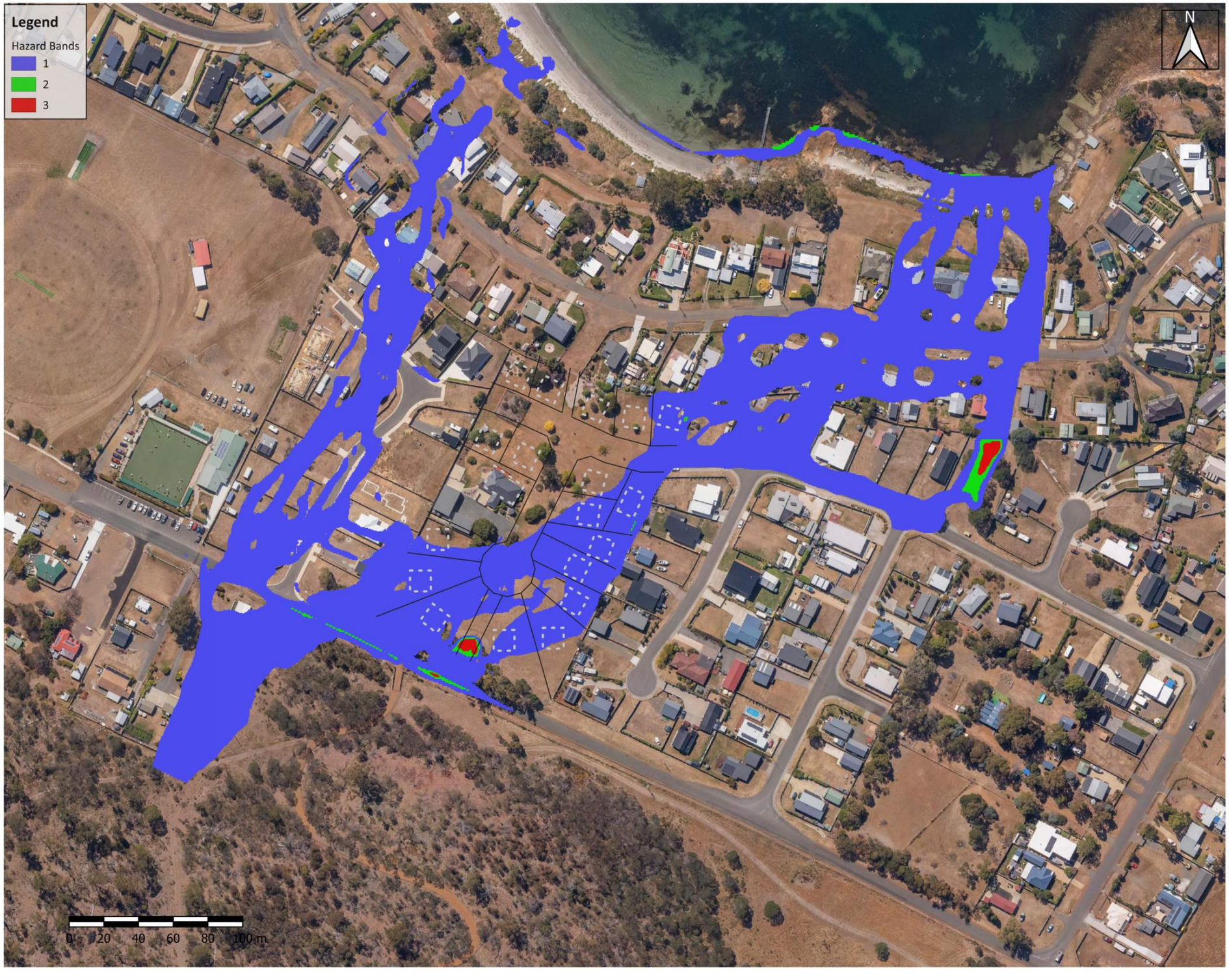
Checked	TN
Date	26/06/2025
GIS File Ref	existing 1pct velocity
Revision	For Information
B	A3



Rev No.	Amendment Description
A	For Information
B	Response to RFI

Location

Client

Parkville Orford Pty Ltd, Glamorgan Spring Bay Council

AD DESIGN+CONSULTING
Level 5, 147 Macquarie Street
Hobart, TAS 7000
Email: admin@addconsulting.com.au

Existing Scenario
1 % AEP Flood Hazard
2024

Project

Job No: 23031
Job Name: 49 Rheban Road
Job Address: 49 Rheban Road, Orford

Projection: MGA202 Zone 55
Horizontal Datum: GDA202
Vertical Datum: AHD (Tas)
Data Acknowledgements: Base data from the LIST (Tasmanian Government)

Scale	1:2,000
Drawn	TN
Checked	TN
Date	26/06/2025
GIS File Ref	existing 1pct hazard
Revision	For Information
B	A3

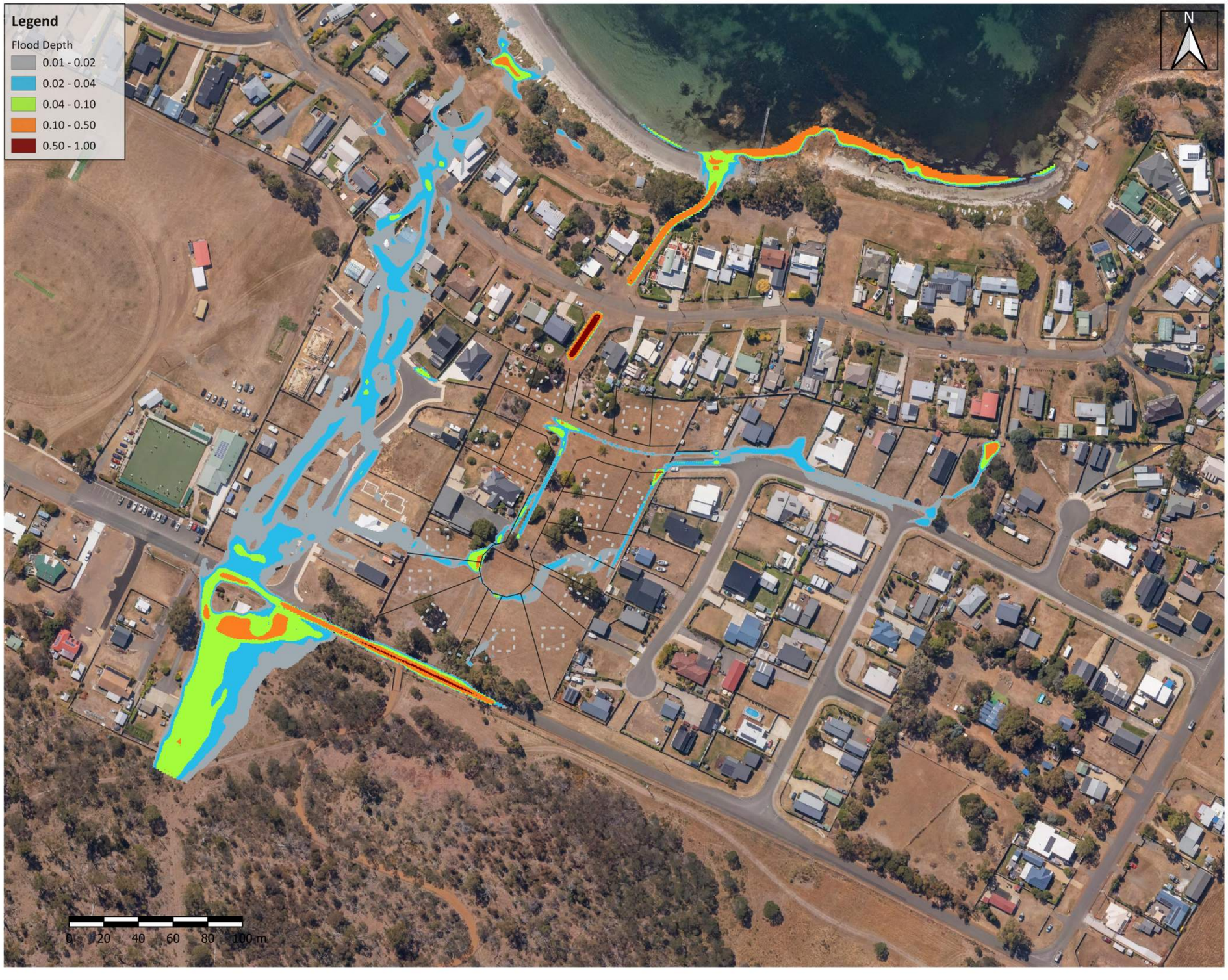
AD DESIGN+CONSULTING

APPENDIX

Appendix C

Bypass Results

addconsulting.com.au



Rev No.	Amendment Description
A	For Information
B	Response to RFI

Location

Client

Parkville Orford Pty Ltd, Glamorgan Spring Bay Council

AD DESIGN+CONSULTING
Level 5, 147 Macquarie Street
Hobart, TAS 7000
Email: admin@addconsulting.com.au

Bypass Scenario
1 % AEP Flood Depth
2024

Project

Job No: 23031
Job Name: 49 Rheban Road
Job Address: 49 Rheban Road, Orford

Projection: MGA94 Zone 55
Horizontal Datum: GDA94
Vertical Datum: AHD (Tas)
Data Acknowledgements: Base data from the LIST (Tasmanian Government)

Scale 1:2,000

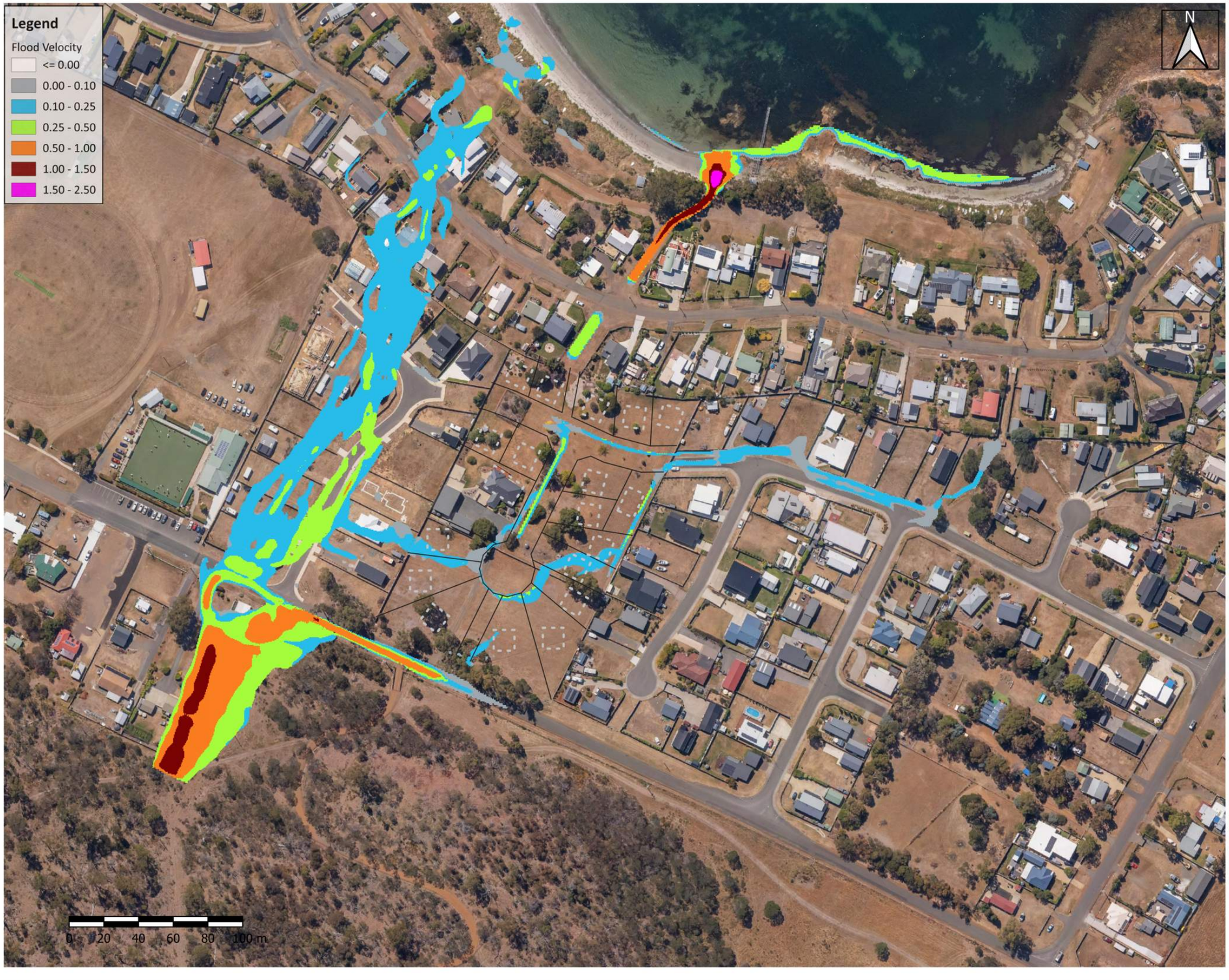
Drawn TN | Checked TN

Date 26/06/2025

GIS File Ref
bypass 1pct depth

Revision
For Information

B | A3



Rev No.	Amendment Description
A	For Information
B	Response to RFI

Location

Client

Parkville Orford Pty Ltd, Glamorgan Spring Bay Council

AD DESIGN+CONSULTING
Level 5, 147 Macquarie Street
Hobart, TAS 7000
Email: admin@addconsulting.com.au

Bypass Scenario
1 % AEP Flood Velocity
2024

Project
Job No: 23031
Job Name: 49 Rheban Road
Job Address: 49 Rheban Road, Orford

Projection: MGA202 Zone 55
Horizontal Datum: GDA202
Vertical Datum: AHD (Tas)
Data Acknowledgements: Base data from the LIST (Tasmanian Government)

Scale 1:2,000

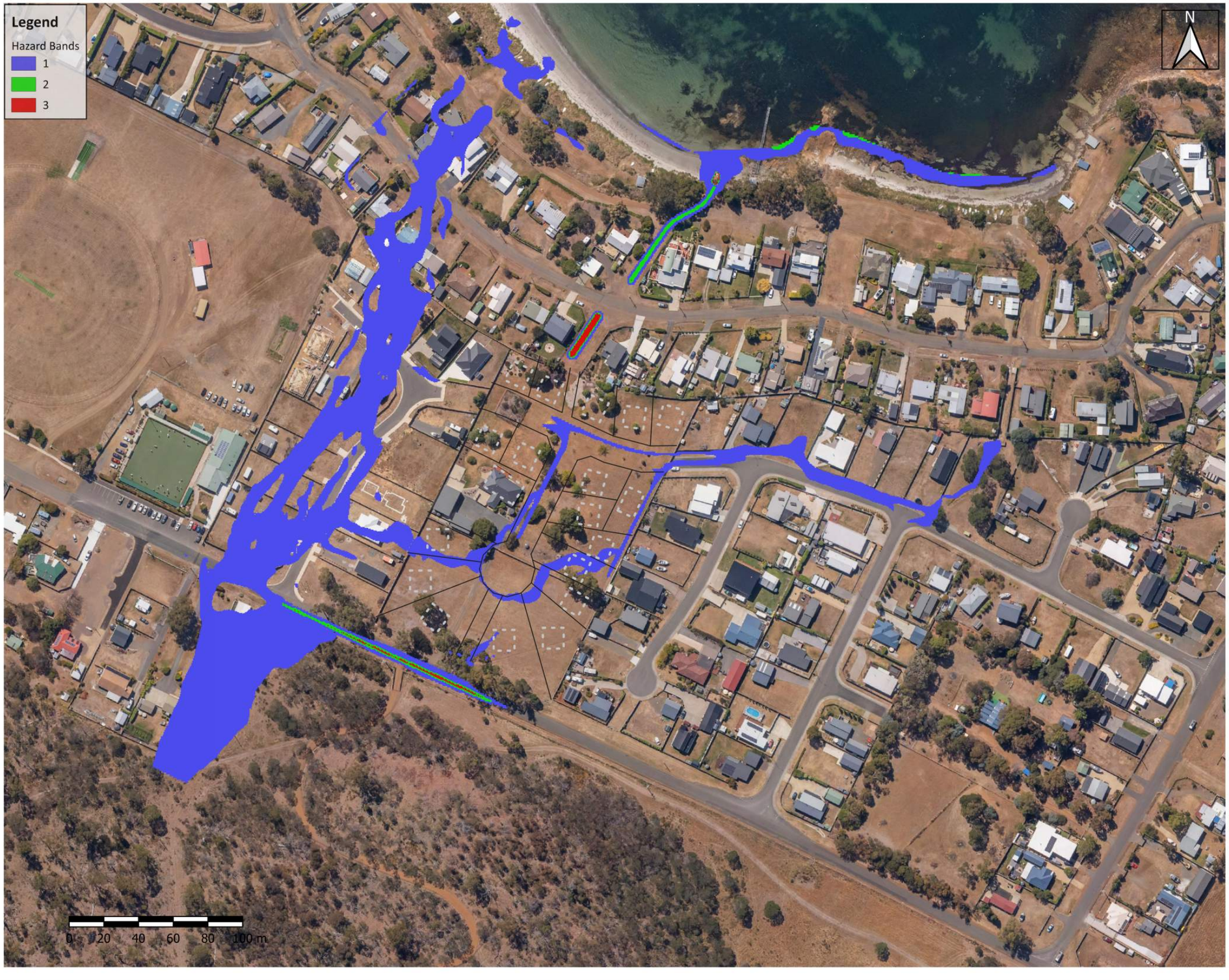
Drawn TN | Checked TN

Date 26/06/2025

GIS File Ref
bypass 1pct velocity

Revision
For Information

B | A3



Rev No.	Amendment Description
A	For Information
B	Response to RFI

Location

Client

Parkville Orford Pty Ltd, Glamorgan Spring Bay Council

AD DESIGN+CONSULTING
Level 5, 147 Macquarie Street
Hobart, TAS 7000
Email: admin@addconsulting.com.au

Bypass Scenario
1 % AEP Flood Hazard
2024

Project
Job No: 23031
Job Name: 49 Rheban Road
Job Address: 49 Rheban Road, Orford

Projection: MGA202 Zone 55
Horizontal Datum: GDA202
Vertical Datum: AHD (Tas)
Data Acknowledgements: Base data from the LIST (Tasmanian Government)

Scale 1:2,000

Drawn TN | Checked TN

Date 26/06/2025

GIS File Ref
bypass 1pct hazard

Revision
For Information

B | A3

AD DESIGN+CONSULTING

EMAIL

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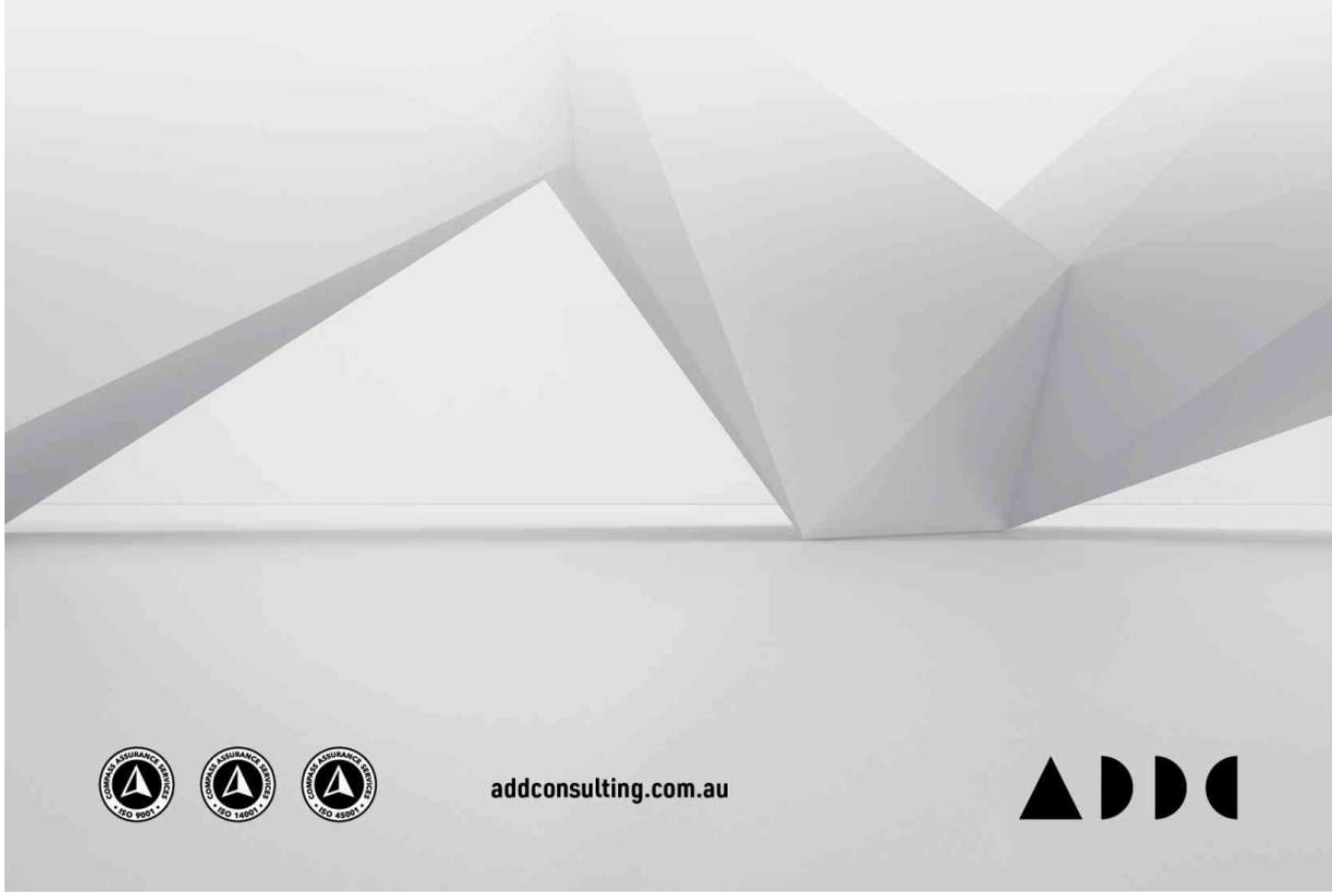
OFFICES

North:
Level 1, Suite 3
44 Formby Road
Devonport TAS 7310

South:
Cat & Fiddle Centre
Level 2, 51 Murray Street
Hobart TAS 7000

PHONE

(03) 6144 7652



addconsulting.com.au

ATTACHMENT 1

Endorsed Bushfire Report

MATTHEW CLARK
PLANNERS

Bushfire Hazard Report

49 Rheban Road, Orford
21 Lot Subdivision

For Parkville Orford Pty Ltd
August 2025
Mat Clark BFP-180

Table of Contents

VERSION CONTROL				
Version	**Date**	**Author**	**Reviewer**	**Description**
1.0	24.04.2025	MC	CM	Draft for approval
2.0	16.05.2025	MC	CM	TFS Updates 1
3.0	14.08.2025	MC	SG	TFS Updates 2

1. Introduction

MC Planners have been engaged by Parkville Orford Pty Ltd to prepare a bushfire hazard assessment for a 21 lot subdivision, including 18 residential lots and 3 road/footway lots. The address of the property is 'Parkville' 49 Rheban Road, Orford. The author, Matthew Clark, is an Accredited Person under Part 4A of the *Fire Service Act 1979* (BFP-180) for 1 & 3a Provisional (2, 3b and 3c).

The proposed development involves the subdivision of land located within a bushfire-prone area necessitating an assessment against the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme (Glamorgan Spring Bay)*.

This report considers:

- Whether the site is within a bushfire-prone area;
- The characteristics of the site and surrounding land;
- The proposed use and development that may be threatened by bushfire hazard;
- The applicable Bushfire Attack Level (BAL) rating;
- Appropriate bushfire hazard mitigation measures; and
- Compliance with planning requirements pertaining to bushfire hazard.

In order to demonstrate compliance with the Bushfire-Prone Areas Code this report includes a Certificate of Compliance (for planning purposes).

2. Site Location and Context

The address of the subject site is 49 Rheban Road, which is identified by PID 5979844 and CT 188095/1 (refer to Figure 1). The subject site has an area of 2.02ha. There will be connections to roads on CT 182665/100 (Integrity Way) and CT 153114/401 (Nautilus Drive).

There is an existing dwelling and outbuildings at CT 188095/17 which was subdivided from the site under planning permit SA 2024/00009 on 1st July 2024. The remainder of the site at CT 188095/1 is vacant and mostly cleared with some trees reaching 20m in height across the site and a garden/orchard structure on the western boundary.

To the north of the site is residential land and the Orford Beach. There are some trees on the beach shore, reaching 26m in height. To the east and west of the site is residential land. There is bushland located to the south of the site, with trees reaching 22m in height.

There are 4 accesses to the site: Rheban Road, West Shelly Road via an undeveloped subdivision road reserve, Nautilus Road, and an undeveloped road reserve for Integrity Way, which are all Council roads. Rheban Road is 20m in width and the connections from West Shelley Road, Nautilus Road, and Integrity Way are 15m in width.

The site is zoned General Residential and is surrounded by General Residential Zoning to the north, east and west and the Rural Zone to the south (refer to Figure 3). The site is only subject to the Bushfire-Prone Areas Overlay, which is present over the entire site. No other overlays apply to the site.

A Bushfire Hazard Management Report (BHMR) by MC Planners for a 2 lot subdivision was undertaken by Mat Clark (BFP-180) for planning permit SA 2024/00009. This BHMR will remain active for the 2 lot subdivision, including the Balance Lot.

Figure 1: Aerial view of the site (outlined in blue) and surrounding land (source: thelist map accessed 09.04.2025).

Figure 2: Lot Layout (source: the List map accessed 09.04.2025).

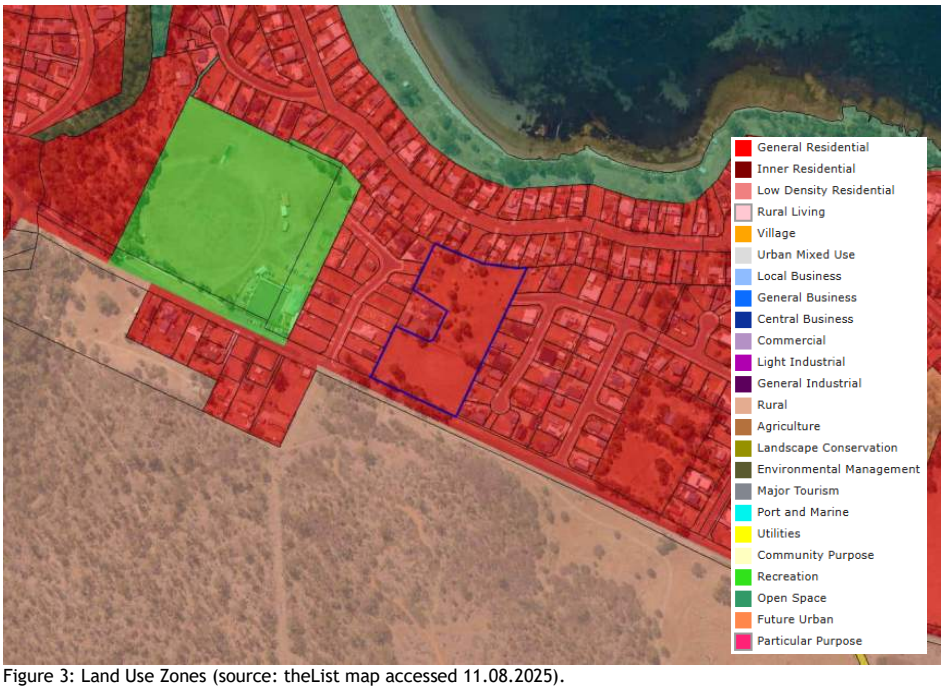


Figure 3: Land Use Zones (source: theList map accessed 11.08.2025).

3. Use and Development

The proposal is for a 21 lot subdivision, of which 18 of the lots will be for Residential Use and 3 of the lots will be roads/footways.

The subdivision will include the development of 3 road lots, which will create road connection between Integrity Way and Nautilus Road, West Shelley Road, and a cul-de-sac providing access to the lots. The road connection within the Integrity Road reserve is also part of the application. The cul-de-sac head is an 18m diameter pavement with a 31m reserve.

The development is not staged.

Details of the subdivision are within Appendix A Proposal Plans.

4. Bushfire Hazard Assessment

Vegetation and Slope

Vegetation and relevant effective slopes within 100m of the proposed lots has been assessed and classified in accordance with AS 3959:2018. AS3959 C2.2.3.1 notes that "in assessing vegetation, care should be exercised to ensure that a sufficient level of distance is used to determine predominant vegetation. This may necessitate the consideration of vegetation out to distances in excess of 100 metres from the site".

A site visit was conducted on the 15.04.25.

Figure 2 shows the land within 100m of the proposed development in red. The land within 140m from the proposed development is outlined in green, as this is considered a potential risk area.

See Appendix C for site Photos.

Figure 4: Land within 100m of the proposed development (red) as this is the minimum area for consideration under AS 3959-2018. Land with 140m (green) is shown for context.

Land excluded from the assessment is as follows:

- Land to the north, east and west is all low threat in accordance with the Bushfire Hazard Advisory Note 01 (BAHN 01) given the lots are zoned General Residential and the lots are less the 1500m^2;
- The line of trees along Rheban Road south of the site are within a well maintained road reserve and are less than 20m in width complying with AS3959 2.2.3.5 (d); and
- The linear public open space and beach area north of the site are maintained public reserves compliant with 2.2.3.2 (f).

Table 1 – Lots 1 to 19

Lot		North	East	South	West
1-9 & 17, 18	Vegetation, within 100m of lot boundaries	Low threat vegetation	Low threat vegetation	Low threat vegetation	Low threat vegetation
	Slope (degrees)	Flat Land	Flat Land	Flat Land	Flat Land
	BAL rating existing vegetation	BAL-Low	BAL-Low	BAL-Low	BAL-Low
	Existing setbacks	N/A	N/A	N/A	N/A
	BAL rating with setbacks/HMA	BAL-Low			
10-16	Vegetation within 100m of lot boundaries	Low threat BAHN-01	Low threat BAHN-01	Class B Woodland	Low threat BAHN-01
	Slope (degrees)	Flat Land	Flat Land	Upslope 0°	Flat Land
	BAL rating existing vegetation	BAL-Low	BAL-Low	BAL-12.5	BAL-Low
	Existing setbacks	N/A	N/A	22m	N/A
	BAL rating with HMA	BAL-12.5			
12-15	Vegetation within 100m of lot boundaries	Low threat BAHN-01	Low threat BAHN-01	Class B Woodland	Low threat BAHN-01
	Slope (degrees)	Flat Land	Flat Land	Upslope 0°	Flat Land
	BAL rating existing vegetation	BAL-Low	BAL-Low	BAL-19	BAL-Low
	Existing setbacks	N/A	N/A	20m	N/A
	BAL rating with HMA	BAL-19			

Step 5: Determination of Bushfire Attack Level (BAL)

Building areas shown are indicative only and are shown for planning purposes. These areas are flexible in they may change position if setbacks and HMAs are achieved and adhered to.

Minimum Separation Required

The required Bushfire Attack Level for subdivision is as follows:

Table 2 - Setbacks From Vegetation

	Slope	Grassland	Scrub	Woodland	Forest
BAL Low	all	N/A	N/A	100m	N/A
BAL 12.5	Flat Upslope	N/A	N/A	22m	N/A
BAL 19	Flat Upslope	N/A	N/A	15m	N/A

Table 3 – BAL Ratings Per Lot

	Lot Numbers	Note
BAL Low	1-9, 18-19 & 201	
BAL 12.5	10-11, 16 & 200	
BAL 19	12-15 & 202	BAL 12.5 can be achieved with a 2m setback from Rheban Road – refer to BMP

5. Bushfire Protection Measures

During a bushfire event, a number of bushfire attack mechanisms may threaten buildings and occupants, including:

- Radiant heat;
- Direct flame contact;
- Ember attack; and
- Wind.

The key bushfire attack mechanism is wind-borne embers and debris.

A range of bushfire protection measures are recommended to improve the resilience of the proposed development and achieve a tolerable level of residual risk for occupants. The protection measures outlined in this section have been consolidated in a Bushfire Hazard Management Plan (BHMP - see Appendix B).

5.1 Hazard Management Areas

The Hazard Management Areas ('HMA's) refer to land that is managed in a minimum fuel condition so as to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defendable space. The effectiveness of the hazard management areas is reliant on ongoing maintenance by landowners.

Subject to the implementation of the HMA, the proposal will comply with the Code.

Table 2 – Hazard Management Area Prescriptions

Within 10m of habitable buildings	No storage of flammable materials (e.g. firewood); Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire-retardant plants and combustible mulches); Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
Trees within HMA	Maintain canopy separation of approximately 2.0m; Ensure no branches overhang habitable buildings; Remove tree branches within 2.0m of ground level below; Locate new trees are to be sufficiently setback such that they do not pose a credible risk of tree strike to the building during or after a bushfire event; Avoid planting trees with loose, stringy or ribbon bark.
Understory vegetation within HMA	Maintain grass cover at <100mm; Maintain shrubs to <2.0m height; Shrubs to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); Avoid locating shrubs directly underneath trees.

The Hazard Management Area (HMA) is to be established in accordance with the Bushfire Hazard Management Plan, implemented by the developer and verified by the superintendent prior to issue of titles.

The Hazard Management Area includes the area to protect the buildings, as well as the access and water supplies. Vegetation in the Hazard Management Area is to be managed and maintained in a minimum fuel condition, Low Threat vegetation in accordance with AS3959-2018.

Maintenance Schedule:

- Removal of fallen limbs, leaf & bark litter
- Maintain lawns short (less than 100mm)
- Remove pine bark and other flammable garden mulch
- Complete under-brushing and thin out the understorey
- Prune low hanging trees to ensure separation from ground litter
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Maintain road access to the buildings to be defended and water storage area
- Remove fallen limbs, leaf & bark litter from roofs, gutters and around the building
- Remove vegetation or combustible materials are to be located within 1.5m of the building's external walls.

There is no requirement for Hazard Management Areas on adjoining land.

5.2 Construction Standards

Habitable buildings on Lots 10 to 16 must be designed and constructed to a minimum of BAL-12.5 under AS3959-2018, assuming habitable buildings are set back 2m from the southern boundary on Lots 12-15. No shielding applies to Lots 10 to 16 on this basis. Habitable buildings on the remaining lots, which are BAL-Low, do not need to meet construction

standards under the Determination. The building areas of all the lots are shown on the Bushfire Hazard Management Plan in Appendix B.

The minimum setbacks from bushfire-prone vegetation are demonstrated on the BHMP.

Subject to the implementation of the BHMP and compliant detailed design, the proposal will comply with clause 2.3.1 of the Determination.

5.3 Access

There are four existing accesses to the site at Rheban Road, West Shelley Road, Nautilus Road, and Integrity Way. The access at Rheban Road is a driveway and will be converted into a footpath. The access at West Shelley Road is a subdivision road, which will also be converted into a footpath. Both Nautilus Road and Integrity Way are dead-end roads which will be connected and join in the site to create a cul-de-sac access road to the proposed lots. The cul-de-sac head is an 9m radius pavement with a 31m wide reserve.

A fire trail is not proposed nor considered necessary, so the standards contained within Table C13.3 are not relevant.

Subject to implementation of the Road, the proposal will comply with the standards of Table C13.1 of the Bushfire-Prone Areas Code. All accesses are less than 30m and thus comply with Table C13.2 Element A of the Code.

Table C13.1 – Standards for Roads		
Element		Requirements
A.	Roads	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7metres in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian StandardAS1743-2001 Road signs-Specifications.

As the proposed turning head has an inner radius of 9m, the turning head does not comply Table C13.1 Standards for Roads or clause C13.6.2 Public and fire fighting access A1. As such, the performance criteria (P1) is addressed below.

C13.6.2 Public and fire fighting access

A1 ***	*P1* *A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and*

	emergency service personnel to enable protection from bushfires, having regard to: *(a) appropriate design measures, including:* *(i) two way traffic;* *(ii) all weather surfaces;* *(iii) height and width of any vegetation clearances;* *(iv) load capacity;* *(v) provision of parking bays;* *(vi) traffic control devices;* *(vii) geometry, alignment and slope of roads, tracks, and trails;* *(viii) use of through roads to provide for connectivity;* *(ix) limits on the length of cul-de-sacs and dead-end roads;* *(x) provision of turning areas;* *(xi) provision of parking areas;* *(xii) perimeter access; and* *(xiii) fire trails; and* *(b) the provision of access to:* *(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and* *(ii) fire fighting water supplies; and* *(c) any advice from the TFS.*

The proposed 9m (to face of curb) is consistent with the IPWEA guidelines, has a 600mm mountable curb and a 1.2m wide concrete footpath, thus having a trafficable area of 10.8m. The minimum road reserve width is 24m and accommodates a 24m diameter turning area. The 18m wide road reserve will support two-way traffic. As such, the proposed cul-de-sac will be able to accommodate traffic from the existing road (i). The proposed cul-de-sac will be developed to the IPWEA standard of the existing road and constructed from bitumen and concrete (ii). Similar to cul-de-sacs at Oyster Place and Pearl Court, the proposed turning head will not have significant vegetation within the nature strips on the street. Additionally, there is minimal existing vegetation on Nautilus Drive (iii). The existing road at Nautilus Drive is built to a IPWEA standard which accommodate MRV's (iv). There are no proposed parking bays (v). No parking signs are proposed in the cul-de-sac head (vi). The proposed turning head will have a maximum crossfall of 5 degrees but will be otherwise clear of obstacles within the road reserve (vii). The purpose of the proposed turning head is to provide for greater connectivity for future residences (viii). The proposed turning head will connect to an 9m wide road pavement which is approximately 110m in length. (ix). There will be provision for 12m diameter turning within the cul-de-sac using rollover curbs and the footpath (x). Parking is not permitted in the cul-de-sac head (xi). There is no perimeter access (xii). There are no proposed fire trails (xiii).

There is an area of woodland located 48 Rheban Road, which will not be access via the proposed road. There is no hazardous vegetation on the site (b)(i). There are several existing fire hydrants within close proximity of the proposed turning head, including one on Nautilus Drive and one on Integrity Way, providing access to a fire fighting water supply (ii) (b).

Refer to Appendix E for the TFS advice (c).

Accordingly, the proposal meets C13.6.2 and complies with the clause objective in that safe access is maintained, access to the bushfire prone vegetation is not diminished, manoeuvring of bushfire vehicles is not hampered, access to water supplies is achieved and there is adequate connectivity within the road network.

5.4 Water Supply for Firefighting

Arrangements for fire-fighting water supply for the proposed lots must comply with Table C13.4 of the Bushfire Prone Areas Code.

There is a reticulated water supply available for the subject site. Fire hydrants are located within 120m of the site on Rheban Road, West Shelley Road, Nautilus Road, and Integrity Way. New hydrants will be required in the new cul-de-sac road compliant with Table C13.4.

Table C13.4 – Reticulated Water Supply for Fire Fighting		
Element		Requirements
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area
B.	Design criteria for fire hydrants.	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with *TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition*; and (b) fire hydrants are not installed in parking areas.
C.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: (a) water tank signage requirements of *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or (b) *Water Supply Signage Guideline*, *version 1.0*, Tasmanian Fire Service, February 2017
D.	Hardstand	A hardstand area for fire appliances must be provided: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) with a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

A Certificate of Compliance confirming compliance with the above provisions is attached as Appendix D.

5.5 Optional Protection Measures

The following recommendations are not specifically regulated under any planning or building standards at present hence do not form part of the Bushfire Hazard Management Plan. If implemented, however, they will improve bushfire protection for future occupants.

Electrical Infrastructure

Overhead power lines are a common source of unplanned fires, particularly during high wind conditions. Where practicable, electricity connections to properties should be provided underground to remove this potential fire source.

Building Design

Building configuration can be used to improve building resilience. It is recommended that future developers of buildings within the subdivision consider adopting the following design features:

- Simple roof shapes with roof pitch at 18 degrees or greater, to reduce the potential for ember accumulation. This measure ought to be combined with non-combustible gutter guards to prevent accumulation within the guttering;
- Simple building shapes are preferable, as they reduce the opportunity for embers and debris to be trapped against the building within re-entrant corners;
- Keep walls as low as possible. Large expansive walls present greater surface area to wind turbulence and radiant heat;
- Slab-on-ground construction is generally more resilient than suspended slab construction.

6. Conclusion

The subject site is located in a bushfire-prone area.

The attached Bushfire Hazard Management Plan, prepared for a 21 lot subdivision, including 18 residential and 3 road lots outlines the required protection measures for the proposed lots including hazard management areas, building siting and construction, access, and water supply standards. Protection measures will reduce bushfire risk to future residents, developments and firefighters, as outlined in this report and the associated bushfire hazard management plan.

Key points of the Bushfire Report are:

- The determined Bushfire Attack Level for subdivision at 49 Rheban Road is BAL-19.
- Lots 1 to 9, 18 and 19 achieve BAL-Low for habitable buildings due to being setback more than 100m from the woodland to the south of the site at 48 Rheban Road.
- Lots 10 to 16 achieve BAL-12.5 for habitable buildings due to being setback 22m from the woodland to the south of the site at 48 Rheban Road.
- Lots 12 to 15 must maintain a 2m setback from the southern boundary of the site to maintain a BAL of 12.5 for all habitable buildings. Habitable buildings within 2m of the Rheban road boundary must be constructed to BAL19 construction.
- The cul-de-sac may have a 9m diameter to back of curb, but requires rollover curbs, no parking signs, a concrete footpath and a 12m diameter area clear of obstructions for vehicle turning in an emergency. A Performance Solution is thus required and addressed in this report.
- No staging is proposed and thus temporary turning heads and interim hazard protection is not considered. If staging is introduced this Bushfire Hazard Management Report will need to be updated.

Requirements for water and access are also specified on the BHMP. The Bushfire Hazard Management Plan is certified as being compliant with the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme (Glamorgan Spring Bay)*.

Subject to the BHMP being implemented, the development will comply with the bushfire protection requirements of the National Construction Code.

7. References

Tasmanian Planning Scheme – Bushfire Prone Areas Code

Department of Primary Industries and Water, The LIST, viewed 12 September 2022, www.thelist.tas.gov.au

Director of Building Control, 2024, Director's Determination - Bushfire Hazard Areas, Version No.1.2 Department of Justice (Tasmania).

Standards Australia, 2018, AS 3959-2018 – Construction of buildings in bushfire-prone areas, Standards Australia, Sydney.

APPENDIX A

Proposed Subdivision Plan

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

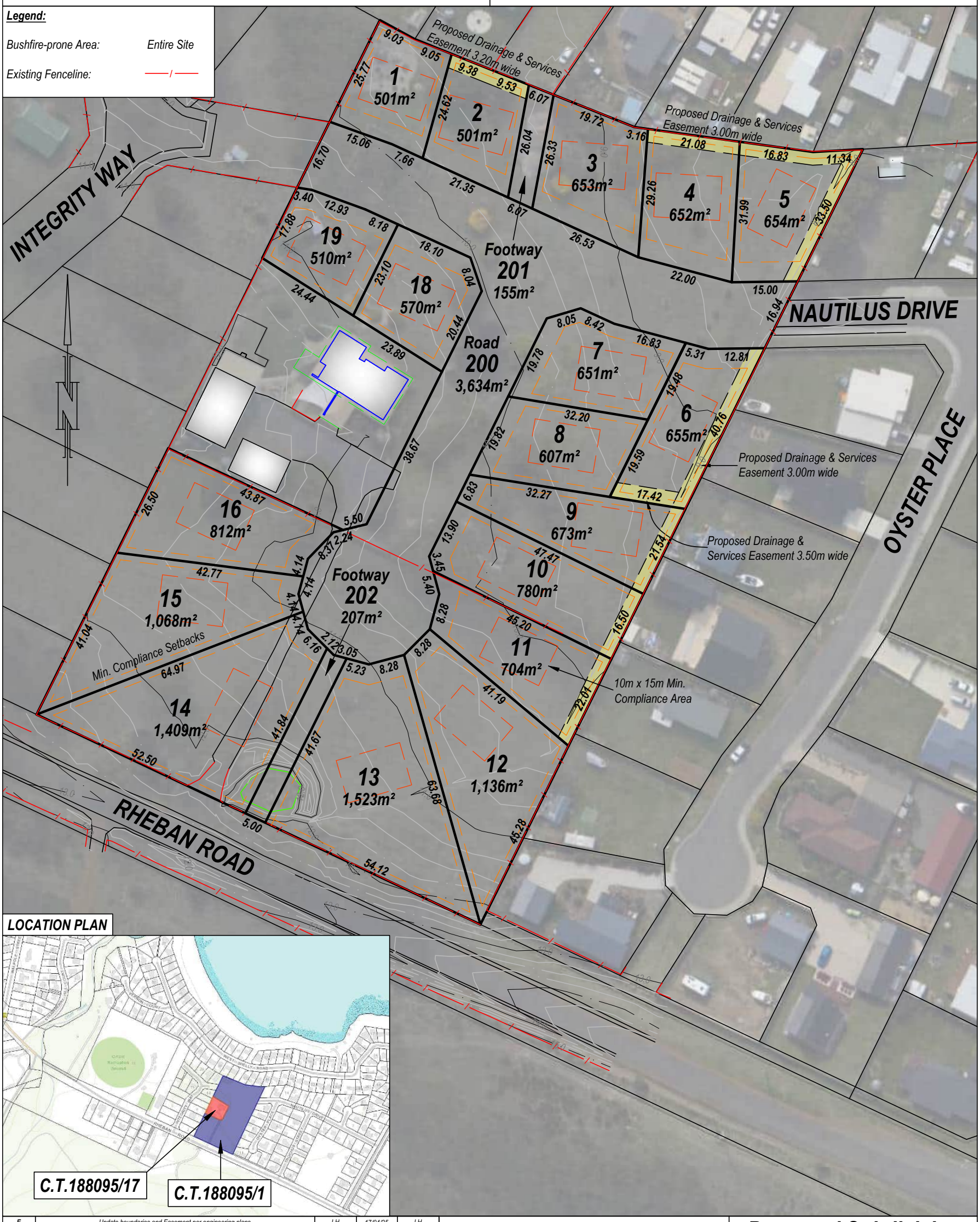
This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Legend:

Bushfire-prone Area: Entire Site

Existing Fenceline:



LOCATION PLAN

REV	AMENDMENTS	DRAWN	DATE	APPR.
E	Update boundaries and Easement per engineering plans	LH	17/04/25	LH
D				
C	Update Lot 13 & 14 boundaries + Add 5m wide Drainage easement	LH	22/01/24	LH
B	Add setbacks + add existing fence to legend	LH	14/12/23	LH
A	Update with proposed easements	LH	14/12/23	LH

OWNER: PARKVILLE ORFORD PTY LTD

TITLE REFERENCE: C.T.188095/1 & C.T.188095/17

LOCATION: 49 RHEBAN ROAD, **ORFORD**

Proposed Subdivision

Date:	Reference:
11/12/2023	COOPS05 15299-23
Scale:	**Municipality:**
1:800 (A3)	GLAMORGAN-SPRING BAY

INTEGRITY WAY

RHEBAN ROAD

WEST SHELLY ROAD

NAUTILUS DRIVE

Existing table drain to be reshaped. Refer Open Drain Detail.

Provide new culvert crossing to existing driveway crossover

Pit location TBC during detailed design

Road to be reinstated in accordance with LGAT-TSD-G01

Tie in footpath and road neatly to existing.

3.6m Driveway crossover to all lots as per LGAT TSD-R09-v3. Driveway locations indicative only, final location to be determined during detail design phase.

1.5m Wide footpath. Refer LGAT TSD-R11

Provide 'No Parking SIngs' and yellow 'No Parking Line" to the perimeter of the Cul De Sac

Access Ramp. Refer LGAT TSD-R18

Access Ramp. Refer LGAT TSD-R18

Design line MC02

Design line MC01

2m Wide Red Gravel footpath and tie-in neatly to existing verge

KCM Kerb around Cul-de-sac

1.5m Wide footpath. Refer LGAT TSD-R11

1.5m Wide footpath. Refer LGAT TSD-R11

Tie in footpath and road neatly to existing.

2m Wide Red Gravel footpath and tie-in neatly to existing verge

3 Ornamental Snow Pear Trees

Provide type WRT pedestrian fence per LGAT-TSD-R35 at headwall

Bollards within the access driveway to be removable per LGAT-TSD-R32

Bollards @1.5m centres per LGAT-TSD-R32

Provide 3.6m wide red gravel access for Taswater(200mm thick, 1m offset from property boundary). Vegetaion removal required

Culvert to allow pedestrians free movement over open drain.

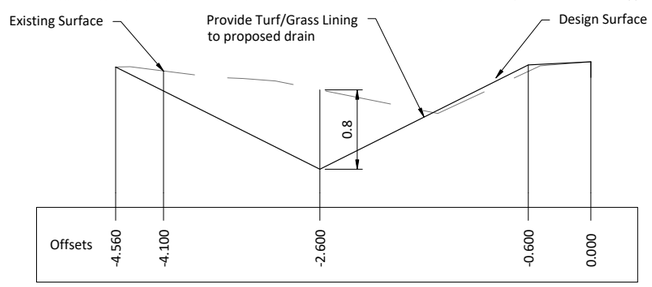
Stormwater outfall to be positioned at the top of the sandstone outcrop.

Road to be reinstated in accordance with LGAT-TSD-G01

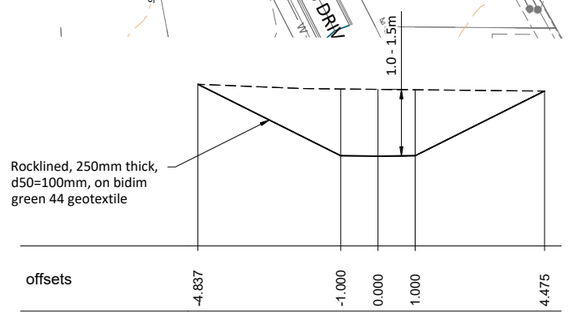
Proposed rock lined by pass channel Refer section for detail.

NOTES:

1. All Stormwater pipes, structure types and locations indicative only to be confirmed during detailed design phase.
2. All existing stormwater, sewer, gas, electrical, communication, water property connections to be located and protected prior to commencing construction.
3. All Road reinstatement to be in accordance with LGAT-TSD-G01.
4. All kerbs to be in accordance with LGAT-TSD-R14 Types KC unless noted otherwise.
5. All footpaths to be in accordance with LGAT-TSD-11. Locations of footpaths indicative only to be confirmed during detailed design phase
6. All access ramps to be in accordance with LGAT-TSD-R18. Locations of access ramps indicative only to be confirmed during detailed design phase.
7. All proposed headwalls where the comined drop-off from the existing ground level 1 greater or equal to 1m shall be provided with at WRT fence inc accordance with LGAT-TSD-R35



Open Drain Detail
NTS



Bypass Channel Detail
nts

BEFORE YOU DIG www.byda.com.au

WARNING

BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THE EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

SUBJECT TO FINAL VERIFICATION AND APPROVAL

0 10 20 30 40 50m

SCALE 1:1000 A3

FOR APPROVAL
NOT FOR CONSTRUCTION

Rev No	Date	Revision Note	Drn	Ver.	App.
A	29/11/24	For Approval	BW	FP	AD

AD DESIGN+CONSULTING

Client: Parkville Orford Pty Ltd

Project: 19 Lots Subdivision, 49 Rheban Rd, Orford, Stage 2

Drawn FP/BW	Signed	Date 26/11/24
Designed FP	Signed	Date 26/11/24
Checked FP	Signed	Date 28/11/24
Approved AD	Signed	Date 29/11/24

Drawing Title: Roadworks and Drainage General Arrangement

Project No. 23031

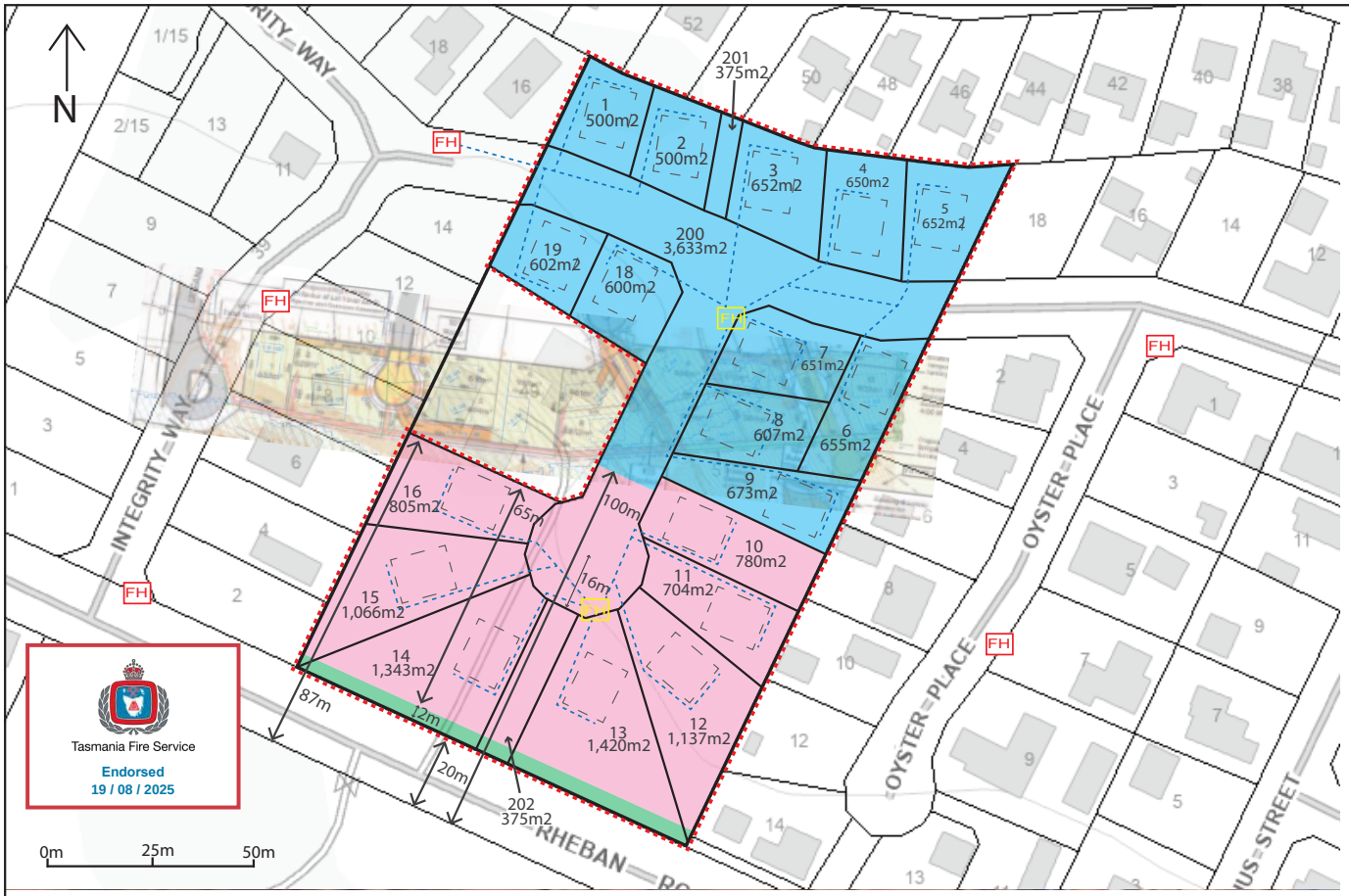
Scale: As Shown | Sheet Size: A3

Drawing No. D-1-07-01 | Rev: A

PLOTTED: 6/11/2025 12:18:41 PM c:\1226\data\addc-s1\23031 - 49 rheban road, orford subdivision_10390\02. cadd\drawings\da\stage 2\d-1-07-01.dwg

APPENDIX B

Bushfire Hazard Management Plan



LEGEND

- Hazard Management Area
- BAL Low
- BAL 12.5
- BAL 19
- FH Existing Fire Hydrant
- FH Indicative Fire Hydrant Location
- Hose lay

BHMP NOTES:

1. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE BUSHFIRE HAZARD REPORT (BHR) BY MAT CLARK (BFP-180), BUSHFIRE HAZARD PRACTITIONER, (ACCRED 1 & 3A PROV 2, 3B & 3C) DATED AUG 2025.
2. THE SUBJECT 49 RHEBAN ROAD, ORFORD (CT188095/1) AND ROAD TITLES CT 182665/100 AND CT 153114/401.
3. THE HAZARD MANAGEMENT AREAS (HMA) INDICATED ON THIS PLAN MUST BE ESTABLISHED AND MAINTAINED BY THE DEVELOPER AND VERIFIED BY THE BUILDING SURVEYOR PRIOR TO SEALING OF TITLES ACCORDANCE WITH SECTION 5.1 OF BHR.
4. PROPERTY ACCESS ARRANGEMENTS MUST COMPLY WITH SECTION 5.3 OF THE BHR.
5. FIRE FIGHTING WATER SUPPLY ARRANGEMENTS MUST COMPLY WITH SECTION 5.4 OF THE BHR.
6. NO STAGING IS ACCOMMODATED ON THIS PLAN.

MC PLANNERS
ACN 667 411 234 ABN 52 667 411 234
0362 887 248 planning@mcplanners.com.au
www.mcplanners.com.au
2/129 Bathurst St Hobart Tasmania

PROJECT: 49 RHEBAN ROAD, ORFORD
TITLE: BUSHFIRE HAZARD MANAGEMENT PLAN
SCALES @: DO NOT SCALE
PLOT DATE: 14/08/2025
PROJECT NO: 23121
DRAWING NO: 23121-B01

BUILDING DESIGN & CONSTRUCTION

- SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR BAL-Low, BAL-12.5 & BAL-19 SOLUTIONS.
- HABITABLE BUILDING AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - FOR BAL-Low, BAL-12.5 & BAL-19 REQUIREMENTS AS DESIGNATED. HIGHER LEVELS OF CONSTRUCTION ARE ACCEPTABLE.
- NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDING IN ACCORDANCE WITH AS-3959 CLAUSE 3.2 OR WITH GREATER THAN 6M SEPARATION FROM THE HABITABLE BUILDING.
- THIS PLAN HAS BEEN PREPARED ONLY FOR THE PURPOSE OF OBTAINING PLANNING AND BUILDING APPROVALS FROM THE LOCAL AUTHORITY AND IS SUBJECT TO THAT APPROVAL. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO THE FINAL SURVEY.

PROPERTY ACCESS

- ROADS NEEDS TO BE CONSTRUCTED TO THE STANDARDS IN TABLE C13.1 & TABLE C13.2 IN THE CODE PRIOR TO THE ISSUE OF TITLES (EXCL TURNING HEAD).
- THE TURNING HEAD MARKED ON THE PLAN MUST BE CONSTRUCTED IN ACCORDANCE WITH SECTION 5.3 OF THE REPORT AS A PERFORMANCE SOLUTION.

WATER SUPPLY FOR FIREFIGHTING

- WATER SUPPLY FOR FIRE FIGHTING IS BY THE EXISTING HYDRANTS IN ACCORDANCE WITH TABLE C13.4 OF THE CODE.
- CARRIAGEWAY OF THE PUBLIC ROAD SERVES AS HARDSTAND IN ACCORDANCE WITH TABLE C13.5 OF THE CODE.

HAZARD MANAGEMENT AREAS - HMA

-THE HAZARD MANAGEMENT AREA APPLIES TO PART OF THE SITE. VEGETATION IN THE HMA IS TO BE MANAGED AND MAINTAINED BY THE RESPECTIVE LOT OWNERS AND BE IN A MINIMUM FUEL CONDITION PRIOR TO THE SEALING OF TITLES.
- MAINTAIN IN A MINIMAL FUEL CONDITION IN PERPETUITY, ENSURING FUELS ARE REDUCED SUFFICIENTLY AND OTHER HAZARDS ARE REMOVED SUCH THAT THE FUELS & OTHER HAZARDS DO NOT SIGNIFICANTLY CONTRIBUTE TO THE BUSHFIRE ATTACK.
- LIMITED AMOUNTS OF LOW FLAMMABILITY PLANTS ARE ACCEPTABLE WITHIN THE HMA; INCLUDING MAINTAINED LAWN, LOW GROWING PLANTS & GROUND COVERS, LOW FLAMMABILITY ORNAMENTAL GARDENS, VEGETABLE GARDENS AND THE LIKE.
- DO NOT PLANT ADJACENT TO WALLS & DECKS OR DIRECTLY UNDER GLAZED ELEMENTS.
- REGULARLY REMOVE GROUND FUELS SUCH AS FALLEN BRANCHES, STICKS, LEAVES, BARK, LAWN CLIPPINGS ETC.
- MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm AND DO NOT USE PINE BARK AND OTHER FLAMMABLE MULCH.
- THIN-OUT UNDERSTORY VEGETATION AND PRUNE LOW-HANGING TREE BRANCHES AND PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES.
- MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS AND CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.

BAL RATINGS PER LOT

BAL 19 LOTS: 12, 13, 14, 15 & 202

BAL 12.5 LOTS: 10, 11, 16 & 200

BAL LOW LOTS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 18, 19 & 201

APPENDIX C

Site Photos

Photo 1: View north-east to the site from Rheban Road.

Photo 2: View north-west on the site towards properties on Integrity Way.

Photo 3: View north-east on the site towards properties on Oyster Way.

Photo 4: View south towards 48 Rheban Road from the southern boundary of the site.

Photo 5: View south-east towards 48 Rheban Road from the southern boundary of the site.

Photo 6: View west from the road reserve on the southern boundary of the site.

Photo 7: View south-east towards 48 Rheban Road from the road reserve on the southern boundary of the site.

Photo 8: View south-west towards 48 Rheban Road from the road reserve on the southern boundary of the site.

Photo 9: View south-west at the frontage of 48 Rheban Road.

Photo 10: View south-west at the frontage of 48 Rheban Road.

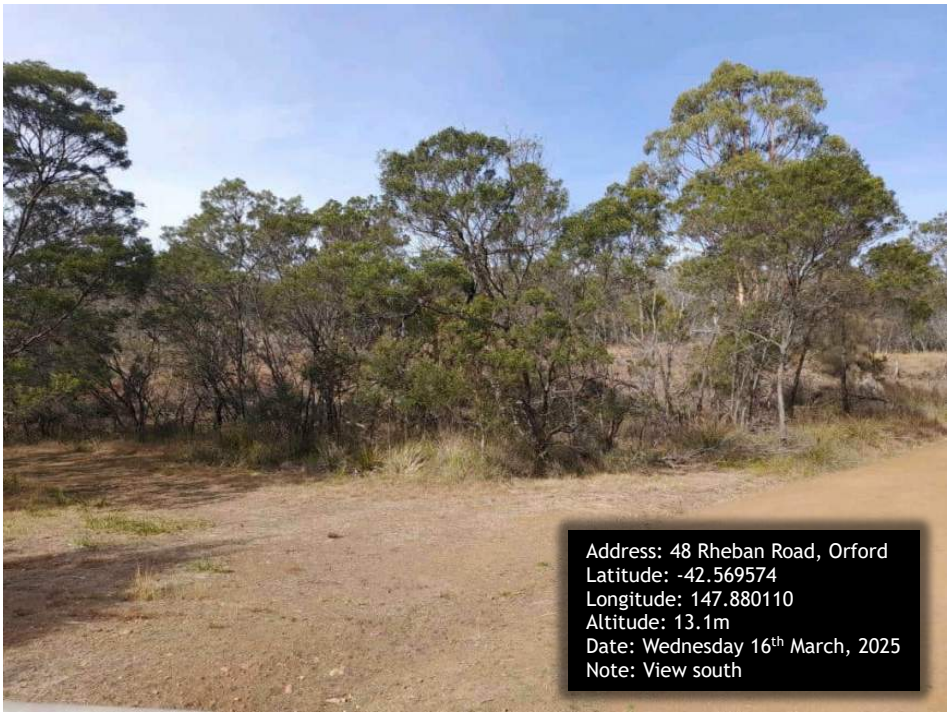


Photo 11: View south at 48 Rheban Road.

Photo 12: View west toward the site from Nautilus Drive

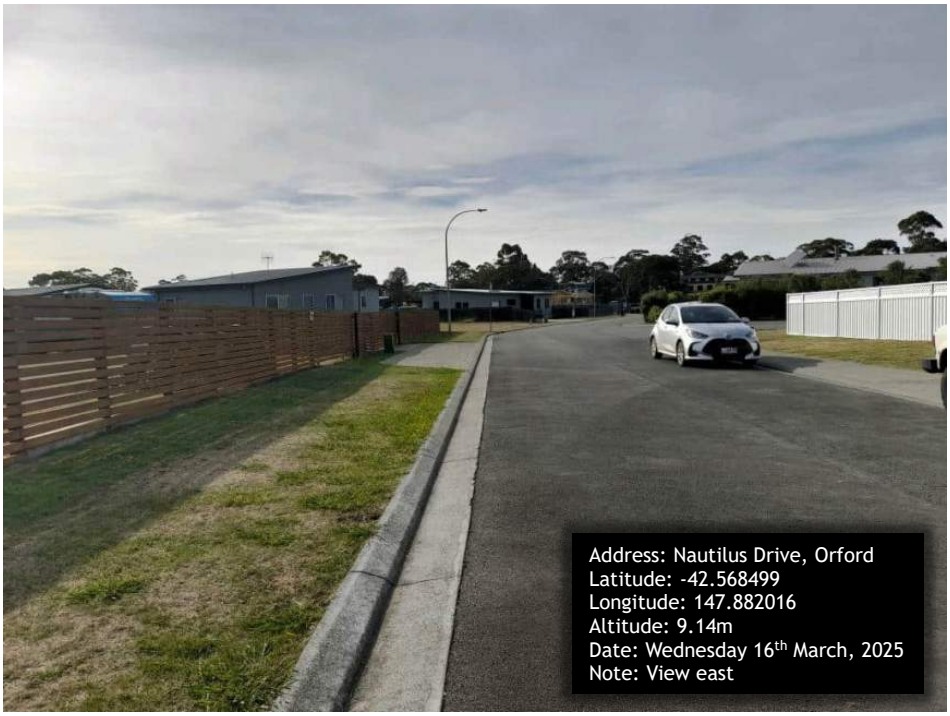


Photo 13: View east toward Nautilus Drive from the site.

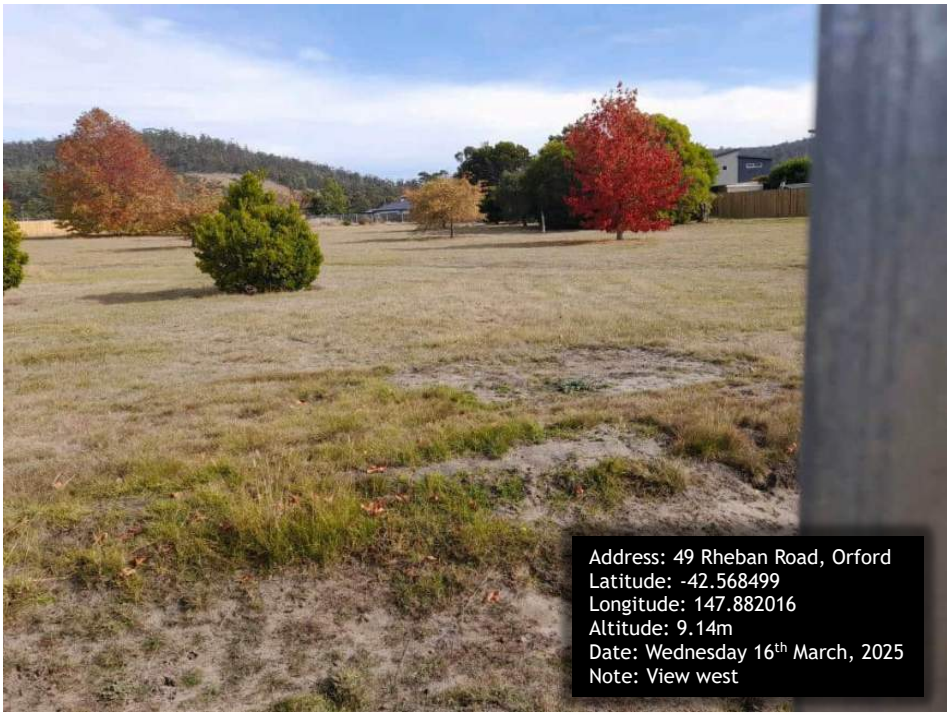


Photo 14: View west across the site from the east boundary at Nautilus Drive.

Photo 15: View east towards the site from Integrity Way.

Photo 16: View west towards Integrity Way from the west boundary of the site.

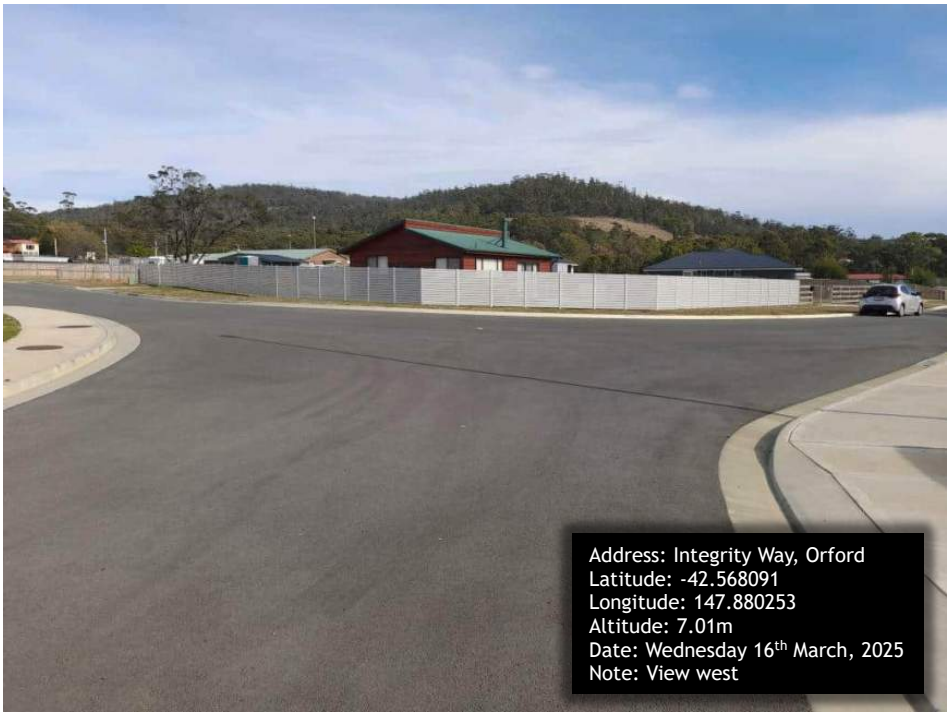


Photo 17: View west towards Integrity Way from the west boundary of the site.

Photo 18: View east across the site from Integrity Way.

Photo 19: View north towards West Shelly Beach from the northern boundary of the site.

Photo 20: View south towards the northern boundary of the site from West Shelly Road.

Photo 21: Aerial photo with photo locations marked.

APPENDIX D

Certificate of Compliance

APPENDIX E

TFS Performance Solution Advice

From: Bushfire Practitioner
To: Mat Clark
Subject: BFP- 180 - 49 Rheban Road, Orford - TFS support of performance solution for cul-de-sac
Date: Friday, 15 August 2025 1:34:22 PM

Hello Mat,

I can confirm that TFS supports the proposed variation to the cul-de-sac head design, as documented in the supplied bushfire hazard report.

You are welcome to include this advice in your report, in support of your justification against C13.6.2 P1.

Kind regards

Suzie Gifford
Planning & Assessment Officer
Bushfire Risk Unit

Tasmania Fire Service
Service | Professionalism | Integrity | Consideration

Cnr Argyle and Melville Streets | GPO Box 308 Hobart Tasmania 7001
Mobile 0460 016 178
suzanne.gifford@fire.tas.gov.au | **www.fire.tas.gov.au**

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	49 Rheban Road
Certificate of Title / PID:	PID 5979844 and CT 188095/1 & roads CT 182665/100 and CT 153114/401

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision – 21 lots (including 3 lot road lots)
Applicable Planning Scheme:	Tasmanian Planning Scheme – Glamorgan Spring Bay

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report	Mat Clark	August 2025	3.0

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

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☒	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☐	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☒	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Mat Clark	**Phone No:**	0404803772
Postal Address:	2/129 Bathurst Street Hobart	**Email Address:**	mat@mcplanners.com.au
Accreditation No:	BFP-180	**Scope:**	1, 3A Provisional (2, 3B,3C)

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed: *certifier*

Name: Suzanne Gifford obo Chief Officer, Tasmania Fire Service

Date: 18/08/2025

Certificate Number: TFS-V1-AD6634

(for Practitioner Use only)

Rep 1 -

Subject: Representation Regarding Development Application CT65080/2 & 33287/1 – 49 Rheban Road, Orford

Dear General Manager,

I am writing to formally submit my representation regarding Development Application CT65080/2 & 33287/1 for 49 Rheban Road, Orford.

To be clear, we are not opposed to progress or development in the area. If the proposed subdivision is completed in accordance with current standards and regulations, and with full transparency, we would be pleased to see it proceed. However, our concerns relate to the individual who has previously overseen works on this site and on our property, and who may still be involved in the current proposal.

As outlined in our email addressed to planning@freycinet.tas.gov.au, dated 6 January 2025—which was acknowledged by Peter Porch on the same day—we raised specific concerns regarding the conduct and oversight of works on our property that were associated with 49 Rheban Road. To date, we have not received a response from Mr Porch.

Based on our prior professional dealings, we have observed conduct from the individual in question that, in our view, did not reflect best practice. This included instances where works appeared to commence prior to formal approvals and where there seemed to be limited regard for the impact on neighbouring properties. While we do not make these comments lightly, we believe it is important to share our experience to assist Council in its assessment of the application.

Should this individual be involved in the current development, we are concerned about the potential implications for the quality, compliance, transparency and accountability of the work undertaken. We respectfully request that Council take these concerns into consideration and ensure that any approvals are subject to appropriate oversight and adherence to all regulatory requirements.

Thank you for your attention to this matter. We would appreciate confirmation of receipt of this representation.

27 August 2025

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

Dear Sir,

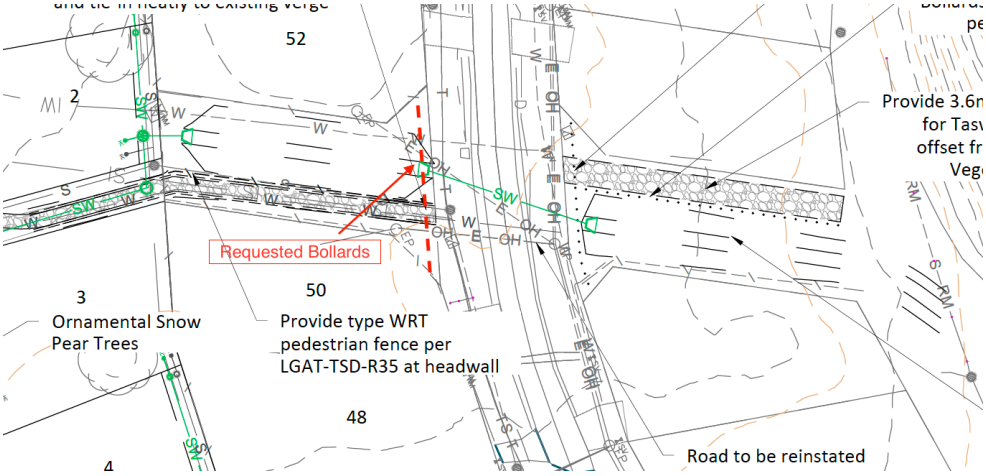
Reference proposed development 49 Rheban Road and West Shelley Road: SA2025-012 Exhibited Documents

Following are my representations in reference to this proposed Development

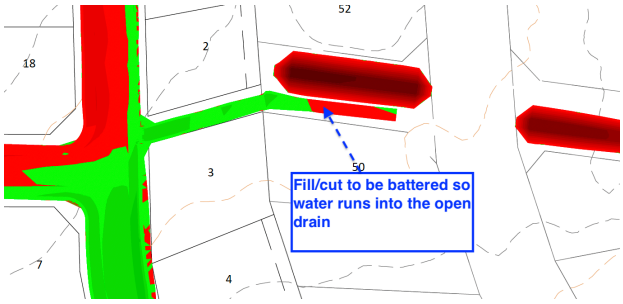
The development approval should require:

1) That during construction all vehicular access should be by way of Integrity Way and Nautilus Drive and exclude access via the easement located between lots 50 and 52 West Shelly Road. Residents of West Shelly Road have already endured a year of heavy traffic on this road due to the necessary works by Tas Water. It would seem unreasonable that residents be subjected to further heavy traffic on West Shelly Road for this development.

2) Page 131 of the exhibited documents shows bollards required on the easement between lots 49 and 51 to prevent vehicular access. However no such bollards are shown on the easement between lots 50 and 52. Therefore it would be possible to use the proposed 6 metre wide walkway for vehicle access. Further the proposed Lot 2 in the development would have 9.53 metre access to the easement, and therefore vehicle access. I suggest that bollards be required at the eastern boundary of the reserve, for the full width of the reserve, as per the following diagram.



3) On page 129 of the Exhibited Document there is a cut/fill shown on the proposed walkway access between Lots 50 and 52 West Shelly Road. This is immediately south of the proposed open drain. All land within this proposed walkway should be battered or graded so that water from it runs into the open drain as per the following diagram. Twice I have reported flooding issues to Council caused by runoff from the easement and Lot 50 inundating my rear yard. This small requirement would help to minimise any future inundation.



4) The proposed bypass channel on the easements between lots 50 - 52 and lots 49 - 51 is to be rock lined. I would suggest that this should instead be of concrete. A rock lined channel would require ongoing maintenance including but not limited to removal of growing vegetation, rubbish removal that has been collected by the rocks and replacement of any rocks moved. A concrete channel would not require any maintenance. A precedent exists for a concrete bypass as this was required between lots 28 - 26 West Shelly Road when Nautilus Drive was developed.

Rep 3 -

Dear General Manager,

I write to lodge a representation in relation to the development application SA 2025/012 for subdivision at 49 Rheban Road and West Shelly Road, Orford. After reviewing the exhibited documentation, I have identified several serious deficiencies in the submitted Flood Report and associated materials:

The Flood Report does not include the names, qualifications, or registration details of the responsible persons. The Director's Determination requires all flood assessments to be prepared and certified by suitably qualified professionals. Without this, the assessment cannot be considered compliant or reliable.

The external contributing catchment has been incorrectly defined and downsized, with no mapping or hydrological justification provided. This introduces significant uncertainty into runoff estimates and peak flows.

The proposed DN900 pipe has been assessed without allowance for partial or full blockage. Given the steep slope of the catchment, the first major rainfall event is likely to generate sediment and debris transport, which could block the pipe in less than one hour, creating serious flood risk to the site and downstream areas.

The report does not identify the software used, nor does it provide modelling parameters, assumptions, storm durations, rainfall losses, or climate change allowances. Without disclosure of these inputs, the modelling results cannot be validated.

The steep catchment slope creates a high risk of flash flooding. The report has not accounted for short-duration storm events, debris transport, or sedimentation impacts, all of which are critical for understanding the true flood hazard.

There is no evidence of:

- Climate change sensitivity testing (as required under ARR 2019),
- Residual risk assessment (including exceedance events and drainage failure), or
- Analysis of downstream consequences.

Given these deficiencies, the Flood Report must be independently peer reviewed by a suitably qualified flood engineer to ensure compliance with the Director's Determination and to safeguard public safety.

We have engaged a qualified expert who will act as our witness at the Tasmanian Civil and Administrative Tribunal (TASCAT) if this matter is not adequately addressed by Council. The current deficiencies place people, property and infrastructure at unacceptable risk.

In its current form, the Flood Report does not meet the minimum standards required for a compliant assessment. I respectfully request that Council require the applicant to submit a revised, certified and peer-reviewed Flood Report that:

- Correctly defines the catchment,
- Applies blockage factors to the DN900 and all major structures,

- Accounts for flash flood risk, sediment and debris transport,
- Provides full transparency on modelling methods and assumptions,
- Includes the authors names, qualifications and registrations
- Considers downstream and residual risks, and
- External peer review by a qualified expert

Until this occurs, the application should not be approved.

Rep 4 –

We wish to make a representation on application SA 2025/012 (49 Rheban Road & West Shelly Road, Orford) regarding the supporting documentation.

The supporting Stormwater Management Plan is not a Flood Hazard Report as defined under the Tasmanian Planning Scheme. A flood hazard report must be prepared by a suitably qualified professional and must demonstrate that the proposed subdivision can achieve and maintain a tolerable level of flood risk for its intended life. It should also consider the effect of flooding on people, property, access, and services, as well as any measures required to reduce or manage flood hazards.

The Stormwater Management Plan focuses on stormwater servicing and hydraulic design, but it does not assess long term flood risk, tolerable risk criteria, or compliance with the flood-prone hazard code. It therefore cannot be relied upon to meet the Planning Scheme's requirements.

Local knowledge and past events show that this area has been subject to frequent flooding from the southern catchment. Without a proper flood hazard report, there is no evidence that the proposed lots, roadworks and drainage systems can perform safely under flood conditions or that future residents will not be placed at risk.

We respectfully submit that the application must not be determined in reliance on the Stormwater Management Plan alone. A full and compliant Flood Hazard Report, prepared in accordance with the Planning Scheme requirements, should be provided to properly assess the risks before the subdivision is approved.

	(b) identified in a report for the purposes of C12.2.3.
flood hazard report	means a report prepared by a suitably qualified person for a site, that must include: (a) details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise; (c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority; and (d) conclusions based on consideration of the proposed use or development: (i) as to whether the use or development is likely to cause or contribute to the occurrence of flood on the site or on adjacent land; (ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to: a. the nature, intensity and duration of the use; b. the type, form and duration of any development; c. the likely change in the level of risk across the intended life of the use or development; d. the ability to adapt to a change in the level of risk; e. the ability to maintain access to utilities and services; f. the need for flood reduction or protection measures beyond the boundary of the site; g. any flood management plan in place for the site and/or adjacent land; and h. any advice relating to the ongoing management of the use or development; and (iii) any matter specifically required by Performance Criteria in this code.

Rep 5 –

Dear General Manager,

Representation in relation to the proposed 21-lot subdivision at 49 Rheban Road, Orford . My comments are provided in my capacity as an engineer with experience in subdivision, stormwater and flood risk management.

- The proposed stormwater outlet discharging to the foreshore carries an ongoing risk of erosion and environmental damage. While rock armouring and geotextile are mentioned, long-term stability is not assured without detailed design by a suitably qualified coastal engineer and a clear maintenance framework.
- Several lots are within mapped flood hazard areas. Reliance on reshaped roadside drains and bypass channels does not remove the hazard, and residential use will remain exposed to flooding.
- The information provided on dam remediation is insufficient to demonstrate whether it will function as safe and effective flood attenuation storage into the future.

- The Stormwater Management Plan does not include on-site treatment measures such as biofiltration, swales, or gross pollutant traps. Instead, it proposes financial contribution to future regional measures, which is not consistent with accepted water sensitive urban design practice.
- Future maintenance responsibilities for the new drains, outlet and flood mitigation works are not identified, leaving the likelihood that costs and liability may fall to Council.
- Several lots (9, 15 and 16) do not meet the minimum 12 metre frontage standard and instead rely on performance criteria. Narrow access creates constraints for driveways, manoeuvrability and built form outcomes.
- A number of lots fail to achieve the acceptable orientation standard and rely on discretionary assessment, potentially reducing energy efficiency and liveability.
- The use of a cul-de-sac arrangement limits permeability and reduces local road network connectivity compared with through-road options.
- Infrastructure is proposed within Council owned foreshore reserve. This may affect community access and amenity, introduce environmental risks, and place long-term management obligations on Council.

The subdivision application relies on a Coastal Hazard Report prepared by an individual who does not hold formal qualifications in coastal engineering, is not registered as a professional engineer with Consumer, Building and Occupational Services, and does not appear to have relevant accreditation.

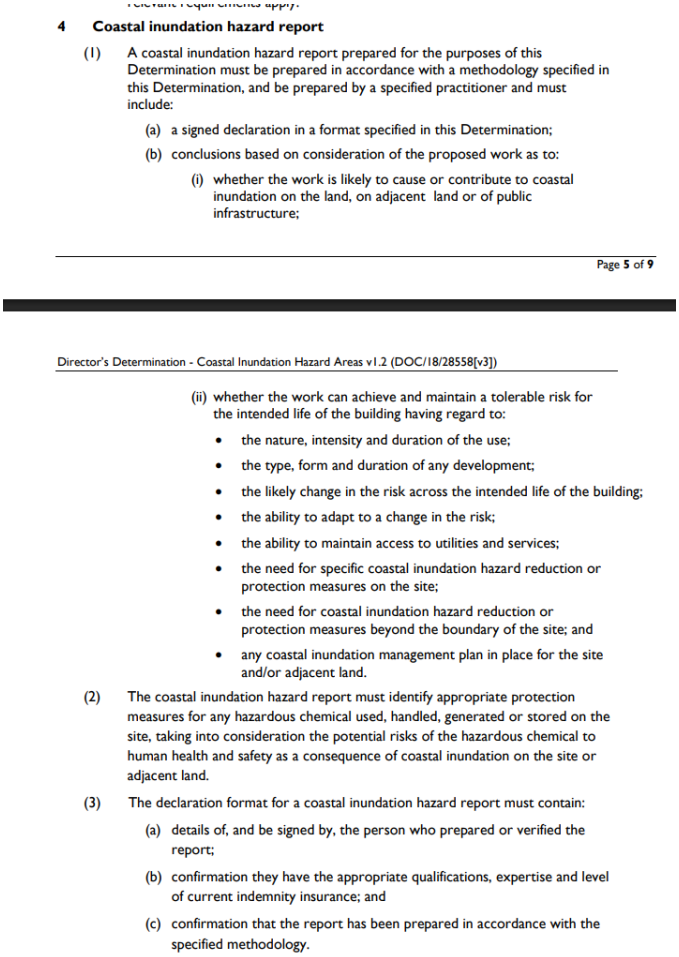
- The Director's Determination for Coastal Inundation Hazard Areas requires such reports to be prepared by a practitioner with appropriate qualifications, experience and professional indemnity cover.
- Hazard reports must form part of the regulatory assessment of risk and be prepared in accordance with the Determination.
- In this case, the report does not meet these requirements, which raises significant concerns regarding its reliability and compliance.

Given the deficiencies identified, both the **Stormwater Management Plan** and the **Coastal Hazard Report** must be independently peer reviewed by suitably qualified and registered experts in stormwater engineering and coastal engineering respectively. Without independent verification by accredited professionals, the assessments provided cannot be relied upon for planning approval.

The proposal relies heavily on performance criteria across key areas including lot design, stormwater discharge and flood hazard management, while also depending on reports that do not appear to have been prepared by appropriately registered or qualified professionals. The absence of on-site stormwater treatment, the lack of clarity around dam remediation, and the unresolved long-term maintenance responsibilities further highlight deficiencies. Independent peer review of the technical reports is essential to ensure a robust assessment and to protect Council, the environment and future residents.

I respectfully request that Council give these issues careful consideration in assessing the application.

Please find below an extract from the Director's determination regarding the Coastal Hazard Report requirements, which makes it clear that the report has not been met.



relevant requirements apply.

4 Coastal inundation hazard report

(1) A coastal inundation hazard report prepared for the purposes of this Determination must be prepared in accordance with a methodology specified in this Determination, and be prepared by a specified practitioner and must include:

(a) a signed declaration in a format specified in this Determination;

(b) conclusions based on consideration of the proposed work as to:

(i) whether the work is likely to cause or contribute to coastal inundation on the land, on adjacent land or of public infrastructure;

Page **5** of **9**

Director's Determination - Coastal Inundation Hazard Areas v1.2 (DOC/18/28558[v3])

(ii) whether the work can achieve and maintain a tolerable risk for the intended life of the building having regard to:

- the nature, intensity and duration of the use;
- the type, form and duration of any development;
- the likely change in the risk across the intended life of the building;
- the ability to adapt to a change in the risk;
- the ability to maintain access to utilities and services;
- the need for specific coastal inundation hazard reduction or protection measures on the site;
- the need for coastal inundation hazard reduction or protection measures beyond the boundary of the site; and
- any coastal inundation management plan in place for the site and/or adjacent land.

(2) The coastal inundation hazard report must identify appropriate protection measures for any hazardous chemical used, handled, generated or stored on the site, taking into consideration the potential risks of the hazardous chemical to human health and safety as a consequence of coastal inundation on the site or adjacent land.

(3) The declaration format for a coastal inundation hazard report must contain:

(a) details of, and be signed by, the person who prepared or verified the report;

(b) confirmation they have the appropriate qualifications, expertise and level of current indemnity insurance; and

(c) confirmation that the report has been prepared in accordance with the specified methodology.

Rep 6 –

Dear Sir

I wrote this representation in regard to the above proposal to acknowledge my concerns on the proposed stormwater works associated with the new sub division construction.

I am concerned that the current engineering proposal is not suitable and efficient enough in high rainfall events to adequately address the run off given the amount of stormwater that will be running through the location to the NE corner where it will ultimately congregate and block again due to the current under engineered pipe work through the Nautilus Drive properties allowing flooding to occur in the West Shelly Rd property's of numbers 44, 42, 40, 38 and 36

I trust your professional critique of the design and request that the works be redesigned to enable all stormwater from Rheban Rd and the subdivision to proceed straight through a

drainage easement in the proposed northern footway and through to sea via the current public open space available in West Shelly Rd.

We have been inundated with stormwater running through our property at ɔn several occasions given the current stormwater engineering design.

I have previously written and phoned GSBC on several occasions for help to eliminate the issue, however no solution has yet been forthcoming.

I trust for your attention and consideration with this subdivision proposals stormwater design given the flood prone hazards that currently exist and council's requirements to minimise these hazards with new works.

I attach below previous correspondence on the matter.

Redacted email correspondence from previous years regarding stormwater/flooding concerns -

Begin forwarded message:

From: Deputy Mayor Jenny Woods <jenny.woods@freycinet.tas.gov.au>
Date: 23 June 2020 at 5:39:50 am AWST

Subject: RE: **Stormwater Assistance**

Firstly I acknowledge receipt of your email. I fully understand your frustrations and concerns with regards to the flooding/drainage in your patch. We have a council meeting today and I do intend to raise this very concern within the meeting. I can do this by way of the Agenda, on page 43 under heading Stormwater and Drainage. Don't be surprise though if the answer will be *that Council are having a whole of stormwater engineering report commissioned within the next budget year.*

Please be aware that I am doing my best to assist you and your neighbours realising the constraints that we Councillors are governed by.

Could you please reply to me with your phone number so I can call you at a later time.

Take care and try to stay dry and know that I share your concerns.

Hi Jenny

I believe has been in contact and explained the stormwater issues and advised you of no progress on the matter.

As below and attached is some past correspondence with the General Manager and others regarding flooding issues within my property and a video of what happens when the drains in 49 Rheban Rd overflow and run into the existing stormwater easement within properties along West Shelly Rd and into properties in Nautilus Drive when then run through my property. A lot of on site promises have been made by Council officers and others in the past, however no works

have yet proceeded to solve the issue. I hoped my concerns would not have come to this however and I are frustrated with broken promises of engineering works solutions to the matter.

I have hoped for help in the past with the issues, however as no solution has been provided, I am now asking you in your Elected Member role that you could help with some assistance with;

1. diverting the initial stormwater flow along Rheban Rd, or

2. constructing a headwall diversion for the stormwater coming through the property of 49 Rheban Rd to initially go into the Nautilus Drive stormwater system and any overflow could then proceed into the existing drains

I appreciate anything you could do to assist with easing the worry Suzanne and I have of our property flooding whenever there is significant rainfall and myself personally having to go and clean what I believe to be current sub standard pits and pipework installation works of the Nautilus Drive subdivision behind us to help prevent flooding.

I trust for a favourable outcome this time going forward.

Hi Greg,

The last I heard on 17/11/19 from Leigh Wighton was that he was, "..... in the middle of a report for the subdivision at 39 Rheban Rd which partially addresses some of Greg's concerns." I

believe Tony Pollard is also aware of the problem and has implemented (or is considering implementing) some measures.

I will leave it up to Leigh and Tony to advise you further on this matter.

Thanks, Chris Schroeder.

GM GSBC

Hi Chris and Leigh

I have heard no reply as yet on this issue as below.

I trust it was received and some considerations are being investigated.

I have been informed by others that Council is now allowing residents in Oyster Place to direct stormwater from new outbuildings into 49 Rheban Rd's easement....?

I trust you for my concerns and some assistance with the matters

Hi Chris

I write on behalf of my wife and I to request some assistance and action for a stormwater issue we have with our property at We were not made aware of any issues when we purchased the property as our holiday house February 2011 and we have since experienced flooding on numerous occasions through our land and buildings. We are currently

living at the property February 2019.
An overview of the issue as below;
We have a stormwater easement as listed on the Lands and Titles Certificate that is provided through the rear of our property
Stormwater from Rheban Rd into 49 Rheban Rd and runs through an open drain in the property and then into stormwater pits and pipework within the property behind 44 West Shelly Rd and then into what we believe to be less than standard stormwater pit and pipe provision requirements within the northern properties of the subdivision along Nautilus Drive. The pipework has reduced any normal low stormwater flow running in our easement provision, however when the pits and/or the pipe become blocked or there is medium to high rainfall, the overflow of stormwater then runs into 44 West Shelly Rd and 18 Nautilus Drive which in turn flow into 42 West Shelly Rd and 16 Nautilus Drive and then into 40 West Shelly Rd.

at 38 West Shelly Rd receiving verbal advice from Glamorgan Spring Bay Council officers that the existing easement would be redundant when the Nautilus Drive subdivision was constructed 20??, proceeded to fill in the listed easement within his property. Thus when the stormwater pits within 49 Rheban Rd overflow and into the surrounding properties and property easements, it terminates in our property flooding our land and buildings with stormwater flowing to the stormwater provision in West Shelly Rd.

has had several discussions and correspondence with the Works Manager Mr Tony Pollard requesting assistance and engineering solutions to the issue.
Although assistance and some minor works have been provided, no real engineering solution has been provided which we feel is satisfactory to sleep at night when extended rainfall occurs. I now personally go and inspect and clean the stormwater pits (as much as what can be seen and reached) in 49 Rheban Rd when heavy rain is forecast to ensure a clear flow within the pits and pipework is allowed. We worry about the matter when rain occurs and I will continually go and check the flow situation when we are present. We are especially concerned when rain occurs and we are not present at our property. We wrote to the then General Manager some time ago objecting to the proposal for Council to make the easement redundant, noting the issues we experience with the current stormwater arrangements. We are yet to receive any notification of any final outcome.

We have received advice from others that there is a new subdivision planned/approved for No 39 Rheban Rd next to the Orford Bowls Club. We have looked over the planned development and notice the application for planning permit notice as displayed lists that representations to the development closed 8th October 2019. We appreciate we have missed any advertisement and the opportunity to make a representation to the application. We would therefore like your assistance in raising comments to the development to include what we believe would be a solution to our stormwater issue.
With new stormwater service works required for this development we would like in the first instance to request, that;

the current stormwater from Rheban Rd into No 49 Rheban Rd, be re-directed over the the short distance involved along Rheban Rd and be connected to any new stormwater requirements of the new subdivision development at No. 39 Rheban Rd.

We believe this to be a simple solution to the current inadequate provision of works.

Speaking with Council's engineer, Mr Leigh Wighton, another interim solution option for consideration could be, that;

another stormwater pit to be designed and installed within the property of 49 Rheban Rd at the western end of Nautilus Drive, with sufficient sized pipework to be connected to any existing Nautilus Drive roadway stormwater collection points (if suitably designed to handle any high stormwater flow), with any over flow of the pit to proceed onto the existing collection points.

This could be a solution only if the current Nautilus Drive road stormwater infrastructure is sufficiently sized and proceeds along to the stormwater flood basin adjacent to 6 Nautilus Drive and does not connect to the easement in the northern properties of Nautilus Drive. We take the Councils investigations and engineering advice on this option.

We can provide Land Title easement advice and photographic/video evidence of the flooding matter within our property as required. is also available should you require further verbal and written advice on the matter. We trust for your consideration of our concerns and request the support for any assistance to the matter. Please contact me for any queries.

Profit and Loss

Glamorgan Spring Bay Council
For the 2 months ended 31 August 2025

Account	YTD Actual	YTD Budget	Budget Var	Var %	2025/26 Budget	Notes
Trading Income						
Rate Revenue	14,534,077	14,543,079	(9,002)	0%	14,543,079	
Statutory Charges	144,384	121,923	22,461	18%	703,974	
User Charges	444,810	187,342	257,468	137%	922,401	1
Grants	203,847	524,805	(320,958)	-61%	1,661,585	2
Interest & Investment Revenue	85,449	173,697	(88,248)	-51%	828,288	3
Other Revenue	705,403	390,374	315,029	81%	827,912	4
Total Trading Income	**16,117,971**	**15,941,220**	**176,751**	**1%**	**19,487,239**	
Gross Profit	**16,117,971**	**15,941,220**	**176,751**	**1%**	**19,487,239**	
Capital Grants						
Grants Commonwealth Capital - Other	0	492,300	(492,300)	-100%	1,169,426	5
Grants Commonwealth Capital - Roads to Recovery	0	0	0	0%	641,741	
Grants State Capital - Other	1,642,957	20,000	1,622,957	8115%	1,975,574	6
Total Capital Grants	**1,642,957**	**512,300**	**1,130,657**	**221%**	**3,786,741**	
Other Income						
Net Gain (Loss) on Disposal of Assets	0	12,500	(12,500)	-100%	50,000	
Contributions	33,591	45,000	(11,409)	-25%	270,000	
Total Other Income	**33,591**	**57,500**	**(23,909)**	**-42%**	**320,000**	
Operating Expenses						
Employee Costs	659,039	1,019,739	(360,700)	-35%	5,949,496	7
Materials & Services	1,756,381	2,438,041	(681,660)	-28%	8,518,006	8
Depreciation	699,573	678,048	21,525	3%	4,068,288	
Interest	(20,203)	29,017	(49,220)	-170%	167,804	9
Other Expenses	10,638	43,872	(33,234)	-76%	299,912	10
Total Operating Expenses	**3,105,427**	**4,208,717**	**(1,103,290)**	**-26%**	**19,003,506**	
Net Profit	**13,012,544**	**11,732,503**	**1,280,041**	**11%**	**483,733**	
Total Comprehensive Result (incl Capital Income)	**14,689,093**	**12,302,303**	**2,386,790**	**19%**	**4,590,474**	

NOTES OF BUDGET VARIANCES > $50k and >10%.

1. **TIMING:** User Charges **-** Marina berth fees income received earlier, following new marina licences arrangements.
2. **TIMING**: Operating - Gant Road toll tax, Australian Day and FAG General budget of $320K are yet to be recived.
3. **PERMANENT:** Higher than expected interest on investments**.**
4. **PERMANENT:** Fire station contributed to the Council worth of $330k not budgeted.
5. **TIMING:** Expecting $492k of commonwealth capital grant .
6. **TIMING:** Revenue State Capital of $1.6m rolled over from prior year.
7. **PERMANENT:** Staff vacancies creating shortfall in work productivity.
8. **TIMING**: Some periodic charges not received for IT, medical, insurances, water, waste and infrastructure activities.
9. **TIMING**: End of year apportionment of loan repayments.
10. **TIMING:** Periodic charges not recived for audit cost.

Statement of Financial Position

Glamorgan Spring Bay Council
As at 31 August 2025

Account	31 Aug 2025	30 June 2025
Assets		
Current Assets		
Cash & Cash Equivalents	15,442,104	12,806,580
Trade & Other Receivables	11,319,838	1,621,436
Other Assets	280,780	44,397
Total Current Assets	**27,042,722**	**14,472,413**
Non-current Assets		
Investment in Water Corporation	34,533,233	34,533,233
Property, Infrastructure, Plant & Equipment	222,004,596	222,374,169
Total Non-current Assets	**256,537,829**	**256,907,402**
Total Assets	**283,580,551**	**271,379,815**
Liabilities		
Current Liabilities		
Trade & Other Payables	1,207,245	1,443,454
Trust Funds & Deposits	492,225	442,225
Provisions	666,372	666,372
Contract Liabilities	0	1,604,871
Interest bearing Loans & Borrowings	1,126,756	1,147,209
Trust Funds & Deposits - Retention Monied Held	19,074	19,074
Total Current Liabilities	**3,511,671**	**5,323,205**
Non-current Liabilities		
Provisions	69,930	69,930
Interest Bearing Loans & Borrowings	4,287,484	4,287,484
Total Non-current Liabilities	**4,357,414**	**4,357,414**
Total Liabilities	**7,869,085**	**9,680,619**
Net Assets	**275,711,466**	**261,699,196**
Equity		
Current Year Earnings	14,012,270	3,823,579
Retained Earnings	103,282,218	99,458,639
Equity - Asset Revaluation Reserve	156,575,385	156,575,385
Equity - Restricted Reserves	1,841,594	1,841,594
Total Equity	**275,711,466**	**261,699,196**

Statement of Cash Flows

Glamorgan Spring Bay Council
For the 2 months ended 31 August 2025

Account	YTD Actual	2024/25 Actual
Operating Activities		
Receipts from Customers	5,279,364	17,754,503
Operating Grants	203,847	1,677,967
Payment to employees and Suppliers	(2,384,801)	(13,617,564)
Other Payments	(18,117)	(244,092)
Finance Costs Paid	(17,611)	(182,876)
Rates Charged - Sewerage	0	(45,599)
Rates Charged - Sewerage	45,599	45,599
Net Cash Flows from Operating Activities	**3,108,281**	**5,387,938**
Investing Activities		
Proceeds from sale of property, plant and equipment	0	189,055
Payment for property, plant and equipment	(742,698)	(4,979,253)
Receipts from capital grants	240,395	4,520,451
Net Cash Flows from Investing Activities	**(502,304)**	**(269,747)**
Financing Activities		
Trust funds & deposits	50,000	36,380
Proceeds from/ repayment of long term loans	(20,453)	(384,912)
Net Cash Flows from Financing Activities	**29,547**	**(348,533)**
Net Cash Flows	**2,635,524**	**4,769,658**
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	12,713,672	7,944,014
Cash and cash equivalents at end of period	15,349,196	12,713,672
Net change in cash for period	**2,635,524**	**4,769,658**

Capital Works Detail

Glamorgan Spring Bay Council
Budget 2025-26

Dept	Capital Item	Cost YTD	% Cost Spent	Status	Budget 2025/26	Carry Fwd Funds @ 30.6.25	Renewal Works	New Works	New Budget	Council Funded	Grant Funded
Roads, Footpaths, Kerbs											
	Resheet Program	-	0%	Not Started	**200,000**		200,000		200,000	200,000	
	Pavement Renewal Program	291	0%	awarded	**500,000**		500,000		500,000	350,000	150,000
	Reseal Program	-	0%	awarded	**700,000**		700,000		700,000	200,000	500,000
	Swansea St Margaret's Court seal and kerb	-	0%	Not Started	**30,000**			30,000	30,000	30,000	
	Fisheries Coles Bay	-	0%	complete	**40,000**		5,000	35,000	40,000	40,000	
	Triabunna Tomorrow Streetscapes Year 2	3,000	1%	In progess	**445,000**	100,000	300,000	45,000	345,000		445,000
	Foothpath Seal to Bark mill	-	0%	Not Started	**30,000**		10,000	20,000	30,000	30,000	
	Foothpath & Disability Compliance Renewal Program	55,803	37%	Not Started	**150,000**		150,000		150,000	150,000	
	Gulch Car Park Pavement Rehabilitation	5,200	21%	Not Started	**25,000**		25,000		25,000	25,000	
	Morrison St Bicheno -cul-de-sac head	-	0%	Not Started	**50,000**		5,000	45,000	50,000	50,000	
	Cross St to Walpole install Kerb	43,812	110%	complete	**40,000**			40,000	40,000	40,000	
	West Shelly cul-de-sac K&C	18,606	29%	Not Started	**65,000**			65,000	65,000	65,000	
	Kerb & Channel Renenwal Program	1,303	1%	commenced	**100,000**		100,000		100,000	100,000	
	Nailer Avenue top to Gamble Crescent	5,790	10%	investigation	**60,000**		5,000	55,000	60,000	60,000	
	Design Allocation	140	0%	commenced	**100,000**		50,000	50,000	100,000	100,000	
	Contingency	-	0%	Not Started	**40,000**		40,000		40,000	40,000	
	Total Roads, Footpaths, Kerbs	**133,944**	**5%**		**2,575,000**	**100,000**	**2,090,000**	**385,000**	**2,475,000**	**1,480,000**	**1,095,000**
Bridges, Culverts											
	Wielangta Pipe Bridge	-	0%	Not Started	**100,000**		100,000		100,000	100,000	
	Wielangta Sandspit Bridge Overflow	-	0%	Not Started	**100,000**		100,000		100,000	100,000	
	Redecking timber Bridges	18,296	18%	In Progress	**100,000**		100,000		100,000	100,000	
	Duck Park Bridge	-	0%	Not Started	**100,000**		100,000		100,000	100,000	
	Total Bridges, Culverts	**18,296**	**5%**		**400,000**	**-**	**400,000**	**-**	**400,000**	**400,000**	**-**
Parks, Reserves, Walking Tracks, Cemeteries											
	CDG Bicheno Triangle	106,959	17%	In Progress	**620,190**	620,190					620,190
	Playground Renewals & Upgrade	241	0%	Not Started	**200,000**		200,000		200,000	200,000	
	Playground Bicheno Lions Park	-	0%	Not Started	**90,000**	90,000				-	90,000
	Orford Foreshore Masterplan	-	0%	Not Started	**218,400**	218,400				-	218,400
	Our Park Precinct Plan	-	0%	Not Started	**10,000**	10,000				10,000	
	FAI Coles Bay History Plaques	-	0%	Not Started	**12,000**			12,000	12,000	12,000	
	Coles Bay Dump Point	-	0%	Not Started	**65,000**			65,000	65,000		65,000
	Deck/Boardwalk renewal outsde loo with a view	-	0%	Not Started	**85,000**		85,000		85,000	85,000	
	NRM - Saltwater Creek Clearing	-	-	Not Started	**-**						
	Barbecue Replacement Program	42,307	56%	in progress	**75,000**		75,000		75,000	75,000	
	Bicheno Skate Park BBQ shelter	604	1%	in progress	**45,000**		45,000		45,000	45,000	
	Total Parks, Reserves, Walking Tracks, Cemeteries	**150,110**	**11%**		**1,420,590**	**938,590**	**405,000**	**77,000**	**482,000**	**427,000**	**993,590**
Stormwater & Drainage											
	49 Rheban Rd design to West Shelley Bch Nautilus Detention Basin	-	0%	in progress	**200,000**	200,000	200,000			200,000	
	Holkham Court	41,446	102%	complete	**40,759**	40,759				40,759	
	Pit and Pipe Renewal Program	22,921	11%	In progress	**200,000**				200,000	200,000	
	Gordon St Bicheno Stormwater	-	0%	Not Started	**80,000**		40,000	40,000	80,000	80,000	
	Morrison St Stormwater replacement	-	0%	Not Started	**30,000**		30,000		30,000	30,000	
	Nautilus Drive - increased funding	-	0%	Not Started	**50,000**			50,000	50,000	50,000	
	SQID program	-	0%	Not Started	**25,000**	25,000				25,000	
	Total Stormwater & Drainage	**64,367**	**10%**		**625,759**	**265,759**	**270,000**	**90,000**	**360,000**	**625,759**	**-**
Building											
	Public Amenities - Loo with a View	20,845	48%	complete	**43,293**	43,293				43,293	
	Bicheno Skate Park Toilet	41,270	50%	In progress	**82,509**	82,509				2,509	80,000

Capital Works Detail

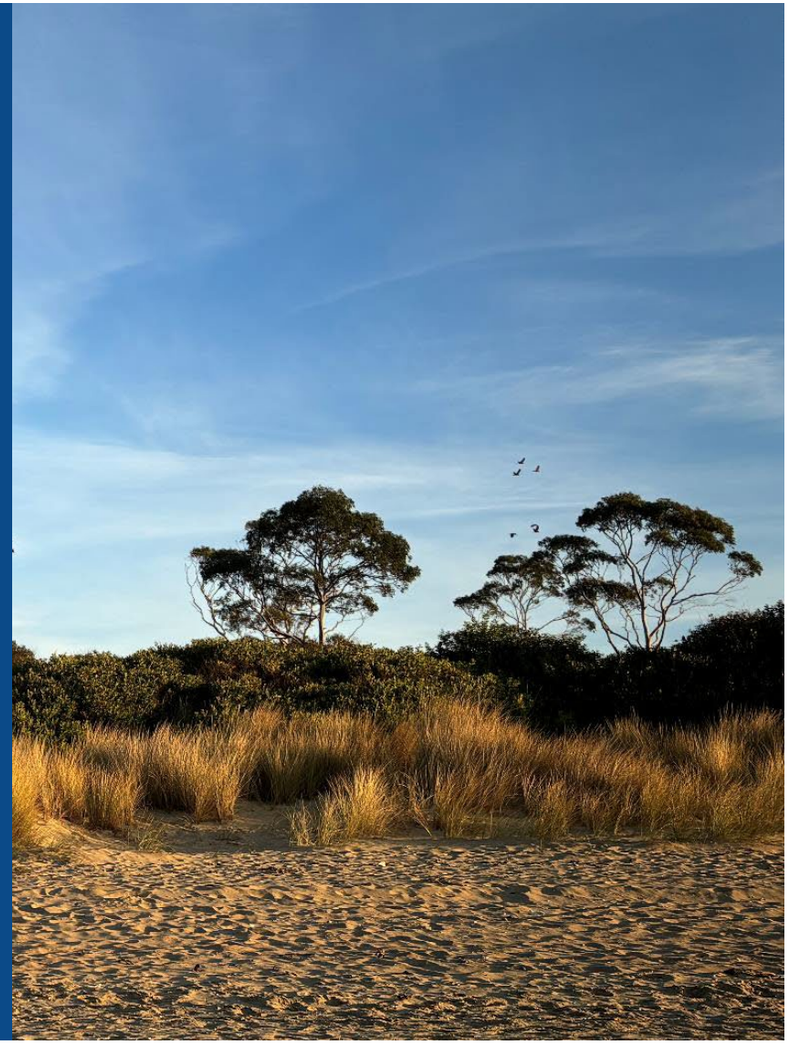
Glamorgan Spring Bay Council
Budget 2025-26

Dept	Capital Item	Cost YTD	% Cost Spent	Status	Budget 2025/26	Carry Fwd Funds @ 30.6.25	Renewal Works	New Works	New Budget	Council Funded	Grant Funded
	Cranbook Hall	-	0%	Not Started	**15,500**		15,500		15,500	15,500	
	Harold Street Reserve	-	0%	Not Started	**35,000**		35,000		35,000	35,000	
	Muirs Beach Toilets	-	0%	Not Started	**8,000**		8,000		8,000	8,000	
	Toilet Strategy Works	-	0%	Not Started	**320,000**		300,000	20,000	320,000	320,000	
	Bicheno Hall new stage lighting	-	0%	Not Started	**27,500**		12,000	15,500	27,500	27,500	
	Bicheno Surf Club and Toilet Upgrade	-	0%	Not Started	**250,000**	250,000				100,000	150,000
	Triabunna Recreation Ground	-	0%	Not Started	**70,000**	70,000				70,000	
	Triabunna Tomorrow New Amenities	140	0%	design	**50,000**	50,000					50,000
	Swansea Football Clubrooms	-	0%	Not Started	**57,500**		57,500		57,500	57,500	
	Swansea Hall floor revarnish	-	0%	Not Started	**8,000**		8,000		8,000	8,000	
	Public Amenities Marina Toilets and Shower	-	0%	Not Started	**300,000**		300,000		300,000		300,000
	Bicheno Lunch room facility	34,702	99%	In progress	**35,000**			35,000	35,000	35,000	
	Triabunna Office Carpet Replacemnt	-	0%	Not Started	**55,000**		55,000		55,000	55,000	
	Buckland Blackwater Upgrade	-	0%	Not Started	**65,000**		30,000	35,000	65,000	65,000	
	Total Building	**96,957**	**7%**		**1,422,302**	**495,802**	**821,000**	**105,500**	**926,500**	**842,302**	**580,000**
Marine Infrastructure		-									
	Lighting Bicheno Boat Ramp	23,086	100%	complete	**23,085**	-		23,085			23,085
	Marina Renew 6 Piles	-	0	Not started	**54,000**	-		54,000		54,000	
	Saltworks Boat Ramp Upgrade	-	0	Not started	**99,123**	99,123					99,123
	Total Marine Infrastructure	**23,086**	**13%**		**176,208**	**99,123**	**-**	**77,085**	**-**	**54,000**	**122,208**
Sewerage		-									
	Swanwick Waste System Pump Upgrade	-	-	Not started	**15,000**	15,000		-		15,000	
	Total Sewerage	**-**	**0%**		**15,000**	**15,000**	**-**	**-**		**15,000**	
Plant Equipment & Other											
	Emulsion Trailer	-	0%	Not started	**43,000**	43,000				43,000	
	Truck 16t tipper replace 2008 Hino16t A85NU Swansea	-	0%	Not started	**190,000**	190,000				190,000	
	Waste Chipper	-	0%	ordered	**183,571**	183,571				83,571	100,000
	IT - Laptop & PC Replacements	-	0%	Not started	**30,000**		30,000		30,000	30,000	
	IT - Server, NAS and Backup Hard Drives	-	0%	Not started	**37,000**		-	37,000	37,000	37,000	
	Office Equipment	-	0%	Not started	**10,000**		10,000		10,000	10,000	
	Subaru replacement	-	0%	Not started	**40,000**		40,000		40,000	40,000	
	GM Vehicle replacement	54,669	91%	complete	**60,000**		60,000		60,000	60,000	
	Waste Bulk Skip Bins	-	0%	Not started	**100,000**		100,000		100,000	100,000	
	Facilities Coordinator ute	-	0%	Not started	**48,000**		48,000		48,000	48,000	
	MUX replacement	43,237	86%	complete	**50,000**		50,000		50,000	50,000	
	2 x tilt mower trailers	-	0%	Not started	**20,000**		20,000		20,000	20,000	
	Coles Bay WTS half container	6,946	77%	commenced	**9,000**			9,000	9,000	9,000	
	Swansea dual cab	-	0%	Not started	**48,000**		48,000		48,000	48,000	
	16 tonne - water cart	-	0%	ordered	**200,000**		200,000		200,000	200,000	
	Rapid Spray water tank	-	0%	ordered	**37,000**		37,000		37,000	37,000	
	John Deere mower	-	0%	Not started	**32,000**		32,000		32,000	32,000	
	JCB replacement	85,061	65%	complete	**130,000**		130,000		130,000	130,000	
	small plant	-	0%	Not started	**20,000**		20,000		20,000	20,000	
	Total Plant Equipment & Other	**189,913**	**15%**		**1,287,571**	**416,571**	**825,000**	**46,000**	**871,000**	**1,187,571**	**100,000**
Total Capital Works		**676,672**	**9%**		**7,922,430**	**2,330,845**	**4,811,000**	**780,585**	**5,514,500**	**5,031,632**	**2,890,798**

South East Region Development Association

SERDA

STRATEGIC PLAN 2025 - 2030



Clarence Mountain Bike Track

CONTENTS

SERDA acknowledges the Traditional Owners of our region and recognises their continuing connection to land, waters and culture. We pay our respects to their Elders past and present.

Clarence... a brighter place

GLAMORGAN SPRING BAY COUNCIL

SORELL COUNCIL 1862

TASMAN COUNCIL

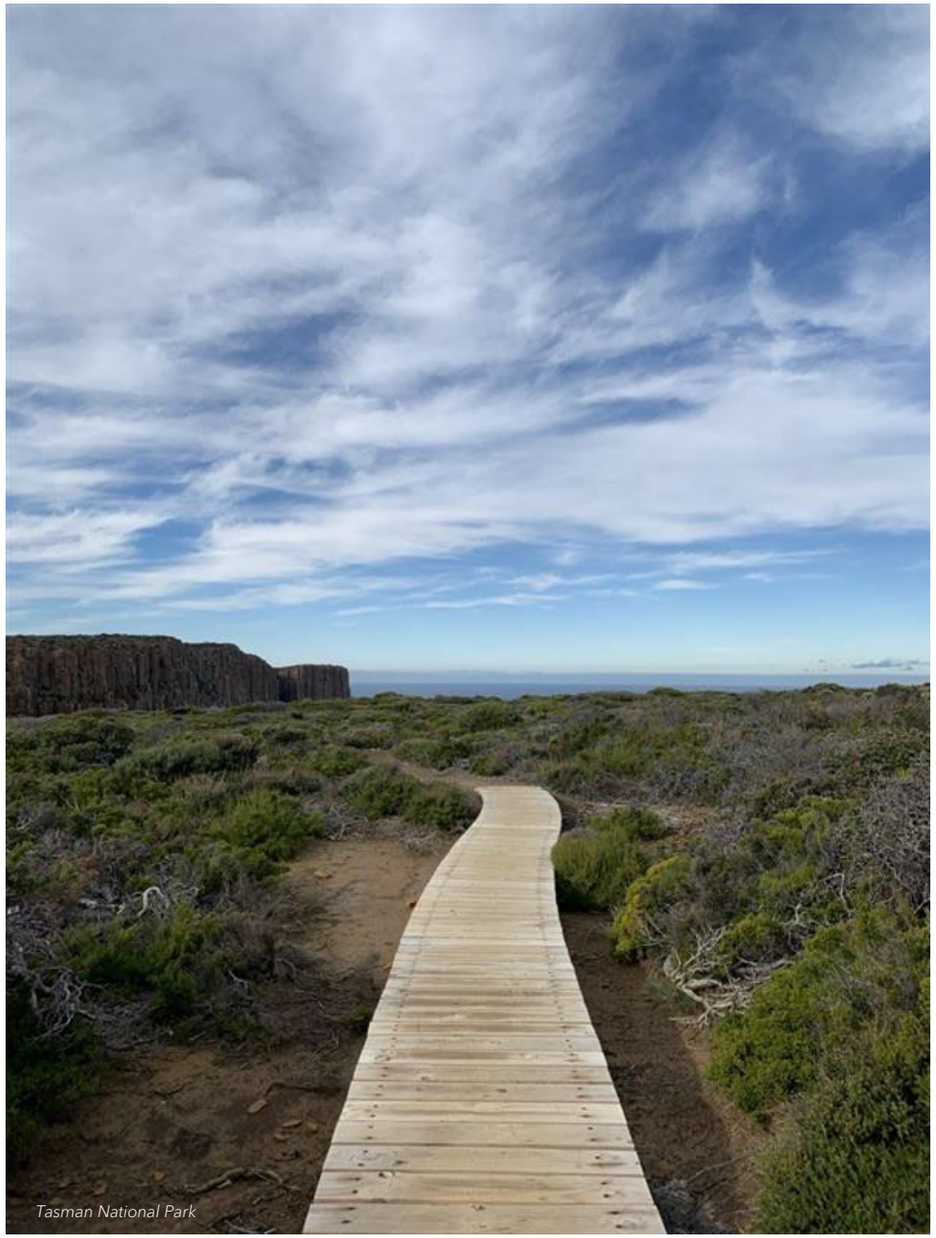
INTRODUCTION

Established in 1993, the South East Region Development Association (SERDA) has consistently advanced regional growth and prosperity through strategic collaboration. Key achievements include:

- Commissioning infrastructure studies that have guided over $600 million in investment, including the South East Traffic Solution Projects, Arthur Highway Corridor Strategy, SE Emergency Services Hub, and school upgrades.
- Delivering a regional workforce plan and establishing Business and Employment Southeast Tasmania (BEST) to connect residents with local employment and support employers.
- Securing $4.5 million in State and Federal funding for a Jobs & Training Hub in Sorell.
- Partnering with Regional Development Australia (Tas), Destination Southern Tasmania, Jobs Tasmania, NRM South, and the South East Tasmania Mountain Bike Association.
- Initiating regional tourism projects such as the East Coast Touring and Convict Trail routes.

Today, the strategic alliance of the councils of the City of Clarence, Glamorgan-Spring Bay, Sorell and Tasman continues to evolve in support of shared regional priorities.

Cape Raoul


Tasman National Park

OUR **PURPOSE**

We are a collective committed to developing sustainable social and economic well-being in the region.

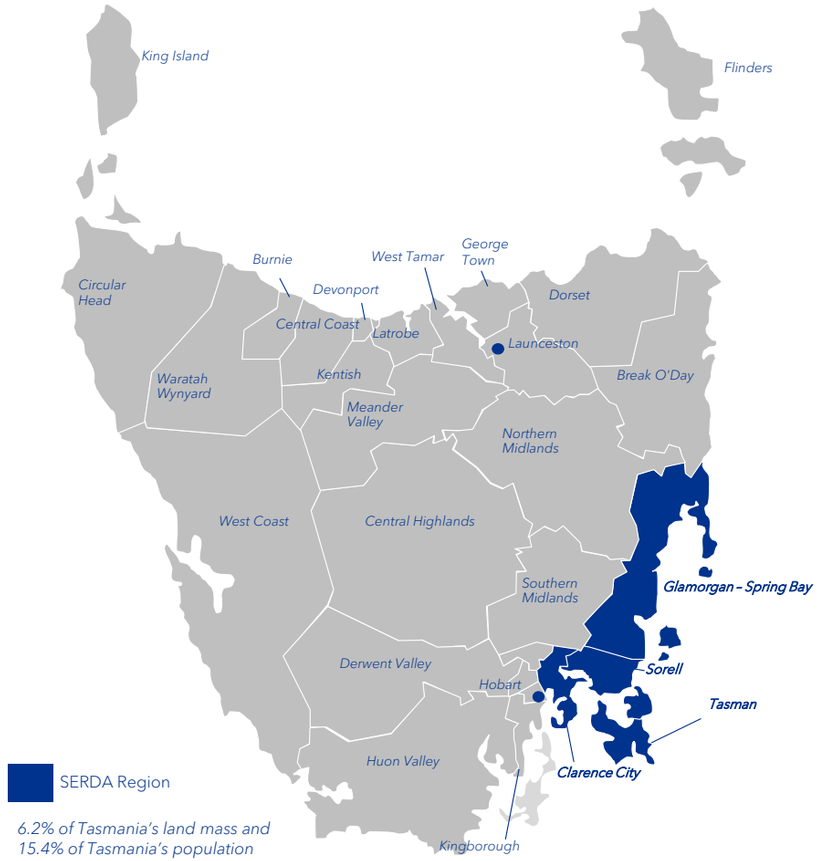
OUR **VISION**

That SERDA is an effective voice to key stakeholders, delivering sustainable economic growth and investment for the benefit of the region.

OUR **OBJECTIVES**

1. Developing the South East region's economy through advocacy, leadership, and delivering projects through collaboration.
2. Ensure adequate resources are available for project delivery.
3. Strategic collaboration between the four councils that achieves regional benefits.

OUR REGIONAL CONTEXT



6.2% of Tasmania's land mass and 15.4% of Tasmania's population

74,158 km²
geographical size

85,870
population

$4,316M
gross regional product

41,927
employed

49
median age

+1.6M
visitor nights (Tasman + Glamorgan Spring Bay)

Sources: ABS Census Data 2021; .id 2024; Tourism Research Australia 2024


Maria Island

OUR STRATEGIC PRIORITIES

What is a SERDA project?

A SERDA project is an initiative that:

- Leads to collective benefit (for all four regions). This may be a single project or group of individual projects that are thematically 'packaged'.
- Drives economic benefit, inclusive of social improvement.
- Provides for our region's voice to be heard.

Our key pillars

Economic Prosperity
Support local businesses and attract investment.
Promote tourism and cultural heritage.

Infrastructure Development
Support regional transport and utility projects.
Advocate for improved digital connectivity.

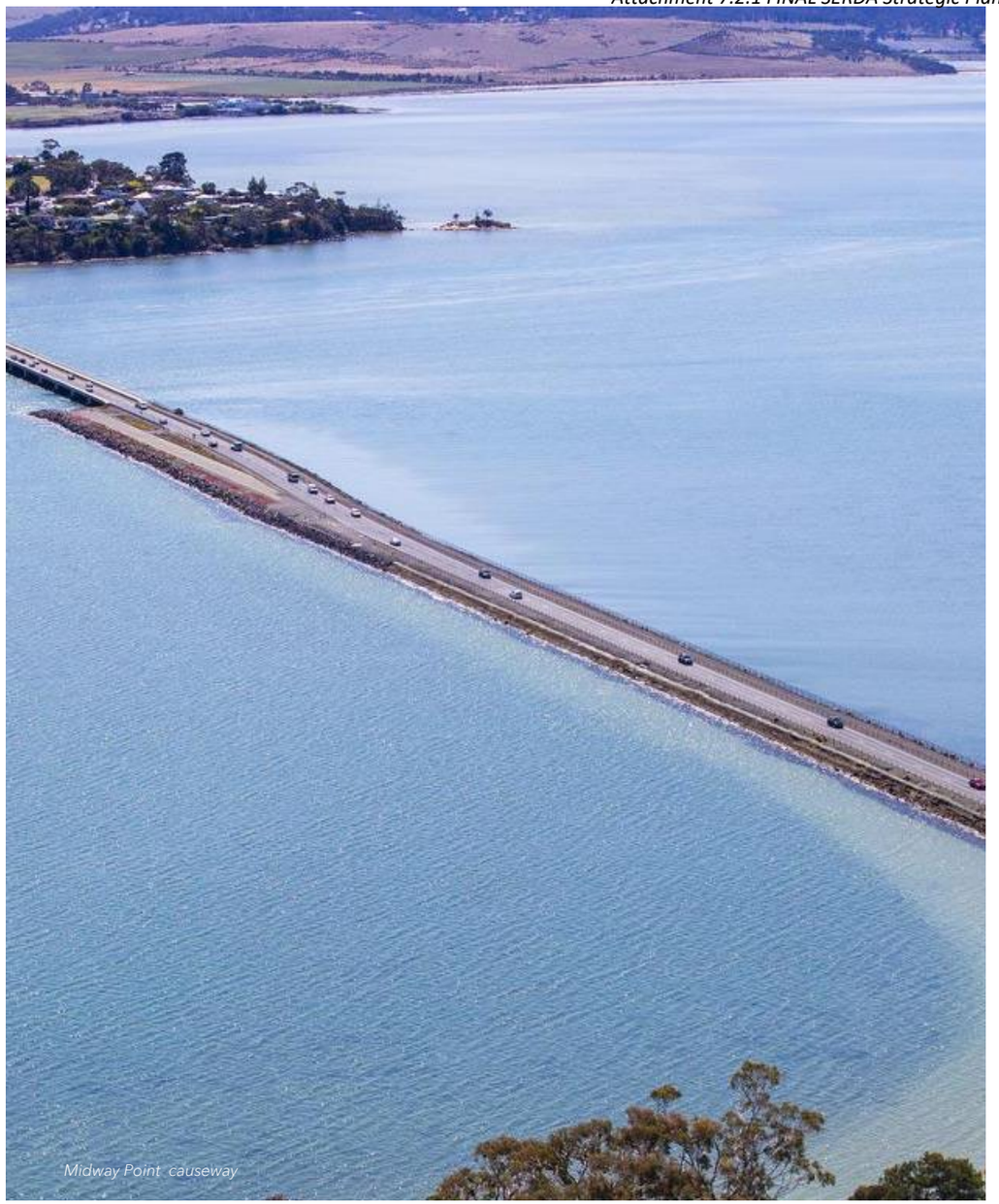
Environmental Sustainability
Build climate resilience.
Promote sustainable land use practices.

Community Well-being
Foster inclusive community programs.
Support health and education initiatives.

CRITICAL SUCCESS FACTORS

There are six major factors that will be key to our success.

1. **Unified Regional Vision**
   A shared understanding of regional priorities across all SERDA councils, aligned to a collective long-term purpose.
2. **Strong Partnerships and Engagement**
   Productive relationships with governments, industry, and communities – built on trust, shared goals, and regular collaboration.
3. **Evidence-Based Planning**
   Use of current, region-specific data to inform decisions, prioritise investment, and adapt to changing conditions.
4. **Coordinated Governance and Delivery**
   Clear roles, collaborative leadership, and cross-council mechanisms that support consistent implementation and reduce duplication.
5. **Sustainable Funding and Resources**
   Access to secure, multi-source funding and the internal capacity to deliver key infrastructure and service projects.
6. **Transparency and Accountability**
   Ongoing measurement, reporting, and partner feedback to track progress and maintain confidence in outcomes.



Midway Point causeway

South East Irrigation Scheme (Coal River Valley) image Tasmanian Irrigation

IMPLEMENTATION

How SERDA's strategic priorities are implemented into action enables our success.

Guiding Principles

Implementation of this strategy will be led by the four councils and grounded in the following principles:

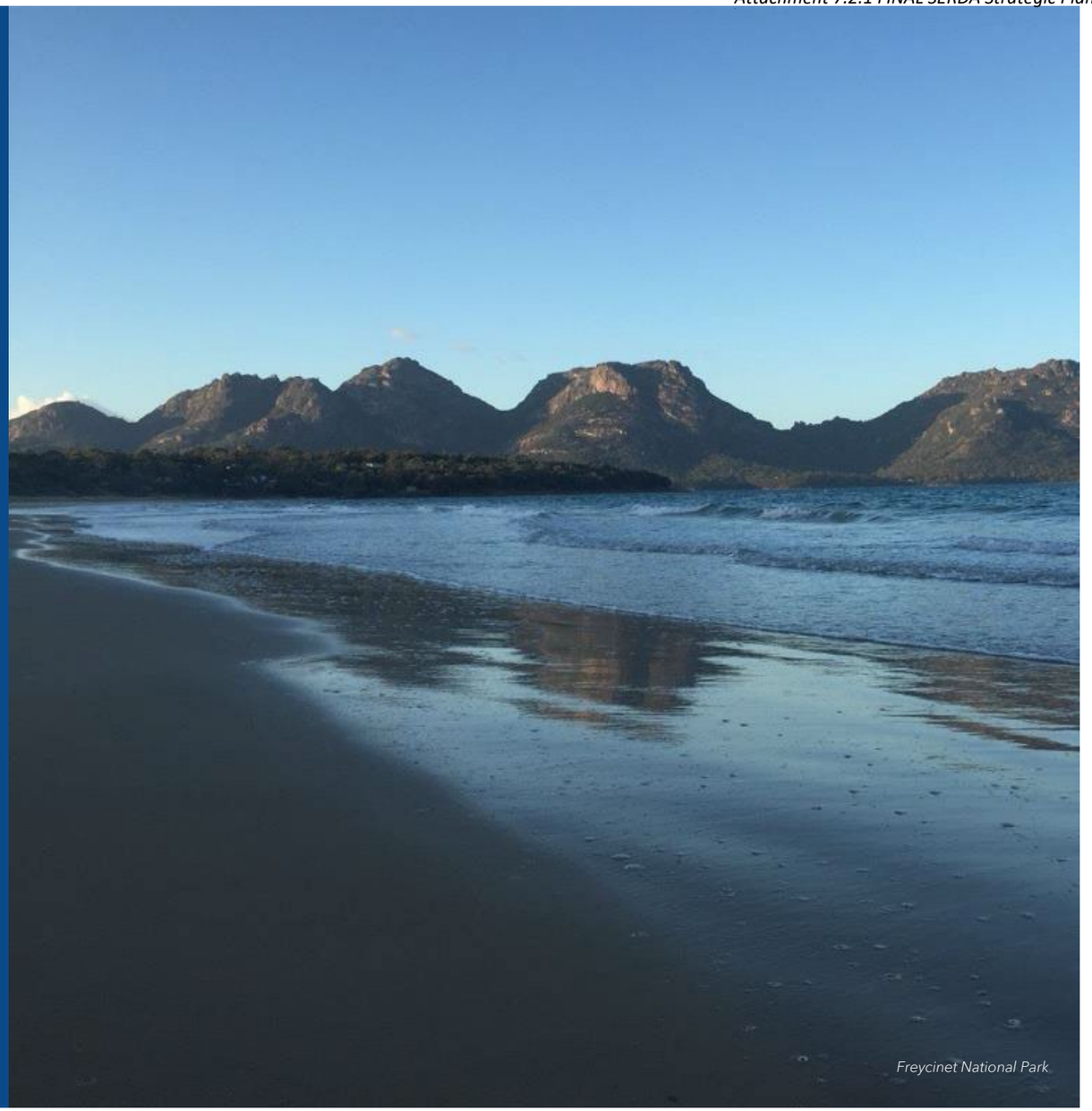
- *Collaboration:* Collective action between councils, and alongside state government, industry and community.
- *Pragmatism:* Prioritise projects where funding opportunities exist.
- *Transparency:* Maintain visibility and accountability through open reporting for the SERDA governance committee.
- *Adaptability:* Remain responsive to emerging opportunities or challenges.

The Role of Partnerships and Engagement

Effective implementation depends on trusted relationships and coordinated action across sectors. The region spans multiple urban, rural and coastal communities with differing needs and capacities, inclusive of the four councils, which makes active partnership and stakeholder engagement not only valuable, but essential for SERDA's continued success

For more information or to contact SERDA directly:

[insert contact details]



Freycinet National Park

SERDA
Strategy Workshop Information

22 May 2025

Attendees

KPMG Facilitators

- David Harradine, Partner
- Tina Psereckis, Director
- Terry Rawnsley, Urban Economist
- Nate Brennan, Consultant

Guest Attendees

- Head of Strategic Development Communications and Engagement, *Clarence City Council* – **Georgi Wicks**
- Deputy CEO, *Regional Development Australia Tasmania* – **Jen Newman**
- Program Leader, *Business and Employment Southeast Tasmania* – **Andrew Hyatt**
- CEO Destination Southern Tasmania – **Alex Heroys**

SERDA Member Attendees

- SERDA Chair & Mayor, *Tasman Council,* **Rod Macdonald**
- Mayor, *Glamorgan Spring Bay Council,* **Cheryl Arnol**
- Mayor, *Clarence City Council,* **Brendan Blomeley**
- Mayor, *Sorell Council,* **Janet Gatehouse**
- Economic Development Officer, *Clarence City Council,* **Sheena Hannan**
- General Manager, *Sorell Council* – **Robert Higgins**
- Director Works and Infrastructure, *Glamorgan Spring Bay Council* – **Peter Porch**
- General Manager, *Tasman Council* – **Blake Repine**
- Development Officer Risk & Strategy, *Sorell Council* – **Oliver Strickland**
- Director Service Delivery, *Sorell Council* - **Natalie Cameron**

SERDA Economic Briefing

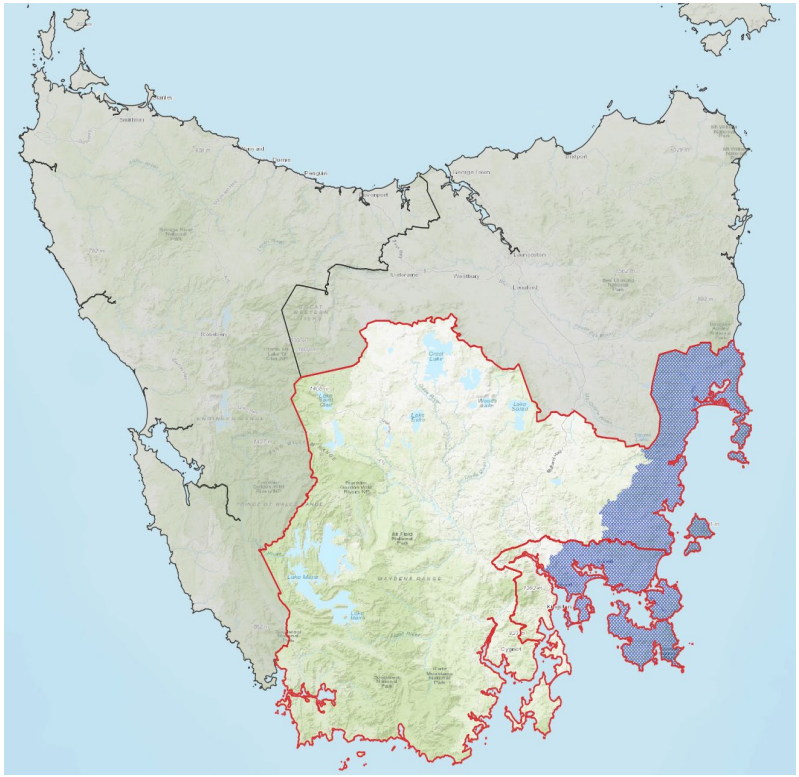
Terry Rawnsley
Urban Economist
KPMG Office of the Chief Economist

South East Region

Regional context

- The data presented is for the 'Hobart' and 'South East' Statistical Area 4 regions (SA4s).
    - Data from these SA4s allows us to track the progress of the region on a regular basis.
- In 2024, this region accounted for:
    - 51.9% of Tasmania's population (299,600)
    - 53.4% of the state's employment (151,600)
- Compared to 2003:
    - 48.9% of Tasmania's population (235,400)
    - 59.7% of the state's employment (101,000)

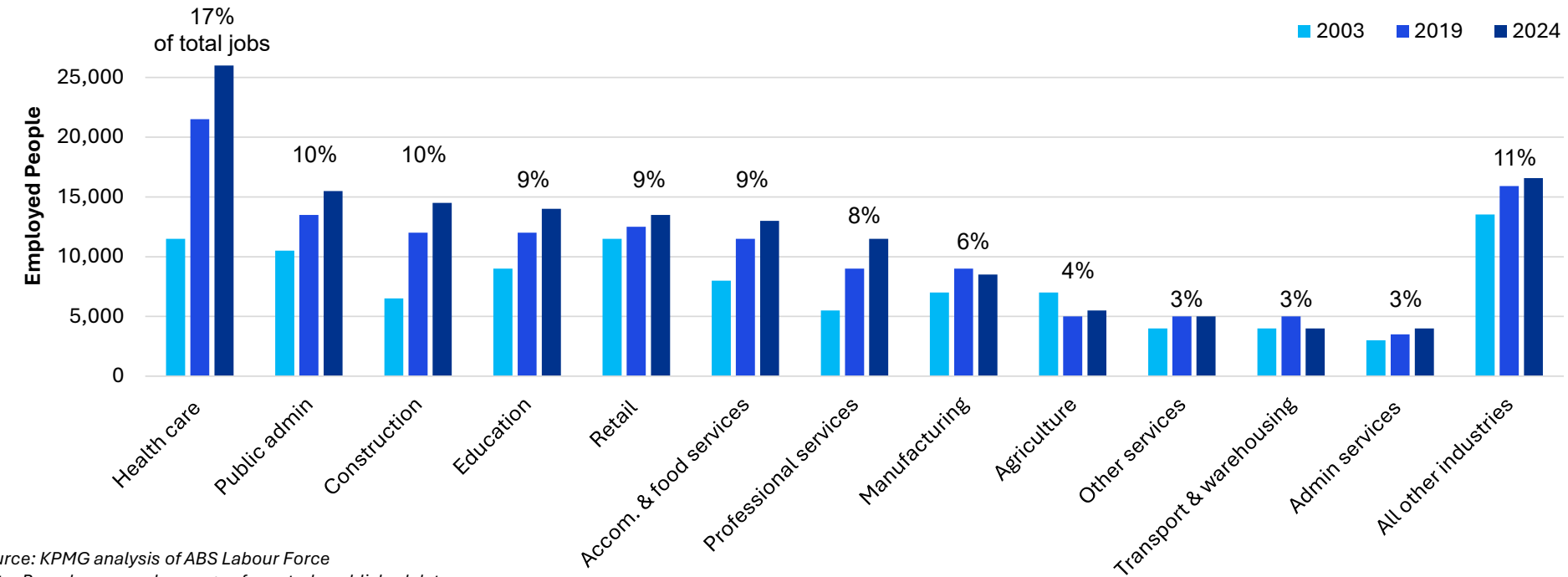
Figure 1 – Tasmania Statistical Area 4 Regions



Regional Industry Employment

A diverse economy with employment across a broad set of industries

Figure 2 – Industry Employment & Share of Employment



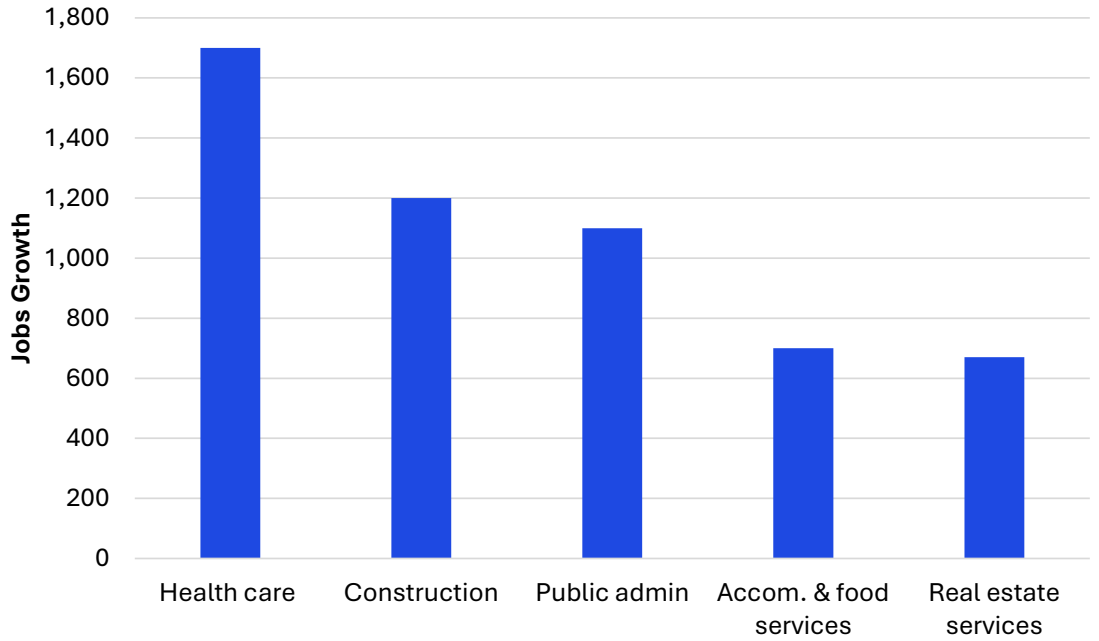
Source: KPMG analysis of ABS Labour Force
Note: Based on annual average of quarterly published data
Note: Place of residence

Regional Employment Growth

Public sector leads employment growth

- Public sector industries account for 3 out of the top 5 largest employing sectors and continue to grow strongly.
- The Construction industry has also seen growth, to meet the housing and infrastructure needs of an expanded population.

Figure 3 – Top Growing Industries (2024)



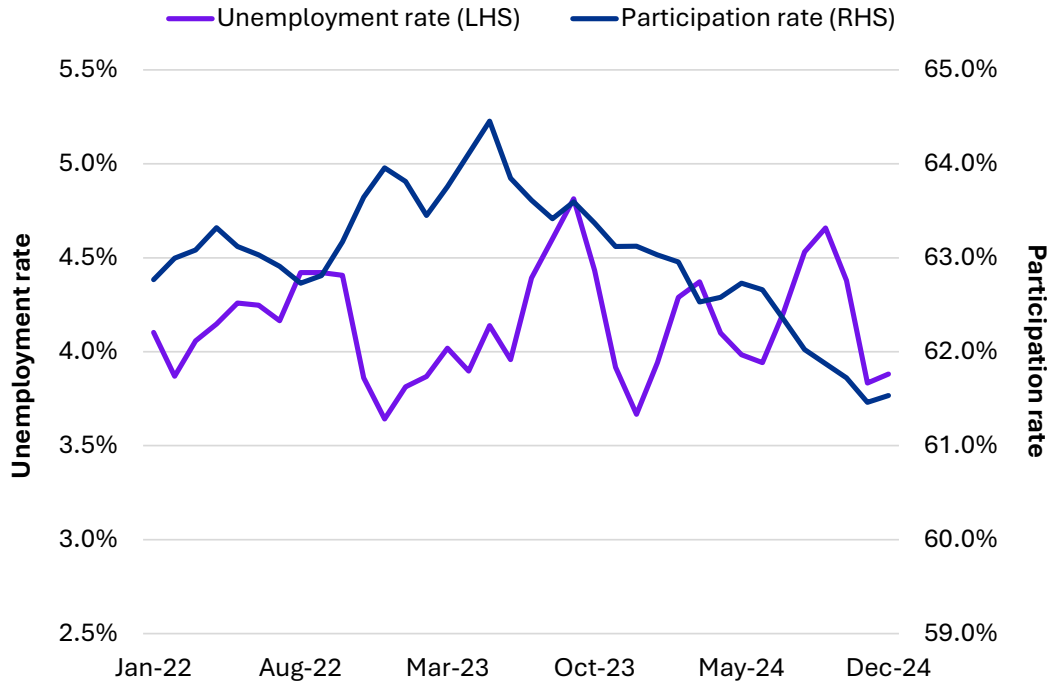
Source: KPMG analysis of ABS Labour Force
Note: Based on annual average of quarterly published data

Labour Market Conditions

Unemployment holds steady as participation falls

- Despite some volatility in the month-to-month data, unemployment has held steady. Looking at the annual average rate:
  - 2022: 4.1%
  - 2023: 4.1%
  - 2024 : 4.2%
- After reaching a high of 64.5% in mid-2023, the participation rate has been trending downwards, reaching 61.5% by the end of 2024.

Figure 4 – Labour market indicators, Seasonally Adjusted



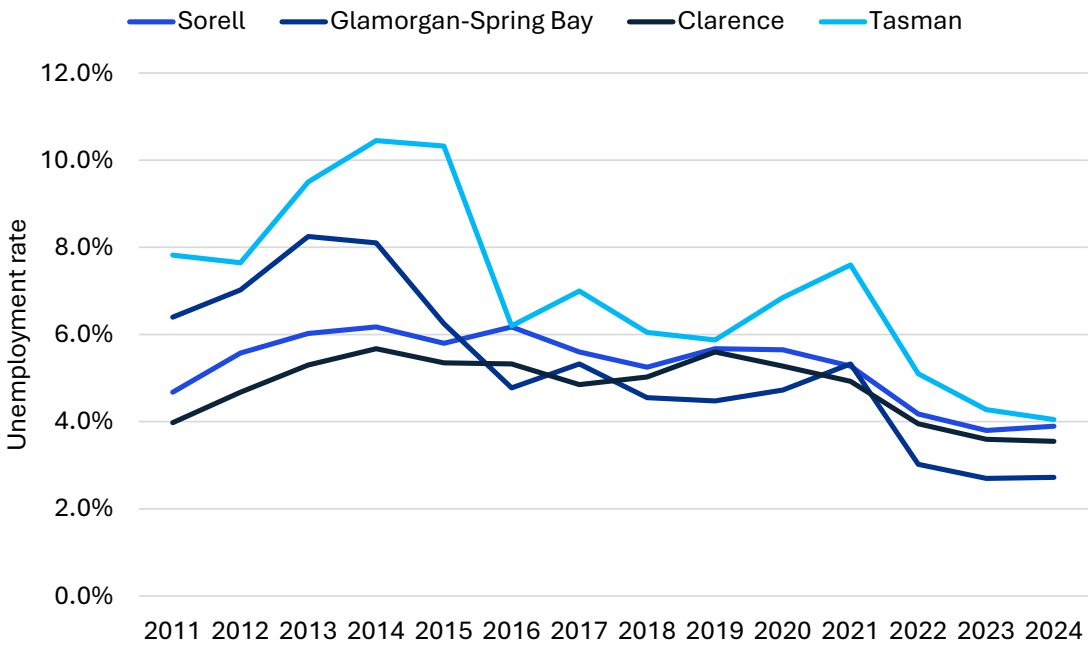
Source: KPMG analysis of ABS Labour Force
Note: Seasonally adjusted 3 month moving average

Local Labour Markets

More workers available in the region

- Size of the labour force (employed + unemployed) in 2024:
  - Clarence – 33,400 (+10.9% compared to 2019)
  - Sorell – 9,300 (+15.5%)
  - Glamorgan-Spring Bay – 2,300 (+5.0%)
  - Tasman – 1,100 (+3.8%)
- All LGAs saw a fall in unemployment between 2021 and 2023, before holding steady in 2024.

Figure 5 – Unemployment rate, annual average by LGA



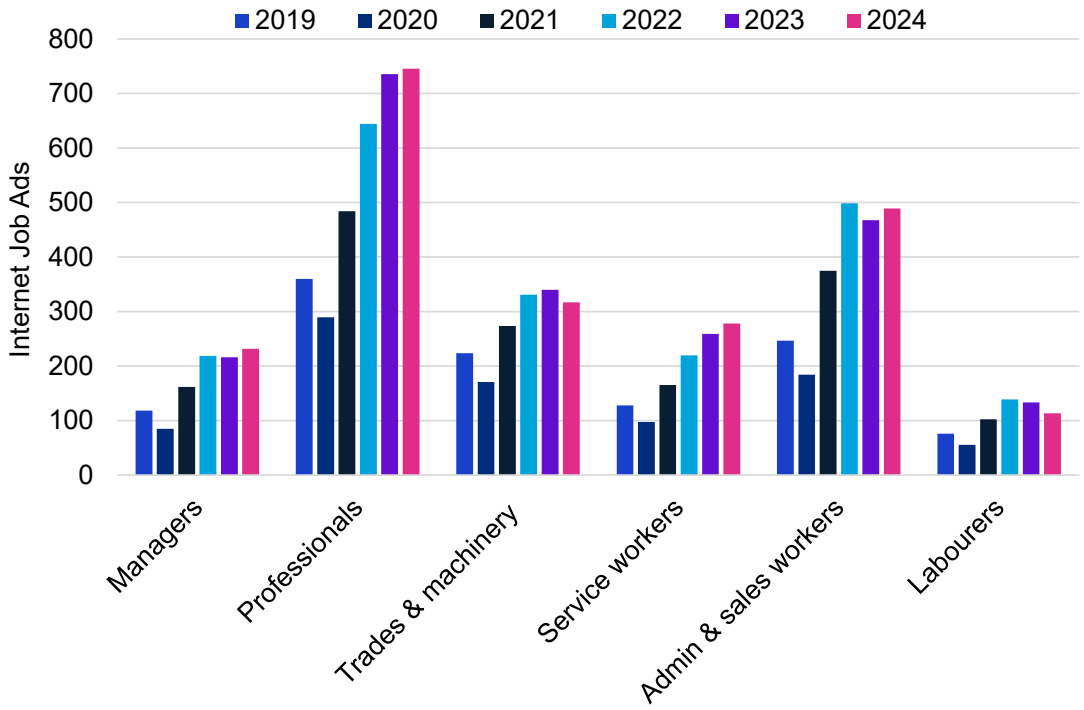
Source: KPMG analysis of DEWR Small Area Labour Markets
Note: Based on annual average of quarterly published data

Regional Internet Job Advertisements

Job vacancies surge for Professionals

- Job vacancies continue to elevated above pre-Covid levels for many professions, reflecting ongoing demand for workers.
- Compared to 2019:
  - Service workers +118%
  - Professionals +107%
  - Admin & sales +98%
  - Managers +95%
  - Labourers +50%
  - Trades & machinery +42%

Figure 6 – Internet Job Advertisements



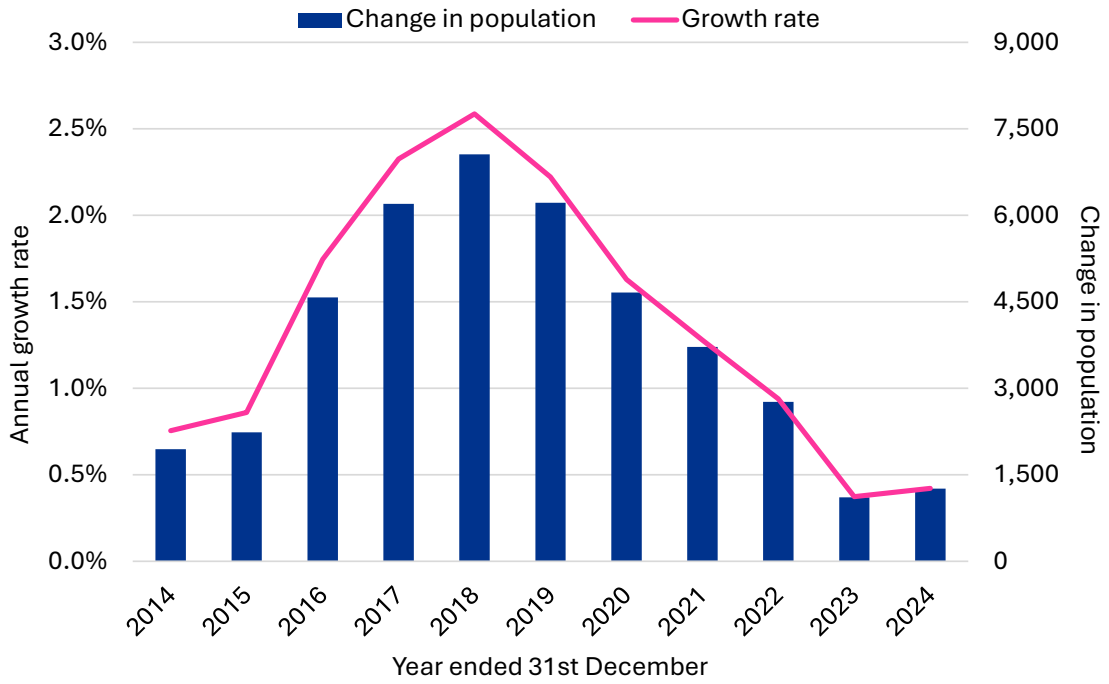
Source: Jobs & Skills Australia Internet Vacancy Data
Note: Internet ads may have become more common recruitment pathway over the past 5 years

Population Growth

Population growth rebounds in 2024

- Population growth in Tasmania was less affected by Covid compared to other parts of the country.
- Annual population growth rate lifted marginally to 0.4% in 2024 (1,300 additional residents), following 5 consecutive falls in annual growth.
- Average population growth from 2022-24 (1,700 new residents) is down compared to 2017-19 (6,500 new residents).

Figure 7 – Population Growth



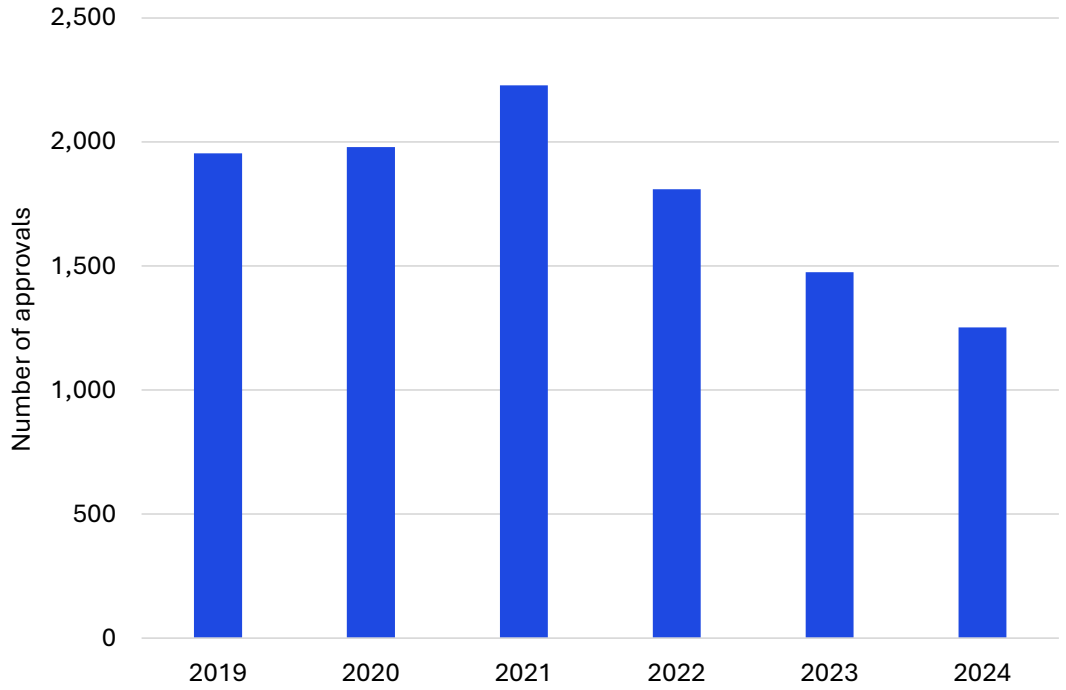
Source: KPMG analysis of ABS Population Data
Note: 2024 is a preliminary estimate

Regional Building Approvals

Approvals fall for the third consecutive year

- During the pandemic, building approvals were supported by low interest rates and government support (e.g. HomeBuilder).
- By 2023, approvals were weighed down by rising construction costs and higher interest rates.
- In 2024, building approvals are 36% below the 2019 level. Other regions over the same period:
  - Geelong -20%
  - Adelaide +1%
  - Gold Coast +6%
  - Darwin -19%

Figure 8 – Dwelling Approvals

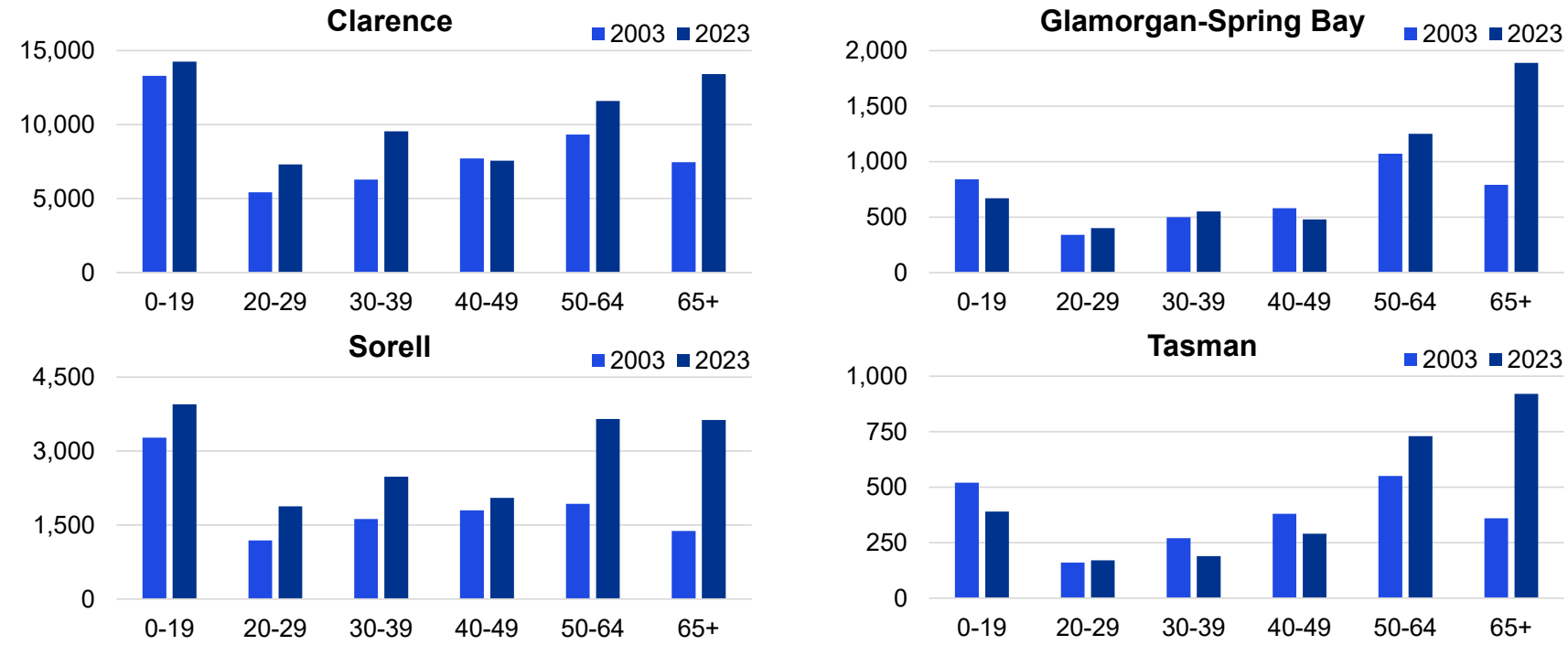


Source: KPMG analysis of ABS Building Approvals

Local Demographics

Population growth has been supported by retirees, reflecting an ageing population

Figure 9 – Population by age and LGA



Source: KPMG analysis of ABS regional population data
Note: Year ended 30th June, data for 2024 is not yet available

What makes a successful region

What can we learn from other regions?

- The community are the champions of the region.
- Building vibrant regions enhances socio-economic benefits.
- Coordinated regional investment leads to higher returns.
- Successful regions require a shared vision across stakeholders.
- Understanding community, business, investor, and consumer needs is essential.
- A shared vision with a clear identity and brand activates a place.
- A successful region needs to evolve with changing community needs and megatrends.

Brand

A well-known brand creates and builds recognition, loyalty, and competitiveness. Brand is the marketing of a region and industries to increase investment, sales and public awareness.

Accessibility

Connecting people both to and within the region, including by public transport, footpaths, bike paths and car infrastructure.

Activation

To generate a vibrant public spaces, a thoughtful and strategic plan to successfully program the space is required.

Placemaking

Great places are created through natural beauty, historical landmarks, architecture, landscape design, wayfinding and accessibility. Placemaking contributes to the brand of the place.

Governance

A common vision for growth provides the strategic direction to align initiatives to deliver optimal investments in the place. Governance includes the working arrangements between the stakeholders with an interest in the region.

PESTEL & SWOT ANALYSIS

Information collected from workshop particpaints

P.E.S.T.L.E Analysis – notes from workshop (1/2)

Political factors

- State Government engagement is limited but includes familiar figures like Kerry Vincent, Minister for Infrastructure and Minister for Local Government
- Federal Government influence is strengthening and includes familiar figures such as new Member for Lyons, Rebecca White.
- Local Government elections (Oct 2026) may shift SERDA representation.
- Regional reform is ongoing but unstable, with limited long-term commitment from stakeholders.
- The Southern Tasmania Regional Land Use Strategy (STRLUS) process future is uncertain.
- Economic growth in regions is hindered by ineffective regional policy.
- Engagement is increasingly reactive rather than strategic.
- Bipartisan engagement exists but is under-leveraged.

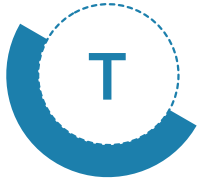
Economic factors

- Employment steady; participation rate declining.
- Ageing population and falling interest rates impact economic dynamics.
- Small businesses face regulatory burdens.
- NIMBY-ism restricts development.
- Urban sprawl from housing growth lacks coordinated infrastructure planning.
- Freight and transport links are critical.
- Tourism is expanding, with potential for a longer season.
- Hobart Airport growth presents trade opportunities.
- Utilities (TasWater, TasNetworks) are key to economic development; LG should have a strong voice.
- Salmon industry faces reputational challenges.
- Digital connectivity and new wineries are emerging economic factors.
- Private investment outlook is uncertain.
- Potential alignment with OCG, Tas Corp, and TDI for SERDA relevance.

Social factors

- Ageing population and youth crime (or its perception) are key concerns.
- Public sentiment toward the salmon industry is mixed.
- Access to healthcare, childcare, and employment is uneven.
- Digital literacy and connectivity are low in some areas.
- Boarding options for secondary students could improve curriculum access.
- Community connection and expectations for urban improvements are rising.
- Rural areas seek parity with urban services in health, education, and infrastructure.

P.E.S.T.L.E Analysis – notes from workshop (2/2)



Technological factors

- Shared services and R&D support are needed.
- Regional communications infrastructure is poor.
- Technology is essential for economic growth and innovation.
- Emergency network resilience and work-from-home capabilities are priorities.
- Councils can improve systems and software.
- Digital connectivity is becoming a basic service.
- Funding structures are challenging.
- Tasmania lacks a digital strategy.
- Ageing population struggles with digital literacy and access.

Legal factors

- Governance updates are planned.
- Cross-boundary planning and development processes need streamlining.
- Funding and grant agreements require clearer commercial arrangements.
- Issues include resourcing, responsibilities, partnerships, and risk management.
- A strong communications strategy and retention of the local government voice are essential.

Environmental factors

- Community expectations for environmental stewardship are increasing.
- Coastal erosion, inundation, and road infrastructure are key concerns.
- Councils face rising costs and reporting demands.
- Crown land management and council relationships need clarity.
- SERDA's role in natural disaster response is critical.
- Water supply, bushfire risk, and infrastructure security are ongoing issues.
- Heritage and lifestyle values are important for tourism and community identity.
- Activism and NIMBY-ism present challenges.

S.W.O.T Analysis - notes from workshop

Strengths

- Experts on the region
- Important region for the state
- Wage proportion of population
- Effective ability to collaborate
- Appropriate size for region
- Regional position (proximity to Hobart and HBA airport)
- Internal flexibility
- Local irrigation scheme
- Major tourist destination
- The region and entity having a national lens

Opportunities

- Build on the reputation of the entity
- Strong relationships with members of government
- Regionally scaled projects and collaboration
- More bipartisan engagements at state government level
- Resourcing SERDA internally
- Align on key stakeholders, targeting comms and communicate successes
- Further development of local irrigation scheme
- Increased freight due to international flights in addition to visitors

Weaknesses

- Internal resourcing support
- Governance and risk management
- Prioritisation of projects from each council
- Fully supportive of each respective approach to initiatives
- Lack of visibility internally and externally

Threats

- Development of other southern regional bodies creating noise
- SERDA not having an established profile
- Not creating a profile that will establish the brand of SERDA

Section 28ZK (7) of the *Local Government Act 1993* requires that any person who receives a determination report must keep the determination report confidential until the report is included within an item on the agenda for a meeting of the relevant council. Failure to do so may result in a fine of up to 50 penalty units.

Local Government Act 1993

CODE OF CONDUCT PANEL DETERMINATION REPORT

GLAMORGAN SPRING BAY COUNCIL CODE OF CONDUCT

Complaint brought by Cr Carole McQueeney against Cr Michael Symons

Code of Conduct Investigating Panel

- Lynn Mason AM (Chairperson),
- David Sales (Local Government Member)
- Steve Bishop (Legal Member)

Date of Determination: 11 August 2025

Content Manager Reference: C36248

Summary of the complaint

A code of conduct complaint was submitted by Cr Carole McQueeney to the Glamorgan Spring Bay Council General Manager on 24 September 2024.

The complaint alleged that Cr Symons breached the following parts of the *Local Government (Code of Conduct) Order 2024* (the Order):

PART 1 - Decision making

3. *A councillor, in making decisions, must give genuine and impartial consideration to all relevant information known to the councillor, or of which the councillor should be reasonably aware.*

PART 2 - Conflicts of interests that are not pecuniary

1. *A councillor, in carrying out the councillor's public duty, must not be unduly influenced, nor be seen to be unduly influenced, by personal or private interests that the councillor may have.*

2. *A councillor must act openly and honestly in the public interest.*

3. *A councillor must uphold the principles of transparency and honesty and declare actual, potential or perceived conflicts of interest at any meeting of the council and at any workshop or any meeting of a body to which the councillor is appointed or nominated by the council.*

4. *A councillor must act in good faith and exercise reasonable judgement to determine whether the councillor has an actual, potential or perceived conflict of interest.*

5. *A councillor must avoid, and withdraw from, positions of conflict of interest as far as reasonably possible.*

6. *A councillor who has an actual, potential or perceived conflict of interest in a matter before the council must –*

> *(a) declare the conflict of interest and the nature of the interest before discussion of the matter begins; and*
>
> *(b) act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the councillor to leave the room during any council discussion and remain out of the room until the matter is decided by the council.*

7. *This Part does not apply in relation to a pecuniary interest.*

PART 3 - Use of office

1. *The actions of a councillor must not bring the council or the office of councillor into disrepute.*

PART 6 - Gifts and benefits

1. *A councillor may accept an offer of a gift or benefit if it –*

> *(a) directly relates to the carrying out of the councillor's public duties; and*
>
> *(b) is appropriate in the circumstances; and*
>
> *(c) is not in contravention of relevant legislation.*

2. *A councillor must avoid situations in which a reasonable person would consider that a person or body, through the provision of gifts or benefits, is securing, or attempting to secure, influence or a favour from the councillor or the council.*

PART 7 - Relationships with community, councillors and council employees

3. *A councillor must not contact or issue instructions to a council contractor or tenderer without appropriate authorisation.*

The complaint also indicated that Cr Symons may have breached Parts 7.2(b), 7.5, and all of Part 8 of the Code of Conduct (the Code). These alleged breaches were dismissed by the Initial Assessor (the Assessor) on the basis that they were frivolous.

Initial assessment

Following receipt of the complaint, the Assessor conducted an assessment of the complaint in accordance with the requirements of section 28ZA of the *Local Government Act 1993* (the Act). Having assessed the complaint against the provisions of sections 28ZB and 28ZC of the Act, the Assessor determined that:

- he was satisfied on the material he had seen that, subject to the totality of material that might be put before the investigating Panel, such Panel could find that Cr Symons was in breach of the relevant parts of the Code of Conduct, as alleged by Cr McQueeney;

- having made enquiries of the Code of Conduct Executive Officer, there was no relevant direction under section 28ZB(2) or 28ZI of the Act that would apply to the complainant and the complaint.[1]

Following his assessment, the Assessor exercised his discretion to dismiss the parts of the complaint in which it is alleged the respondent acted in breach of the following parts of the Code of Conduct; - Part 7(2)(b), Part 7(5), and (any part of) Part 8. He further determined that Part 1.3, Part 2, Part 3.1, Part 6 and Part 7.3 of the Code of Conduct should be referred to the Panel for investigation.

The complainant and the respondent councillor were notified of the outcome of the initial assessment by letter dated 24 December 2024.

Summary of the complaint

Background

In 2023, the Glamorgan Spring Bay Council contracted with an organisation called cohealth for 3 years (with an option for another 2) to manage and deliver medical services through two medical practices owned by the Council, namely the practices at Bicheno and Triabunna. cohealth contract payments (annually about $500,000) were paid by a medical levy until mid-2024, after which they were paid from general rates income.

In late 2023 cohealth was proposing to expand its services in the municipality, undertaking a project called PRIMM (Primary Care Innovative Multidisciplinary Model of Care). PRIMM did not involve Council managerially or financially, at least initially. The evolving PRIMM model envisaged cohealth becoming the single, fund-holding entity for the expanded operations and its expanded services, taking on responsibility for the Swansea Medical Practice (SMP)[2], which was an issue for Council in any discussion on funding for medical services.

The Council was aware from late 2022 when cohealth secured some Commonwealth funding for its PRIMM design work, that the successful implementation of PRIMM would depend on successful requests to Government, including to Glamorgan Spring Bay Council, for financial and/or infrastructure resources, possibly by the end of 2024. Council was expecting to consider the issue of any ongoing medical services funding for SMP (the annual allowances) at some point in 2024 and the legality of continuing payments to SMP was on the agenda for discussion at the meeting of 27 August 2024.

In March 2024 cohealth advertised 5-8 paid advisory roles to assist in the design and implementation of its PRIMM model. This group was the Community Advisory Group (CAG), and Cr Symons applied for a position on that committee, and was duly appointed.

The complaint alleged that Cr Symons had:

- Failed to inform Council that he had taken a role with cohealth, an organisation which was contracted to Council to deliver some medical services in the municipality;
- At the council meeting on 27 August 2024, Cr Symons failed to declare his non-pecuniary interest in a confidential item regarding medical services funding;

[1] Section 28ZB(2) and 28ZI of the Act enable the Chairperson or the Panel (as applicable) to issue a direction to a complainant in prescribed circumstances not to make a further complaint in relation to the same matter unless the complainant provides substantive new information in the further complaint.

[2] At this time the SMP was privately owned and operated, and Council paid the practice an annual allowance.

- Failed to give impartial consideration to the matter of medical services funding, given his role with cohealth;
- Brought the council and/or the office of councillor into disrepute by taking on his role with cohealth;
- Breached Part 6 of the Code (Gifts and Benefits) by taking on the role with cohealth, given that the role was advertised as a paid position;
- Failed to focus on the issue of participation with cohealth, but rather concentrated on conflict with Cr McQueeney following the council meeting on 27 August 2024;
- Contacted a council contractor (cohealth) without appropriate authorisation from the Council.

Investigation

In accordance with section 28ZE of the Act, the Code of Conduct Investigating Panel (the Panel) investigated the complaint. Following the Initial Assessment, the Panel investigated whether Cr Symons breached several sections of the Code, specifically, Part 1.3, Part 2, Part 3.1, Part 6, and Part 7.3.

The following documents were presented to the Panel to consider as evidence in this matter:

- The complaint from Cr McQueeney, accompanied by a Statutory Declaration dated 24 September 2024, 47 pp;
- Response from Cr Symons, undated, with handwritten Statutory Declaration, 4pp, received 25 February 2025, with link to *Building a Connected System of Health Care,* 19 pp;
- Answer to Cr Symons' response, from Cr McQueeney, Part 1 5pp, Part 2 9 pp; with attachments 1-3 and attachments A and B, accompanied by a Statutory Declaration dated 13 March 2025;
- Further response from Cr Symons, received by the Panel 15 March 2025, undated, without Statutory Declaration, 3 pp;
- witness statement from Mr Greg Ingham, ex General Manager Glamorgan Spring Bay Council, 1 p, with Statutory Declaration, 27 June 2025;
- *Local Government (Code of Conduct) Order 2024*.

In accordance with section 28ZG of the Act, the Panel determined to conduct a hearing into the matter.

Hearing

As per section 28ZH of the Act, the Code of Conduct Panel held a hearing on 25 July 2025 in the Glamorgan Spring Bay Council Chambers at Triabunna. Cr Symons was attended by Mr David Reed as his support person, and Cr McQueeney was attended by Cr Steve McQueeney (a member of the Tasman Council) as her support person. Mr Greg Ingham, immediate past General Manager of the Council, appeared by video link as a witness for Cr McQueeney.

The Chairperson opened the hearing with a statement about the procedures to be followed, and a summary of those parts of the complaint being investigated.

Both Cr Symons and Cr McQueeney took the oath or read the affirmation statement prior to giving their evidence or making statements to the Panel. Mr Ingham also took the oath before giving his evidence.

Cr McQueeney told the Panel that cohealth was not the 'lead agency' when the PRIMM project commenced, but shortly afterwards cohealth did become the Council's contractor with the task of managing the medical services in Triabunna and Bicheno. Cr McQueeney stated that Cr Symons had been aware that cohealth was *one of council's largest contractors,* and knew that cohealth was involved in the PRIMM project which was a costed health services plan. She stated that Cr Symons was aware that questions of conflict of interest had been raised, and reiterated that the General Manager had advised Cr Symons that he considered that Cr Symons had a conflict of interest in the item regarding medical services funding, to be debated in closed council on 27 August 2024.

The Panel notes in material submitted by Cr Symons (*Building a Connected System of Health Care*) that the role of the CAG was to:

- Prioritise the key challenges facing residents in accessing primary health care services, as outlined in the PRIMM Consultation Report;
- Develop consumer driven solutions to selected identified challenges;
- Provide advice to the development of an action plan to address the key identified challenges;
- Contribute to advocacy efforts with relevant stakeholders regarding resourcing for implementation of solutions;
- Promote discussion of community primary health ideas within community networks;
- Communicate the aims and limitations of the PRIMM project within community networks.

Cr Symons denied that he had ever been part of any discussions within CAG related to funding. He noted to the Panel that he had never received any remuneration for his work with CAG, and that from his perspective, he had applied for the position as a private individual. When it was brought to his attention that some concerns about his role could conflict with his decision making role as a councillor, he took advice from the Mayor and one of the senior staff of the Council, both of whom told him that they did not consider he had a conflict of interest by his membership of CAG. Cr Symons said in the hearing, however, that he thought it possible that the senior staff member later took a different view on whether or not the role could result in a conflict of interest for Cr Symons.

Mr Ingham informed the Panel that he had talked briefly with Cr Symons immediately before the item regarding medical funding was to be taken at the meeting on 27 August 2024. He had advised Cr Symons that in his view, Cr Symons was conflicted in the matter of medical funding, particularly with regard to the SMP, and that he should declare said interest. He said that Cr Symons had not taken his advice. He said that very soon after that council meeting, he had sent an email to all councillors suggesting a training session on conflict of interest. While Mr Ingham was unable to recall the exact wording of the response he received from Cr Symons, Cr McQueeney located the relevant email in her files and read it out to the hearing. Cr Symons had declined to attend such training, on the grounds that he was *comfortable with my understanding and obligations under the Act.* These words were confirmed by Cr Symons.

Mr Ingham also told the Panel that when he learned that Cr Symons had taken a role with CAG, he had telephoned him to suggest that he had a conflict of interest by working with a council contractor. Cr Symons said that he did not recall that conversation. Cr Symons reiterated that he did not consider that he had a conflict of interest because *CAG is separate to cohealth.*

When questioned by the Panel about his failure to declare a conflict of interest, Cr Symons replied that he had 'missed' the Mayor's call for declarations of interest in the items on the

closed agenda, including the item on medical services funding, because at that point *the Mayor had lost control of the meeting.*

Cr McQueeney questioned Cr Symons about a CAG meeting held three weeks before the August 2024 council meeting, which she alleged had included a discussion on applications for funding for the delivery of medical services. Cr Symons said he had not attended that meeting but that he had read the minutes. However, he said that he had not read the relevant paper in the agenda of that meeting, and therefore had no knowledge of funding proposals.

Cr Symons said that it had not occurred to him to inform the Mayor or the General Manager that he had taken on the role with CAG, and told the hearing that he now considered it was 'remiss' of him, but that it had not occurred to him that he should have done so.

In closing Cr McQueeney said that she agreed with the Initial Assessment and requested the Panel to consider a stronger sanction than a reprimand. She requested that more training be prescribed for Cr Symons.

Four days prior to the hearing, Cr Symons submitted three witness statements, including one from Mr Ashley Nind, Director Primary & Community Care, cohealth. The Panel determined that none of these statements was relevant to the complaint because they concerned facts extraneous to the core factual issues. These were whether Cr Symons was a member of the Community Advisory Group and whether that Group advised cohealth. Both of these facts were admitted by Cr Symons, and no further proof was required.

The Panel informed Cr Symons of its decision. However, during the hearing, when cross examining Cr McQueeney, Cr Symons quoted from the statement by Mr Nind, a statement which Cr McQueeney had not seen. He asked her whether she maintained her position despite that quotation. A copy of the statement was forwarded to Cr McQueeney. She said that she did not resile from her previous evidence.

At the closing of the hearing, when asked by Cr McQueeney if she could respond to the witness statement from Mr Nind, the Chairperson told her that the Panel would consider whether any additional relevant matters had arisen as a result of Cr Symons's reference to the letter at the hearing and would ask her for more information if deemed necessary. It did not consider that any additional relevant matters arose.

However, without contact from the Panel, some days after the hearing Cr McQueeney submitted a further statement (with attachments) contradicting the statement from Mr Nind. Just as the Panel rejected Mr Nind's statement as irrelevant, it has rejected the supplementary statement from Cr McQueeney contradicting it as irrelevant.

In answer to a question from the Panel, Cr Symons said that he was not sure if he had had any training in conflict of interest. When asked for his submission on sanction in the event that the Panel upheld all or any part of the complaint, Cr Symons requested a few days in which to consider this, and this was granted. On 28 July 2025, Cr Symons submitted a further statement seeking to readdress issues canvassed in the hearing. There was nothing novel, or indeed relevant in the statement, and it did not justify re opening the case. The Panel has taken no account of it.

In answer to the Panel's request, Cr Symons responded that he would leave the matter of sanction to the Panel's discretion.

Determination

In accordance with section 28ZI(c) of the Act, the Panel determines that Cr Symons has breached Part 1.3, Part 2, Part 3.1, Part 6.2, and Part 7.3 of the Code of Conduct. The Panel dismisses the complaint that Cr Symons has breached Part 6.1 of the Code of Conduct.

Reasons for determination

That Cr Symons breached Part 1.3 of the Code, viz.,

PART 1 - Decision making

3. A councillor, in making decisions, must give genuine and impartial consideration to all relevant information known to the councillor, or of which the councillor should be reasonably aware.

The Panel determines that Cr Symons failed to consider the relationship between Glamorgan Spring Bay Council and cohealth, the organisation contracted to the council to provide medical services in Bicheno and Triabunna, a relationship of which he must have been aware, given the annual payments made to that organisation by the Council. The significance of this failure is that he decided to apply for a paid position on a committee formed by cohealth, failed to inform the Council of his acceptance of the position, and decided not to declare his non-pecuniary interest when an item concerning medical services was to be debated in closed council at the council meeting on 27 August 2024.

In making all of these decisions Cr Symons failed to give impartial consideration to the facts that as a Councillor he was a decision maker, while as a member of the Community Advisory Group he was an advisor. He was an advisor to an organisation that was partially funded by Council and was reasonably likely to be seeking decisions from the Council of which he was a member.

The Panel notes that Cr Symons was advised by the General Manager immediately before the council meeting on 27 August 2024, that in the view of the General Manager, Cr Symons had a conflict of interest in the item, advice which Cr Symons chose to ignore.

Therefore the Panel determines that Cr Symons breached Part 1.3 of the Code of Conduct.

That Cr Symons breached Part 2 of the Code, viz.,

PART 2 - Conflicts of interests that are not pecuniary

1. *A councillor, in carrying out the councillor's public duty, must not be unduly influenced, nor be seen to be unduly influenced, by personal or private interests that the councillor may have.*

2. *A councillor must act openly and honestly in the public interest.*

3. *A councillor must uphold the principles of transparency and honesty and declare actual, potential or perceived conflicts of interest at any meeting of the council and at any*

workshop or any meeting of a body to which the councillor is appointed or nominated by the council.

4. *A councillor must act in good faith and exercise reasonable judgement to determine whether the councillor has an actual, potential or perceived conflict of interest.*

5. *A councillor must avoid, and withdraw from, positions of conflict of interest as far as reasonably possible.*

6. *A councillor who has an actual, potential or perceived conflict of interest in a matter before the council must –*

> *(a) declare the conflict of interest and the nature of the interest before discussion of the matter begins; and*
>
> *(b) act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the councillor to leave the room during any council discussion and remain out of the room until the matter is decided by the council.*

7. *This Part does not apply in relation to a pecuniary interest.*

The Panel determines that non-pecuniary interests are interests that are not financial in nature. They can include relationships with family, friends, or affiliations with organizations. A conflict of interest arises when these interests could be perceived by a reasonable person as influencing a decision, even if there is no financial benefit involved.

The PRIMM project was a project undertaken under the auspices of cohealth. The CAG role was to *contribute to a needs analysis, highlight challenges and confirm ideas and contribute to the overall conclusions of the project*[3], which had the potential to affect Council's financial relationship with the Swansea Medical Practice, and Council's contractual relationship with cohealth. In effect, Cr Symons in his role on the CAG would have been taking part in discussions and decisions which could conflict with his capacity to make unbiased decisions as a councillor about a council contractor.

The Panel notes also that the description of the role of the CAG, as above, includes the statement: *Contribute to advocacy efforts with relevant stakeholders regarding resourcing for implementation of solutions.* The Panel determines that this effectively shows that one of the roles of the CAG members was to advocate for resources to deliver the *Connected System of Healthcare.* The Panel determines that this presents an actual and a perceived conflict of interest for Cr Symons.

Cr Symons failed to understand that merely being on the two bodies gives rise to a conflict because it could affect his impartiality (an actual conflict) and could reasonably be seen to be a conflict by a fair minded observer (a perceived conflict).

As an advisor to cohealth he helps craft what he thinks is the best possible solution to medical service delivery. As a decision maker on Council he is required to be impartial but having crafted a cohealth proposal he would have a natural inclination to support it.

This inclination, this predisposition towards a particular outcome, strikes at the heart of impartiality.

[3] Statement in a letter provided by the Director, Primary & Community Care, cohealth.

The Panel determines that Cr Symons did not act openly and honestly in the public interest by accepting the conflicting position with the CAG. He failed to declare this interest, either to the Mayor or the General Manager, or in the council meeting of 27 August 2024.

The Panel accepts that while the advertisement calling for applications for positions on the cohealth Community Advisory Group (CAG) described it as a 'paid opportunity', Cr Symons had not accepted any payment for the role at the time of the council meeting on 27 August 2024.

However, the waiver of payment does not negate the conflict. The conflict is inherent in the relationship situation, whether or not the Councillor is paid to be in that situation. If a conflict of interest exists, none of good intentions, high motives, or good faith remove that taint.

The Panel determines that Cr Symons should have realised that notwithstanding his waiver of the payment available to CAG members, the community of Glamorgan Spring Bay may not have been aware of that and could reasonably consider that their Deputy Mayor was being paid by cohealth, a Council contractor, to provide advice to that contractor.

In answer to questioning from the Panel, Cr Symons said that in the closed session of the council meeting of 27 August 2024, it was not necessary for him to declare any conflict of interest as there had been no debate on the motion before the council. The Panel accepts that this it was correct to say that there had been no debate on the motion. However, declarations of conflict of interest are called before any debate on an item starts and should not be withheld when it is apparent from the context of the item in the agenda that a councillor will be conflicted in any debate or decision. Cr Symons failed to do this.

Therefore the Panel determines that Cr Symons breached Part 2 of the Code of Conduct.

That Cr Symons breached Part 3.1 of the Code, viz.,

PART 3 - Use of office

1. *The actions of a councillor must not bring the council or the office of councillor into disrepute.*

The Panel determines that a reasonable community member outside of both the Council and the CAG could consider that Cr Symons was conflicted by his simultaneous roles as a councillor and a member of the cohealth advisory committee. Additionally, given that it was advertised as a paid position, it could appear that Cr Symons was receiving a financial benefit from both his role as a councillor and his role as a CAG member. Such perceptions by reasonable persons within the community bring the office of councillor into disrepute.

Therefore the Panel determines that Cr Symons breached Part 3.1 of the Code of Conduct.

That Cr Symons breached Parts 6.1 and 6.2 of the Code, viz.,

PART 6 - Gifts and benefits

1. A councillor may accept an offer of a gift or benefit if it –
(a) directly relates to the carrying out of the councillor's public duties; and
(b) is appropriate in the circumstances; and
(c) is not in contravention of relevant legislation.

2. A councillor must avoid situations in which a reasonable person would consider that a person or body, through the provision of gifts or benefits, is securing, or attempting to secure, influence or a favour from the councillor or the council.

The Panel considers that Part 6.1 is permissive, rather than prohibitive, meaning that a councillor cannot breach a provision which allows him or her to accept a gift or benefit. Therefore, the Panel determines to dismiss the allegation that Cr Symons breached Part 6.1 of the Code.

The Panel notes the sworn statement from Cr Symons that he had not received any remuneration for this role with the CAG.

However, the Panel is of the view that Cr Symons made no attempt to avoid a situation in which a reasonable person could consider that a council contractor, cohealth, was attempting to secure influence within the Council.

Therefore the Panel determines that Cr Symons breached Part 6.2 of the Code of Conduct.

That Cr Symons breached Part 7.3 of the Code, viz.,

PART 7 - Relationships with community, councillors and council employees

3. A councillor must not contact or issue instructions to a council contractor or tenderer without appropriate authorisation.

Cr Symons was not authorised by the elected Council nor by the General Manager nor the Mayor, to apply for a position with the cohealth advisory committee. Cohealth is a council contractor.

Therefore the Panel determines that Cr Symons breached Part 7.3 of the Code of Conduct.

Sanction

The Panel takes into account that Cr Symons has had no previous Code of Conduct complaints brought against him.

However, Cr Symons is now the Deputy Mayor, with the added responsibility which that role carries to ensure that his conduct as a councillor is beyond reproach. He has been a councillor since 2018. His failure to understand both outright conflict of interest, and perceptions of conflict of interest, has led to his participation in a community group, the purpose of which was to provide advice to a significant council contractor. Clear reading of the role of that group, as stated by cohealth, includes advocating to stakeholders for funding. Glamorgan Spring Bay Council is a primary stakeholder in the provision of health services in the municipality. Cr Symons failed to understand that conflict and how it could be perceived within Council and within the wider community when it should have been quite apparent.

The Panel takes into account the number of breaches upheld, and Cr Symons's unwillingness to attend conflict of interest training when offered in 2024, and his inability to remember whether he had ever had any training in conflict of interest provisions.

It also takes into account that he was warned by the former General Manager and the Complainant that he was in a conflict situation but ignored that and chose to accept other clearly erroneous advice.

The Investigating Panel imposes the following sanctions on Cr Symons:

- A reprimand;
- A requirement to attend training. An appropriate training provider is to be advised by the Office of Local Government to the General Manager of the Glamorgan Spring Bay Council.
- A suspension from performing and exercising the powers and functions of his office as a councillor for a period of seven days. The suspension is to commence on the day following the date of the Council meeting in respect of which the determination report is included within an item on the agenda, in accordance with section 28ZK of the Act.

Timing of the Determination

In accordance with section 28ZD (1) a Code of Conduct Panel is to make every endeavour to investigate and determine a code of conduct complaint within 90 days of the Initial Assessor's determination that the complaint is to be investigated.

The Panel has been unable to determine the Complaint within 90 days, owing to granting extension for responses and appearances, intervening holiday periods, and other commitments by members preventing preparation of the final report.

Right to review

A person aggrieved by the determination of the Code of Conduct Panel, on the ground that the Panel failed to comply with the rules of natural justice, is entitled under section 28ZP of the Act to apply to the Tasmanian Civil and Administrative Tribunal for a review of the determination on that ground.

Lynn Mason	Steve Bishop	David Sales
Chairperson	Member	Member

DATE : 11 August 2025

Submissions Received

Four (4) submissions were received objecting ot the sale of the land.

Summary of reps and consideration

50 Beattie Avenue, Bicheno Representor 1 – J & A Muskett	
Points Raised	Officer Comments
Objects to the sale of these lots. For the following stated reasons. 1. As a family with two young, active boys, we use this open parcel of land as a safe place to kick a footy, play cricket and engage in other fun activities. The space is the right size, shape and gradient for many recreational uses. This community utilised green space is the only available area on this side of a busy highway where my boys can play independently without having to cross the highway and go to the other end of town. 2. When we purchased our property in this area of Bicheno, the availability of this open space was one of the key reasons why we chose this location. It is a valuable asset that contributes to the health and wellbeing of all community members, as it provides a place to exercise and socialise outdoors. 3. The sale of this land for private development would be detrimental to the community's overall health and wellbeing. It would be a significant loss to the many people who use this open space for leisure activities and would deprive future generations of the same opportunities. I strongly urge you to reconsider the sale and preserve this valuable public open space for the benefit of the community	There is a considerable amount of other open space land in Bicheno including the oval and new skate park areas. There are many other reasons to purchase in Bicheno. The loss of this space as a usable open space would not lessen the purchase reasons. It is also questionable how much benefit is derived by the community as opposed to the surrounding owners. The community's overall health and wellbeing are influenced by many other factors, it is questionable whether this property would greatly impact individuals. The sale of any land can be considered a loss to future generations. Subsequently, the sale of the land can provide greater benefits to the wider community.

50 Beattie Avenue, Bicheno ***Representor 2 – L & S Rodman via simmons wolfhagen Lawyers***	
Objects to the sale for the stated reasons: 1. The Council has not demonstrated through any strategic, open space planning that this land is not fulfilling community needs. 2. Without a clear open space strategy Council cannot demonstrate where the funds to be secured from the sale of the Land will be spent in advancing the development of public open space in the Bicheno area. 3. Without demonstrating where funding from the Land sale will be spent Council are failing to deliver on the objectives of the Community Strategic Plan 2020 -2029	The Council currently does not have an Open Space planning schema, and as such cannot demonstrate benefits from the nonexistent plan. The Council is not required to specifically demonstrate that funds will be spent in Bicheno, but that they will benefit the entire community.

50 Beattie Avenue, Bicheno ***Representor 2 – Mr. A Wyminga***	
Objects to the sale. 1. The pressing need for this reserve remain as a safe playground. 2. Unlimited potential for future additional uses. 3. Use as a meeting ground for dog owners. 4. A pétanque Court. 5. Based on previous attempts to sell. 6. Costs incurred by Council in the future.	This property is not considered a safe playground by Council, due to its design and lack of open visibility. Given the size of the block and its current zoning, it would have limited future uses. Council provides residents with dedicated Dog parks for this purpose already. No representation has been made from any community group for the use of the land. It is difficult to identify any future costs incurred by Council other than the direct selling costs.

50 Beattie Avenue, Bicheno ***Representor 2 – Ms. N Stevens***	
Objects to the sale. 1. For the last 10 years that I've lived in Bicheno the paddock has been the perfect place to play for my friends and I and other kids from the community.	Council has endeavoured to provide other safer areas in Bicheno for children to play.

2. It's a great place because it's a flat block of land that is protected from the sea breeze, making it perfect for a range of games such as cricket, badminton etc.	There are other flat areas to play, such as the oval, which are within walking distance.
3. I always play games in there with my friends like practising netball or playing tag or soccer or climbing trees. I even learnt how to ride my bike there! My friend Sahara and I buried our time capsules in the paddock in 2020 to be opened in 2025. Our whole extended family has a Christmas tradition of playing badminton, or sometimes cricket in the paddock on Christmas Day. This Christmas, I'm hoping to get a telescope, and I'm so excited about the thought of lying on a picnic rug, watching the stars with my new telescope in the paddock.	It is terrific that the block has been used by the family to create memories and to be used for such endeavours. However, Council needs to consider the greater needs of the community when considering the future use of the land.
4. And it's not just me that uses it, lots of kids from the community do too. One day, it was exciting to see out my window some kids playing a game of cricket and writing on the brick wall in chalk Australia versus England and keeping score, other times I've seen kids playing football or tennis.	Council acknowledges that residents and children use the land, but that the land is not designated as an official play area or open space. Other safer more maintained areas in Bicheno are provided.

8.7 Disposal of Council Land - 50 Beattie Avenue, Bicheno

Author: Property Officer (Jason Watson)

Responsible Officer: Director Planning and Development (Alex Woodward)

ATTACHMENT/S

Nil

PURPOSE

To recommend that Council forms an intention under section 178 of the *Local Government Act 1993* to dispose, exchange or lease public land at 50 Beattie Avenue, Bicheno.

BACKGROUND/OVERVIEW

Under section 178 of the *Local Government Act 1993* (the Act), Council can sell, lease, donate, exchange or otherwise dispose of public land owned by it in accordance with the process set out in that section.

This report recommends that Council forms an intention under section 178 to exchange, lease or dispose of a 1824m2 parcel of public land at Beattie Avenue, Bicheno (the Land) (CT 62307/50).

The current use and history of the Council Land:

The land currently has no usage and is vacant. In 2010 the property was transferred from Crown to GSBC.

This parcel of land was previously considered for sale by the Council in 2014, when an absolute majority voted to sell the block. Objections were received from residents and dealt with by Council. However, it appears the sale did not proceed and subsequently was removed from the Council agenda without notice. There is no available documentation to suggest why this matter was removed from the agenda.

The land is zoned General Residential under the Tasmanian Planning Scheme – Glamorgan Spring Bay.

Council has no intention or plans to redevelop the site. Officers have evaluated the site and determined that the land serves no strategic purpose for Council for future open space development.

Details of the cultural, heritage, environmental, recreation, landscape values of the Council Land:

1. Minor recreation purposes.
2. The land has no known cultural, heritage or environmental values.
3. The land cannot be used for any recreational use, due to the limited access and concealed nature of the block.

The consultation process and statutory requirements

Section 178 of the Act sets out the process that must be followed by a council which intends to dispose of public land. A resolution of Council to dispose of public land is required to be passed by an absolute majority of Council. If such a resolution is passed:

- the intention must be advertised on two (2) occasions in a daily newspaper circulating in the municipal area, and
- a copy of the notice must be displayed on any boundary of the public land that abuts a highway and notifies the public that objection to the proposal may be made to the General Manager within 21 days of the date of the first publication.

In addition to the notification requirements in section 178, it is recommended that Council:

- display a plan and relevant property information on the community notice board in Council's chambers (near the chambers' public entrance) as well as on Council's website, and
- notify the owners of neighbouring and affected properties advising of the proposed disposal.

If Council resolves to commence the public notification and consultation process, officers will ensure that the requirements of section 178 are complied with. Following the completion of the notification, Council is required to consider any objections lodged with objectors having an opportunity to appeal a decision to dispose of the land. This will be provided in a future report to Council.

STRATEGIC PLAN REFERENCE

Guiding Principles
4. Take an East Coast perspective but also acknowledge the differing needs and priorities of each town or area.
5. Ensure that our current expenditure and ongoing commitments fall within our means so that rates can be maintained at a manageable and affordable level.
7. Communicate and explain the Council's decisions and reasons in an open and timely manner.

Key Foundations
2. Our Community's Health and Wellbeing
4. Infrastructure and Services

What we plan to do
- Create an informed and involved community by developing relevant and accessible communication channels.
- Maintain public amenities and recreational facilities.

BUDGET IMPLICATIONS

The cost of advertising the proposal will be approximately $700. Financial details on the proposed exchange will be provided in a future report to Council after the completion of the statutory advertising period.

RISK CONSIDERATION/S

Risk	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation	Negligible	Possible	Low	Council considers all objections received during the statutory consultation process, as required under s. 178 of the Act.
Adverse public reaction of decision to advertise Council's intention of disposal				
Do not adopt the recommendation	Moderate	Likely	High	Council gives consideration to a strategy for realising land assets that are not required for strategic purposes. Council articulates any issues with the proposed disposal and instructs officers to address these in a future report.
Council will delay the opportunity to potentially dispose of surplus land that serves no strategic purpose and may be able to be disposed of for money or land with greater strategic benefits.				

OFFICER'S COMMENTS

There are no material risks associated with selling the land parcel, other than some objections from residents who may currently use the land as an informal open space. The use of the land is limited to those properties that border the block and as such is not utilised as a community asset. It is not considered to be suitable to be converted into an open space or play area, given its location and site restrictions. It is recommended that an investigation into the disposal of this land be commenced as the land is being underutilised and has no significant value to the Council as a parcel of land.

OFFICER'S RECOMMENDATION

That Council:

1. RESOLVE under section 178 of the Local Government Act 1993 (the Act) to form an intention to dispose, exchange or lease of public land, being 50 Beattie Street, Bicheno (Title Ref: 62307/50) (the Land)
2. AUTHORISE the General Manager to take all actions necessary to complete public notification of Council's intent to exchange, sell or lease the land in accordance with section 178 of the Act, and
3. AUTHORISE the General Manager to consider and acknowledge any objection received pursuant to section 178(6) of the Act and report to a future Council meeting.

DECISION 246/23

Moved Deputy Mayor Michael Symons, seconded Clr Robert Young:

That Council:

1. RESOLVE under section 178 of the *Local Government Act 1993* (the Act) to form an intention to dispose, exchange or lease of public land, being 50 Beattie Street, Bicheno (Title Ref: 62307/50) (the Land)
2. AUTHORISE the General Manager to take all actions necessary to complete public notification of Council's intent to exchange, sell or lease the land in accordance with section 178 of the Act, and
3. AUTHORISE the General Manager to consider and acknowledge any objection received pursuant to section 178(6) of the Act and report to a future Council meeting.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 8/0

For: Mayor Cheryl Arnol, Deputy Mayor Michael Symons, Clr Rob Churchill, Clr Neil Edwards, Clr Carole McQueeney, Clr Richard Parker, Clr Jenny Woods and Clr Robert Young

Against: Nil

Property and Special Projects Officer, Mr Jason Watson left he chamber at 4:08pm

4.

Glamorgan Spring Bay Council

Cybersecurity Policy

Version [1.0]

Adopted:
Minute No.:

Document Control

Cybersecurity Policy	
First issued/approved	
Source of approval/authority	
Last reviewed	
Next review date	
Version number	1
Responsible Officer	Information Management & Technology Officer
Department responsible for policy development	Corporate and Financial Services
Related policies	• Information Management Policy • Communication Devices & Social Media Policy • Personal & Private Information Policy • Tasmanian Government Information Security policy framework • Tasmanian Government Cyber Security Strategy • Tasmanian Government Cyber Security Policy • Cyber security Act 2024
Publication of policy	Website

Contents

1 Introduction

1.1 Purpose

The purpose of this policy is to establish guidelines, standards, and procedures to ensure the protection, confidentiality, integrity, and availability of IT based information and IT based information systems used by the Council. This policy aims to minimise the risk of unauthorised access, disclosure, alteration, destruction, or disruption of information assets and to promote responsible and secure use of technology resources.

Commented [IC1]: @Danielle Tuck Are you happy with these changes from Pete?

1.2 Scope

This policy applies to all employees, councillors, contractors, and third parties who have access to Council IT information assets, systems, networks, and services. It covers all devices, including desktops, laptops, mobile devices, servers, and network infrastructure owned or managed by the Council, and privately owned devices used to access Council information assets associated with any council activity. Compliance with this policy is mandatory for all users.

1.3 Definitions

IT	Information Technology
Information assets:	Any information or data, regardless of format, owned, created, received, or transmitted by the Council.
Information systems:	The combination of hardware, software, networks, and procedures used for the processing, storage, transmission, and dissemination of information.
Confidentiality:	The protection of information from unauthorised disclosure to ensure that only authorised individuals have access to it.
Integrity:	The protection of information from unauthorised modification, deletion, or corruption to ensure its accuracy, completeness, and reliability.
Availability:	The assurance that information and information systems are accessible and usable by authorised users when needed.
Council	Glamorgan Spring Bay Council

1.4 Related Policies and Legislation

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

- Communication Devices & Social Media Policy
- Personal & Private Information Policy
- Tasmanian Government Information Security policy framework
- Tasmanian Government Cyber Security Strategy
- Tasmanian Government Cyber Security Policy
- Cyber security Act 2024

1.5 Policy Review and Update Cycle

This policy is to be reviewed every 4 years or as necessary to respond to emerging risks.

2 Policy

2.1 Information Security Governance:

- Council will establish an information security governance framework that defines roles, responsibilities, and decision-making processes related to cybersecurity.
- The Executive Leadership Team will be responsible for overseeing and enforcing this policy and associated procedures.
- Routine audits and assessments will be conducted to ensure compliance with the governance framework.

2.2 Risk Management:

- Council will conduct regular risk assessments to identify and evaluate cybersecurity risks.
- Appropriate safeguards and controls will be implemented to mitigate identified risks based on their severity and potential impact.
- Risk treatment plans will be developed and implemented to address identified vulnerabilities and threats.

2.3 Access Control:

- Access to information assets and systems will be granted by Council' Directors. *Directors only* make the decisions on what access is given to each employee. Notification is sent to the Information and Technology Officer who will provide the access, ensuring employees only have access to the resources necessary for their job roles.
- Access rights will be reviewed and updated whenever employees' roles change to reflect changes in job roles and responsibilities.
- Strong authentication mechanisms, such as passwords, multi-factor authentication, and access controls, will be implemented to prevent unauthorised access.

2.4 Awareness and Training:

- Council will provide scheduled cybersecurity awareness and training programs to educate employees about potential threats, best practices, and their responsibilities in protecting information.
- Training sessions will cover topics such as phishing, social engineering, password hygiene, physical security, and data handling practices.
- Employees will be encouraged to report any suspicious activities or potential security incidents promptly.

2.5 Incident Response:

- Council's IT Support Provider in junction with Council will establish an incident response plan that outlines the steps to be taken in the event of a cybersecurity incident.
- Incident response procedures will include incident detection, containment, eradication, recovery, and lessons learned.
- All incidents, including actual or suspected breaches, unauthorised access attempts, malware infections, or data breaches, will be promptly reported, investigated, and documented.

2.6 Data Protection:

- Council's IT Support Provider will implement measures to protect personal and sensitive information from unauthorised access, loss, or disclosure.
- Data encryption, data classification, access controls, and scheduled backups will be utilised to safeguard information.
- Privacy impact assessments will be conducted for new initiatives or projects involving personal or sensitive information.

2.7 System and Network Security:

- Council's IT Support Provider will implement technical controls to safeguard information systems and networks from unauthorised access and attacks.
- Firewalls, intrusion detection and prevention systems, antivirus software, and routine patching and updates will be utilised to protect against known vulnerabilities and threats.
- Secure configuration practices will be followed for all systems and network infrastructure.

2.8 Vendor and Third-Party Management:

- Council's IT Support Provider will establish a vendor and third-party management process to ensure that third-party vendors and contractors adhere to cybersecurity standards and requirements.
- Contracts and agreements with third parties will include clauses related to cybersecurity obligations, data protection, and incident reporting.
- Scheduled assessments and audits will be conducted to ensure compliance with cybersecurity standards.

2.9 Compliance:

- Council will comply with all relevant cybersecurity legislation, regulations, and standards applicable to its operations.
- Scheduled reviews and updates will be conducted to ensure ongoing compliance with changing legal and regulatory requirements.
- Compliance monitoring and reporting mechanisms will be established to track and report on adherence to cybersecurity obligations.

2.10 Continual Improvement:

- Council will review and update the cybersecurity policy, along with associated procedures and controls, to address emerging threats, technologies, and best practices.
- Lessons learned from incidents and audits will be used to improve the effectiveness of cybersecurity measures.
- Council will stay informed about industry trends and collaborate with other organisations to exchange best practices and enhance cybersecurity resilience.

3 Implementation

Implementation of this Policy rests with the Chief Executive Officer.

Glamorgan Spring Bay Historical Society Inc.

22 Franklin Street Swansea
Tasmania 7190 Australia
Telephone: (03) 6257 9011
www.glamorganhistory.org.au
email: info@glamorganhistory.org.au
ABN 66 008 512 158
Incorporation Number IA09985

Bernadette Pogorzelski
COMMUNITY DEVELOPMENT COORDINATOR
Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190

Via Email: community@freycinet.tas.gov.au

Re the auspice of the grant for the Swansea Makers Market.

Dear Bernadette,

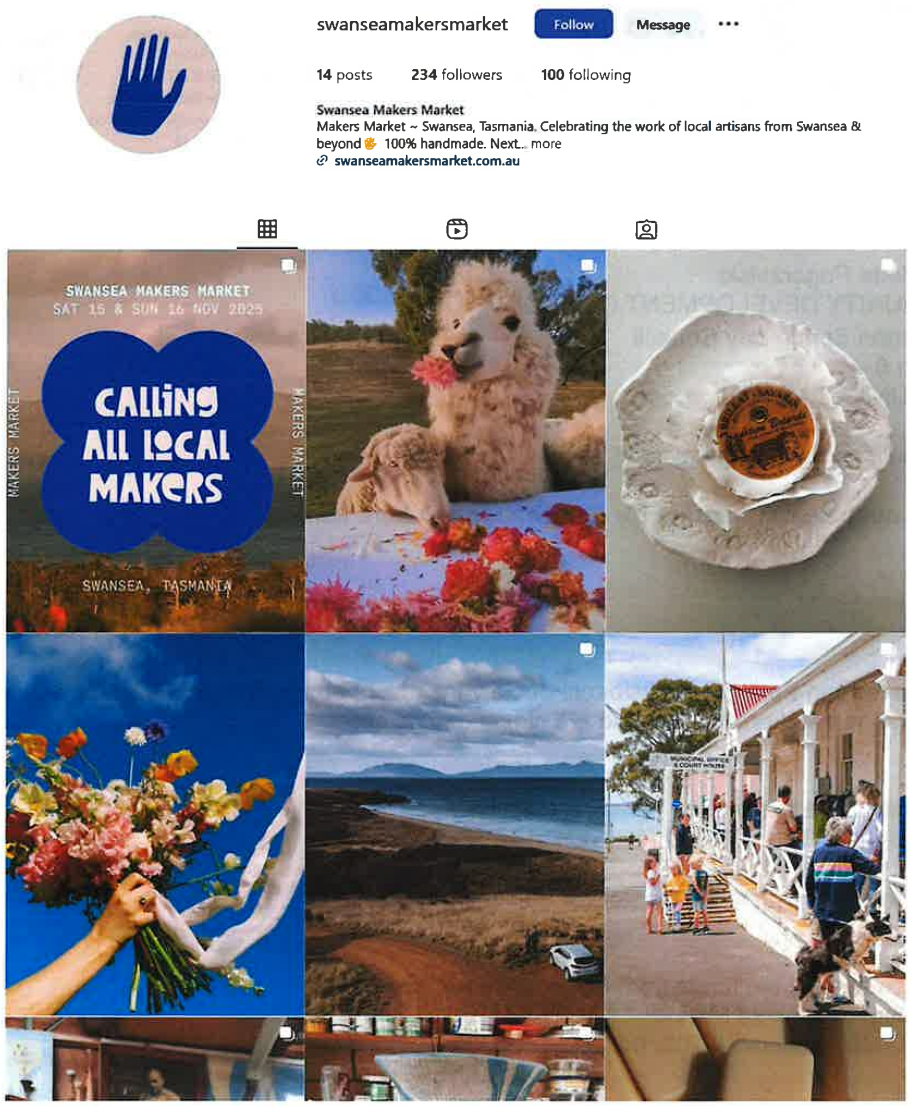
The Glamorgan Spring Bay Historical Society Inc has been requested to auspice the Grant to The Swansea Makers Market. We are pleased to do so.

Our Banking Details are:
Bendigo Bank BSB 633-000
Account number 133801399
The Glamorgan Spring Bay Historical Society Inc.

When we receive the funds from Council, we will transfer to:
The Swansea Makers Market
BSB 633-000 Account # 209004829.

Yours Sincerely,

H. P. Huttemeier
Secretary/Public Officer


swanseamakersmarket
Follow
Message
14 posts
234 followers
100 following
Swansea Makers Market
Makers Market ~ Swansea, Tasmania. Celebrating the work of local artisans from Swansea & beyond 100% handmade. Next... more
swanseamakersmarket.com.au
SWANSEA MAKERS MARKET
SAT 15 & SUN 16 NOV 2025
CALLING ALL LOCAL MAKERS
SWANSEA, TASMANIA
MAKERS MARKET
MAKERS MARKET

APPLICANT DETAILS			
Organisation / Group	Swansea Makers Market		
Is your organisation an incorporated body?	No	**Incorporated Number**	
Is your organisation a registered not-for-profit	No	**Registration Number**	
Contact Person	Cheryl	**Surname**	LALOR
Contact Number	0427199769		
Postal Address	20 Franklin St , SWANSEA , TAS 7190		
Email	ixl210.cl@gmail.com		

PROJECT TITLE AND BRIEF DESCRIPTION (If insufficient space, please attach additional sheet)

This will be the third Swansea Makers Market and will be held on the 15th and 16th of November 2025 prior to Christmas.

Following onfrom the success of the previous markets we hope to have in excess of 20 stallholders exhibiting and selling over the two days

and is to be held in the Swansea Courthouse Arts Centre

please refer to : https://www.facebhttps://www.facebook.com/swanseamakersmarket/

OUTLINE INTENDED OUTCOMES OF THE PROJECT

The majority of the Stall Holders are from the Glamorgan Spring Bay Municipality and will showcase their products and work many of them unique to the East Coast. The Makers Market will allow the many producers and artisans to interact with the community and allow them to earn funds to continue their work and inspire others to become creative.

FUNDING REQUEST

Funding sought from council	$ 1,000
Funding to be contributed by you or your organisation	$ 609 Reserve from Past Market
Funding to be contributed from other organisations	$ 1, 891 Stall holder Rental, Door Entry Donation
Total Project Expenses	$ 3,500

Signed	Lalor
Name	Cheryl LALOR
Date	9th August 2025

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
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COMMUNITY SMALL GRANTS PROGRAM

GUIDELINES FOR APPLICATIONS

The Glamorgan Spring Bay Council's Community Small Grants Program provides small grants to 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 (Quotation).

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
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