

Ordinary Council Meeting - 24 May 2022 Attachments

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GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 18 Tasman Highway Bicheno

PROPOSAL: 7 x One bedroom Visitor
Accommodation Pods

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 08 April 2022

APPLICANT: S Group

DATE: 27 October 2021

APPLICATION NO: DA 2021 / 317

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



Application for Planning Approval

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

Advice:

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

If you are applying for a change of use to visitor accommodation in the General Residential, Low Density Residential, Rural Living, Environmental Living or Village Zone, the *Visitor Accommodation Use in Existing Habitable Buildings Standard Application Package* must be used. This is available on the Council website.

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

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

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

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

Details of Applicant & Owner

Applicant:	S-GROUP		
Contact person: (if different from applicant)	JOSH UPSTON		
Address:	PO BOX 1271 LAUNCESTON TAS 7250	Phone:	63111403
		Fax:	
Email:		Mobile:	
Do you wish for all correspondence to be sent solely by email?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Owner: (if different from applicant)	Malcolm Barrett -		
Address:		Phone:	
		Fax:	
Email:		Mobile:	

Application for Planning Approval

Details of Site and Application
<i>Please note, if your application is discretionary, the following will be placed on public exhibition.</i>

Site Details

Address / Location of Proposal: 18 TASMAN Highway			
Suburb	Bicheno	Post Code	7215
Size of site	m ² 1004	or	Ha
Certificate of Title(s):	D 28091		

Current use of site:	VACANT
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General Application Details
<i>Complete for All Applications</i>

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

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

Describe the order and timing of any staged works:	N/A
--	------------

General Background Information		
Please state the name of any Council officers that you have discussed this proposal with:	Officer's name : _____ or N/A	
Is the site listed on the Tasmanian Heritage Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have any potentially contaminating activities ever occurred on the site? <i>If yes, please provide a separate written description of those activities.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the proposal consistent with any restrictive covenants or Part 5 agreements that apply to the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Application for Planning Approval

Materials			
External building material	Walls:	timber	Roof:
External building colours	Walls:	charred timber	Roof:
Fencing materials:		Retailing wall materials:	
			colorband .
			shale grey

For all outbuildings

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

For all non-residential applications

Hours of Operation					
Current hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:
Proposed hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:
Number of Employees					
Current Employees Total:		Maximum at any one time:			
Proposed Employees Total:		Maximum at any one time:			

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

Application for Planning Approval

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

Existing floor area <u>0</u> . m ²	Proposed floor area .m ² <u>66 / m² x 7</u>
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Number of existing car parking on site <u>0</u>	Number of proposed car parking on site <u>10</u>
---	--

Describe the width & surfacing of vehicular access (existing or proposed) and how drainage/runoff is collected and discharged:	<u>3m wide sealed drive drained to SW</u>
If vehicular access is from a road sign-posted at more than 60 km/hr, please state the sight distance in both directions:	or N/A

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

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

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

Will stormwater from buildings and hardstand areas be managed by: (details should be clearly shown / noted on plans)	Discharge to a main:	Yes <input checked="" type="checkbox"/>
	Discharge to kerb & gutter:	Yes <input type="checkbox"/>
	Discharge to roadside table drain:...	Yes <input type="checkbox"/>
	Discharge to natural watercourse: ..	Yes <input type="checkbox"/>
	Retained on site:	Yes <input type="checkbox"/>

Application for Planning Approval

Personal Information Protection Statement:

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

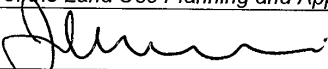
The intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers and contractors engaged by the Council from time to time.

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

Declaration:

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

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site in order to assess the application.
- I/we have obtained all copy licences and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on and determining the application.
- I/we authorise the Council to:
 - Make available the application and any and all information, reports, plans and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
 - Make such copies of the application and any and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application; and
 - Publish and or reproduce the application and any and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representatives, referral agencies and other persons interested in the application.
- You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and any and all information, report, plan and material provided with or as part of the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.
- I/we declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature:		Date:	28/10/21
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If applicant is not the owner

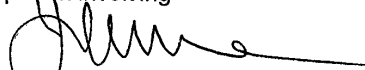
If the applicant is not the owner, please list all persons who were notified of this application pursuant to section 52 of the *Land Use Planning and Approvals Act 1993*.

Name:	Method of notification:	Date of notification:
Malcolm Barrett	Verbal	28/10/21

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

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

I, J. Upston, being responsible for the administration of land at 18 Tasman Highway for use
declare that I have given permission for the making of this application by
and/or development involving

Signature: 

Date: 28/10/21

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

Department of State Growth

Salamanca Building Parliament Square
4 Salamanca Place, Hobart TAS
GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
Ref: SRA-22-85



Stephen Greenwood
S. Group
By email: steve@sgroup.com.au

Dear Stephen

Crown Landowner Consent Granted – I8 Tasman Highway, Bicheno

I refer to your recent request for Crown landowner consent relating to the development application at I8 Tasman Highway, Bicheno for construction of 7 units and stormwater discharge

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

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 10 February 2022, and the approved documents, as accessible via the link below:

<https://files.stategrowth.tas.gov.au/index.php/s/OTsliY8PwVGJtaT>

A copy of the Instrument of Delegation from the Minister authorising the delegate to sign under section 52 of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six months from the date of this letter.

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

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

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

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

For further information please visit

https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/new_or_altered_access_onto_a_road_driveways

or contact permits@stategrowth.tas.gov.au.

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

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

4 Salamanca Place Hobart - GPO Box 536 HOBART TAS 7001

- 2 -

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

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

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

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

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

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

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

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

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

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

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

For further information please contact Road Assets at roadassets.utilities@stategrowth.tas.gov.au.

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

Yours sincerely



Fiona McLeod
DIRECTOR ASSET MANAGEMENT
Delegate of
Minister for Infrastructure and Transport

Michael Ferguson MP

2 March 2022

cc: General Manager, Glamorgan Spring Bay Council

4 Salamanca Place Hobart - GPO Box 536 HOBART TAS 7001

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



Application for Planning Approval

OFFICE USE ONLY	
DATE RECEIVED:	PID:
FEE	RECEIPT No:
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Advice:

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

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Details of Applicant & Owner

Applicant:	S-GROUP		
Contact person: (if different from applicant)	JOSH UPSTON		
Address:	PO BOX 1271 LAUNCESTON TAS 7250	Phone:	63111403
		Fax:	
Email:		Mobile:	
Do you wish for all correspondence to be sent solely by email?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Owner: (if different from applicant)	Malcolm Barrett -		
Address:		Phone:	
		Fax:	
Email:		Mobile:	£

Application for Planning Approval

Details of Site and Application
<i>Please note: if your application is discretionary, the following will be placed on public exhibition.</i>

Site Details

Address / Location of Proposal: 18 TASMAN Highway			
Suburb	Bicheno	Post Code	7215
Size of site	m² 1004	or	Ha
Certificate of Title(s):	D 28091		

Current use of site:	VACANT
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General Application Details
<i>Complete for All Applications</i>

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

Estimated value of works (design & construction)	\$	
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Describe the order and timing of any staged works:	N/A
--	------------

General Background Information		
Please state the name of any Council officers that you have discussed this proposal with:	Officer's name : N/A or	
Is the site listed on the Tasmanian Heritage Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have any potentially contaminating activities ever occurred on the site? <i>If yes, please provide a separate written description of those activities.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the proposal consistent with any restrictive covenants or Part 5 agreements that apply to the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Application for Planning Approval

Materials			
External building material	Walls:	timber	Roof:
External building colours	Walls:	charred timber	Roof:
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			colorband .
			shale grey

For all outbuildings

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For all non-residential applications

Hours of Operation					
Current hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:
Proposed hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:
Number of Employees					
Current Employees Total:		Maximum at any one time:			
Proposed Employees Total:		Maximum at any one time:			
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency:	or N/A				
Describe current traffic movements into the site, including the type & timing of heavy vehicle movements & any proposed change:	or N/A				
Describe any hazardous materials to be used or stored on site:	or N/A				
Describe the type & location of any large plant or machinery used (refrigeration, generators)	or N/A				
Describe any retail and/or storage of goods or equipment in outdoor areas:	or N/A				
Describe any external lighting proposed:	or N/A				

Application for Planning Approval

Does the proposal involve any of the following?		
Type of development		Brief written description if not clearly shown on the plans:
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New or modified water, sewer, electrical or telecommunications connection	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Retaining walls	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Cut or fill	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Signage	<input type="checkbox"/> Yes <input type="checkbox"/> No	
New car parking	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vegetation removal	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Existing floor area <u>0</u> . m ²	Proposed floor area .m ² <u>66 / m² x 7</u>
---	---

Number of existing car parking on site <u>0</u>	Number of proposed car parking on site <u>10</u>
---	--

Describe the width & surfacing of vehicular access (existing or proposed) and how drainage/runoff is collected and discharged:	<u>3m wide sealed drive drained to SW</u>
If vehicular access is from a road sign-posted at more than 60 km/hr, please state the sight distance in both directions:	or N/A

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

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

Will stormwater from buildings and hardstand areas be managed by: (details should be clearly shown / noted on plans)	Discharge to a main:	Yes <input checked="" type="checkbox"/>
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	Discharge to roadside table drain:...	Yes <input type="checkbox"/>
	Discharge to natural watercourse: ..	Yes <input type="checkbox"/>
	Retained on site:	Yes <input type="checkbox"/>

Application for Planning Approval

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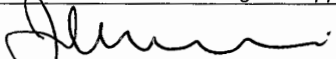
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Declaration:

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

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site in order to assess the application.
- I/we have obtained all copy licences and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on and determining the application.
- I/we authorise the Council to:
 - Make available the application and any and all information, reports, plans and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
 - Make such copies of the application and any and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application; and
 - Publish and or reproduce the application and any and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representatives, referral agencies and other persons interested in the application.
- You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and any and all information, report, plan and material provided with or as part of the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.
- I/we declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature:		Date:	28/10/21
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If applicant is not the owner

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

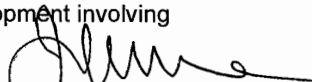
Name:	Method of notification:	Date of notification:
Malcolm Barrett	Verbal	28/10/21

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

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

I J. Upston being responsible for the administration of land at 18 tasman highway declare that I have given permission for the making of this application by for use and/or development involving

Signature:


Delegate of
Minister for Infrastructure
Michael Ferguson MP

2/03/2022

Date: 28/10/21

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

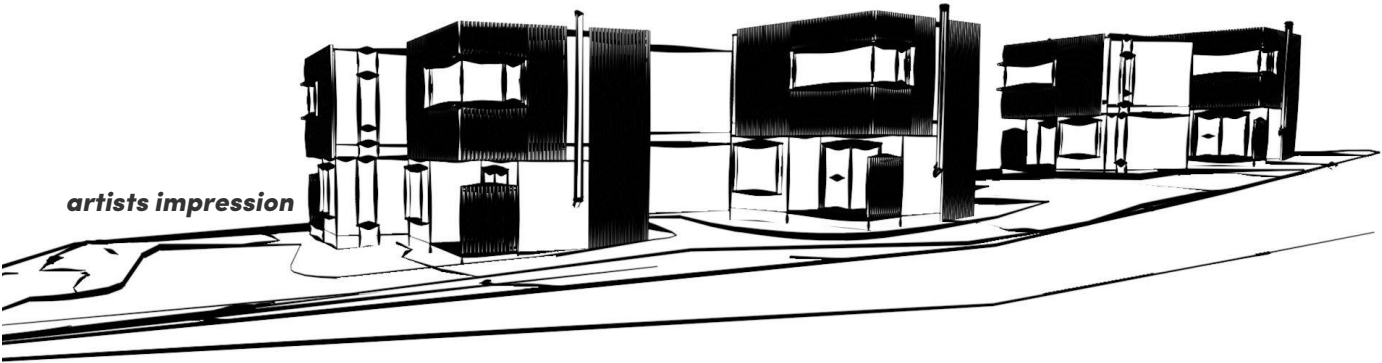
Proposed Studio Accommodation

18 Tasman Highway, Bicheno

Sheet Number	Sheet Title	Current Revision	CurrentRevisionDate
A001	Cover	A	25/8/21
A101	site Ground	A	25/8/21
A102	site Upper	A	25/8/21
A103	site Plumbing	A	25/8/21
A301	Floor Plan / Elevations U1	A	25/8/21
A302	Floor plan / Elevations U2	A	25/8/21
A303	Floor Plan / Elevations U3	A	25/8/21
A304	Floor Plan / Elevations U4	A	25/8/21
A305	Floor Plan / Elevations U5	A	25/8/21
A306	Floor Plan / Elevations U6	A	25/8/21
A307	Floor Plan / Elevations U7	A	25/8/21
A401	Site section	A	25/8/21
A501	Shadows	A	25/8/21

GENERAL INFORMATION:

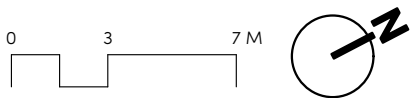
Accredited Architect:	Sam Haberle	
Accreditation Number:	CC5618 U	
Land Title Reference Number:	28091-2	(Certificate volume and folio)
Municipality:	Glamorgan Spring Bay	
Planning Scheme Overlay:	Interim Planning Scheme 2015	
Zoning:	10.0 General Residential	
Building Class:	1a	
Soil classification:	TBC	Site classification to AS 2870-2011 (Reference report author)
Wind Classification:	TBC	Site classification to AS 4055-2006 (Reference report author)
Climate Zone:	7	(www.abcb.gov.au map)
Alpine Area:	N/a	<300m AHD (NCC Figure 3.7.5.2)
Bushfire-prone Area BAL Rating:	N/a	As determined by registered Bushfire Assessor (AS3959-2009)
Other Known site hazards:	TBC	High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors



create.
wonder.



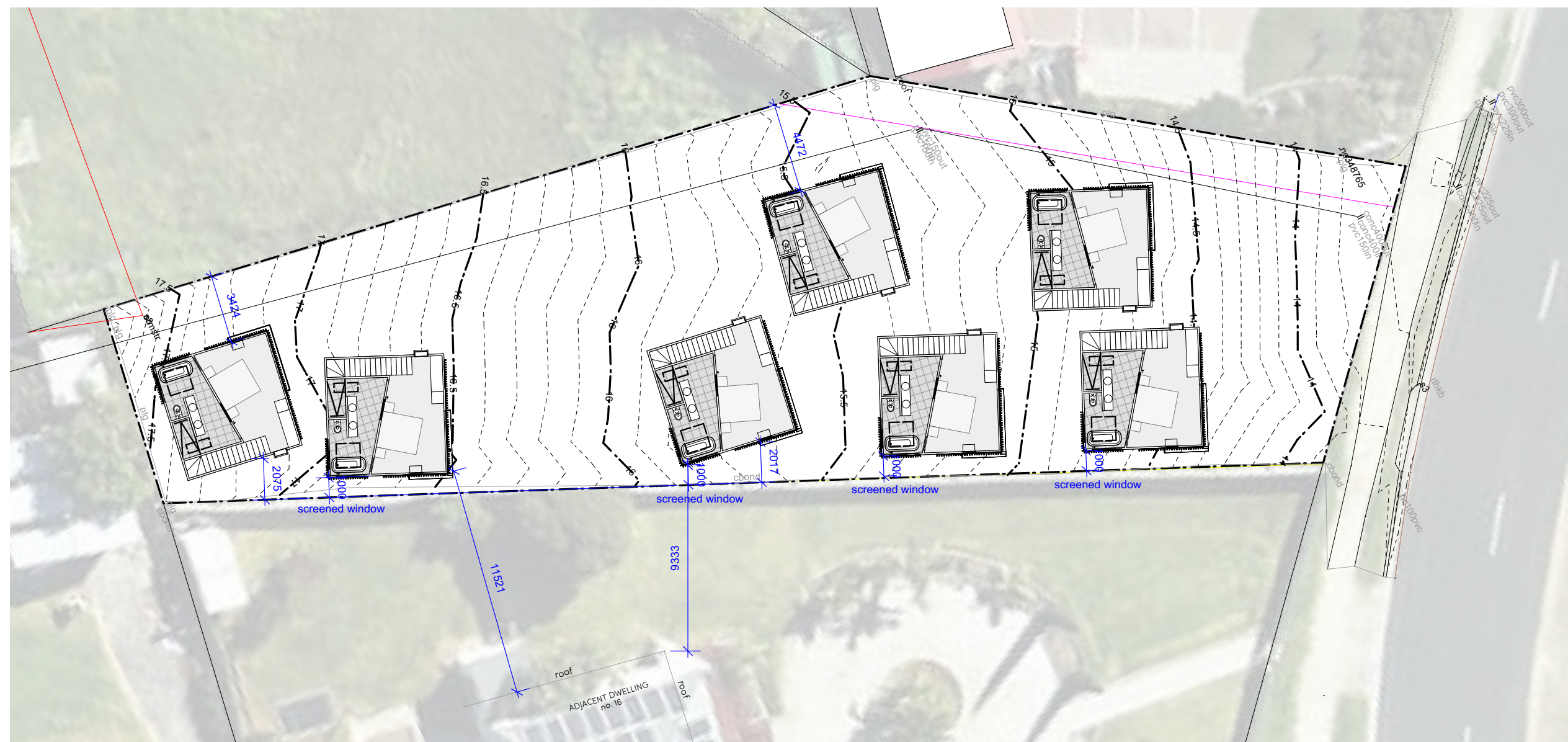
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CLIENT	Kristi Seymour				
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CHKD	SG				
PROJECT #	J007221				
ISSUE	conc ept				
DWG #	A001				
SCALE @ ISO A3	1:200				
DRAWN	SG				
CHKD	SG				
PROJECT #	J007221				
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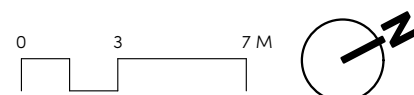
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wonder.



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ADDRESS 18 Tasman Highway, Bicheno					
CLIENT Kristi Seymour					
DWG site Ground					
do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS					
SCALE @ ISO A3 1:200					
DRAWN SG					
CHKD SG					
ISSUE concept					
DWG # A101					
PROJECT# J007221					
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Site First Floor
Scale: 1:200



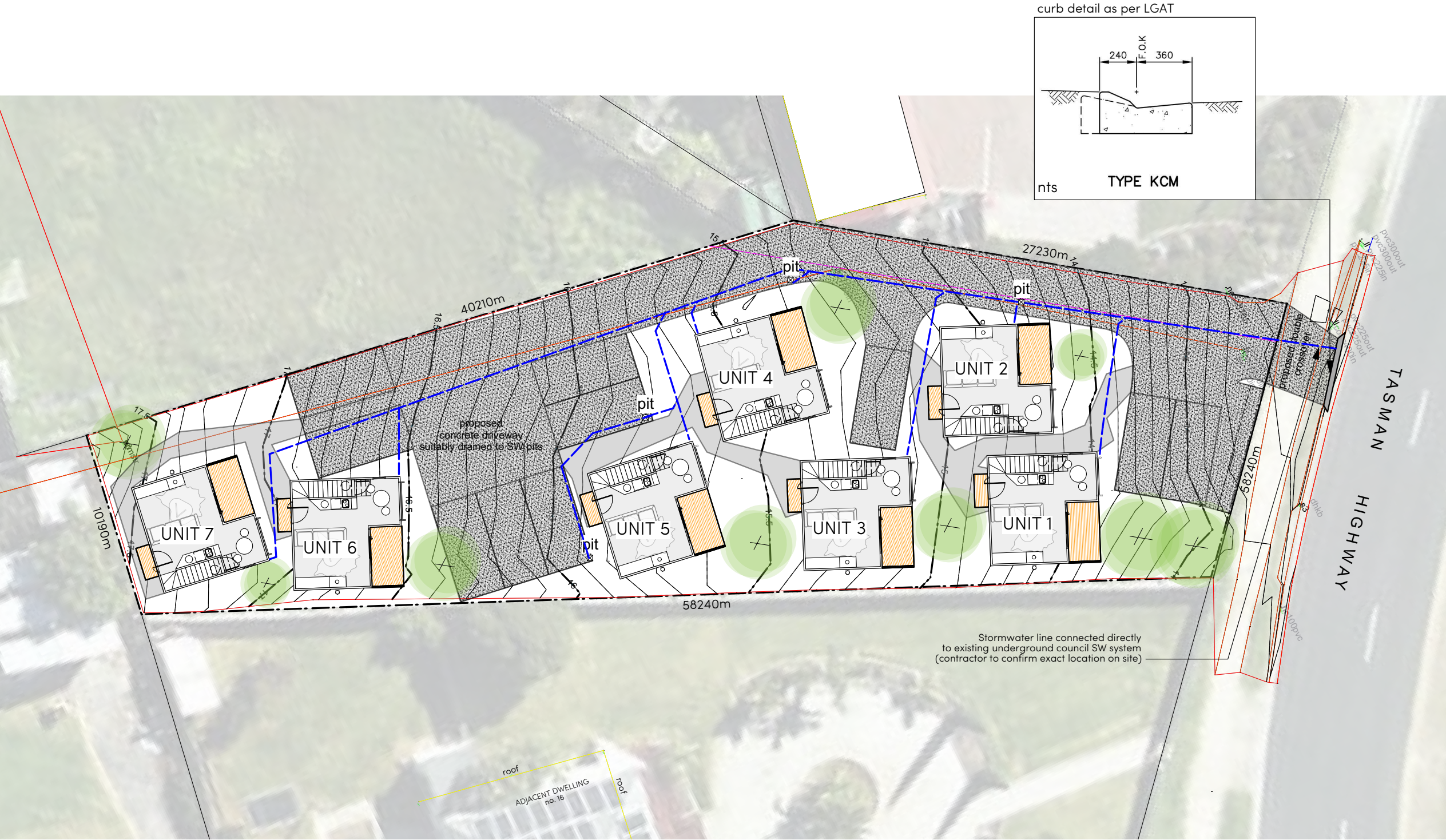
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wonder.**



REVISION	A	DATE	25/8/21	DESCRIPTION	DA
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CLIENT	Kristi Seymour				DWG #
DWG	site Upper				A102
	SCALE @ ISO A3 1:200				
	DRAWN SG				
	CHKD SG				PROJECT# J007221

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Site Drainage
Scale: 1:200

create.
wonder.

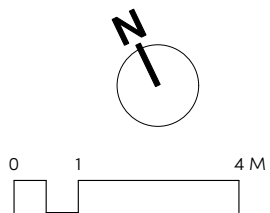
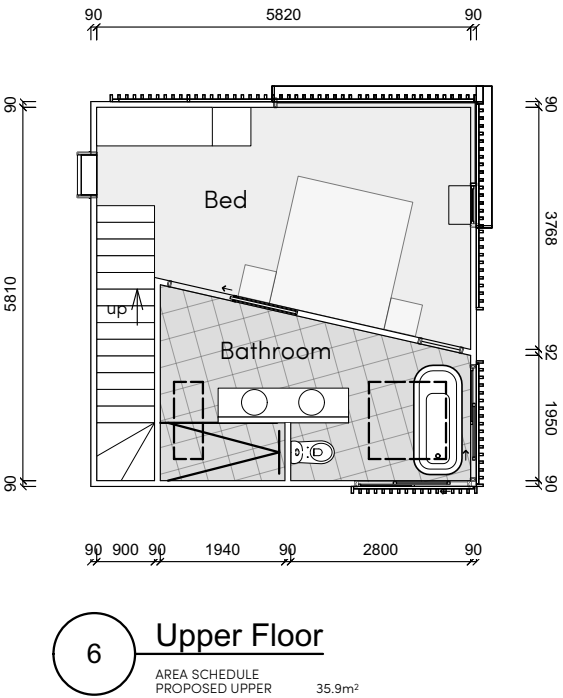
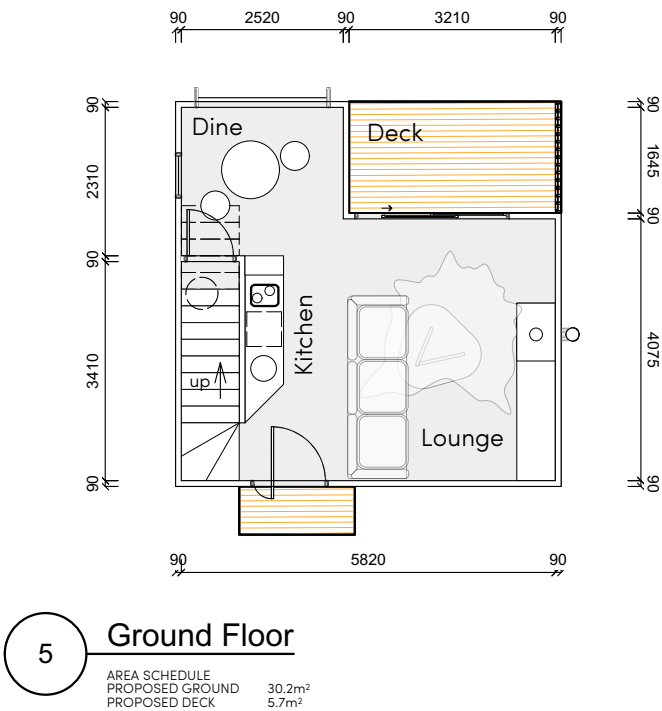


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ADDRESS	18 Tasman Highway, Bicheno				
CLIENT	Kristi Seymour				
DWG	site Plumbing				
CHKD	SG				
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SCALE @ ISO A3 1:200				DWG #	A103
PROJECT# J007221					



EXTERNAL FINISHES & COLOURS SCHEDULE:

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ct	charred timber
el	James Hardie easylap / cemintal or similar

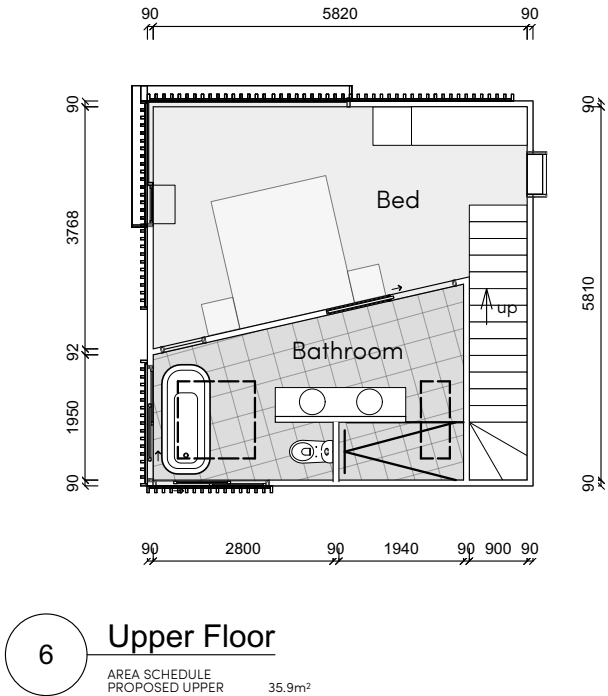
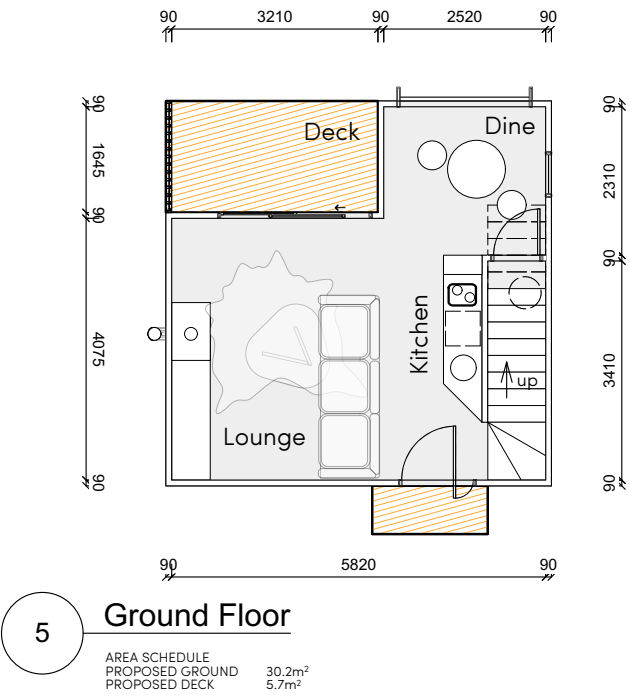


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ADDRESS	18 Tasman Highway, Bicheno				
CLIENT	Kristi Seymour				
DWG	Floor Plan / Elevations U1				
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					CHKD SG
					ISSUE conc ept
					DWG # A301
					PROJECT# J007221
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EXTERNAL FINISHES & COLOURS SCHEDULE:

- ti Select timber batten
- ct charred timber
- el	James Hardie easylap / cemintal or similar



REVISION	A	DATE	25/8/21	DESCRIPTION	DA
ADDRESS	18 Tasman Highway, Bicheno				
CLIENT	Kristi Seymour				
DWG	Floor plan / Elevations U2				
CHKD	SG				
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do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS				ISSUE	conc ept
SCALE @ ISO A3 1:100				DWG #	A302
PROJECT# J007221					






1 North Elevation

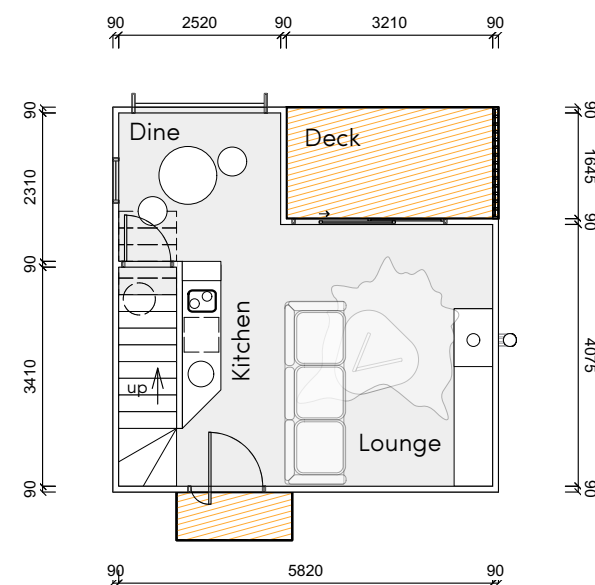
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3 South Elevation

4 West elevation

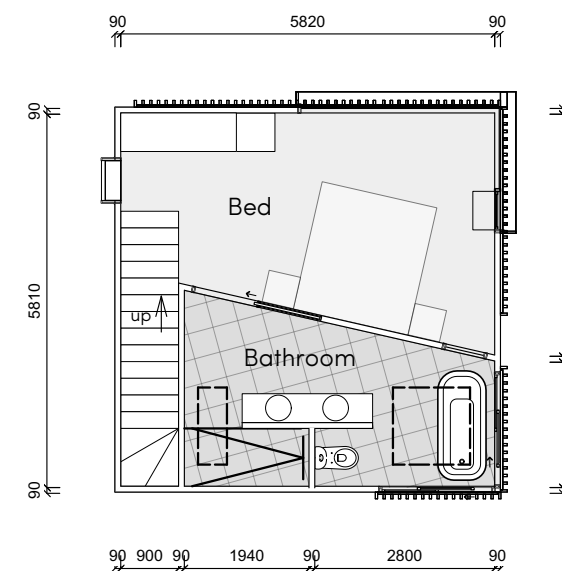
EXTERNAL FINISHES & COLOURS SCHEDULE:

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	charred timber
	James Hardie easylap / cemintal or similar



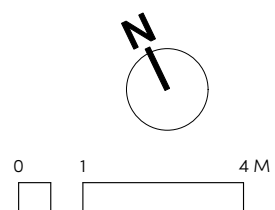
5 Ground Floor

AREA SCHEDULE	
PROPOSED GROUND	30.2m ²
PROPOSED DECK	5.7m ²



6 Upper Floor

AREA SCHEDULE
PROPOSED UPPER 35.9m²



REVISION	A	DATE	25/8/21	DESCRIPTION	DA
ADDRESS	18 Tasman Highway, Bicheno				<div>do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS</div>
CLIENT	Kristi Seymour				
DWG	Floor Plan / Elevations U3				
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1 North Elevation

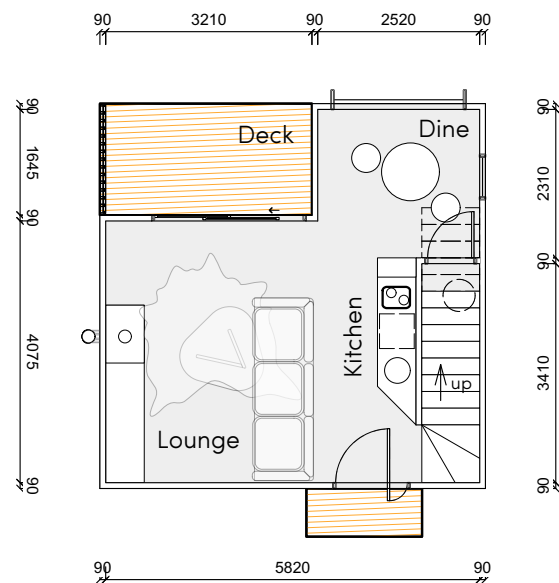
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3 South Elevation

4 West Elevation

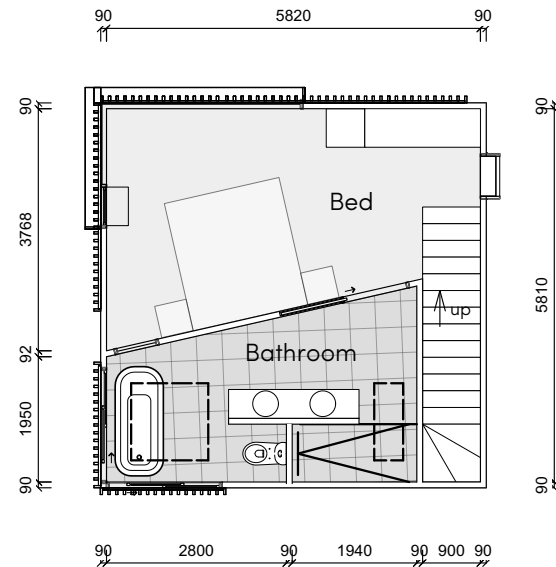
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- ct charred timber
- el James Hardie easylap / cemental or similar



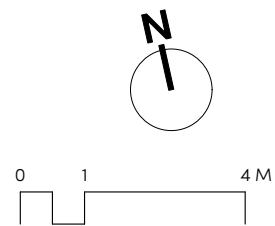
5 Ground Floor

AREA SCHEDULE
PROPOSED GROUND 30.2m²
PROPOSED DECK 5.7m²



6 Upper floor

AREA SCHEDULE
PROPOSED UPPER 35.9m²



REVISION	A	DATE	25/8/21	DESCRIPTION	DA
ADDRESS		18 Tasman Highway, Bicheno			
CLIENT		Kristi Seymour			
DWG		Floor Plan / Elevations U4			
SCALE @ ISO A3		1:100			
DRAWN		SG			
CHKD		SG			
PROJECT#		J007221			
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1 North Elevation

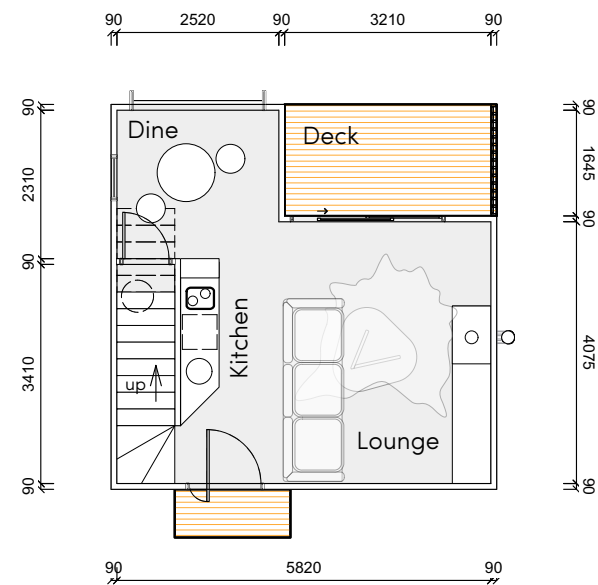
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4 West Elevation

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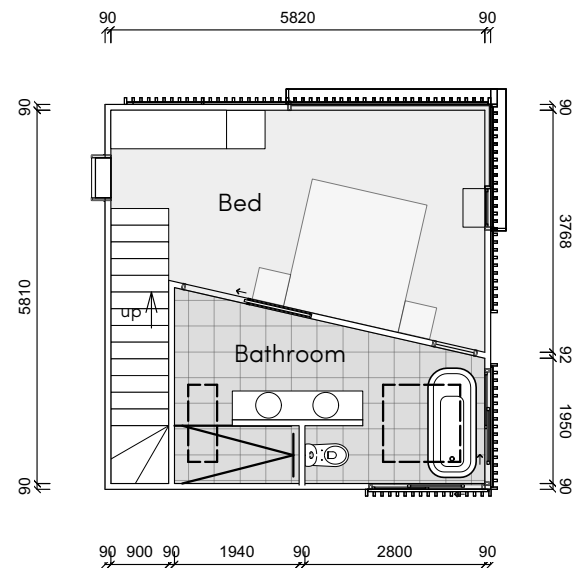
- ti Select timber batten
- ct charred timber
- el James Hardie easylap / cemintal or similar



5 Ground Floor

AREA SCHEDULE
PROPOSED GROUND
PROPOSED DECK

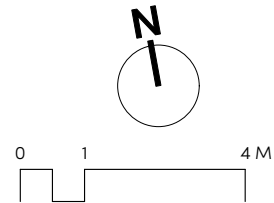
30.2m²
5.7m²



6 First Floor

AREA SCHEDULE
PROPOSED UPPER

35.9m²



REVISION	A	DATE	25/8/21	DESCRIPTION	DA		
ADDRESS	18 Tasman Highway, Bicheno				do not scale off plans all dimensions in millimetres confirm all dimensions on site (all works to relevant NCC and AS)	ISSUE	conc ept
CLIENT	Kristi Seymour					DWG #	A305
DWG	Floor Plan / Elevations U5					SCALE @ ISO A3	
					DRAWN	SG	
					CHKD	SG	PROJECT# J007221
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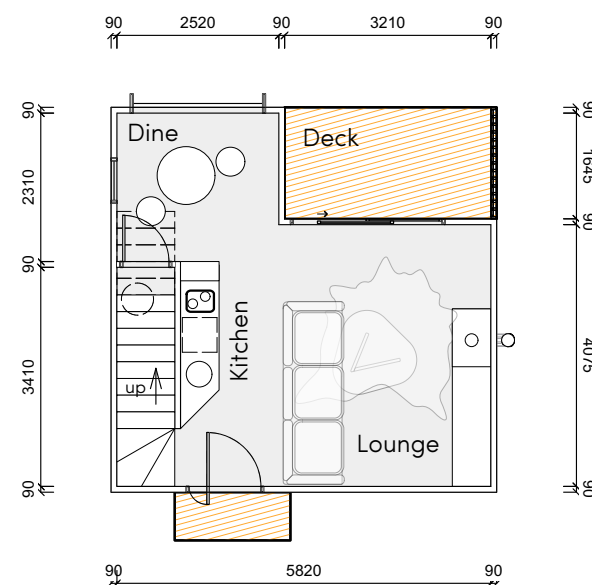


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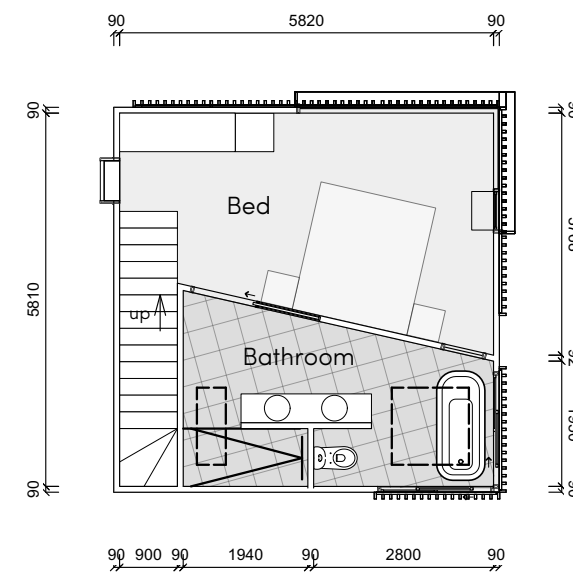
2 East Elevation

3 South Elevation

4 West Elevation






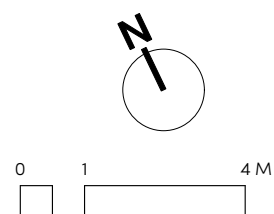
5 Ground Floor



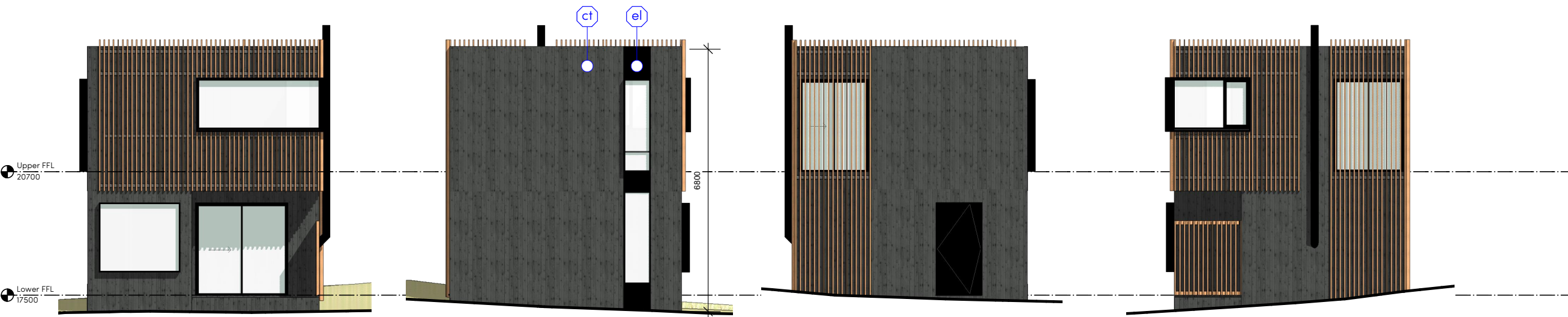
6 Upper Floor

EXTERNAL FINISHES & COLOURS SCHEDULE:

-  Select timber batten
-  charred timber
-  James Hardie easylap / cemintal or similar



REVISION	A	DATE	25/8/21	DESCRIPTION	DA
ADDRESS	18 Tasman Highway, Bicheno				<div>do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS</div>
CLIENT	Kristi Seymour				
DWG	Floor Plan / Elevations U6				
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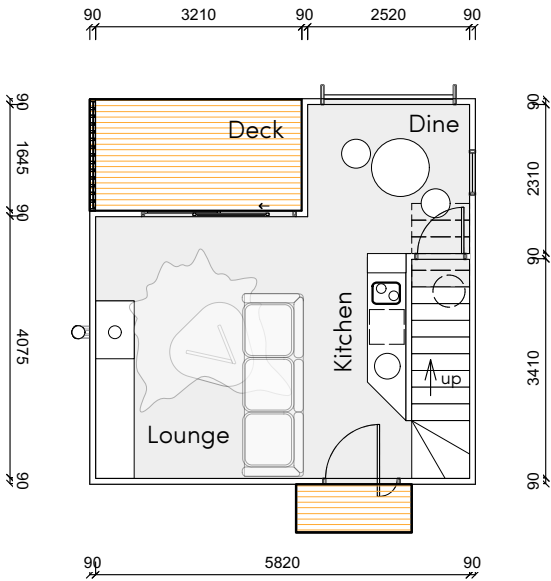
2 East Elevation

3 South Elevation

4 West Elevation

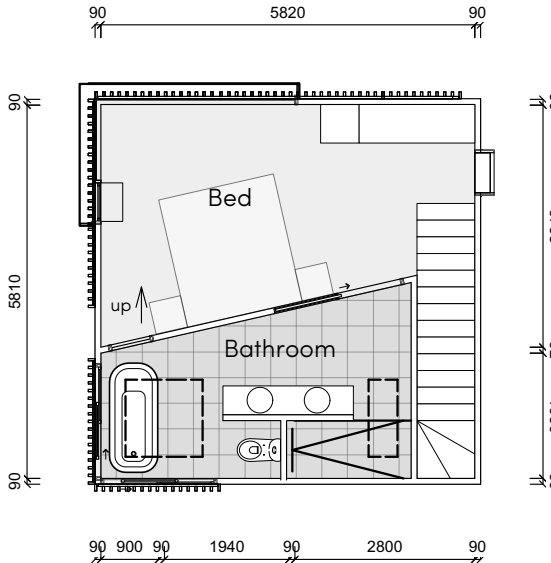
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- ct charred timber
- el James Hardie easylap / cemintal or similar



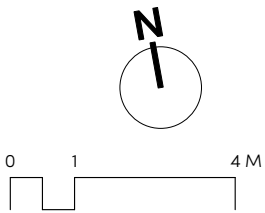
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AREA SCHEDULE
PROPOSED GROUND 30.2m²
PROPOSED DECK 5.7m²

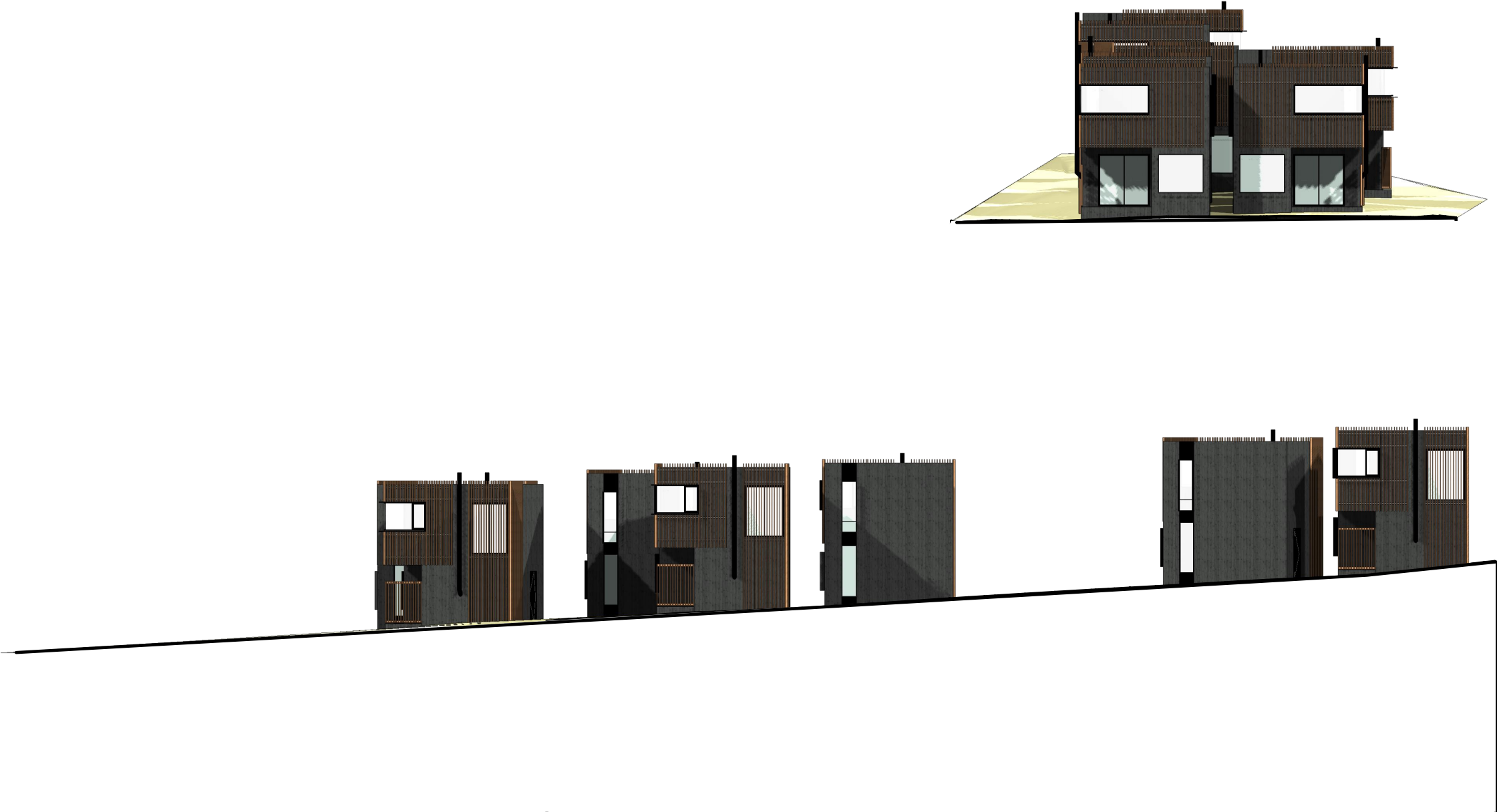


6 Upper Floor

AREA SCHEDULE
PROPOSED UPPER 35.9m²



REVISION	A	DATE	25/8/21	DESCRIPTION	DA
ADDRESS	18 Tasman Highway, Bicheno				
CLIENT	Kristi Seymour				
DWG	Floor Plan / Elevations U7				
CHKD	SG				
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do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS				ISSUE	conc ept
SCALE @ ISO A3 1:100 DRAWN SG CHKD SG				DWG #	A307
				PROJECT #	J007221

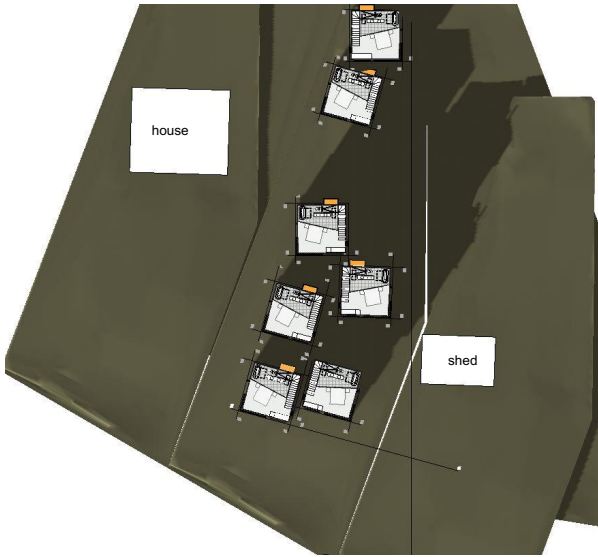


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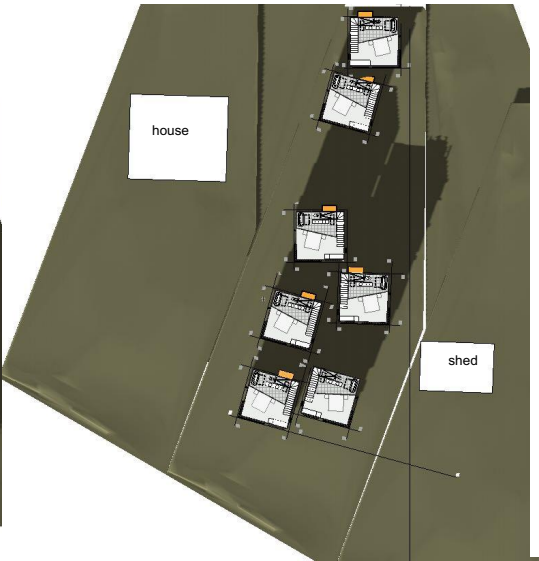


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CLIENT		Kristi Seymour			
DWG		Site section			
CHKD		SG			
SCALE @ 424 / 301		1:200			ISSUE
DRAWN		SG			
PROJECT#		J007221			conc ept
DWG #		A401			
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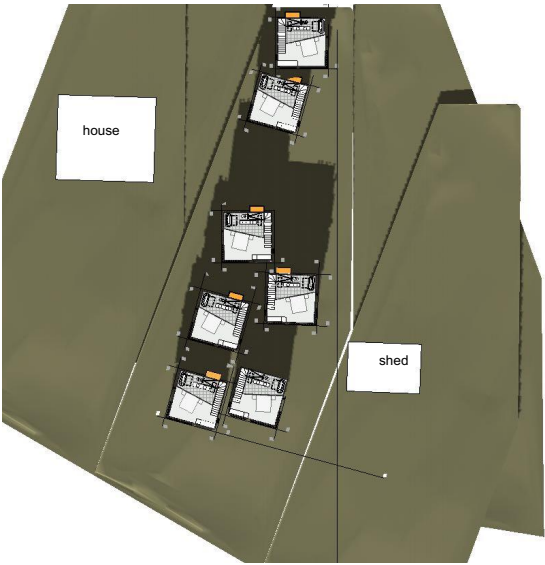
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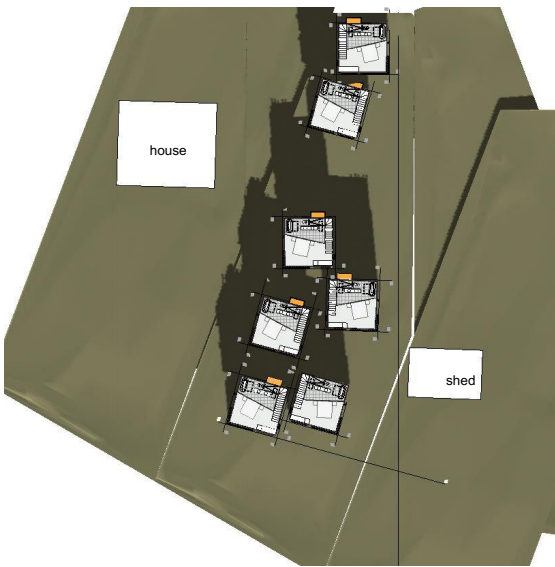
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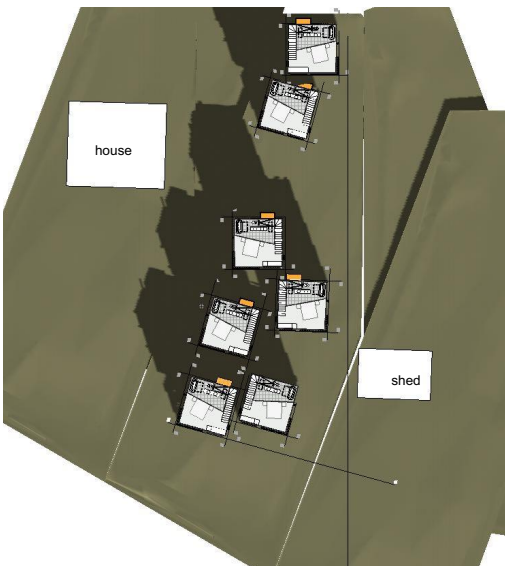
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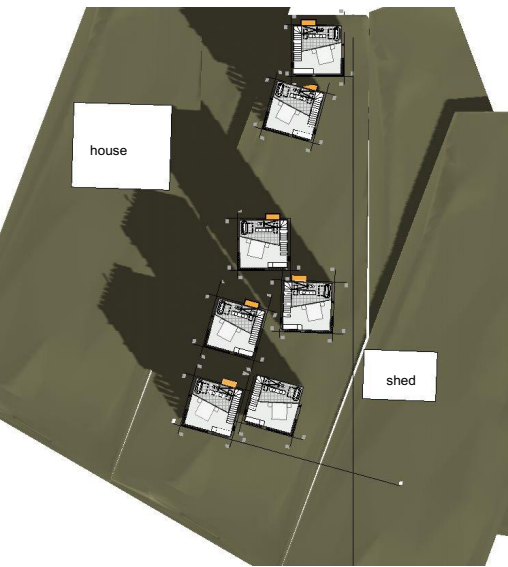
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June 21 1300



June 21 1400



June 21 1500



create.
wonder.



REVISION	A	DATE	25/8/21	DESCRIPTION	DA
ADDRESS		18 Tasman Highway, Bicheno			
CLIENT		Kristi Seymour			
DWG		Shadows			
		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS		ISSUE	
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		CHKD SG		A501	
				PROJECT# J007221	
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T/A Exceed Engineering
www.exceedengineering.com.au
ABN: 86 132 286 527

STORMWATER REPORT

18 Tasman Highway, Bicheno

Exceed Engineering

CLIENT: Kristi Seymour
PROJECT: Proposed Studio Accommodation
JOB NO: P21002-267

Date	Purpose of Issue/Nature of Revision	Revision No.	Authorised by
20/01/2022	Draft	1	LD
23/02/2022	Final	2	LD

This report has been prepared by;

Catherine Tan BE with Honours

Liam Dingemanse BE(Civil) MIEAUST CPENG NER APEC Engineer IntPE(Aus) RPEQ GAICD

This Report has been prepared in reliance on data, surveys, analysis, designs, plans and other information provided by the client, and other individuals and organisations referenced herein. Except as otherwise stated in this report, Exceed has not verified the accuracy or completeness of such data, surveys, analysis, designs, plans and other information. The passage of time, manifestation of latent conditions or impacts of future events may result in the actual contents differing from that described in this report.

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This report does not purport to provide legal advice. Readers should engage professional legal advisers for this purpose.

Exceed Engineering
51 York St, PO Box 1971
Launceston Tasmania 7250 Australia
Telephone: (03) 63326955
Email: info@exceedengineering.com.au

Exceed Engineering

Contents

1	Introduction.....	1
2	Predeveloped Site	3
3	Developed Site	4
4	Development flows	5
5	Summary	8

Exceed Engineering

1 Introduction

This report has been prepared to satisfy the Glamorgan Spring Bay Councils development standard requirement and provide stormwater management plan for the proposed studio accommodation located at 18 Tasman Highway, Bicheno.

The development standards specifically E7.7.1 Stormwater Drainage and Disposal for the acceptable and performance solution in the stormwater management code are:

A1 – Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructures.

P1 – Stormwater from new impervious surfaces must be managed by any of the following:

- (a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles
- (b) collected for re-use on the site;
- (c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.

A2 – A stormwater system for a new development must incorporate water sensitive urban design principles for the treatment and disposal of stormwater if any of the following apply:

- (a) the size of new impervious area is more than 600m²;
- (b) new car parking is provided is more than 6 cars;
- (c) a subdivision is for more than 5 lots.

P2 – A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.

A3 - A minor stormwater drainage system must be designed to comply with all of the following:

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

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P3 - No Performance Criteria.

A4 – A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.

P4 - No Performance Criteria.

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2 Predeveloped Site

The predeveloped site is defined as the development prior to the unit development and associated works being undertaken. The site is currently vacant and bare from vegetation. The site gradually falls northeast to the Tasman Highway.

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3 Developed Site

The proposed development will have the same overall development area as existing with the construction of 7 units together with associated driveways, parking and infrastructure. Due to this additional site development, the overall impervious areas will increase which will likely increase the rainfall runoff coefficient of the site.

It is proposed for stormwater from the site to flow to the road reserve of the Tasman Highway. Due to the size of new impervious area being greater than 600m², the stormwater system for the proposed development will incorporate water sensitive urban design principles for the treatment and disposal of stormwater. Any of the following WSUD applications proposed below can be incorporated into the stormwater system:

- Grass swale to reduce flow from roofs and other impervious areas while encouraging water infiltration.
- Permeable pavement to reduce site rainfall runoff coefficient.
- Flo-Cell® which can increase ground permeability by reducing overland flow and facilitating recharge of ground water.
- Rainwater tanks to capture water for subsequent reuse and reduces stormwater discharge. Tanks can be located underground and 'first flush diverters' can be installed to improve the quality of water.

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4 Development flows

The following values have been used in determining the site flows using information from the Australian Rainfall and Runoff guidelines.

Total site area – 1004 m²

Pre-development

Impervious area – 0 m²

Pervious area – 1004 m²

Runoff Coefficient – 0.40

Post development

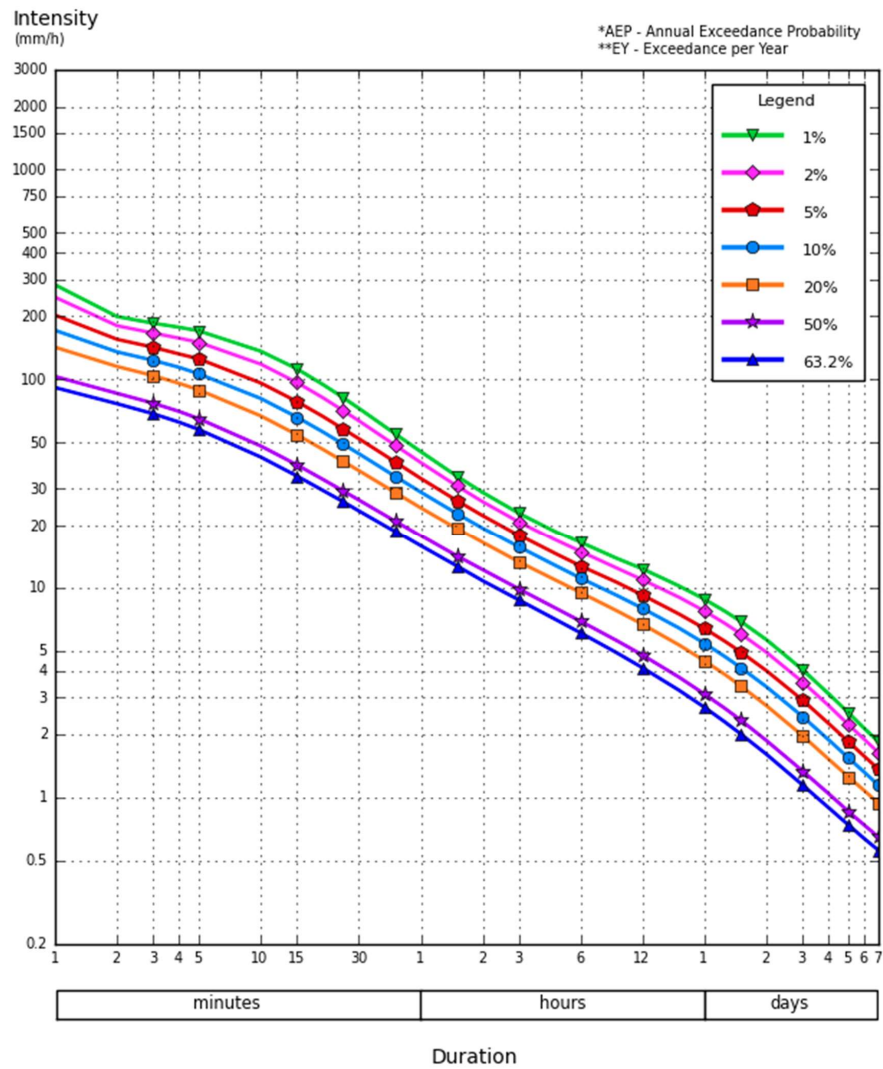
Impervious area – 698.1 m²

Pervious area – 305.9 m²

Runoff Coefficient – 0.75

The following site flows have been calculated using rainfall data in the region of the development and outcomes of calculations can be seen below.

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Graph – Site rainfall data from site

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BOM Rainfall Data for Area (5% AEP)	5 mins	125.00	mm/h
	30 mins	52.00	mm/h

Calculated peak runoff – Predevelopment for 5% AEP	5 mins	13.94	L/s
	30 mins	5.80	L/s

Calculated peak runoff – Post-development for 5% AEP	5 mins	26.06	L/s
	30 mins	10.84	L/s

Change in Calculated peak runoff for 5% AEP	5 mins	12.12	L/s
	30 mins	5.04	L/s

Therefore, it can be shown that the proposed development on the site will increase the revised coefficient of runoff which directly related to the additional stormwater produced on the site.

Exceed Engineering

5 Summary

The proposed development at 18 Tasman Highway, Bicheno will increase the stormwater flow from the site due to the increase in impervious areas and therefore coefficient of runoff. From a desktop review, it appears that the increase in stormwater can be accommodated within existing or upgraded public stormwater infrastructure. The additional flow can be further reduced by the incorporation of water sensitive urban design principles for the treatment and disposal of stormwater for stormwater from the site to the road reserve of the Tasman Highway.



S. Group

Level 1, 10-14 Paterson St, Launceston
Level 1, 90-92 Murray St, Hobart
PO Box 1271, Launceston, TAS 7250
p 03 6311 1403 e info@sgroup.com.au
abn 33 625 566 618 sgroup.com.au

20/09/2021

Glamorgan Spring Bay

Planning Letter
18 Tasman highway Bicheno
Lot ID 5285690 ref. 28091/2
Visitor accommodation

Overview: 18 Tasman highway is zoned general residential – proposed is 7 x one bedroom visitor accommodation pods.

10.3.2 Visitor accommodation

P1. The proposed should not adversely impact residential amenity and privacy of adjoining properties – there is existing precedent in the area specifically number 30 Tasman highway which is currently the Bicheno cabin and tourist park. The proposed incorporates 1 x car space for each building and 3 x visitor parking areas. All spaces can turn on site and therefore should not impact the safety of the local road network

As per 10.5 – below are the responses to the relevant dwelling development standards

10.4.2 Setbacks and building envelopes

A1

- A) The proposed is setback 6.2m therefore complies with the min. 4.5m
- B) N/A
- C) The proposed setback is consistent with number 20. Tasman Highway
- D) N/A

10.4.3 Site coverage and private open space for all dwellings

A1

- A) The existing site area is 1004m2 total dwelling cover is 251m2 leaving 74\$ free from development
- B) N/A

A2 – N/A

10.4.4 Site coverage and private open space for all dwellings

A1



S. Group

Level 1, 10-14 Paterson St, Launceston
Level 1, 90-92 Murray St, Hobart
PO Box 1271, Launceston, TAS 7250
p 03 6311 1403 e info@sgroup.com.au
abn 33 625 566 618 sgroup.com.au

- A) 3 x 1.75m decks have been provided per building which is sufficient for the proposed visitor accommodation building

10.4.6 Privacy for all dwellings

A1

- A) The proposed deck finished surface floor level is below 1m therefore complies

A2

P2) All proposed ground floor windows are setback further than 3m from the side boundaries except for unit 7's dining room. This window does not cause any adverse privacy issues and will be behind a 1.5m high boundary fence. The proposed first floor windows are either screened or located to minimise direct views to any adjoining private open space, or habitable room of an adjoining dwelling. Furthermore there is over 9m between dwelling 5 and the house at number 16.

Joshua Upston

Architect

Representations prepared
for GSB Council Meeting
2022
received for
DA2021/317
18 Tasman Highway Bicheno

Representation 1

Good Morning

I do not believe we need more holiday accommodation in Bicheno and to allowing 7 units on such a small residential block which is clearly being set up for commercial use.

Tasmania needs to address the lack of long term accommodation in alot of areas and Bicheno/Coles Bay are two areas it needs addressing. By approving this development you would be adding to the problem not helping alleviate the issue.

Yours sincerely

Bicheno Rate payer

Representation 2

Chris Triebe & Associates Town Planning Services

ABN: 38 872 166 303
PO Box 313, St Helens, Tasmania 7216
ctriebeplanning@gmail.com
0417 524 392

02 April 2022

The General Manager
Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA TASMANIA 7190
planning@freycinet.tas.gov.au

Dear Sir

RE: Representation against DA 2021-317, 18 Tasman Hwy, Bicheno

This representation submitted is against the above development application currently being advertised on the Council website. My client, [REDACTED] Following a review of the on-line documentation, [REDACTED] wishes to raise the points in this letter. As the application does not state which Planning Scheme has been addressed, the following points are made against the *Glamorgan Spring Bay Interim Planning Scheme 2015 as amended* (the Planning Scheme):

1. Council has removed the Planning Scheme from its website. Although it is acknowledged the State Planning Provisions – GSBC was declared 30 March 2022, the development application will be assessed against the Interim Planning Scheme due to it being in force at the time the application was submitted. By not having access to an electronic or hard copy of this Scheme, the author of this representation has been disadvantaged.
2. As the application was submitted under an Interim Planning Scheme, the applicant has not acknowledged Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation In Planning Schemes.
3. Zone Purpose Statement 10.1.1.2: The application is incompatible with this Statement. The establishment of 7 x 1 bedroom, 2 storey units on the proposed Title will create an intensified non-residential use located within an established Residential area. Apart from 30 Tasman Highway, each property fronting the Tasman Highway between Nailer Avenue to the west and Sinclair Street to the east as well as those

Titles extending south from the Highway to Banksia Street and Makepeace Avenue, predominantly contain single dwellings.

4. 10.3.2 P1 Visitor Accommodation: The applicant refers to the 'Bicheno Cabin and Tourist Park' accommodation provided at 30 Tasman Highway on page 38 of their response. This accommodation closed on 01 April 2021, almost 6 months before this application was submitted. A development application has been approved by the Planning Authority for a 7 lot subdivision on CT 14320/1, with the site visit dated 02 April 2022 noting 'For Sale' signs on each future lot. Therefore that property cannot be used to justify the intensification proposed in this application.
5. 10.4.2 A1 c) Setbacks and building envelopes: the applicant has only acknowledged the application is consistent with the dwelling adjoining the western boundary, but not that at No. 16 Tasman Highway. The latter has an approximate 22m primary frontage setback.
6. 10.4.2 A3(a)(i) Setbacks and building envelope for all dwellings: the applicant has not acknowledged the encroachment within the rear boundary setback.
7. 10.4.2 A3(b)(ii) Setbacks and building envelope for all dwellings: the applicant has not stated if this sub-clause is relevant. With particular reference to A3 (b) it is put to the Planning Authority this is a further discretion due to Units 1, 3, 6 and some of Units 5 and 7 encroaching within 1.5m of the side boundary and likely to extend through the 3D building envelope as shown by Diagram 10.4.2 A3(a).
8. 10.4.3 A1(b) Site coverage and private open space for all dwellings: the applicant has not adequately demonstrated where the minimum 60m² of private open space will be provided to each unit. The site plan does not indicate the location of any fencing.
9. 10.4.4 A2 Sunlight and overshadowing for all dwellings: the shading diagrams provided on Drawing No. A501 are deceptive as a North arrow has not been provided. These diagrams do not adequately demonstrate compliance with the acceptable solution.
10. 10.4.4 A3(a) Sunlight and overshadowing for all dwellings: the diagrams provided on Drawing No. A401 do not clearly demonstrate compliance with this acceptable solution. In addition, the units are not identified nor an elevation provided.
11. Overshadowing of habitable rooms and private open space on adjoining Titles: from the shading diagrams provided on Drawing No. A501, the potential shading of the existing dwelling on the adjoining 16 Tasman Highway is deemed excessive. These diagrams have not demonstrated the potential shading of the private open space on the adjoining 2 Lovett Street or the nearby 8 Barrett Avenue.
12. 10.4.6 Privacy for all dwellings: the screening provided over the upper floor window of Unit 7 does not adequately screen the private open space on the adjoining 2 Lovett Street. In addition the proposed screening of all north and east facing windows in Unit 6 do not adequately protect the privacy of the private open space or habitable room windows of the adjoining 16 Tasman Highway.

13. 10.4.8 A1 Waste storage for multiple dwellings: the communal storage area has been provided on the frontage boundary and not screened; the applicant hasn't addressed the performance criterion. Short-term visitor accommodation is predominantly used by people on holidays who can potentially create more rubbish than people in long-term residential dwellings. The application has not stated if a cleaning regime will be installed for guests staying longer than 1 or 2 nights. How will an environmental nuisance created from overflowing rubbish bins, be prevented?
14. E5.5.1 P3(h) Existing road accesses and junctions: the information provided on Council's website for this development application is insufficient for a decision to be made against the Planning Scheme. The proposed development is occurring on an existing vacant site. The potential intensification of the existing property entrance requires a traffic impact assessment to be undertaken to ensure the safety of all road users and pedestrians has been considered. Such an assessment has not been provided in the advertised documents.
15. E6.5 Application Requirements: In accordance with point c) under this Clause, the applicant has not stated if there will be an increase in the daily number of vehicle movements over the existing Title entry and exit point. Should this be more than 40, a Traffic Impact Assessment must be provided.
16. E6.6.4 Number of Bicycle Parking Spaces: In accordance with this sub-clause, the applicant has not provided any such parking spaces. As the intended use of the individual units is for short-term visitor accommodation, as well as the high interest in bike riding within the municipality, it is interesting this has not been considered.
17. E6.7.3 A1 (a) Vehicular Passing Areas Along an Access: the applicant has not provided passing bays as required by this sub-clause.
18. E6.7.4 P1 On-Site Turning: The site plan provided on Drawing No. A101 demonstrates the provision of adequate parking for the proposed use. However, in accordance with sub-clause E6.7.5 Layout of Parking Areas, the application does not state nor demonstrate compliance with the acceptable solution provided under A1 and specifically, section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities.
19. E6.7.7 Lighting of Parking Areas: the applicant has not stated if and where this will be used. Depending on how this lighting and that provided on the unit exteriors, have the potential to create a nuisance to the occupants of the existing and adjoining residential properties.
20. E6.7.8 Landscaping of Parking Areas: the applicant has not addressed this sub-clause.
21. E17.0 Signs Code: is any signage proposed for this development site.
22. Acoustic nuisances: While not referred to in the Planning Scheme, the inappropriate placement of air conditioning units on the unit exteriors, have the potential to create an acoustic nuisance to the occupants of the adjoining and adjacent residential properties.

23. Other potential nuisances are the late arrival of visitors through the closing of car doors and boots, unit doors closing, talking and vehicle lights shining into the adjoining sites.
24. Will there be any control on how many units a single party may use? The potential acoustic nuisance from 14 or more persons plus potential alcohol induced behaviour can create an uncomfortable existence for the long-term occupants of adjoining properties.
25. On page 33 of their report and under 3. Developed Site, the applicant has not provided an exact area of new impervious surfaces proposed. While it is stated "...the new impervious area being greater than 600m²..." it is closer to 801m² or approximately 79.79 per cent of the 1004m² lot. This area involves both roofed structures and the vehicle parking, manoeuvring and driveway areas. This may all be considered intensive for a residential location, as well as being at risk of setting a precedent.
26. While not considered by the Planning Scheme, climate change is a matter being considered, particularly with sea level rise. The development proposed in this application involves a charred timber design aesthetic, approximately 340m² of asphalt and a lack of landscaping, all factors that will make it a heat intensive area.

Thank you for accepting this representation against the development proposed in DA 2021354 at 18 Tasman, Bicheno. Being a long-term business person in Bicheno and the surrounds, the representor appreciates the need for a wide range of accommodation to be provided for visitors and the money it brings to the community. However, the protection of the residential amenity of the surrounding dwellings occupied by employees and employers of the local businesses, is just as important and must also be protected.

Yours sincerely



Chris Triebe.

Representation 3

Hello.

My name is [REDACTED]

I've received a letter about a development application at 18 Tasman Highway, Bicheno. Planning ref: DA 2021/317 Property file: 1-3400-105 I would like to object to this development.

My reasons are:

- * This is a residential zone, The proposal has 7 pods in 1000m2, a significant number of houses for a residential block of this size.
- * The proposal has 10 car park spaces, again too many cars on one block of land, pollution from these cars, noise from them will be significant.
- * The pod sizes, two storey, our privacy will be affected (literally will be no privacy at all)
- * Every pod probably will have some sort of heating (AC or wood burner) noise or smoke pollution from this will be enormous for us (neighbours) it will affect our health, we have kids coming and staying with us, most of our residents are old people, their health will be at risk. Especially some of them fighting with cancer.
- * Another issue it's a color of the pods, Its Black! And size is TWO stories! Very depressing colors will affect people. This development will be visible from my window and I certainly don't want to look at the black pods. It will bring bad feelings for the area.
- * This development is not compatible with the character and use of our area. We have nice houses around us and this new development will be looking out of its place, among older, full of character houses.
- * It will put more pressure on the water intake, electricity, sewerage and rubbish collection, Where would they put 7-14 rubbish bins on collection days? The Street will look like a rubbish tip! People wouldn't be able to walk on the street!

To sum up all, this development will bring to our area lots of distraction, loss of our privacy, lots of noise and air pollution. It will be an enormous business operation in a residential area which will affect people living here. We have older people enjoying peace and quiet, listening to the ocean at night, all this will be gone!

Bicheno is a small and nice little town, we would like to keep it that way. Tourists enjoy our town as is. If we let everyone start using residential areas for a big business we will end up with a very polluted, dirty and not nice town to live in .

Thank you for reading my email.

Representation 4

Dear madam/sir

RE: Representation against DA 2021-317, 18 Tasman Hwy, Bicheno

This representation submitted is against the above development application currently being advertised on the Council website.

[REDACTED]

This is our shack and short stay accommodation business. We are well aware of the sensitivity needed to operate a place within keeping of the residential function of the area. I do a great deal in my business to protect the residents living close by to my place and am aware of their needs especially being elderly people. It takes a great deal of communication and checking before I am happy to take on guests which I feel confident will have a quiet stay and not party, will keep cars in a specific area etc. In a facility as large as this proposal, it is unlikely that level of surveillance will occur. It is clearly just a money making exercise with no sense of responsibility to the neighbouring residents quality of life or sensitivity to their needs. You must be able to see that!

If a development was proposed on that block which was a house plus granny flat for example it would be in keeping with the expected amount of noise/ movement/ light/ visual aesthetic of the area.

From where we are positioned, this proposal will significantly impact us in terms of noise, we will lose our view of the ocean, and instead of looking out to the back of a house, it will look more like a commercial zoning being essentially a hotel.

Our privacy will be impacted with the amount of cars coming and and out of the 7 lots! There will be headlights coming in and out.

This lot needs to be checked out more carefully as there is a right of way from my block right through to the hwy. On my title, it shows that. That has not been considered in the plans at all.

The performance criteria that are stated on your visitor accommodation requirements will clearly not be met in this proposal. Be honest and look at how it will not retain the residential function of the area. Noise will increase and above the expected amount for a property given that there will be 7 places. That is completely obvious.

Yours sincerely,

[REDACTED]

[REDACTED]

Representation 5

8th April 2022

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

planning@freycinet.tas.gov.au

Dear Sir

Re : Representation against DA 2021-317 – 18 Tasman Highway Bicheno TAS

I am lodging this representation against the above application as a directly effected neighbour. I am intending on building my own personal holiday home on the neighbouring vacant block of land this year. The proposed application is of concern for several reasons, both personally, as a beach side community, and as a street scape issue clashing with aesthetics of the area, and most of all setting a president for over devolvement of residential zoned land for uses other than residential dwellings.

Items of concern

1. The application does not contain enough information to be a VALID application for Council to be assessing let alone advertising for approval.
2. The development is not suitable on a residential zoned lot.
3. The application for the dwellings is not compliant with development standards and acceptable solutions against multiple points of the planning scheme and not limited to overshadowing drastically impacting surrounding neighbours, and particularly morning shadowing over the front of my property.
4. Overlooking and Privacy issues, particularly the full length bathroom windows with partial timber screening is simply not suitable, I have a young family and feel this is totally inappropriate.
5. The structures breach the requirements for building envelope as required by the planning scheme.
6. Building setbacks, particularly with regard to the proposed dwellings being double storey.
7. The front setback does not seem to be in keeping with the street scape, and given the quantity of residences spread over the site will be very confronting as densely developed, especially with such a dominating proposed look.
8. The development proposes a large amount of concrete driveway and parking space which has little detail of any levels/falls etc and how the large amount of captured stormwater is managed and contained within the property with appropriate discharge. The stormwater pits shown in the driveways do not demonstrate they will work as there is no detail of the catchment areas. The current plan showing contours indicate the pits are on the high side of the drive and stormwater will then run into the neighbouring property.

9. Vehicle movements are a huge concern and the number of cars coming and going including maintenance and cleaning staff vehicles, early checkouts and late check ins of guests will drastically impact the neighbouring homes.

10. Noise concerns both in relation to vehicle movements and guests talking in and around the driveway areas.

11. Noise concerns around guests holidaying, particular concern of couples, friends renting multiple units congregating to party, particularly in the outdoor common areas as each unit has very limited private open space.

12. What signage will be installed if any and where, will it be illuminated?

13. The lack of compliance for multiple dwelling construction against Planning Scheme requirements. I have concerns the proposed properties could be strata titled at a later date and sold off without the correct requirements for residential living.

14. Lighting to the exterior of the buildings and lighting of the common areas, particularly if the lighting will be lit through the early hours of the morning creating a nuisance for neighbours. Sensor lights would also pose a problem coming on and off at all hours and potentially flicking on with rough winds also.

15. The proposed development indicates each of the seven units have a wood burning fire, totalling seven wood heaters would be an unacceptable amount of nuisance smoke to the direct neighbours, and there is no wood storage indicated.

16. Waste management for the site, there is bin storage indicated at the front of the property is this 14 bins? I presume there is to be a fence installed where the dashed line is on the site plan but no notes or elevation view. In addition, even if the bins are screened on bin day there will be presumably 14 bins covering the street frontage / nature strip for pick up and will they actually fit given the new crossover access.

17. No Traffic Impact Assessment has been conducted or provided with the application.

18. No landscaping detail of the intent of the finished development and its impact on the street scape.

19. Is the current sewer servicing infrastructure adequate to connect seven residences into or does that need to be upgraded, nothing noted no hydraulic engineer report has been attached to application.

20. Mains water connection, is the service connection to be upgraded and what size location etc? there is no hydraulic notes or location information on the plans where this has been done by a suitably qualified person.

21. There is no soil classification provided by way of Geotechnical Report as there are considerable moisture issues on the site, potentially springs to deal with, and if the outlet for that ground water is altered in a method other than continuing to let the water drain freely it has the potential to impact neighbouring properties if it is blocked and forced elsewhere.

22. Concern over appropriate development on Residential property needs to be addressed, Bicheno, and particularly any areas within the Glamorgan Spring Bay Council area needs to be ready for an increase in this type of development if this proposal does go ahead. It would be expected that this type of development on correctly planned and zoned land would be supported by council and the local community, without impact on residents in Residential zoned areas. It is simply not in keeping with the established surrounding area.

23. The proposed project looks a lot like the approved works at the previous Silver Sands Resort, where very similar accommodation units are being built, which the site has appropriate zoning. Would approving "very Similar" looking unit development set a theme for the sea side town dramatically influencing the look and feel of the town, to perhaps a lesser appealing beach side town?

24. I am all for accommodation development within the town, but of this scale and density I feel would be best suited to a non Residential area, and an appropriate location which will only enhance its surroundings and not impact residents. My Land is currently situated with an Air B&B holiday rental home on one side, the Tide Lines of Bicheno holiday units at the other side, to have seven holiday units along the back would basically surround my property with holiday accommodation.

Thankyou for acceptance of this representation for proposed development of 18 Tasman Highway Bicheno.

Regards,



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: RA14635 Tasman Highway Swansea

PROPOSAL: Subdivision - 4 lots + balance

NOTE: Application is being re-notified due to previous advertising missing application documentation.

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 09 May 2022.

APPLICANT: Andy Hamilton & Associates

DATE: 25th of February 2022.

APPLICATION NO: SA 2021 / 03

4 Lots & BALANCE
LAKE LEAKE RD.

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



**GLAMORGAN
SPRING BAY
COUNCIL**

Application for Planning Approval

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

Advice:

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

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

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

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

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

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

Details of Applicant & Owner

Applicant:	ANDY HAMILTON & ASSOCIATES P/L		
Contact person: (if different from applicant)	ANDY HAMILTON		
Address:	PO Box 223 BICHENO 7215	Phone	0418 593300
		Fax:	
Email:	ashassoc@bigpond.com		Mobile:
Do you wish for all correspondence to be sent solely by email?		Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>

Owner: (if different from applicant)	M. R DUNBABIN K. L DUNBABIN		
Address:	C.T. 120 734-1 LAKE LEAKE RD	Phone:	
		Fax:	
Email:		Mobile:	

Application for Planning Approval

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

Existing floor area m ²	Proposed floor area .....m ²
--	---

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

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

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

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

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

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

Application for Planning Approval

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

For all outbuildings

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

For all non-residential applications

Hours of Operation					
Current hours of operation	Monday to Friday:	.....	Saturday:	.....	Sunday & Public holidays:
Proposed hours of operation	Monday to Friday:	.....	Saturday:	.....	Sunday & Public holidays:
Number of Employees					
Current Employees Total:	.....	Maximum at any one time:	.....	
Proposed Employees Total:	.....	Maximum at any one time:	.....	

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

Application for Planning Approval

Personal Information Protection Statement:

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

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

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

Declaration:

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

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site in order to assess the application.
- I/we have obtained all copy licences and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on and determining the application.
- I/we authorise the Council to:
 - Make available the application and any and all information, reports, plans and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
 - Make such copies of the application and any and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application; and
 - Publish and or reproduce the application and any and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representatives, referral agencies and other persons interested in the application.
- You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and any and all information, report, plan and material provided with or as part of the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.
- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature:		Date:	18.1.21
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If applicant is not the owner

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

Name:	Method of notification:	Date of notification:
M & K DUN Babin	email	18.1.21

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

If land affected by this application is owned or administered by the Crown or Council, the written permission of the relevant Minister (or delegate) and/or General Manager, must be provided:

I being responsible for the administration of land at

..... declare I have given consent to lodge this application by

..... for use and/or development involving

Signature Date

Ref: SRA-21-301

Andrew Hamilton
 Andy Hamilton & Associates Pty Ltd
 By email: ashassoc@outlook.com

Dear Andrew

Crown Landowner Consent Granted – 14635 Tasman Highway, Swansea

I refer to your recent request for Crown landowner consent relating to the development application at 14635 Tasman Highway, Swansea for subdivision and upgrade accesses.

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

The consent given by this letter is for the **making of the application only** insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 22 June 2021, and the documents approved, as follows:

Approved Document Name	Author	Date Received	Notes
Crown Landowner Consent Application Form – Milton – 14635 Tasman Highway, Swansea	Andy Hamilton & Associates	22-06-21	
Planning Permit Application Form – CT120734-1, dated 18-01-21	Andy Hamilton & Associates	22-06-21	
Certificate of Title Documents – Folio Text - Folio Plan – CT120734-1		22-06-21	
Access Plan	Andy Hamilton & Associates	22-06-21	Aerial image mark up by applicant, no date or title references
Indicative Dwelling and Access Locations	Andy Hamilton & Associates	22-06-21	RA14635 Tasman Highway, 4 Lots and balance, extract from BHMP showing indc. Building envelope, dated 12-5-21
Letter to applicant	Glamorgan Spring Bay Council (Greg Ingham)	22-06-21	Development application – referrals subdivision – 4 lots and balance – RA14635 Tasman Highway, Swansea, File. 2-3300-295, dated 03 February 2021

4 Salamanca Place Hobart - GPO Box 536 HOBART TAS 7001

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Bushfire Hazard Management Report: Subdivision	Scott Livingstone	22-06-21	Report for M & K Dunbabin, (CT 120736/1) 14635 Tasman Highway, version 2, dated 10 May 2021
Agriculture Report	Rod Hancl, Nutrien Ag Solutions	22-06-21	Milton Estate, Literature & Resources Analysis for Business Plan – Bee Keeping required for the proposed subdivision of CT120734/1 Lake Leake Road, Swansea, June 2020
Map	Andy Hamilton & Associates	22-06-21	Milton llr areas ind.pdf
Map	Andy Hamilton & Associates	22-06-21	Milton llr e1 detal.pdf
Map	Andy Hamilton & Associates	22-06-21	Milton llr e2 detail.pdf
Map	Andy Hamilton & Associates	22-06-21	Milton pp lake leake road.pdf
Map	Andy Hamilton & Associates	22-06-21	Milton overlays LLH4.pdf
Planning Letter to Council	Andy Hamilton & Associates	22-06-21	Proposed subdivision 14635 Tasman Highway, Swansea – Milton (Lake Leake Road), 4 Lots and Balance – Zoning Rural
Natural Values Report	Scott Livingstone	22-06-21	CT 120734/1 Lake Leake Road, Swansea, for Michael & Kerry Dunbabin, 10 May 2021, Version 2
Traffic Impact Assessment	Hubble Traffic	10-02-22	Four Lot Subdivision for Milton's Property at 14635 Tasman Highway, Swansea, February 2022

Access – construction or alteration (Access works permit required)

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

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

For further information please visit https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/new_or_altered_access_onto_a_road_driveways or contact permits@stategrowth.tas.gov.au.

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

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

- 3 -

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

Yours sincerely



Fiona McLeod
Director Asset Management

Delegate of
Minister for Infrastructure and Transport
Michael Ferguson MP

11 February 2022

cc: General Manager, Glamorgan Spring Bay Council

4 Salamanca Place Hobart - GPO Box 536 HOBART TAS 7001

Andy Hamilton & Associates Pty Ltd

PO Box 223 Bicheno Tas 7215

0418 593 300

ashassoc@bigpond.com

ABN 67126174187

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

18-1-21

Dear Sir

**Proposed Subdivision 14635 Tasman Highway Swansea – Milton (Lake Leake Road) 4
 Lots and Balance. Zoning Rural Resource.**

Property Address	'MILTON' - 14635 TASMAN HWY SWANSEA TAS 7190
Property ID	5281032 View Details
Title Reference	120734/1 View Details
Owner Name(s)	MICHAEL ROBERT DUNBABIN KERRY LAUREL DUNBABIN
Postal Address	PO BOX 47 SWANSEA TAS 7190

Applicable Overlays:

Feature	
Disclaimer	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data
Overlay Name	Bushfire Prone Areas

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PO Box 223 Bicheno Tas 7215

0418 593 300

ashassoc@bigpond.com

ABN 67126174187

Overlay Code	121.FRE
Planning Scheme Code	121
Planning Scheme	Glamorgan-Spring Bay Interim Planning Scheme 2015

Description	
Class	
Planning Scheme Date	29/07/2015
Comments	Bushfire prone areas layer added to overlays - refer to https://iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=951



Feature	
Disclaimer	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data
Overlay Name	Biodiversity Protection Area
Overlay Code	121.BPA
Planning Scheme Code	121
Planning Scheme	Glamorgan-Spring Bay Interim Planning Scheme 2015
Description	(GCL) Lowland grassland complex
Class	

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<i>Planning Scheme Date</i>	29/07/2015
<i>Comments</i>	



Feature	
<i>Disclaimer</i>	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data
<i>Overlay Name</i>	Heritage Area
<i>Overlay Code</i>	121.HER
<i>Planning Scheme Code</i>	121
<i>Planning Scheme</i>	Glamorgan-Spring Bay Interim Planning Scheme 2015
<i>Description</i>	095. Milton - 14635 Tasman Highway Swansea
<i>Class</i>	

<i>Planning Scheme Date</i>	29/07/2015
<i>Comments</i>	CT120734/1
eature	
<i>Disclaimer</i>	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data
<i>Overlay Name</i>	Landslide Hazard Area
<i>Overlay Code</i>	121.LDS
<i>Planning Scheme Code</i>	121
<i>Planning Scheme</i>	Glamorgan-Spring Bay Interim Planning Scheme 2015

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Description	Remaining areas slopes >20deg
Class	Medium
Planning Scheme Date	29/07/2015
Comments	
Feature	
Disclaimer	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data
Overlay Name	Scenic Landscape Corridor
Overlay Code	121.SCT
Planning Scheme Code	121
Planning Scheme	Glamorgan-Spring Bay Interim Planning Scheme 2015
Description	100m buffer of major road centerline in rural areas
Class	
Planning Scheme Date	29/07/2015
Comments	
Feature	
Disclaimer	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data
Overlay Name	Biodiversity Protection Area
Overlay Code	121.BPA
Planning Scheme Code	121
Planning Scheme	Glamorgan-Spring Bay Interim Planning Scheme 2015
Description	(DPU) Eucalyptus pulchella forest and woodland

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Class	
Planning Scheme Date	29/07/2015
Comments	



Feature	
Disclaimer	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data
Overlay Name	Biodiversity Protection Area
Overlay Code	121.BPA
Planning Scheme Code	121
Planning Scheme	Glamorgan-Spring Bay Interim Planning Scheme 2015
Description	(DGL) Eucalyptus globulus dry forest and woodland
Class	
Planning Scheme Date	29/07/2015
Comments	

Please find proposal plan, natural values report, bushfire hazard management plan, agricultural report (business plan), plan showing biodiversity overlays, full copy of title and DA application form. The proposal has been submitted to the Crown for consent re entrances from Lake Leake Road.

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Andy Hamilton & Associates Pty Ltd

PO Box 223 Bicheno Tas 7215

0418 593 300

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ABN 67126174187

The proposal is to create four rural lots on the portion of the title south of Lake Leake Road (from 80ha to 101ha) with the balance (approx. 1444ha) being farm and vineyard known as Milton. The main entry to the balance of land (Tasman Highway) has been recently upgraded – this services the vineyard and farm.

Words in italics are from Glamorgan Spring Bay Interim Planning Scheme 2015. Planning scheme response wording in pink by the author.

26.1.1 Zone Purpose Statements

26.1.1.1

To provide for the sustainable use or [development](#) of resources for agriculture, [aquaculture](#), forestry, mining and other primary industries, including opportunities for [resource processing](#).

26.1.1.2

To provide for other use or [development](#) that does not constrain or conflict with [resource development](#) uses.

26.1.1.3

To provide for non-[agricultural use](#) or [development](#), such as recreation, [conservation](#), tourism and retailing, where it supports existing agriculture, [aquaculture](#), forestry, mining and other primary industries.

26.1.1.4

To allow for [residential](#) and other uses not necessary to support agriculture, [aquaculture](#) and other primary industries provided that such uses do not:

- (a) fetter existing or potential rural resource use and [development](#) on other land;
- (b) add to the need to provide services or infrastructure or to upgrade existing infrastructure;
- (c) contribute to the incremental loss of productive rural resources.

26.1.1.5

To provide for protection of rural land so future [resource development](#) opportunities are not lost.

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Andy Hamilton & Associates Pty Ltd

PO Box 223 Bicheno Tas 7215

0418 593 300

ashassoc@bigpond.com

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26.5.1 New Lots

Objective:	
To prevent further fragmentation and feathering of rural resource land.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A lot is for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a</p>	<p>P1</p> <p>A lot must satisfy all of the following:</p> <p>(a) be no less than 80 ha; achieved</p>

- (b) have a frontage of no less than 6m; **achieved**
- (c) not be an internal lot; **achieved**
- (d) be provided with safe vehicular access from a road; **achieved see detail**
- (e) provide for the sustainable commercial operation of the land by either:
- (i) encompassing sufficient agricultural land and key agricultural infrastructure, as demonstrated by a whole farm management plan;
 - (ii) encompassing an existing or proposed non-agricultural rural resource use, as demonstrated by a business plan, **see business plan herewith**

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- (f) if containing a dwelling, setbacks to new boundaries satisfy clause 26.4.2; **na new lots**
- (g) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the lot containing the primary dwelling; **na**
- (h) if vacant, must:
- (i) contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3; **achieved see bushfire hazard management plan**
- (ii) not result in increased demand for public infrastructure or services; **achieved**
- (i) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area. **Achieved - large rural lots with ample opportunity to fit with amenity**

E5.6.2 Road accesses and junctions**Objective:**

To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.

Acceptable Solutions**Performance Criteria**

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<p>A1</p> <p>No new access or junction to roads in an area subject to a speed limit of more than 60km/h.</p> <p><i>Existing Access Points to be used</i></p>	<p>P1</p> <p>For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority.
<p>A2</p> <p>No more than one access providing both entry and exit, or two</p>	<p>P2</p> <p>For roads in an area subject to a speed limit of 60km/h or less,</p>

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<i>accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.</i>	<i>accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</i> <i>(a) the nature and frequency of the traffic generated by the use;</i> <i>(b) the nature of the road;</i> <i>(c) the speed limit and traffic flow of the road;</i> <i>(d) any alternative access to a road;</i> <i>(e) the need for the access or junction;</i> <i>(f) any traffic impact assessment; and</i> <i>(g) any written advice received from the road authority.</i>
--	--

E5.6.4 Sight distance at accesses, junctions and level crossings

Objective:	
<i>To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</i>	
Acceptable Solutions	Performance Criteria

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PO Box 223 Bicheno Tas 7215

0418 593 300

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<i>A1</i>	<i>P1</i>
<i>Sight distances at:</i>	<i>The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:</i>
<i>(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and</i>	<i>(a) the nature and frequency of the traffic generated by the use;</i>
<i>(b) rail level crossings must comply with AS1742.7 Manual of</i>	<i>(b) the frequency of use of the road or rail network;</i>
<i>uniform traffic control devices - Railway crossings, Standards Association of Australia.</i>	<i>(c) any alternative access;</i>
	<i>(d) the need for the access, junction or level crossing;</i>
	<i>(e) any traffic impact assessment;</i>
	<i>(f) any measures to improve or maintain sight distance; and</i>
	<i>(g) any written advice received from the road or rail authority.</i>

Table E5.1 Safe intersection sight distance

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<i>Vehicle Speed</i>	<i>Safe Intersection Sight Distance in metres, for speed limit of:</i>	
<i>km/h</i>	<i>60 km/h or less</i>	<i>Greater than 60 km/h</i>
<i>50</i>	<i>80</i>	<i>90</i>
<i>60</i>	<i>105</i>	<i>115</i>
<i>70</i>	<i>130</i>	<i>140</i>
<i>80</i>	<i>165</i>	<i>175</i>
<i>90</i>		<i>210</i>
<i>100</i>		<i>250</i>
<i>110</i>		<i>290</i>

Where:

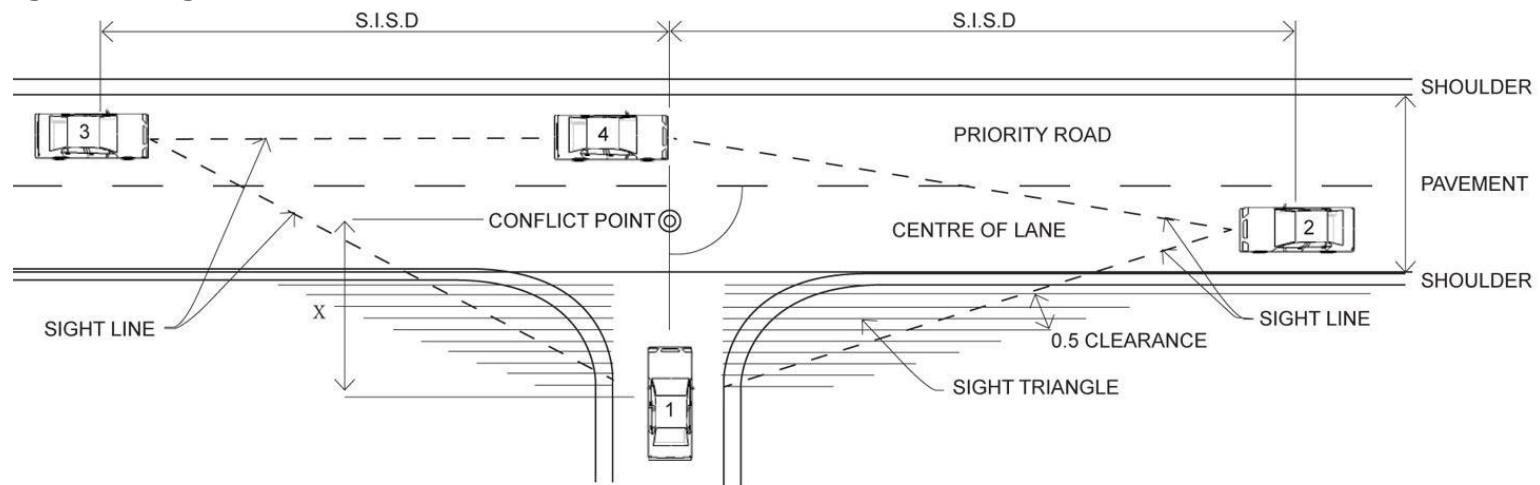
- (a) *Vehicle speed is the actual or recorded speed of traffic passing along the [road](#) and is the speed at or below which 85% of passing vehicles travel.*
- (b) *For Safe Intersection Sight Distance:*
- (i) *All sight lines (driver to object vehicle) are to be between points 1.2m above the [road](#) and [access](#) surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5m to the side and below, and 2.0m above all sight lines;*
 - (ii) *These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E5.1 and the [access junction](#);*
 - (iii) *A driver at position 1 must have sight lines to see cars at any point between the [access](#) and positions 3 and 2 in Figure E5.1;*
 - (iv) *A driver at any point between position 3 and the [access](#) must have sight lines to see a car at position 4 in Figure E5.1;*
 - (v) *A driver at position 4 must have sight lines to see a car at any point between position 2 and the [access](#) in Figure E5.1; and*

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Andy Hamilton & Associates Pty Ltd
 PO Box 223 Bicheno Tas 7215
 0418 593 300
 ashassoc@bigpond.com
 ABN 67126174187

(vi) The distance of a driver from the conflict point in Figure E5.1 (X), is a minimum of 7m for category 1 roads and category 2 roads, and 5m for all other roads.

Figure E5.1 Sight Lines for Accesses and Junctions



Detail plans showing location of existing entrances included here.

Please note:

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Existing Access e1.

85th percentile speed estimated at 85kmh in both directions. Subject to vegetation trimming over road , sight distances exceeding 193m can be achieved in both directions. Existing entry e1 is to service lots 1,2 and 3 via the use of a right of way (over lot 2) as shown

Existing Access e2

85th percentile speed estimated at 80kmh in both directions. Subject to vegetation trimming over road , sight distances exceeding 175m can be achieved in both directions

Entrances are to be upgraded as required.

E10.8.1 Subdivision

Objective:	
To ensure that:	
(a) works associated with subdivision resulting in clearance and conversion or disturbance will not have an unnecessary or unacceptable impact on priority biodiversity values ;	
(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority biodiversity values .	
Acceptable Solutions	Performance Criteria

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PO Box 223 Bicheno Tas 7215

0418 593 300

ashassoc@bigpond.com

ABN 67126174187

<p>A1</p> <p>Subdivision of a lot, all or part of which is within a Biodiversity Protection Area, must comply with one or more of the following:</p> <p>(a) be for the purposes of separating existing dwellings;</p> <p>(b) be for the creation of a lot for public open space, public reserve or utility;</p> <p>(c) no works, other than boundary fencing works, are within the Biodiversity Protection Area;</p> <p>(d) the building area, bushfire hazard management area, services and vehicular access driveway are outside the Biodiversity Protection Area.</p>	<p>P1</p> <p>Clearance and conversion or disturbance must satisfy the following:</p> <p>(a) if low priority biodiversity values:</p> <p>(i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision; build areas selected to minimize disturbance and impacts whilst providing practical residential sites</p> <p>(ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area; achieved ref BHMP</p> <p>(b) if moderate priority biodiversity values:</p> <p>(i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision;</p> <p>(ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area;</p>
--	---

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ashassoc@bigpond.com

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	<p>(iii) moderate priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures are retained and protected by appropriate mechanisms on the land title;</p> <p>(iv) residual adverse impacts on moderate priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Councils Authority 2013 and any relevant Council policy.</p> <p>(c) if high priority biodiversity values:</p> <p>(i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision;</p> <p>(ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area;</p> <p>(iii) high priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures are retained and protected by appropriate mechanisms on the land title;</p> <p>(iv) special circumstances exist;</p>
--	---

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0418 593 300

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- | | |
|--|---|
| | (v) residual adverse impacts on high priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the Use of Biodiversity |
|--|---|

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	Offsets in the Local Planning Approval Process, Southern Tasmanian Councils Authority 2013 and any relevant Council policy.
A2 Subdivision is not prohibited by the relevant zone standards.	P2 No performance criteria.

You have reached the end of the page.

The building areas identified in the BHMP report are shown on the attached build area plan – these build areas fall within (GCL) Lowland grassland complex overlay – reference to the natural values report attached indicates this is non threatened. No development proposed in areas of moderate or high biodiversity values.

E23.0 On-Site Wastewater Management Code*This code is not used in this planning scheme.*

Given there is no on site wastewater management code and min lot size is 80ha – each lot is deemed capable of accommodating a suitable effluent disposal system – subject to future building application (plumbing)

E7.7.1 Stormwater Drainage and Disposal***Objective:****To ensure that stormwater quality and quantity is managed appropriately.****Acceptable Solutions******Performance Criteria***

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0418 593 300

ashassoc@bigpond.com

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<i>A1</i>	<i>P1</i>
<i>Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</i>	<i>Stormwater from new impervious surfaces must be managed by any of the following:</i>
	<i>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles</i>
	<i>proposed on site collection and retention of storm water subject to future building applications – sufficient area of lots noted</i>
	<i>(b) collected for re-use on the site;</i>
	<i>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.</i>

E13.7.3 Subdivision

Objective:	
To ensure that subdivision of part of a heritage place maintains cohesion between the elements that collectively contribute to an understanding of historic cultural heritage values, and protects those elements from future incompatible development .	
Acceptable Solutions	Performance Criteria

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<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following:</p> <ul style="list-style-type: none"> (a) ensuring that sufficient curtilage and contributory heritage items (such as outbuildings or significant plantings) are retained as part of any title containing heritage values; (b) ensuring a sympathetic pattern of subdivision; (c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required.
	<p>It is understood the heritage listing pertains to historic Milton site near Cranbrook. Given the location and size of proposed lots on the periphery and associated low intensity of use - no detrimental her itage impacts are foreseen</p>

You have reached the end of the page.

E14.5 Application Requirements (scenic landscape code)**E14.5.1**

In addition to any other [application](#) requirements, the [planning authority](#) may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a [statement of landscape significance](#);
- (b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed [development](#) on the landscape value of the area;

Est 1986 *Registered Land Surveyors. *Planners and Development Mentors. *Negotiators *Cadastral, Engineering and Hydrographic Surveying.

Andy Hamilton & Associates Pty Ltd

PO Box 223 Bicheno Tas 7215

0418 593 300

ashassoc@bigpond.com

ABN 67126174187

(c) a [landscape impact statement](#).

E14.2 Application

E14.2.1

This code applies to [development](#) on land defined within this Code as either of the following:

(b) a [Scenic Landscape Corridor](#).

No development proposed in scenic corridor excepting access. Access ways from Lake Leake Road – existing.

Necessary easements to be fixed at time of survey. Please note minimum lot size is 80ha. Dimensions and areas shown are approximate and subject to final survey

Yours faithfully

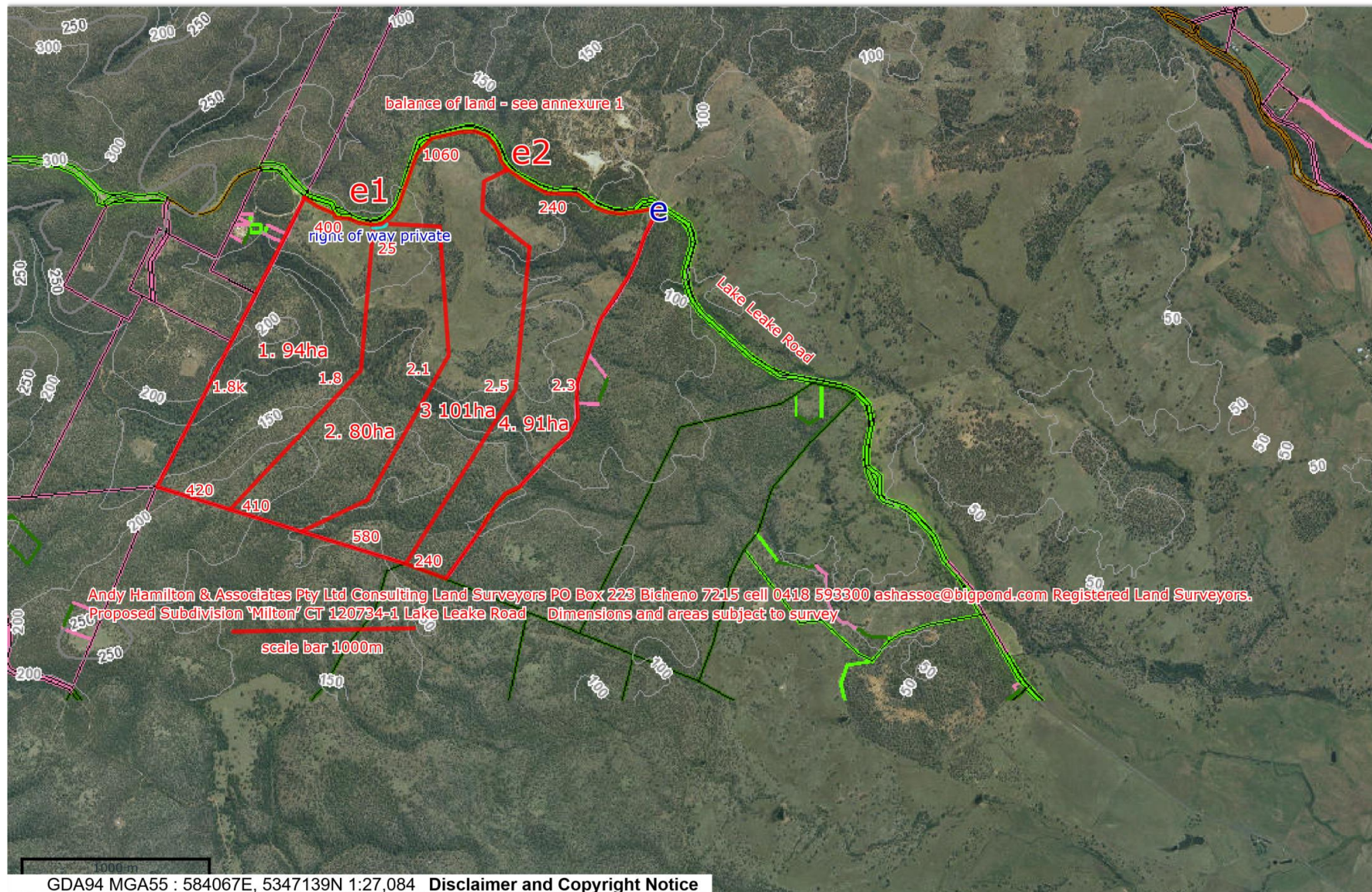
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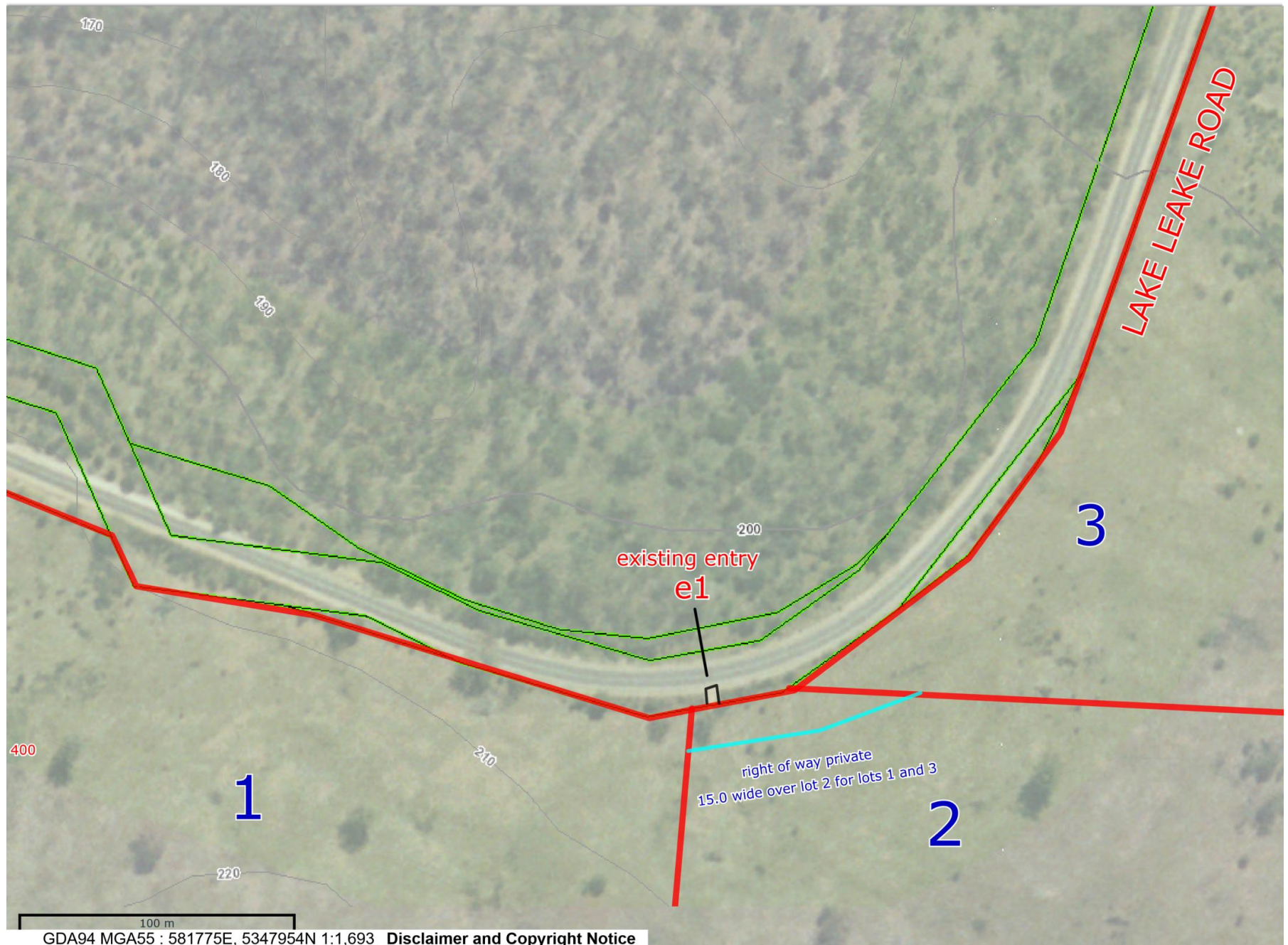
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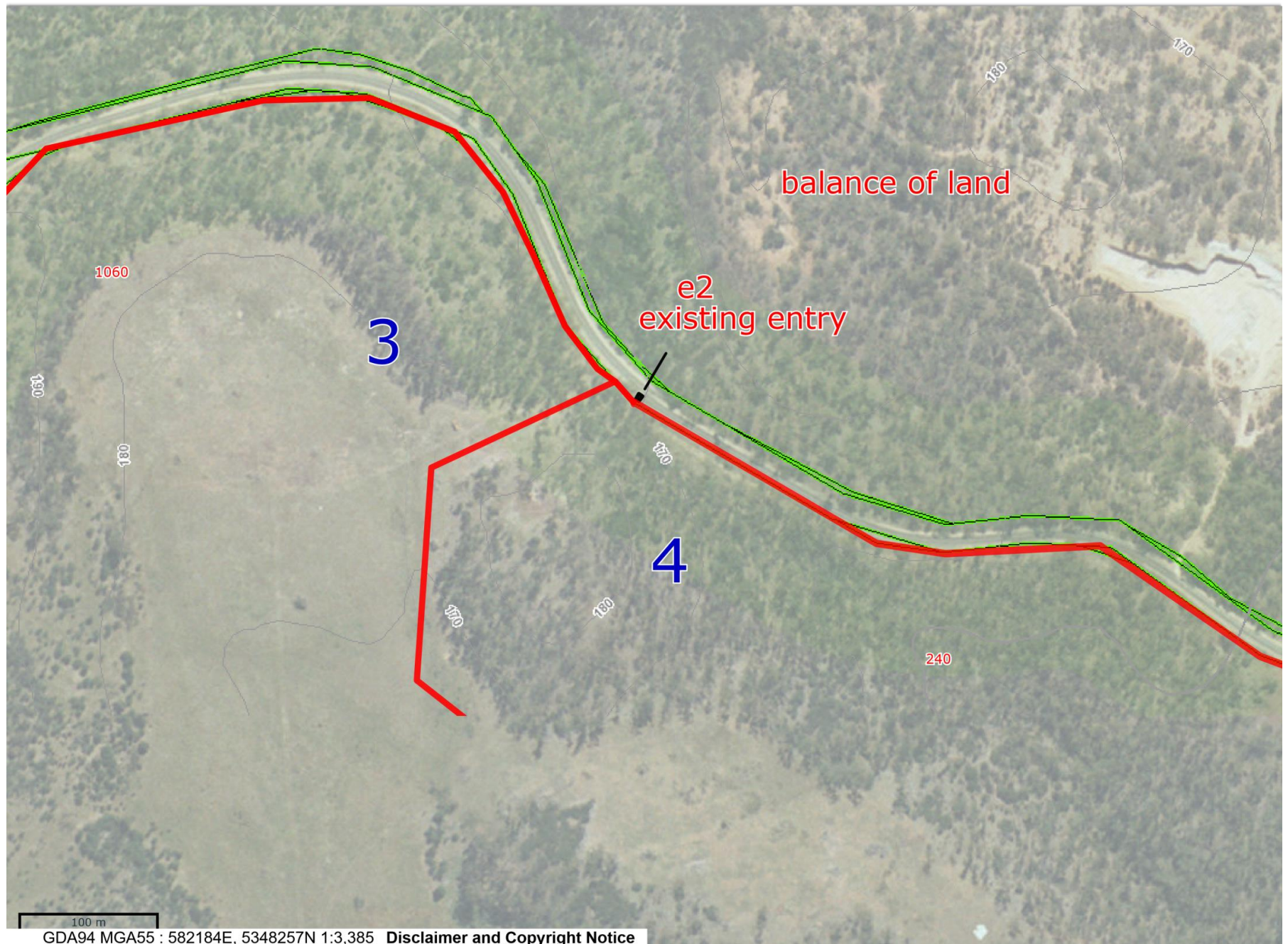
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Bushfire Hazard Management Report: Subdivision

Report for: M & K Dunbabin

Property Location: CT 120736/1, 14635 Tasman Hwy, Swansea

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

Date: 7th June 2021

Version 3



Client: M & K Dunbabin

Property identification: 14635 Tasman Hwy, Swansea. CT 120736/1 PID 3157273

Current zoning: Rural Resource, Glamorgan Spring Bay Interim Planning Scheme 2015.

Proposal: existing title CT 120736/1, 4635 Tasman Hwy, Swansea. A 4 lot plus balance lot lot from 1 lot subdivision is proposed from

Assessment

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



Assessment by: Scott Livingston

Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation # BFP-105.

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LIMITATIONS

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

Version

This report and BHMP supersede SRL19/58S dated 17/10/2019 with update of access to lot 4 and inclusion of the balance lot, and SRL19/58S2 dated 10/5/2021 to amend an omission of balance lot diagrams from the BHMP.

DESCRIPTION

The landowner proposes to subdivide existing title CT 14635 Tasman Hwy, into 4 lot plus balance lot. Lot 1-4 are south of Lake Leake Road and are around 100ha with the balance lot to the north of Lake Leake Road and extending east to the Tasman Hwy is around 1520ha. The balance land is a substantial agricultural enterprise including grazing cropping and vineyards with an existing dwelling, cellar door and outbuildings around 4km to the east of the proposed subdivision lots.

The property and surrounding land zoned Rural Resource, *Glamorgan Spring Bay Planning Scheme, 2015* and is a mosaic of grassland, forest and woodland. The balance lot and neighbouring properties have vineyards and cropping land. The property slopes to the northeast, east and south east. Bluemans and Double Culvert Creek and tributaries flow through the property. All lots have frontage to Lake Leake Road and the Balance lot the Tasman Hwy. The area is not serviced by a reticulated water supply. The balance lot contains several habitable buildings and there will be no increase in risk to these, therefore the balance lot is considered exempt from bushfire provisions for the purposes of subdivision.

A single indicative dwelling site and access were assessed for proposed lots 1-4, these lots at around 100ha will have many alternative building locations which may require reassessment of Bushfire provisions at the time of construction of habitable building. Aspects and slopes as well as vegetation vary significantly across each lot. This Bushfire report and BHMP provide proof of concept, with indicative access and hazard management requirements for the selected sites.

See Appendix 1 for maps and site plan. Appendix 2 for photos.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone. The large lots have a complex mosaic of vegetation, topography and other potential constraints on building. Indicative 1 ha circles have been shown as potential BAL building areas at BAL 19. These are indicative only and substantially larger areas would be available within the lots subject to further investigation and potential clearing of native vegetation.

VEGETATION AND SLOPE

	North	East	South	West
Lot 1 indicative dwelling site				

Vegetation within 100m of indicative dwelling site	0-100m grassland	0-100m grassland	0-20m grassland, 20woodland with some grassland patches	0-100m grassland
Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Downslope 5-10°
BAL Rating	BAL FZ	BAL FZ	BAL FZ	BAL FZ
Bal Rating with HMA	BAL 19	BAL 19	BAL 19	BAL 19)

Lot 2 indicative dwelling site	North	East	South	West
Vegetation within 100m of indicative dwelling site	0-100m grassland	0-100m grassland	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Flat/ Upslope	Downslope 0-5°	Downslope 0-5°	Flat/ Upslope
BAL Rating	BAL FZ	BAL FZ	BAL FZ	BAL FZ
Bal Rating with HMA	BAL 19	BAL 19	BAL 19	BAL 19

Lot 3 indicative dwelling site	North	East	South	West
Vegetation within 100m of indicative dwelling site	0-100m grassland	0-30m grassland, 100m woodland	0-100m grassland	0-100m grassland (some tree clumps)
Slope (degrees, over 100m)	Flat/ Upslope	Downslope 5-10°	Downslope 0-5°	Flat/ Upslope
BAL Rating	BAL FZ	BAL FZ	BAL FZ	BAL FZ
Bal Rating with HMA	BAL 19	BAL 19	BAL 19	BAL 19

Lot 4 indicative dwelling site	North	East	South	West
--------------------------------	--------------	-------------	--------------	-------------

Vegetation within 100m of indicative dwelling site	0-100m woodland,	0-100m woodland	0-100m woodland	0-100m woodland
Slope (degrees, over 100m)	Downslope 0-5°	Downslope 5-10°	Downslope 0-5°	Downslope 0-5
BAL Rating	BAL FZ	BAL FZ	BAL FZ	BAL FZ
Bal Rating with HMA	BAL 19	BAL 19	BAL 19	BAL 19

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
-----------------------------	--

BAL-12.5		Ember attack, radiant heat below 12.5kW/m ²			
Balance Lot dwelling	North	East	South	West	
Vegetation within 100m of indicative dwelling site	0-18m low threat, 18-100m grassland	0-20m low threat, 20-100m grassland	0-20m low threat, 20-100m grassland	0-21m low threat, 21-100m grassland	
Slope (degrees, over 100m)	Flat/ Upslope	Downslope 0-5	Flat/ Upslope	Flat/ Upslope	
BAL Rating existing vegetation	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5	
Bal Rating with minimum HMA	BAL 19	BAL 19	BAL 19	BAL 19	

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients. Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other constraints building such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
--------	--

Setbacks	Grassland	Woodland	Forest
BAL 12.5			
Upslope and flat	14m	22m	32m
Downslope 0-5°	16m	26m	38m
BAL 19			
Upslope and flat	10m	15m	23m
Downslope 0-5°	11m	18m	27m

HAZARD MANAGEMENT AREA

For BAL 19 construction of future habitable buildings, all land within the distances shown below must be managed as low threat vegetation, or grassland as indicated. Other areas of the lots require no fuel management.

Lot	BAL Rating	Facade	Hazard Management Area
1	BAL 19	all	0-11m low threat vegetation, 11-18m grassland
2	BAL 19	north, west	0-10m low threat vegetation, 10-15m grassland
		east, south	0-11m low threat vegetation, 11-18m grassland
3	BAL 19	north, west	0-10m low threat vegetation, 10-15m grassland
		east	0-13m low threat vegetation, 13-23m grassland
		south	0-11m low threat vegetation, 11-18m grassland
4	BAL 19	north, south, west	0-11m low threat vegetation, 11-18m grassland

		east	0-13m low threat vegetation, 13-23m grassland
Balance lot existing dwelling and shed within 6m	BAL 19	north, south, west	Minimum: 0-10m low threat vegetation,
		east	Minimum: 0-11m low threat vegetation

*Lots 1-4 have potential for construction to BAL 12.5 with increased Hazard Management Areas, this would increase the area of native vegetation disturbance within the Biodiversity Protection overlay.

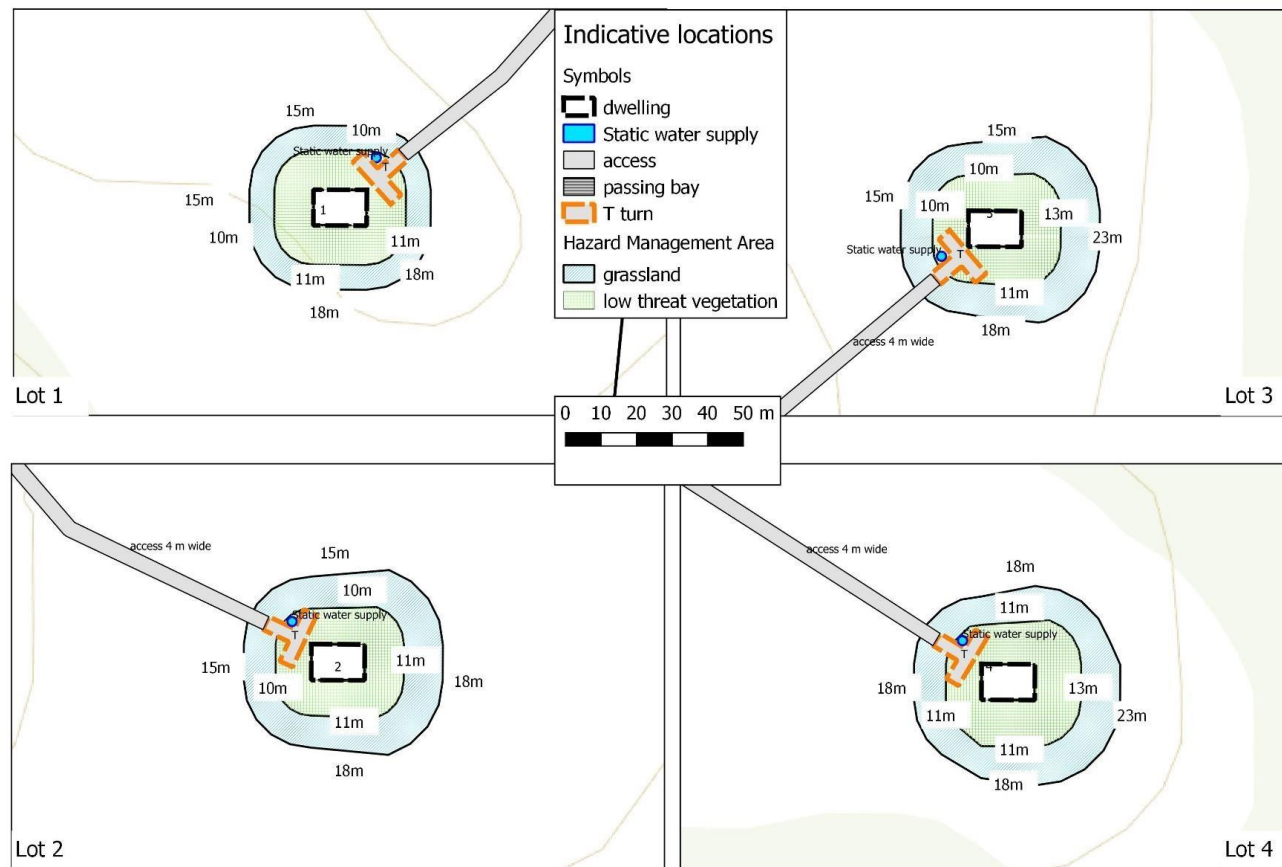


Figure 1: Example Hazard Management Areas BAL 19 Lots 1-4

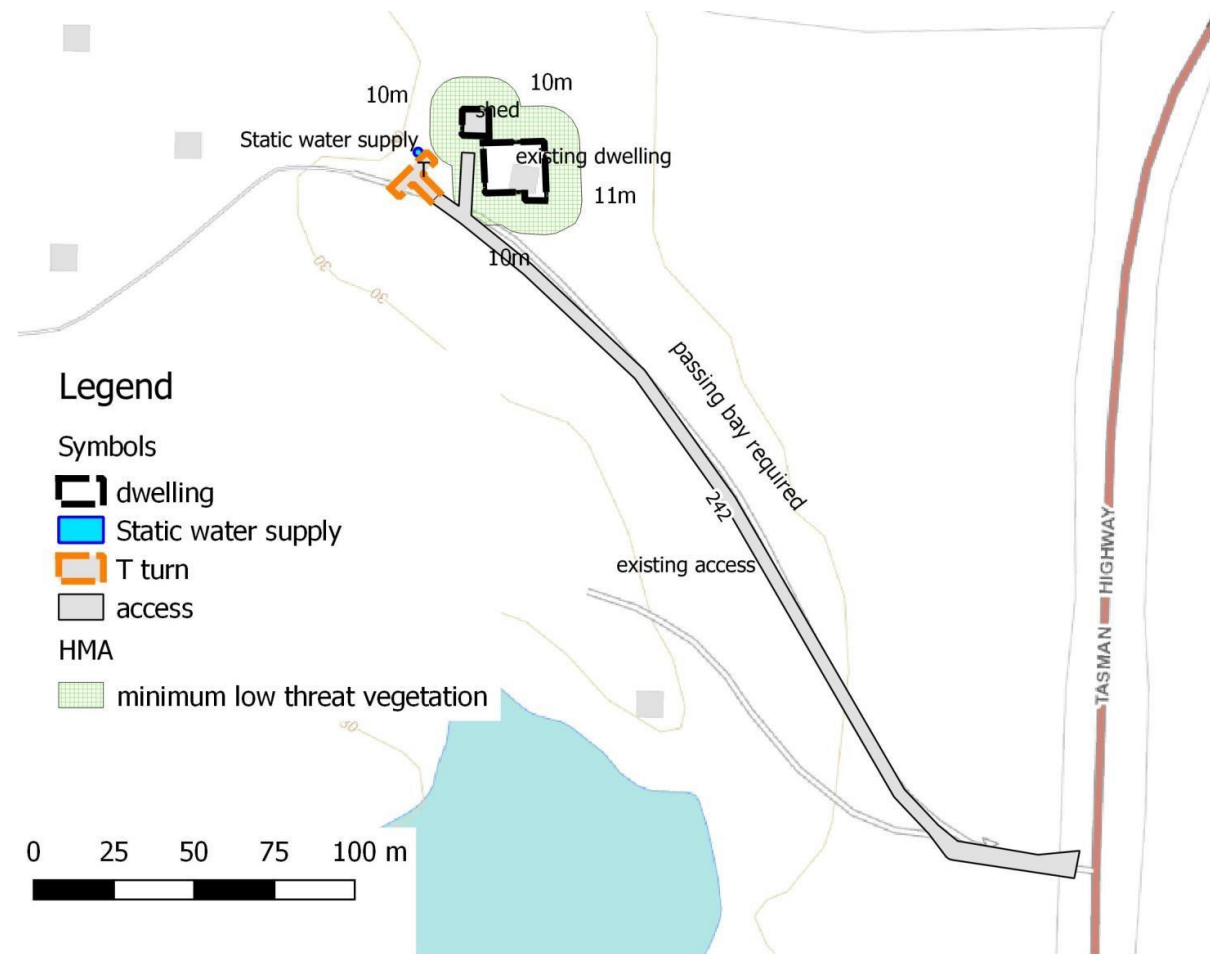


Figure 2: minimum HMA existing dwelling balance lot

ROADS

No subdivision roads are required, property access for Lots 1-4 will connect to the Lake Leake Road.

PROPERTY ACCESS

Access to habitable buildings must comply with the relevant elements of Table E2 Access from of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Access to dwelling sites is likely to be greater than 200m and require passing bays in accordance with element C.

Access to the existing dwelling on the balance lot is compliant with the exception of a passing bay in the central portion.

Table E2: Standards for Property Access

Column 1		Column 2
Element		Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water	There are no specified design and construction requirements.

B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3 degrees (1:20 or 5%); (7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; or (b) A property access encircling the building; or (c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

FIRE FIGHTING WATER SUPPLY

The property is not serviced by a reticulated water supply. All building areas must have a static water supply that meets the requirements of table E5 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code* prior to commencement of construction.

Table 5 of the Planning Directive No. 5.1 Bushfire-Prone Areas Code.

Column		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.

Column		Column 2
Element		Requirement
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 39592009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or

		(iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles

Column		Column 2
Element		Requirement
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within Australian Standard AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

CONCLUSIONS

A subdivision into 4 lot plus balance lot is proposed from existing title CT 14635 Tasman Hwy, Swansea. The area is mapped as bushfire prone.

The dwelling on the balance lot has hazard management area sufficient for BAL 12.5 and these should be maintained in perpetuity to minimise the threat. There is sufficient area on proposed Lots 1-4 to provide for BAL 19, noting only a 1ha circle for each lot is shown as BAL 19 building area as proof of potential and alternate sites would be available subject to further assessment at time of building planning. Hazard Management areas must be established and maintained from commencement of construction of any habitable building.

Property access must meet table E2 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Access to lots 1-4 is likely to exceed 200m and will be required to meet passing bay provisions. Access must be compliant prior to commencement of construction of habitable buildings. Access to the existing dwelling on the balance lot is compliant with the exception of a passing bay, at least 1 passing bay must be installed in the central section of the access prior to sealing of titles.

All building areas must have a 10,000l static water supply installed prior to commencement of construction of habitable buildings, that meets the requirements of table E5 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Water supply for the existing dwelling must be in place prior to sealing of titles and for future habitable buildings prior to commencement of construction.

REFERENCES

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

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

Planning Commission (2017), *Planning Directive No. 5.1 Bushfire-Prone Areas Code*

APPENDIX 1 – MAPS

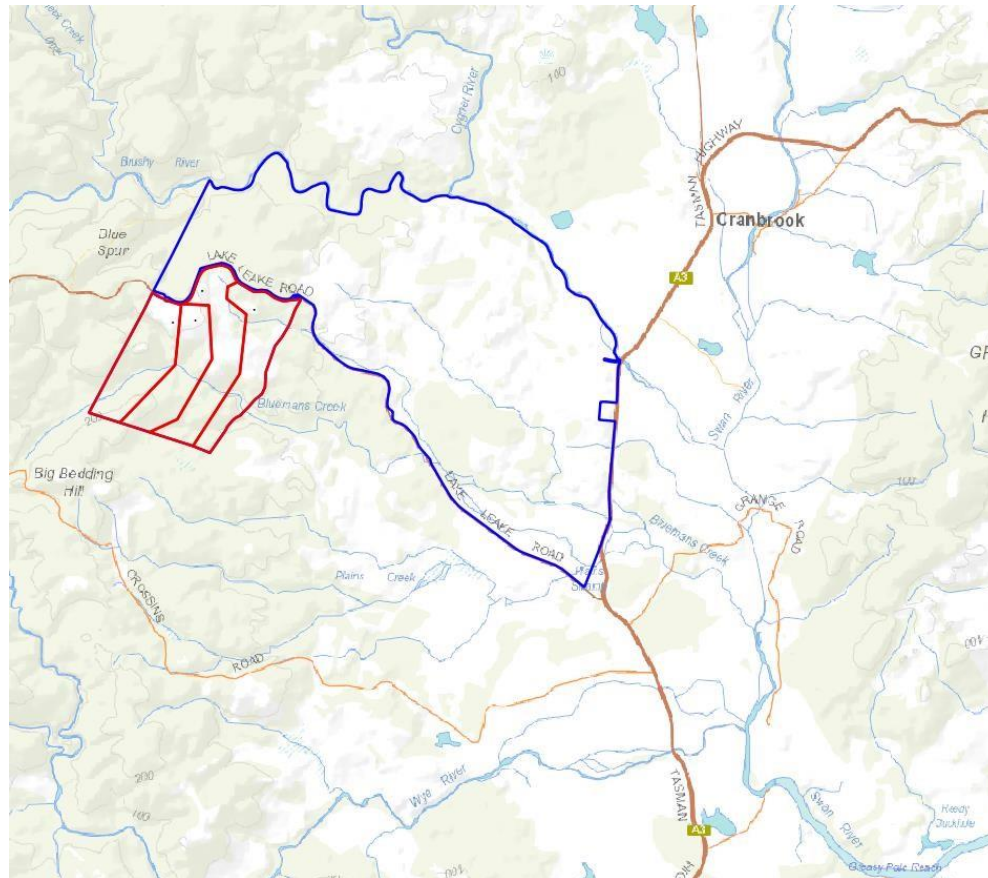


Figure 3: Location, Lots 1-4 in red, balance Lot in blue

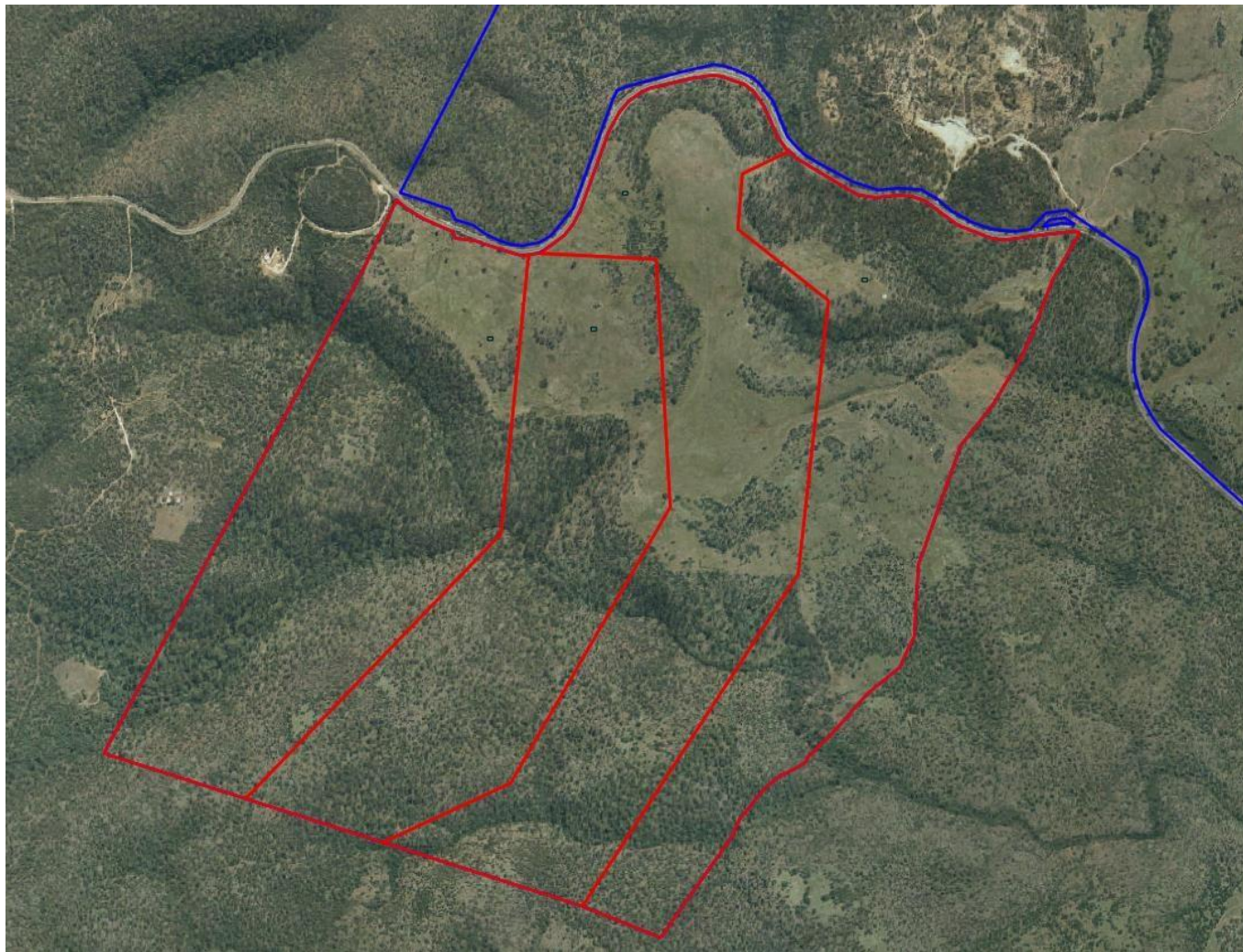
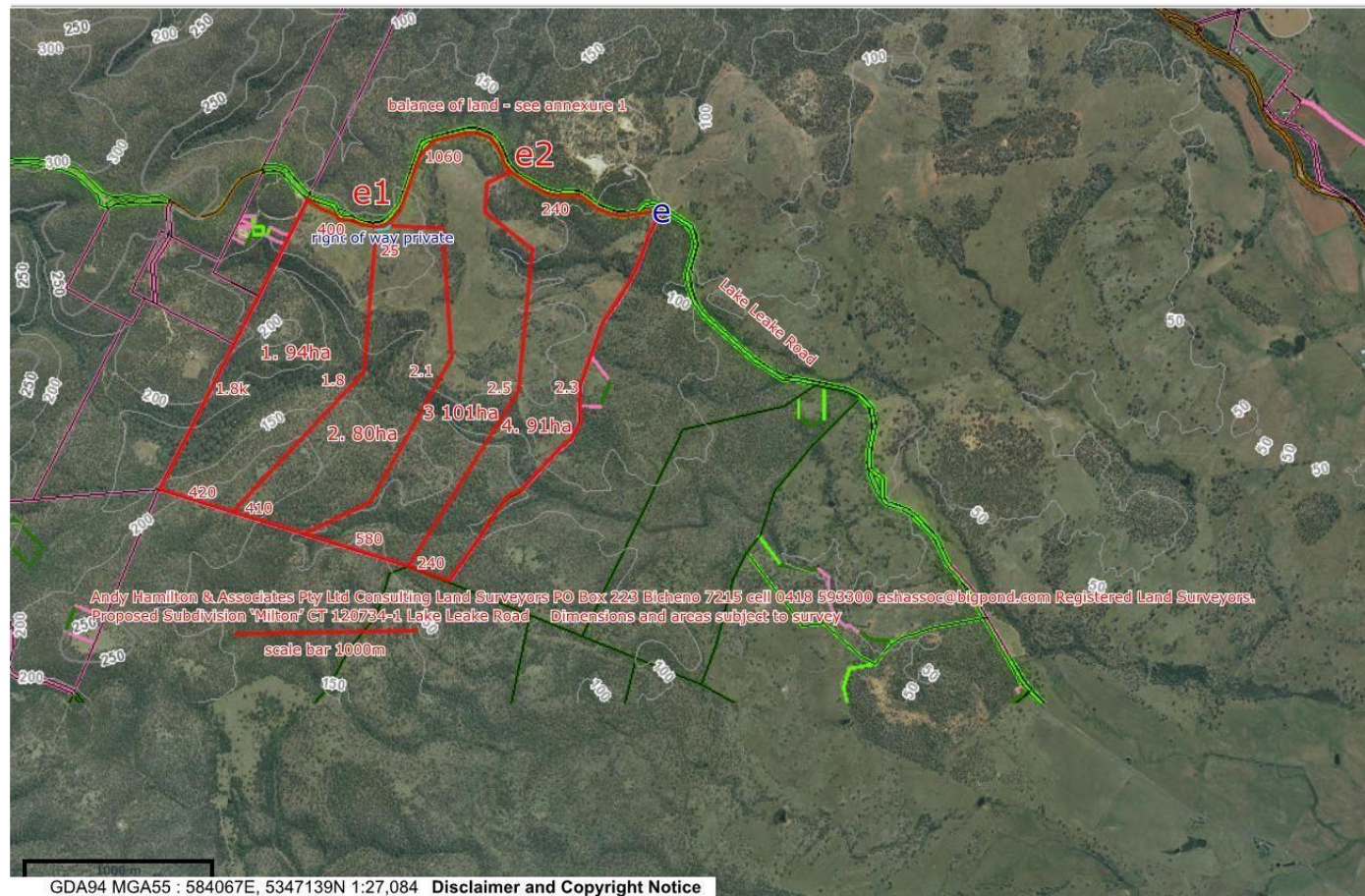


Figure 4: aerial image

01/10/2019

LISTmap - Land Information System Tasmania



<https://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkid=420683>

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Figure 5: Proposed Subdivision Plan

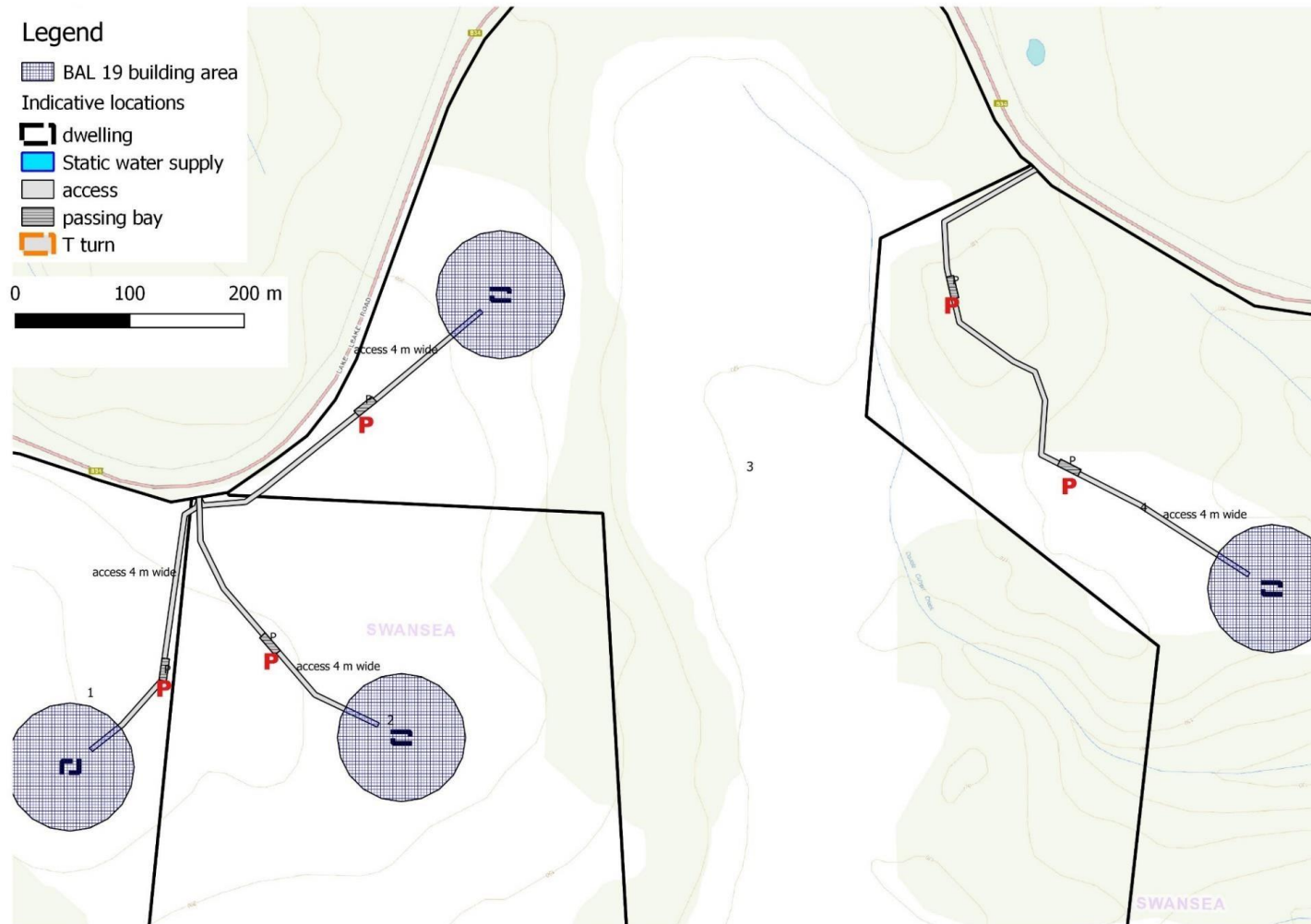


Figure 6: indicative dwelling & access locations

APPENDIX 2 – PHOTOS



Figure 7: east from lot 1 dwelling site



Figure 8: west from lot 1 dwelling site



Figure 9: east from lot 2 dwelling site



Figure 10: north from lot 2 dwelling site



Figure 11: north from lot 3 dwelling site



Figure 12: east from lot 3 dwelling site

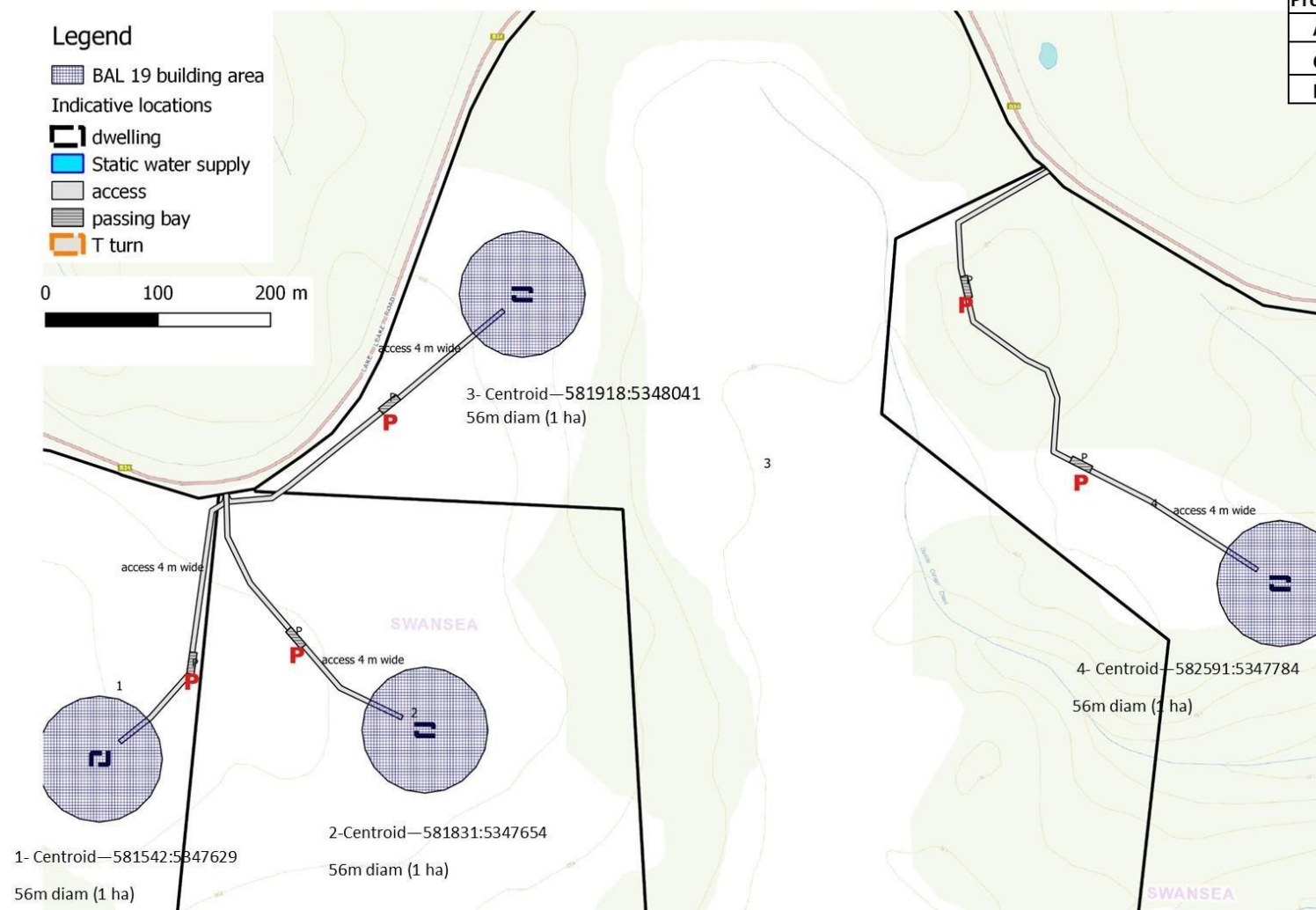


Figure 13: east from lot 4 dwelling site



Figure 14: south from lot 4 dwelling site

Bushfire Hazard Management Plan



This BHMP has been prepared to satisfy the requirements of the *Glamorgan Spring Bay Planning Scheme, 2015* and *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report 14635 Tasman Hwy, Swansea v3 Livingston Natural Resource Services.

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 7/6/2021

SRL19/58S3

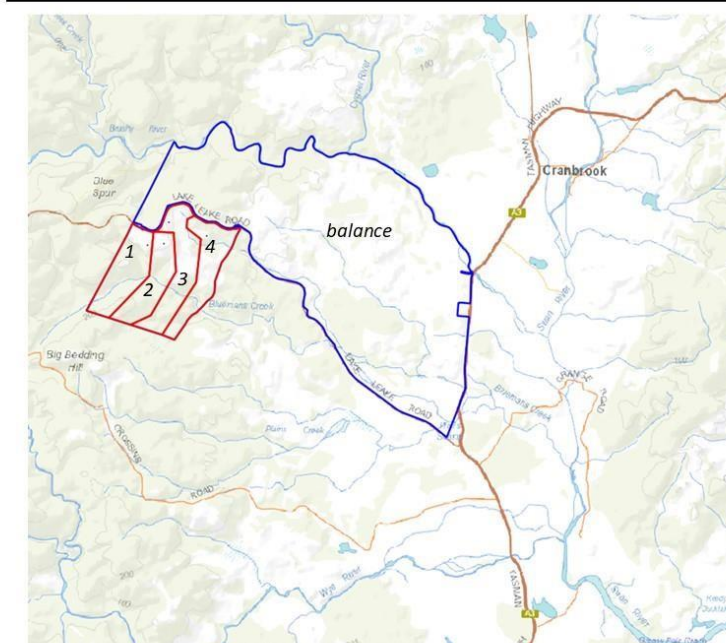
Proposed Development	Subdivision, 4 lots and balance from 1 lot
Plan of Subdivision	Andy Hamilton & Associates
Property Owner	M & K Dunbabin
Address	14635 Tasman Hwy, Swansea
CT	120736/1
PID	3157273

For the existing dwelling the following must be in place prior to sealing of titles and maintained in perpetuity:

- Hazard Management Area (existing)
- Static water supply
- Passing bay

for future habitable buildings the following must be installed/ compliant prior to commencement of construction of habitable buildings and be maintained in perpetuity:

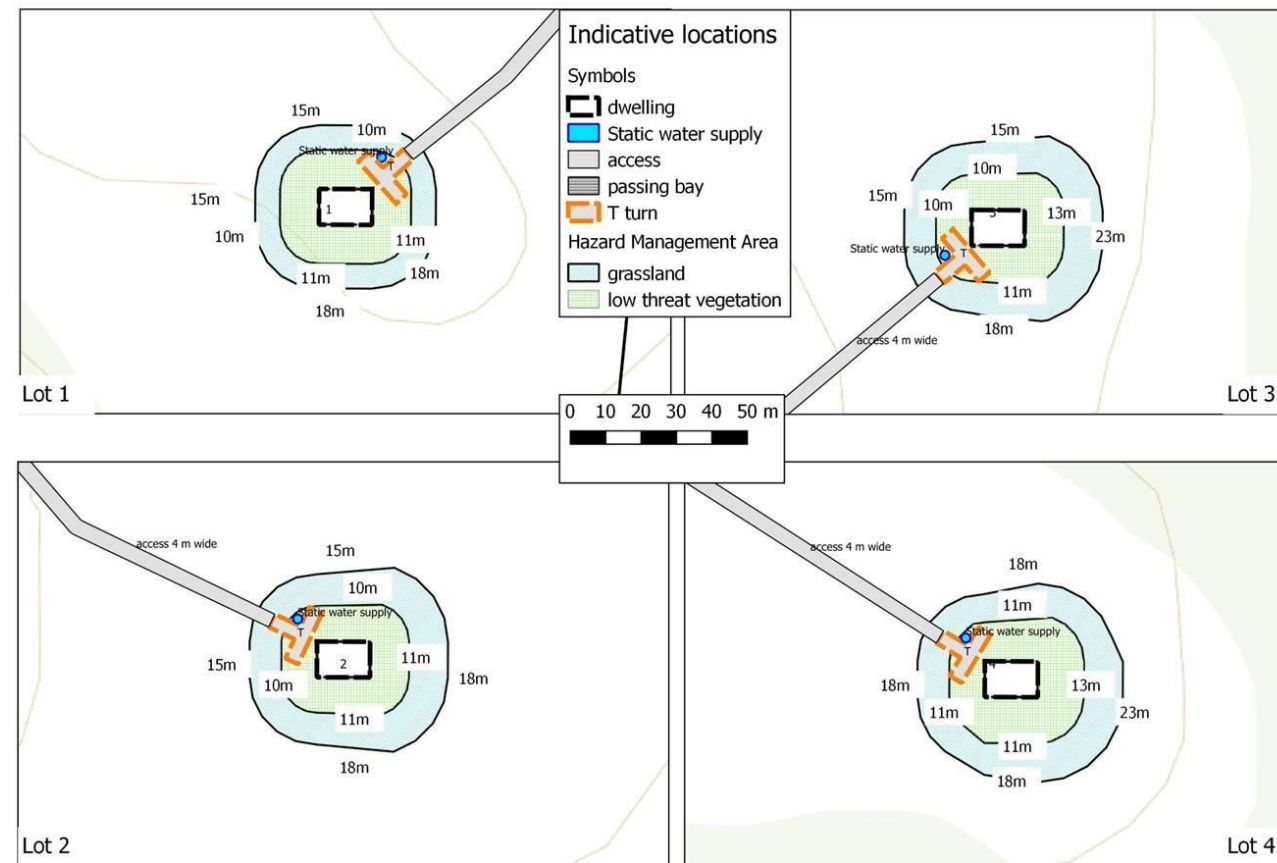
- Hazard Management Areas
- Static water supply
- Access



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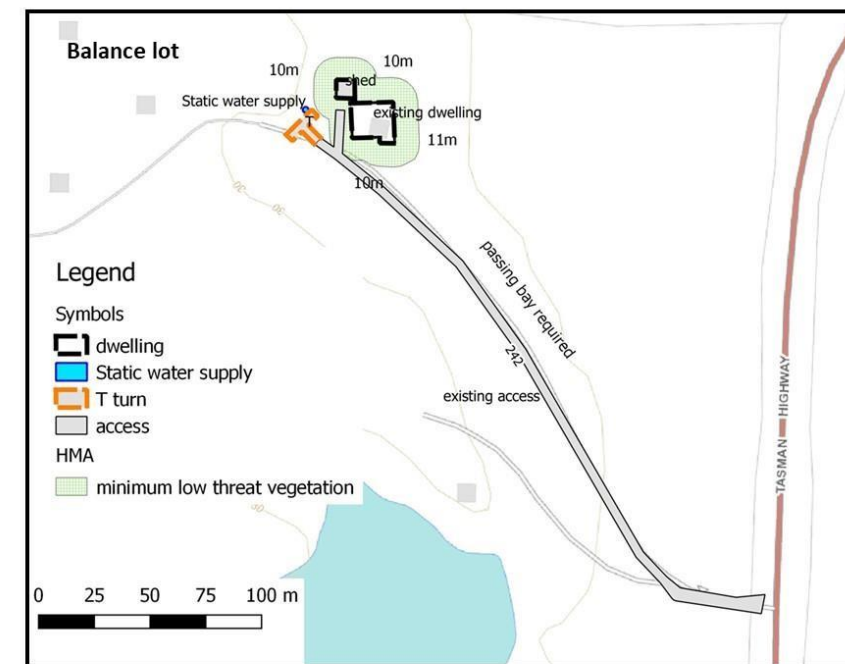
Page 1 of 3

Hazard Management Areas (indicative locations and distances)



"Managed land / low threat vegetation means areas maintained in a low fuel state, for example managed lawns and gardens or where grasslands are to be managed as "low fuel". Grass areas must be maintained at less than 100mm.

"Grassland" may be unmown grasses, with less than 5% cover of trees or shrubs, tree canopies must be separated by at least 5m, and trees should be pruned to remove branches to at least 2m above the ground. Shrubs should not be retained under tree canopy. These areas may have threatened species management requirements. Where significant habitat trees occur, they may be retained as part of the allowed 5% canopy cover.



Construction: BAL 19

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

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

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 7/6/2021

SRL19/58S3

Signature of Scott Livingston

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Page 2 of 3

Water Supply

- The following requirements apply:
- a. the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; 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.

- A static water supply:
- a. may have a remotely located offtake connected to the static water supply;
 - b. may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
 - c. must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
 - d. must be metal, concrete or lagged by non-combustible materials if above ground; and
 - e. if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - i. metal;
 - ii. non-combustible material; or fibre-cement a minimum of 6mm thickness.

- Fittings and pipework associated with a fire fighting water point for a static water supply must:
- a. have a minimum nominal internal diameter of 50mm;
 - b. be fitted with a valve with a minimum nominal internal diameter of 50mm;
 - c. be metal or lagged by non-combustible materials if above ground;
 - d. if buried, have a minimum depth of 300mm;
 - e. provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
 - f. ensure the coupling is accessible and available for connection at all times;
 - g. ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
 - h. ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
 - i. if a remote offtake is installed, ensure the offtake is in a position that is:
 - i. visible;
 - ii. accessible to allow connection by fire fighting equipment;
 - iii. at a working height of 450 – 600mm above ground level; and
 - iv. protected from possible damage, including damage by vehicles.

- 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:
- a. comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or
 - b. Comply with the Tasmania Fire Service Water Supply Guideline published by Tasmania Fire Service

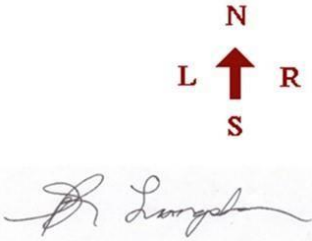
- A hardstand area for fire appliances must be:
- a. no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
 - b. no closer than 6m from the building area to be protected;
 - c. a minimum width of 3m constructed to the same standard as the carriageway; and
 - d. connected to the property access by a carriageway equivalent to the standard of the property access

Access

If access to a habitable building or water supply point it must be constructed to the following standards:

- The following design and construction requirements apply to property access:
- a. All-weather construction;
 - b. Load capacity of at least 20 tonnes, including for bridges and culverts;
 - c. Minimum carriageway width of 4 metres;
 - d. Minimum vertical clearance of 4 metres;
 - e. Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
 - f. Cross falls of less than 3 degrees (1:20 or 5%);
 - g. Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
 - h. Curves with a minimum inner radius of 10 metres;
 - i. Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
 - j. Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum inner radius of 10 metres; or
 - ii) A property access encircling the building; or a hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
 - k. If Property Access is longer than 200m have passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 7/6/2021
SRL19/58S3



BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ 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: 14635 Tasman Hwy, Swansea

Certificate of Title / PID: CT 120736/1 1PID 3157273

2. Proposed Use or Development

Description of proposed Use and Development:

4 lot & balance lot subdivision from 1 existing title

Applicable Planning Scheme:

Glamorgan Spring Bay Interim Planning Scheme 2015

3. Documents relied upon

This certificate relates to the following documents:

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

Title	Author	Date	Version
Bushfire Hazard Management Report, 14635 Tasman Highway Swansea v3	Scott Livingston	7/6/2021	3
Bushfire Hazard Management Plan, 14635 Tasman Highway Swansea v3	Scott Livingston	7/6/2021	3
Proposed Subdivision.	Andy Hamilton & Associates	1/10/2019	1

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Property Access complies with relevant Tables,

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	<input type="text" value="Scott Livingston"/>	Phone No:	<input type="text" value="0438 951 021"/>
Postal Address:	<input type="text" value="299 Relbia Road"/>	Email Address:	<input type="text" value="scottlivingston.lnrs@gmail.com"/>
Accreditation No:	<input type="text" value="BFP – 105"/>	Scope:	<input type="text" value="1, 2, 3A, 3B, 3C"/>

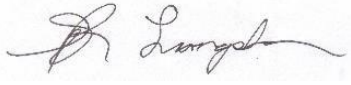
6. Certification

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

Scott Livingston

Date:

10/5/2021

Certificate

Number:

SRL 19/58S2

(for Practitioner Use only)

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM****Section 321**To: *Owner /Agent***Form 55***Address*

Deloraine

*Suburb/postcode***Qualified person details:**Qualified
person: Address: Phone No: Fax No: Licence No:

Email address:

Qualifications

*Director's
Insurance by
Items**(description from Column 3 of the
Determination - Certificates and
Qualified Persons for Assessable details:*Speciality area *Director's
expertise: by**(description from Column 4 of the
Determination - Certificates of
Qualified Persons for Assessable*

Items)

Details of work:	
-------------------------	--

Address:	14635 Tasman Hwy, Swansea	Lot No:	1-4
	Swansea	7190	Certificate of title No: 120736/1

The <i>(description of assessable item related to this certificate:</i>	Bushfire Attack Level (BAL)	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	Bushfire Hazard	(description from Column 1 of Schedule 1 of the Director's Determination -
type: <i>Certificates by Assessable Items n)</i>		Qualified Persons for

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)* building work, plumbing work or plumbing installation or demolition work: ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Attack Level Assessment Report and Bushfire Hazard Management Plan
Relevant calculations:	

Australian Standard 3959

<p>Building Amendment Regulations 2016</p> <p>Director of Building Control, Determinations</p> <ul style="list-style-type: none"> • Categories of Building Control and Demolition Work (July 2017) • Requirements for Building in Bushfire Prone Areas. (July 2017) • Application of Requirements for Building in Bushfire Prone Areas. (Feb 2017) <p>Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.1 2021</p>

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

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

Assessed as -BAL 19,

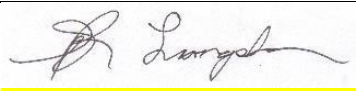
Proposal is compliant with DTS requirements Clauses 4.1, 4.2, 4.3, 4.4 and 4.5 of the *Director's Determination Requirements for Building in Bushfire-Prone Areas (v2.1)*. and

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

Scope and/or Limitations

--

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:	 <hr/>	SRL19/58S3	7/6/2021

Natural Values Report

Report for: Michael & Kerry Dunbabin

Property Location: CT 120734/1 Lake Leake Road, Swansea

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

Date: 10th May 2021

Version 2



Client:	Michael & Kerry Dunbabin
Property identification	The property is located on Lake Leake Road, Swansea. Current zoning is Rural Resource, (<i>Glamorgan-Spring Bay Interim Planning Scheme 2015</i>). CT 120734/1, PID 5281032 Lake Leake Road, Swansea
Proposal:	Subdivision of the title into 4 lot plus balance lot, potential construction of dwellings and associated bushfire hazard management areas, requiring clearing of native vegetation on Lots 1-4.
Assessment comments:	Under the Glamorgan-Spring Bay Interim Planning Scheme 2015, consideration of the impact on natural values is required. A field inspection was conducted on the 5 th September 2019. This field assessments were used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.

Assessment by:

Scott Livingston,

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

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Natural Values Report

Livingston Natural Resource Services

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INTRODUCTION

The owners are making application for subdivision of title CT 120734/1, PID 5281032, Lake Leake Road, Swansea into 5 lots. The bulk of the property (1500+- ha) will be retained as 1 title north of Lake Leake road, land to the south of Lake Leake road will be split into 4 lots of around 100ha. This report only deals with the land south of Lake Leake Road (proposed lots 1-4) Future dwellings, associated infrastructure and Bushfire Hazard Management Areas are likely to require clearing of native vegetation on the site. The land is zoned Rural Resource and with the exception of a small (2ha) area is mapped within the Biodiversity Protection Area Overlay.

An initial desktop assessment was undertaken followed by a field inspection on 5th September 2019 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DPIWE website on 2/9/2019, This report covers know sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on 5/9/2019 was undertaken by Scott Livingston. All areas of the proposed development and nearby areas of the property were assessed. The site was inspected with a closely spaced wandering meander technique, with all areas within the site vegetation inspected.

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

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

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

DESCRIPTION

The title is spans from Lake Leake Road to the Bushy and Cygnet Rivers in the north and Tasman

Natural Values Report

Livingston Natural Resource Services

Hwy in the east. The 369ha proposed for subdivision from the main title lies to the south of Lake Leake Road and includes Bluemans and Double Culvert Creeks. The proposed subdivision lots are a mixture of grassland and woodland north of Bluemans Creek and forest and woodland to the south. The subdivision area slopes from around 200m ASL in the south and west to around 90m ASL in the east. Bluemans Creek and tributary streams form steep sided gorges. The property is mapped as being Jurassic dolerite.

NATURAL VALUES

VEGETATION

TASVEG3.0 mapping shows the property to be a mixture of three dry forest communities, (DGL) *Eucalyptus globulus* dry forest and woodland, (DPU) *Eucalyptus pulchella* forest and woodland and (DOV) *Eucalyptus ovata* forest and woodland, these communities form around 72% of the vegetation cover with native grassland on the balance with the exception of a small 2ha portion adjacent to Lake Leake Road that is mapped as agricultural land. Native grassland communities include (GCL) Lowland grassland complex and (GTL) Lowland *Themeda triandra* grassland. No remapping of the vegetation communities was undertaken, however the area mapped as FAG is likely under remapping be remapped as GCL) Lowland grassland complex.

Vegetation Group	Vegetation Community	Lot 1	Lot 2	Lot 3	Lot 4	Total
Dry eucalypt forest and woodland	(DGL) <i>Eucalyptus globulus</i> dry forest and woodland	29	12	12	12	65
	(DOV) <i>Eucalyptus ovata</i> forest and woodland	10				10
	(DPU) <i>Eucalyptus pulchella</i> forest and woodland	41	46	53	49	189
Native grassland	(GCL) Lowland grassland complex	7	14	43	25	89
	(GTL) Lowland <i>Themeda triandra</i> grassland	8	6			14
Agricultural, urban and exotic vegetation	(FAG) Agricultural land				2	2
TOTAL		95	78	108	88	369

Eucalyptus globulus dry forest and woodland and (DOV) *Eucalyptus ovata* forest and woodland are both listed as threatened vegetation communities under the Nature Conservation Act. Lowland Native Grasslands of Tasmania, and Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (*Eucalyptus ovata* / *E. brookeriana*) are listed as critically endangered under the EPBC Act 1999. These equate to (DOV) *Eucalyptus ovata* forest and woodland and (GTL) Lowland *Themeda triandra* grassland in TasVeg Mapping.

FLORA

The Natural Vales Atlas (Department of Primary Industries, (accessed 2/9/2019) has 5 records of threatened flora within 500m of the lot, 18 additional threatened flora species have been recorded within 5 km, see Appendix 5.

An assessment of the proposed dwelling sites was undertaken, and no threatened flora species were identified on Lots 1-3 sites. *Lasiopetalum micranthum*, tasmanian velvetbush occurs along the road verges either side of the access to Lots 1-3, widening of the access may impact individuals of this species, however the bulk of the population will not be disturbed.

The proposed dwelling site for Lot 4 contains *Melaleuca pustulata*, warty paperbark. This species while threatened is locally abundant and widespread across the property colonising grassland areas as a result of reduced grazing in recent years.

An assessment conducted during flowering (late spring/ autumn) may identify further threatened flora species. Of the threatened species known from within 5km of the site a number are considered likely to occur within suitable habitat in other areas of the property that will remain undisturbed.

Appendix 5 provides habitat descriptions and habitat suitability for threatened flora species known within 5km of the development area,

FAUNA

The Natural Values Atlas has records of a sighting for two threatened fauna, eastern quoll and tasmanian devil within 500m of the property and a further 4 recorded within 5km. Potential foraging habitat is present for wide ranging species such as eagles, devils and quolls, the property is highly likely to contain suitable nesting and denning sites however the dwelling sites contain no suitable nesting /denning habitat. Trees in the vicinity of dwelling sites are regrowth from and have no suitable hollows for species such as masked owl. *Eucalyptus globulus* occurs in several patches across the property and is foraging habitat for swift parrot, forests in the southern portion may also provide nesting habitat. The proposed dwelling site on Lot 4 is adjacent to a stand of *E. globulus*, the proposed boundary with lot3 has been modified to avoid splitting this stand and to allow the access to be along the boundary and avoid clearing within the stand.

Appendix 6 provides habitat descriptions and habitat suitability for threatened fauna species within 5km of the development area (based on range boundaries and observations). management area.

RAPTOR NESTS

Nests for wedge-tailed eagle have been recorded within 5km, but are greater than 500km from the property and 1km from proposed dwelling sites. The property has a low (0-1/10) probability for Eagle Nest (FPA Model) in areas adjacent to likely house sites while areas associated with steep

gorges on Bluemans Creek rate up to 7/10. No suitable nest trees occur within the proximity of likely development sites.

The property has a mature habitat rating of nil in the Forest Practices Biodiversity Database, the site inspection found no trees with significant hollows were present. No evidence of raptor nests or suitably sized hollows for masked owl was found on in areas of likely disturbance.

EPBC PROTECTED MATTERS

A EPBC Protected Matters report for the site includes a number of species not referred to in the Natural Values or Biodiversity Values searches, however all these additional species are marine / aquatic and no suitable habitat is present on the site. No other matter within the report applies to the property.

EXISTING DISTURBANCE

The site has little existing disturbance with the exception of some clearing of silver wattle in grassland areas and probable historic clearing of woodland to create those grasslands.

PROPOSED DEVELOPMENT- MANAGEMENT OF VEGETATION

Proposed development will require clearing for infrastructure development and bushfire hazard management requirements. For dwellings this will require around 1200m² for dwelling and low threat vegetation (HMA), and a further 1500m² to be managed as grassland. With the exception of Lot 4 the grassland area will require no clearing/conversion as grassland exists on the site. Within the HMA grassland may be retained and managed at <100mm, except within direct infrastructure foot prints. All proposed access is within grassland and clearing of trees should not be required.

lot	Vegetation community	access clearing	Area(ha)	
			dwelling and HMA clearing	Total
1	GCL	0.04		0.04
	GTL	0.08	0.11	0.18
2	GCL	0.03		0.03
	GTL	0.09	0.10	0.19
3	GCL	0.14	0.10	0.24

4	DPU	0.14		0.14
	GCL	0.11	0.12	0.22
		0.25	0.12	0.36

Totals	DPU	0.1		0.1
	GCL	0.3	0.2	0.5
	GTL	0.2	0.2	0.4
		0.6	0.4	1.0

Vegetation Community	Total vegetation community area (ha)	% total vegetation community cleared
(DGL) Eucalyptus globulus dry forest and woodland	65	0
(DOV) Eucalyptus ovata forest and woodland	10	0
(DPU) Eucalyptus pulchella forest and woodland	189	0.1%
(GCL) Lowland grassland complex	89	0.6%
(GTL) Lowland Themeda triandra grassland	14	2.7%
(FAG) Agricultural land	2	0
TOTAL	369	0.3%

Legislative Implications

Tasmanian Threatened Species Protection Act 1995

Threatened flora *Melaleuca pustulata*, (warty paperbark) may be impacted by future development a permit may be required under section 51 of the Tasmanian Threatened Species Protection Act 1995 from Policy and Conservation Advice Branch, DPIWE. The species is widespread across the property and locally abundant within the grassy areas of the property and surrounding lots. The area required for clearing at around 2700m² will have only minor impact on the population.

Threatened flora *Lasiopetalum micranthum*, tasmanian velvetbush occurs along the road verges either side of the access to Lots 1-3, widening of the access may impact individuals of this species, however the bulk of the population will not be disturbed.

No threatened fauna species listed under this Act were recorded on site.

The following fauna species have potential habitat on the site, but no significant impact is expected from development for roading and dwelling construction.

- Swift parrot (*Lathamus discolor*), endangered.

development should avoid significant impact on the habitat for these species. (Eucalyptus globulus and E. ovata)

The following species have potential foraging habitat but no nesting/denning habitat on site.

- spotted-tailed quoll (*Dasyurus maculatus* subsp. *maculatus*) – Vulnerable
- Tasmanian devil (*Sarcophilus harrisii*) – Endangered
- masked owl (Tasmanian) (*Tyto novaehollandiae* subsp. *castanops*) – Endangered
- Tasmanian wedge-tailed eagle (*Aquila audax* subsp. *fleayi*) – Endangered • white-bellied sea-eagle (*Haliaeetus leucogaster*) Endangered

The proposed development is unlikely to have a significant impact on foraging area for these species.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The area supports Lowland grassland (GTL) as listed under the EPBC, provided conversion of grassland for access, building footprint and hazard management areas is minimised, indicative dwelling locations require a total conversion of around 1 ha across 2 sites, noting hazard management may include native grassland that is maintained by mowing/grazing and not require conversion. This small scale conversion is not considered to have a significant impact as defined under the Act with the majority (97%) of the threatened grassland on the subdivision area retained.

There were no threatened flora or fauna species listed under this Act recorded on site.

The following fauna species have potential habitat on the site

- Swift parrot (*Lathamus discolor*), critically endangered.

Development should avoid significant impact on the habitat for these species (Eucalyptus globulus and E. ovata)

Potential foraging but no nesting/denning habitat was found for fauna species listed as threatened under this Act:

- spotted-tailed quoll (*Dasyurus maculatus* subsp. *maculatus*) – Vulnerable
- eastern quoll (*Dasyurus viverrinus*) – Endangered
- Tasmanian devil (*Sarcophilus harrisii*) – Endangered
- masked owl (Tasmanian) (*Tyto novaehollandiae* subsp. *castanops*) – Vulnerable
- Tasmanian wedge-tailed eagle (*Aquila audax* subsp. *fleayi*) – Endangered
- white-bellied sea-eagle (*Haliaeetus leucogaster*) Endangered

The proposed development is unlikely to have a significant impact (as defined under the Act) on the wide-ranging species with potential foraging but no nesting/denning habitat available on site.

Tasmanian Nature Conservation Act 2002 and Wildlife Regulations 1999

(DGL) *Eucalyptus globulus* dry forest and woodland and (DOV) *Eucalyptus ovata* forest and woodland are mapped on the site, no impact on these communities is expected from the indicative access and building locations.

CONCLUSIONS

The development areas on lots 1-3 support a native grasslands communities, for dwelling sites and partial access on lots 1 and 2 that is Lowland Themeda triandra grassland, a federally listed threatened grassland. The impact on this community from development is small in area, 0.4) in comparison the extent of the community on the lots (14ha).

Proposed development area on Lot 4 is within a grassland area being colonised by *Melaleuca pustulata*, warty paperbark, a threatened flora species. This species is locally abundant within the grassy areas of the property and surrounding lots and the area required for clearing at around 2700m² will have only minor impact on the population. Threatened flora *Lasiopetalum micranthum*, tasmanian velvetbush occurs at the existing entrance to the property (Lots 1-3) and individuals may be impacted by widening of the entrance within the road reserve.

The title has suitable foraging but no nesting/denning habitat for several wide ranging threatened fauna species. Development of the lot may have a minor impact on foraging habitat for wide ranging species such as devils, quolls, eagles and masked owls.

The dwelling construction and hazard management will have potential impact on the threatened fauna species, however retained vegetation on surrounding land will provide alternate habitat and therefore the impact is expected to be minimal.

Threatened vegetation and threatened species occur on the property and any significant change in building location will require reassessment of the site and access.

REFERENCES

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- Department of Primary Industries Parks Water and Environment (DPIPWE). (accessed 23/7/2019).
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- Forest Practices Authority, (2005)*Forest Botany Module 3 BenLomon Region*
- Harris & Kitchener, (2005) From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation
(Edition 2)
- Glamorgan Spring Bay Council. (2013). Glamorgan Spring Bay Interim Planning Scheme
- Wapstra et al. Little Book of Common Names for Tasmanian Plants,

APPENDIX 1 – MAPS

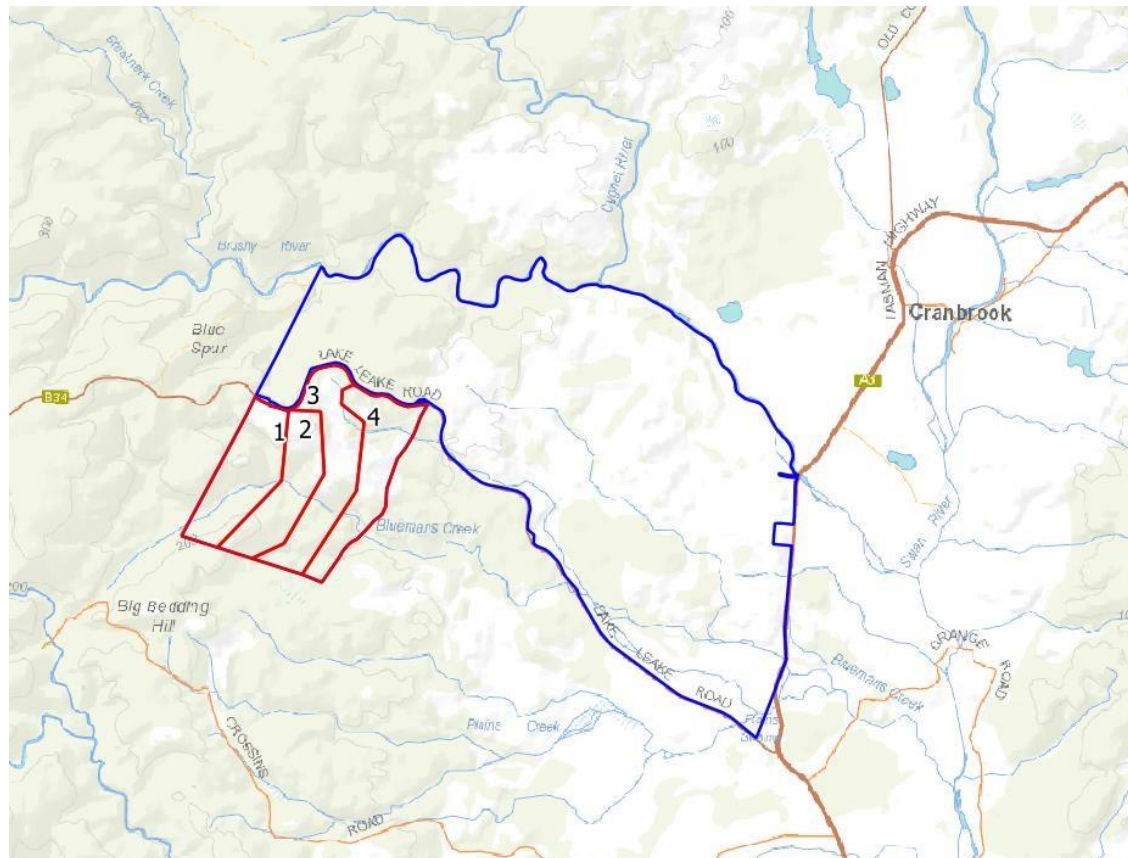
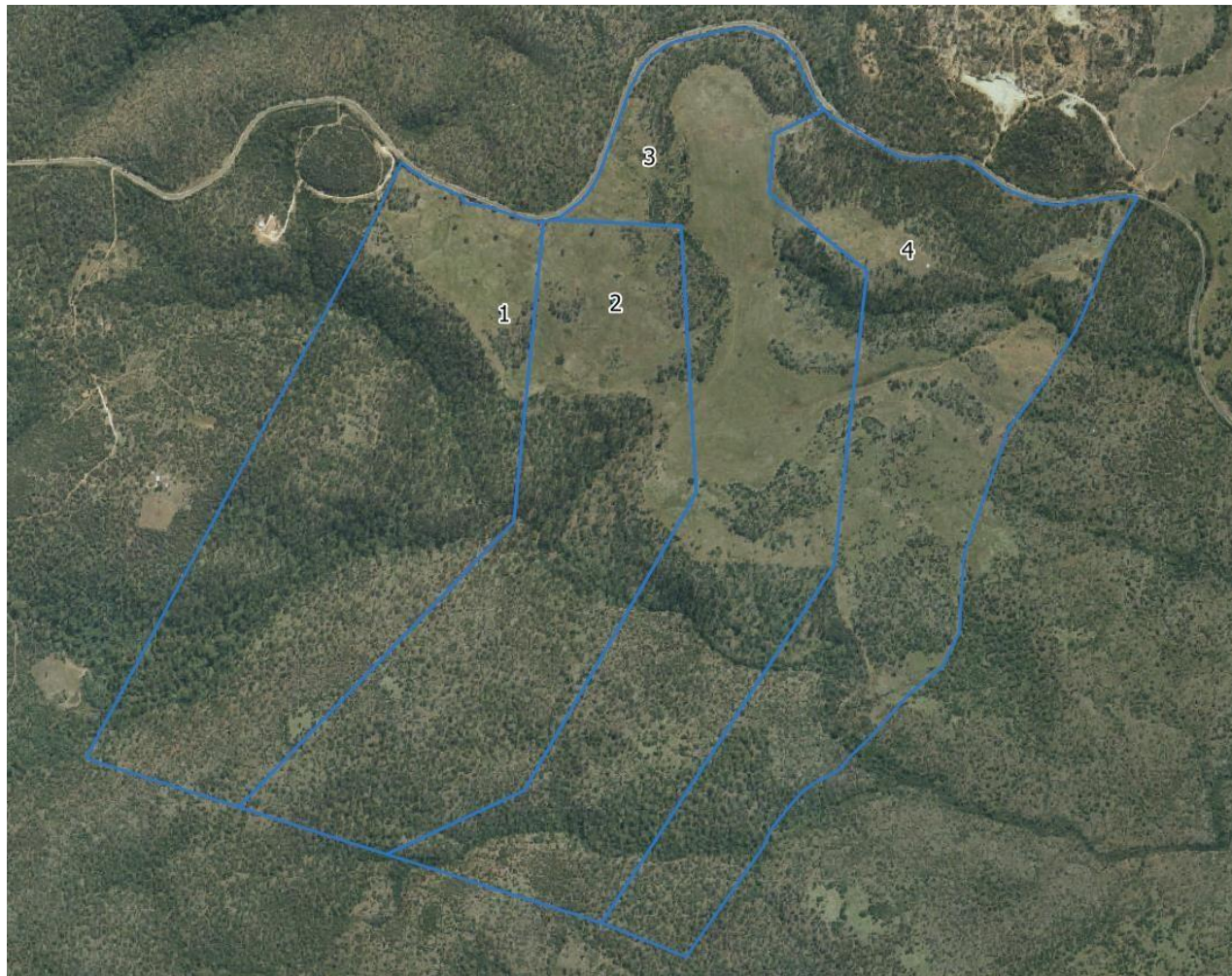


Figure 1: Location Map



Figure

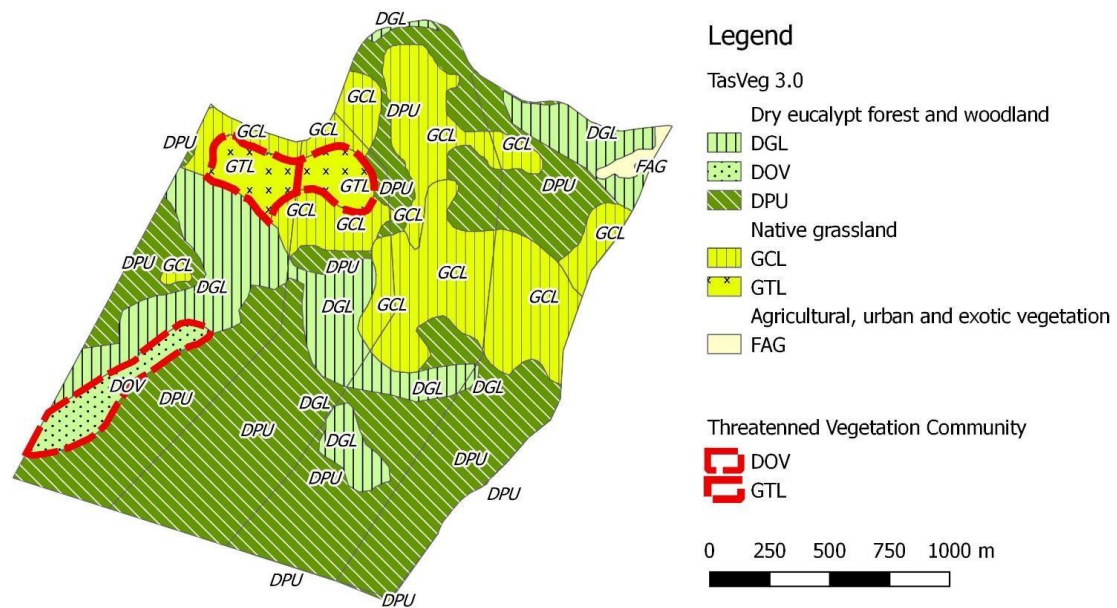
2: Aerial image

Figure

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Figure

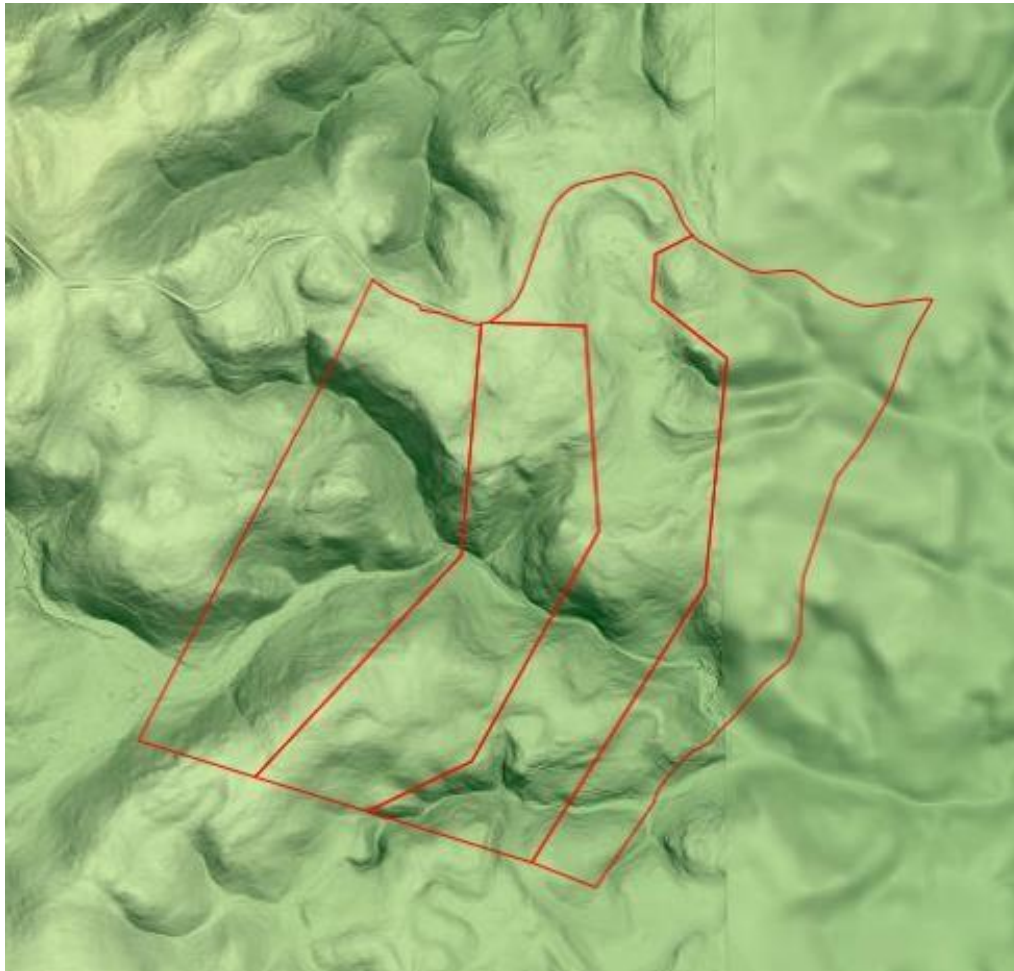
3: Mapped Vegetation (TasVeg 3.0)

Figure

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4: hill shade

Figure

APPENDIX 2 – PHOTOS

Taken by Scott Livingston



Figure 5: east from Lot 1 dwelling site



Figure 6: west from Lot 1 dwelling site



Figure 7: east from lot 2 dwelling site

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Figure 8: north from lot 2 dwelling site



Figure 9: north from lot 3 dwelling site



Figure 10: east from lot 3 dwelling site



Figure 11: east from lot 4 dwelling site



Figure 12: south from lot 4 dwelling site



Figure 13: tasmanian velvet bush on road verge, Lake Leake Road

APPENDIX 3 –FLORA SPECIES LIST

SPECIES_NAME	PREFERRED_COMMON_NAMES	Lot 1 Site	Lot 2 Site	Lot 3 Site	Lot 4 Site	STATE SCHEDULE	NATIONAL SCHEDULE	Status	Weed Status
<i>Acacia mearnsii</i>	black wattle	*	*	*	*				
<i>Allocasuarina littoralis</i>	black sheoak	*							
<i>Bursaria spinosa subsp. spinosa</i>	prickly box	*	*	*	*				
<i>Cheilanthes austrotenuifolia</i>	green rockfern	*							
<i>Epacris cerasicollina</i>	dolerite heath			*				e	
<i>Eucalyptus viminalis subsp. viminalis</i>	white gum	*							
<i>Geranium solanderi</i>	southern cranesbill	*							
<i>Juncus procerus</i>	tall rush		*						
<i>Lasiopetalum micranthum</i>	tasmanian velvetbush	roadside gate access 1/2				rare		e	
<i>Lepidosperma laterale</i>	variable swordsedg	*	*	*	*				
<i>Lomandra longifolia</i>	sagg		*						
<i>Melaleuca pustulata</i>	warty paperbark		*		*	rare		e	
<i>Microlaena stipoides var. stipoides</i>	weeping grass	*	*	*					
<i>Poa labillardierei</i>	tussockgrass	*	*	*	*				
<i>Rytidosperma caespitosum</i>	common wallabygrass	*	*	*	*				
<i>Themeda triandra</i>	kangaroo grass	*	*	*	*				

<i>Viola hederacea</i> subsp. <i>hederacea</i>	ivyleaf violet	*							
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APPENDIX 4 –HABITAT CONTEXT ASSESSMENT

GDA Easting (6 digits)	568460	
GDA Northing (7digits)	5346540	
Mature habitat availability map version: March 2016		
Search radius (km)	1	5
Land cover composition within the specified area		
Area of high mature habitat availability (Ha)	33.28	1045.83
Area of medium mature habitat availability (Ha)	97.96	936.76
Area of low mature habitat availability (Ha)	55.42	2487.95
Area of negligible mature habitat availability (Ha)	52.69	2621.78
Area of non-forest vegetation (Ha)	74.8	784.6
Total search area (Ha)	314.16	7853.98
Total applicable area (Ha)	239.35	7092.32
Percentage of the applicable land area classified as high or medium mature habitat availability =	54.8%	28%

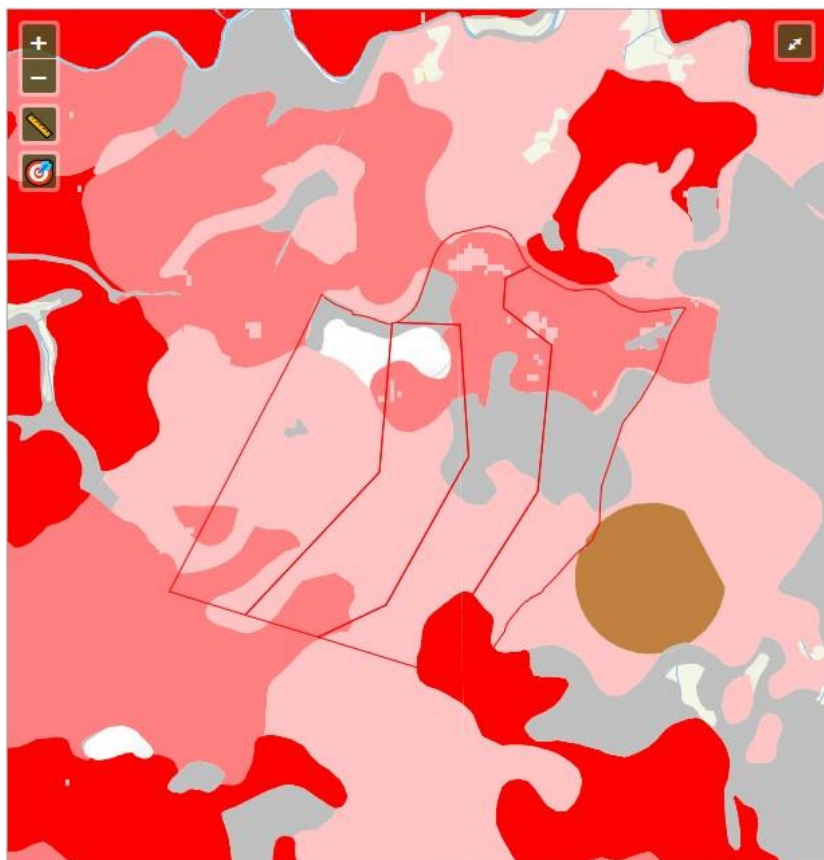


Figure 14: Mature Habitat, 5km radius

Natural Values Report

Livingston Natural Resource Services

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APPENDIX 5 – THREATENED FLORA WITHIN 5KM

None of the species listed below except *Melaleuca pustulata* & *Lasiopetalum micranthum* were found on the site inspection, unassessed area of the property are likely to have potential habitat for other threatened species.

Species	Common Name	SS	NS	Known with 500m	Life form	Tasmanian habitat description (and distribution)
<i>Acacia axillaris</i>	midlands wattle	v	VU	y	shrub	<i>Acacia axillaris</i> is mainly confined to riparian habitats such as dense riparian scrub and associated floodplains but also extends to paddocks and open grassy forests in frost hollows and areas of poor drainage, but also occasionally occurs on rocky slopes (there is a somewhat anomalous population on the midslopes of Mt Barrow in the north-east). All populations are strongly associated with dolerite. Records outside the core of the range (e.g. Prosser River, Broad River, River Clyde) need to be treated carefully as they may represent the more recently described <i>Acacia derwentiana</i> .
<i>Acacia siculiformis</i>	dagger wattle	r			shrub	<i>Acacia siculiformis</i> is found near watercourses (e.g. dense shrubby riparian scrubs along major rivers in the Midlands and surrounding uplands) and in dry sclerophyll forest. It is often associated with rocky dolerite sites. Care needs to be taken with outlier records not supported by herbarium specimens.
<i>Baumea gunnii</i>	slender twigsedge	r			sedge	<i>Baumea gunnii</i> inhabits wet moors, creeks and riverbanks (often in rocky sections) throughout the State. It can extend to poorly-drained sedgy/grassy forest and woodland dominated by <i>Eucalyptus ovata</i> or <i>E. rodwayi</i> .
<i>Brachyscome rigidula</i>	cutleaf daisy	v			annual herb	<i>Brachyscome rigidula</i> is found in the Midlands, East Coast and in parts of the eastern Central Highlands of Tasmania, where it occurs in rough pasture, grassland and grassy woodland on dry rocky hills and flats.
<i>Callitris oblonga</i> subsp. <i>oblonga</i>	south esk pine	v	EN		tree	<i>Callitris oblonga</i> subsp. <i>oblonga</i> occurs predominantly in riparian scrub, woodland and forest (where it can extend away from rivers) in areas with low precipitation and usually sandy soil. It is local on the East Coast, particularly on the margins of the Swan, Apsley, South Esk, Cygnet and St Pauls rivers. A small population is also present in Cataract Gorge.

Cryptandra amara	pretty pearlflower	e			shrub	Cryptandra amara grows in some of the driest areas of the State and is typically associated with fertile rocky substrates (e.g. basalt). Its habitat ranges from near-riparian rockplates to grasslands or grassy woodlands.
Cyphanthera tasmanica	tasmanian rayflower	r			shrub	Cyphanthera tasmanica is confined to gullies and on hillsides on the east coast of Tasmania, often associated with granite and dolerite slopes and ridges (extending to inland areas around Avoca) and dry forests on sandstone in the Buckland/Bluff River Gorge area.
Eucalyptus barberi	barbers gum	r			tree	Eucalyptus barberi occurs on dolerite-derived soils on the central east coast of Tasmania, with disjunct populations occurring in the Wielangta area. The species tends to occur on broad ridgelines, saddles and flats, often with high surface rock cover (including at the edge of dolerite rock plates). Eucalyptus barberi generally occurs in localised stands in heathy/grassy eucalypt forest and woodland, typically dominated by E. pulchella, with E. viminalis and E. ovata also present on some sites.
Haloragis heterophylla	variable raspwort	r			herb	Haloragis heterophylla occurs in poorly-drained sites (sometimes only marginally so), which are often associated with grasslands and grassy woodlands with a high component of Themeda triandra (kangaroo grass). It also occurs in grassy/sedgy Eucalyptus ovata forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture and margins of farm dams.
Hovea tasmanica	rockfield purplepea	r			shrub	Hovea tasmanica occurs in central and north-eastern regions. It is usually found on dry, rocky ridges or slopes (mostly dolerite) in forest and riverine scrub.
Hyalosperma demissum	moss sunray	e			annual herb	Hyalosperma demissum grows on rock pavements or shallow sandy soils in some of Tasmania's driest regions, and also in scalded patches in Eucalyptus amygdalina heathy/grassy woodland. The underlying substrate is mostly Jurassic dolerite, with occasional occurrences on Triassic sandstone and also Cainozoic sediments with a laterite lag. The elevation range of recorded sites in Tasmania is 30-470 m above sea level, with an annual rainfall range of less than 600 mm.
Juncus vaginatus	clustered rush	r			rush	Juncus vaginatus is a species of low-lying poorly-drained sites such as the margins of still and slowflowing waterbodies and areas where water lies for parts of the year such as "wet pasture".
Lasiopetalum micranthum	tasmanian velvetbush	r		y	shrub	Lasiopetalum micranthum occurs predominantly in open grassy forests and woodlands on doleritebased ridges and slopes on the central east coast (e.g. forests dominated by Eucalyptus amygdalina). It can colonise track and road verges.

Lepidosperma tortuosum	twisting rapiersedge	r			sedge	Caladenia sylvicola has only been found in dry forest adjacent to Huon Road, near Hobart. One site is on a highly insolated hillside on well- drained gravelly loam overlying mudstone in heathy/shrubby Eucalyptus tenuiramis forest at about 240 m above sea level. A second site is at slightly lower elevation (160 m above sea level) on a moist, sheltered slope (on a similar substrate), growing among leaf litter and dense shrubs in E. obliqua dry sclerophyll forest.
Melaleuca pustulata	warty paperbark	r		y	shrub	Melaleuca pustulata occurs in a range of habitats including dry open woodland (often on dolerite in forests dominated by Eucalyptus pulchella), grassland and scrub, riparian zones and stable dunes in sparse coastal shrubbery. It is restricted to the State's Central East coast.
Ozothamnus lycopodioides	clubmoss everlastingbush	r		y	shrub	Ozothamnus lycopodioides is restricted to dry sclerophyll forest near the East Coast from Orford to Bicheno where it is restricted to dolerite.
Poa mollis	soft tussockgrass	r			grass	Poa mollis is relatively widespread in the eastern half of the State, in dry sclerophyll forest and woodland (often dominated by Eucalyptus amygdalina, E. viminalis or Allocasuarina verticillata). Sites are often steep and rocky (e.g. Cataract Gorge).
Prasophyllum robustum	robust leekorchid	e	CR		orchid	Prasophyllum robustum is now known only from one small site in grassy and shrubby Eucalyptus amygdalina forest on well-drained brown loam derived from basalt. The species has a much wider historical distribution.
Pterostylis atriola	snug greenhood	r			orchid	Pterostylis atriola occurs in the north and east of Tasmania on generally stony soil in dry to damp sclerophyll forest, typically with an open understorey. The species occurs at a range of elevations but is most strongly associated with winter cold sites (e.g. Snug Tiers) or areas receiving a moderately consistent rainfall (e.g. Wielangta, Railton).
Scaevola aemula	fairy fanflower	e			herb	Scaevola aemula is restricted to the East Coast between the Prosser and the Apsley rivers, where its habitat includes dry woodland/forest dominated by Allocasuarina verticillata (drooping sheoak) or 'halfbarked' Eucalyptus amygdalina, with Callitris rhomboidea (oyster bay pine) also usually present. The species often occurs on rocky dolerite slopes.
Stenanthemum pimeleoides	propeller plant	v	VU	y	shrub	Stenanthemum pimeleoides is restricted to Tasmania's central East Coast and the Northern Midlands, where it occurs in dry sclerophyll forest or woodland with an open heathy or shrubby understorey. The topography tends to be flat to gently sloping. The species occurs in the drier parts of the State with rainfall between 500-800 mm per year, and usually at elevations below 100 m.

Teucrium corymbosum	forest germander	r			shrub	Teucrium corymbosum occurs in a wide range of habitats from rocky steep slopes in dry sclerophyll forest and Allocasuarina (sheoak) woodland, riparian flats and forest.
Vittadinia cuneata var. cuneata	fuzzy newholland-daisy	r			herb	Vittadinia cuneata var. cuneata occurs in native grassland and grassy woodland.

APPENDIX 6 – THREATENED FAUNA WITHIN 5KM

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Tasmanian habitat description	Habitat suitability - (Dwelling sites)
Accipiter novaehollandiae	grey goshawk	e		potential			Requires wet sclerophyll forest for breeding and foraging. Potential habitat for the grey goshawk is native forest with mature elements below 600m altitude, particularly along watercourses. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat.	possible foraging, no denning sites

Antipodia chaostola	chaostola skipper	e	EN	potential			Potential habitat for the Chaostola Skipper is dry forest and woodland supporting Gahnia radula (usually on sandstone and other sedimentary rock types) or Gahnia microstachya (usually on granite baseds ubstrates).	may occur on property
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Aquila audax subsp. fleayi	tasmanian wedge- tailed eagle	e	EN	potential	y	<p>Potential habitat for the wedge tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. [see FPA's Fauna Technical Note 1 and FPA's Fauna Technical Note 6 for more information]</p> <p>Significant habitat for the wedge tailed eagle is all native forest and native nonforest vegetation within 500 m or 1 km line of sight of known nest sites (where the nest tree is still present).</p>	possible foraging, no nesting sites
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Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	potential		y	Potential habitat for the spotted tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.	possible foraging, no denning sites
Dasyurus viverrinus	eastern quoll		EN	core	y	y	Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice	possible foraging, no denning sites

Galaxias fontanus	swan galaxias	e	EN	core		<p>Potential habitat for the Swan Galaxias is slow to moderately fast flowing streams containing permanent water (even when not flowing), which have good instream cover from overhanging banks and/or logs, and shade from overhanging vegetation. A population can only be maintained where barriers have prevented establishment of trout and redfin perch. The nature of these barriers is variable and can include permanent natural structures such as waterfalls and chutes and also low flow dependent features such as marshes, ephemeral water losing and remnant channels, braided channel floodplain features. Significant habitat for the Swan galaxias is all potential habitat and a 30m streamside reserve within the core range. This includes the Wildlife Priority Areas (Fauna Special Management Zones) on the upper Swan River, Tater Garden Creek and upper Blue Tier Creek, and other upper catchments of tributaries of the Macquarie, Blackman and Isis Rivers.</p>	no suitable habitat
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Haliaeetus leucogaster	whitebellied sea eagle	v		potential		Potential habitat for the White Bellied Sea eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land	possible foraging, no nesting sites
						may also be used. Significant habitat for the white bellied sea eagle is all native forest and native nonforest vegetation within 500 m or 1 km line of sight of known nest sites (where nest tree still present).	
Lathamus discolor	swift parrot	e	CR	core		Potential breeding habitat for the swift parrot comprises potential foraging habitat and potential nesting habitat, and is based on definitions of foraging and nesting trees. Potential foraging habitat comprises E. globulus or E. ovata trees that are old enough to flower. Potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees.	may occur on property

Litoria raniformis	green and gold frog	v	VU	potential		Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.	may occur on property
Oreixenica ptunarra	ptunarra brown butterfly	v	EN	potential		potential habitat for the Ptunarra brown butterfly is native grasslands, sedgelands, heathlands, shrublands or grassy woodlands with tussock grass (Poa) cover of more than 20%. Significant habitat for the Ptunarra brown butterfly is all potential habitat within the core range.	may occur on property
Perameles gunnii	eastern barred bandicoot		VU	core	y	Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a	potential habitat
						mosaic of agricultural land and remnant bushland. Significant habitat for the Eastern Barred Bandicoot is dense tussock grass sagg sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.	
Prototroctes maraena	australian grayling	v	VU	potential		All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat	may occur on property

Pseudemoia pagenstecheri	tussock skink	v		potential		y	Potential habitat for the tussock skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	may occur on property
Pseudomys novaehollandiae	new holland mouse	e	VU	potential			Prefers dry sandy heathland with dense and floristically diverse understorey.	may occur on property
Sarcophilus harrisi	tasmanian devil	e	EN	potential	y	y	Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km ²). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrow-able, well drained soil, log piles or	possible foraging, no denning sites

							sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat	
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Tyto novaehollandiae subsp. castanops	masked owl (tasmanian)	e	VU	potential		<p>Potential habitat for the masked owl is all areas with trees with large hollows (>15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class 'a', 'b', or 'c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Remnants and paddock trees in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15 cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class 'a', 'b', or 'c') that is classified as mature (Growth Stage class 'M'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the</p>	may occur on property
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							canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute significant habitat.	
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**FOUR LOT SUBDIVISION
FOR MILTON'S PROPERTY
AT 14635 TASMAN
HIGHWAY, SWANSEA**

**TRAFFIC
IMPACT
ASSESSMENT**

Hubble Traffic
February 2022

FOUR LOT SUBDIVISION FOR MILTON'S PROPERTY AT 14635 TASMAN HIGHWAY, SWANSEA

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1. Introduction



T: 0416 064 755
E: Hubbletraffic@outlook.com
W: Hubbletraffic.com.au

FOUR LOT SUBDIVISION FOR MILTON'S PROPERTY AT 14635 TASMAN HIGHWAY, SWANSEA

Andy Hamilton and Associates Pty Ltd has engaged Hubble Traffic, on behalf of the property owner and developer (Milton property) to prepare an independent Traffic Impact Assessment, to consider the traffic impacts of creating a four-lot subdivision at 14635 Tasman Highway, Swansea.

While the property address is 14635 Tasman Highway, the access to the four-lot subdivision will be from the Lake Leake Main Road.

This assessment considers the current traffic flow travelling along the Lake Leake Main Road, the impact of additional vehicle movements generated by the new lots, and the available sight distance to ensure vehicles can enter and leave in a safe manner.

This report has been prepared to satisfy the requirements of Austroads, Guide to Traffic Management Part 12: Traffic Impacts of Developments, 2019. This assessment has referred to the following information and resources:

- Glamorgan-Spring Bay Council Planning Scheme
- Road Traffic Authority NSW (RTA) Guide to Traffic Generating Developments
- Austroads series of Traffic Management and Road Design
 - Part 4: Intersection and crossings, General
 - Part 4a: Unsignalised and Signalised Intersections
 - Part 12: Traffic Impacts of Development
- Department of State Growth crash and traffic databases • Google Earth imagery and LIST land information database.

2. Site description and development proposal

The property at 14635 Tasman Highway known as 'Milton', is a substantial parcel of land located on the south-west corner of the Tasman Highway and Lake Leake Main Road. The portion of land being subdivided, is segregated from the main parcel of land by Lake Leake Main Road and is highlighted in blue in the diagram below.

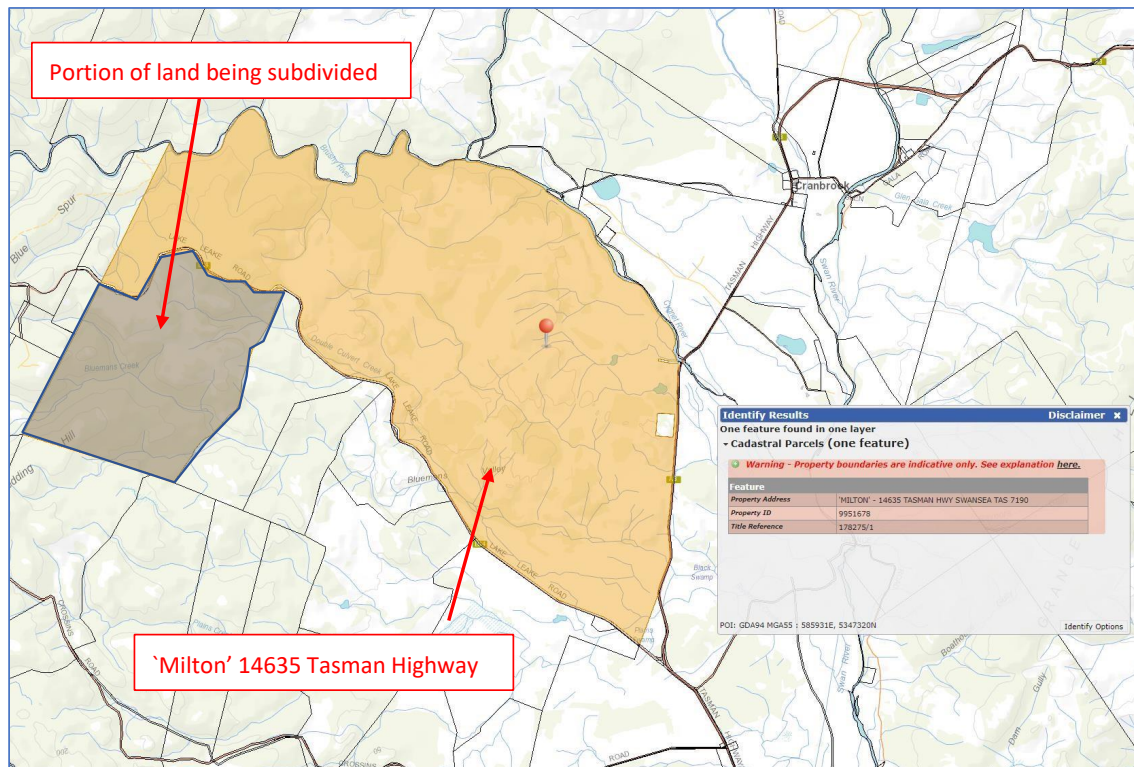
Diagram 2.0 – Extract from the LIST land information database



T: 0416 064 755
E: Hubbletraffic@outlook.com
W: Hubbletraffic.com.au

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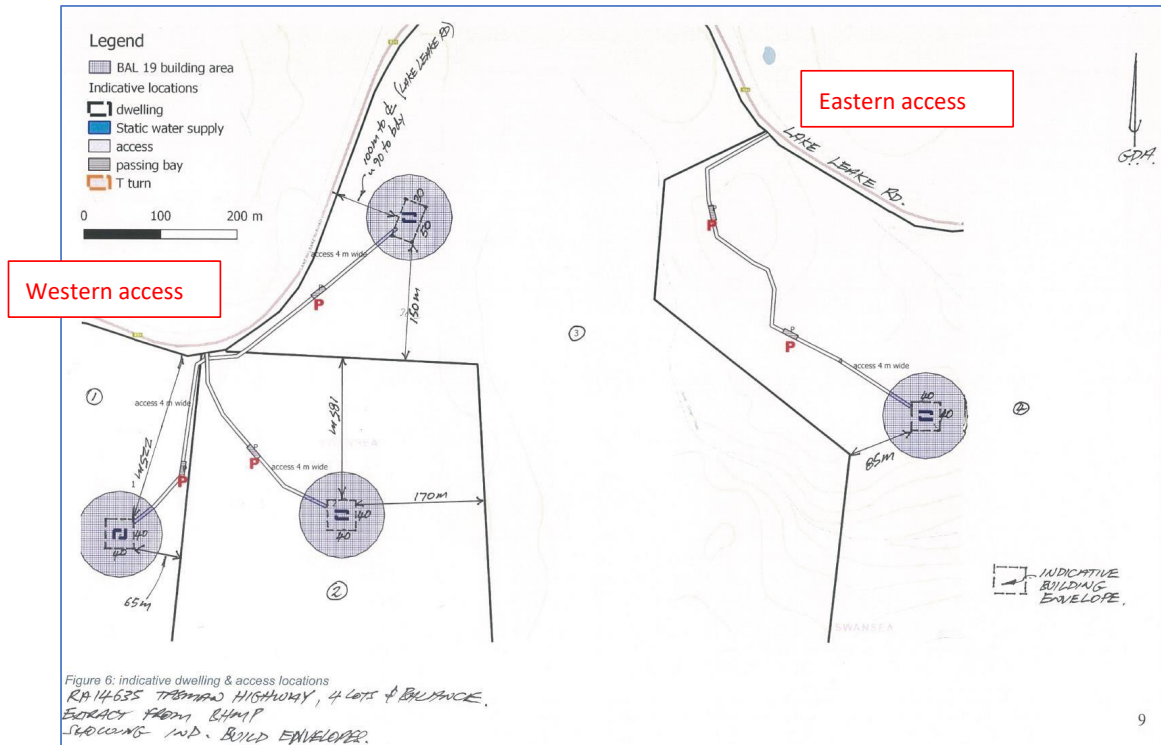
FOUR LOT SUBDIVISION FOR MILTON'S PROPERTY AT 14635 TASMAN HIGHWAY, SWANSEA



To service the additional four lots, the creation of two new accesses will be required on the southern side of Lake Leake Main Road, with the proposed lot layout and access arrangement shown in the diagram below.

The western access will service three lots, while the eastern access will service one lot. The two accesses will be located approximately 1.2 kilometres apart. It is not practicle for all lots to be serviced from a single access due to minimise of property right of way and additional internal road infrastructure. Diagram 2.1 – Lot layout and access arrangement

FOUR LOT SUBDIVISION FOR MILTON'S PROPERTY AT 14635 TASMAN HIGHWAY, SWANSEA



3. Land zoning

According to the LIST land information database, the Milton's property is zoned Rural Resources, under the Glamorgan-Spring Bay Interim Planning Scheme.

Within the Rural Resource zoning, a single residential dwelling is permitted for each lot, but further subdivision of the properties is not permitted, to protect against land fettering.

Each lot is expected to be used for a single rural residential property, which minimises the number of vehicles generated.

FOUR LOT SUBDIVISION FOR MILTON'S PROPERTY AT 14635 TASMAN HIGHWAY, SWANSEA

4. Trip generation by this development

A trip in this report is defined as a one-way vehicular movement from one point to another, excluding the return journey. Therefore, a return trip to and from a land use is counted as two trips.

To determine the number of trips likely to be generated by this development, reference has been taken from the RTA Guide to Traffic Generating Developments, section 3.3 residential housing.

As determined in section three, each of the four new properties is likely to support a single rural residential dwelling.

The RTA Guide recommends for a standalone dwelling:

- Daily vehicle trips of 7.4 per dwelling
- Weekday peak hour trips of 0.78 per dwelling

Table 4.0 –

Expected number of vehicle trips

Expected number of vehicle trips				
Access	Number of properties	RTA trip generation rate	Expected daily trips	Expected weekday peak hour trips
Western access location	3	7.4 daily trips, with 0.78 weekday peak hour trips	22	2
Eastern access location	1		7	1
Total			29	3

The four new rural residential lots are expected to generate a total of 29 daily vehicle trips, with three of these trips occurring in each of the morning and evening peak hours.

As the western access will support three of the new properties, this access is expected to generate 22 daily trips, with two of the trips occurring in the peak periods, while the eastern access will support one new property and is expected to generate seven daily trips, with one trip occurring in each of the peak periods.

This expected number of vehicle trips is considered low, compared with the existing traffic flow travelling along Lake Leake Main Road.

5. Existing road network and traffic conditions

5.1 Lake Leake Main Road

The Lake Leake Main Road is part of the State Road network managed by the Department of State Growth (the Department) and under the Tasmanian State Road Hierarchy this section of the network is classified as a category 5 – Other Roads.



T: 0416 064 755
E: Hubbletraffic@outlook.com
W: Hubbletraffic.com.au

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FOUR LOT SUBDIVISION FOR MILTON'S PROPERTY AT 14635 TASMAN HIGHWAY, SWANSEA

Other roads are primarily access roads for private properties, with some routes used as comparatively low frequency heavy freight vehicle routes.

Lake Leake Main Road extends between the Midland Highway at Campbell Town, and Tasman Highway north of Swansea. The road has one traffic lane in each direction, the horizontal alignment is winding, and the vertical alignment is undulating.

At the proposed access locations, Lake Leake Main Road has a sealed road surface, with a 3.2-metrewide traffic lane in each direction, 0.3-metre-wide sealed shoulders, and gravel verges. The road alignment is delineated by a marked centreline, edge-lines, and guide posts with delineators.

5.2 Speed limit

Although the road operates under the rural default speed limit of 100 km/h, the operating speed varies depending on the geometry of the road characteristics. For the purpose of this assessment the operating speed of 100 km/h will be used, as a worst-case scenario.

5.3 Hourly highway traffic flows

The Department maintains a database of traffic volumes for the State Road Network. Interrogation of this database found the nearest traffic station is located 360 metres west of the Tasman Highway. The latest traffic data available from this station is May 2021.

The daily traffic flows significantly increase on Fridays and Sundays, probably associated with shack owners travelling to and from the east coast properties.

Between Monday to Thursday the average daily traffic flow is 890 vehicles, while the average flow for Friday and Sunday increases to 1106 vehicles.

To provide a worst-case scenario, the maximum hourly traffic flow is 140 vehicles, operating from Friday.

5.4 Surrounding land-use

Either side of Lake Leake Main Road the land is undeveloped or farmland, with a scattering of rural properties.



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5.5 Reported road crashes

The Department of State Growth maintains a database of reported road crashes. A check of this database found while there have been five crashes reported along the roadway in the last five years within one kilometre of the proposed accesses, none of the crashes have occurred at the two proposed new access locations, as shown in diagram 5.5.

Diagram 5.5 – Reported crashes



All five crashes reported along this section of the roadway are associated with motorists failing to negotiate the winding road alignment, with all crashes resulting in property damage, and not associated with vehicles entering or leaving properties.

There is no indication from these crashes to prevent the subdivision from proceeding.

6. Proposed new western access

The four new rural residential lots will operate from the creation of two accesses located on the southern side of Lake Leake Main Road, with the western access location being approximately 7.8 kilometres west of the Tasman Highway. This western access location will service three new properties.

6.1 New western access



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At the proposed location of the western access there is an existing farm gate access that can be retained, as shown in photograph 6.1A below.

Photograph 6.1A – Existing farm gate access

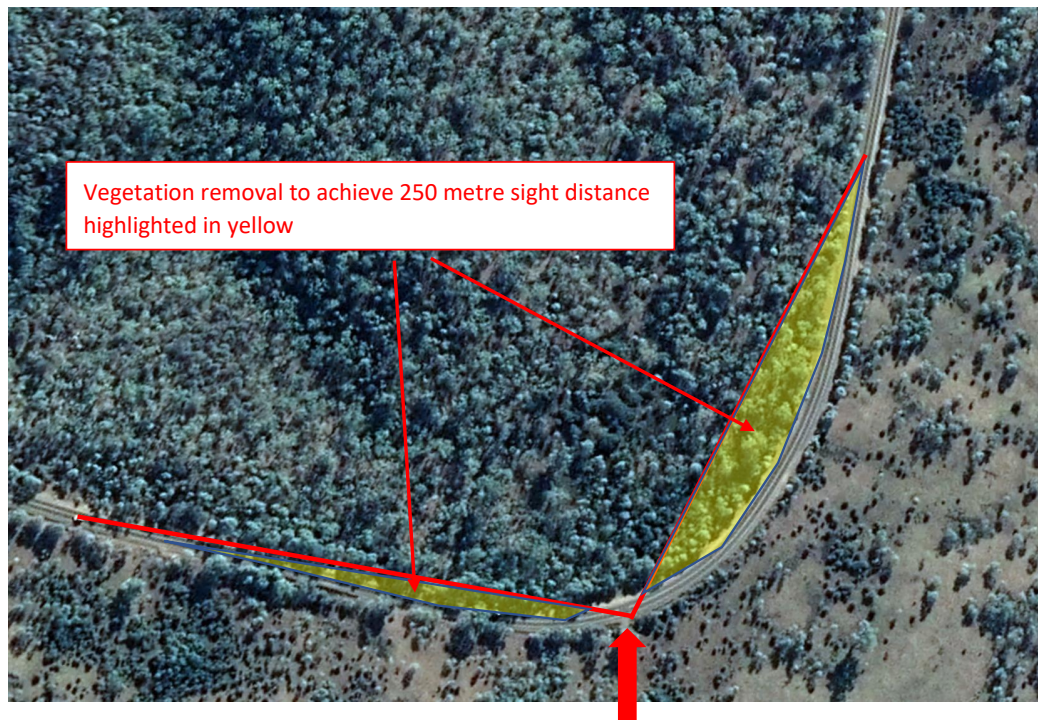


This existing farm gate access is located on the outside of a sweeping horizontal curve, on a slight uphill gradient. To achieve 250 metres safe intersection sight distance in both directions, roadside vegetation removal will be required on the land opposite to the access, which is also owned by Milton property. The developer supports the vegetation removal for sight lines, followed by ongoing maintenance of vegetation once sight lines are established.

Diagram 6.1B shows the extent of the vegetation removal that is required on the land opposite of the proposed access, to achieve 250 metre safe intersection sight distance.

Diagram 6.1B – Location of western access and extent of vegetation removal

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6.2 Available sight distance for the new western access

It is important that drivers arriving and leaving the access have suitable sight distance of approaching vehicles to turn safely and efficiently. Under the planning scheme, the recommended Safe Intersection Sight Distance (SISD) for a 100 km/h speed environment is 250 metres.

Available sight distance was measured on-site, between a driver positioned 1.05 metres above the proposed access surface, with approaching vehicles being 1.2 metres high.

In both directions roadside vegetation on the opposite side of the road limits the available sight distance, but the site inspection found that 250 metres of sight distance can be achieved with targeted vegetation removal.

The photograph 6.2A is taken 250 metres west of the existing farm gate access to demonstrate that targeted vegetation removal, on the left-hand side on the inside of the horizontal curve, will provide drivers leaving the access with SISD of 250 metres, and also demonstrates that a vehicle waiting to turn right can be seen by approaching vehicles.

FOUR LOT SUBDIVISION FOR MILTON'S PROPERTY AT 14635 TASMAN HIGHWAY, SWANSEA

Photograph 6.2A – Sight distance for motorists approaching the access in easterly direction



In the opposite direction, photograph 6.2B demonstrates that with vegetation removal on the righthand side (inside of the horizontal curve), SISD of 250 metres is easily achievable. The photograph below was taken 250 metres east of the proposed western access point.

Photograph 6.2B – Sight distance for motorists approaching the access in a westerly direction



7. Proposed new eastern access



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The eastern access location is approximately 6.6 kilometres from the Tasman Highway, with this access to service a single property. The access is located on the outside of a sweeping horizontal curve on a slight vertical grade. The proposed location provides 250 metres of SISD to the east, and 250 metres SISD to the west can be achieved with minor roadside vegetation removal.

In both directions SISD of 250 metres can be achieved for motorists using the new access.

7.1 Available sight distance to the east

The photograph was taken at the new access location, demonstrating 250 metres sight distance to the east is available to motorists.

Photograph 7.1A – Motorist's view looking east



7.2 Available sight distance to the west

In the opposite direction (in a westerly direction) the available sight distance is around 130 metres but can be easily extended to reached 250 metres by removal of roadside vegetation on the northern side. The property owner owns the land on the opposite side where the roadside vegetation removal is required and has indicates support for the vegetation removal and agrees to maintain this area to preserve the new sight lines.

Photograph 7.1B – Motorist's view looking west and showing the vegetation removal

FOUR LOT SUBDIVISION FOR MILTON'S PROPERTY AT 14635 TASMAN HIGHWAY, SWANSEA



8. Traffic Impact generated by additional vehicle movements

8.1 The nature and frequency of the traffic generated by the use

As estimated in section 4 of this assessment, the four new rural residential lots are expected to generate a total of 29 daily trips, with three of these trips expected in each of the peak commuter periods. Under the current planning zone, these properties are likely to be a single residential property and expected to generate passenger type vehicles associated with rural residential living.

The western access will support three new lots and generate 22 daily vehicle movements, while the eastern access supporting a single access is expected to generate 7 daily trips.

8.2 The nature of the road

The Lake Leake Main Road is part of the State Road network and classified as a category 5, Other Roads, suitable to carry a substantial volume of freight, passenger, and tourist vehicles.

The highway has one traffic lane in each direction with sealed shoulders, supplemented with marked centreline and edge-lines, providing a good road standard for users.



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8.3 The speed limit and traffic flow of the road

The road operates under the rural default 100 km/h speed limit.

To assist in evaluating the impact on highway efficiency due to additional vehicle movements, guidance is taken from the RTA Guide to Traffic Generating Developments, which provides Level of Service (LOS) for rural roads, operating at 100 km/h, based on two-way peak hour traffic flows.

For this section of the road being in rolling terrain; with a low heavy vehicle content of less than ten percent; with maximum two-way peak traffic flow of 140 vehicles per hour; the RTA Guide indicates the road is currently operating at the highest level of service.

With the Lake Leake Main Road operating at the highest level of service LOS B, the slight increase of vehicle movements generated from the new lots, will not adversely impact the traffic efficiency, and motorists will not experience any reduction in the level of service.

Diagram 8.3 – Extract from the RTA Guide

Table 4.5 peak hour flow on two-lane rural roads (veh/hr) (Design speed of 100km/hr)					
Terrain	Level of Service	Percent of Heavy Vehicles			
		0	5	10	15
Level	B	630	590	560	530
	C	1030	970	920	870
	D	1630	1550	1480	1410
	E	2630	2500	2390	2290
Rolling	B	500	420	360	310
	C	920	760	650	570
	D	1370	1140	970	700
	E	2420	2000	1720	1510
Mountainous	B	340	230	180	150
	C	600	410	320	260
	D	1050	680	500	400
	E	2160	1400	1040	820

8.4 Any alternative access

The property has no alternative roads to access, and the two new access locations have been chosen to ensure that maximum Safe Intersection Sight Distance can be achieved, to ensure all turning manoeuvres can be undertaken in a safe and efficient manner.



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8.5 The need for the access

The portion of land being subdivided is segregated from the main parcel of land by the Lake Leake Main Road and would be suitable for a change in use.

8.6 Available sight distance

As demonstrated in this assessment, the two new accesses can be provided with Safe Intersection Sight Distance of 250 metres in both directions, with the developer undertaking vegetation removal on land located on the opposite side of the accesses, on land owned by the developer.

These minor improvements will ensure drivers will be able to enter and leave the development site in a safe and efficient manner, without adversely impacting other road users.

8.7 Expected gradient of the two accesses

Both new accesses are located on the outside of a sweeping horizontal curve, with a one-way road camber, which makes Lake Leake Main Road sit slightly higher than the property, requiring the accesses to have an uphill grade. This means surface water from the properties will not be directed onto the roadway.

The uphill grade from the property to the edge of the roadway will not be greater than ten percent, which will ensure sufficient ground clearance for a vehicle to enter and leave in an efficient manner, without scraping or bottoming.

Both accesses will be constructed with a minimum 300 mm diameter culvert to maintain existing table drains along the side of the roadway.

8.8 The width and construction standard of the two new accesses

The accesses will be a minimum of six metres wide; constructed to the LGAT standard for a rural access, incorporating drivable culvert headwalls and sealed from the roadway to the property boundary.

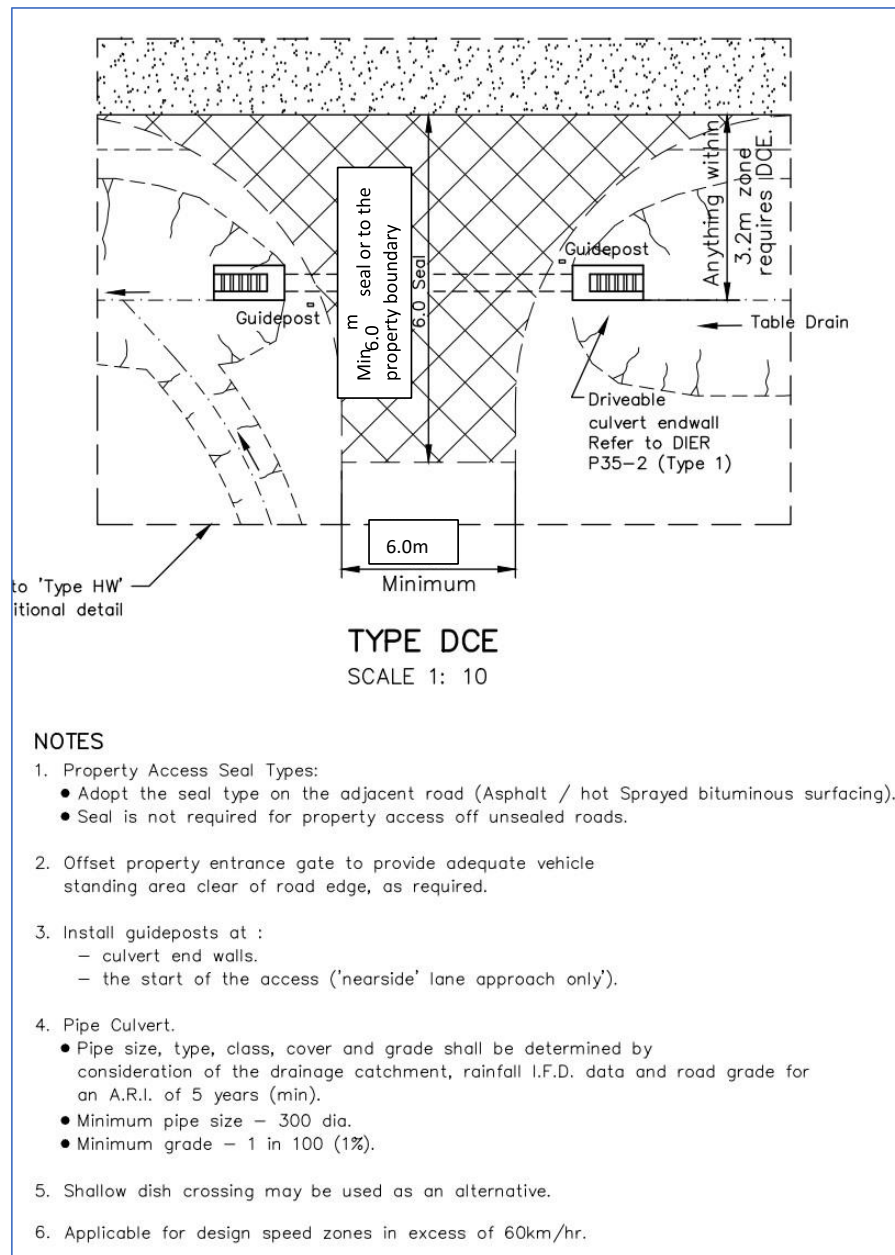
Diagram 8.8 – Extract from LGAT rural access standard



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9. Planning scheme

9.1 E5.0 Road and Railway Assets Code

E5.6.2 Road accesses and junctions



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This development will require the creation of two new accesses to the Lake Leake Main Road and needs to be assessed under the performance criteria P1, demonstrating the accesses can operate safely and efficiently.

Performance criteria	Assessment
To ensure that the safety and efficiency of roads is not reduced by the creation of a new access and junctions.	
a) The nature and frequency of the traffic generated by the use;	The development is expected to generate an additional 29 daily vehicle movements, with three of these expected to occur within each of the two peak hour periods. With the property zoned as rural resource, single residential dwellings are expected, and they are likely to generate passenger type vehicles associated with rural residential living. This type of vehicle is compatible with current vehicles using Lake Leake Main Road, and not expected to cause any adverse impact.
b) The nature of the road;	The Lake Leake Main Road is part of the State Road network, classified as a category 5 – Other Roads, designed to provide access to abutting rural properties and provide a connection between Campbell Town and the east coast, the roadway is more than suitable to carry freight, local and tourist vehicles.
c) The speed limit and traffic flow of the road;	This section of the roadway operates under the rural default speed limit of 100 km/h. This assessment has determined that the roadway is lightly trafficked, with current motorists are receiving the highest level of service; this means the traffic flow is stable and there are plenty of gaps in the traffic stream to allow for vehicles to enter and leave the roadway in a safe and efficient manner, without adversely impacting other users.
d) Any alternative access;	Lake Leake Main Road provides the only access to the properties, and location of the new accesses has been chosen to ensure motorists will be provided with 250 metres of Safe Intersection Sight Distance.
e) The need for the access or junction;	The portion of land being subdivided is currently segregated from the main parcel of land, by the Lake Leake Main Road, and is suitable for repurposing.
f) Any traffic impact assessment; and	An independent traffic impact assessment found no reason for this development not to proceed.
g) Any written advice received from the road authority.	The road owner (Department of State Growth) has requested an independent Traffic Impact Assessment.



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E5.6.4 Sight distance at accesses

The developer (property owner) has agreed to remove vegetation located on the northern portion of the property, to ensure that the new accesses will have a minimum of 250 metres of sight distance in both directions. The developer has agreed to maintain the new sight lines.

Safe Intersection Sight Distance of 250 metres meets the acceptable solution under the planning scheme for a roadway with a 100 km/h speed limit.



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10. Conclusion

From a traffic engineering and road safety perspective, additional vehicle movements generated by this development are not expected to create any adverse safety or traffic impact, as:

- the amount of traffic expected to be generated is reasonably low, and there is sufficient capacity within the Lake Leake Main Road to absorb the extra vehicle movements, without adversely impacting other users,
- following removal of vegetation undertaken by the developer, motorists will have available sight distance in both directions that exceeds the Safe Intersection Sight Distance, and will be able to enter and leave the development site in a safe and efficient manner,
- the new accesses will be constructed to comply with the road owner standards; there will be sufficient width (minimum six metres) to ensure vehicles can leave and arrive at the same time; the surface will be sealed from the edge of the roadway to the property boundary; there will be a culvert underneath the access to maintain the table drain; endwalls to the culvert will be made driveable to accommodate errant vehicles.

This traffic impact assessment found no reason for this development not to proceed.

The developer will require a permit to work in the road reservation issued by the road owner, and the permit should include undertaking removal of vegetation located within the road reservation.



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Agricultural Report

Milton Estate

Michael & Kerry Dunbabin

‘Swansea’

Tasmania

Literature & Resource Analysis

for a

Business Plan – Bee Keeping

Required for the proposed subdivision

of

CT 120734/1, lake Leake Road, Swansea.

June 2020

Rod Hancl, B.Ag.Sc (Hon)

Nutrien Ag Solutions

49 Glenstone Rd, Bridgewater, Tasmania, 7030.

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1. Prelude

The Milton Estate agricultural property dates back to 1826 and presently consists of 1820 ha of land. The land has been developed for both sheep grazing and wine grape production outcomes. The viticultural enterprise consist of approximately 20 hectares of planted vines (i.e. 9 ha of Pinot noir, 6 ha of Pinot gris, 1.5 ha of Chardonnay and 1 ha of both Gewurztraminer and Riesling) with a further 2 hectares of vineyard under construction, a cellar door and restaurant and wine storage capacity. Currently the grazing capacity of the farm is 3000 ewes due to the dry environmental conditions but traditionally the long-term stocking rate has been 5000. The prosperity of the Milton Estate has been examined by a whole farm review of the property which has set goals and priorities that will secure the long-term viability of the viticultural and grazing ventures. This could include a new winery or further vine planting(s) or a new 550 meg dam to further sustain agricultural outcomes in this low rainfall area. As part of this rural enterprise planning process it has been identified that subdividing and selling the low productivity areas of the farm will provide long term sustainability for the agricultural business.

The following document forms part of the council planning process for the proposed subdivision of the lands associated with the Milton agricultural property, Title CT 120734/1, PID 5281032 at Lake Leake Road, Swansea, on the East Coast of Tasmania into 5 Lots. The report is required for the 4 new lot(s) of around 100 ha each under the Glamorgan Spring Bay Interim Planning Scheme 2015. Lot 1 consists of 94 ha, lot 2 consists of 80 ha, Lot 3 consists of 101 ha and Lot 4 consists of 91 ha (Appendix 1).

The agricultural report attends to the planning process required for the property subdivision and relates to Clause 26.5.1 (i.e. New Lots); Performance Criteria P1 (i.e. a lot must satisfy the following); Section (e) (i.e. provide for the sustainable commercial operation of the land by); Part (ii) (i.e. encompassing an existing or proposed non-agricultural rural resource use, as demonstrated by a business plan) of the Interim Planning Scheme.

2. Summary of Agricultural Report

The following report presents the literatures and resources that should be considered when formulating a business plan for beekeeping and honey production from the woodlands associated with the proposed subdivision of the Title CT 120734/1 of the Milton Agricultural Property.

Kelowna (unknown) identifies that a farm specific business plan is best prepared by the individual farm owner(s) / manager. It is the game plan to set objectives and guidelines to benchmark outcomes and identify problems and action plans to keep the enterprise on track. This literature reference material provides a guide for agricultural producers, using Bee Keeping as an example, in preparing an actual specific Business Plan.

Subsequently the following report will provide the necessary tools and information to develop a defined 'Business Plan for Bee Keeping and Honey Production' to fine tune the goals and priorities for the long term future sustainability of the Milton Agricultural property via the proposed subdivision.

The tools and information provided, in this agricultural report, include electronic e-links to the 'Beekeeping Literature', 'Industry Bodies' and 'Codes of Practice' relevant to starting a business venture (i.e. Section 6, References and Bibliography, Industry Bodies, Codes of Practice).

3. Introduction

The fundamental requirement for documenting a Business Plan for any new enterprise requires a thorough understanding of that industry. This can be achieved by reviewing the available literature, resources information and industry-based networks at a local, state and national level.

This Agriculture Report identifies literature that should be considered for a sound Beekeeping overview. This includes the Commercial Beekeeping in Australia (RIRDC 2007) reference as it provides an excellent understanding of the Australian Industry. The Australian Beekeeping Guide (RIRDC 2014) reference provides thorough overview of bee husbandry and associated management of hives and honey production. While more specific Tasmania literature that can be reviewed includes A Field guide to Native Flora used by Honeybees in Tasmania (Leech 2009), the Bee Industry Futures Report July 2019 (DPIWE 2019) and the Tasmania Fact Sheet (Agrifutures 2017).

This Agricultural report identifies the Australian beekeeping industry associations that can provide a practical knowledge base and a thorough overview of the dynamics of the beekeeping and honey trades. At a state level, for example, there is the Tasmanian Beekeepers Association. These industry associations should be investigated and where appropriate joined to develop industry contacts and networks.

The Agricultural report identifies, like other agricultural commerce, that the beekeeping enterprises are required to abide by the industry Codes of Practice. In Tasmania the Department of Primary Industries, Parks, Water and Environment website outlines these Codes of Practice.

4. Literature and Resources for a Bee Keeping Business Plan

Notably, to be a successful commercial enterprise, a documented 'Business Plan' would be of a fundamental importance for all new ventures whether they are beekeeping or other horticultural, agricultural, or non-agricultural businesses.

Kelowna (unknown) identifies the key aspect of a 'Business Plan' should (in part) incorporate developing a document that considers a Business Profile and Summary, corresponding Goals, a Production Plan, a Marketing Plan, a Management and Labor Plan and a Financial Plan. And identifies that a review system for Benchmarking the business outcomes should be considered. These key aspects will be discussed with reference to beekeeping potential for the proposed subdivision.

4.1 Business Profile and Summary

The purpose of the business profile and summary is to provide a business operating focus that attracts interest for the establishment of a beekeeping enterprise.

The woodlands of the proposed subdivision of the Milton agricultural property and surrounding forest and woodlands flora (i.e. bees can forage over large distances) could be exploited for beekeeping activities (Appendix 1). Notably the literature identifies that "commercial beekeeping in Australia has been successful because of extensive areas of native vegetation" (RIRDC 2007). The literature acknowledges that flora common along the East Coast of Tasmania "that beekeepers know their bees are accessing" include for example the Acacia species (e.g. Silver wattles, Coastal wattles, Black wattles, Black wood and Prickly Moses), Eucalyptus species (e.g. Black peppermint, White peppermint (page 74) , Black gums (page 70) and Blue gums (page 64)), Common Tea Tree and Prickly Box (Leech 2009). Livingston (2019) Natural Values Report identifies that 72% of the flora on the property consists of forests and woodlands of three Eucalyptus species, *E.*

pulchella (White Peppermint), *E. ovata* (Black Gum) and *E. globulus* (Blue Gum), with most of the balance being native grassland communities.

These woodland areas could support beekeeping activities, honey production and other value-added product outcomes. The value-added products, for example, could include comb honey, bees wax, candles, or soaps. Furthermore, beekeeping activities could develop into a complementary pollination service for pollination-dependent horticultural crops (e.g. cherries) and / or seed crops (e.g. brassica seed). Notably in Tasmania “the predicted rate of key crops needing pollination services indicate that the shortfall in hives available for pollination could become serious” (DPIPWE 2019).

“In 2018-19 there were 257 registered beekeepers in Tasmania with 22,092 hives. Of those 40 were commercial scale businesses with more than 50 hives” (DPIWE 2019).

4.2 Goals

The purpose of the business ‘goals’ is to evaluate what the enterprise is trying to achieve via the plan.

The business goals for the woodland areas of the proposed subdivision would be to capitalize on this natural floral resource asset. These goals would be defined by the potential of these woodland areas for commercial establishment of beehives and their subsequent marketable related product (e.g. honey / comb honey / bee wax / candles / soaps / pollination service etc). Ultimately the goals would vary for each enterprise based on availability of individual business profile, resources and finances.

Notably a major goal for a beekeeping business would involve having a thorough understanding of beekeeping husbandry and related industries. The ‘Australian Bee Keeping Guide’ (RIDRC 2014) reference provides excellent information for understanding the honey bee, the hive and its components, handling the bee and bee keeper safety, how to obtain bees and increase number of colonies and how to pick apiary

sites. This literature also reflects on the legal requirements of beekeeper management. Kelowna (unknown) identifies other examples of potential business goals that should be considered for beekeeping outcomes.

Defining the business goals (e.g. a goal may be to become a commercial enterprise i.e. have 50 beehives on the woodland areas of the subdivision) would shape the required approach and information for the planning of the enterprises production, marketing, finances, labor management and benchmarking outcomes. This knowledge base could be fine tuned by joining the Tasmania Beekeeper Association.

4.3 Production Plan

The purpose of the 'production plan' is to evaluate how the enterprise will efficiently manage beehive outcomes and produce honey volumes and other marketable products that the business wishes to sell.

The production plan for the woodland areas of the proposed subdivision would be defined by the logistic attributes of implementing the business goals of establishing productive beehives on the land (e.g. a goal may be to become a commercial enterprise i.e. have 50 beehives on the woodland areas of proposed subdivision).

This production plan will define and shape the strategies required for the other parts of the business plan. The 'Australian Bee Keeping Guide' (RIDRC 2014) reference provides excellent information for the understanding of honeybee production systems. This literature provides an overview on honeybee spring, summer and winter management, extracting the honey from the hive and informs on bee diseases, pests and enemies. The BeeConnected web site should be reviewed to harmonize good industry practice with the application agricultural chemicals and bee production. Kelowna (unknown) identifies other examples of production planning strategies that should be considered for beekeeping outcomes.

Defining the production plan would shape the required approach and information for the planning of the business marketing, financial, labor and benchmarking outcomes. This knowledge base could be fine-tuned by joining the Tasmania Beekeeper Association.

4.4 Marketing Plan

The purpose of the marketing plan is to evaluate the honeybee industry that then may highlight potential customers and competitors, define opportunities, trends and constraints.

The market plan for the woodland areas of the proposed subdivision would be defined by the potential of the business goals and production plan volume outcomes (e.g. honey / comb honey / bee wax / candles / soaps / pollination service etc).

AgriFutures (2017) identifies that “there are several ways for beekeepers to sell honey including: selling to contracted buyers; selling honey and value-added products themselves; and exporting”. Commercial sale outcomes would involve research on the potential customers (e.g. bulk / pack size), competitors, demand for product, pricing and profitability trend, strategy to market (i.e. internet base / farm gate sales / market sales / defined retail sales etc), competitive advantages (e.g. organic / native flora i.e. *Malaleuca* spp), label & brand (e.g. Tasmania / Freycinet Coast). Kelowna (unknown) identifies other example of potential marketing strategies that should be considered for beekeeping outcomes.

Defining the marketing plan would shape the required approach and information for the planning of the financial plan, labor management and benchmarking outcomes. This knowledge base could be fine-tuned by joining the Tasmania Beekeeper Association.

4.5 Management and Labor Plan

The purpose of the management and labor plan is to evaluate how the goals, production plan and marketing plan outcomes will be implemented and what labor will be required to achieve these objectives.

The management and labor plan for woodlands areas of the proposed subdivision would be defined by the enterprises understanding of all aspects of the beekeeping husbandry. The cited literature provides an excellent reference material for understanding the honeybee and their annual management to be able to successfully produce honey. This will help correlate the labor roles and their individual training requirement in the beekeeping enterprise. This may include training courses and will require an understanding of government beekeeping codes and standards and employment guidelines. Kelowna (unknown) identifies other examples of potential management and labor strategies that should be considered for beekeeping outcomes.

This knowledge base could be fine-tuned by joining industry association like for example the Tasmania Beekeeper Association.

4.6 Financial Plan

The purpose of the financial plan is to evaluate the costs, assumptions and income that can be derived from the planned beekeeping enterprises.

The financial plan for the proposed subdivision would be defined by the business goal, production plan, marketing plan and labor management outcomes. Kelowna (unknown) identifies examples of financial strategies and analysis tools that should be considered for beekeeping outcomes.

This knowledge base could be fine-tuned by joining industry association like for example the Tasmania Beekeeper Association.

4.7 Benchmarking

The purpose of the business benchmarking is to evaluate the planned strategies against the actual enterprise outcomes.

Kelowna (unknown) provides examples of benchmarking strategies that should be considered for a beekeeping enterprise and states that “regular review of your plan, comparing it to results shown in actual records, will allow you to identify problems and make adjustments quickly”.

This knowledge base could be fine-tuned by joining industry association like for example the Tasmania Beekeeper Association.

5. Conclusion

In summary successful beekeeping and honey production of the floral resource of woodland areas of the proposed subdivision can be a viable use of this native resource.

In Tasmania “the estimated value of the farm gate was \$8 million in 2017-18, with exports worth around \$2.4 million” (DPIWE 2019). Furthermore, “based on economic and scientific assumptions it is possible to state that approximately 85% of around \$164 million in pollination dependent crops produced in Tasmania would be at risk without pollination services” (DPIWE 2019).

To establish a viable beekeeping enterprise will involve developing a well-documented business plan based on a thorough understanding of the available literature, a sound understanding of bee husbandry and beekeeping industry and will be benefited by good networking outcomes.

In conclusion it should be noted that the “Australia’s honey bee and pollination industries make a fundamental contribution to the Australian economy and way of life” (RIRCC 2014).

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- Benecke, F.S. (2003). Commercial Beekeeping in Australia.
Rural Industries Research and Development Corporation, Canberra, Australia.
<https://www.agrifutures.com.au/wp-content/uploads/publications/03-037.pdf>
- Kelowna, B.C. (unknown). Preparing a business plan. A guide for Agricultural Producers. Bee Keeper example.
Ministry of Agriculture, Fisheries and Food, British Columbia. Prepared by J.A. Lloyd Management Services.
<http://beekeeperstraining.com/file2/source/books/61.pdf>

Industry Bodies

The Australian Honey Bee Industry Council

<https://honeybee.org.au/>

Tasmanian Beekeepers Association

<https://www.tasmanianbeekeepers.org.au/>

Southern Tas Beekeepers Association

<https://www.southerntasbeekeepers.org.au/>

Northern Tas Beekeepers Association

<https://www.facebook.com/beekeepingnortherntasmania/>

Australian Queen Bee Breeders Association

<https://aqbba.com/>

Crop Pollination Association

<http://www.aussiepollination.com.au/>

BeeAware

<https://beeaware.org.au/>

BeeConnect

<https://beeconnected.org.au/>

Codes of Practice

DPIWE (2012). Code of Practice Honey Bee & Pollination

Department of Primary Industries, Parks, Water and Environment, Tasmania.

<https://dpiwpe.tas.gov.au/Documents/Code%20of%20Practice%20Tas%20Crop%20Pollination%20Aug%2012.pdf>

DPIWE (2014). Code of Practice for Urban Beekeeping in Southern Tasmania

Department of Primary Industries, Parks, Water and Environment, Tasmania.

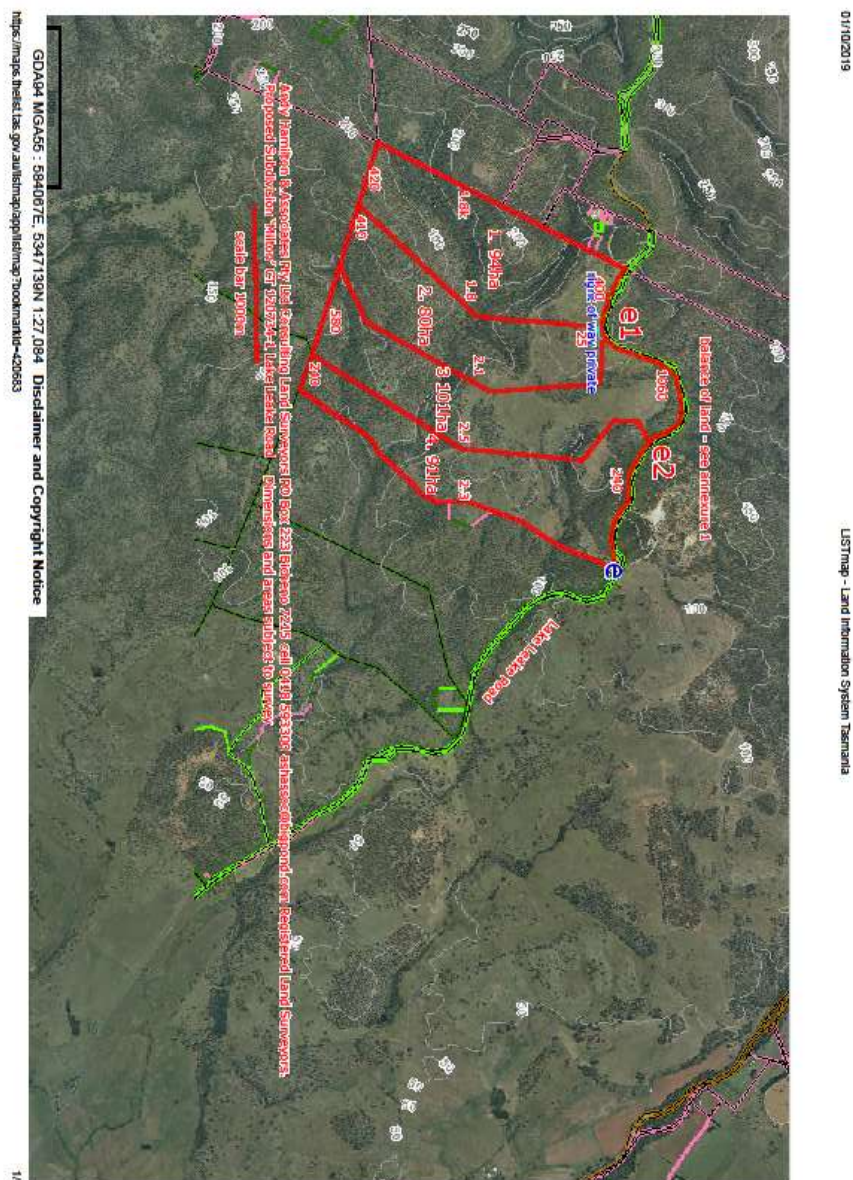
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7. **Appendix 1**, Map of Proposed subdivision of Milton property
Identifies proposed boundaries of Lots 1, 2, 3 & 4.



Attachments for

SA2021/03

‘Milton’

14635 Tasman Highway

Swansea Tasmania

4 Representations received.

Representation 1

1 of 11

General Manager
 Glamorgan Spring Bay Council
 Triabunna
 Tasmania

Our Representation re subdivision RA 14635 Tasman Hwy Swansea

Dear Sir

Please note that this is our second Representation, the first one submitted on 18 March in response to an earlier notification. In that Representation we pointed out that the Application omitted to state that there is a registered active eagle's nest tree on the property. About three weeks ago it was reported to us that this nest tree had been burnt down entirely. Just a single tree in isolation completely reduced to ash. The **very recent** destruction of this tree is currently being investigated by NRE. The wedge-tailed eagle is protected under both the Tasmanian Threatened Species Protection Act 1995 and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

Before we get into the many reasons why this subdivision should be rejected we would like to make three points:

Firstly, the Date of Application is clearly stated as being 25 February 2022 on page 1 under the Councils logo and titled *Notice of Proposed Development*. According to a directive by the Tasmanian Planning Commission any applications received by GSBC after 14 February 2022 must be assessed under the draft LPS and TPS. As any reader would, we have assumed that this would be so. However, I was informed by Council's Senior Planner (16 March 2022 by email) that 'The application was made valid prior to the LPS coming into force and so the application is being assessed under the Interim Planning Scheme.' How this can be done is beyond us as the Interim Planning Scheme is no longer available - in particular the Overlays are not available on The LIST (**they are** an integral part of the IPS). Without the Overlays it is difficult for anyone to make an assessment as to whether the Application meets the

planning provisions, instead one must rely on the Applicant's providing a thorough and truthful assessment.

We see no justification as to why this Application should be assessed under the Interim Planning Scheme. Of significance is that this lot is zoned Agriculture in the new Planning Scheme (and the draft LPS which took effect on 14 February), effective from the 30 March 2022. We note that under the new Planning Scheme the SPPs **21.5 re Subdivision** give the Planning Authority very little scope for subdividing Agriculture Zone. In other words this subdivision would very likely not be allowed.

Secondly, we note also that this subdivision RA 14635 Tasman Hwy Swansea has been advertised by Council FOUR times - around June 2021, 25 February 2022, early March 2022 and finally on 28 April 2022 to add the so called 'Agricultural Report'.

Every time this development application is advertised costs and effort are involved. Not only for Council but for any concerned citizen. A Representation to Council requires a considerable investment in time, and for some Representations, legal costs.

Clearly, the original Application was incomplete and it should never have been accepted by Council. The Council should have informed the Applicant to complete the application and waited until this was done before advertising it.

Thirdly, we suggest the Council obtains an independent assessment of the biodiversity values of this land, because the information in this Application, cannot be relied upon.

Reasons why this subdivision application should be rejected

Reason 1

This is a development application for a **subdivision**, it is not a planning application for housing development. Consequently, information on the whole property especially with respect to the landscape and its associated values, including the intended purpose of each of the proposed lots needs be available to assess whether a subdivision is appropriate. The Application fails to provide this.

Reason 2

This subdivision Application proposes to cut ~ 370 ha of land from ‘an estate’ of approximately 1820 ha, currently being used for sheep grazing and wine grape production, and divide that 370 ha into four new lots for residential purposes. This is an excellent example of **fragmentation** of rural resource land.

The **Interim Planning Scheme** specifically seeks to prevent fragmentation under

26.5 Development Standards for Subdivision

26.5.1 New Lots

Objective:

To prevent further fragmentation and fettering of rural resource land.

Under **Performance Criteria P1** a new lot must

(e) provide for the sustainable commercial operation of the land by either:

- (i) encompassing sufficient agricultural land and key agricultural infrastructure, as demonstrated by a whole farm management plan;
- (ii) encompassing an existing or proposed non-agricultural rural resource use, as demonstrated by a business plan

The Application does not include a ‘whole farm management plan’.

Moreover, the Application **does not provide a business plan**, despite the Applicant’s assertion that it does (p. 16). In other words the Application does not provide evidence for ‘*sustainable commercial operation of the land*’ and so **fails** to meet Performance Criteria P1 (e).

The Agriculture Report (Business Plan - Beekeeping) included with the Application suggested that beekeeping might *be a viable use* but it does not attempt to demonstrate this (p. 152) and certainly provides no data on whether this use would be sustainable. That Report, in fact, confines itself to advising on how to go about developing a business plan - nothing more (p. 145). Hard to imagine beekeeping on approximately 90 ha would be sustainable given that Tasmania's commercial beekeepers rely on large tracts of public and private lands, not just their own backyards.

The only way to '**prevent fragmentation and fettering**' and provide for sustainable commercial operation is for the land to continue to remain part of the larger estate. Failing that, the High Priority Biodiversity Values of this land argues that it be set aside for conservation. Our next point provides evidence for this.

Reason 3

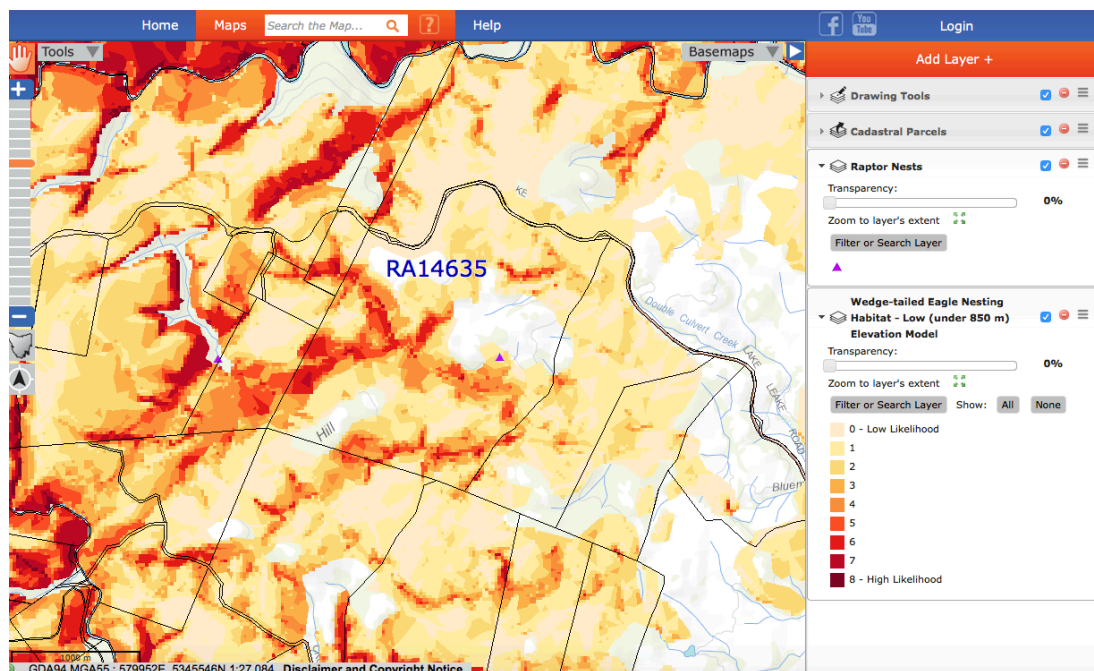
The Application has failed to demonstrate compliance with the standards of the Biodiversity Code.

Despite the Application's attempt to downplay the biodiversity values of the land proposed for the four lot subdivision an independent determination of the natural values of the land consistent with the *Guidelines for Natural Values Assessment*, (DPIPWE July 2009), will without doubt establish that this land has High Priority Biodiversity Values.

There are serious shortcomings in the Natural Values Report provided by the Applicant.

- (a) it is out of date, being more than two years old, and therefore is invalid. The date of the field visit was 5 September 2019 and that, according to DPIPWE's *Guidelines for Natural Values Survey*, is the relevant date.
- (b) it failed to report the presence of an active registered eagle's nest (# 2894) which is undoubtedly of High Priority Biodiversity Value according to Table E10.1 of the IPS where High Values are defined as: Important habitat for

threatened species listed under the Threatened Species Protection Act 1995 (TSPA) or the Environment Protection and Biodiversity Conservation Act 1999 (EPBCA). As the Appendix 6 of this out of date Natural Values Report states 'Significant habitat for the wedge tailed eagle is all native forest and native non forest vegetation within 500 m or 1 km line of sight of know nest sites'. Therefore much of land which is being proposed to be subdivided into 4 lots is 'significant habitat for the wedge tailed eagle'. The LIST Raptor nest layer demonstrates this (see below). And despite the fact that this registered active eagle's nest tree has been recently burnt down it is Nick Mooney's opinion that 'the eagles are likely to rebuild very nearby if they can'.



- (c) The Natural Values Report is based a on desktop study and a one-day field trip to the indicative dwelling sites and adjacent areas only. The Application is for a subdivision of ~370 ha of land. It is that land that should have been the focus of the field trip, not indicative dwelling sites which according to the Application 'will have many alternative building locations' (p. 41). Given that the dwelling sites are indicative only this approach is meaningless. The Natural Values Report,

in our opinion conceals rather than reveals the natural values of this land. The field site visit appears to be cursory - there is no detailed records of species recorded, their abundance or their location as indicated by GPS co-ordinates. These deficiencies are all in contravention of DPIPWE's Guidelines for Natural Values Survey.

- (d) Although the Table on p. 86, provides a summary of the vegetation communities from TASVEG 3.0 mapping and indicates that some are threatened or critically endangered it fails to clearly point out their High Priority Biodiversity Values. According to Table E10.1 of the IPS **High Priority Biodiversity Values** are defined as Native vegetation communities listed as threatened under the Nature Conservation Act 2002 (Tas). Both *Eucalyptus globulus* dry forest and woodland DGL (which exists on all four proposed lots) and *Eucalyptus ovata* forest and woodland DOV (which occurs on proposed Lot 1). Furthermore, Lowland *Themeda triandra* grassland (GTL) occurs on proposed Lot 1 and proposed Lot 2 is listed as threatened under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBCA).

Moreover, both *Eucalyptus globulus* and *E. ovata* forests provide key foraging habitat for the threatened Swift Parrot which is listed under both the EPBCA and the Tasmanian Threatened Species Protection Act 1995. Another reason why they are considered to have High Priority Biodiversity Values.

- (e) The Natural Values Report mentions that the proposed dwelling sites 2 and 4 contain *Melaleuca pustulata*. The species is listed under the Tasmanian Threatened Species Protection Act 1995 but as neither the number of individuals or area covered were indicated in the Report (as required by the DPIPWE's Guidelines for Natural Values Survey) there is no way of knowing just what the impact will be. Furthermore, *Melaleuca pustulata* scrub is listed as a threatened native vegetative community under the Tasmanian Nature Conservation Act 2002. In other words this community is considered to be of High Priority Biodiversity Value. The Report mentions that it is widespread (p. 87) and undoubtedly a valid natural values determination is highly likely to find that *Melaleuca pustulata* scrub is distributed over significant areas of the property. Similarly for the

threatened flora, *Lasiopetalum micrantheum*. Its presence on neighbouring properties suggests it may also be present over significant areas of the property.

- (f) The Natural Values Report has NOT demonstrated that there are no other threatened vegetation species or communities within the dwelling sites or access tracks. On the contrary it states that Lowland *Themeda triandra* grassland is present on dwelling sites 1 and 2 and the access to them. Lowland Native Grasslands which include Lowland *Themeda triandra* grassland are listed as critically endangered under EPBC Act 1999. The recorded presence of *Themeda triandra* on these sites belies the statement on page 27 of the Application that the ‘build areas fall within lowland grassland complex this is non threatened’. Furthermore, the statement on page 27 ‘No development proposed in areas of moderate or High Priority Biodiversity Values’ is just not true. The development is the subdivision not just the indicative dwelling sites, and all the associated activities such as fencing, road access, bushfire hazard management area etc. Given the High Priority Biodiversity Values of the flora as mentioned above clearly the development is proposed in high High Priority Biodiversity areas.
- (g) Unfortunately, it appears that there was very little effort to record threatened flora within the dwelling sites and their access, not to mention the surrounding land, and what was recorded has not been detailed or mapped so compliance with the relevant standards of the IPS Biodiversity Code have not be demonstrated.
- (h) Although the Natural Values Report (p. 87) does state that ‘potential foraging habitat is present for wide ranging species such as eagles, devils and quolls, the property is highly likely to contain suitable nesting and denning sites’ it downplays this by focusing just on the indicative dwelling sites. Such foraging habitat for threatened species is considered to be of High Priority Biodiversity Value.
- (i) Given the considerable omissions of the Natural Values Report it is highly likely that significant natural values have been overlooked and consequently the impact of the subdivision with respect to the Biodiversity Code has been downplayed. Adjoining properties have High Priority Biodiversity Values, as evidenced by the existence of conservation covenants on them, and they have recently been re-zoned

Landscape Conservation to recognise their value. The Wye River Reserve is also nearby. The connectivity of the land, proposed for subdivision, to these private and public nature conservation reserves only increases its conservation value.

Reason 4

The Interim Planning Scheme specifically seeks to minimise impacts on land with priority biodiversity values under

E10.8.1 Subdivision Objective:

- (a) works associated with subdivision resulting in clearance and conversion or disturbance will not have an unnecessary or unacceptable impact on priority biodiversity values;
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority biodiversity values.

The Applicant would have us believe that the development area has only low priority biodiversity values (p. 24). Nothing could be further from the truth.

We have shown above that the ‘development’ area is of High Biodiversity Value.

Accepting our argument above, the proposed subdivision needs to be assessed against

E10.8.1 Performance Criteria P1 c (iii)

Clearance and conversion or disturbance must satisfy the following:

- c) if high priority biodiversity values:
 - (i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision;
 - (ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area;
 - (iii) high priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures are retained and protected by appropriate mechanisms on the land title;

Clause (iii) provides a mechanism where the subdivision could meet the standard by the application of say a conservation covenant on all land outside the building and its bushfire hazard management area.

In addition, reducing the number of lots will minimise the impact on priority biodiversity values by reducing the number of dwelling sites. The damage to the landscape and impact on threatened flora and fauna caused by fencing has not been surveyed or assessed but is likely to be high - reducing the number of lots will also lessen this impact.

The Application states that Dwelling Sites each of the four lots are **indicative only** (p 41) implying that the dwellings could be placed anywhere in the landscape and that would be up to future owners. So how can their impact of these moveable dwelling sites on priority biodiversity values be assessed ?

The subdivision would be clearly facilitating future development. That development is likely to lead to *unnecessary or unacceptable impact on priority biodiversity values*, contrary to **E10.8.1 Subdivision Objective: (b)**. To overcome this, dwelling sites should be chosen to minimise the *impact on priority biodiversity values* and be incorporated into the conservation covenants as domestic zones.

Furthermore, the Applicant's failure to report the active registered eagle's nest tree means that there was no consideration of whether the proposed dwelling sites fall within 500 m of the nest or whether they are in 1km line of sight. Our assessment is that three of the proposed dwelling sites definitely fall within 1km distance and dwellings site 3 possibly is also less than 1 km away. A visibility mapping exercise needs to be done by a experienced professional to determine whether this is so. This eagle's nest falls on or is very close to the proposed boundaries of Lot 3 and Lot 4 meaning that any fencing between the two will cause further disturbance.

Reason 5

Clearly, the real purpose of the subdivision of this rural resource land is to provide four residential lots. Prior to the inclusion of the Agricultural Report in this latest notification, the reader had no clue as to what these new lots are to be used for. In fact, although the Agricultural Report suggests beekeeping, for example, the main emphasis of the Application appears to be the proposed dwelling sites. However, there is no overall map or diagram showing the location of these proposed Dwelling Sites on their new lots. In any case they are indicative only (p. 41). The only way to

find out where these indicative Dwelling Sites are located in the overall landscape is for the reader to go to *The LIST*, and plot the centroids given, onto the cadastre. Again the reader has no idea what the Dwelling Sites relate to and how do they fit into use of these new lots. Given the extensive Bushfire Hazard Management Report (over 40 pages) focusing on the Dwelling Sites it would seem that the subdivision is really to just provide residential lots and that definitely does not fall within the scope of ‘non-agricultural rural resource use’ as is required by **26.5.1 New Lots Performance Criteria P1 (e)ii**. Therefore this criteria is not met.

Reason 6

E5.6.2 Road accesses and junctions Acceptable Solutions A1

Acceptable Solution 1

No new access or junction to roads in an area subject to a speed limit of more than 60km/h.

The Applicant has stated **Existing Access Points to be used**

However, the Applicant’s own Traffic Impact Assessment (p.126) states that ‘the creation of 2 new accesses will be required’. Clearly the Traffic Impact Consultant did not find these supposedly two existing access points although he does mention one farm gate. Therefore **Acceptable Solution A1** has not been met.

Reason 7

The impact on adjoining properties of high conservation values has not been considered and cannot be assessed given the lack of a business plan or even a broad statement as to what the new lots will be used for. It is not even clear where the proposed buildings sites sit within the property to be subdivided and consequently what potential impacts they may have. It’s connectivity with other land with High Priority Biodiversity Values both reinforces it high value, but also increases the negative impact on neighbouring lands if it is not protected. Such impact has not been considered.

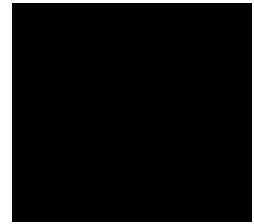
11 of 11

The recent destruction of the eagle's nest tree suggests that there is a urgent need to determine the natural values of this land proposed for subdivision. Finding and registering other eagle nest's tree on the property and other areas of priority biodiversity values need to be mapped before they disappear.

The Application has provided no justification for a subdivision nor has its potential impacts been adequately addressed. It should be rejected.

Yours sincerely

Representation 2



Representation regarding SA 2021 /03 9th May 2022

4 lot subdivision RA 14635 Tasman Highway Swansea

We wish to make a representation regarding the above development application.

The land on which this subdivision is proposed is of high conservation value with suitable habitat for a range of threatened flora and fauna species as well as threatened vegetation communities.

Threatened flora/vegetation communities

The Natural Values report notes that based on TASVEG mapping there is 65ha of Eucalyptus globulus forest, 10ha of Eucalyptus ovata forest and 14ha of Themeda triandra grassland present on the site. In addition the survey recorded the threatened flora species Lasiopetalum micrantheum and noted that Melaleuca pustulata was "locally abundant and widespread across the property" Other threatened flora species have previously been recorded within the proposed subdivision area such as Ozothamnus lycopodioides and Acacia axillaris and it is likely given the abundance of threatened flora species in the nearby vicinity that other threatened species would be discovered with greater survey effort and at different times of the year.

Threatened Fauna

The Natural Values Report notes on page 4 that **"Potential foraging habitat is present for wide ranging species such as eagles, devils and quolls, the property is highly likely to contain suitable nesting and denning sites however the dwelling sites contain no suitable nesting /denning habitat."**

There is a recorded Wedge Tailed Eagle nest within the proposed subdivision area. We understand the tree which contained the nest has been destroyed recently and this is being investigated by the relevant authorities.

The Eucalyptus globulus and ovata forests provide key foraging habitat for the EPBC listed Swift Parrot.

Landscape Context

The land is situated in an important location in terms of landscape context with private properties with conservation covenants being present to the east, west and south of the land and also being in close proximity to the Wye River State

Reserve. As such it is imperative that the land be protected and managed to ensure compatibility and connectivity with the nature conservation values of adjacent public and private land. In addition the land forms an important part of the Bluemans Creek and Double Culvert Creek catchments. Well connected and protected networks of public and private land are essential to maintain healthy populations of native flora and fauna species and support the overall ecological viability of natural landscapes. Conversely ongoing subdivision of high conservation value land runs the risk of causing landscape fragmentation and habitat degradation

Relevant Planning Considerations

E8.10.1 Subdivision

Based on the described natural values on the site and the landscape context our view is that the proposed subdivision land has ***“high priority biodiversity values”***. The Bushfire Risk and Natural Values reports consider there will be only minor impacts arising from measures required to establish house sites and associated works such as access roads though concedes this will result in the loss of threatened flora (*Lasiopetalum micrantheum* and *Melaleuca pustulata*) and EPBC listed *Themeda triandra* grasslands. Our view is the overall value of this land from a conservation perspective requires long term protection through placing perpetual conservation covenants over each title to protect all native vegetation outside of the building envelopes as envisaged in E 8.10.1 P1 (c)(iii) and (v). No such guarantee is included in the development application and even the known impacts are unclear because as is flagged in the Bushfire Report both the house sites and accesses may be subject to applications for alternative locations to the ones applied for now (see below).

Page 1 Bushfire Report

“A single indicative dwelling site and access were assessed for proposed lots 1-4, these lots at around 100ha will have many alternative building locations which may require reassessment of Bushfire provisions at the time of construction of habitable building”.

Page 14 Bushfire Report

“There is sufficient area on proposed Lots 1-4 to provide for BAL 19, noting only a 1ha circle for each lot is shown as BAL 19 building area as proof of

potential and alternate sites would be available subject to further assessment at time of building planning”.

In addition a range of impacts related to subdivision such as increased pressure for hazard reduction burning to protect “assets”, fencing of boundaries, disturbance of wildlife, introduction of weeds and diseases , uncontrolled domestic animals (cats/dogs), access road widening and passing bays, firewood cutting etc all can contribute to the fragmentation and degradation of high value bushland areas

The development application has not demonstrated compliance with

E8.10.1 P1

(c) if high priority biodiversity values:

(i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision;

(ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area;

(iii) high priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures are retained and protected by appropriate mechanisms on the land

(iv) special circumstances exist;

(v) residual adverse impacts on high priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Councils Authority 2013 and any relevant Council policy

26.5.1 New Lots

The development application has not demonstrated compliance with both clause 26.5.1 P1(e)(i) because no whole farm management plan has been provided and 26.5.1 P1(e)(ii) because the “bee keeping report” is not an

example of a “non agricultural rural resource use as demonstrated by a business plan”

Clause 26.5.1 P1(e)(i)(ii):

(e) provide for the sustainable commercial operation of the land by either:

- (i) encompassing sufficient agricultural land and key agricultural infrastructure, as demonstrated by a whole farm management plan;
- (ii) encompassing an existing or proposed non-agricultural rural resource use, as demonstrated by a business plan,

Conclusion

The highest and best use for this land is primarily for nature conservation purposes. The land contains habitat for a range of threatened flora and fauna species as well as EPBC listed vegetation communities.

The land is also proximate to a number of protected private and public nature conservation reserves which increases its ecological significance.

The development application tries to downplay the effects of the proposed subdivision by focusing on the short term impacts of creating access and building envelopes for the lots rather than the potential longer term impacts of more extensive development and use of the four created titles.

Our view is that the current development application should be refused as it has not demonstrated compliance with the relevant clauses highlighted in our representation. Further it is our contention that in this case development rights should not be given away without associated guarantees that the “*high priority biodiversity values*” present on the land are protected. This will require placing perpetual conservation covenants over each title which protects native vegetation/habitat over all but the building envelope and any associated fire protection requirements. Such an outcome would be in keeping with the intent of E10.8.1 P1 (c)(iii)(v)

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Representation 3

13 May 2022

The General Manager
Glamorgan Spring Bay Council

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

Dear Sir

REPRESENTATION - SUBDIVISION SA 2021/03 (14635 TASMAN HIGHWAY, SWANSEA)

I act [REDACTED] who own the property known as [REDACTED] which is more particularly described in Certificate of Title [REDACTED]. This representation is made pursuant to s.57(5) of the *Land Use Planning and Approvals Act 1993 (LUPA Act)* on their behalf and concerns a proposal for subdivision of the adjoining land to the west.

The application proposes to subdivide the area of the parent title to the south of Lake Leake Road into 4 lots. For reasons that I expand upon below, the application fails to demonstrate compliance with the standards of the *Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)* and must accordingly be refused.

The application was previously advertised and a representation previously made. This representation provides a restatement of the issues already raised and specifically addresses the new information that is made available in the form of a report headed "Agricultural Report" and "Business Plan – Bee Keeping".

There are 3 preliminary matters that I need to address before proceeding to outline the critical failings of the proposed subdivision.

- (a) My clients are not opposed to subdivision of the land *per se* and acknowledge that a form of subdivision of the relevant area could likely proceed. However, the critical issue is that each of the proposed lots, while containing the minimum area required under cl.26.5.1 P1, fails to contain sufficient useable area to support use and development consistent with the requirements of the zone and the natural values of the site.
- (b) Cl.26.5.1 P1 (e) requires that each lot provide for the sustainable commercial operation of the land. The application relies upon a business plan and therefore each lot is required to encompass an existing or proposed non-agricultural rural resource use in order to provide for such sustainable commercial operation.

At its highest, the so-called "business" plan supplied with the application provides a plan for a plan. It does not provide any information which demonstrates that the lots will encompass a non-agricultural rural resource use, let alone that such a use would be a sustainable commercial operation.

Properly understood the subdivision seeks to provide for future residential development and not rural resource uses.

- (c) There is a significant tension between the environmental values of the land and its designated zoning as Rural Resource land. We proceed on the basis that the application falls to be assessed as land that is zoned Rural Resource under the *Interim Scheme*. While the Biodiversity Code applies, the zoning does not reflect the natural values of the land and the significant constraints upon future use and development that those values create. As such, it cannot be inferred that merely because a lot has an area of 80ha which is consistent with the minimum lot size for discretionary assessment under the Scheme that those 80ha, or even a significant portion of them, are available to be cleared or put into agricultural use.

It is observed that a significant portion of the surrounding land is protected by conservation covenants with detailed reporting identifying the protected habitat that is present across the land. The presence of protected fauna, flora, and vegetation communities is also identified. I note that I use the term protected to encompass the broad range of nomenclature that applies under the State and Federal regimes to protect the values of the area. Both nesting/denning and foraging habitat for a broad range of protected species is present.

It is further observed that the application is supported by a Natural Values Report. That report discloses that it is based upon a site inspection that occurred in 2019. The brevity of the Natural Values Report and its associated findings are in stark contrast to the known values of the surrounding land and the comprehensive reporting that has been undertaken in relation to those surrounding properties. Importantly, however, we refer the planning authority to the requirements for the preparation of natural values assessments which specify that an assessment is current for up to 2 years and then only provided that no significant changes have occurred around the survey area; see *Guidelines for Natural Values Surveys - Terrestrial Development Proposals*, Version 1.2 (May 2021) Policy and Conservation Advice Branch Department of Primary Industries, Parks, Water and Environment.

The Natural Values Report supplied as part of the application material is based on an out-of-date survey. In our respectful submission, it cannot be relied upon for this reason. I am instructed that there has been a period of significant vegetation growth in the area following preceding drought conditions. Decisions cannot be made in reliance upon an out-of-date report particularly given the contrast between its findings and those that apply to the surrounding land.

- (d) I am instructed that an eagle's nest that was reported to the planning authority in response to the previous exhibition of the application has subsequently been destroyed by fire. I am further instructed that investigations by a relevant authority have confirmed that the fire was deliberately lit and appears to suggest a deliberate action to destroy this important habitat.

The planning authority has available a range of powers to investigate offences of this nature, to fine or prosecute perpetrators, and take enforcement action to make good the contravention. In the present case, an appropriate action to make good the contravention would be to locate and ensure the protection of any new nesting habitat, which I am advised is likely to be within close proximity to the original nest site.

While any enforcement action necessarily must occur independently of the assessment of this application, there is authority to suggest that an applicant should not be put in an advantageous position in the assessment of their application by virtue of an unlawful or unapproved act (i.e clearing priority vegetation without a planning permit). In assessing the present application, it is accordingly incumbent upon the planning authority to ensure that:

- (i) Any new nest is identified and forms part of the assessment matrix under the Biodiversity Code;
- (ii) Works associated with the subdivision will not impact upon this important value;
- (iii) Conditions are imposed on any permit that may be issued to provide protection.

1 Cl.26.5.1 – New Lots

1.1 Reliance upon a business plan

The proposed subdivision requires assessment against the performance criterion cl.26.5.1 P1. The performance criterion requires that a lot satisfy 9 criteria, not all of which will always be relevant. Criterion (e) requires that a lot:

“provide for the sustainable commercial operation of the land by either:

- (i) *encompassing sufficient agricultural land and key agricultural infrastructure, as demonstrated by a whole farm management plan;*
- (ii) *encompassing an existing or proposed non-agricultural rural resource use, as demonstrated by a business plan,”*

Criterion (e) applies to all new lots, whereas criteria (f) and (g) appear to apply in the alternative to criterion (h) dependent upon whether a proposed lot contains a dwelling.

The exhibited documents disclose that reliance is placed upon criterion (e)(ii) and now attach what purports to be a business plan. There is no “whole farm management plan” that would enable assessment against the alternate criterion and the so-called business plan itself identifies reliance upon criterion (ii).

1.2 Failure to comply generally

The application does not contend that the land is agricultural land or that it is in or has the potential for agricultural use. In our submission, the natural values of the land are likely to significantly constrain the potential for agricultural use of the land. Cl.(i) is accordingly not met. It does not appear to be relied upon by the proponent.

The second limb of the provision provides for lots that encompass an existing or proposed non-agricultural rural resource use. What is meant by rural resource use, and a non-agricultural one at that, is not something that the Interim Scheme identifies. It may reasonably be concluded that a rural resource use would include mining or quarrying activity, such activities being based on resources won from the land. Consistent with the purpose of the zone, it may extend to include uses that support existing agriculture, aquaculture, forestry, mining, and other primary industries such as recreation, conservation, tourism, and retailing; see for example cl.26.1.1.3.

The so-called business plan suggests that beekeeping could be undertaken in the area of the subdivision. I infer, though it is not expressed in the report, that this is intended to convey that beekeeping could be undertaken on each of the proposed lots. By extension, this would mean that 4 new beekeeping operations would be established across the lots in order to afford a sustainable commercial operation for each lot. The so-called business plan provides no information as to the commerciality of such activities. It merely suggests that beekeeping could be undertaken. With respect, this is insufficient to demonstrate compliance with the standard.

The so-called business plan is properly understood as a reference document intended to assist in the preparation of a business plan for each lot in the future. Again, this is not what the standard requires. The standard requires a business plan to demonstrate that the lots provide for the sustainable commercial operation of the land by encompassing a proposed non-agricultural rural-resource use. It is insufficient to simply suggest that such matter can be attended to in the future.

There is no information to suggest that beekeeping can be undertaken at a commercial level (i.e. the sustainable commercial operation of the land) and I am instructed that it is likely that there is insufficient native flora available in the area to sustain such operation without needing to feed the bees.

It is further observed that beekeeping is an agricultural use and as such cannot hope to qualify as a “non-agricultural rural resource use” as required under the standard.

1.2 Residential lots in disguise

The application makes it clear that each lot is intended to accommodate a dwelling and the proposed lots are intended to function as residential lots.

This is apparent from the Bushfire Assessment and expressly identified by the Traffic Impact Assessment.

A residential use is plainly not within the scope of “non-agricultural rural resource use”. The lots are merely intended to encompass a future residential use.

2 Biodiversity Code

As identified above, the Natural Values Report is out of date and cannot be relied upon to demonstrate compliance with the relevant standards. It is understood that the report asserts that the biodiversity values affected by the subdivision, associated works, and future development of dwellings are low. That conclusion is cast into significant doubt having regard to the known values of the area and protections afforded to the adjoining land. Self-evidently, neither flora nor fauna is confined by title boundaries.

The values of the surrounding land and visual comparison to the proposed lots, suggest that it is likely that there are at least protected habitat values that will be affected by the subdivision, accesses, and bushfire management measures.

The requirements for assessment under the Biodiversity Code are dependent upon whether biodiversity values are designated as low, moderate, or high priority. For example, where there are moderate priority biodiversity values it becomes necessary to protect the remaining values upon the site.

The presence of habitat for protected fauna would trigger a higher-order classification than that suggested by the natural values report.

Even in the case of low priority biodiversity values, the performance criterion calls for evaluative judgment in answer to the question of whether development is designed and located to minimise impacts. While efforts may have been made to minimise the impact, it is open to the planning authority to determine that those efforts do not go far enough and refusal of the application is therefore warranted. It is open to the planning authority to find that, given the natural values of the land, fewer lots would further minimise the impact on biodiversity values and that such a measure should be adopted.

In summary, while it is not possible for my clients to provide a report assessing the natural values of the neighbouring land as part of this representation, this is a matter which the applicant has failed to properly address. The application does not provide an adequate Natural Values Report to enable the determination of whether the biodiversity values are to be classified as low, moderate, or high. In those circumstances, the application fails to provide a pathway for assessment as to demonstrate compliance with the standards of the Biodiversity Code, and in particular cl.E10.8.1 P1 and whether any impact has been minimised as to enable approval of the application.

3 Other matters

3.1 Traffic

The application is supported by a traffic impact assessment which appears to suggest that clearing of land to the north of Lake Leake Road is required to facilitate the provision of safe accesses for the lots. Such clearance does not appear to have been considered by the Natural Values Report. It is presumed that such clearance forms part of the development proposed by the present application. It needs to be assessed.

If the foreshadowed clearance does not form part of the application, then the assessment of sight distances for the proposed accesses needs to be reviewed.

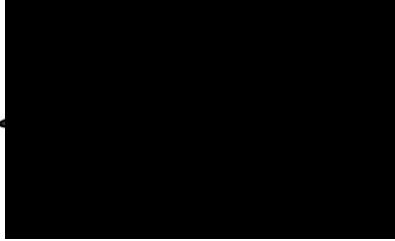
3.2 Heritage

It is observed that the land to be subdivided forms part of a heritage place under the Scheme. No reporting is provided which articulates what the historic cultural heritage significance of the place such that an assessment may be undertaken of the impact that the proposed subdivision would have on that significance.

An assessment is a necessary precursor to demonstrating compliance with cl.E13.7.2 and cl.E13.7.3.

We note that the historical pattern of subdivision is part of the assessment matrix required by the Interim Scheme and that consideration must be given to the historical connection between the land and any buildings upon it. The Interim Scheme, on its face, does not enable a conclusion that it is only part of the land that is affected by the heritage protection or only buildings on the land.

Thank you for considering this representation.



Representation 4

To General Manager

[REDACTED]
Glamorgan Spring Bay Council
12 May 2022
Triabunna, Tasmania.

REPRESENTATION RE SUBDIVISION RA 14635 TASMAN HWY SWANSEA

[REDACTED]
We have a conservation covenant protecting the natural values of the property and the high quality native forest is confluent with that on the above land. Blumans creek originates on our property and flows northeasterly into and through the land. This low lying land in and around the creek appears to contain large areas of well-aged and tall Eucalyptus Globulus (65ha) and Eucalyptus Ovata (10ha). This vegetation is of critical importance to support many species, including Wedge-tailed Eagle nests and the critically endangered Swift Parrot.

The Natural Values Report provided by the Applicant, as well as being out of date, (written in 2019, after which wet years have vastly enriched the natural values) seems to have hugely understated the importance of these highly threatened vegetation types. In fact there seems to be blatant neglect of these natural values because a registered eagle's nest has not been mentioned in the report. Even worse I am distressed to hear that this nest site has apparently now been entirely incinerated, in isolation of all the surrounding vegetation. Is this an attempt to downgrade natural values to ameliorate the subdivision process?

The subdivision proposal seems to suggest or "indicate" building sites for residences but this does not guarantee protection of any natural values. In fact these building sites seem to carry significant areas of endangered Themada Triandra grasslands anyway.

Other endangered plants include Melaleuca pustulata and Lasiopetalum velvetbush.

All of these aforementioned plants have strongholds on our land too.

There are multiple other blocks adjacent to this land that also have conservation covenants protecting them. Surely under new council planning laws this land should be now zoned Landscape Conservation, connecting it to the natural values of surrounding land.

In summary, I am concerned that the natural values of this land have been significantly underrated and I ask that this subdivision be rejected.

Yours sincerely, [REDACTED]

Profit and Loss

Glamorgan Spring Bay Council

For the 10 months ended 30 April 2022

Account	YTD Actual	YTD Budget	Budget Var	Var %	2021/22 Budget	Notes
Trading Income						
Rate Revenue	9,862,154	9,854,861	7,293	0%	9,867,631	
Statutory Charges	690,262	603,340	86,922	14%	724,013	
User Charges	721,355	546,810	174,545	32%	656,156	1
Grants	2,385,089	640,340	1,744,749	272%	1,617,100	2
Interest & Investment Revenue	330,519	225,696	104,823	46%	519,441	3
Contributions	222,392	116,668	105,724	91%	140,000	4
Other Revenue	1,429,936	1,836,188	(406,252)	-22%	2,275,056	5
Total Trading Income	15,641,708	13,823,903	1,817,805	13%	15,799,397	
Gross Profit	15,641,708	13,823,903	1,817,805	13%	15,799,397	
Capital Grants						
Grants Commonwealth Capital - Other	371,428	3,717,462	(3,346,034)	-90%	5,717,462	6
Grants Commonwealth Capital - Roads to Recovery	664,065	516,021	148,044	29%	664,065	
Grants State Capital - Other	459,746	349,122	110,624	32%	532,903	
Total Capital Grants	1,495,239	4,582,605	(3,087,366)	-67%	6,914,430	
Other Income						
Net Gain (Loss) on Disposal of Assets	72,755	0	72,755	0%	0	
Other Income - PPRWS Reimbursement of Principal Loan	0	0	0	0%	102,609	
Total Other Income	72,755	0	72,755	0%	102,609	
Operating Expenses						
Employee Costs	3,798,239	4,169,372	(371,133)	-9%	4,975,840	7
Materials & Services	6,232,227	6,663,930	(431,703)	-6%	7,952,266	8
Depreciation	2,390,903	2,390,903	0	0%	2,869,085	
Interest	151,469	189,250	(37,781)	-20%	227,106	9
Other Expenses	174,689	187,910	(13,221)	-7%	225,505	
Total Operating Expenses	12,747,527	13,601,365	(853,838)	-6%	16,249,802	
Net Profit	2,894,181	222,538	2,671,643	1201%	(450,405)	
Total Comprehensive Result (incl Capital Income)	4,462,175	4,805,143	(342,968)	-7%	6,566,634	
Capital Works Program (Current Year WIP)						
Work in Progress Capital Works - Plant Internal	83,882	0	83,882	0%	0	
Work In Progress Payroll - Salaries and Wages	98,771	0	98,771	0%	0	
Work in Progress Capital Works - On Costs	50,770	0	50,770	0%	0	
Work in Progress Capital Works - Contractor Costs	1,618,897	0	1,618,897	0%	0	
Work in Progress Capital Works - Other Costs	85,712	0	85,712	0%	0	
Work in Progress Capital Works - Materials	546,585	0	546,585	0%	0	
Work in Progress Capital Works - Consultancy	107,125	0	107,125	0%	0	
Work in Progress Capital Works - Plant Hire External	7,176	0	7,176	0%	0	
Total Capital Works Program (Current Year WIP)	2,598,918	0	2,598,918	0%	0	

NOTES

1. Higher Prosser water scheme water usage fees due to excess rainfall \$120k, higher than forecast planning / animal management fees \$10/\$15k, private works \$26k, Waste management fees \$12k.
2. Road Grants for 2022-23 received in advance \$1.1M
3. Unexpected Water Corporation dividend \$103k
4. Higher stormwater and public open space contributions than forecast.
5. Income from medical centres has reduced due to (1) forecasted additional doctors have been unable to be recruited and (2) change in billing practices from the Triabunna centre. This is offset by reduced expenditure in materials and services.
6. Expenses yet to be incurred for grant revenue to be claimed.
7. Vacancies for unfilled roles in planning, works and corporate
8. See note 5 for explanation.
9. Interest of loans is recognised at milestones throughout the year, with the variance indicating a timing difference to budget.

Statement of Financial Position

Glamorgan Spring Bay Council
As at 30 April 2022

Account	30 Apr 2022	30 Jun 2021
Assets		
Current Assets		
Cash & Cash Equivalents	5,480,778	3,018,850
Trade & Other Receivables	1,200,247	926,374
Other Assets	40,800	273,191
Total Current Assets	6,721,825	4,218,415
Non-current Assets		
Trade & Other Receivables	0	3,243
Investment in Water Corporation	30,419,394	30,419,394
Property, Infrastructure, Plant & Equipment	143,503,404	144,779,771
Total Non-current Assets	173,922,798	175,202,408
Total Assets	180,644,623	179,420,823
Liabilities		
Current Liabilities		
Trade & Other Payables	712,820	1,189,660
Trust Funds & Deposits	404,718	361,562
Provisions	664,932	664,932
Contract Liabilities	0	949,850
Interest bearing Loans & Borrowings	86,188	458,263
Trade & Other Payables - Debtor Suspense Account	250	0
Total Current Liabilities	1,868,908	3,624,268
Non-current Liabilities		
Provisions	69,486	69,486
Interest Bearing Loans & Borrowings	7,838,574	7,844,169
Total Non-current Liabilities	7,908,059	7,913,655
Total Liabilities	9,776,967	11,537,922
Net Assets	170,867,657	167,882,901
Equity		
Current Year Earnings	2,973,498	1,683,188
Retained Earnings	82,682,948	81,033,102
Equity - Asset Revaluation Reserve	84,672,844	84,672,844
Equity - Restricted Reserves	538,367	493,767
Total Equity	170,867,657	167,882,901

Statement of Cash Flows

Glamorgan Spring Bay Council

For the 10 months ended 30 April 2022

Account	YTD Actual	2020/2021 Actual
Operating Activities		
Receipts from customers	12,455,096	11,963,619
Payments to suppliers and employees	(10,987,793)	(13,745,304)
Receipts from operating grants	2,395,269	1,343,056
Dividends received	310,500	207,000
Interest received	20,019	20,989
Cash receipts from other operating activities	677,609	1,149,744
Net Cash Flows from Operating Activities	4,870,700	939,104
Investing Activities		
Proceeds from sale of property, plant and equipment	75,625	217,237
Payment for property, plant and equipment	(2,967,478)	(7,759,220)
Receipts from capital grants	1,753,439	3,826,281
Other cash items from investing activities	215,234	(212,892)
Net Cash Flows from Investing Activities	(923,180)	(3,928,594)
Financing Activities		
Trust funds & deposits	(17,339)	(172,910)
Net Proceeds/(Repayment) of Loans	(377,671)	1,066,733
Other cash items from financing activities	(1,090,582)	3,422,376
Net Cash Flows from Financing Activities	(1,485,592)	4,316,199
Net Cash Flows	2,461,928	1,326,709
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	2,951,806	1,625,097
Cash and cash equivalents at end of period	5,413,733	2,951,806
Net change in cash for period	2,461,928	1,326,709

Capital Works Detail

Glamorgan Spring Bay Council

For the period 1 July 2021 to 30 April 2022

New Capital	Actual YTD	Adj Budget	Government Funding	Council Funding	Project Progress	Details	Government Funding
Roads, Footpaths, Kerbs							
Freycinet Drive - Kerb at Kayak Rental to stop flooding	32,695	32,695	32,695		Complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Strip Rd Little Swanport - concrete overlay to hardstand floodway	10,594	30,000	30,000		complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
R2R - Nugent Rd Seal	-	-			Complete		
Bicheno walkway	319,343	343,790	403,000		complete	Carried Forward from 2020/21	Drought Relief
DRG Swanwick Rd Footpath	-	0	0		Complete stage 1		
CDG Dolphin Sands Road shared pathway	-	0	0		Retention paid		
Triabunna Road Realignment re Cenotaph/RSL corner	186,083	315,000	315,000		Commenced	Carried Forward from 2020/21	Drought Relief
Swansea Main Street Paving	66,196	932,309	1,000,000		Design progressing		Fed Grant Funding
Total Roads, Footpaths, Kerbs	614,912	1,653,794	1,780,695	-			
Parks, Reserves, Walking Tracks, Cemeteries							
Swansea Cricket Practice Nets	-						Community Infrastructure Fund - Round 2
Swansea Boat Trailer Parking	168,292	254,000	500,000		Complete	Carried Forward from 2020/21	DPIPWE Funds
Bicheno Triangle	41,953	557,696	600,000		Design continuing		Fed Grant Fund
Bicheno Gulch	66,684	1,420,655	1,500,000		Design continuing		Fed Grant Fund
Coles Bay Foreshore	86,789	932,147	1,000,000		Design continuing		Fed Grant Fund
Jetty Rd Bicheno - Beach Access, timber walkway installation	14,131	10,500	10,500		Complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Buckland Walk - rehabilitation	8,365	35,000	-	35,000	complete	Carried Forward from 2020/21	
Total Parks, Reserves, Walking Tracks, Cemeteries	386,215	3,209,998	3,610,500	35,000			
Stormwater & Drainage							
Freycinet Drive CB Rock Line drain and culvert	18,728	30,000		30,000	complete	Carried Forward from 2020/21	
Triabunna Yacht club main install	24,521	15,000		25,000	Complete	Carried Forward from 2020/21	
Bicheno Esplanade install new mains to 3 houses	5,847	25,000		15,000	complete	Carried Forward from 2020/21	
49 Rheban Rd to West Shelley Beach instal	426	70,000		70,000	complete	Carried Forward from 2020/21	
Holkham Crt Flood Mitigation	33,670	258,500		125,000	planning replacement	Carried Forward from 2020/21	
Total Stormwater & Drainage	83,191	398,500	-	265,000			
Plant & Equipment							
Crane Gantry Swansea - safe water tank removal	19,649	22,765	-	22,765	complete		
Total Plant & Equipment	19,649	22,765	-	22,765			
Total New Capital	1,103,967	5,285,057	5,391,195	322,765			

Renewal of Assets	Actual YTD	2021/22 Budget	Government Funding	Council Funding	Project Progress	Details	Government Funding
Roads, Footpaths, Kerbs							
RTR - RSPG Rheban Rd Resheeting / realignment for bridge	-	100,000	50,000	50,000	complete	Carried Forward from 2020/21	RTR
Resheet - Old Coach Rd 3km	59,481	50,200		50,200	complete		
Resheet - Sally Peak Rd 1km	16,053	16,800		16,800	Complete		
Resheet - Sand River Rd 1km	15,000	16,800		16,800	Complete		
Resheet - Seaford Rd 1km	17,450	33,470		33,470	complete		
Resheet - Strip Rd 2km	-	8,222		8,222			
Resheet - Bresnehans Rd 0.5km	12,000	17,000		17,000	complete		
Resheet - Medora St Pontypool 1km	301	33,478		33,478			
Resheet Nugent Rd	17,216	17,216		17,216	Complete		
Reseal	144,569	443,300		443,300	commenced		
Resheet - Mt Murray Rd	29,775	30,174		30,174	complete		
Emergency repairs Wielangta Rd	-	106,000			barrier hire/ co-contribution for State Govt Grant		
Community Infrastructure Fund - Round 3	-	35,000	221,174		projects confirmed		Community Infrastructure Fund - Round 3
Redesign and relocation of the Triabunna School crossing	5,654	31,000	31,000		programming works		Community Infrastructure Fund - Round 3
TRRA 001 Rosedale Rd Drainage	35,247	52,000	-	52,000	Complete		Emergency Fund
Design	10,980	29,200		29,200			
Contingency	-	170,000		170,000	council contributions to Mar2021 flooding		
Total Roads, Footpaths, Kerbs	363,725	1,189,860	302,174	967,860			
Parks, Reserves, Walking Tracks, Cemeteries							
Spring Bay Recreation Ground Upgrade	-	150,000	150,000			New Grant	State Government
Bicheno BMX track refurbishment	21,358	20,000	20,000		complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Total Parks, Reserves, Walking Tracks, Cemeteries	21,358	170,000	170,000	-			
Stormwater, Drainage							
Alma Rd and Fieldwick Lane - Rockline drain and culvert improvements	93,013	125,000	125,000		90% complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Stormwater management planning, investigation & design	47,712	85,000		85,000	continued	Carried Forward from 2020/21	
39 West Shelley Beach Orford Main Upgrade	84,340	50,226			complete	Carried Forward from 2020/21	
Stormwater and drainage to be allocated	-			-	complete	Carried Forward from 2020/21	
Total Stormwater, Drainage	225,065	260,226	125,000	85,000			
Buildings & Facilities							
RSL Cenotaph - new memorial c/fw project	19,169	18,442		10,000	complete	Carried Forward from 2020/21	
Triabunna Medical Centre - Car Park reseal and line mark	25,658	45,000	45,000		Complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Bicheno Medical Centre - Car Park reseal and line mark	25,596	52,305	55,000		Complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Triabunna Marina - improve public facilities and shelters	40,016	40,863	40,863		Complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Triabunna Marina Area Shelter	-	15,000			Complete		Community Infrastructure Fund - Round 2
Coles Bay Tennis Courts - Basketball hoop installation	1,365	1,910	3,000		Complete	Carried Forward from 2020/21	Community Infrastructure Fund - Round 2
Buckland Community Hall - ramp access	5,564	42,845	45,000		In progress	Carried Forward from 2020/21	Community Infrastructure Fund
Buckland Community Hall - stairs	51,230	51,230	55,000		Complete	Carried Forward from 2020/21	Drought Relief
Bicheno Medical Centre - Refurb Treatment Room	25,000	25,000	25,000		Complete	Carried Forward from 2020/21	Community Infrastructure Fund
Swansea Courthouse Drainage Works	-	10,000	25,000		Complete	Carried Forward from 2020/21	Community Infrastructure Fund
Swansea Child Care Fencing	1,170	15,260			Complete		Community Infrastructure Fund - Round 2
Swansea Community Hall - Toilet Refurbishment	53,705	53,705			Complete	Carried Forward from 2020/21	Community Infrastructure Fund
Swansea SES CCTV	1,163	1,718			Complete	Carried Forward from 2020/21	Community Infrastructure Fund
Install Solar Panels on the Swansea Community Hub building	-	636			Complete	Carried Forward from 2020/21	Men's Shed grant fund
Swansea Cricket Practice Nets	-	35,000				Community Infrastructure Fund - f	Community Infrastructure Fund - Round 3
Swansea Courthouse - refurbish toilet and install disabled/unisex toilet	-	75,000	60,000		Concept		Community Infrastructure Fund - Round 3
Coles Bay Community Hall - Replacement of Annexe, Medical Room, Kitchen and Library	1,450	180,000	180,000		Design progressing		Community Infrastructure Fund - Round 3
Spring Beach Toilet Refurbishment	-	65,000	65,000		Sched 2022		Community Infrastructure Fund - Round 3
Total Buildings & Facilities	251,085	728,914	598,863	10,000			

Marine Infrastructure	Actual YTD	2021/22 Budget	Government Funding	Council Funding	Project Progress	Details	Government Funding
Pylon Replacement - Marina	49,875	100,000		100,000	In progress		
Saltworks Toilet	-	100,000	245,000		Design progressing		Community Infrastructure Fund - Round 3
Saltworks Jetty Upgrade	-	99,123	100,000		Design progressing	Carried Forward from 2020/21	State Grant
Total Marine Infrastructure	49,875	299,123	345,000	100,000			
Bridges, Culverts							
Orford Rivulet Bridge Replacement Rheban Rd	10				complete	Contract Complete. Rehabilitation to finalise project	\$1.02m project started May 2019. Fully Federal Grant funded
Holkham Crt Culvert	2,275	56,087	56,087		Final Design received	Carried Forward from 2020/21	Community Infrastructure Fund
TRRA 002 Culvert 50 Orford Rivulet Wielangta Rd	2,695	42,500			In progress		Emergency Fund
TRRA 004 Bridge 47 Griffiths Rivulet Wielangta Rd	9,909	84,709	-	84,709	In progress		
RTR - EMF Rheban Rd Griffith River Bridge	429,452	277,526	300,000		complete	Carried Forward from 2020/21	RTR 25% EMF75%
Total Bridges, Culverts	444,341	460,822	356,087	84,709			
Plant & Equipment							
IT Computer Equipment	30,457	30,000		30,000			
Medical Equipment	-	20,000		20,000			
Misc. Plant & equipment replacements/contingency	2,478	13,062		13,062			
Replace vehicle loading crane	18,325	6,868		16,659	complete		
Replace Ute x 2 (2007/2008)	55,365	58,009		58,009	complete		
Replace Mayor Vehicle (2016)	-	-		-			
Replace Tipper Truck (2014)	-	76,675		76,675	complete		
Replace Medium Truck (2014)	-	93,006		93,006	progressing		
Replace Toro Groundmaster (2014)	27,995	25,450		25,450	complete		
Replace Tandem Trailer	4,883	4,883		4,883	complete		
Total Plant & Equipment	139,503	327,953	-	337,744			
Total Renewal Capital	1,494,951	3,436,898	1,897,124	1,585,313			
Total Capital Works	2,598,918	8,721,955	7,288,319	1,908,078			



FEES AND CHARGES REGISTER

2022/2023

**Adopted:
Minute No.**

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ADMINISTRATIVE FEES

Type	Unit	2022-2023	2021-2022
Photocopying - Black and White A4	per page	\$0.10	\$0.10
Photocopying - Black and White A3	per page	\$0.35	\$0.30
Photocopying – Colour A4	per page	\$0.55	\$0.50
Photocopying – Colour A3	per page	\$1.25	\$1.00
Search and copy of permit and plans	per application	\$53	\$50

MARINE INFRASTRUCTURE FEES

Type	Unit	2022-2023	2021-2022
Marina Berth - Private use Fixed Jetty	per year	\$4,313	\$3,750
Marina Berth- Private use Floating Pontoon	per year	\$5,405	\$4,700
Marina Berth - Commercial Tour Floating Pontoon (Single phase)	per year	\$5,405	\$4,700
Marina Berth - Commercial Fishing Floating Pontoon (Three phase)	per year	\$5,693	\$4,950
Marina Berth – Casual Rate (Daily)	per day	\$46	\$40
	per week	\$173	\$150
	per month	\$552	\$480
Fisherman's Wharf Fee > 18m length	Annual	\$1,587	\$1,380
Fisherman's Wharf Fee boats >18m length	Annual	\$2,381	\$2,070
Fisherman's Wharf – Casual Rate	per day	\$46	\$40
	per week	\$173	\$150
	per month	\$575	\$500
Fisherman's Wharf – Unloading Fee	each	\$69	\$60
Fisherman's Wharf – Cleaning Fee (When required)	each	\$92	\$80
Use of Single-phase power at wharf - Per connection	up to 24 hours	N/A	N/A
Use of Three Phase Power - Per connection	up to 24 hours	\$35	\$30
Maintenance work on vessels at wharf	per day	\$92	\$80
	per week	\$575	\$500

WASTE MANAGEMENT TRANSFER STATION FEES

Type	Unit	2022-2023	2021-2022
General waste (min \$5)	per cubic meter	\$27	\$25
Compactor Vehicle	per cubic meter	\$38	\$35
Recyclable materials		no charge	Free
Metals / Oils / Batteries		no charge	Free
Greenwaste:			
Car boot load	each load	\$5	\$2
Utility tub tray / flat tray	each load	\$10	\$5
Trailer single axle (no cage)	each load	\$10	\$5
Trailer single axle (with cage)	each load	\$15	\$10

Trailer double axle (no cage)	each load	\$15	\$10
Trailer double axle (with cage)	each load	\$25	\$20
Loads larger than above	per cubic meter	\$8	\$5
Tyre disposal:			
Car	per tyre	\$15	\$10
Small truck/4WD	per tyre	\$18	\$15
Large truck	per tyre	\$25	\$25

CEMETERY FEES

Type	Unit	2022-2023	2021-2022
Plot Reservation Certificates - General	each	\$308	\$280
Niche Wall Allocation	each	\$242	\$220
Old / Lawn Section burials	each	\$1,062	\$965
Children – max coffin size 1350mm x 450mm	each	\$385	\$350
Re-open Fee (Old / Lawn section)	each	\$869	\$790
Burials outside working hours (additional charge)	each	\$528	\$440

KERBSIDE VENDOR & STALL FEES

Type	Unit	2022-2023	2021-2022
Kerbside Vending Fees	per year	\$1,058	\$1,000
	per month	\$106	\$100
Stall Holders	per event	\$27	\$25

PLANNING AND DEVELOPMENT FEES

Type	Unit	2022-2023	2021-2022
Basic Fee	Each	\$140	\$132
Base Application Fee (Required for to all applications) Value of Works	\$0 - \$100,000	\$161	\$152
	\$100,001 - \$499,999	\$802	\$758
	\$500,000 - \$999,999	\$1,497	\$1,414
	\$1,000,000+	\$1,799	\$1,700
Scaled Assessment Fee (Applicable to All Applications)			
For every \$1,000 value of work where value of work is	>\$25,000	\$1.80	\$1.80
Discretionary Assessment Fee			
For all discretionary applications	each	\$182	\$172
Subdivision Assessment Fee			
Minor boundary adjustment	each	\$161	\$152
Base fee	each	\$789	\$536
New lot assessment fee (per lot)	each	\$65	\$61
Public Notification Fee			
For all discretionary applications	each	\$450	\$425

For planning scheme amendment & level 2 activities	each	\$1,176	\$1,111
Minor Amendment Fee			
Permitted Application	each	\$140	\$81
Discretionary Application	each	\$279	\$263
Planning Scheme Amendment (Note: Application assessment fees & TPC fee also payable in addition)			
Assessment Fee	each	\$14,426	\$13,635
Extensions of time			
Extension of 2-year substantial commencement	each	\$138	\$71
Developer Contribution Fee			
Cash in lieu of car parking	each	Per Policy = (cost of land + construction cost) x 0.5	As per Policy = (cost of land + construction cost) x 0.5
Part 5 Agreements			
Execution of Part 5 Agreement	each	\$482	\$455
Or if required by Planning Permit	each	\$321	\$303
Region Land Use Strategy			
Request to amend Regional Land Use Strategy	each	\$2,939	\$2,778
Specialist Assessment of DA Required			
EIA or specialist study to be assessed by suitably qualified person not contained within Council (e.g. archaeologist). Actual amount charged shall be paid by applicant in addition to applicable fee.	each	Cost of the peer review study + 15% administration fee	Cost of the peer review study + 15% administration fee
Development Engineering			
Plan assessment & inspection	each	1% of certified value of work, minimum \$467	1% of certified value of work, minimum \$303
Re-inspection fee		\$191	\$180
Review of updated drawings fee	per set	\$250	-
Permit fee - conduct an activity or any work within a council road/street	each (Domestic)	\$125	-
	each (Commercial)	\$175	-
Stormwater connection and inspection fee	each (Kerb or pit connection)	\$1,100	-
	each (Drain)	\$250	-
Infrastructure protection bond (Protection of existing footpaths, kerbs etc)	each	POA	-
Contribution fee for WSUD (per lot)	each	\$1,800	-

Strata Title Act 1998			
Strata scheme assessment	per lot	\$465 plus \$61 per lot	\$465 plus \$61 per lot
All other Strata Title Act 1998 applications		\$321	\$303
Petitions to Amend Sealed Plan			
With written support of all interested parties	each	\$343	\$324
Without written support of all interested parties	each	\$664	\$627
Hearing fee	each	\$557	\$526
Miscellaneous Fee for LUPAA or LGBMP applications			
Miscellaneous		\$236	\$223
For Retrospective Approval due to compliance actions by staff			
For all retrospective applications following planning notices	each	Plus 50% of the applicable fee	Plus 50% of the applicable fee

BUILDING FEES

Type	Additional Information	Unit	2022-2023	2021/2022
Building Works under \$19,999 - Class 1, 10, 1 & 10	Application for a Building Permit, Demolition Permit, Permit of Substantial Compliance and Certificate of Completion for all classes	per application	\$300	\$275 - \$605
Building Works \$20,000 and over for Class 1, 10, 1 & 10	Application, assessment and completion certificate for a Building Permit, Demolition Permit and Permit of Substantial Compliance for the following classes:			
	Class 1 / Classes (1 and 10)	per application	\$460	\$435
	Class 10	per application	\$291	\$275
	Multi-Unit Development (2 or more separate units)	per application	\$460	\$435
Building Permit (Class 2-9)	Application for a Building Permit, Demolition Permit, Permit of Substantial Compliance and Certificate of Completion.	per application	\$566	\$535
Notifiable Building Works	Lodgment, assessment, associated correspondence and record keeping.	per application	\$300	\$275
Amended drawings		each drawing	\$175	\$165
Extension to building permit		per application	\$117	\$110
Building Certificate		per application	\$524	\$495

Temporary Occupancy Permit Admin Fee		each permit	\$69	\$65
Minor works notification form		per application	\$68	\$65
For all retrospective applications		each	Plus 50% of the applicable fee	-

PLUMBING FEES

Type	Additional Information	Unit	2022-2023	2021-2022
Plumbing - Building Works under \$19,999 - All classes	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations, and amendments	per application	\$344	\$325
Plumbing - Building Works \$20,000 and over (Classes 1, 10 and multi-unit development)	Class 10 - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations, and amendments.	per application	\$483	\$420
	Class 1 or Classes 1 and 10 - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations, and amendments	per application	\$880	\$765
	Class 1 or Classes 1 and 10 with an Onsite Wastewater Management System - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations, and amendments	per application	\$1,254	\$1090
	Multi-unit development	2 Units	\$1,254	\$765-
		Additional unit	\$1,000	\$1090
Plumbing - Building Works \$20,000 and over (Classes 2 -9)	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations, and amendments	per application	\$1,000	\$870

	With an Onsite Wastewater Management System - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations, and amendments	per application	\$1,500	\$1295
Permit Authority Completion Certificates		each application	\$117	\$110
· Building & Demolition				
· Plumbing				
Site inspection		per 0.5 hour	\$117	\$115
Amended drawings		each drawing	\$175	\$165
Extension to plumbing permit		per application	\$117	\$110
For all retrospective applications		each	Plus 50% of the applicable fee	-

ENVIRONMENTAL HEALTH

Type	Unit	2022-2023	2021-2022
Food Business Registration Fees			
Temporary Food Registration	per event	\$30	\$26
Temporary Food Registration local community (non profit organisation)	per event	FREE	FREE
Classification Priority 1	per licence	\$284	\$268
Classification Priority 2	per licence	\$214	\$202
Classification Priority 3	per licence	\$145	\$137
Classification Priority 3 (notify only)	one off fee	\$30	\$26 – One off fee
Classification Priority 4 (notify only)	one off fee	\$30	\$26 – One off fee
Not for profit (Sporting & Community Groups, Charities etc)	per licence	Free	Free
Assessment of Plans for Commercial Kitchen (Form 49)	per assessment	\$236	\$223
Inspection and Occupancy Report for commercial kitchen (Form 50)	per report	\$236	\$223
Miscellaneous Health Fees			
Place of Assembly Licence – specific event	each licence	\$85	\$80
Place of Assembly Licence – specific event (local community non-for-profit organisation)		FREE	FREE
Swimming pools/spas samples (request /non investigative)		Cost of analysis + \$147.00/hr	Cost of analysis + \$147.00/hr

		or part there- of	or part there- of
Commercial Water Carriers Permit	for one year	\$85	\$51
Regulated system registration-new	each	\$107	\$101
Public Health Risk Activities (tattooists, skin penetration)– Business application and renewal	each	\$85	\$71
Public Health Risk Activities (tattooists, skin penetration)– Operator application and renewal	each	\$50	-
Private Water Supplier Permit	each	\$85	\$26
Caravan Licence	each	\$247	\$233
Permit for burial of human remains on private land	each	\$182	\$172

DOG MANAGEMENT FEES

Type	Unit	2022-2023	2021-2022
Non-Desexed Dog (before 30/06/22)	per animal	\$42	\$40
Non-Desexed Dog (after 30/06/22)	per animal	\$58	\$55
Desexed dog (before 30/06/22)	per animal	\$26	\$25
Desexed dog (after 30/06/22)	per animal	\$37	\$35
Working dogs (before 30/06/22)	per animal	\$21	\$20
Working dogs (after 30/06/22)	per animal	\$37	\$35
Dog owned by a pensioner (one desexed dog only) (before 30/06/22)	per animal	\$10	\$9
Dog owned by a pensioner (one desexed dog only) (after 30/06/22)	per animal	\$22	\$21
Declared dangerous dog & Restricted Breeds (before 30/06/22)	per animal	\$270	\$255
Declared dangerous dog & Restricted Breeds (after 30/06/22)	per animal	\$481	\$455
Registered guide dog/assistance dog	per animal	FREE	FREE
Replacement tag	per tag	\$7	\$6
Release of dog from pound 1 st offence	per release	\$43	\$41
Release of dog from pound 2 nd and subsequent offences	per release	\$161	\$152
Daily maintenance charge whilst impounded	per day	\$43	\$41
Kennel Licence – New >2 dogs	per licence	\$127 + Advertising Costs	\$120 + Advertising Costs
Kennel Licence – Renewal	per licence	\$38	\$35



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

COMMUNITY SMALL GRANTS PROGRAM APPLICATION PACKAGE

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

GUIDELINES FOR APPLICANTS

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

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

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

ELIGIBILITY

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

COUNCIL PROCESS REQUIREMENTS

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

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



9 Melbourne Street (PO Box 6)
Triabunna TAS 7190

☎ 03 6256 4777

☎ 03 6256 4774

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🌐 www.gsbc.tas.gov.au

COMMUNITY SMALL GRANTS APPLICATION FORM	
Name of applicant	Swansea Chamber of Commerce
Postal address	C/- The Barkmill Tavern, 96 Tasman Highway, Swansea TAS 7190
Contact person	Kelsey Walker
Role if group applying	
Contact number	
Email address	
Is your organisation an incorporated body?	Yes No
Project title and brief description (If insufficient space, please attach additional sheet)	
Outline intended outcomes of the project (for example, benefits of the project to the community, support from any other groups or organisations.)	
Funding sought from Council	\$
Funding to be contributed by you or your organisation	\$
Funding to be contributed from other organisations (Provide details below of confirmed or anticipated contributions *)	\$
Total Project Expenses	\$
Signed	
Name (Please print)	
Date	
*Details of other contributors:	

From: Kelsey Walker <manager@barkmilltavern.com.au>
Sent: Saturday, 30 April 2022 10:55 AM
To: Troy Barrett <troy_barrettmusic@hotmail.com>
Subject: Re: Music for a cocktail party - swansea

Hi Troy,


It is held in Swansea, we would be looking for a 8pm - 11pm time slot.

We are hoping for over 100 people for the event.

We are happy to pay your 3 hour rate and travel.
We would like to lock you in for this please.

Can I just ask a side note that your rates for the bark mill that I have you booked in for in winter are still \$450

Kind regards


Kelsey 

Get [Outlook for iOS](#)

From: Troy Barrett <troy_barrettmusic@hotmail.com>
Sent: Thursday, April 28, 2022 2:37 pm
To: Kelsey Walker
Subject: RE: Music for a cocktail party - swansea

Hey Kelsey!

Thanks for getting in touch!

I am available on that date at the moment 

What venue were you looking to have it at and roughly how many people might attend?

My rates are \$600 for 3hrs (3 sets) then \$100 per extra hour. I'd also have to add on \$60 for travel if it were to be held in

Feel free to check out my website which has vids and my song list.
www.troybarrettmusic.com

Look forward to hearing from you!

Troy

Sent from my Galaxy

----- Original message -----

From: Kelsey Walker <manager@barkmilltavern.com.au>

Date: 28/4/22 2:27 pm (GMT+10:00)

To: troy_barrettmusic@hotmail.com

Subject: Music for a cocktail party - swansea

Hi Troy,

Hope you are well.

I also work with the chamber of commerce in Swansea and we are looking at hosting a cocktail party on June 4th here in Swansea with music

It would be a night time gig. Let me know if you would be interested in this?

Look forward to hearing from you

Kelsey walker

Get [Outlook for iOS](#)

gregory raspin

Mon, May 2, 8:27 PM
(9 days ago)

to me

Hi as I have offered the town hall Free for the community event of Paint the town red cocktail evening

I do have to put that the use of kitchen area and use of all glassware have a charge of \$50.00

The hall will be available for decorations etc to happen after 12 noon on the Friday and be available for you till 12 noon Sunday when all cleaning and everything should be done

All rubbish including bottles need to be in bins for next garbage collection

I will organise for a extra glass recycle bin for this event

Any other enquires re the hall please contact me

Jo Raspin

Fri, Apr 29, 8:50 PM
(12 days ago)

to me

Hi answer to your questions
Yes liquor license is required
Yes all glassware is at town hall 100 wine 100 flutes. 50 water glasses some beer glasses
Yes the town hall has a audio system. I think u should check it out soon to make sure it is what u require
Lighting can be changed to colours that suit
Covid numbers are 80. But I will check to c if that has changed

My quote at \$20.00 per person for canapés
10 per person
Hot and cold
Served at stages throughout the night

I will get back to u next week with a suggested assortment
Thanks

Jo



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COMMUNITY SMALL GRANTS APPLICATION FORM	
Name of applicant	The Little Penguins Community Group
Postal address	83 Burgess St, Bicheno TAS 7215.
Contact person	Simone Symons
Role if group applying	Chair
Contact number	[REDACTED]
Email address	[REDACTED]
Is your organisation an incorporated body?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Project title and brief description (If insufficient space, please attach additional sheet)	
<p>This Committee aims to REJUVENATE + MAINTAIN the gardens surrounding the Little Penguins Child Care Centre in Bicheno. The Centre is celebrating it's 10 year anniversary at its present location this year. We are presently organising some festivities to take place on Sat. 18th June. Prior to that we would like to beautify the surrounding gardens as they need refurbishment. The Volunteer Committee is myself, Michelle Barker, Daisy Jones, Rachael Fumara + Lucy Cuntiffe.</p> <p>Outline intended outcomes of the project (for example, benefits of the project to the community, support from any other groups or organisations).</p> <p>The Child Care Centre is situated beside the public toilets, near the library hall, opposite the tennis court and Lions Park and adjacent to the school. As this area is widely used by locals + visitors, it is very important that it's well maintained and aesthetically appealing. The area also incorporates a grassed playing area, gardens and vegetable gardens which all need renewing for the Centre's children to be able to use.</p>	
Funding sought from Council	\$ 1,000.00
Funding to be contributed by you or your organisation	\$ 200.00
Funding to be contributed from other organisations (Provide details below of confirmed or anticipated contributions *)	\$ —
Total Project Expenses	\$ 1200.00
Signed	[REDACTED]
Name (Please print)	Simone Symons
Date	09/04/2022
*Details of other contributors:	

LITTLE PENGUINS COMMUNITY GROUP

The Little Penguins Community Group is a non profit volunteer group established to support our Little Penguins Child Care Centre in Bicheno.

On June 18th, 2022 The Little Penguins Child Care Centre celebrates 10 years of being in their current location. (the building adjacent to the Bicheno Primary School). As you can appreciate , at the time of construction – this building/Centre was a huge positive addition to Bicheno and surrounds.

The benefits of this Child Care Centre are too numerous to mention and the dedication of many people in the community to get this centre funded and built needs to be recognised and celebrated.

The Centre has been a fabulous addition to the area not only for the children but for parents and carers alike. It has meant that many parents and carers have been able to rejoin the work force and also for the children to have a safe and appealing environment to spend their time away from home. The other great advantage is the proximity to the Kinder area of the Bicheno Primary School. This has meant a very easy assimilation for children from child care moving into Kinder and also for regular programs to run including children from both establishments.

Our celebrations in June will ofcourse have a formal aspect – the history of the Centre and also recognition of the major contributors to this facility. However we just want to open the centre to all in the community to visit and celebrate this milestone. There will be many activities for the children and also food and refreshments available for all.



MTB SERVICES

Gardening & Landscaping

QUOTE

MTB SERVICES

ABN: 26206869837

 82 Rosedale Rd
 Bicheno, TAS 7215
 Phone: 0429 414 879
 Home: 63 751662

 DATE: 10th April 2022
 Invoice No
 Customer ID Little Penguins

QUOTE:
TO:

 Little Penguins
 Child Care Centre
 Burgess Street
 Bicheno. Tas 7215

DESCRIPTION	AMOUNT
Requested quote for gardening services to Little Penguins Child Care Centre. Agreed work to be undertaken. Removal of trees and/or plants. Trimming of trees. General clean up of gardens. Rejuvenation of vegetable gardens. Lawn mowing and general maintenance. Removal of green waste.	1,200.00
PLEASE NOTE THIS IS A QUOTE ONLY	

OTHER COMMENTS

 1. Total payment within 7 days
 2. Direct Deposit – Michael Baker
 Commonwealth Bank BSB: 06 7105
 Account: 10357727

 If you have any queries about this quote please contact
 Michael Baker

Thank You For Your Business!

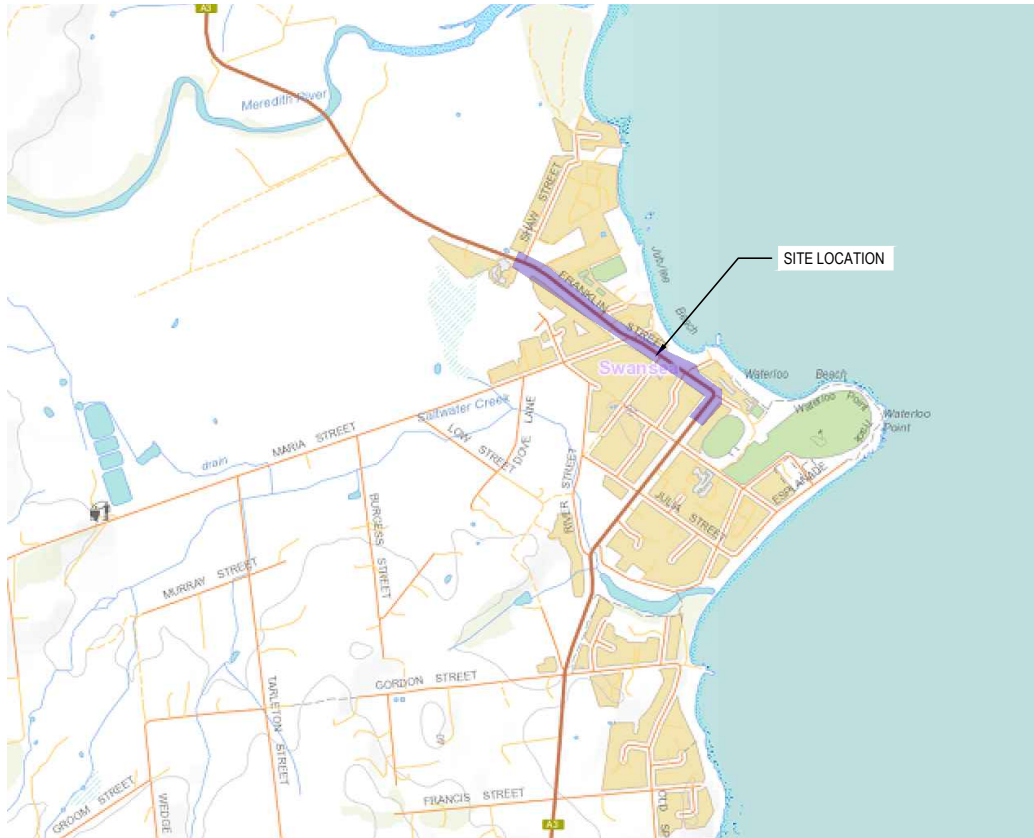
 Ph: 63 751662 P.O. Box 61
 Mobile: 0429 414879 Bicheno. Tas. 7215

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SWANSEA MAIN STREET UPGRADE CIVIL SERVICES



LOCALITY PLAN - SWANSEA

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C1021	ALIGNMENT AND SURVEY CONTROL
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C1103	GENERAL ARRANGEMENT - 3
C1104	GENERAL ARRANGEMENT - 4
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C	DETAIL DESIGN	AJ	BD	28 JAN
B	PRELIMINARY DESIGN	AJ	BD	04 NOV
A	CONCEPT DESIGN	AJ	BD	08 DEC
No	Revision	Drawn	Authorised	Date

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Sustainable Engineering
Small team, big outcomes

Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	COVER PAGE		
Drawing Number	GCBC-SSMR-SET-C1001	Revision	C ISSUED 28/01/22

SAFETY IN DESIGN

1. THE DESIGN OF WORKS SHOWN ON THESE DRAWINGS ACCOUNTS FOR THE SAFETY OF USERS BY COMPLIANCE WITH DESIGN CODES INCLUDING:
- Austroads Guides to Road Design
 - IPWEA Standard Drawings as issued by LGAT 03/12/2020
2. THE SAFETY OF THE DESIGN IS CONDITIONAL UPON THE WORKS BEING COMPLETED IN THEIR ENTIRETY BY COMPETENT CONTRACTORS AND DOES NOT NECESSARILY ACCOUNT FOR RISKS THAT MAY OCCUR DURING THE CONSTRUCTION, COMMISSIONING, OPERATION, MAINTENANCE OR DEMOLITION PHASES OF THE WORKS.
3. DURING THE CONSTRUCTION, COMMISSIONING, OPERATION, MAINTENANCE AND DEMOLITION PHASES OF THE WORKS THE CONTRATORS AND OWNERS ARE RESPONSIBLE FOR IMPLEMENTING A SAFE WORKPLACE IN ACCORDANCE WITH THE (TAS) WORK HEALTH AND SAFETY ACT 2012 AND THE REGULATIONS THERETO (THE ACT) AND SHALL HAVE IN PLACE A WORKPLACE HEALTH & SAFETY POLICY AND SHALL UNDERTAKE A CONTRACT RISK REVIEW PRIOR TO UNDERTAKING THE CONTRACT.
4. THE INCLUSION OR OMISSION OF ANY ITEM FROM THE DESIGN OR DRAWINGS OR SPECIFICATION OR SCHEDULE OR CONTRACT DOES NOT DIMINISH THE RESPONSIBILITY OF CONTRACTORS, OWNERS, USERS, OPERATORS, MAINTAINANCE AND DEMOLITION CONTRACTORS TO ENSURE SAFE WORK PRACTICES ARE EMPLOYED IN ACCORDANCE WITH THE ACT DURING ANY PHASE OF THE LIFE OF THE WORKS.
5. THE FOLLOWING ITEMS ARE LISTED AS RELEVANT TO ENSURING THAT SAFE WORK PRACTICES ARE EMPLOYED ON SITE DURING THE CONSTRUCTION PHASE, BUT IS NOT INTENDED TO BE A COMPREHENSIVE LIST OR TO REPLACE THE CONTRACTOR'S OWN PROJECT SPECIFIC ASSESSMENT AND CONTROL OF SITE RISKS AS REQUIRED BY THE ACT:
- Prepare Workplace Health & Safety Plan for the site
 - Undertake site service locations and identify O/H electricity
 - Provide separation of work site and access, storage and stockpiles
 - Provide barriers, warning notifications to prevent the unauthorized access to the site by the public
 - Prevent the impact of any work procedures including the use of directional lasers on workers or the public
 - Provide traffic control in compliance with DEPT OF STATE GROWTH "Traffic Control at Worksites" Code of Practice
 - Provide safety barriers at excavations and trenches per the Act
 - Assess the requirement for confined space procedures
6. PRIOR TO HANDOVER ENSURE THAT SAFETY SIGNAGE IS IN PLACE ON ANY ROAD TERMINATIONS AND ON ANY UNCOMPLETED TRENCHING WORKS
7. ATTEND TO ANY EMERGENCY WORKS THAT MAY BE REQUIRED DURING THE DEFECTS LAIBILITY (MAINTENANCE) PERIOD TO ENSURE THE CONTINUING SAFETY OF THE USERS OF THE WORKS AND ATTEND TO THE RECTIFICATION OF ANY DEFECTS
8. AFTER THE END OF THE DEFECTS LIABILITY PERIOD THE LOCAL GOVERNMENT AREA COUNCIL , TASWATER, TASNETWORKS, TELSTRANBN, NBNCO TO MAINTAIN THE WORKS IN ACCORDANCE WITH THE LOCAL GOVERNMENT ACT, THE STATE TRAFFIC ACT AND ACTS AND SAFETY PROCEDURES RELATING TO TASWATER, TASNETWORKS, TELSTRANBN & NBNCO.
9. DEMOLITION, IF REQUIRED, TO BE UNDERTAKEN IN ACCORDANCE WITH LOCAL GOVERNMENT PERMITS AND SERVICE AUTHORITY CODES OF PRACTICE.

GENERAL NOTES

1. READ THESE NOTES IN CONJUNCTION WITH OTHER ENGINEERING DRAWINGS AND SPECIFICATIONS, AND WITH SUCH OTHER WRITTEN INSTRUCTIONS ISSUED. REFER TO CONCRETE DRAWINGS FOR SETTING OUT AND DETAIL DIMENSIONS. IN CASE OF DISCREPANCY, PRECEDENCE IS GIVEN TO DRAWINGS, THEN NOTES, THEN SPECIFICATION.
2. CARRY OUT WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE LEGISLATION, STATUTORY REGULATIONS, BY-LAWS OR RULES. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH ALL CURRENT WORK HEALTH AND SAFETY ACTS, LEGISLATIVE REQUIREMENTS, ASSOCIATED REGULATIONS AND CODES OF PRACTICE, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTICE.
3. REFER DISCREPANCIES TO SUPERINTENDENT BEFORE PROCEEDING WITH WORK.
4. SUBMIT DETAILS OF PROPOSED CHANGES TO SCOPE, WORK METHODS OR MATERIALS etc. FOR APPROVAL BEFORE PROCEEDING. APPROVAL DOES NOT AUTHORISE A VARIATION TO THE CONTRACT.

5. NOMINATION OF PROPRIETARY ITEMS DOES NOT INDICATE EXCLUSIVE PREFERENCE, BUT INDICATES REQUIRED PROPERTIES OF ITEM. SIMILAR ALTERNATIVES HAVING REQUIRED PROPERTIES MAY BE OFFERED FOR APPROVAL. APPROVAL DOES NOT AUTHORISE A VARIATION TO THE CONTRACT. INSTALL PROPRIETARY ITEMS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
6. OBTAIN NECESSARY PERMITS AND APPROVALS FROM RELEVANT AUTHORITIES BEFORE COMMENCING WORK ON SITE. NOTIFY RELEVANT SERVICE AUTHORITIES BEFORE COMMENCING WORK ON SITE.
7. GIVE TWO WORKING DAYS' (48 HOURS) NOTICE SO THAT INSPECTION MAY BE MADE OF CRITICAL STAGES OF WORK.
8. INSPECTIONS AND REVIEWS UNDERTAKEN BY SUPERINTENDENT OR OTHERS DO NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS.
9. DO NOT OBTAIN DIMENSIONS BY SCALING FROM DRAWINGS.
10. DIMENSIONS ARE IN MILLIMETRES, LEVELS ARE IN METRES UNO, CHAINAGES ARE IN METRES UNO.
11. DATUM FOR LEVELS IS AHD (AUSTRALIAN HEIGHT DATUM).
12. HAVE SURVEY AND SETTING OUT UNDERTAKEN BY A REGISTERED SURVEYOR.
13. VERIFY ON SITE SETTING OUT DIMENSIONS AND EXISTING MEMBER SIZES SHOWN ON CONCRETE DRAWINGS BEFORE SHOP DRAWINGS, CONSTRUCTION AND FABRICATION IS COMMENCED. EXISTING STRUCTURES SHOWN ON DRAWINGS ARE IN APPROXIMATE LOCATIONS ONLY.
14. USE STANDARD BOLT PATTERNS etc. THROUGHOUT THE WORKS TO AVOID CONFUSION OR AMBIGUITY.
15. TAKE CARE OF HAZARDS ASSOCIATED WITH BURIED, CONCEALED OR OVERHEAD SERVICES. TAKE PRECAUTIONS AND WORKMANSHIP UNDERTAKE EXPLORATION TO ESTABLISH LOCATION OF AND PROTECT EXISTING SERVICES AT SITE. SERVICES SHOWN ON DRAWINGS ARE IN APPROXIMATE LOCATIONS ONLY. SERVICES OTHER THAN THOSE SHOWN MAY EXIST ON SITE. MARK LOCATIONS OF SERVICES CLEARLY ON SITE, AND ON AS-BUILT DRAWINGS. HAND EXCAVATE WITHIN ONE METRE OF INGROUND SERVICES.
16. DISPOSE OF SURPLUS MATERIAL OFF SITE IN ACCORDANCE WITH LOCAL AUTHORITY WASTE REGULATIONS.
17. IMPLEMENT SOIL AND WATER MANAGEMENT PROCEDURES TO AVOID EROSION, CONTAMINATION AND SEDIMENTATION OF SITE, SURROUNDING AREAS AND DRAINAGE SYSTEMS.
18. WORKMANSHIP AND MATERIALS TO COMPLY WITH REQUIREMENTS OF AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTION CODE (NCC) AND BY-LAWS AND ORDINANCES OF RELEVANT BUILDING AUTHORITIES. ALL STANDARDS REFERRED TO ARE THOSE CURRENT (AS AMENDED) AT COMMENCEMENT OF CONTRACT.
19. OBTAIN REQUIREMENTS FOR SERVICES, ADJOINING ELEMENTS etc TO BE EMBEDDED IN, FIXED TO OR SUPPORTED ON WORK AND PROVIDE FOR REQUIRED FIXINGS. PROVIDE FOR TEMPORARY SUPPORT OF ADJOINING ELEMENTS DURING CONSTRUCTION. DRAWINGS DO NOT SHOW DETAILS OF ALL FIXTURES, INSERTS, SLEEVES, RECESSES OR OPENINGS etc REQUIRED.
20. PROTECT EXISTING STRUCTURES FROM DAMAGE OR CRACKING. MAKE GOOD ANY DAMAGE TO EXISTING ELEMENTS AT COMPLETION OF WORKS.
21. WHERE NEW WORK ABUTS EXISTING, PROVIDE SMOOTH TRANSITION FREE OF ABRUPT CHANGES.
22. NEATLY CUT BACK CONCRETE TO BE REMOVED TO A CLEAN TRUE FACE USING A DIAMOND SAW.
23. HAVE TESTING PERFORMED BY AN INDEPENDENT NATA (NATIONAL ASSOCIATION OF TESTING AUTHORITIES) ACCREDITED AUTHORITY, AND PROVIDE TEST REPORTS TO SUPERINTENDENT.
24. SUPPLY RELEVANT NOTES, DRAWINGS AND SPECIFICATIONS etc TO SUB-CONTRACTORS.
25. BUILD, FABRICATE AND PROCURE ONLY FROM DRAWINGS 'ISSUED FOR CONSTRUCTION'.
26. KEEP ON SITE A COMPLETE SET OF CONTRACT DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS) AND SITE INSTRUCTIONS. TEMPORARY WORKS
27. THESE DRAWINGS DO NOT DETAIL TEMPORARY WORKS. CONSTRUCTION METHODS AND TEMPORARY WORKS ARE RESPONSIBILITY OF THE CONTRACTOR.
28. PROVIDE SCAFFOLDING, BARRIERS, FALL RESTRAINT, HAND-MID RAILS AND TOE BOARDS FOR WORK AT HEIGHT. ERECT ACCESS STAIRS AT EARLIEST OPPORTUNITY TO REDUCE OPEN SHAFT HAZARDS AND FACILITATE ACCESS. MAINTAIN SAFETY MESH AND BARRIERS TO ALL OPENINGS AND ELEVATED EDGES.
29. MAINTAIN STRUCTURES IN A STABLE CONDITION DURING CONSTRUCTION AND PROVIDE TEMPORARY BRACING AND/OR SUPPORT AS REQUIRED.

30. DO NOT PLACE OR STORE BUILDING MATERIALS ON, SUPPORT FORMWORK OR PROP FROM STRUCTURAL MEMBERS WITHOUT SUPERINTENDENT'S APPROVAL. PROVIDE CALCULATIONS BY SUITABLY QUALIFIED STRUCTURAL ENGINEER TO PROVE ADEQUACY OF STRUCTURE FOR PROPOSED CONSTRUCTION SEQUENCE, METHODS AND LOADS INCLUDING PROPPING, CRANE LIFTS etc.

SOIL AND WATER MANAGEMENT

1. SOIL & WATER MANAGEMENT IS TO COMPLY WITH DERWENT ESTUARY PROGRAM SOIL AND WATER MANAGEMENT OF BUILDING AND CONSTRUCTION SITES FACT SHEETS TO PREVENT ANY TRANSFER OF SOIL MATERIAL OUTSIDE OF THE AREA SPECIFICALLY NECESSARILY DISTURBED FOR CONSTRUCTION OF THE WORKS.
2. PARTICULAR ATTENTION SHALL BE PAID TO ENSURE THAT NO SOIL MATERIAL IS TRACKED ONTO ROADS & FOOTPATHS OR TO ENTER COUNCILS STORMWATER SYSTEM.
3. ALL PROTECTION MEASURES ARE TO COMPLY WITH THE REQUIREMENTS OF THE SUPERINTENDENTS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT A SOIL & WATER MANAGEMENT PLAN PRIOR TO STARTING WORK ON SITE (REFER SOIL AND WATER MANAGEMENT DERWENT ESTUARY PROGRAM FACT SHEET 3).

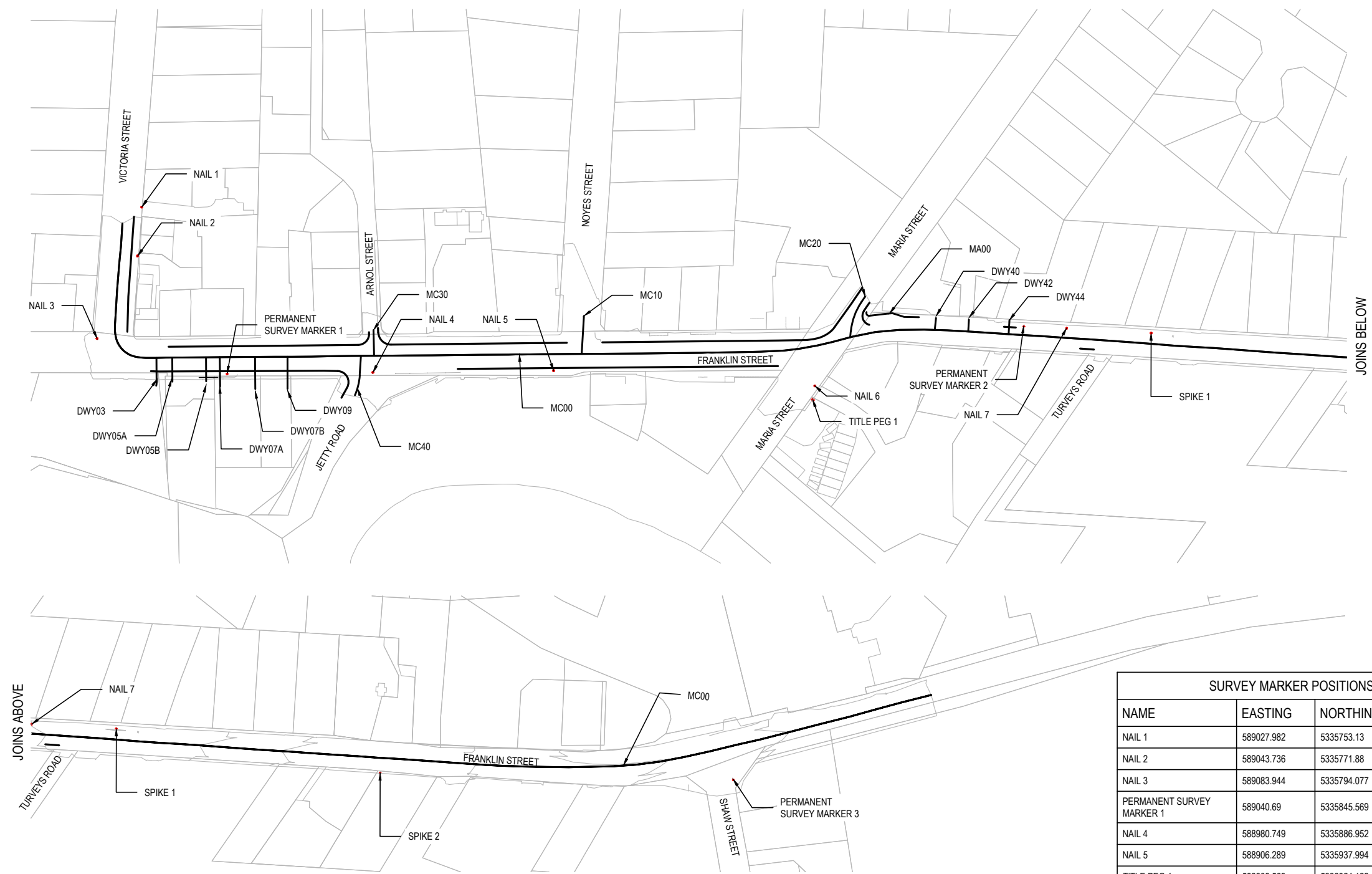


C	DETAIL DESIGN	AJ	BD	28 JAN
B	PRELIMINARY DESIGN	AJ	BD	04 NOV
A	CONCEPT DESIGN	AJ	BD	08 DEC
No.	Revision	Drawn	Authorised	Date

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Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	GENERAL NOTES		
Drawing Number	GCBC-SSMR-SET-C1011	Revision	C ISSUED 28/01/22



ALIGNMENT AND SURVEY PLAN - SWANSEA MAIN ROAD

Scale 1:2000 @ A3

SURVEY MARKER POSITIONS			
NAME	EASTING	NORTHING	LEVEL
NAIL 1	589027.982	5335753.13	15.408
NAIL 2	589043.736	5335771.88	14.077
NAIL 3	589083.944	5335794.077	11.668
PERMANENT SURVEY MARKER 1	589040.69	5335845.569	11.053
NAIL 4	588980.749	5335886.952	9.317
NAIL 5	588906.289	5335937.994	8.857
TITLE PEG 1	588808.569	5336024.122	10.203
NAIL 6	588803.781	5336019.114	9.885
PERMANENT SURVEY MARKER 2	588701.104	5336054.438	10.027
NAIL 7	588684.242	5336067.681	8.999
SPIKE 1	588651.038	5336093.878	8.064
SPIKE 2	588555.717	5336187.525	10.883
PERMANENT SURVEY MARKER 3	588413.019	5336291.213	8.364



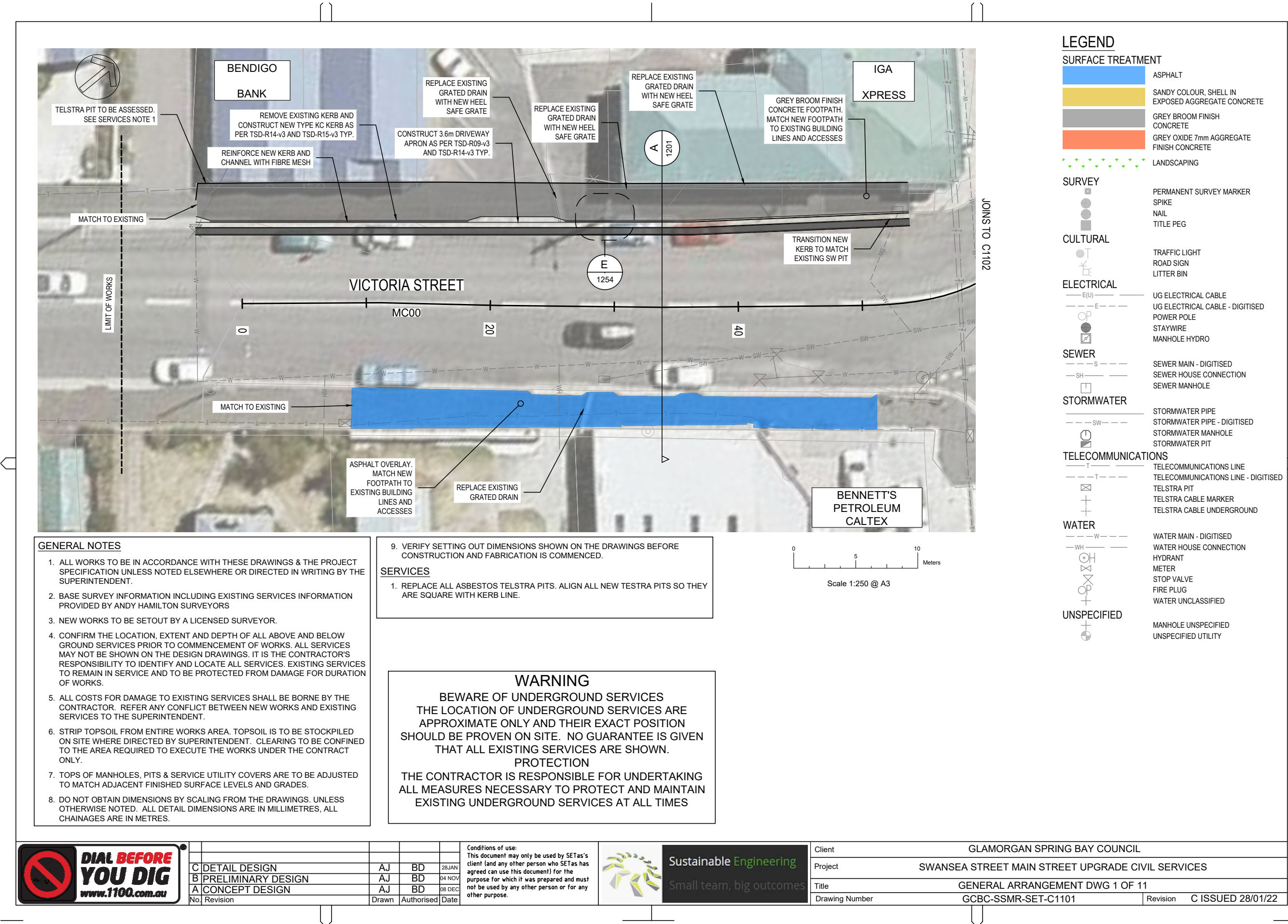
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No	Revision	Drawn	Authorised	Date

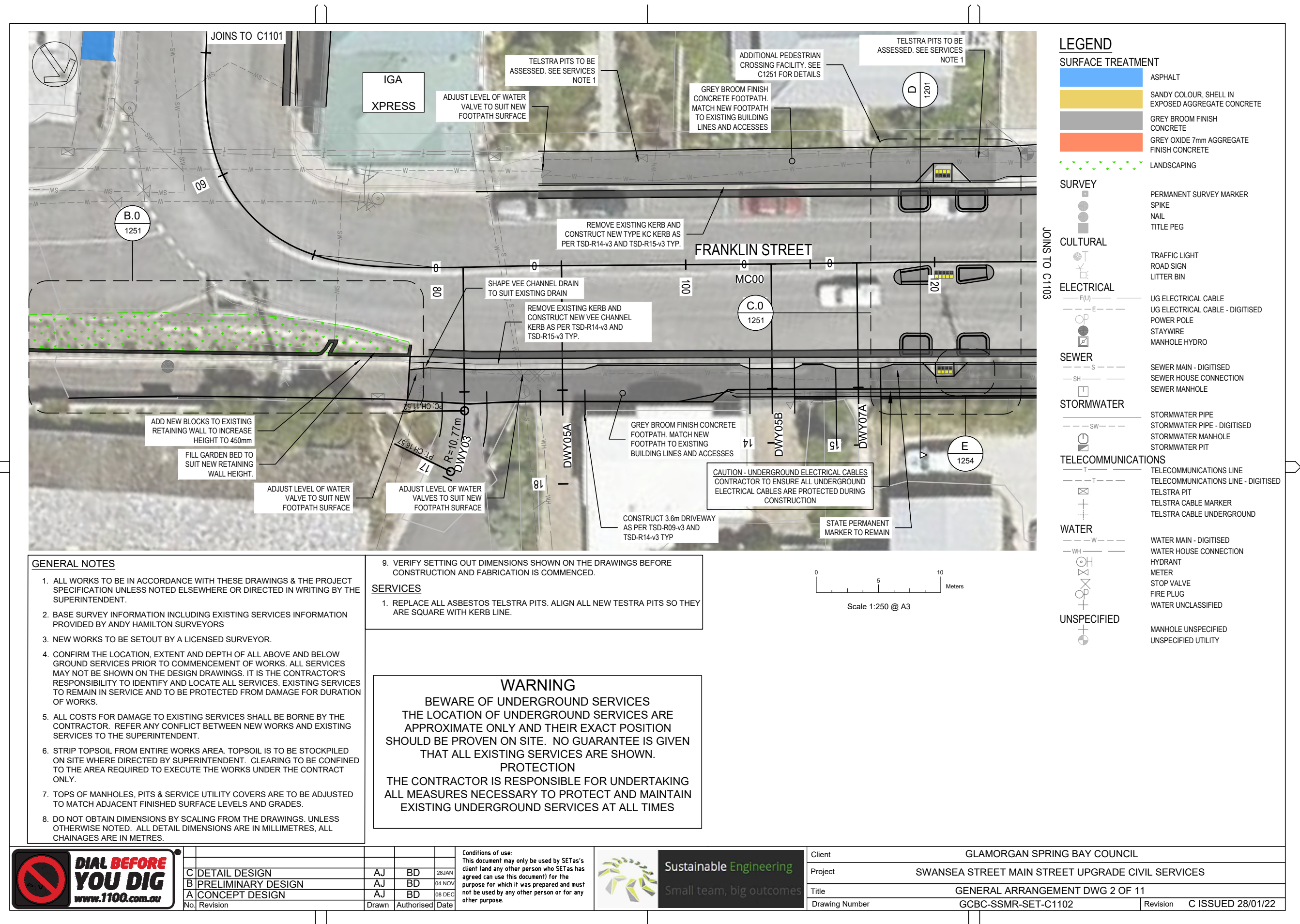
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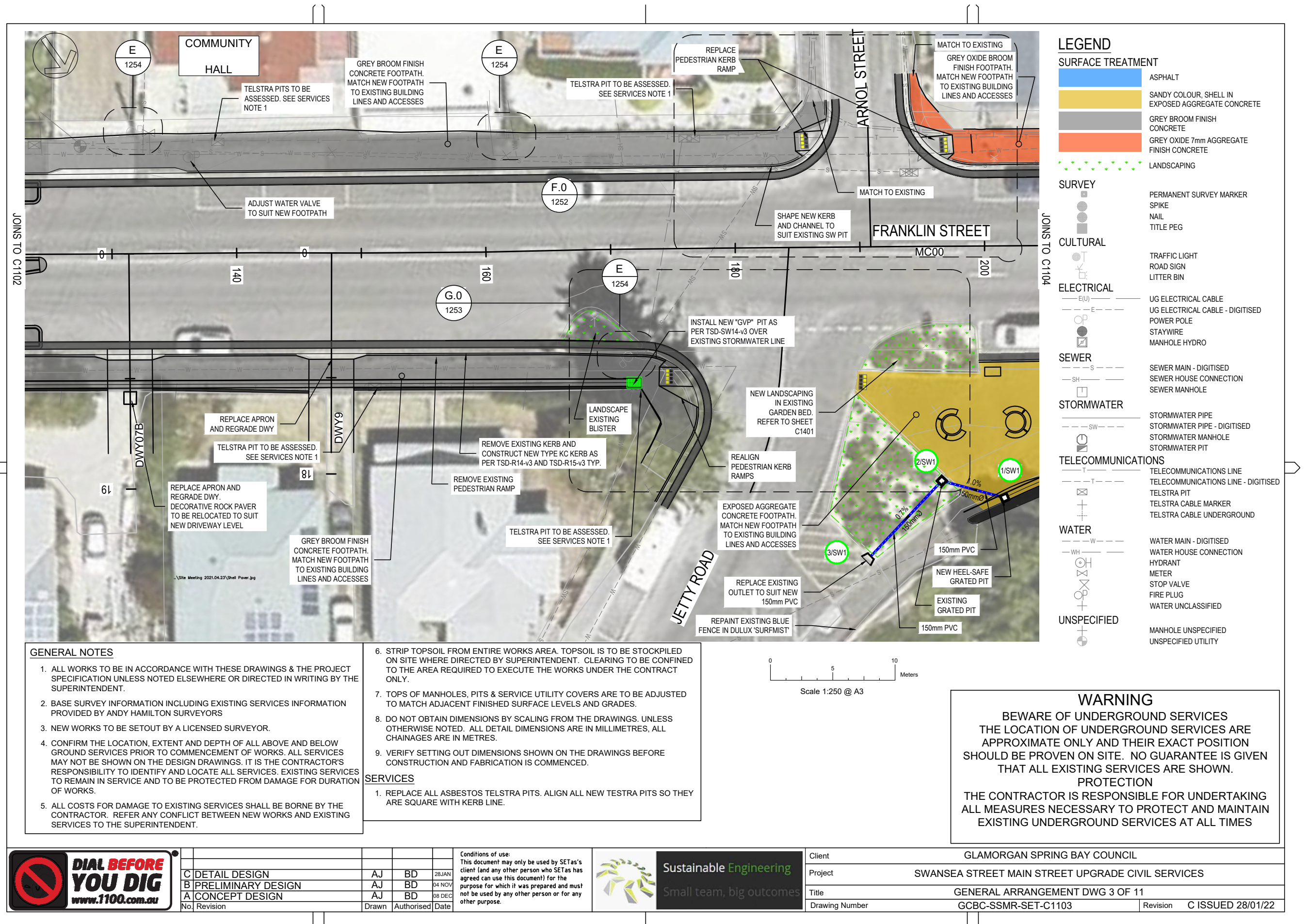


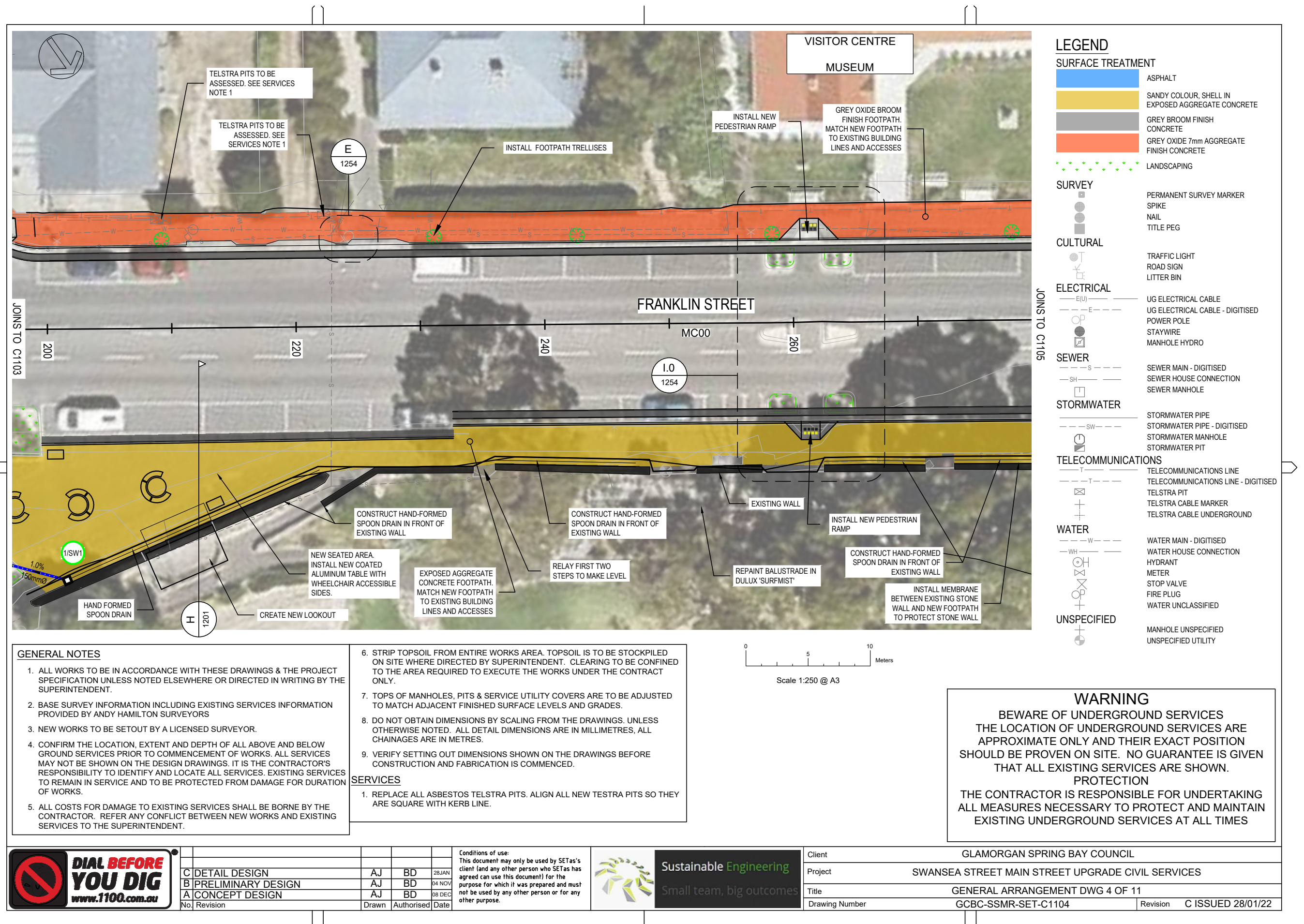
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Small team, big outcomes

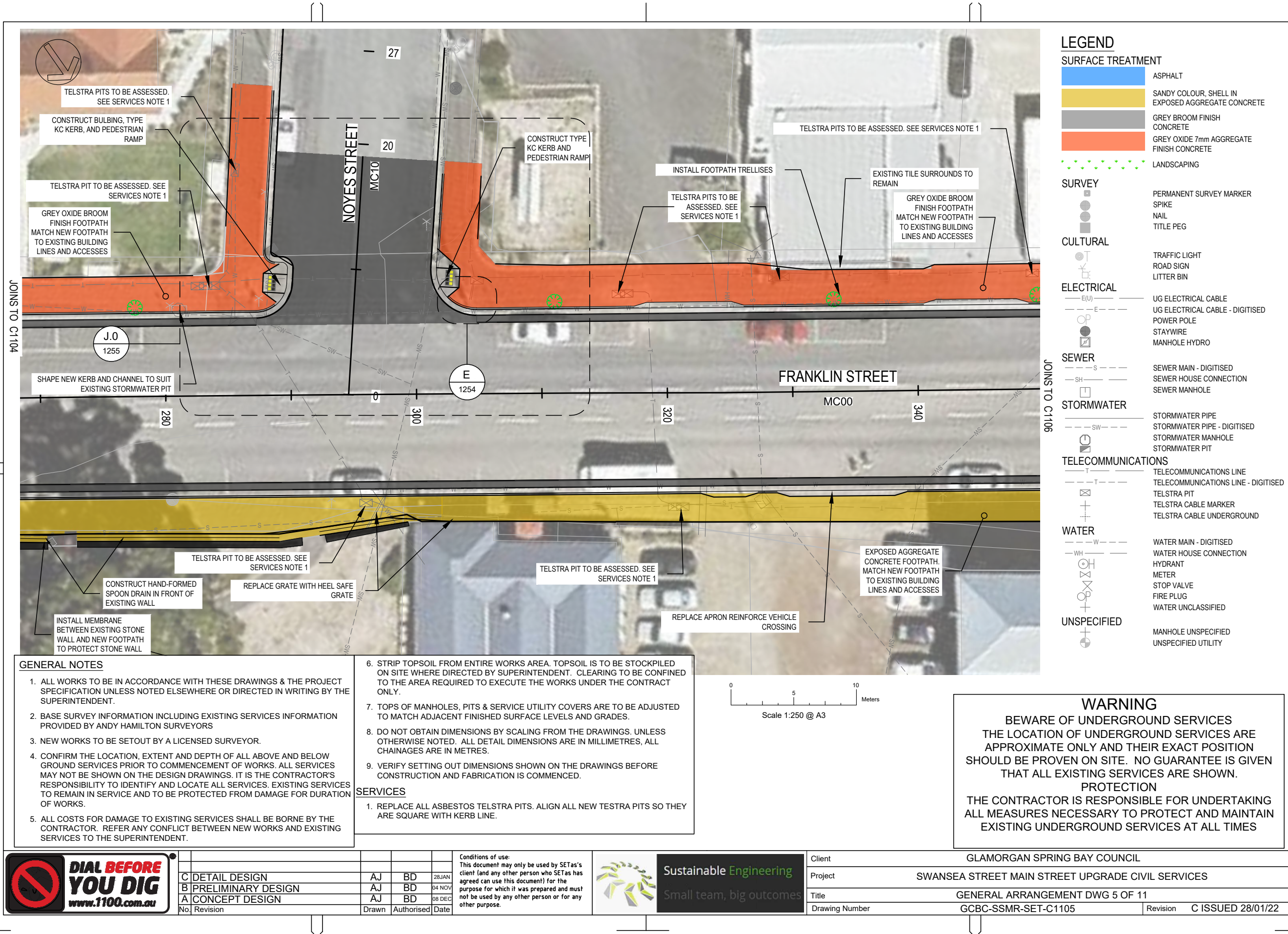
Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	ALIGNMENT AND SURVEY CONTROL		
Drawing Number	GCBC-SSMR-SET-C1021	Revision	C ISSUED 28/01/22

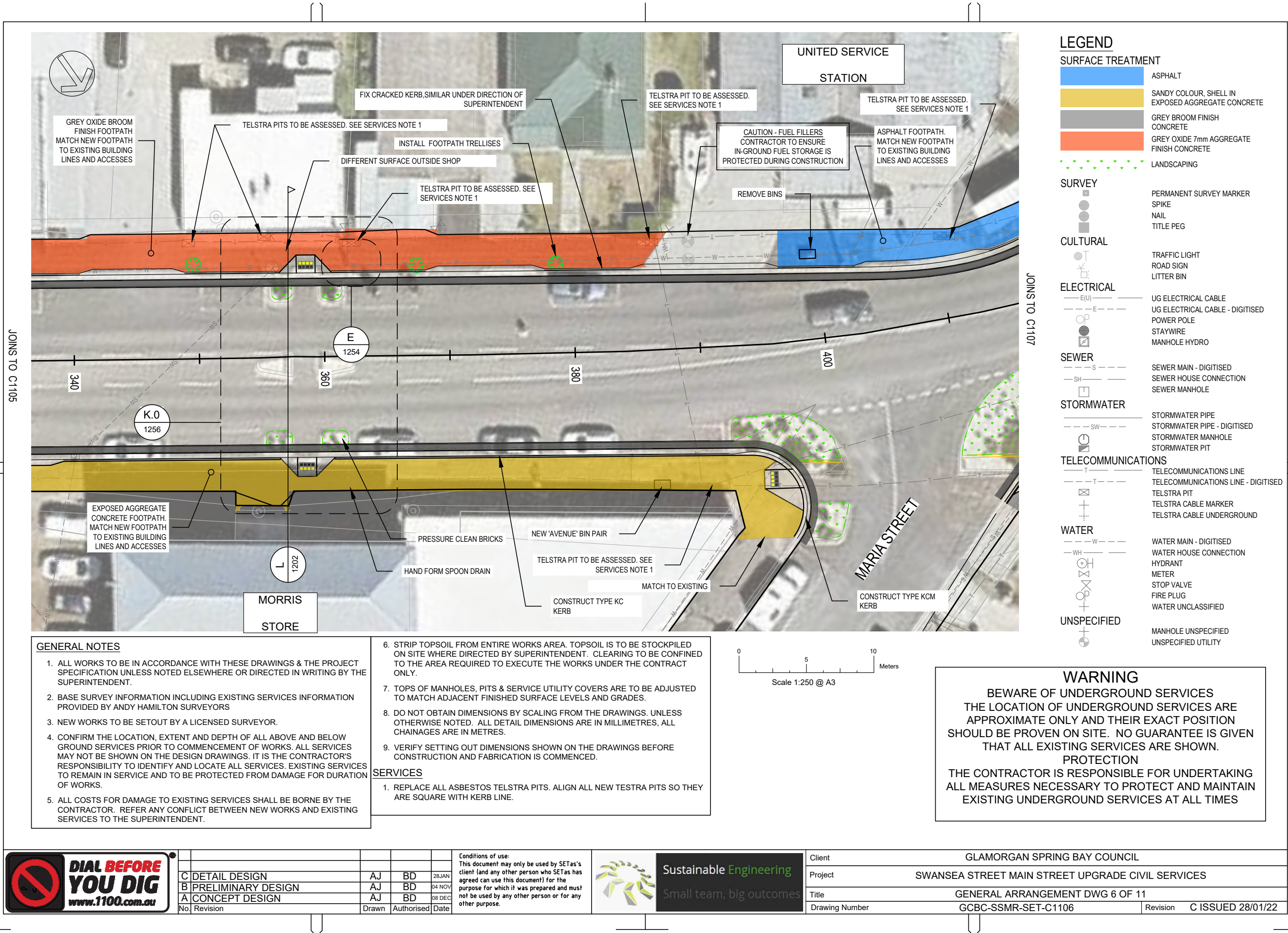


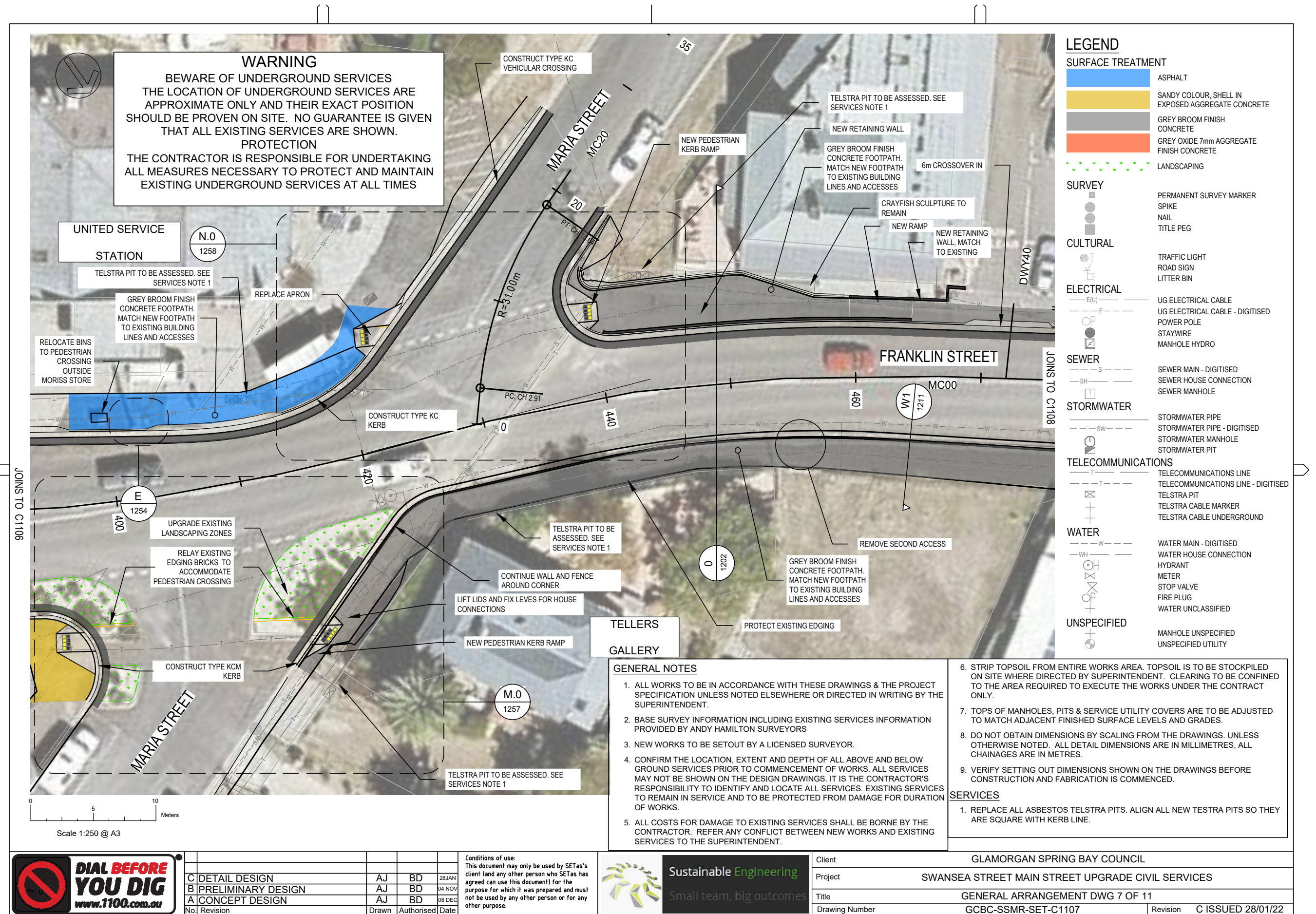


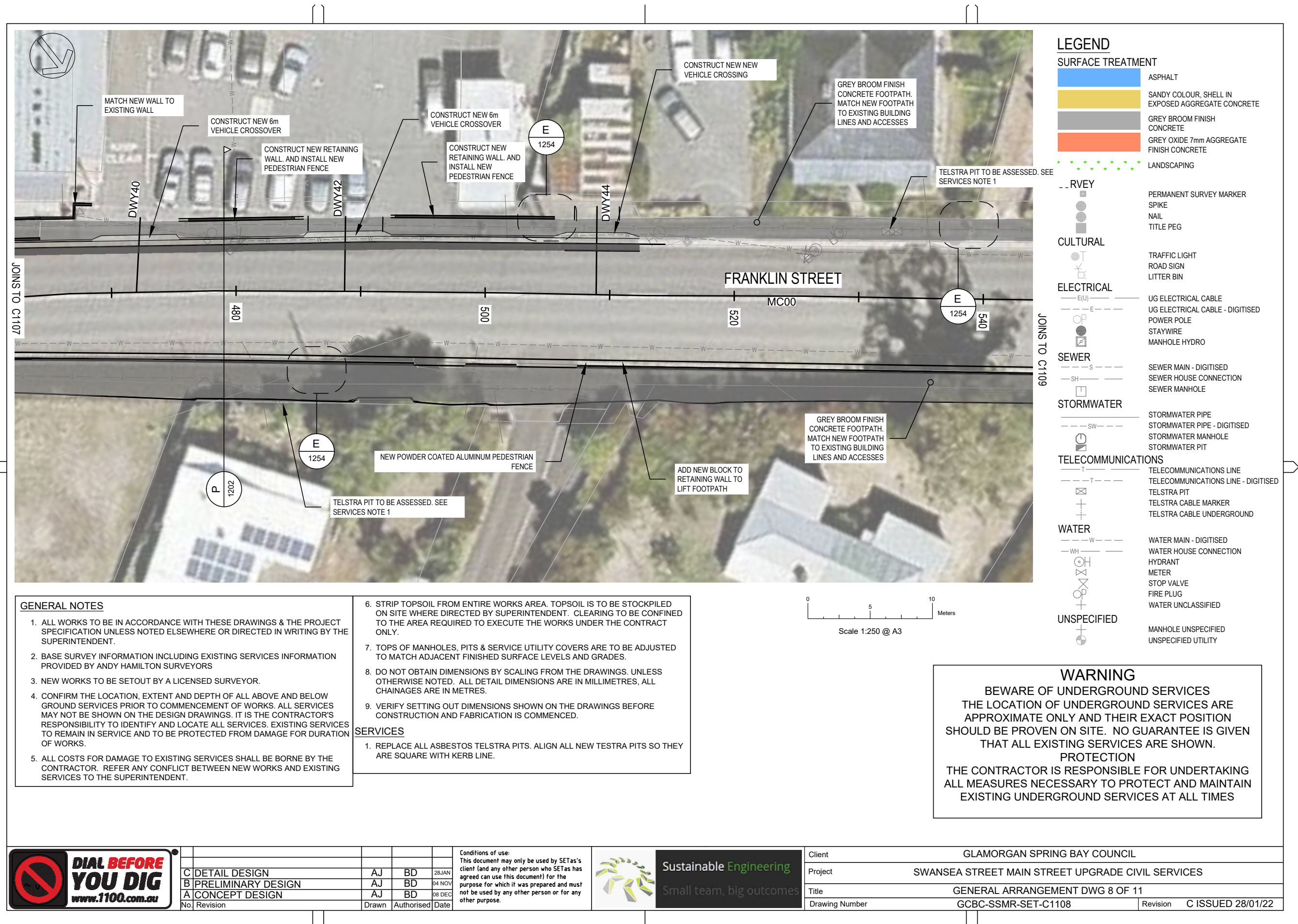


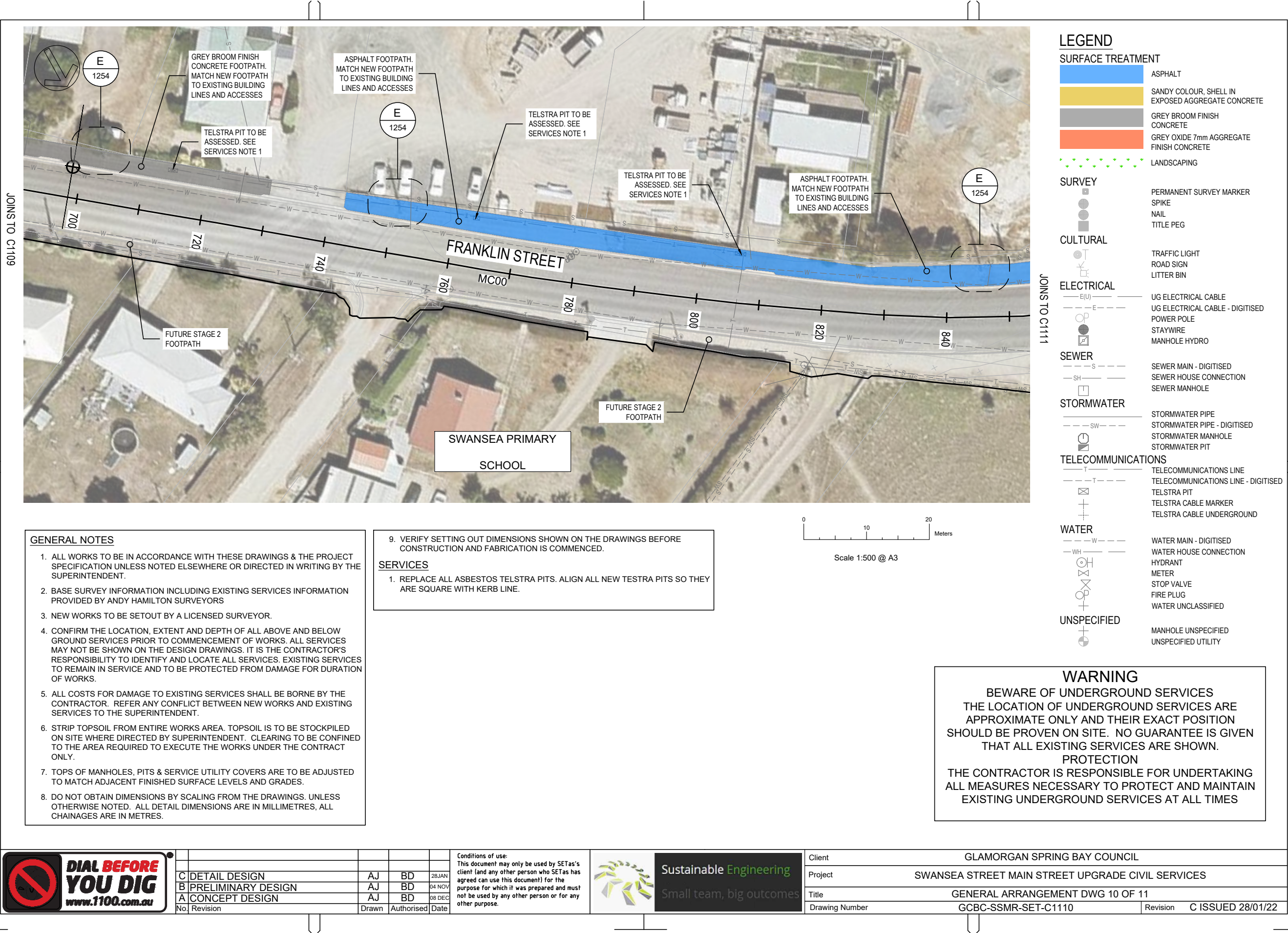












LEGEND

SURFACE TREATMENT

- ASPHALT
- SANDY COLOUR, SHELL IN EXPOSED AGGREGATE CONCRETE
- GREY BROOM FINISH CONCRETE
- GREY OXIDE 7mm AGGREGATE FINISH CONCRETE
- LANDSCAPING

SURVEY

- PERMANENT SURVEY MARKER
- SPIKE
- NAIL
- TITLE PEG

CULTURAL

- TRAFFIC LIGHT
- ROAD SIGN
- LITTER BIN

ELECTRICAL

- UG ELECTRICAL CABLE
- UG ELECTRICAL CABLE - DIGITISED
- POWER POLE
- STAYWIRE
- MANHOLE HYDRO

SEWER

- SEWER MAIN - DIGITISED
- SEWER HOUSE CONNECTION
- SEWER MANHOLE

STORMWATER

- STORMWATER PIPE
- STORMWATER PIPE - DIGITISED
- STORMWATER MANHOLE
- STORMWATER PIT

TELECOMMUNICATIONS

- TELECOMMUNICATIONS LINE
- TELECOMMUNICATIONS LINE - DIGITISED
- TELSTRA PIT
- TELSTRA CABLE MARKER
- TELSTRA CABLE UNDERGROUND

WATER

- WATER MAIN - DIGITISED
- WATER HOUSE CONNECTION
- HYDRANT
- METER
- STOP VALVE
- FIRE PLUG
- WATER UNCLASSIFIED

UNSPECIFIED

- MANHOLE UNSPECIFIED
- UNSPECIFIED UTILITY

GENERAL NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH THESE DRAWINGS & THE PROJECT SPECIFICATION UNLESS NOTED ELSEWHERE OR DIRECTED IN WRITING BY THE SUPERINTENDENT.
- BASE SURVEY INFORMATION INCLUDING EXISTING SERVICES INFORMATION PROVIDED BY ANDY HAMILTON SURVEYORS
- NEW WORKS TO BE SETOUT BY A LICENSED SURVEYOR.
- CONFIRM THE LOCATION, EXTENT AND DEPTH OF ALL ABOVE AND BELOW GROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS. ALL SERVICES MAY NOT BE SHOWN ON THE DESIGN DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND LOCATE ALL SERVICES. EXISTING SERVICES TO REMAIN IN SERVICE AND TO BE PROTECTED FROM DAMAGE FOR DURATION OF WORKS.
- ALL COSTS FOR DAMAGE TO EXISTING SERVICES SHALL BE BORNE BY THE CONTRACTOR. REFER ANY CONFLICT BETWEEN NEW WORKS AND EXISTING SERVICES TO THE SUPERINTENDENT.
- STRIP TOPSOIL FROM ENTIRE WORKS AREA. TOPSOIL IS TO BE STOCKPILED ON SITE WHERE DIRECTED BY SUPERINTENDENT. CLEARING TO BE CONFINED TO THE AREA REQUIRED TO EXECUTE THE WORKS UNDER THE CONTRACT ONLY.
- TOPS OF MANHOLES, PITS & SERVICE UTILITY COVERS ARE TO BE ADJUSTED TO MATCH ADJACENT FINISHED SURFACE LEVELS AND GRADES.
- DO NOT OBTAIN DIMENSIONS BY SCALING FROM THE DRAWINGS. UNLESS OTHERWISE NOTED. ALL DETAIL DIMENSIONS ARE IN MILLIMETRES, ALL CHAINAGES ARE IN METRES.

9. VERIFY SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED.

SERVICES

- REPLACE ALL ASBESTOS TELSTRA PITS. ALIGN ALL NEW TESTRA PITS SO THEY ARE SQUARE WITH KERB LINE.

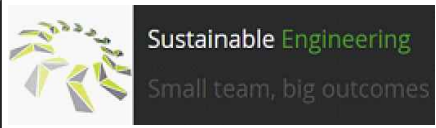
WARNING

BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
PROTECTION
THE CONTRACTOR IS RESPONSIBLE FOR UNDERTAKING ALL MEASURES NECESSARY TO PROTECT AND MAINTAIN EXISTING UNDERGROUND SERVICES AT ALL TIMES

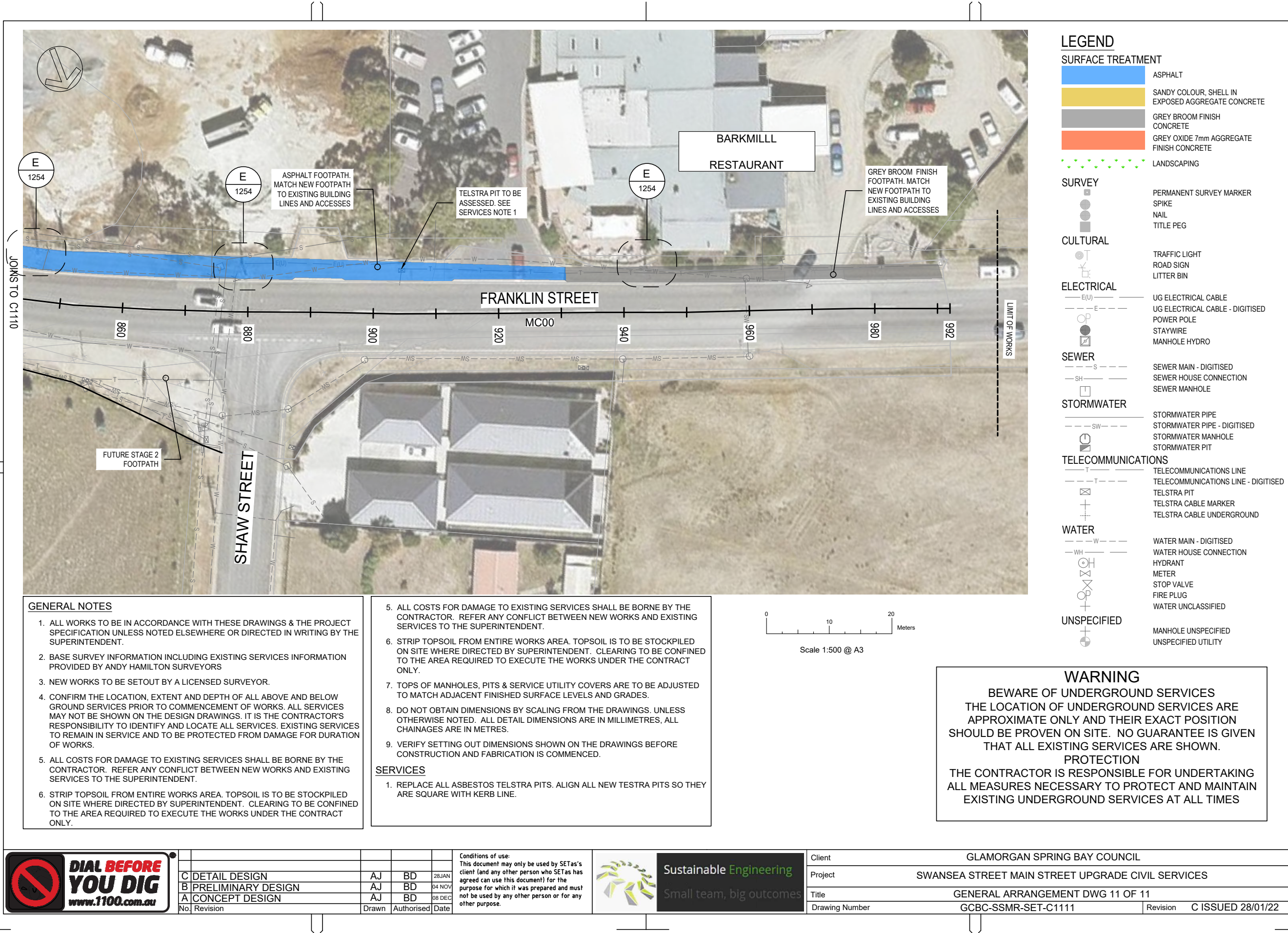


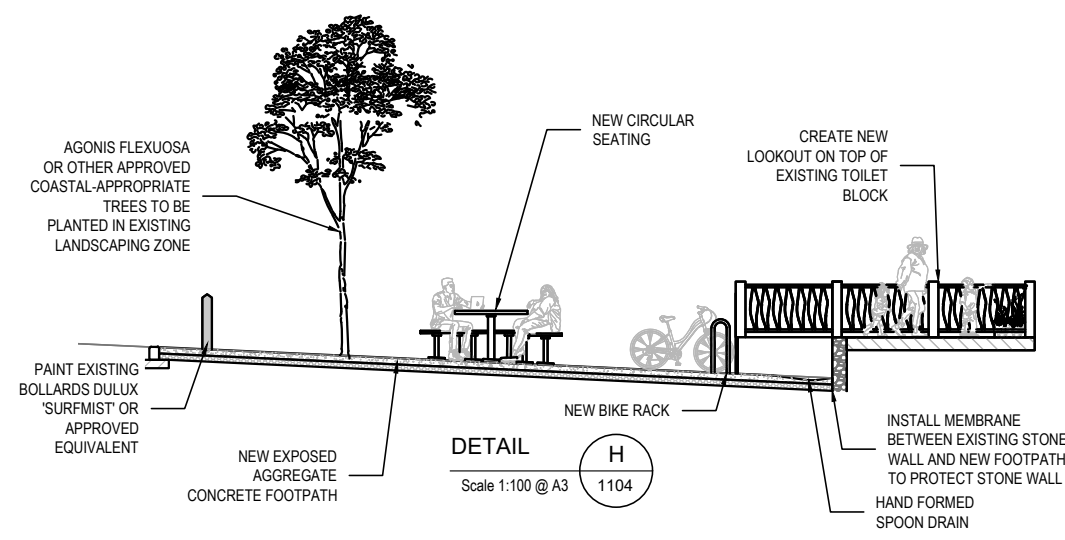
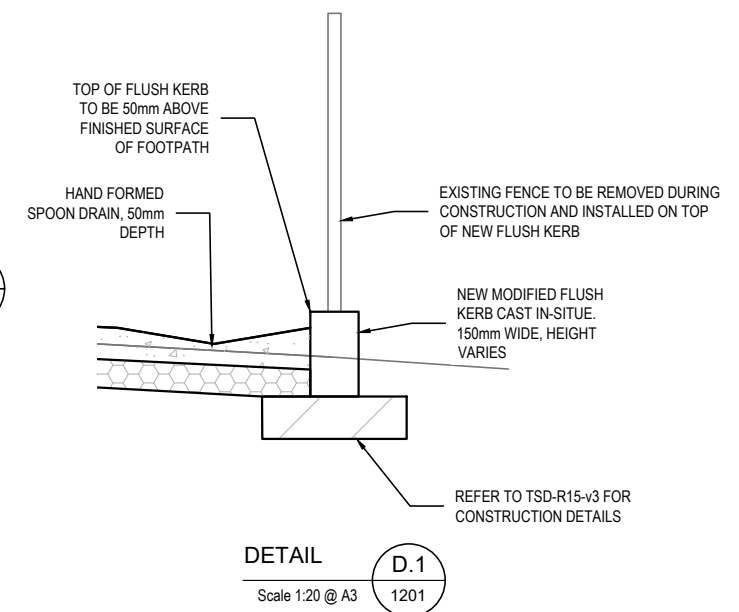
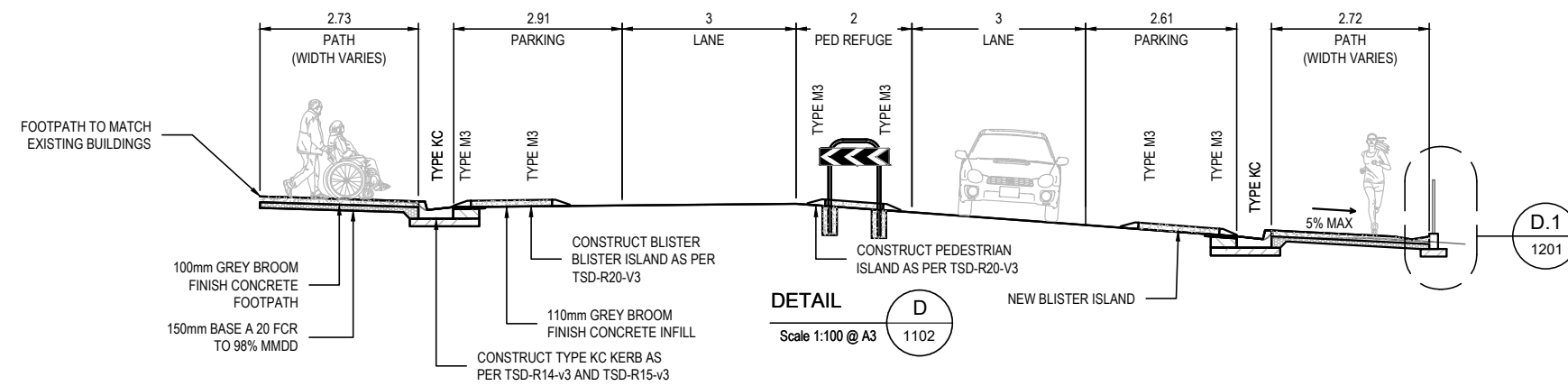
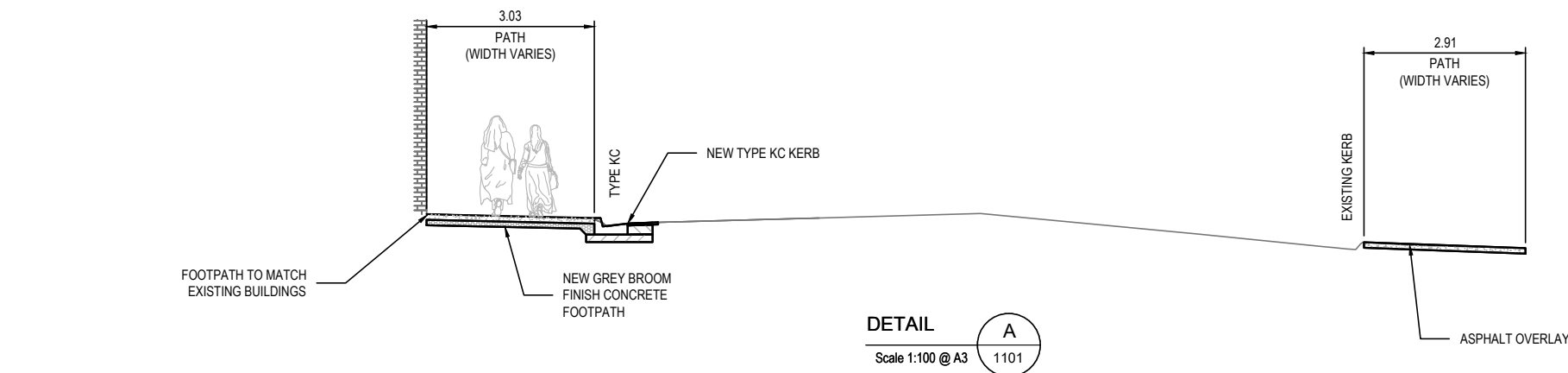
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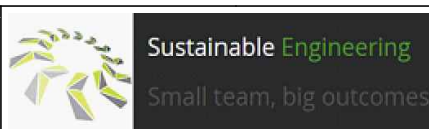
Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	GENERAL ARRANGEMENT DWG 10 OF 11		
Drawing Number	GCBC-SSMR-SET-C1110	Revision	C ISSUED 28/01/22



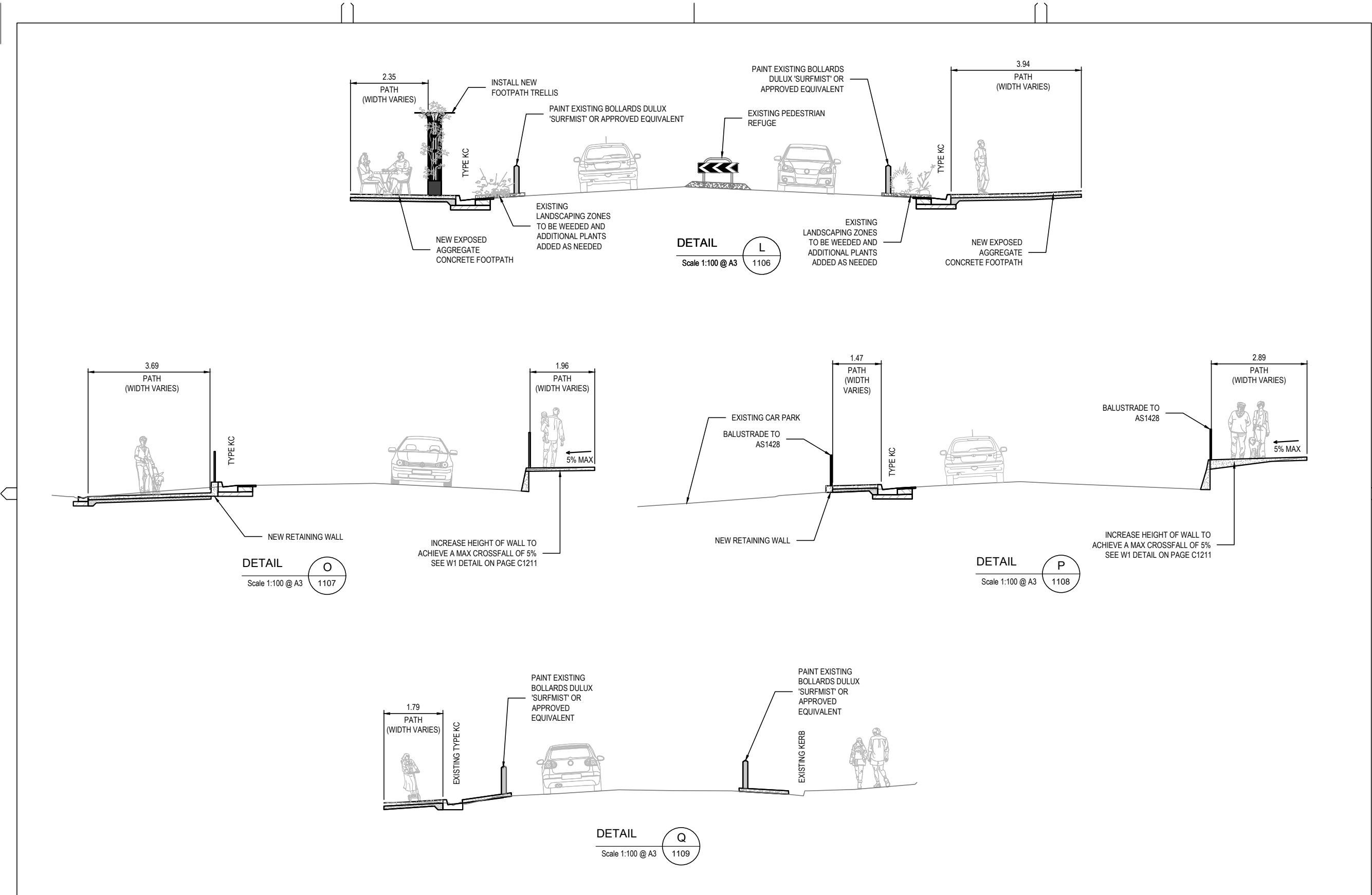


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Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	TYPICAL SECTIONS - 1		
Drawing Number	GCBC-SSMR-SET-C1201	Revision	C ISSUED 28/01/22

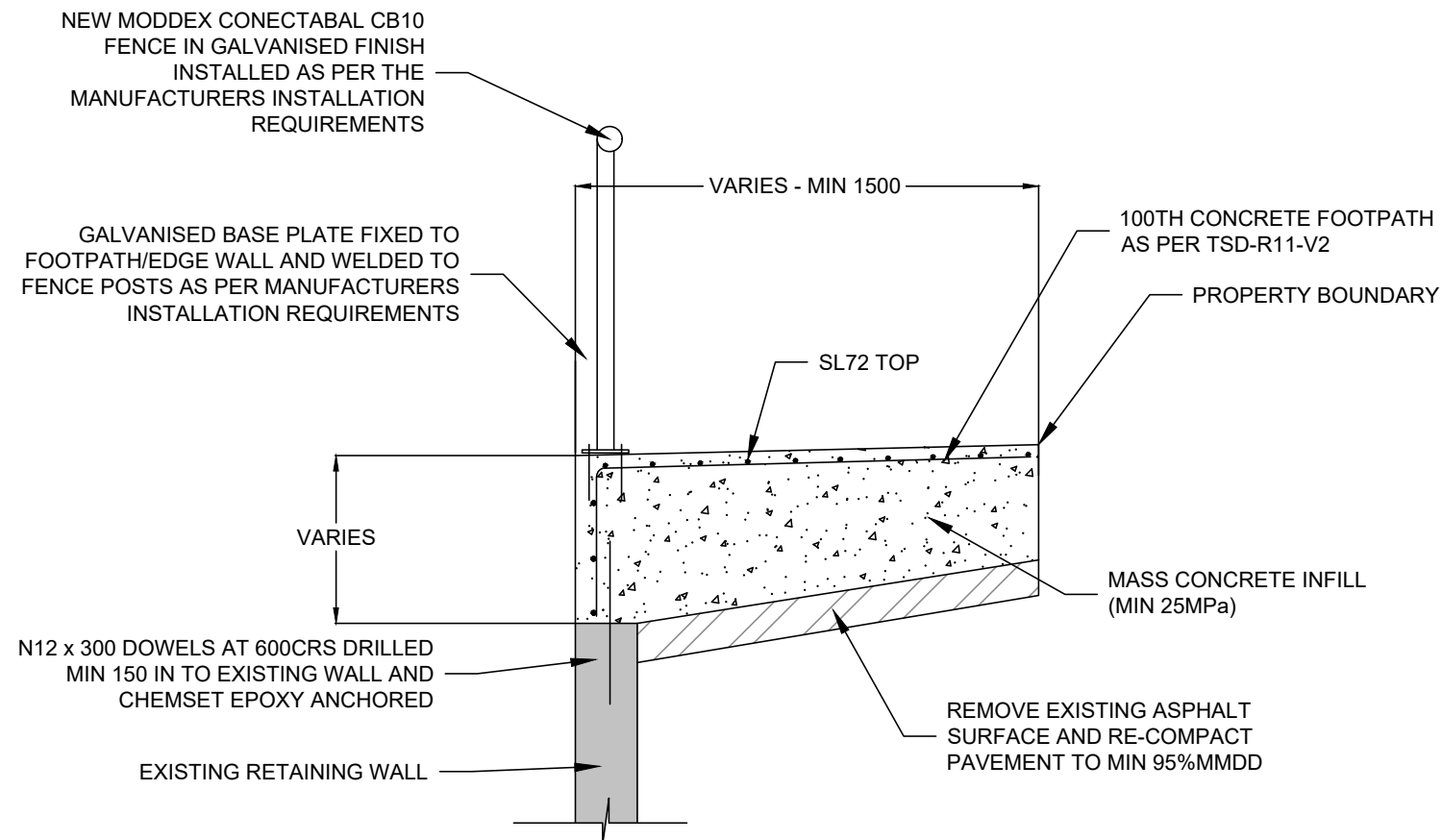


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Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	TYPICAL SECTIONS - 2		
Drawing Number	GCBC-SSMR-SET-C1202	Revision	C ISSUED 28/01/22



RETAINING WALL DETAIL (W1)
Scale 1:20 @ A3
1107

CONCRETE NOTES:

- C.1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 AND AS 3735 UNLESS SHOWN OTHERWISE.
C.2. QUALITY OF CONCRETE ELEMENTS SHALL BE:-

ELEMENT	EXPOSURE CLASSIFICATION	MINIMUM COVER TO REINFORCEMENT (mm)	CONCRETE GRADE (MPa)
FOOTING/ SLAB ON GROUND	B1	65	40 MPa
BORED PIER	A2	-	32 MPa
IN-SITU WALL	B1	65	40 MPa
UNDERPINNING	B1	-	40 MPa
CONCRETE SLEEPER	-	-	40 MPa
BLINDING	-	-	15 MPa

- C.3. NOMINAL MAXIMUM AGGREGATE SIZE SHALL BE 20MM UNO.
C.4. ADMIXTURES SHALL NOT BE USED WITHOUT WRITTEN APPROVAL. ALL CONCRETE TO INCLUDE XYPEX C-1000 NF ADMIXTURE DURING BATCHING AS PER MANUFACTURERS REQUIREMENTS
C.5. ALL CONCRETE SHALL BE READY MIXED CONCRETE COMPLYING WITH AS 1379.
C.6. THE TYPE OF CEMENT TO BE USED SHALL BE TYPE GP - GENERAL PURPOSE PORTLAND CEMENT UNLESS SPECIFIED OTHERWISE.
C.7. PROVIDE ALL EXPOSED EDGES AND CORNERS WITH A 20MM X 20MM CHAMFER OR FILLET.
C.8. CONCRETE SHALL BE COMPACTED BY MECHANICAL VIBRATION.
C.9. ALL CONCRETE SURFACES SHALL BE CURED BY APPROVED MEANS FOR A MINIMUM CONTINUOUS DURATION OF 7 DAYS COMMENCING IMMEDIATELY AFTER THE INITIAL SET OF THE CONCRETE.
C11. CONCRETE FACES AT CONSTRUCTION JOINTS SHALL BE THOROUGHLY SCABBLED, FREE OF LAITANCE, CLEANED AND WETTED THOROUGHLY PRIOR TO THE PLACEMENT OF ABUTTING CONCRETE.
C12. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF CITY OF HOBART.

REINFORCEMENT NOTES:

- R.1. REINFORCEMENT IS REPRESENTED ON THE DRAWINGS DIAGRAMMATICALLY, AND IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
R.2. REINFORCEMENT SHALL BE CUT OR DISPLACED TO PROVIDE 50MM COVER TO PIPES OR OPENINGS AS DIRECTED BY THE SUPERINTENDENT.
R.3. REINFORCEMENT SHALL BE KEPT 40MM CLEAR OF WATER STOPS.
R.4. MINIMUM DEVELOPMENT/LAP LENGTHS FOR MINIMUM 25 MPa CONCRETE UNO SHALL BE:-

BAR DIAMETER	VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 300mm OF CONCRETE CAST BELOW	HORIZONTAL BARS WITH MORE THAN 300mm OF CONCRETE CAST BELOW
N10	250	325
N12	300	375
N16	400	600

- R.5. MINIMUM LAP LENGTH FOR SLAB REINFORCING FABRICS SHALL BE ONE FULL MESH PLUS 25MM. MINIMUM LAP LENGTH FOR FABRIC MESH AND BARS SHALL BE 300MM.
R.6. LAPS IN REINFORCEMENT SHALL BE MADE ONLY IN THE LOCATIONS SHOWN ON THE DRAWINGS OR AS OTHERWISE APPROVED BY CITY OF HOBART.
R.7. WELDING OF REINFORCEMENT IS ONLY PERMITTED WHERE SHOWN ON THE DRAWINGS OR IF APPROVED BY CITY OF HOBART.



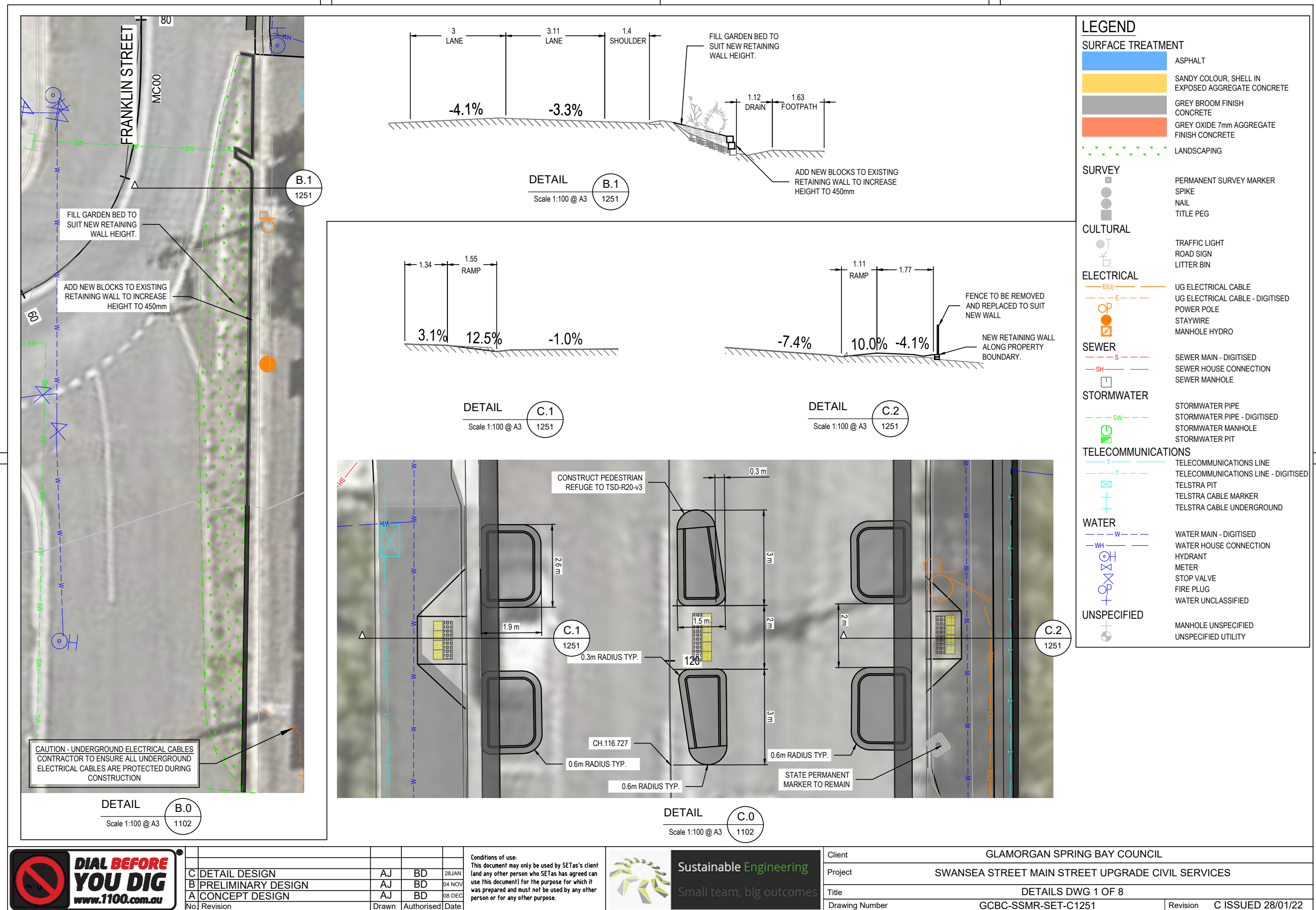
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Small team, big outcomes

Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	WALL DETAIL		
Drawing Number	GCBC-SSMR-SET-C1211	Revision	C ISSUED 28/01/22



LEGEND

SURFACE TREATMENT

ASPHALT

SANDY COLOUR, SHELL IN EXPOSED AGGREGATE CONCRETE

GREY BROOM FINISH CONCRETE

GREY OXIDE 7mm AGGREGATE FINISH CONCRETE

LANDSCAPING

SURVEY

PERMANENT SURVEY MARKER

SPIKE

NAIL

TITLE PEG

CULTURAL

TRAFFIC LIGHT

ROAD SIGN

LITTER BIN

ELECTRICAL

UG ELECTRICAL CABLE

UG ELECTRICAL CABLE - DIGITISED

POWER POLE

STAYWIRE

MANHOLE HYDRO

SEWER

SEWER MAIN - DIGITISED

SEWER HOUSE CONNECTION

SEWER MANHOLE

STORMWATER

STORMWATER PIPE

STORMWATER PIPE - DIGITISED

STORMWATER MANHOLE

STORMWATER PIT

TELECOMMUNICATIONS

TELECOMMUNICATIONS LINE

TELECOMMUNICATIONS LINE - DIGITISED

TELSTRA PIT

TELSTRA CABLE MARKER

TELSTRA CABLE UNDERGROUND

WATER

WATER MAIN - DIGITISED

WATER HOUSE CONNECTION

HYDRANT

METER

STOP VALVE

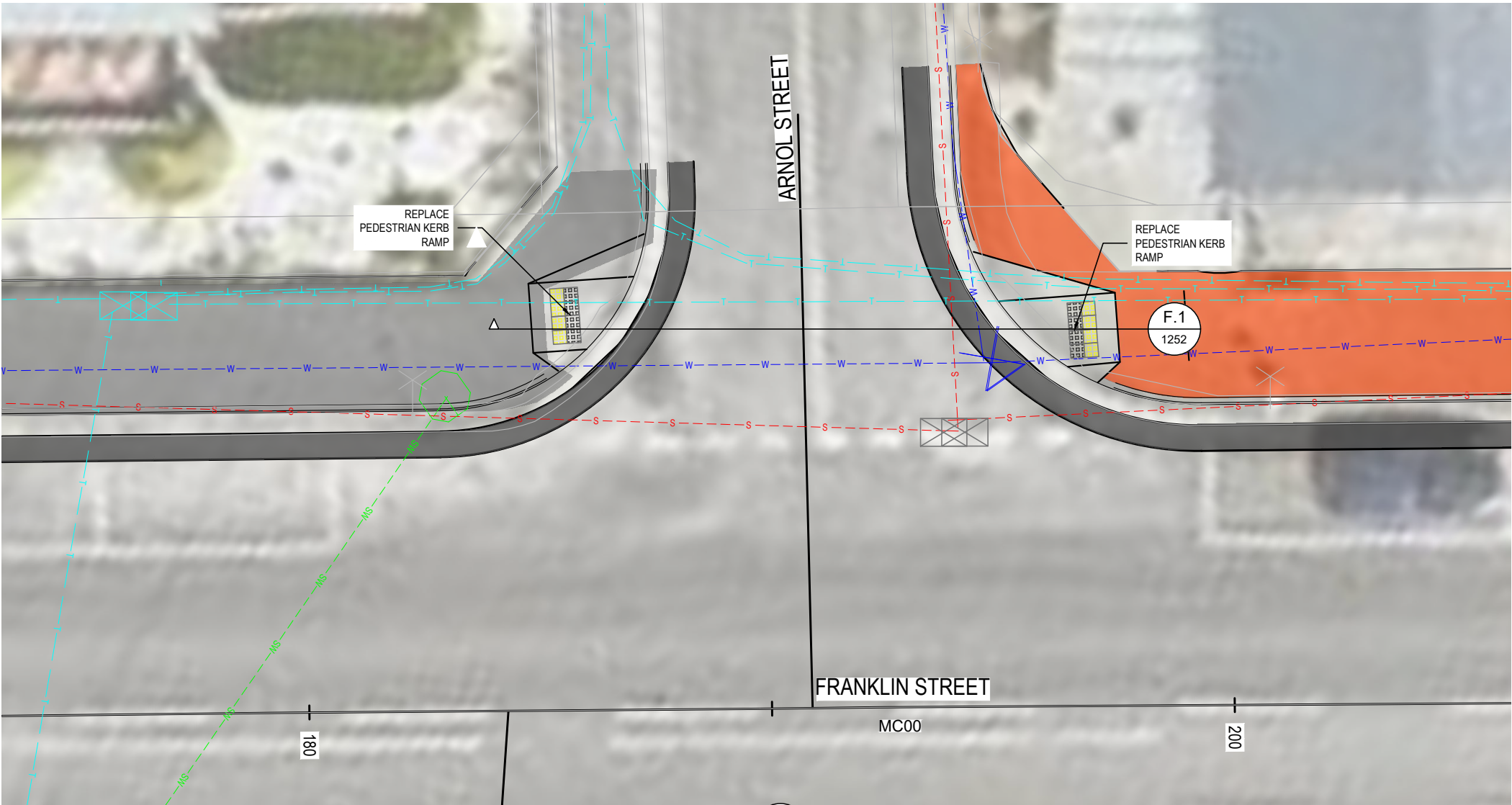
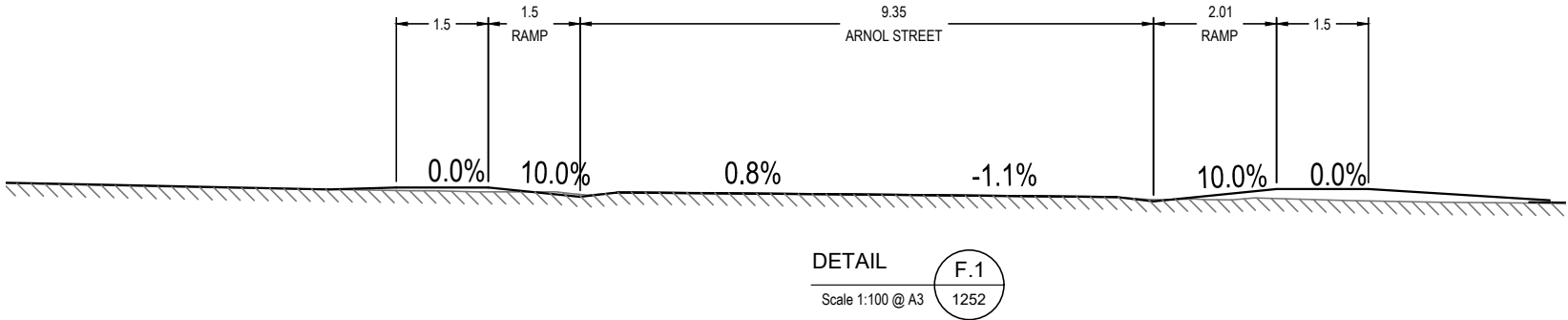
FIRE PLUG

WATER UNCLASSIFIED

UNSPECIFIED

MANHOLE UNSPECIFIED

UNSPECIFIED UTILITY



C	DETAIL DESIGN	AJ	BD	28 JAN
B	PRELIMINARY DESIGN	AJ	BD	04 NOV
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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	DETAILS DWG 2 OF 8		
Drawing Number	GCBC-SSMR-SET-C1252	Revision	C ISSUED 28/01/22

LEGEND

SURFACE TREATMENT

ASPHALT

SANDY COLOUR, SHELL IN EXPOSED AGGREGATE CONCRETE

GREY BROOM FINISH CONCRETE

GREY OXIDE 7mm AGGREGATE FINISH CONCRETE

SURVEY

PERMANENT SURVEY MARKER

CULTURAL

TRAFFIC LIGHT

ELECTRICAL

UG ELECTRICAL CABLE

SEWER

SEWER MAIN - DIGITISED

STORMWATER

STORMWATER PIPE

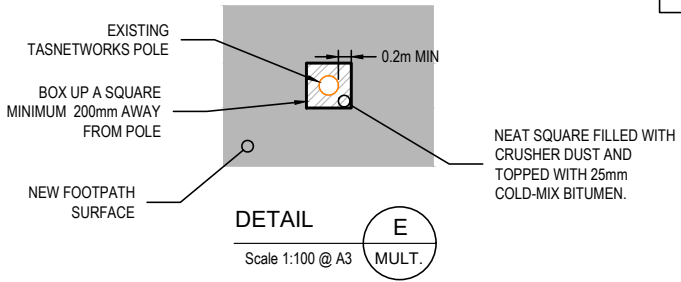
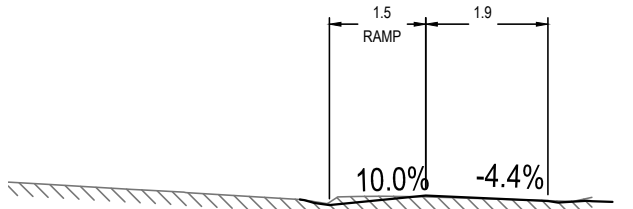
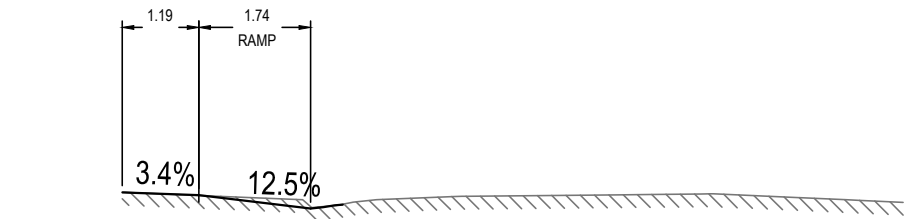
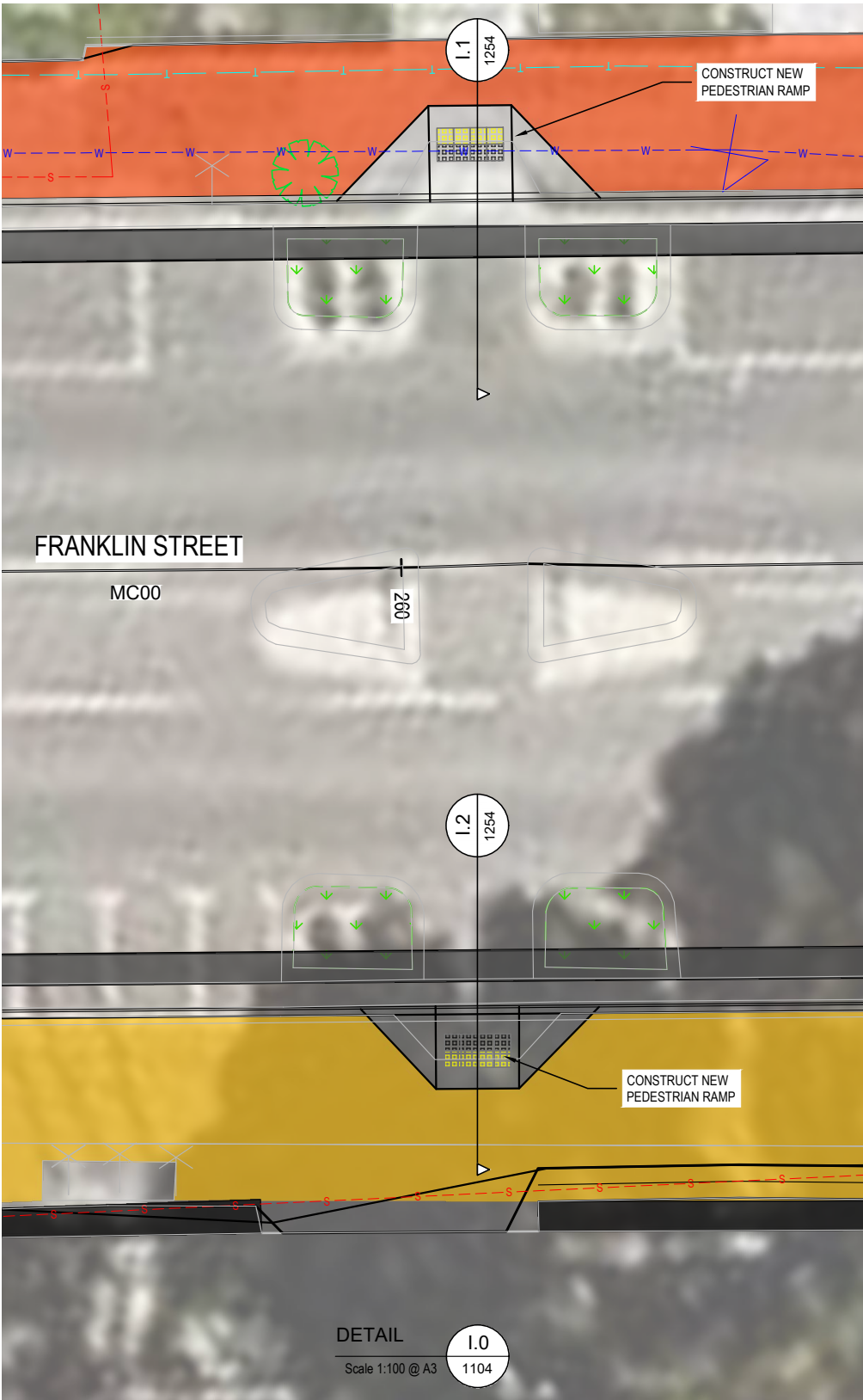
TELECOMMUNICATIONS

TELECOMMUNICATIONS LINE

WATER

WATER MAIN - DIGITISED

UNSPECIFIED

MANHOLE UNSPECIFIED

C	DETAIL DESIGN	AJ	BD	28 JAN
B	PRELIMINARY DESIGN	AJ	BD	04 NOV
A	CONCEPT DESIGN	AJ	BD	08 DEC
No	Revision	Drawn	Authorised	Date

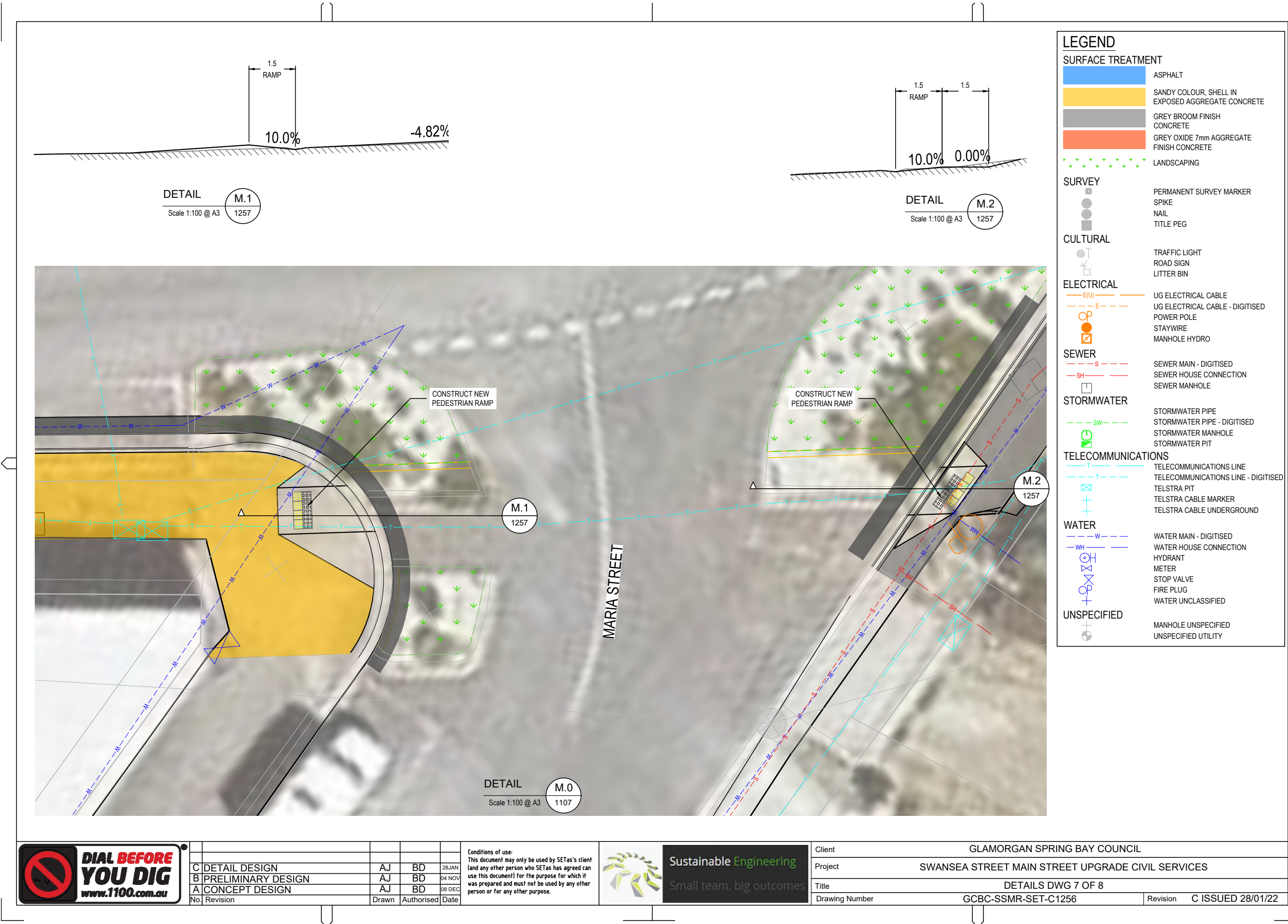
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Title	DETAILS DWG 4 OF 8		
Drawing Number	GCBC-SSMR-SET-C1254	Revision	C ISSUED 28/01/22





LEGEND

SURFACE TREATMENT

- ASPHALT
- SANDY COLOUR, SHELL IN EXPOSED AGGREGATE CONCRETE
- GREY BROOM FINISH CONCRETE
- GREY OXIDE 7mm AGGREGATE FINISH CONCRETE
- LANDSCAPING

SURVEY

- PERMANENT SURVEY MARKER
- SPIKE
- NAIL
- TITLE PEG

CULTURAL

- TRAFFIC LIGHT
- ROAD SIGN
- LITTER BIN

ELECTRICAL

- UG ELECTRICAL CABLE
- UG ELECTRICAL CABLE - DIGITISED
- POWER POLE
- STAYWIRE
- MANHOLE HYDRO

SEWER

- SEWER MAIN - DIGITISED
- SEWER HOUSE CONNECTION
- SEWER MANHOLE

STORMWATER

- STORMWATER PIPE
- STORMWATER PIPE - DIGITISED
- STORMWATER MANHOLE
- STORMWATER PIT

TELECOMMUNICATIONS

- TELECOMMUNICATIONS LINE
- TELECOMMUNICATIONS LINE - DIGITISED
- TELSTRA PIT
- TELSTRA CABLE MARKER
- TELSTRA CABLE UNDERGROUND

WATER

- WATER MAIN - DIGITISED
- WATER HOUSE CONNECTION
- HYDRANT
- METER
- STOP VALVE
- FIRE PLUG
- WATER UNCLASSIFIED

UNSPECIFIED

- MANHOLE UNSPECIFIED
- UNSPECIFIED UTILITY



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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	DETAILS DWG 7 OF 8		
Drawing Number	GCBC-SSMR-SET-C1256	Revision	C ISSUED 28/01/22

LEGEND

SURFACE TREATMENT

ASPHALT

SANDY COLOUR, SHELL IN EXPOSED AGGREGATE CONCRETE

GREY BROOM FINISH CONCRETE

GREY OXIDE 7mm AGGREGATE FINISH CONCRETE

LANDSCAPING

SURVEY

PERMANENT SURVEY MARKER

SPIKE

NAIL

TITLE PEG

CULTURAL

TRAFFIC LIGHT

ROAD SIGN

LITTER BIN

ELECTRICAL

UG ELECTRICAL CABLE

UG ELECTRICAL CABLE - DIGITISED

POWER POLE

STAYWIRE

MANHOLE HYDRO

SEWER

SEWER MAIN - DIGITISED

SEWER HOUSE CONNECTION

SEWER MANHOLE

STORMWATER

STORMWATER PIPE

STORMWATER PIPE - DIGITISED

STORMWATER MANHOLE

STORMWATER PIT

TELECOMMUNICATIONS

TELECOMMUNICATIONS LINE

TELECOMMUNICATIONS LINE - DIGITISED

TELSTRA PIT

TELSTRA CABLE MARKER

TELSTRA CABLE UNDERGROUND

WATER

WATER MAIN - DIGITISED

WATER HOUSE CONNECTION

HYDRANT

METER

STOP VALVE

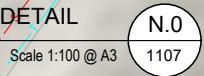
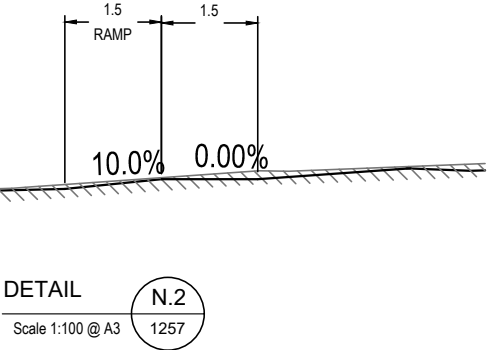
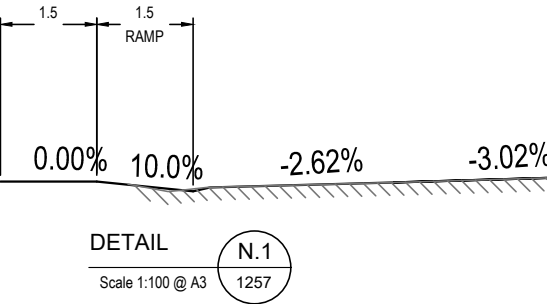
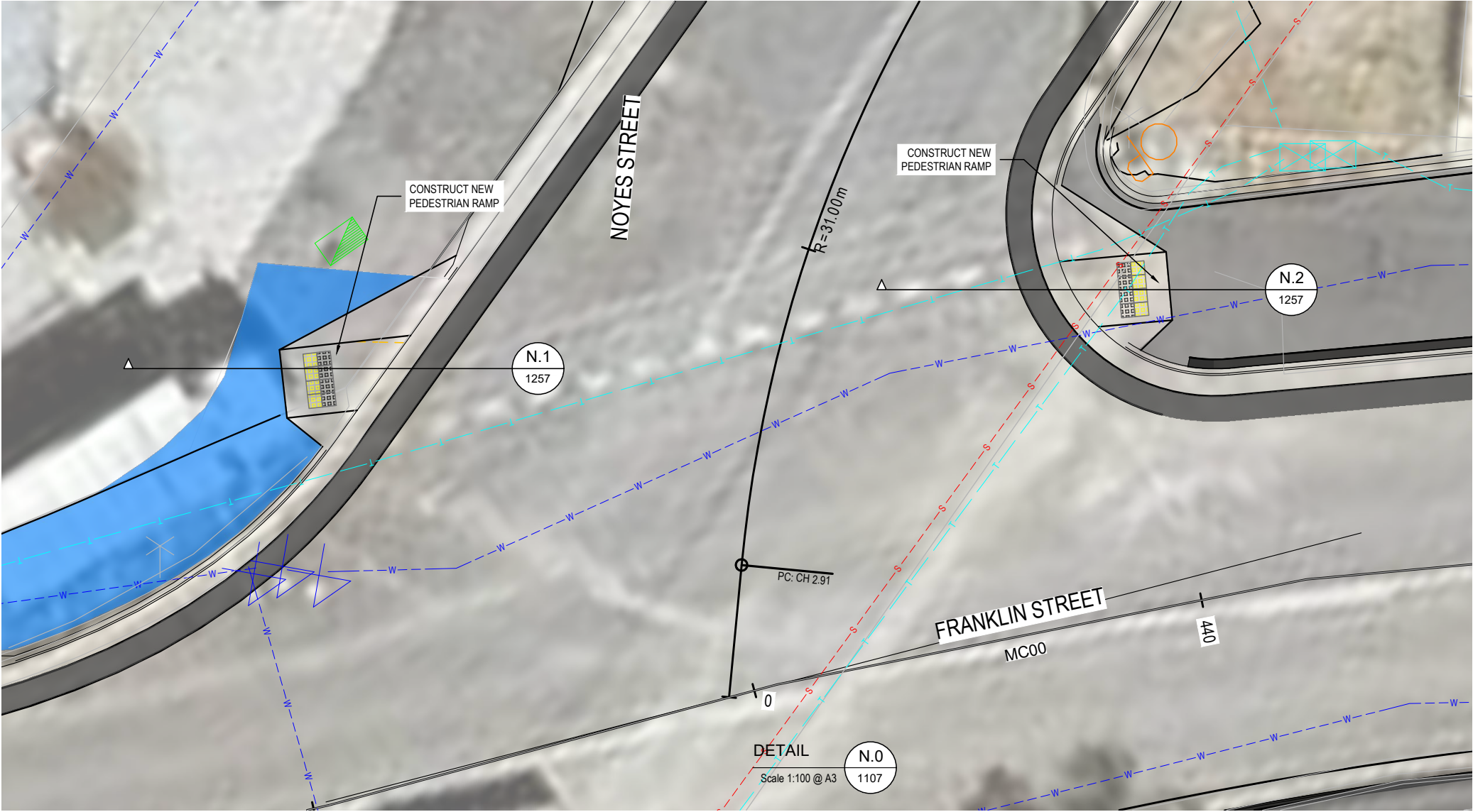
FIRE PLUG

WATER UNCLASSIFIED

UNSPECIFIED

MANHOLE UNSPECIFIED

UNSPECIFIED UTILITY



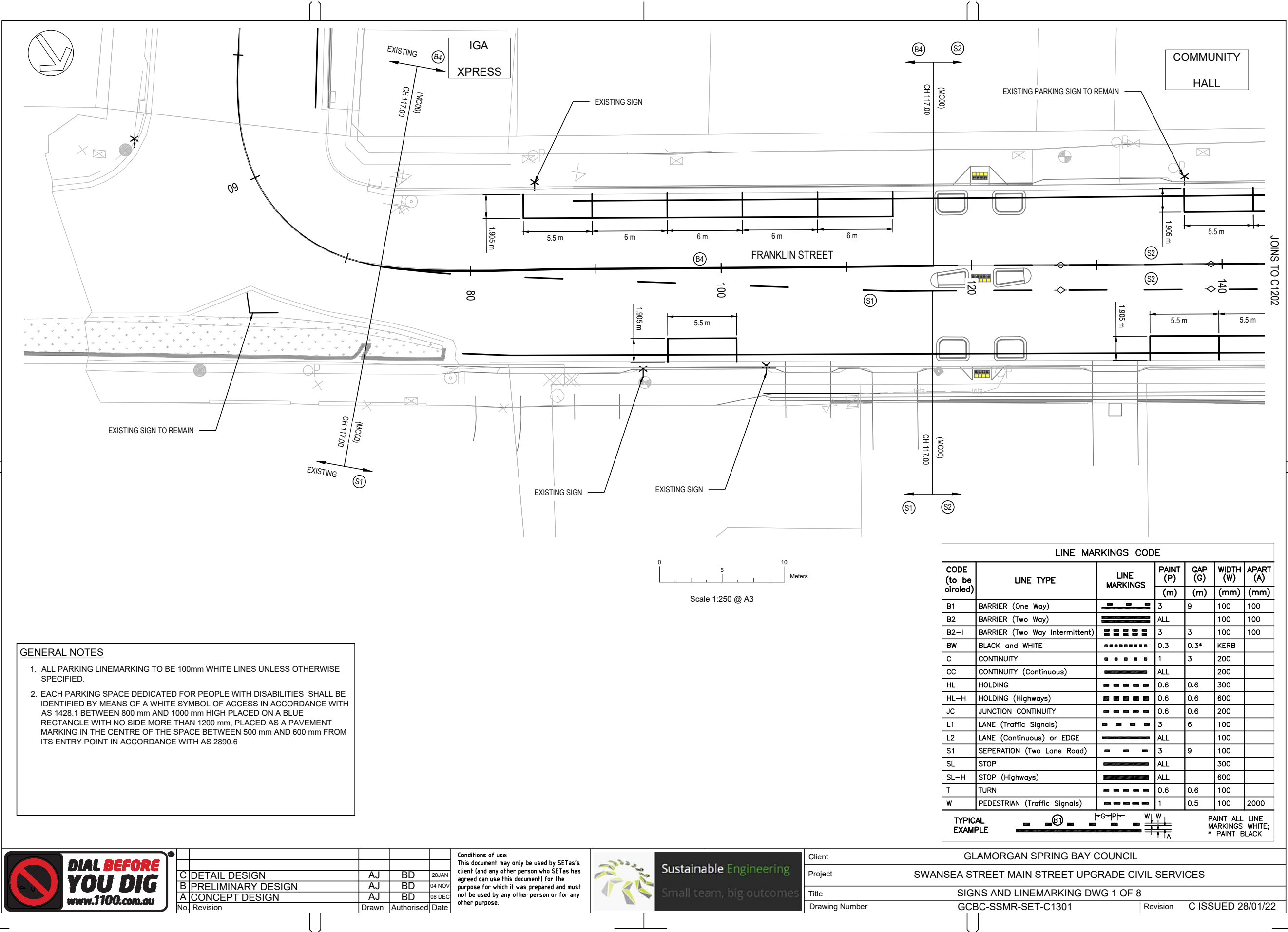
C	DETAIL DESIGN	AJ	BD	28 JAN
B	PRELIMINARY DESIGN	AJ	BD	04 NOV
A	CONCEPT DESIGN	AJ	BD	08 DEC
No	Revision	Drawn	Authorised	Date

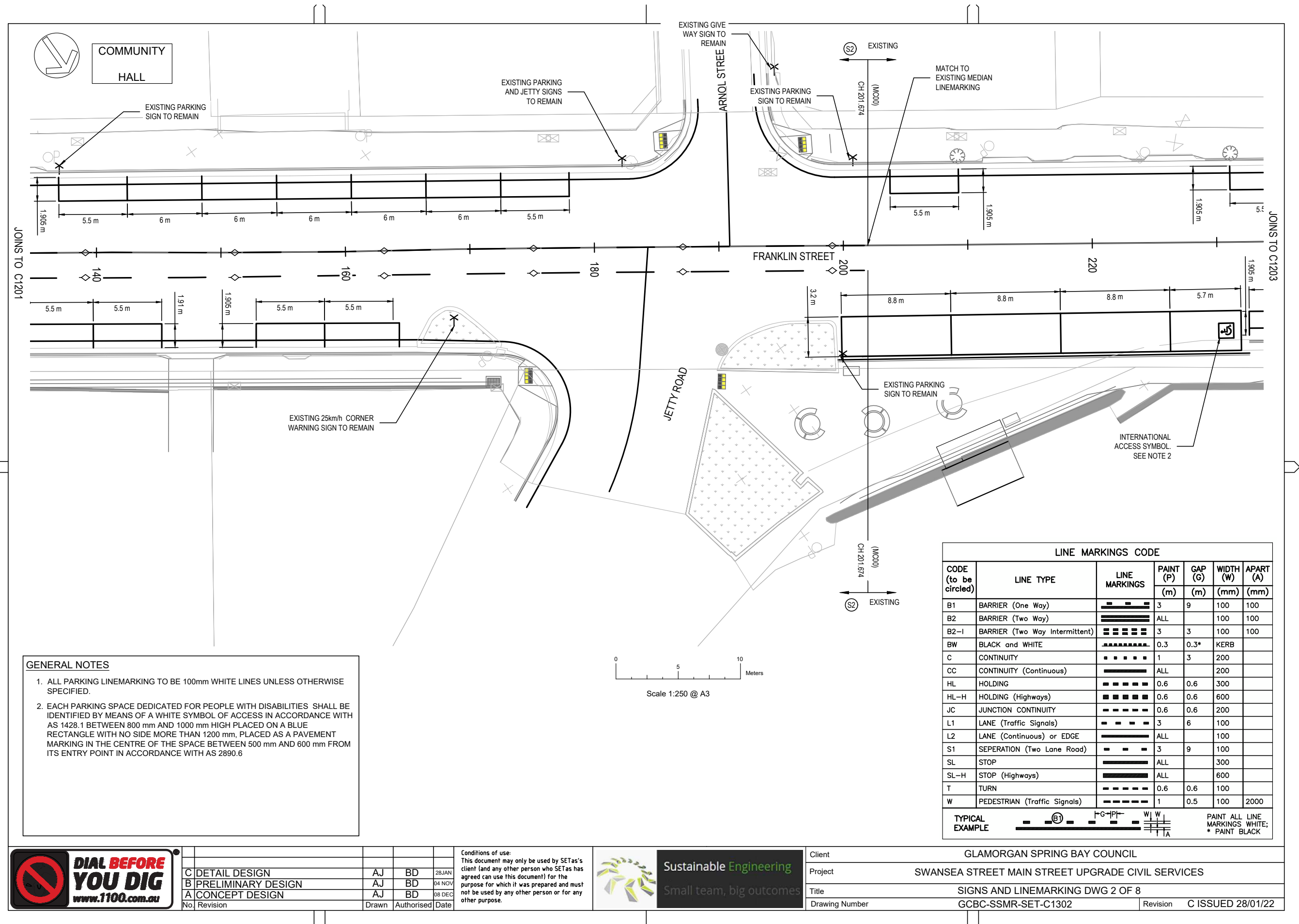
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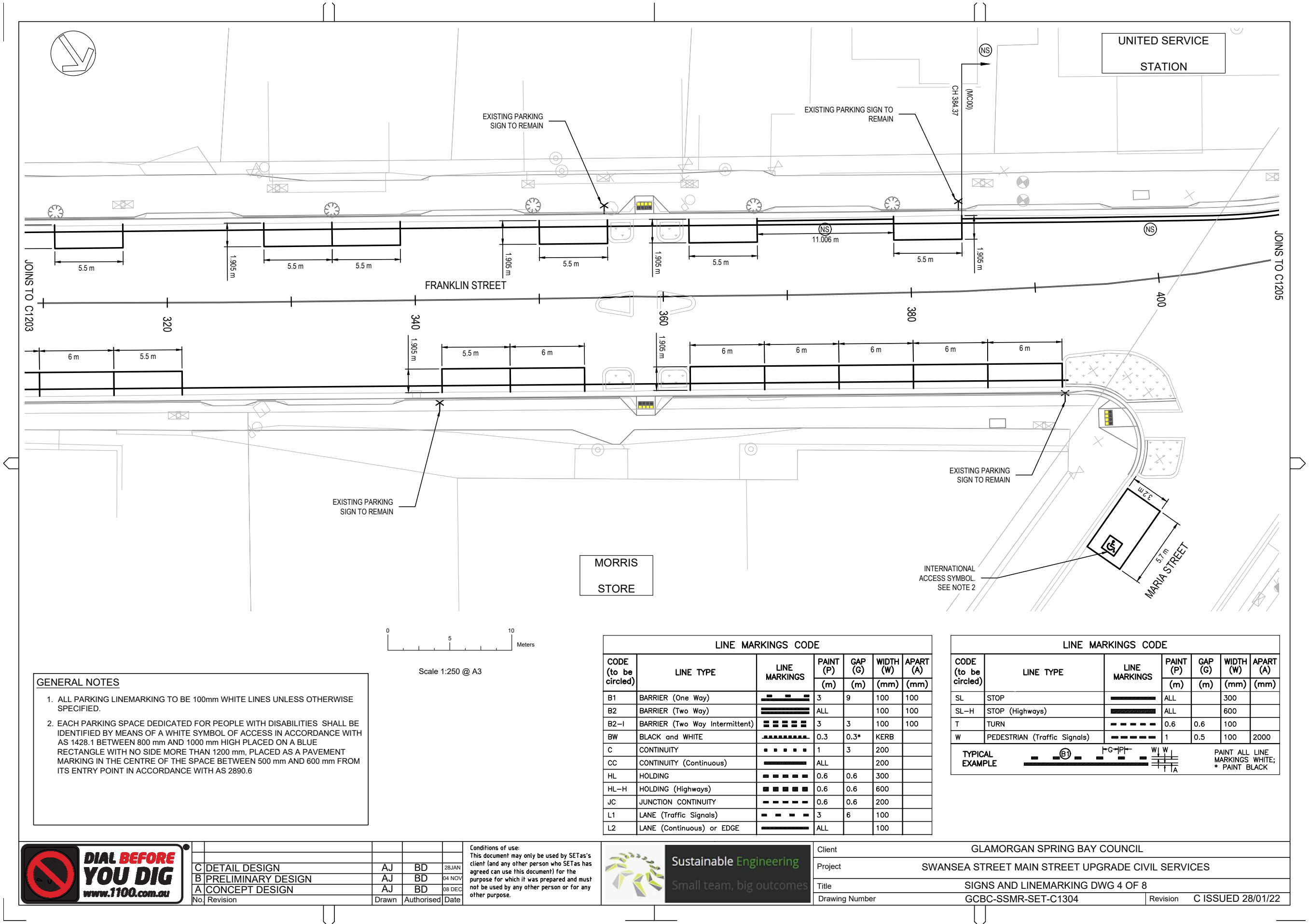


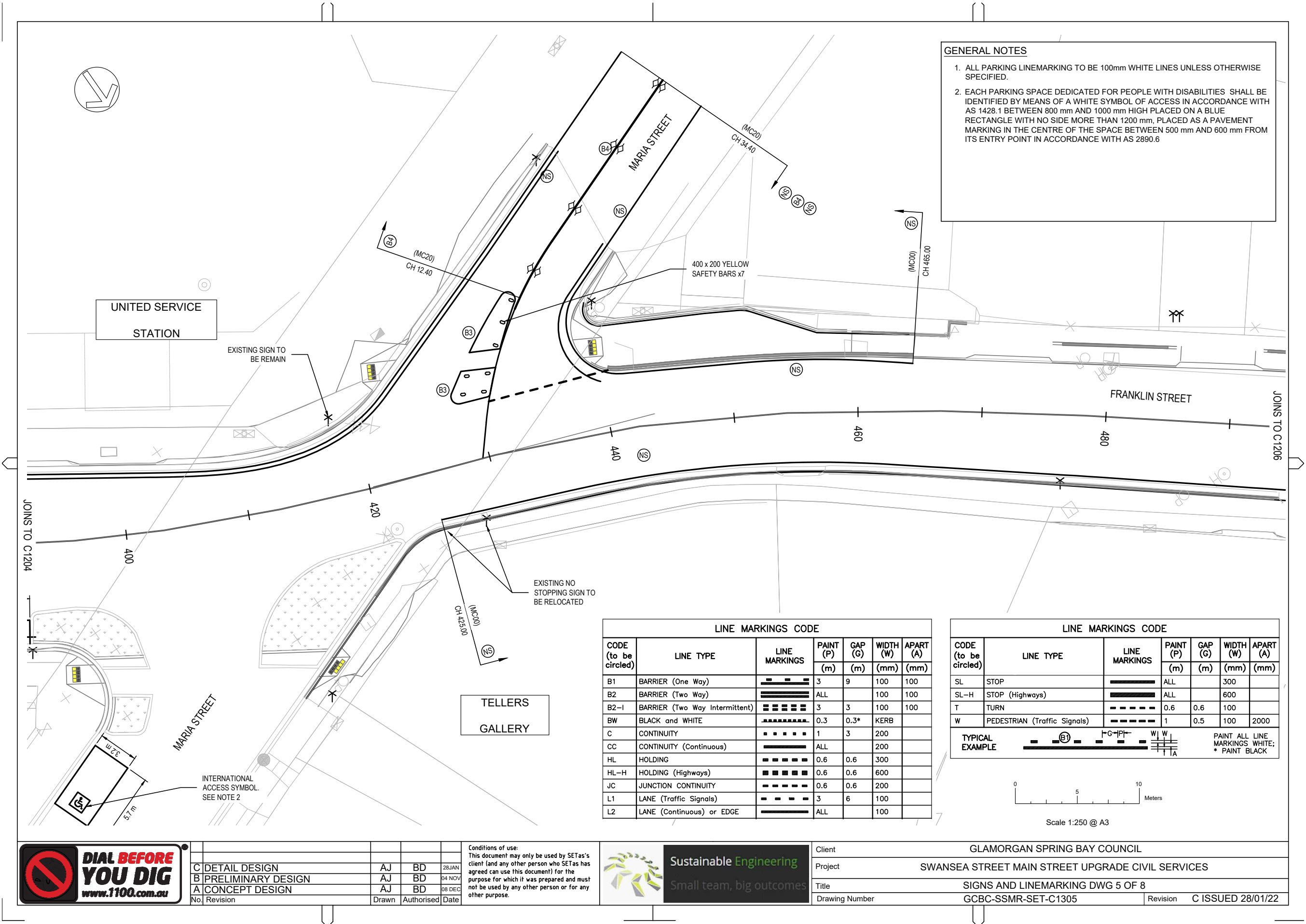
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Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	DETAILS DWG 8 OF 8		
Drawing Number	GCBC-SSMR-SET-C1257	Revision	C ISSUED 28/01/22



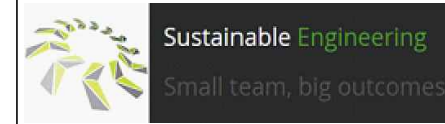




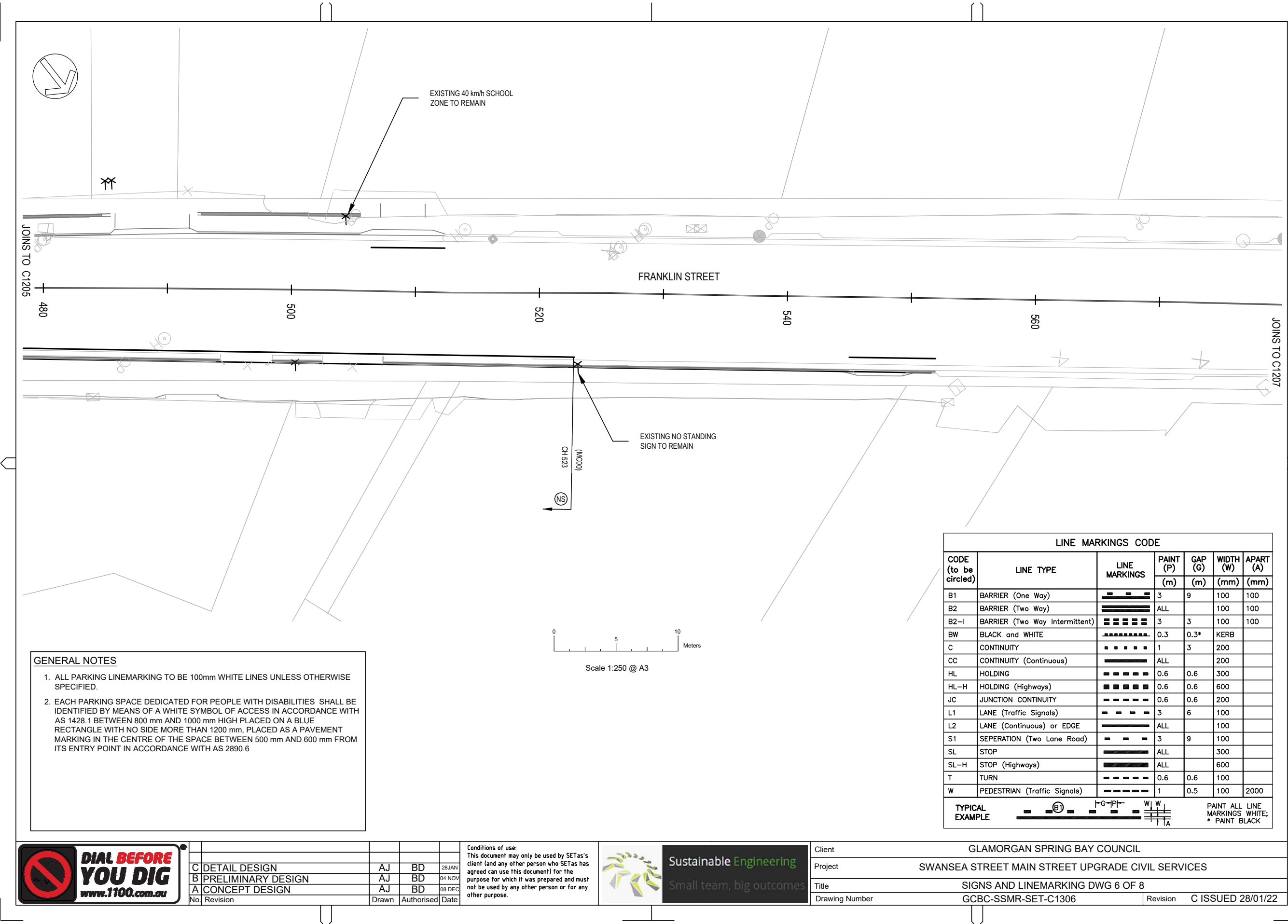


C	DETAIL DESIGN	AJ	BD	28 JAN
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Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	SIGNS AND LINEMARKING DWG 5 OF 8		
Drawing Number	GCBC-SSMR-SET-C1305	Revision	C ISSUED 28/01/22



GENERAL NOTES

1. ALL PARKING LINEMARKING TO BE 100mm WHITE LINES UNLESS OTHERWISE SPECIFIED.

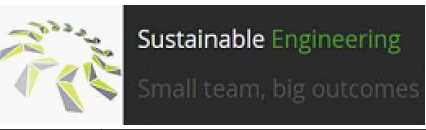
2. EACH PARKING SPACE DEDICATED FOR PEOPLE WITH DISABILITIES SHALL BE IDENTIFIED BY MEANS OF A WHITE SYMBOL OF ACCESS IN ACCORDANCE WITH AS 1428.1 BETWEEN 800 mm AND 1000 mm HIGH PLACED ON A BLUE RECTANGLE WITH NO SIDE MORE THAN 1200 mm, PLACED AS A PAVEMENT MARKING IN THE CENTRE OF THE SPACE BETWEEN 500 mm AND 600 mm FROM ITS ENTRY POINT IN ACCORDANCE WITH AS 2890.6

LINE MARKINGS CODE						
CODE (to be circled)	LINE TYPE	LINE MARKINGS	PAINT (P) (m)	GAP (G) (m)	WIDTH (W) (mm)	APART (A) (mm)
B1	BARRIER (One Way)		3	9	100	100
B2	BARRIER (Two Way)		100		100	100
B2-I	BARRIER (Two Way Intermittent)		3	3	100	100
BW	BLACK and WHITE		0.3	0.3*	KERB	
C	CONTINUITY		1	3	200	
CC	CONTINUITY (Continuous)		ALL		200	
HL	HOLDING		0.6	0.6	300	
HL-H	HOLDING (Highways)		0.6	0.6	600	
JC	JUNCTION CONTINUITY		0.6	0.6	200	
L1	LANE (Traffic Signals)		3	6	100	
L2	LANE (Continuous) or EDGE		ALL		100	
S1	SEPERATION (Two Lane Road)		3	9	100	
SL	STOP		ALL		300	
SL-H	STOP (Highways)		ALL		600	
T	TURN		0.6	0.6	100	
W	PEDESTRIAN (Traffic Signals)		1	0.5	100	2000
TYPICAL EXAMPLE						
			PAINT ALL LINE MARKINGS WHITE; * PAINT BLACK			

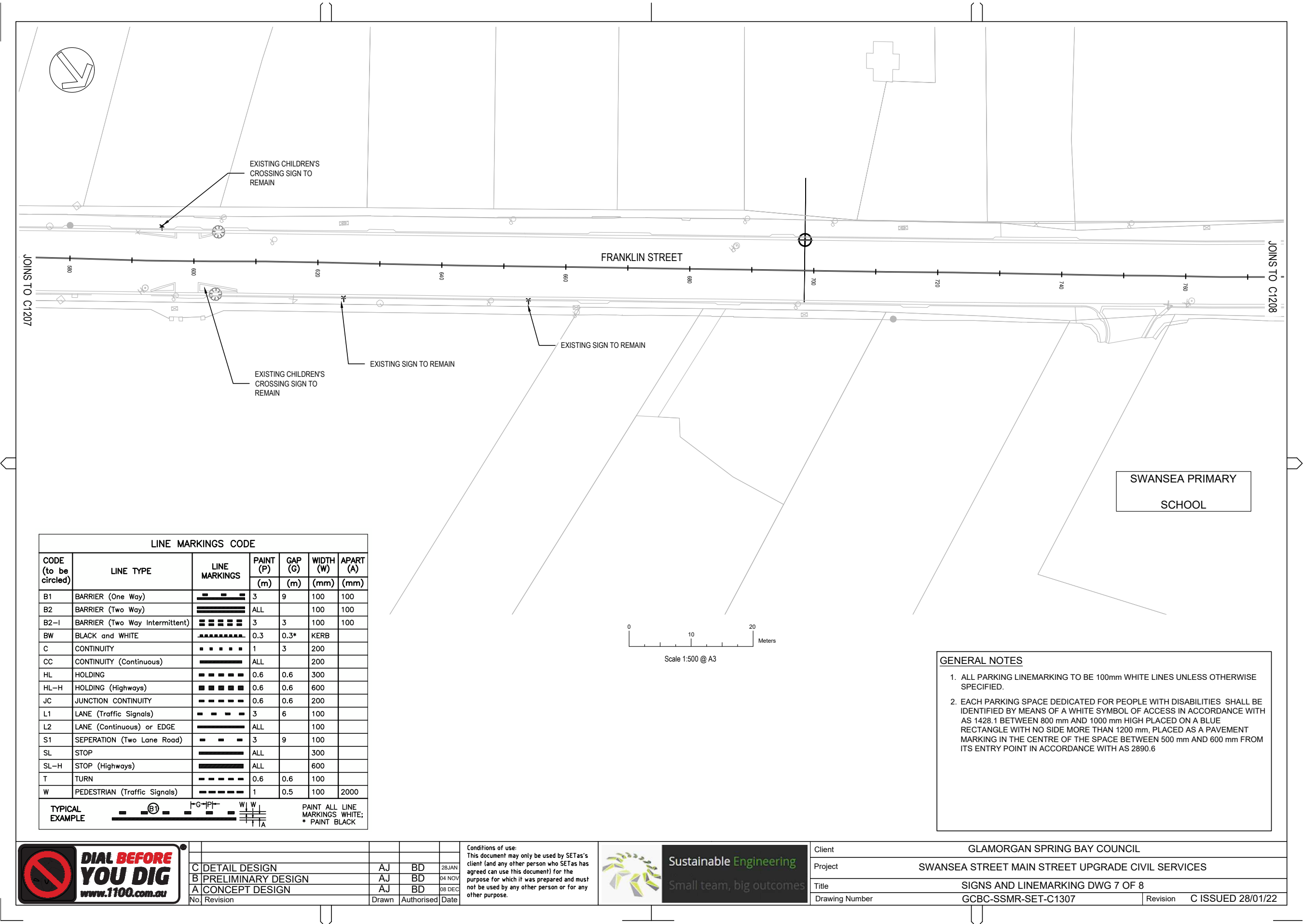


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Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	SIGNS AND LINEMARKING DWG 6 OF 8		
Drawing Number	GCBC-SSMR-SET-C1306	Revision	C ISSUED 28/01/22

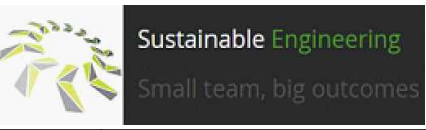


LINE MARKINGS CODE						
CODE (to be circled)	LINE TYPE	LINE MARKINGS	PAINT (P) (m)	GAP (G) (m)	WIDTH (W) (mm)	APART (A) (mm)
B1	BARRIER (One Way)		3	9	100	100
B2	BARRIER (Two Way)		ALL		100	100
B2-I	BARRIER (Two Way Intermittent)		3	3	100	100
BW	BLACK and WHITE		0.3	0.3*	KERB	
C	CONTINUITY		1	3	200	
CC	CONTINUITY (Continuous)		ALL		200	
HL	HOLDING		0.6	0.6	300	
HL-H	HOLDING (Highways)		0.6	0.6	600	
JC	JUNCTION CONTINUITY		0.6	0.6	200	
L1	LANE (Traffic Signals)		3	6	100	
L2	LANE (Continuous) or EDGE		ALL		100	
S1	SEPERATION (Two Lane Road)		3	9	100	
SL	STOP		ALL		300	
SL-H	STOP (Highways)		ALL		600	
T	TURN		0.6	0.6	100	
W	PEDESTRIAN (Traffic Signals)		1	0.5	100	2000
TYPICAL EXAMPLE						
			PAINT ALL LINE MARKINGS WHITE; * PAINT BLACK			

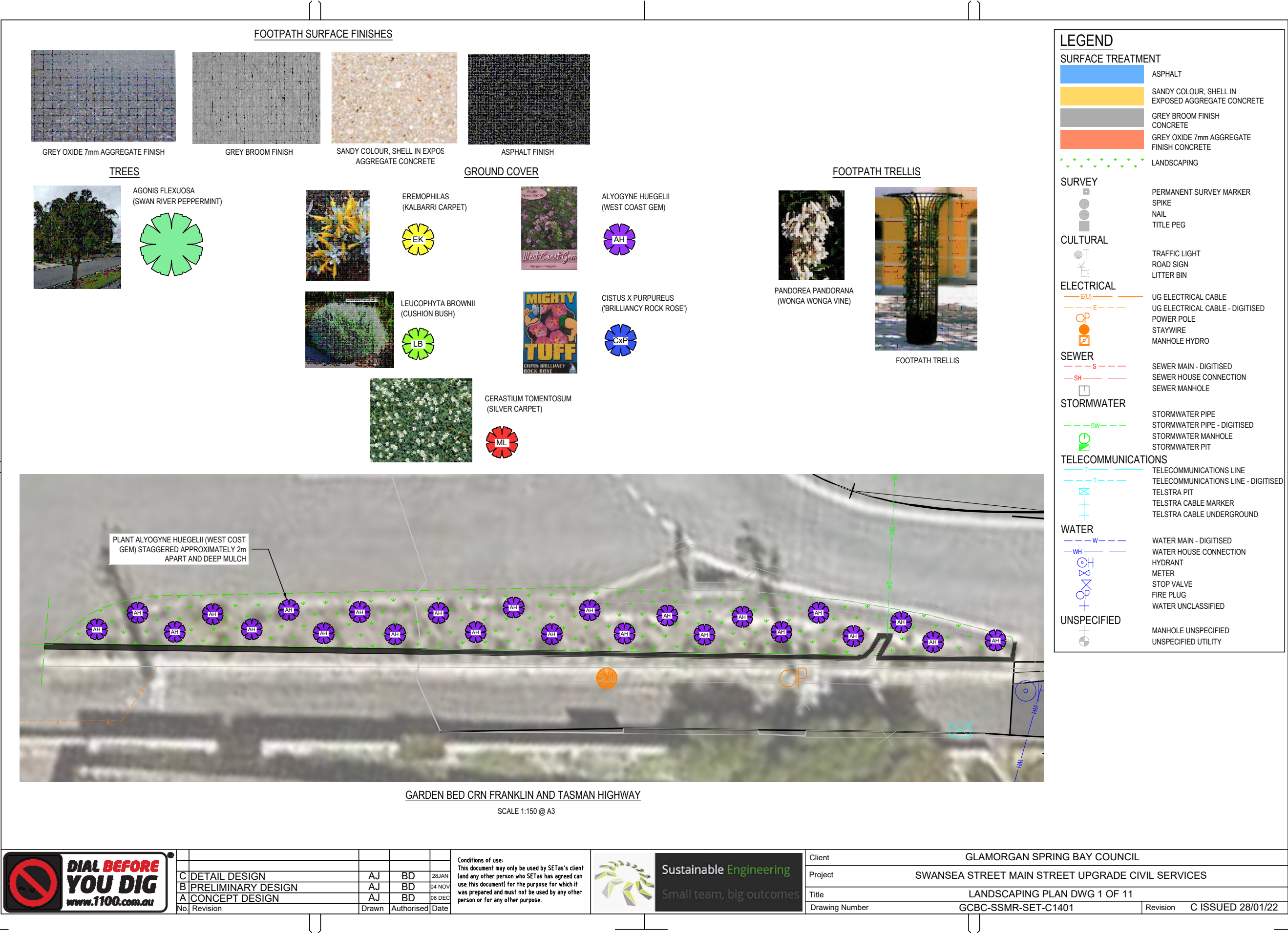


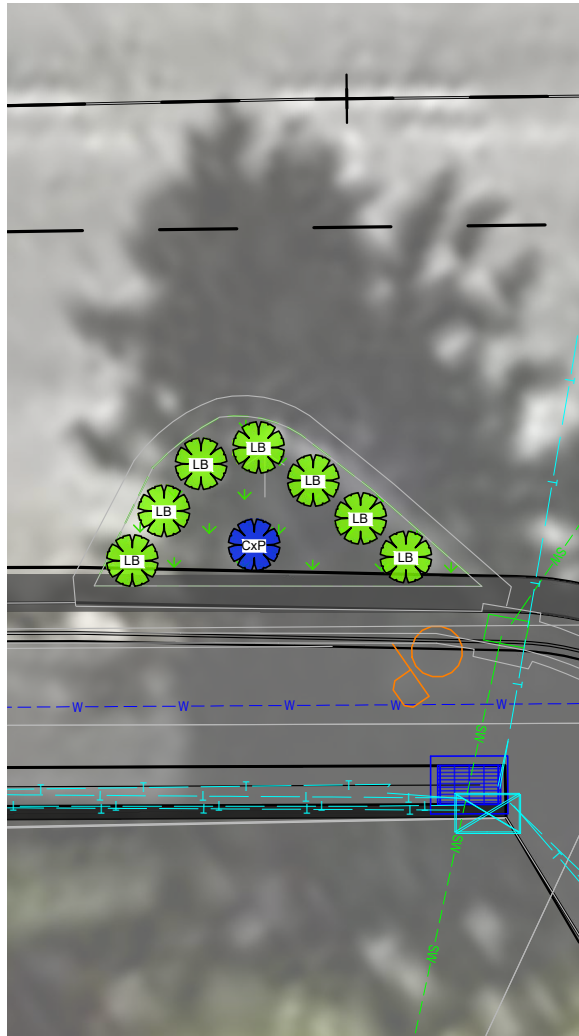
C	DETAIL DESIGN	AJ	BD	28 JAN
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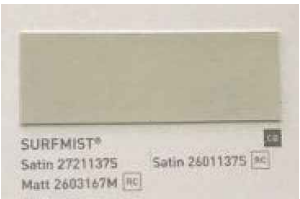
Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	SIGNS AND LINEMARKING DWG 7 OF 8		
Drawing Number	GCBC-SSMR-SET-C1307	Revision	C ISSUED 28/01/22



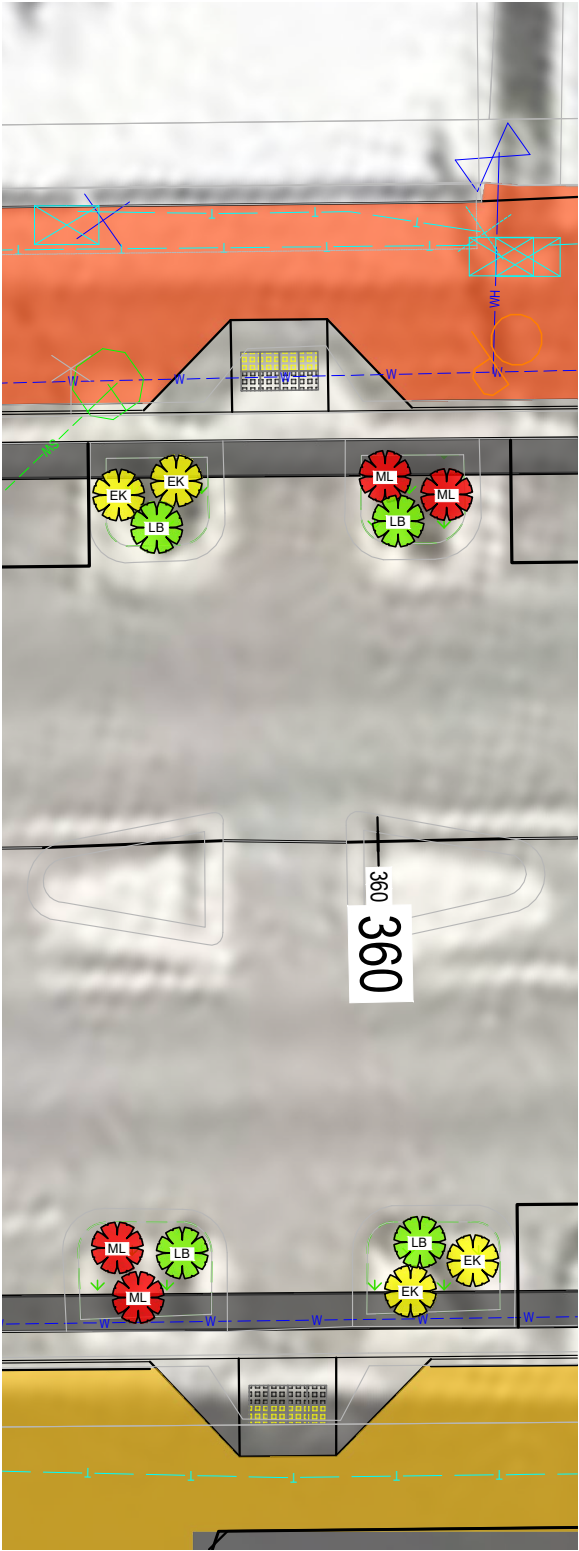
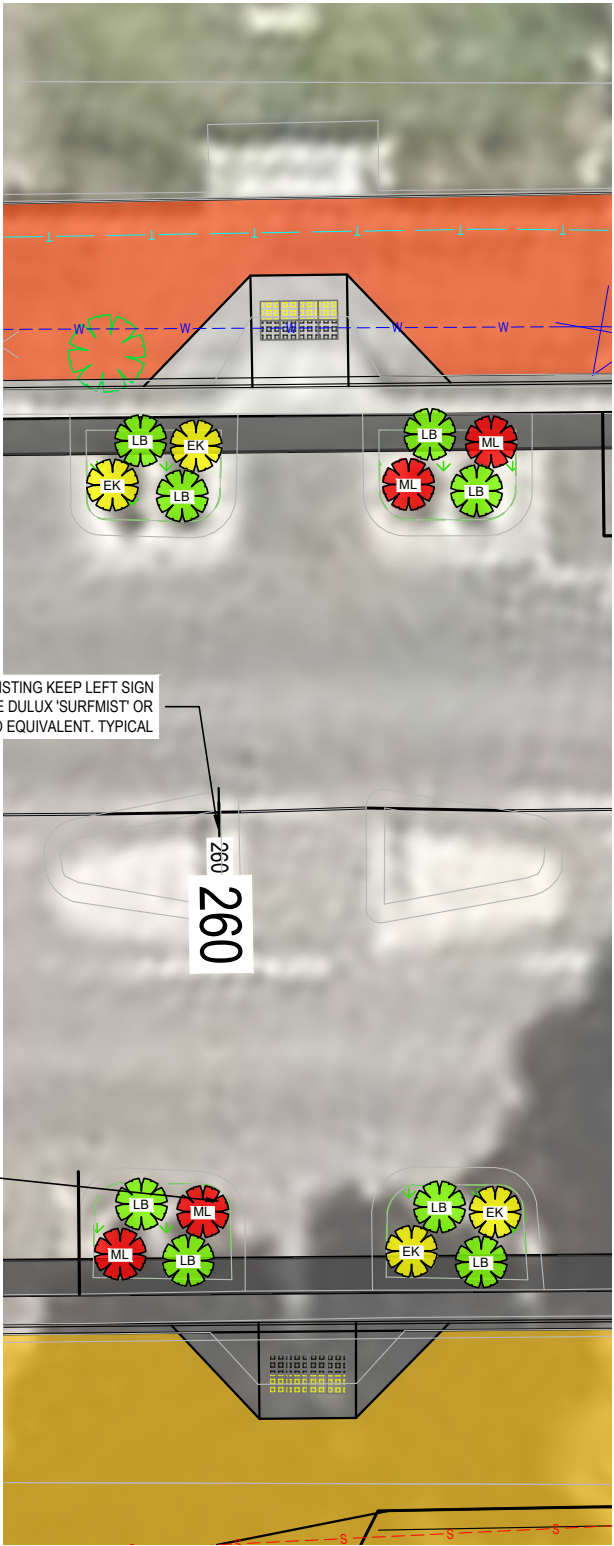


BLISTER CRN FRANKLIN AND JETTY ROAD
SCALE 1:100 @ A3

PAINT EXISTING BOLLARDS DULUX 'SURFMIST' OR APPROVED EQUIVALENT. TYPICAL



PAINT EXISTING KEEP LEFT SIGN
FRAME DULUX 'SURFMIST' OR
APPROVED EQUIVALENT. TYPICAL



LEGEND

SURFACE TREATMENT

- ASPHALT
- SANDY COLOUR, SHELL IN EXPOSED AGGREGATE CONCRETE
- GREY BROOM FINISH CONCRETE
- GREY OXIDE 7mm AGGREGATE FINISH CONCRETE

LANDSCAPING

SURVEY

- PERMANENT SURVEY MARKER
- SPIKE
- NAIL
- TITLE PEG

CULTURAL

- TRAFFIC LIGHT
- ROAD SIGN
- LITTER BIN

ELECTRICAL

- UG ELECTRICAL CABLE
- UG ELECTRICAL CABLE - DIGITISED
- POWER POLE
- STAYWIRE
- MANHOLE HYDRO

SEWER

- SEWER MAIN - DIGITISED
- SEWER HOUSE CONNECTION
- SEWER MANHOLE

STORMWATER

- STORMWATER PIPE
- STORMWATER PIPE - DIGITISED
- STORMWATER MANHOLE
- STORMWATER PIT

TELECOMMUNICATIONS

- TELECOMMUNICATIONS LINE
- TELECOMMUNICATIONS LINE - DIGITISED
- TELSTRA PIT
- TELSTRA CABLE MARKER
- TELSTRA CABLE UNDERGROUND

WATER

- WATER MAIN - DIGITISED
- WATER HOUSE CONNECTION
- HYDRANT
- METER
- STOP VALVE
- FIRE PLUG
- WATER UNCLASSIFIED

UNSPECIFIED

- MANHOLE UNSPECIFIED
- UNSPECIFIED UTILITY

LANDSCAPING

- ALYOGYNE HUEGELII (WEST COAST GEM)
- CISTUS X PURPUREUS (BRILLIANCY ROCK ROSE)
- LEUCOPHYTA BROWNII (CUSHION BUSH)
- MELALEUCA LINARFOLIA (SILVER CARPET)
- EREMOPHILAS (KALBARRI CARPET)



C	DETAIL DESIGN	AJ	BD	28 JAN
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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	LANDSCAPING PLAN DWG 2 OF 11		
Drawing Number	GCBC-SSMR-SET-C1402	Revision	C ISSUED 28/01/22



LEGEND

SURFACE TREATMENT

ASPHALT

SANDY COLOUR, SHELL IN EXPOSED AGGREGATE CONCRETE

GREY BROOM FINISH CONCRETE

GREY OXIDE 7mm AGGREGATE FINISH CONCRETE

LANDSCAPING

SURVEY

PERMANENT SURVEY MARKER

SPIKE

NAIL

TITLE PEG

CULTURAL

TRAFFIC LIGHT

ROAD SIGN

LITTER BIN

ELECTRICAL

UG ELECTRICAL CABLE

UG ELECTRICAL CABLE - DIGITISED

POWER POLE

STAYWIRE

MANHOLE HYDRO

SEWER

SEWER MAIN - DIGITISED

SEWER HOUSE CONNECTION

SEWER MANHOLE

STORMWATER

STORMWATER PIPE

STORMWATER PIPE - DIGITISED

STORMWATER MANHOLE

STORMWATER PIT

TELECOMMUNICATIONS

TELECOMMUNICATIONS LINE

TELECOMMUNICATIONS LINE - DIGITISED

TELSTRA PIT

TELSTRA CABLE MARKER

TELSTRA CABLE UNDERGROUND

WATER

WATER MAIN - DIGITISED

WATER HOUSE CONNECTION

HYDRANT

METER

STOP VALVE

FIRE PLUG

WATER UNCLASSIFIED

UNSPECIFIED

MANHOLE UNSPECIFIED

UNSPECIFIED UTILITY

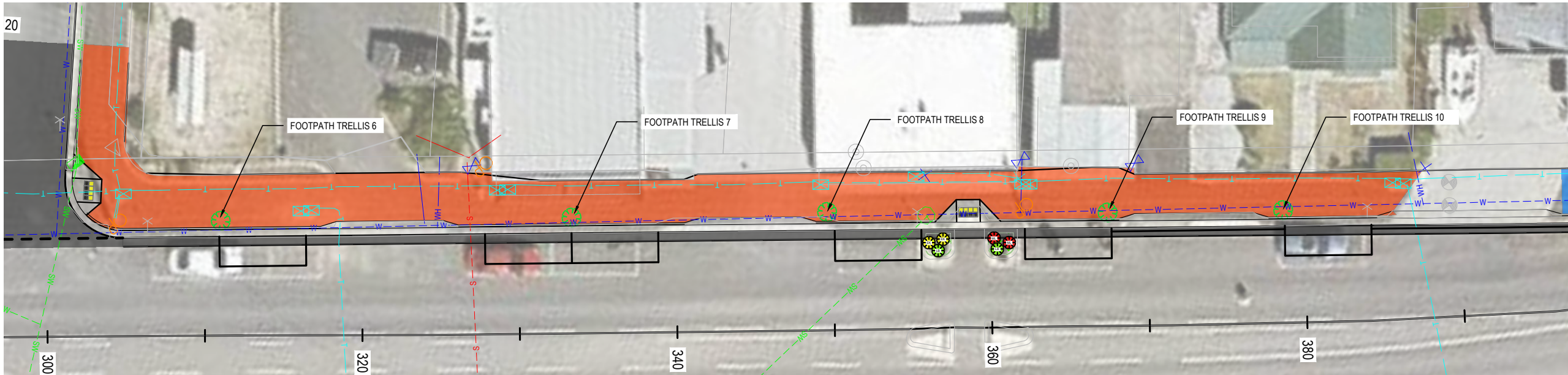
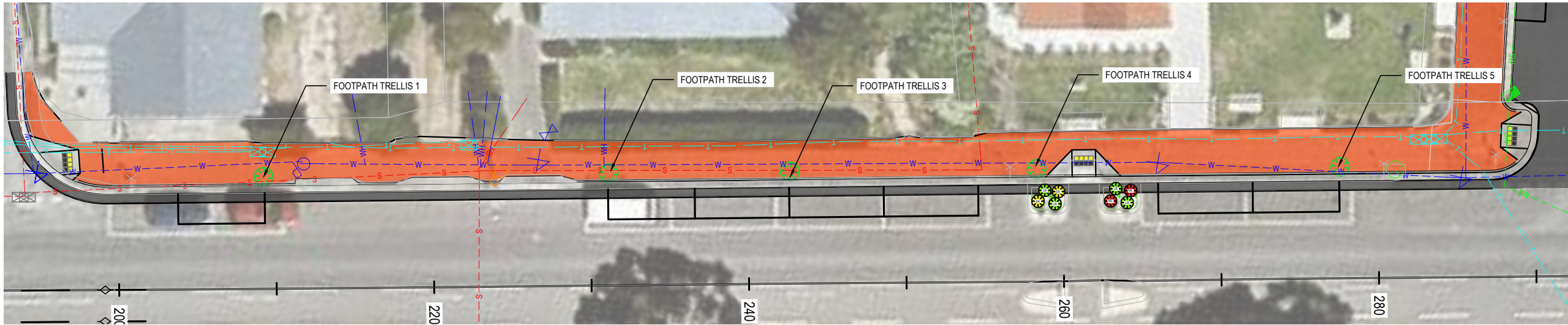


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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	LANDSCAPING PLAN DWG 3 OF 11		
Drawing Number	GCBC-SSMR-SET-C1403	Revision	C ISSUED 28/01/22



EXAMPLE OF FOOTPATH TRELLIS



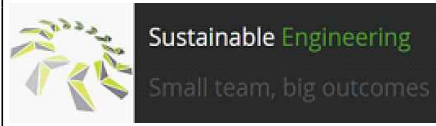
EXAMPLE TRELLIS PLANTING
(WONGA WONGA VINE)

NAME	EASTING	NORTHING
FOOTPATH TRELLIS 1	588956.3	5335885
FOOTPATH TRELLIS 2	588938.3	5335897
FOOTPATH TRELLIS 3	588928.8	5335904
FOOTPATH TRELLIS 4	588915.8	5335913
FOOTPATH TRELLIS 5	588900	5335924
FOOTPATH TRELLIS 6	588872.3	5335943
FOOTPATH TRELLIS 7	588853.9	5335955
FOOTPATH TRELLIS 8	588840.4	5335964
FOOTPATH TRELLIS 9	588825.9	5335974
FOOTPATH TRELLIS 10	588816.6	5335981

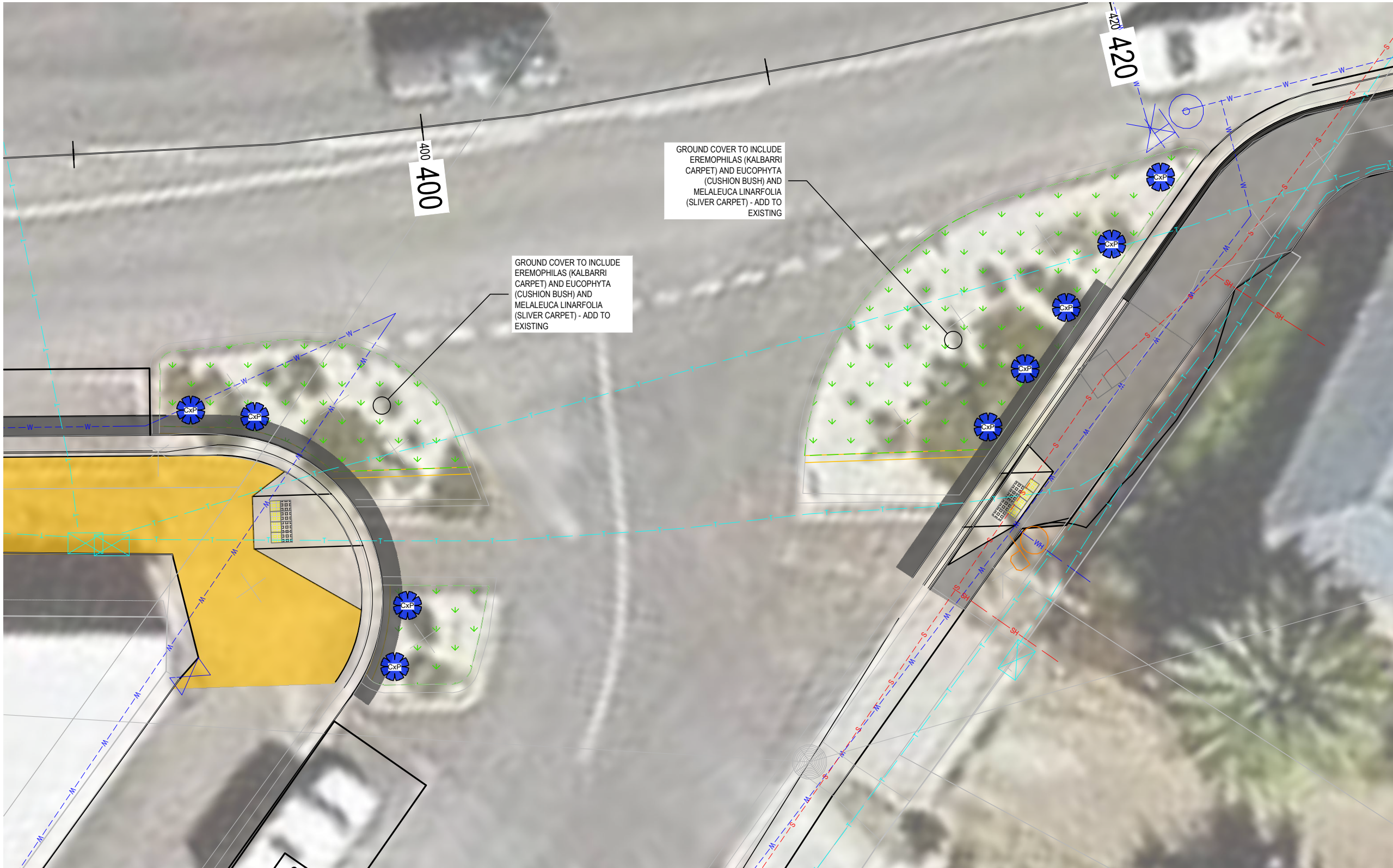


C	DETAIL DESIGN	AJ	BD	28 JAN
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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	LANDSCAPING PLAN DWG 4 OF 11		
Drawing Number	GCBC-SSMR-SET-C1404	Revision	C ISSUED 28/01/22



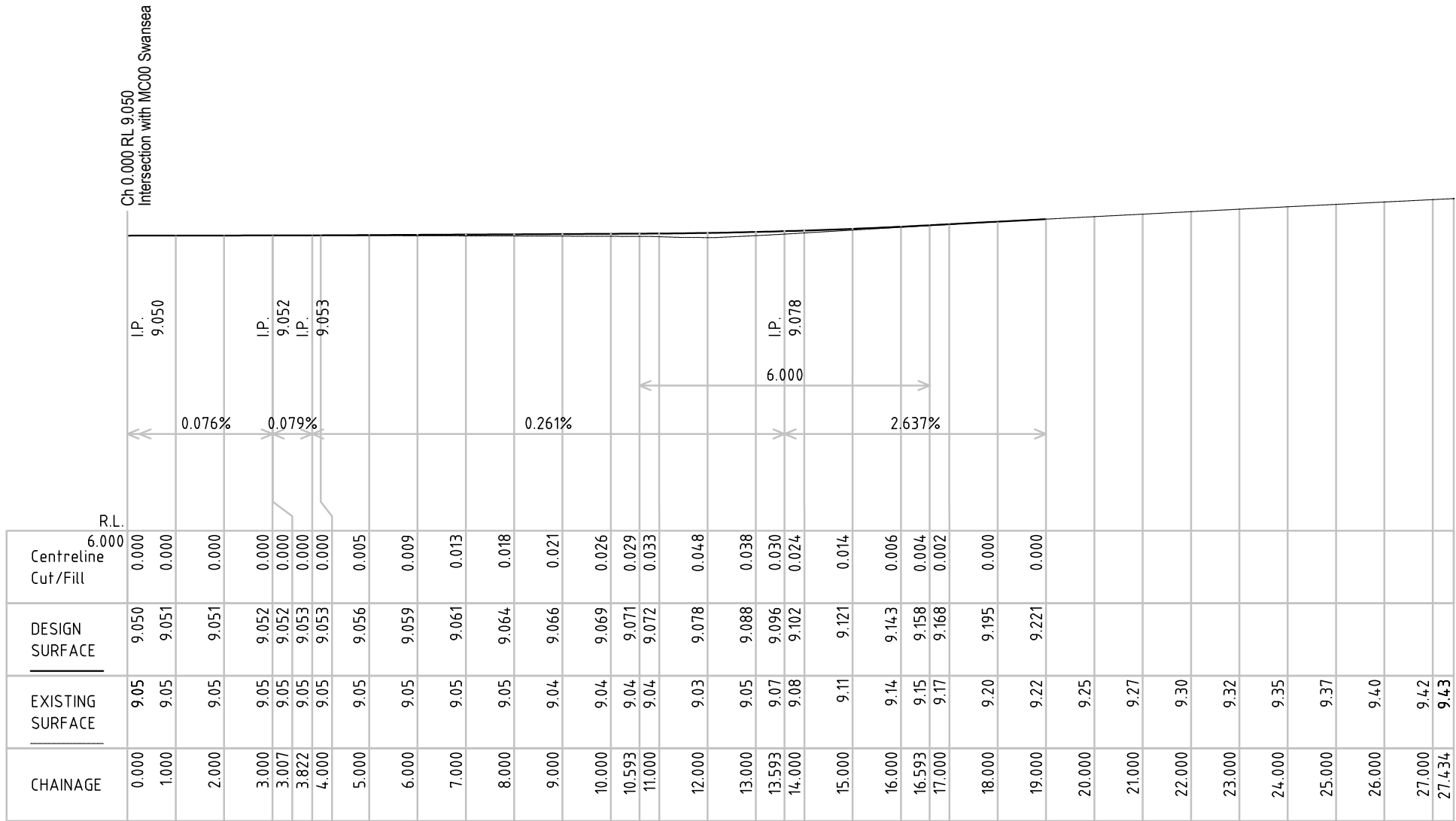
C	DETAIL DESIGN	AJ	BD	28 JAN
B	PRELIMINARY DESIGN	AJ	BD	04 NOV
A	CONCEPT DESIGN	AJ	BD	08 DEC
No	Revision	Drawn	Authorised	Date

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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	LANDSCAPING PLAN DWG 5 OF 5		
Drawing Number	GCBC-SSMR-SET-C1405	Revision	C ISSUED 28/01/22

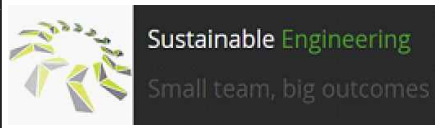


LONGITUDINAL SECTION
MC10 Noyes Ch 0.000 to Ch 27.434
SCALES: HORIZONTAL 1:100 VERTICAL 1:50

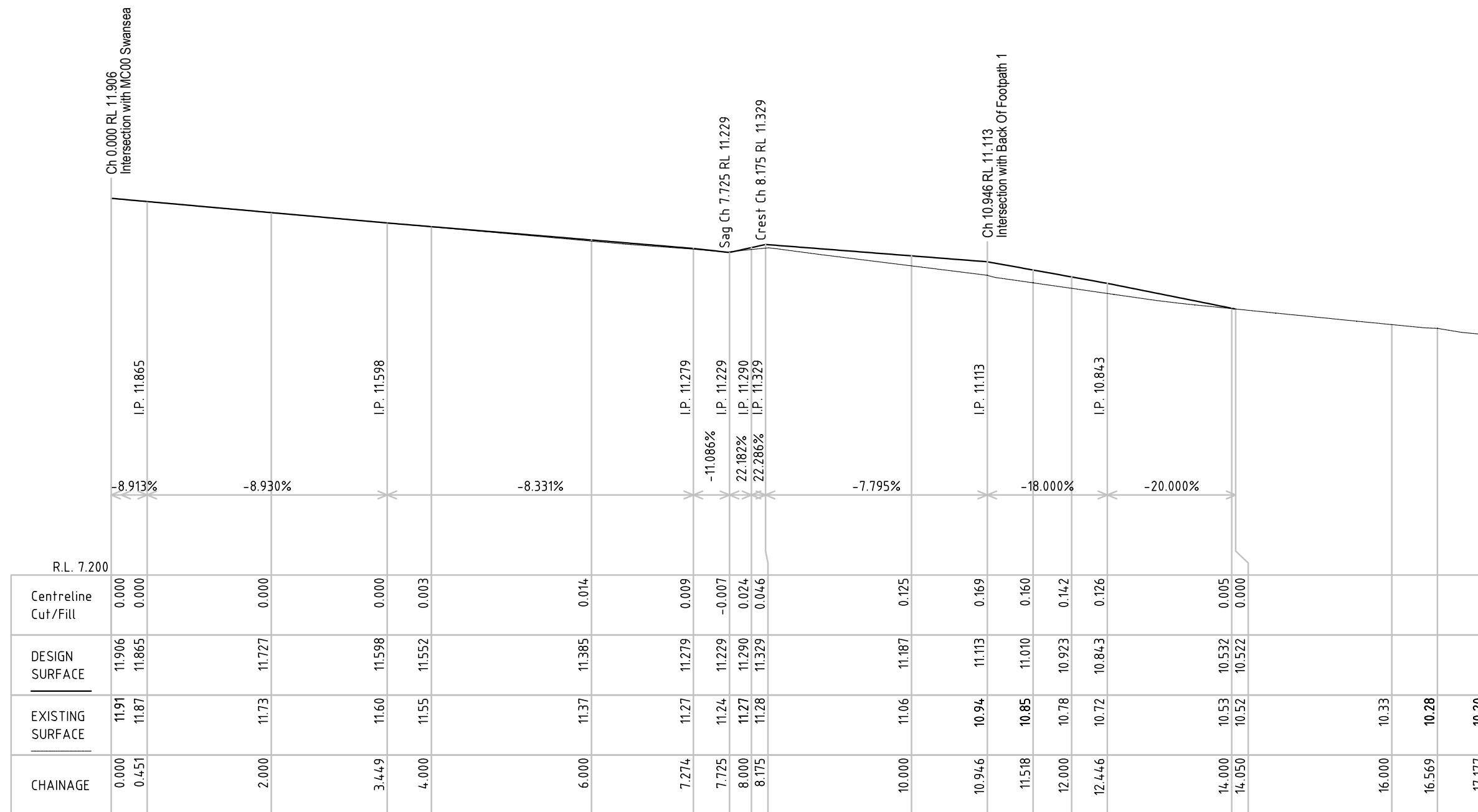


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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	LONG SECTION DWG 1 OF 10		
Drawing Number	GCBC-SSMR-SET-C1701	Revision	C ISSUED 28/01/22



LONGITUDINAL SECTION
DWY03 Ch 0.000 to Ch 17.177
SCALES: HORIZONTAL 1:50 VERTICAL 1:50

DWY03



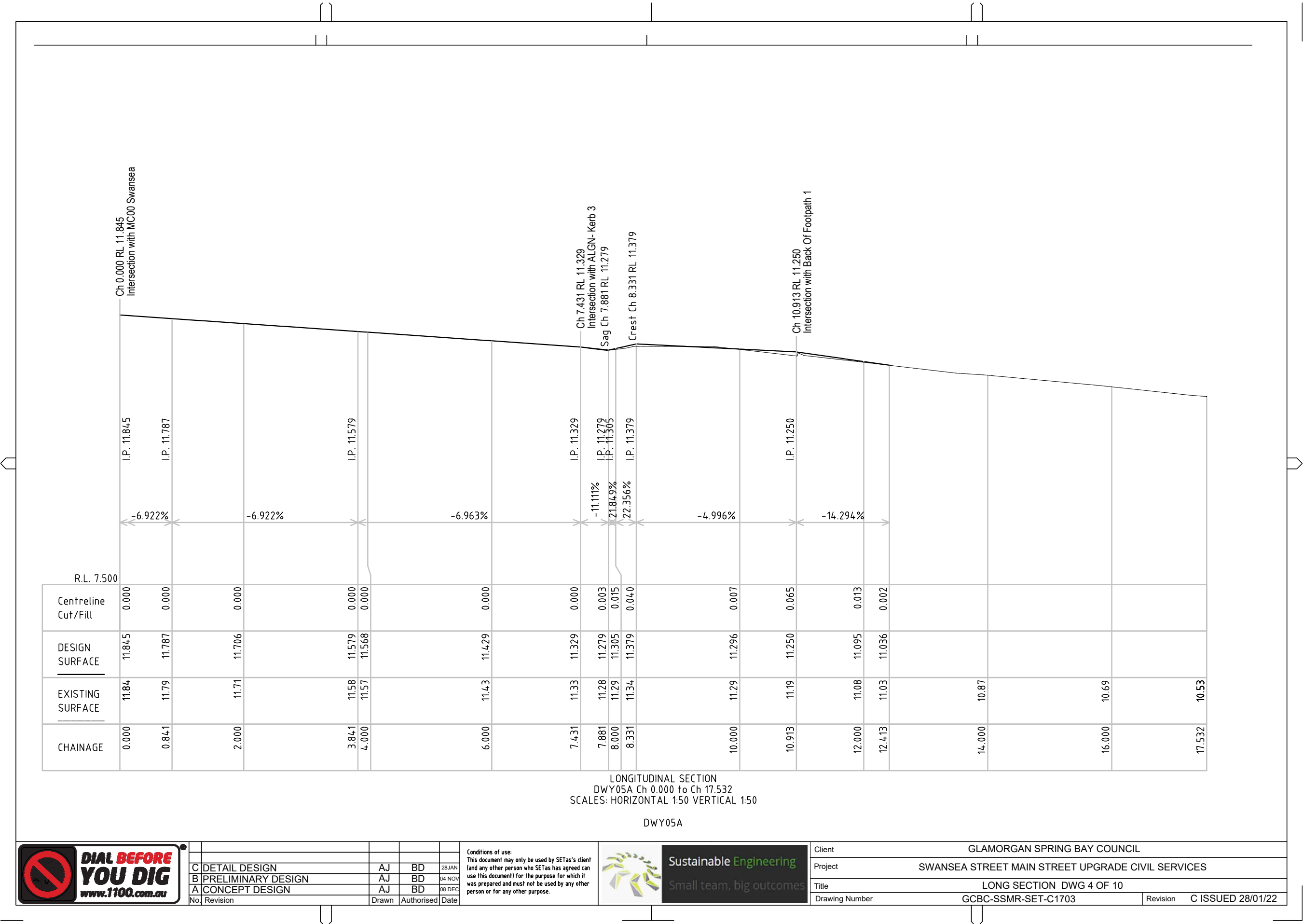
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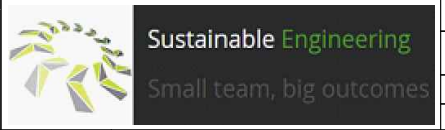
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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	LONG SECTION DWG 3 OF 10		
Drawing Number	GCBC-SSMR-SET-C1702	Revision	C ISSUED 28/01/22

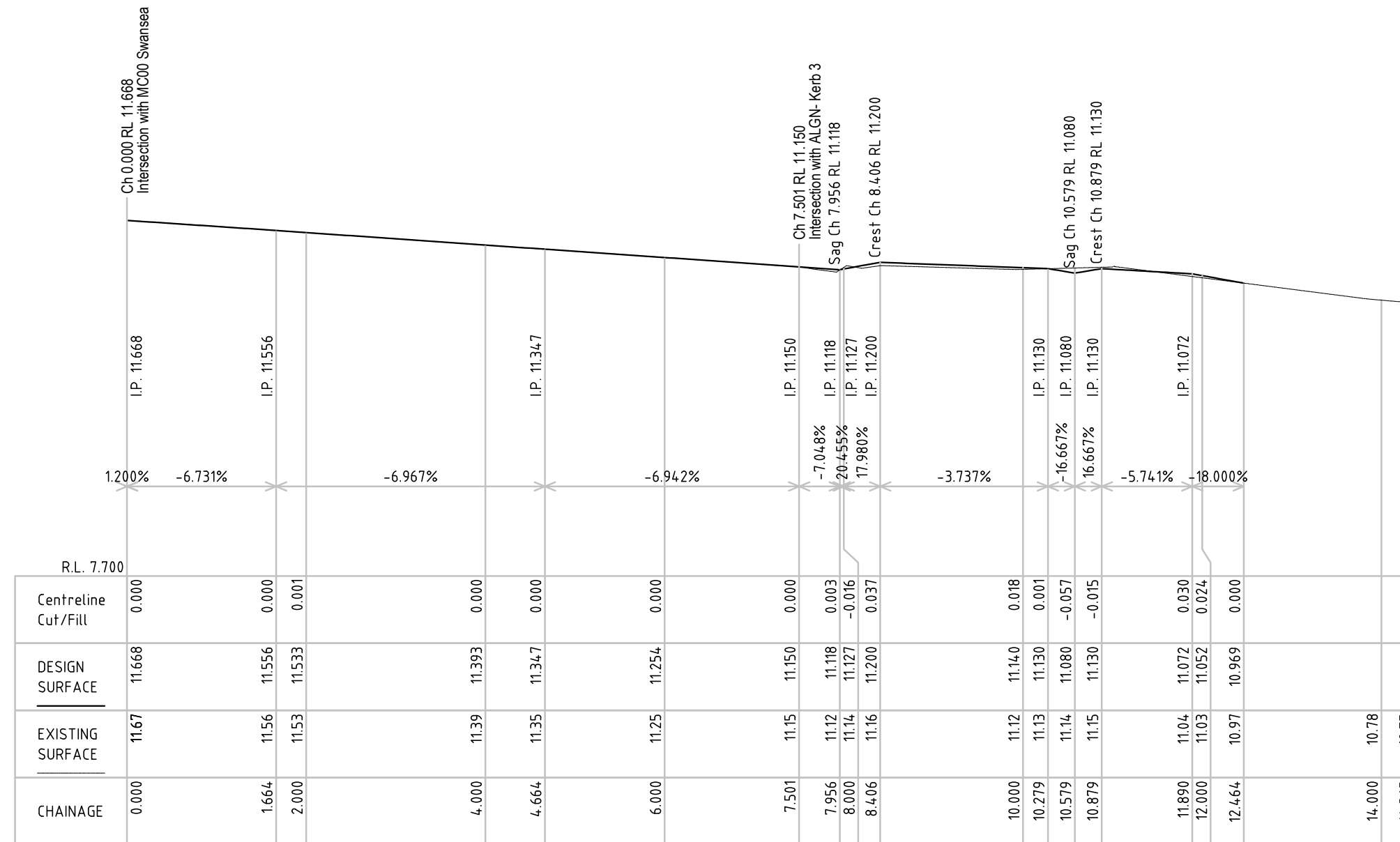


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Title	LONG SECTION DWG 4 OF 10		
Drawing Number	GCBC-SSMR-SET-C1703	Revision	C ISSUED 28/01/22



LONGITUDINAL SECTION
 DWY05B Ch 0.000 to Ch 14.365
 SCALES: HORIZONTAL 1:50 VERTICAL 1:50

DWY05B



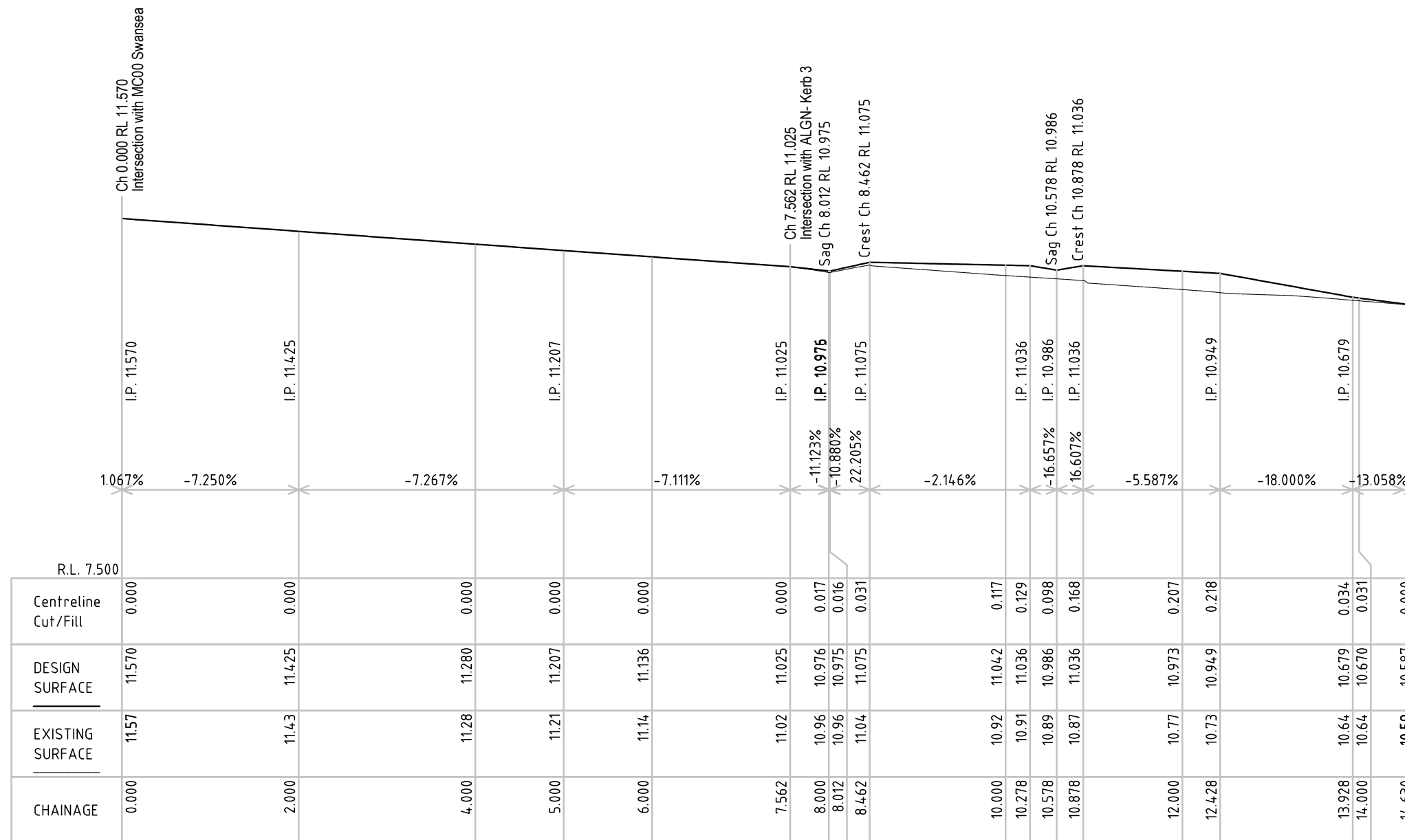
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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	LONG SECTION DWG 5 OF 10		
Drawing Number	GCBC-SSMR-SET-C1704	Revision	C ISSUED 28/01/22



LONGITUDINAL SECTION
DWY07A Ch 0.000 to Ch 14.630
SCALES: HORIZONTAL 1:50 VERTICAL 1:50

DWY07A



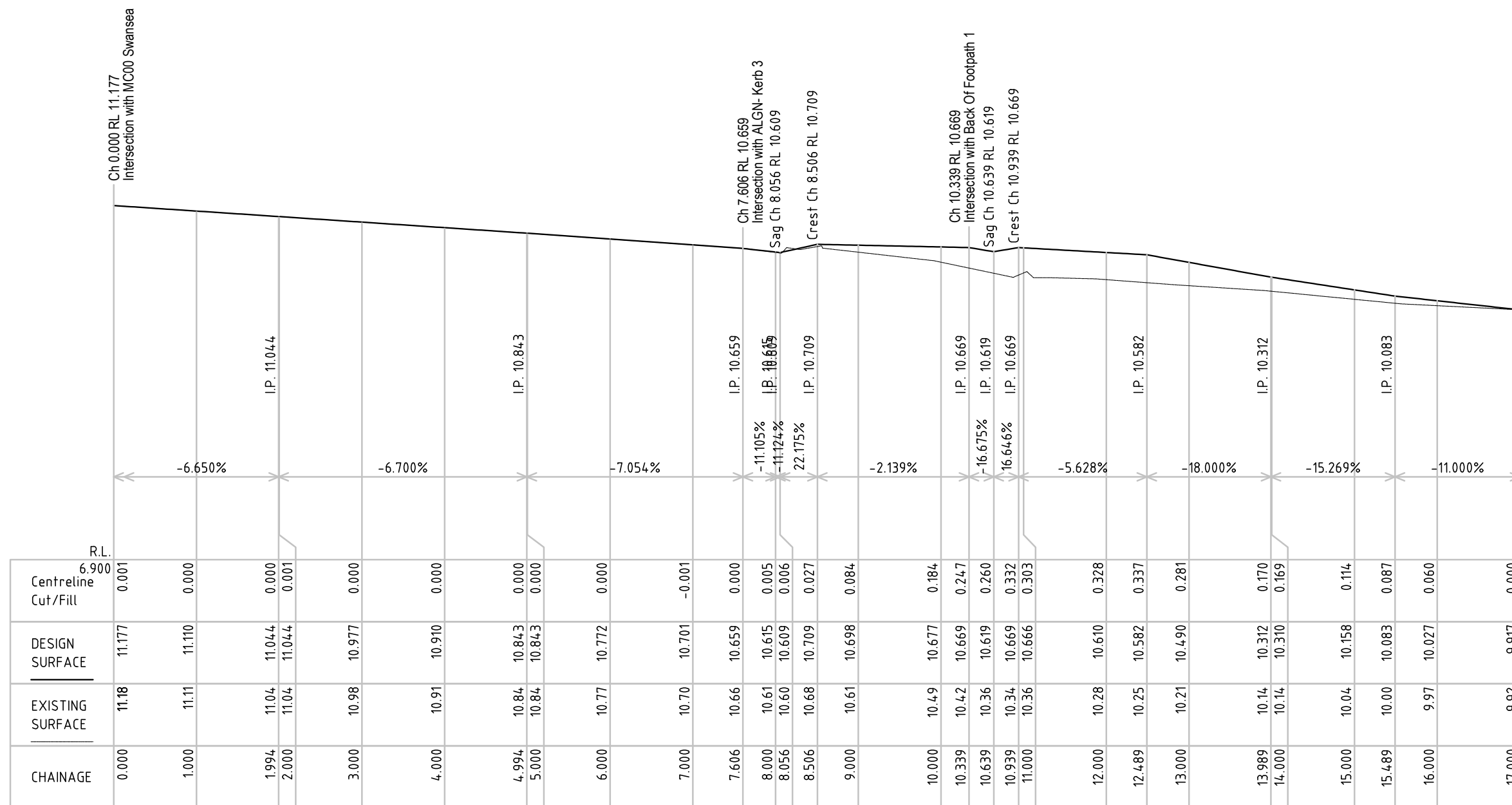
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Title	LONG SECTION DWG 6 OF 10		
Drawing Number	GCBC-SSMR-SET-C1705	Revision	C ISSUED 28/01/22



LONGITUDINAL SECTION
 DWY07B Ch 0.000 to Ch 17.000
 SCALES: HORIZONTAL 1:50 VERTICAL 1:50

DWY07B



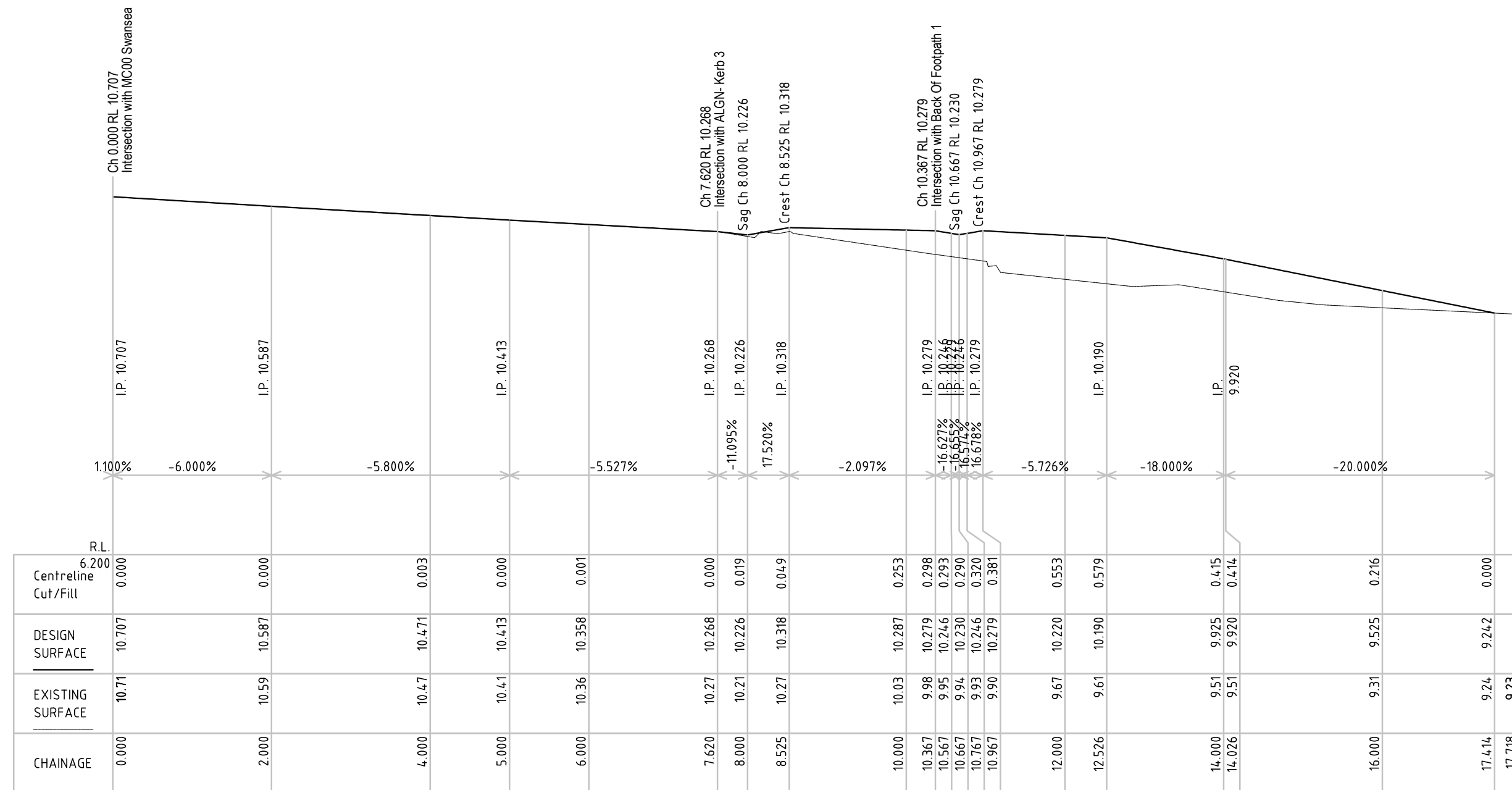
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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	LONG SECTION DWG 7 OF 10		
Drawing Number	GCBC-SSMR-SET-C1706	Revision	C ISSUED 28/01/22



LONGITUDINAL SECTION
DWY09 Ch 0.000 to Ch 17.718
SCALES: HORIZONTAL 1:50 VERTICAL 1:50

DWY09



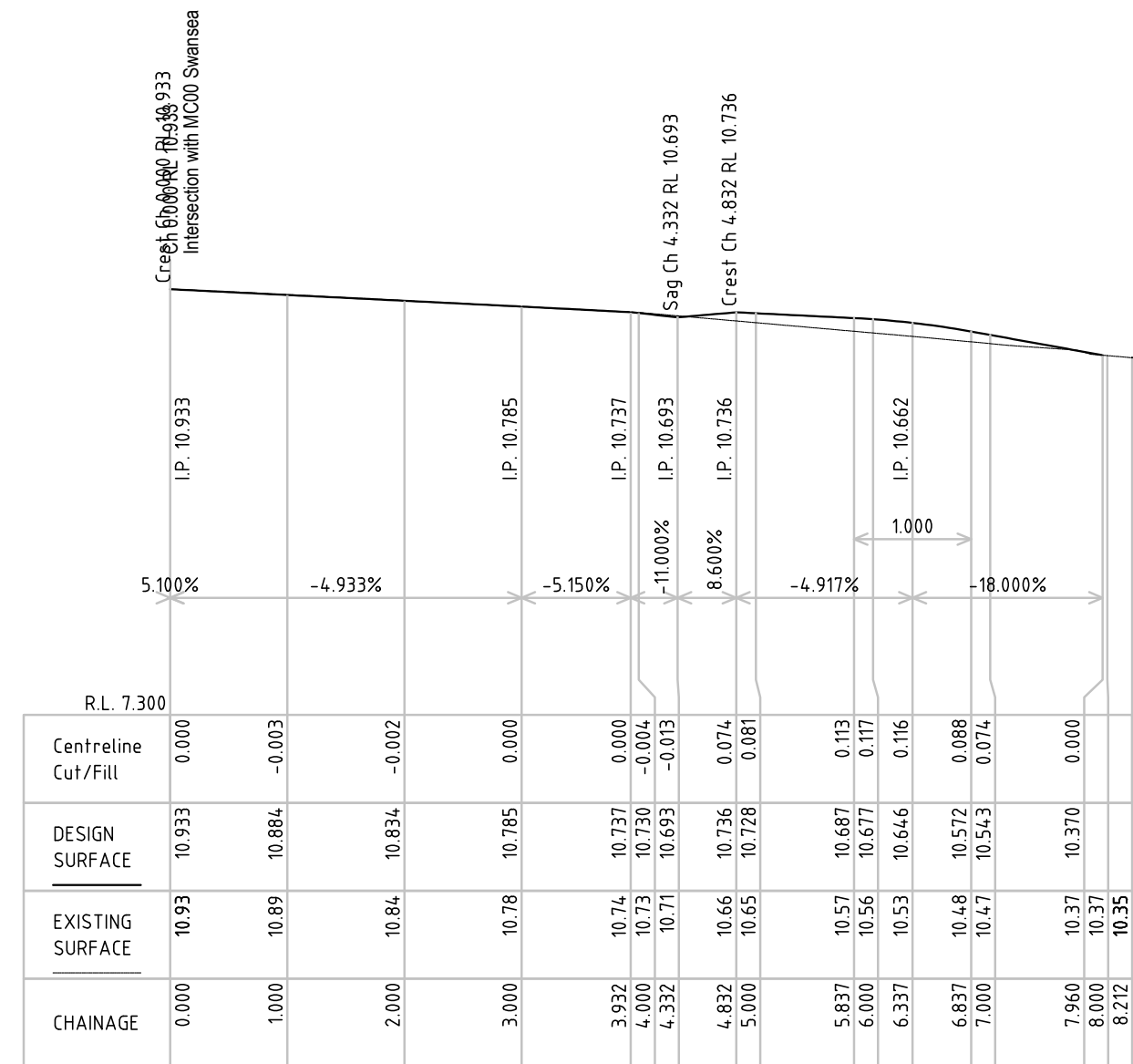
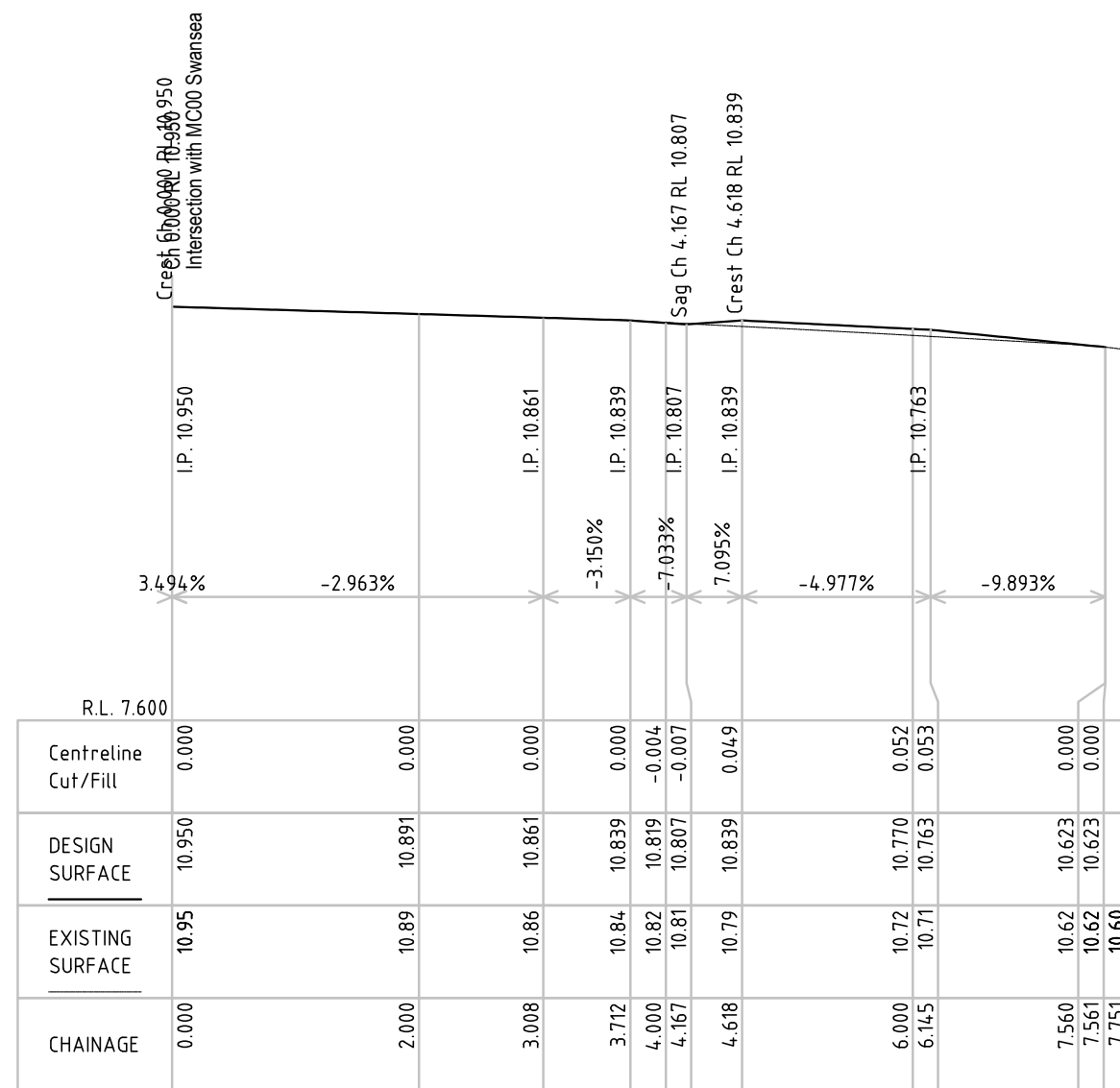
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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	LONG SECTION DWG 8 OF 10		
Drawing Number	GCBC-SSMR-SET-C1707	Revision	C ISSUED 28/01/22



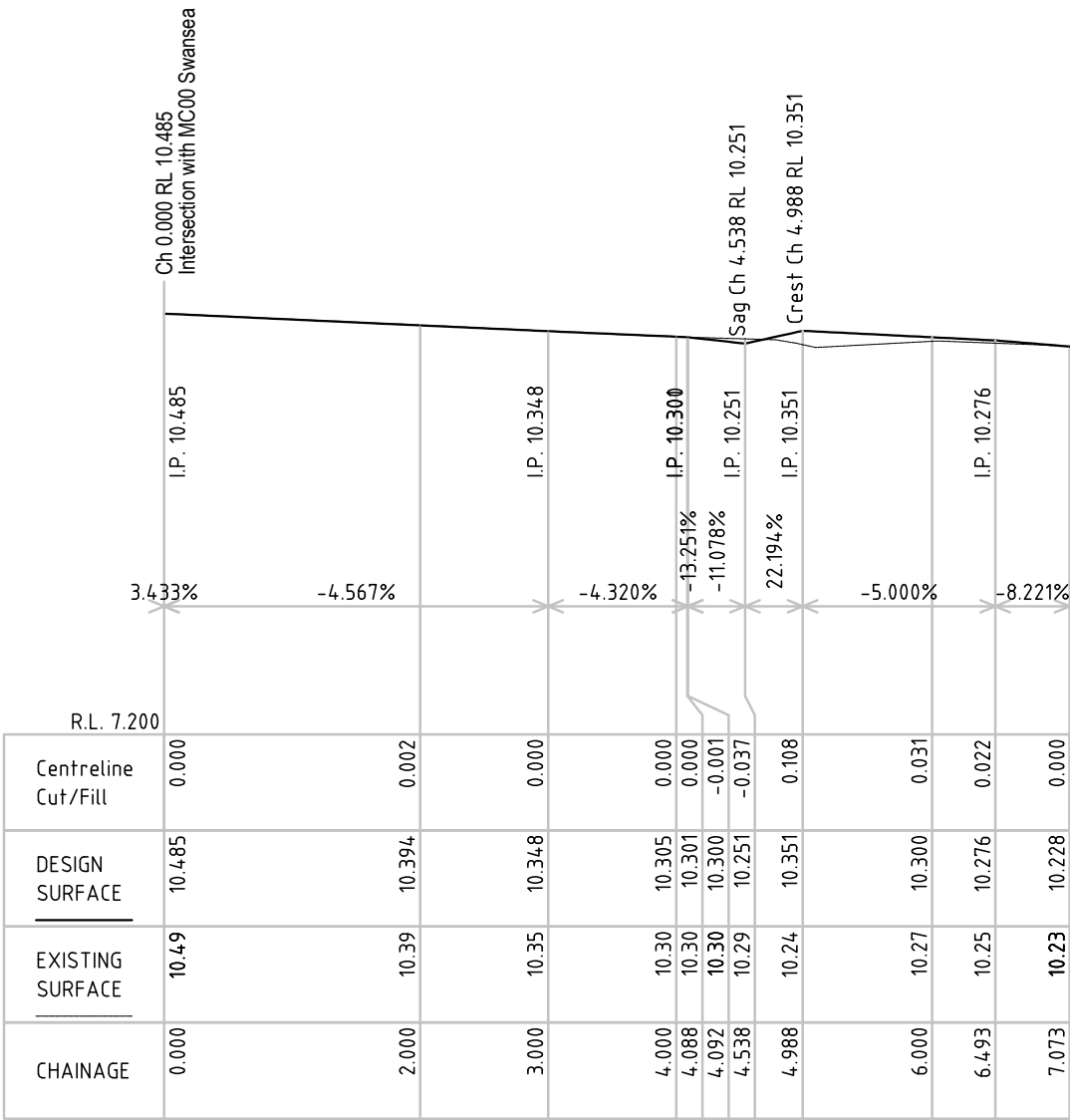
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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	LONG SECTION DWG 9 OF 10		
Drawing Number	GCBC-SSMR-SET-C1708	Revision	C ISSUED 28/01/22

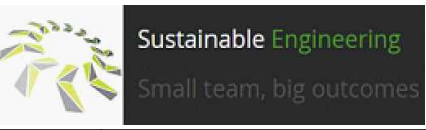


LONGITUDINAL SECTION
DWY48 Ch 0.000 to Ch 7.073
SCALES: HORIZONTAL 1:50 VERTICAL 1:50
DWY48

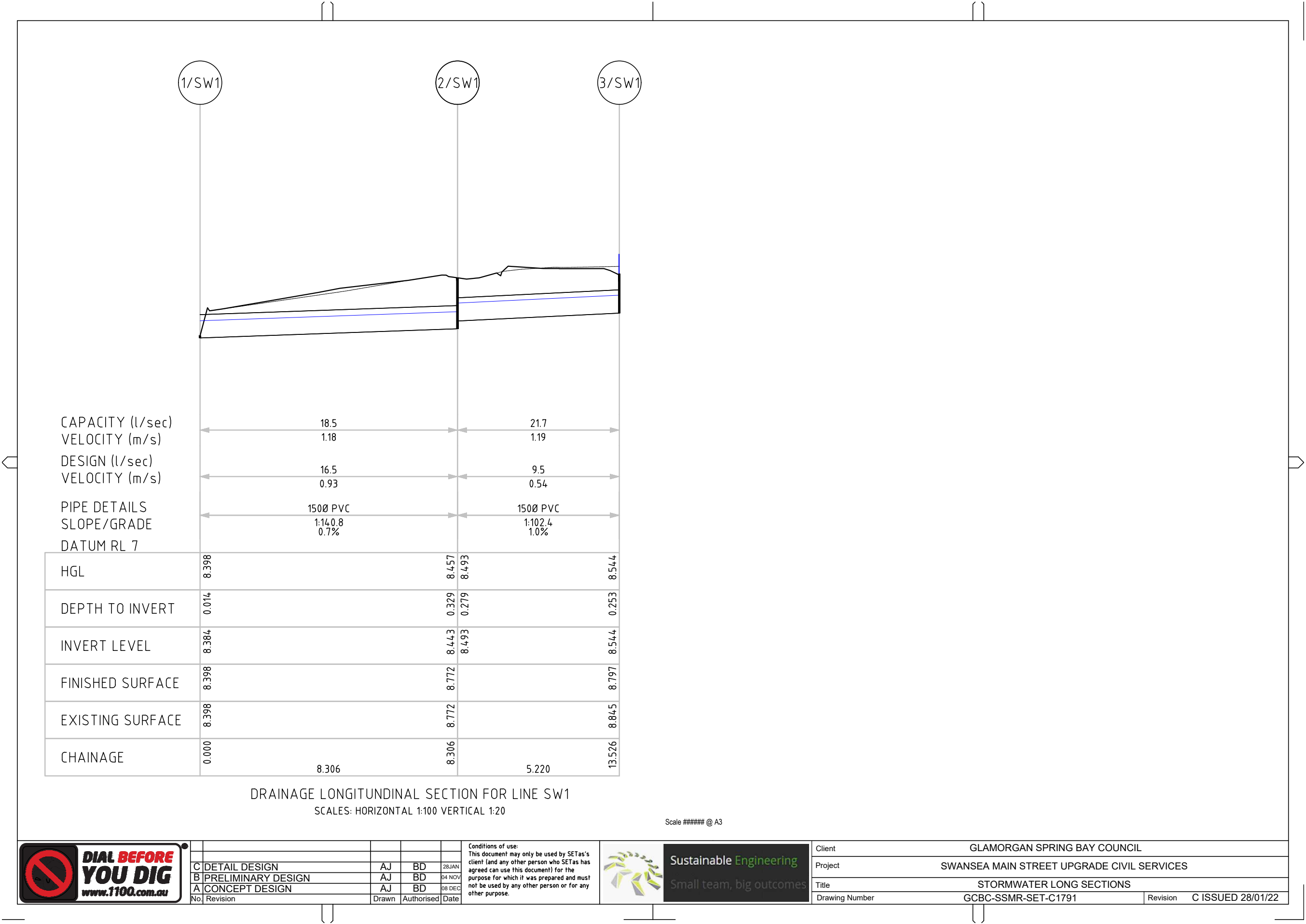


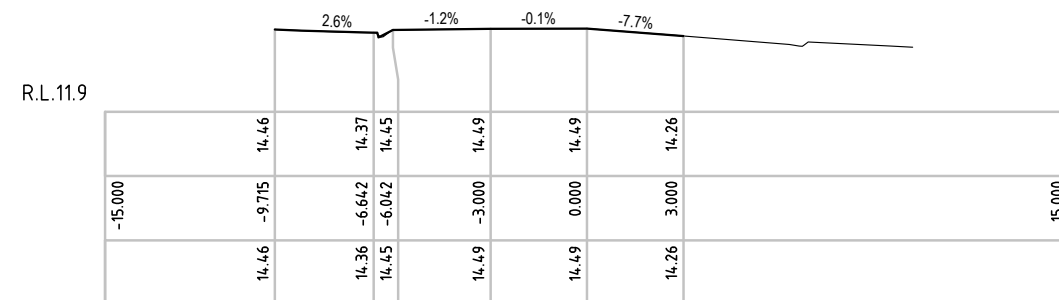
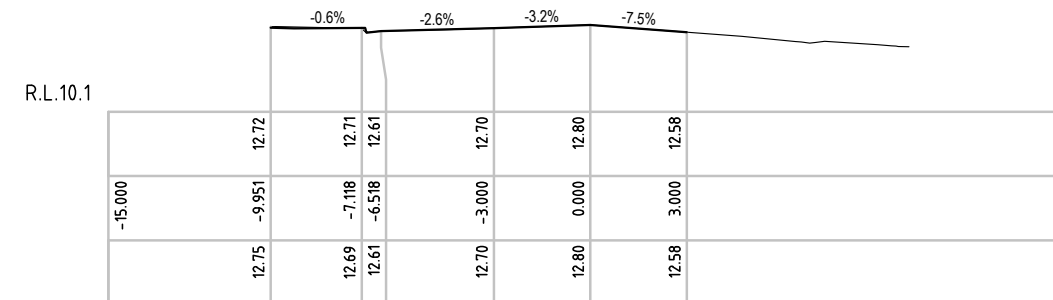
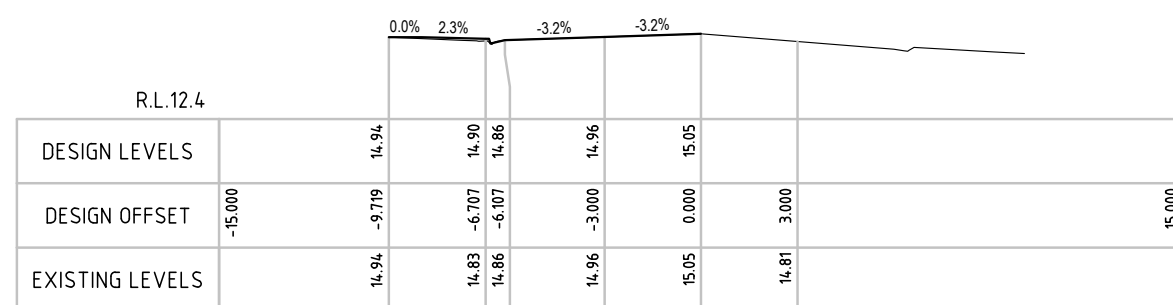
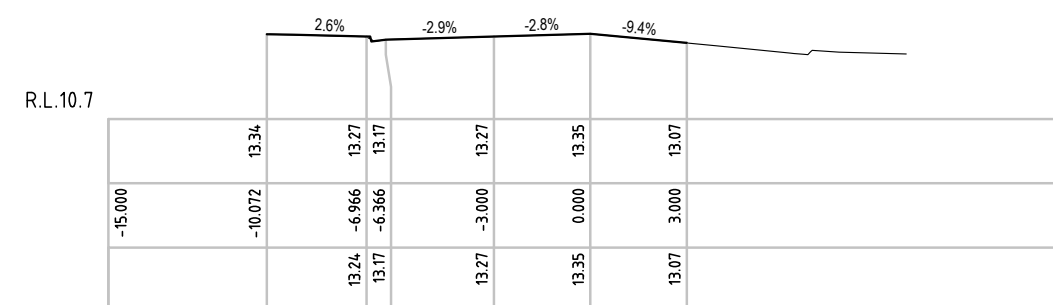
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Project	SWANSEA STREET MAIN STREET UPGRADE CIVIL SERVICES		
Title	LONG SECTION DWG 10 OF 10		
Drawing Number	GCBC-SSMR-SET-C1709	Revision	C ISSUED 28/01/22



CH 20.000
MC00 SwanseaCH 50.000
MC00 SwanseaCH 10.000
MC00 SwanseaCH 40.000
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MC00 SwanseaCH 30.000
MC00 Swansea

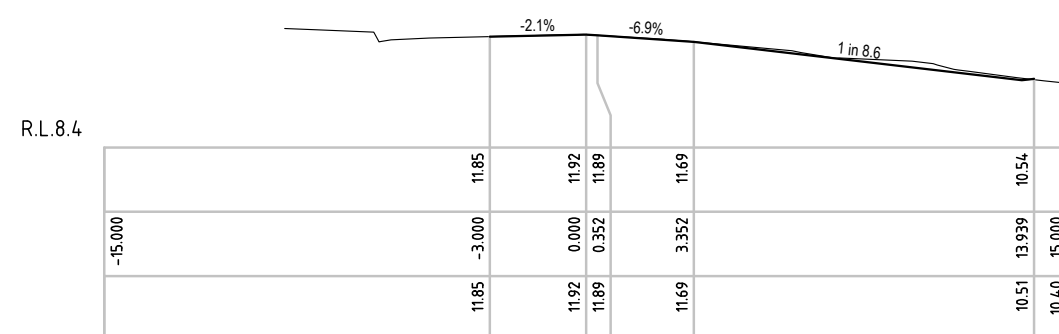
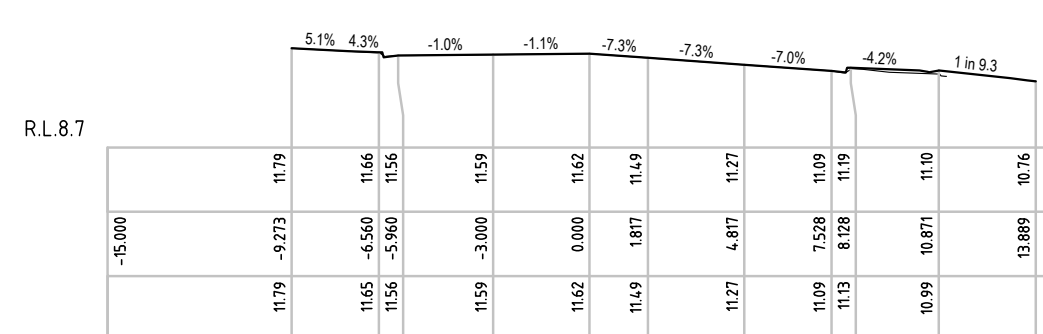
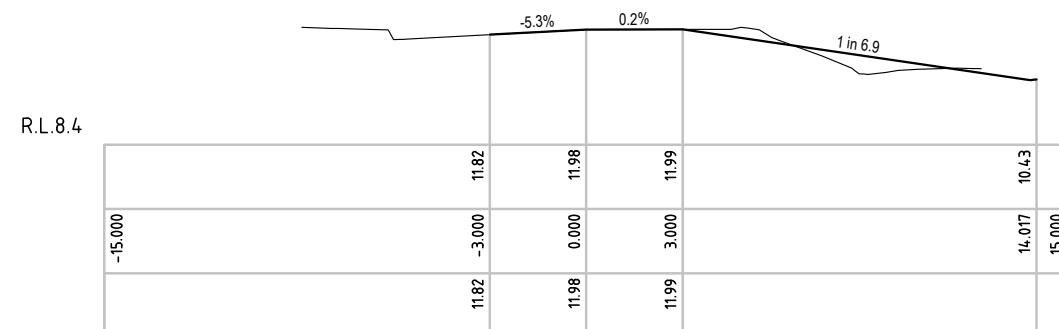
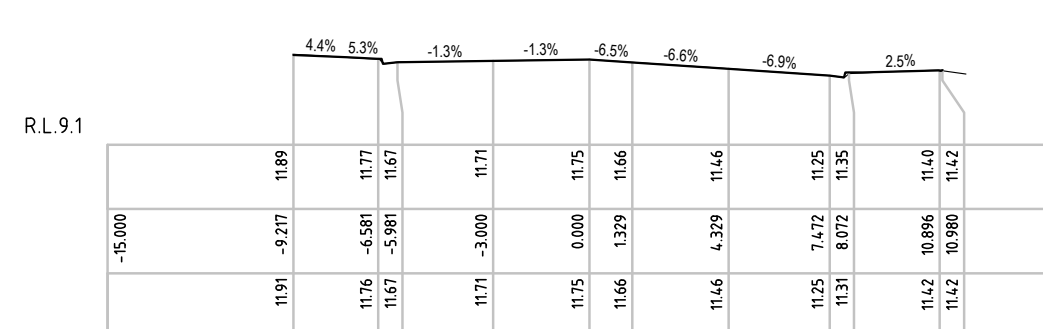
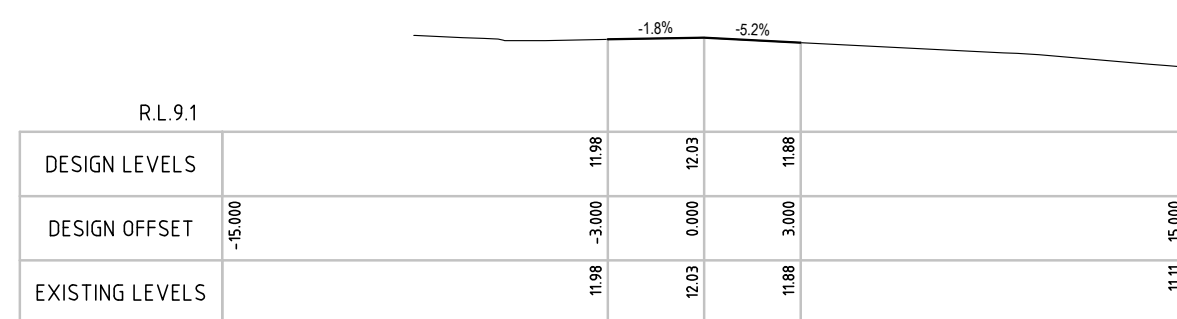
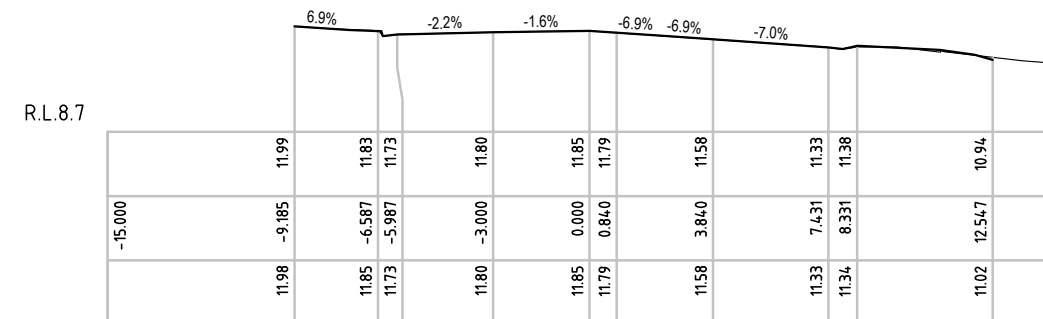
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Project	SWANSEA MAIN STREET UPGRADE CIVIL SERVICES		
Title	ROAD CROSS SECTIONS DWG 1 OF 12		
Drawing Number	GCBC-SSMR-SET-C1801	Revision	C ISSUED 28/01/22

CH 80.000
MC00 SwanseaCH 110.000
MC00 SwanseaCH 70.000
MC00 SwanseaCH 100.000
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MC00 SwanseaCH 90.000
MC00 Swansea

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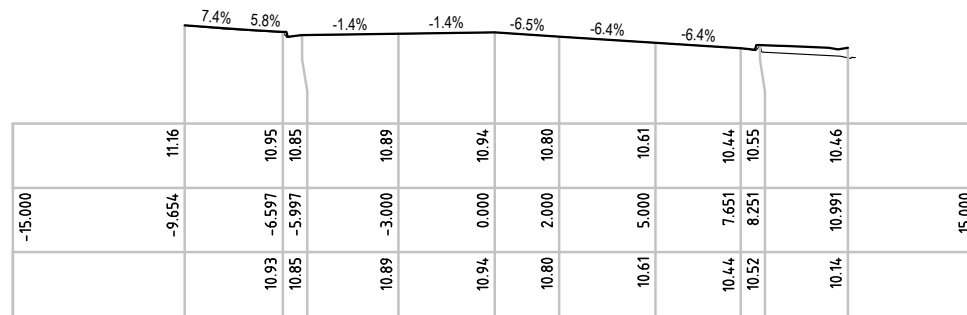
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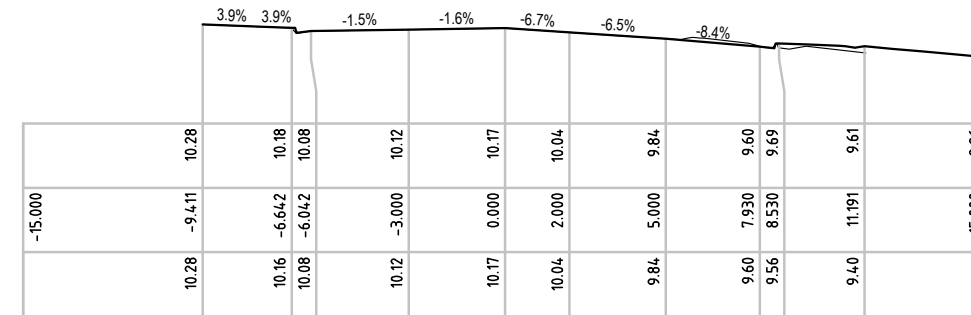
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Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA MAIN STREET UPGRADE CIVIL SERVICES		
Title	ROAD CROSS SECTIONS DWG 2 OF 12		
Drawing Number	GCBC-SSMR-SET-C1802	Revision	C ISSUED 28/01/22

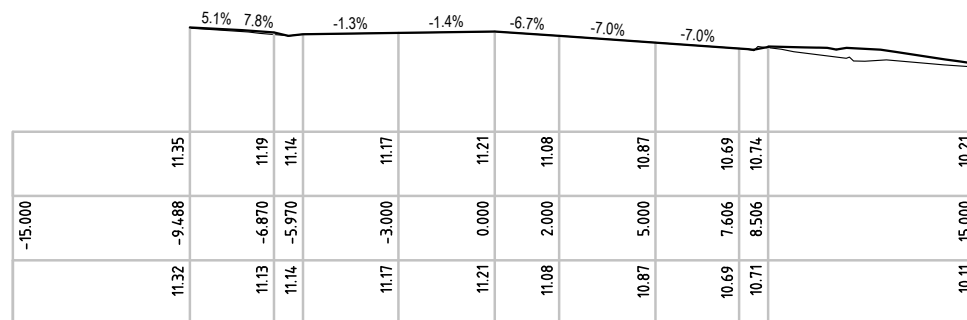
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MC00 Swansea

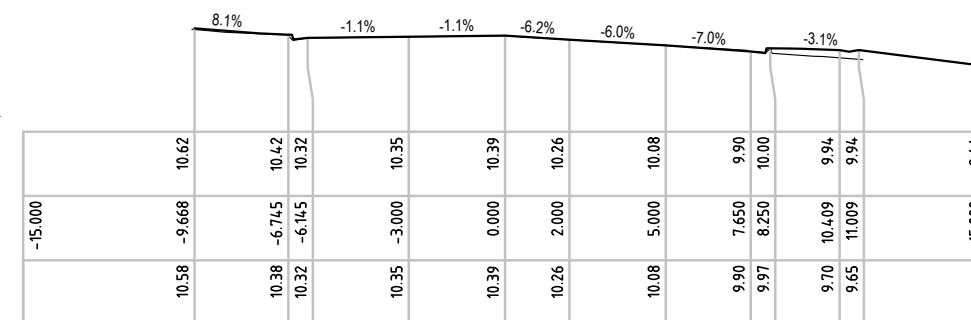
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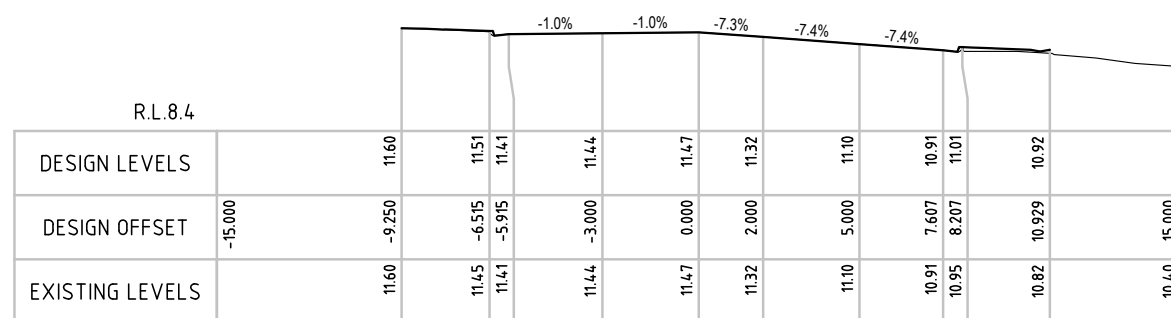
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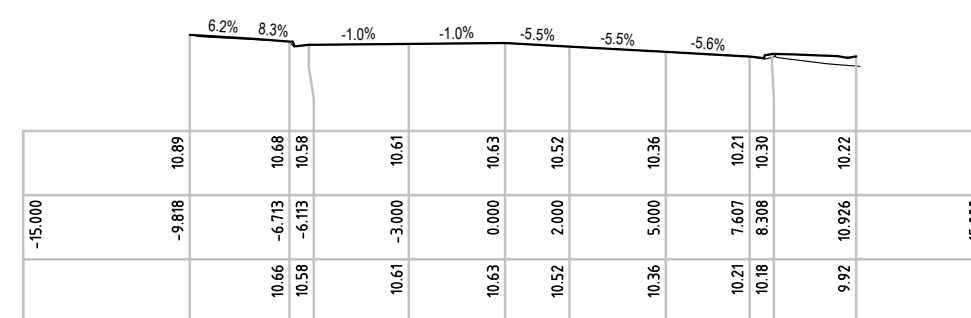
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CH 160.000
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R.L.8.4

CH 120.000
MC00 Swansea

R.L.7.9

CH 150.000
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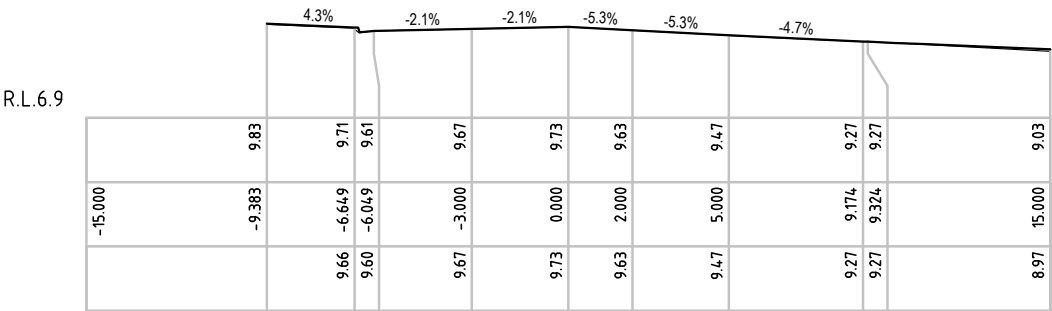
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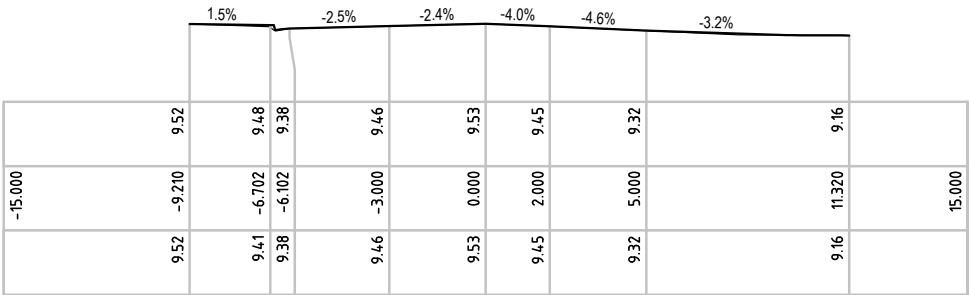


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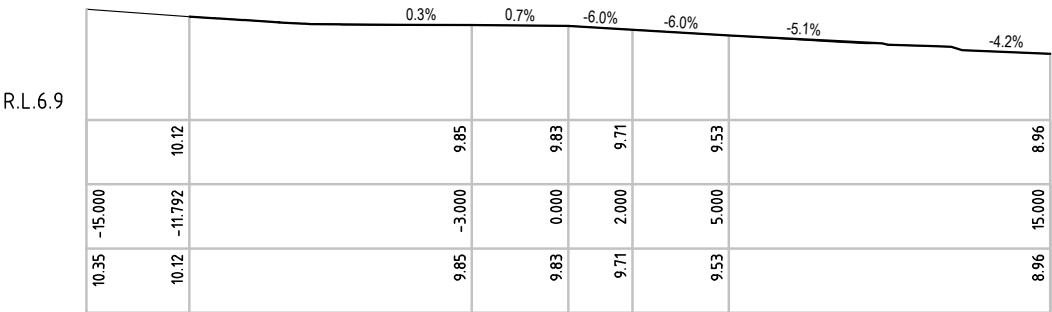
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Project	SWANSEA MAIN STREET UPGRADE CIVIL SERVICES		
Title	ROAD CROSS SECTIONS DWG 3 OF 12		
Drawing Number	GCBC-SSMR-SET-C1803	Revision	C ISSUED 28/01/22



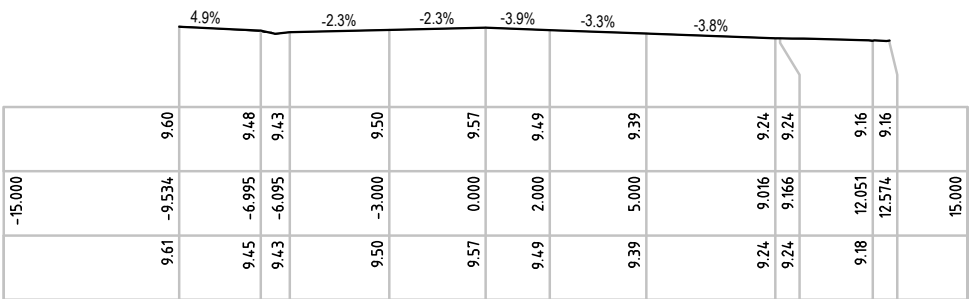
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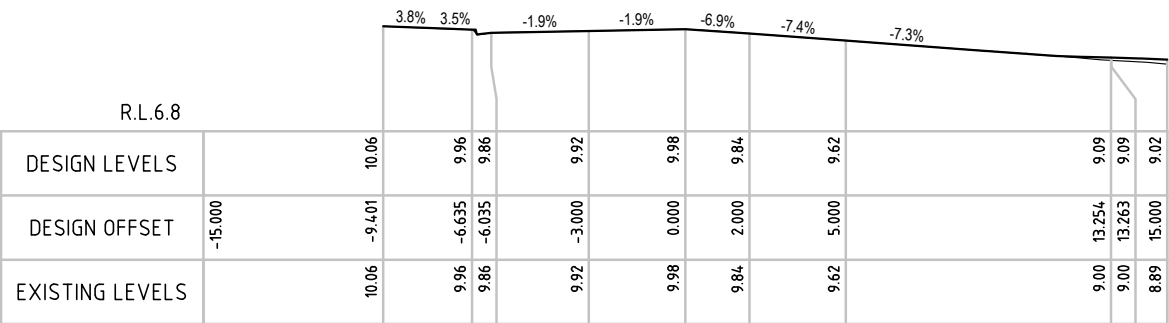
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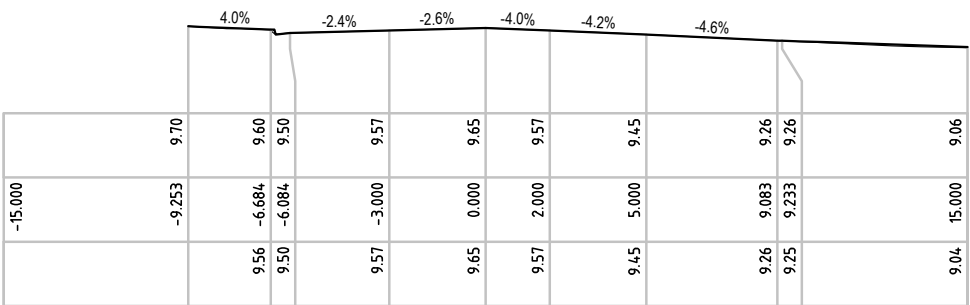
CH 190.000
MC00 Swansea



CH 220.000
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CH 180.000
MC00 Swansea



CH 210.000
MC00 Swansea



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Title	ROAD CROSS SECTIONS DWG 4 OF 12		
Drawing Number	GCBC-SSMR-SET-C1804	Revision	C ISSUED 28/01/22



CH 260.000
MC00 Swansea



CH 290.000
MC00 Swansea



CH 250.000
MC00 Swansea



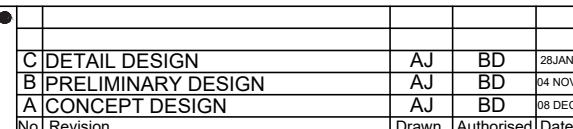
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MC00 Swansea

R.L.6.8

CH 240.000
MC00 Swansea

R.L.6.6

CH 270.000
MC00 Swansea



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Title	ROAD CROSS SECTIONS DWG 5 OF 12		
Drawing Number	GCRS-SSMR-SFT-C1805	Revision	C ISSUED 28/01/22

R.L.6.3

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CH 320.000
MC00 Swansea

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CH 350.000
MC00 Swansea

R.L.6.3

		1.5%	0.7%	-2.9%	-2.7%	-4.1%	-4.1%	-4.3%	-1.6%	
	8.73		8.70		8.60		8.69		8.77	
-15.000	-10.245		-6.865		-6.265		-3.000		0.000	
	8.71		8.68		8.59		8.69		8.77	
									8.69	
									8.57	
									8.46	
									8.56	
									8.52	
									10.207	
									8.52	
									15.000	

CH 310.000
MC00 Swansea

R.L.6.1

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CH 340.000
MC00 Swansea

R.L.6.5

		-1.2%	0.2%	-5.3%	-4.5%	-4.7%	-6.7%	
DESIGN LEVELS	9.04		8.95		8.94		8.84	
DESIGN OFFSET	-15.000		-3.000		0.000		2.000	
EXISTING LEVELS	9.03		8.95		8.94		8.84	
							8.70	
							8.58	
							8.67	
							8.62	
							8.70	
							8.84	
							8.94	
							8.95	
							9.04	
							8.82	
							8.82	

CH 300.000
MC00 Swansea

R.L.6.2

		0.1%	-0.7%	-4.8%	-3.4%	-3.9%	-3.9%	-4.2%	2.8%	
	8.40		8.42		8.32		8.48		8.58	
-15.000	-9.895		-6.959		-6.359		-3.000		0.000	
	8.39		8.38		8.32		8.48		8.58	
									8.50	
									8.38	
									8.38	
									8.28	
									8.34	
									8.33	
									8.40	
									10.358	
									8.40	
									15.000	

CH 330.000
MC00 Swansea

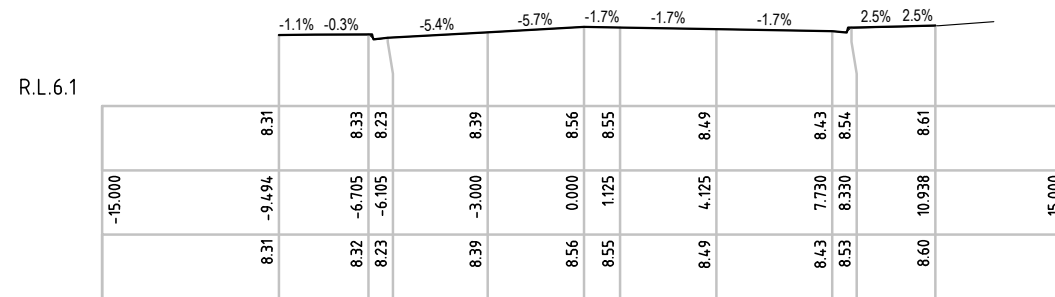
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B	PRELIMINARY DESIGN	AJ	BD	04 NOV
A	CONCEPT DESIGN	AJ	BD	08 DEC
No.	Revision	Drawn	Authorised	Date

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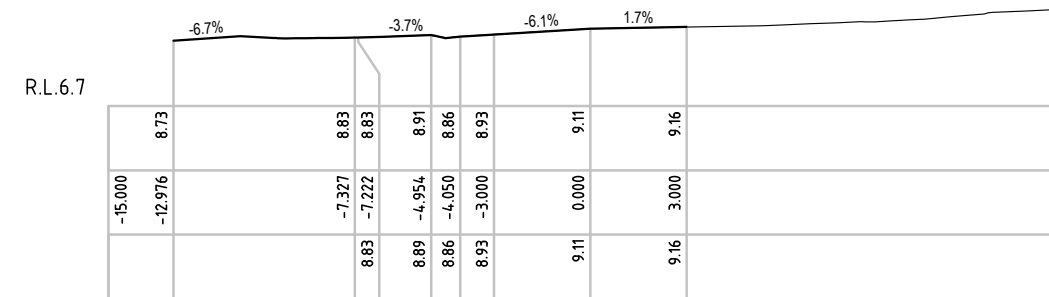


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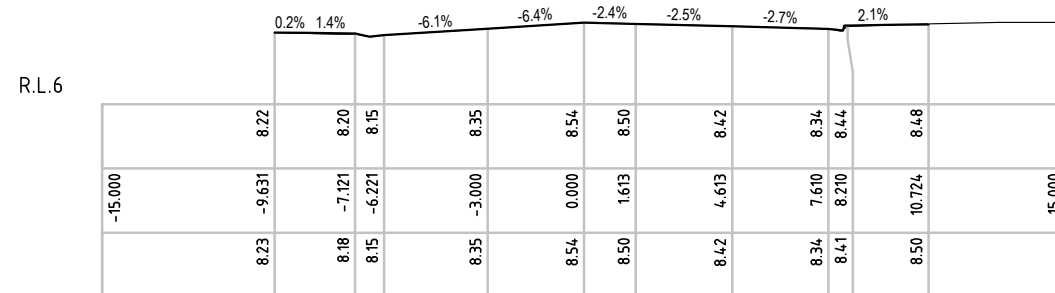
Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA MAIN STREET UPGRADE CIVIL SERVICES		
Title	ROAD CROSS SECTIONS DWG 6 OF 12		
Drawing Number	GCBC-SSMR-SET-C1806	Revision	C ISSUED 28/01/22



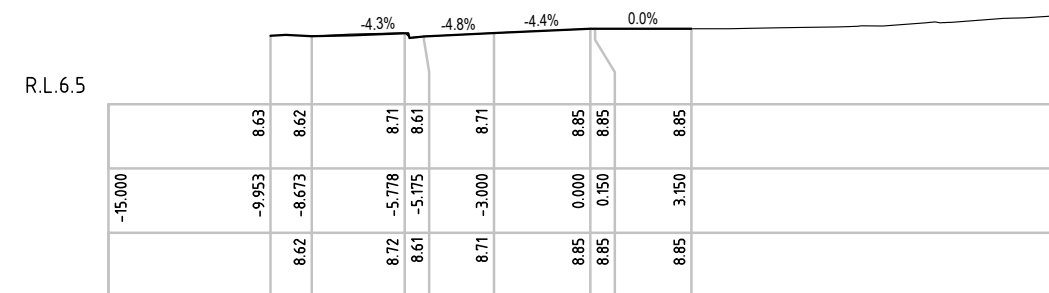
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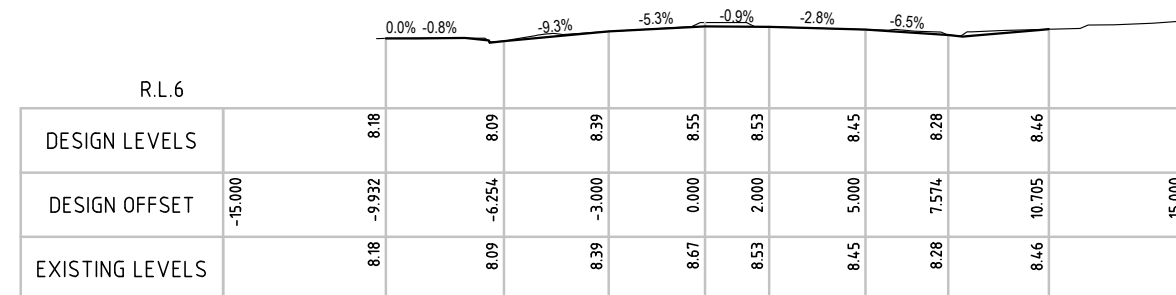
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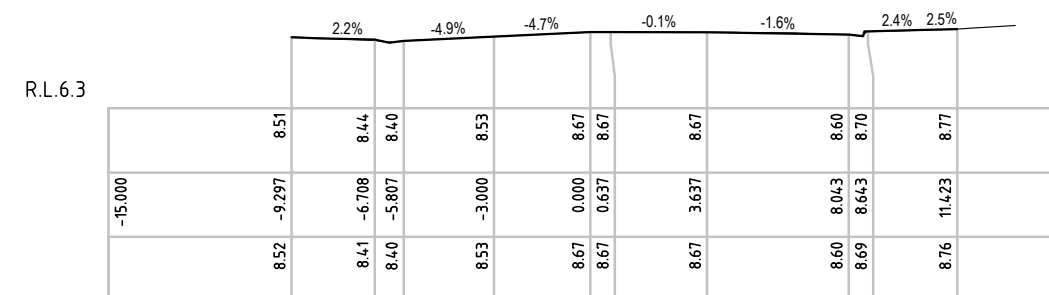
CH 370.000
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CH 400.000
MC00 Swansea



CH 360.000
MC00 Swansea



CH 390.000
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C	DETAIL DESIGN	AJ	BD	28 JAN
B	PRELIMINARY DESIGN	AJ	BD	04 NOV
A	CONCEPT DESIGN	AJ	BD	08 DEC
No.	Revision	Drawn	Authorised	Date

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Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA MAIN STREET UPGRADE CIVIL SERVICES		
Title	ROAD CROSS SECTIONS DWG 7 OF 12		
Drawing Number	GCBC-SSMR-SET-C1807	Revision	C ISSUED 28/01/22



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CH 430.000
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CH 460.000
MC00 Swansea



CH 420.000
MC00 Swansea



CH 450.000
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C	DETAIL DESIGN	AJ	BD	28 JAN
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A	CONCEPT DESIGN	AJ	BD	08 DEC
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Client	GLAMORGAN SPRING BAY COUNCIL		
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CH 530.000
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CH 490.000
MC00 Swansea



CH 520.000
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CH 480.000
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CH 510.000
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C	DETAIL DESIGN	AJ	BD	28 JAN
B	PRELIMINARY DESIGN	AJ	BD	04 NOV
A	CONCEPT DESIGN	AJ	BD	08 DEC
No.	Revision	Drawn	Authorised	Date

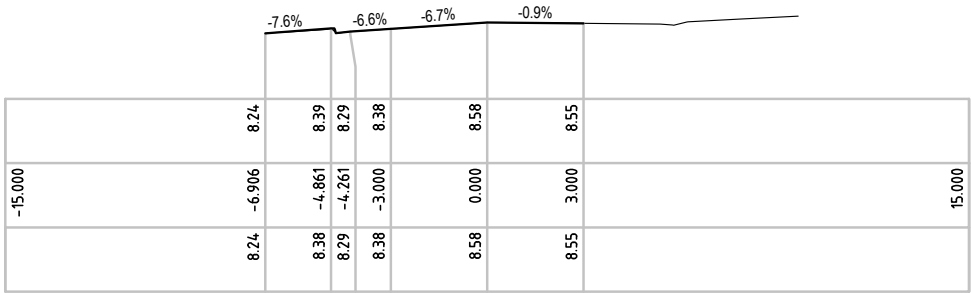
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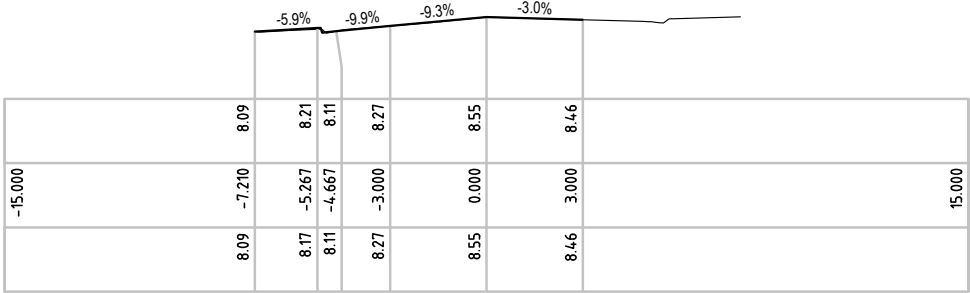
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Project	SWANSEA MAIN STREET UPGRADE CIVIL SERVICES		
Title	ROAD CROSS SECTIONS DWG 9 OF 12		
Drawing Number	GCBC-SSMR-SET-C1809	Revision	C ISSUED 28/01/22

R.L.6.2



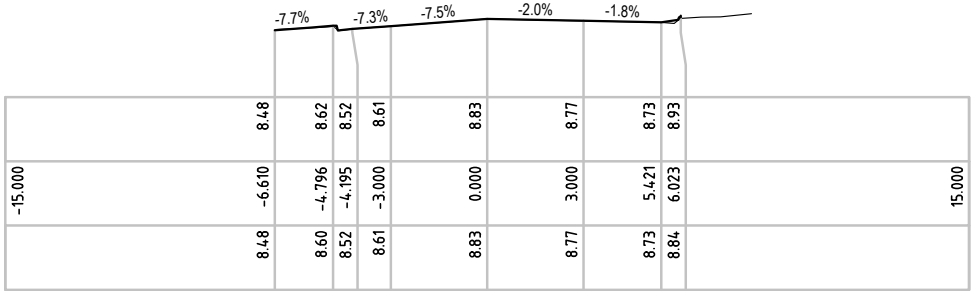
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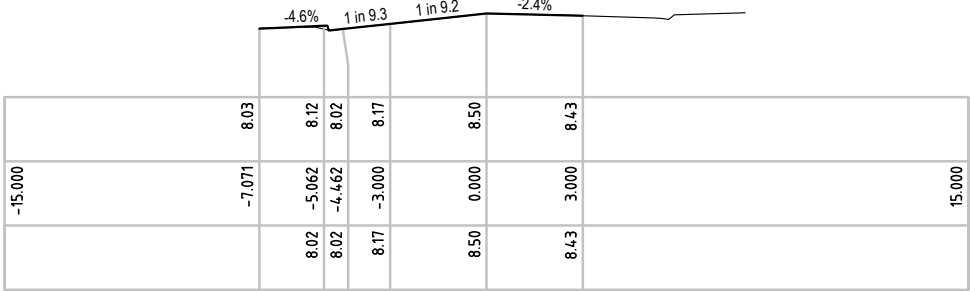
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R.L.6.4



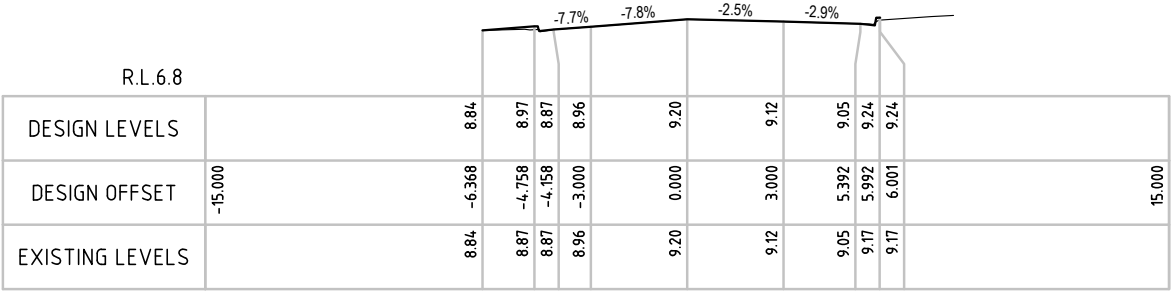
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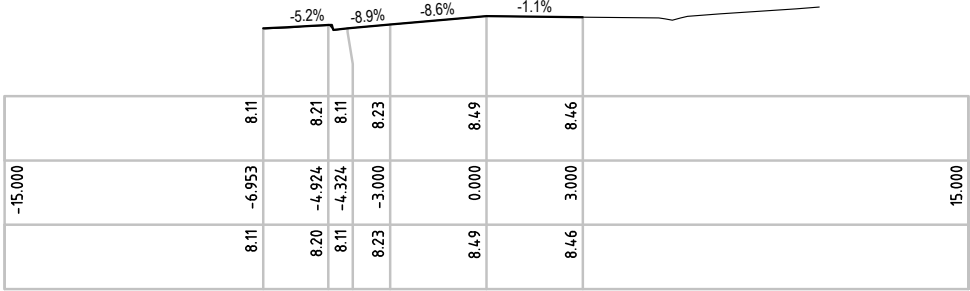
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R.L.6.8



CH 540.000
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R.L.6



CH 570.000
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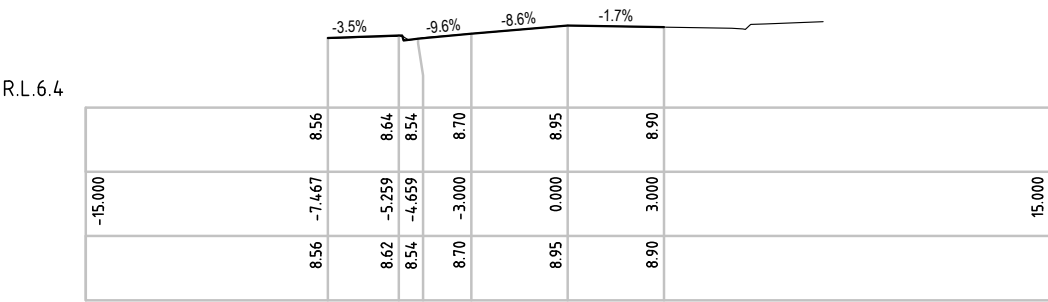
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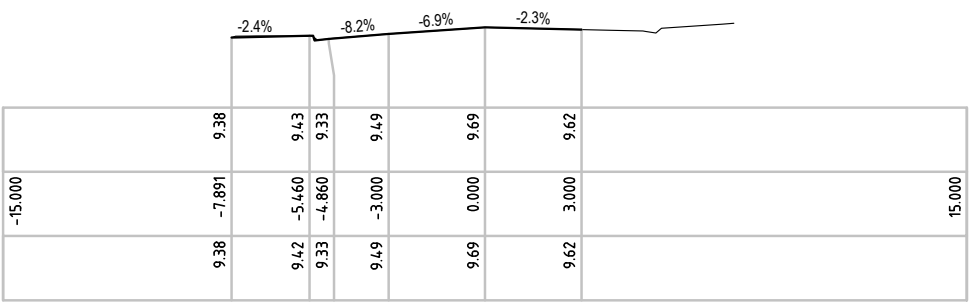


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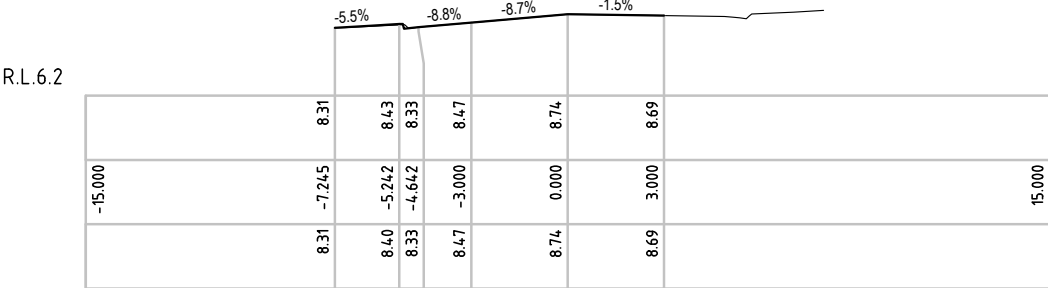
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Project	SWANSEA MAIN STREET UPGRADE CIVIL SERVICES		
Title	ROAD CROSS SECTIONS DWG 10 OF 12		
Drawing Number	GCBC-SSMR-SET-C1810	Revision	C ISSUED 28/01/22



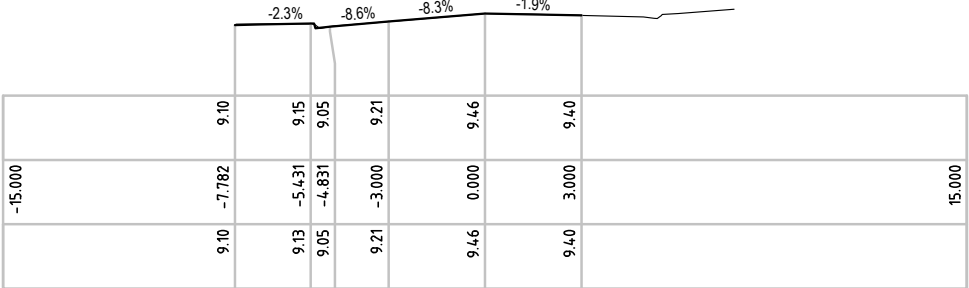
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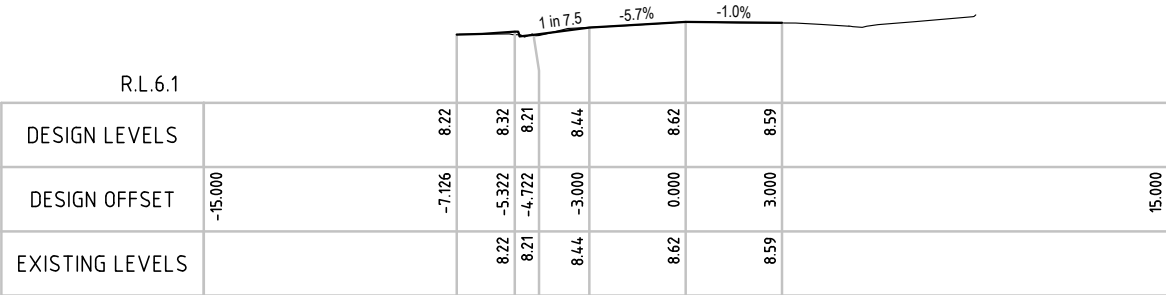
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CH 640.000
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CH 600.000
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CH 630.000
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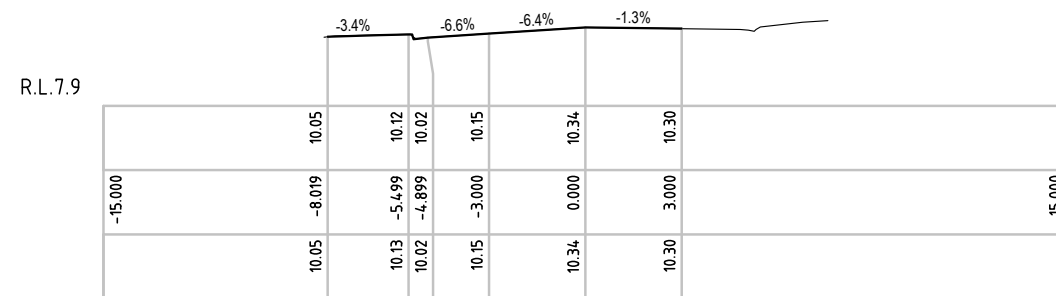
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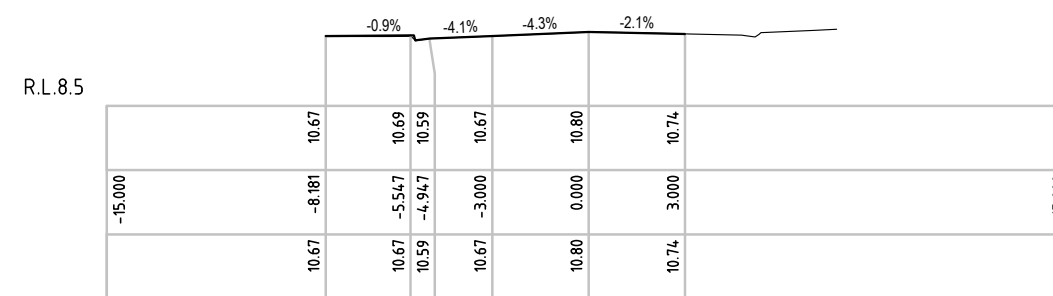


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Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA MAIN STREET UPGRADE CIVIL SERVICES		
Title	ROAD CROSS SECTIONS DWG 11 OF 12		
Drawing Number	GCBC-SSMR-SET-C1811	Revision	C ISSUED 28/01/22



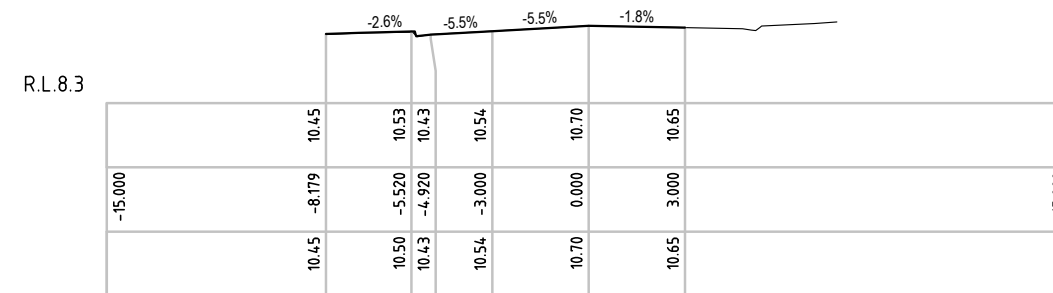
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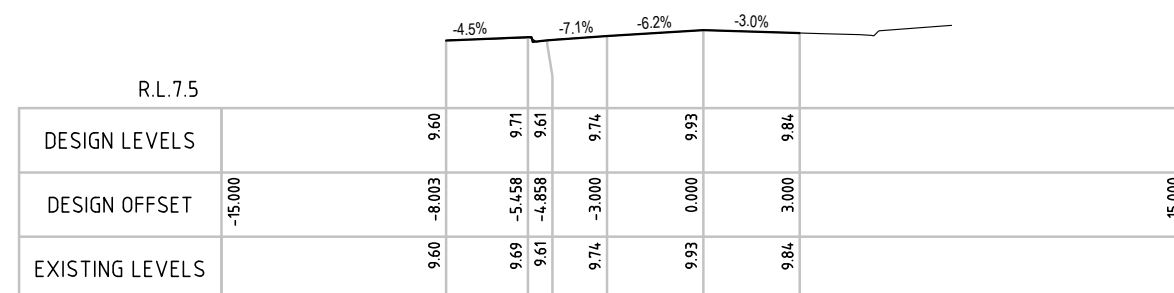
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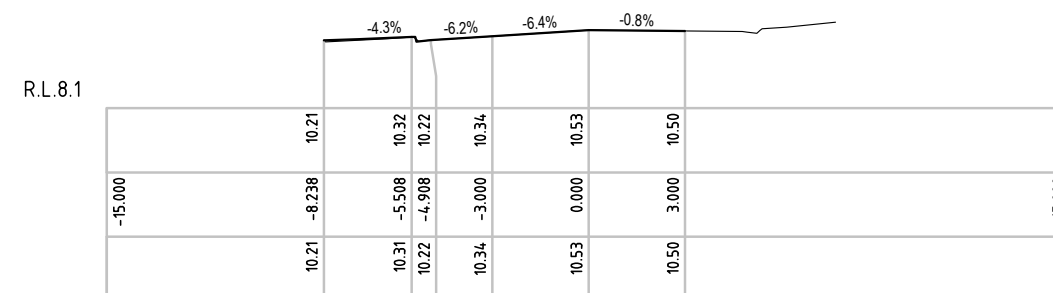
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CH 660.000
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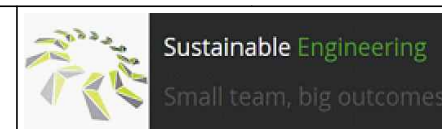


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Client	GLAMORGAN SPRING BAY COUNCIL		
Project	SWANSEA MAIN STREET UPGRADE CIVIL SERVICES		
Title	ROAD CROSS SECTIONS DWG 12 OF 12		
Drawing Number	GCBC-SSMR-SET-C1812	Revision	C ISSUED 28/01/22



SWANSEA MAIN STREET PAVING PROJECT

Glamorgan Spring Bay Council is proposing to undertake upgrade works to the Main Street footpaths of Swansea as shown on the displayed design drawings.

The proposed upgrade works will:

- improve pedestrian access and accessibility
- encourage longer stay times within Swansea township
- improve amenity for residents and visitors – with the provision of new seating, kerb ramps and footpath surface finishes
- improve crossing points, modified kerbs and landscaping
- install an additional crossing point
- provide a sense of arrival and departure from central Swansea

Further information will be available on the Council website: gsbc.tas.gov.au /Community & Projects /Major Projects /Swansea Main Street Redevelopment.

It is anticipated construction will be over a three-to-four-month period, commencing after Easter 2022. When works commence we will notify impacted owner/occupiers as to limitations regarding access to and from your property and we will keep you informed to minimise disrupting your day-to-day activities.

Further information on the project is available on Council's website gsbc.tas.gov.au /Community & Projects /Major Projects /Swansea Main Street Redevelopment and/or by contacting Council's Customer Services

This Project is being funded by a Commonwealth Government Community Development Grant.



An Australian Government Initiative

Department of Infrastructure, Transport, Regional Development and Communications
CONNECTING AUSTRALIANS • ENRICHING COMMUNITIES • EMPOWERING REGIONS



SWANSEA MAIN STREET PAVING PROJECT PROJECT SURVEY/FEEDBACK

Question 1: Which best describes your involvement with Swansea?

- a. Business Owner
- ☒ b. Local Resident
- c. Visitor
- d. Employee
- e. Other.....

Question 2: Are you happy with the proposed design as provided for the Swansea Main Street Paving Project?

Strong support / mostly supportive / Unsure / mostly unsupportive / Do not support

Comment.....

.....

Question 3: What elements would you prefer are prioritised with the proposed upgrade?

- a. Footpath types and finishes
- b. Streetscape (landscaping)
- c. Street furniture - seating, flag/banner poles, bike racks, rubbish bins
- d. Other.....

Rank 1-4

3
1
2
.....

.....

Question 4: Is there an opportunity to address any other project related issues within the scope of this current Main Street Paving Project?

- a. Yes
- ☒ b. No

Comment.....

.....

Other comments:.....

.....

.....

.....



SWANSEA MAIN STREET PAVING PROJECT PROJECT SURVEY/FEEDBACK

Question 1: Which best describes your involvement with Swansea?

- a. Business Owner
- b. Local Resident
- c. Visitor
- d. Employee
- e. Other.....

Question 2: Are you happy with the proposed design as provided for the Swansea Main Street Paving Project?

Strong support / mostly supportive / Unsure / mostly unsupportive / Do not support

Comment.....

Question 3: What elements would you prefer are prioritised with the proposed upgrade?

- a. Footpath types and finishes
- b. Streetscape (landscaping)
- c. Street furniture - seating, flag/banner poles, bike racks, rubbish bins
- d. Other.....

Rank 1-4

B
A
C

Question 4: Is there an opportunity to address any other project related issues within the scope of this current Main Street Paving Project?

- a. Yes
- b. No

Comment.....

Other comments:.....



SWANSEA MAIN STREET PAVING PROJECT PROJECT SURVEY/FEEDBACK

Question 1: Which best describes your involvement with Swansea?

- a. ☒ Business Owner
- b. ☒ Local Resident
- c. ☐ Visitor
- d. ☐ Employee
- e. ☐ Other.....

Question 2: Are you happy with the proposed design as provided for the Swansea Main Street Paving Project?

Strong support / mostly supportive / Unsure / mostly unsupportive / Do not support

Comment..... right walk outside businesses

Question 3: What elements would you prefer are prioritised with the proposed upgrade?

- | | Rank 1-4 |
|--|----------|
| a. Footpath types and finishes | <u>1</u> |
| b. Streetscape (landscaping) | <u>3</u> |
| c. Street furniture - seating, flag/banner poles, bike racks, rubbish bins | <u>2</u> |
| d. Other..... | ..... |

Question 4: Is there an opportunity to address any other project related issues within the scope of this current Main Street Paving Project?

- a. ☒ Yes
 - b. ☐ No
- Comment..... maria street access large trucks etc

Other comments: why have different colours on opposite sides?
mirror on maria st intersection
victoria st franklin st corner look at



SWANSEA MAIN STREET PAVING PROJECT PROJECT SURVEY/FEEDBACK

Question 1: Which best describes your involvement with Swansea?

- a. Business Owner
- ✓ b. Local Resident
- c. Visitor
- d. Employee
- e. Other.....

Question 2: Are you happy with the proposed design as provided for the Swansea Main Street Paving Project?

Strong support / mostly supportive / Unsure / mostly unsupportive / Do not support

Comment..... Any change is an improvement

Question 3: What elements would you prefer are prioritised with the proposed upgrade?

- a. Footpath types and finishes
- b. Streetscape (landscaping)
- c. Street furniture - seating, flag/banner poles, bike racks, rubbish bins
- d. Other..... Foot path drainage

Rank 1-4

1
3
4
2

Question 4: Is there an opportunity to address any other project related issues within the scope of this current Main Street Paving Project?

- a. Yes
- b. No

Comment.....

Other comments:.....



SWANSEA MAIN STREET PAVING PROJECT

PROJECT SURVEY/FEEDBACK

A Great Project
But - - - -

Question 1: Which best describes your involvement with Swansea?

- a. Business Owner
- b. Local Resident
- c. Visitor
- d. Employee
- e. Other..... *Part time Resident & Rate Payer.*

Question 2: Are you happy with the proposed design as provided for the Swansea Main Street Paving Project?

Strong support / mostly supportive / Unsure / mostly unsupportive / Do not support

Comment..... *Hard to understand how the path down to the football ground was not considered by 'Swansea' Councillors as part of this project.*

Question 3: What elements would you prefer are prioritised with the proposed upgrade?

- | | Rank 1-4 |
|---|-------------------------------------|
| a. Footpath types and finishes | <i>- safety !!</i> <i>1-4</i> |
| b. Streetscape (landscaping) | <i>2</i> |
| c. Street furniture - seating, flag/banner poles, <u>bike racks</u> , <u>rubbish bins</u> | <i>3</i> |
| d. Other..... | ..... |

Cleanliness maintained i.e. - a private contractor employed to clean gutters and keep gardens tidy & looking cared for. - an annual yearly contract.

Question 4: Is there an opportunity to address any other project related issues within the scope of this current Main Street Paving Project?

- a. ☒ Yes
- b. ☐ No

Comment..... *See above comment but it does*

seem that the diagrams and drawings etc plus the Project Manager costs, would certainly eat into the £1m. allowed allocated for this project. Therefore it will be likely that only one section may be able to be completed ~ with chasing money (and) for this project taking most of Council (lors) attention like chasing rainbows.

And I shall not put any emphasis on Rate Calculations and lack of information available - just accept the bill, Pay it and Be Quiet !! ??



At Swansea Since 1868



MORRIS' STORE

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e-mail morris-store@bigpond.com

www.morris-swanea.com.au



8 November 2021

Thank you for your visit last week relative to the Swansea Streetscape Proposal.

We make the following recommendations.

- 1 That the “Garden” on the West side of Maria Street be removed and that the original left turn lane re-instated.
- 2 That a smaller, triangular traffic separation structure/garden be created central to traffic flow
- 3 That the “Garden” on the North side of Franklin Street be modified, narrowed and replaced with a ‘no standing’ zone.

As per attached sketch.

Reasoning.

Access to Maria Street North is essential for multiple large vehicles, heavy rigid trucks and articulated vehicles delivery goods to the Supermarket.

The only way these vehicles can negotiate the present T-Junction is to make a wide deviation onto the ‘wrong’ lane of Tasman Highway/Franklin Street, into the face of oncoming traffic.

While the majority of road users are understanding and tolerant, it is inevitable that at some time a major traffic incident and probable fatalities will occur.

A somewhat similar situation occurs with visiting tourists, who when travelling from the west/north find Maria Street as the first opportunity to ‘see the sea’ and Freycinet peninsular and in consequence tend to brake abruptly in order to turn left, again with potential traffic issues.

By re-crating the sweeping left tun lane, all vehicles will be able to make the turn without obstructing through traffic.

In relation to the Franklin Street Garden, it is agreed that parking in Swansea is drastically inadequate.

The four small parking spaces between Maria Street and the Pedestrian Bollards can usually only be accessed by a reverse parking manoeuvre. Again this creates an undesirable obstruction to through traffic, particularly as has been noted, when those attempting to park are driving a large ‘hire/drive’ campervan or even on occasions a caravan or boat trailer.

While not total eliminating the problem, removing/narrowing the garden will at least allow some vehicles to drive forward into a parking space when available.

Separately, although no directly related to the streetscape proposal, we submit the issue of vehicle traffic in Arnol Street.

We note the recent development application for change of use and reduced parking at 4 Arnol Street.

Arnol Street, particularly South of the community use buildings at 4 Arnol Street, is very narrow, more a laneway than a street. There is inadequate width for two vehicles to pass without one or both driving up onto the curb or deviating into a private driveway.

Additionally, owing to the curve in the laneway, visibility is inadequate.

Increased pedestrian numbers and 'random' parking by persons dropping off/picking up children from the Child Care Centre all contribute to a potential traffic incident.

It is recommended that Arnol Street be designated 'One Way' , southbound only, if not for the full length, at least for that section between No 4 and the Wellington Street junction.

This may cause minor inconvenience to three or four local residents but in the long term contribute to not only their own safety but also the safety of the whole community.

Yours sincerely,

Morris' Store

A. J. Morris





From: Ronda Gault <jonrongault@westnet.com.au>
Sent: Wednesday, April 6, 2022 5:02 PM
To: Clr Rob Churchill <Rob.Churchill@freycinet.tas.gov.au>
Cc: Greg Ingham <greg.ingham@freycinet.tas.gov.au>
Subject: STREETSCAPE DEVELOPMENT IN SWANSEA TOWNSHIP.

Good afternoon Councillor Churchill. We are writing to you following the public consultation held at Swansea yesterday (5/4/2022) to view and discuss the proposed streetscape development along Victoria Street and Franklin Street.

Thank you for providing the opportunity to view and discuss the proposal, and we are sure that many constructive comments were made to you and your colleagues and staff, and to the Project Manager. We have no doubt that if and when the project is successfully concluded, it will add to the amenity of the streetscape in the town, and therefore, in general terms we support the project in concept. Although we have not seen it, we assume that a cost/benefit analysis will presumably have been conducted which will more than economically justify the project; if the cost/benefit analysis is available, it might be helpful to publish this on the GSBC Major Projects website .

Thank you also Councillor for engaging in conversation with us, and listening to a couple of the comments we made to you. That was appreciated.

To assist in perhaps some further thinking relating to the project, we would like to add our comments as follows:-

A narrative concerning the project. We couldn't find a narrative style scope and description on the website - we believe it would be very helpful for people who cannot easily interpret the 59 schematics and drawings to make the key elements of the project easily understood.

A costing breakdown of the total project. Given that public funds are involved (Commonwealth taxpayers) it would be highly desirable that a reasonably detailed cost breakdown of the project proposal be published on the website.

Prior work programs by other State and Federal authorities. You would be very aware that in the past 12 months or so, the footpaths and roadside along the western side of the Franklin Highway between the corner IGA store and the RSL memorial park was very heavily dug up by rectifications to water supply issues. Although we note that work is due to commence shortly after Easter 2022, we nevertheless think it both prudent and good management to ascertain from other authorities whether or not they would avail themselves of opportunity to plan and undertake any works they might find necessary before the streetscape project were to commence, and certainly prior to finishing and concluding the streetscape pavement works. If this has not been done so already, may we suggest early and urgent correspondence to authorities such as TasWater, TasNetworks, Telstra, NBN etc might be appropriate. It would be a travesty after completing the streetscape development residents were to discover shortly afterwards another authority "digging up" the work done under this project. Perhaps publishing such clearances from these authorities on your website might prove helpful in allaying public cynicism.

The actual scope of works. We particularly mentioned to you what appears to be a significant omission from the streetscape scope of works. We particularly refer to the road and footpaths to the immediate south-east of the major right angle bend in the highway at the corner immediately adjacent to the Swansea Motor Inn. This streetscape leads to the Waterloo Point hotel motel, the retail premises on the western side of that road (Coastal Eastcoast Whole Foods), and this portion of

road leads to the recreation area, including the Bowling Club and the Golf Club. We strongly feel that this area should be included in the scope of the project, at the very least to the entrance to the recreation (football and cricket) ground.

The total costs of the Project. We recall the Project Manager on at least three occasions commenting that the project will be limited by the availability of funds within the funding envelope of the \$1,000,000 referred to as the Grant Funds available from the Commonwealth grant already provided. You yourself Councillor would clearly recall agreeing with us in discussion that cost escalations in recent months would strongly suggest that the final costs outlay on the project as defined in the drawings will significantly exceed the \$1 million stated. It seems to us that the philosophical approach being adopted is “Let’s see what we can do within the limit of the 1 million dollars”, rather than considering what an April 2022 estimate of the costs of completing the project to the highest standards might be and resubmitting the project financials and cost analyses to the Commonwealth for a further increase to the project estimates. We firmly hold the view that, if a job’s worth doing, it’s worth doing well!!!! We of course understand that quality and design would or should never be compromised, especially in the provision of public infrastructure where safety is a paramount consideration, and so we would suggest you renegotiate a significant increase, at the very least as a significant contingency allowance, before commencing the project as described. We would also comment that, having had some personal experience with aggregate finish concrete paving, you might get a shock at current costs of this form of concrete finish, however desirable it might be - a perfectly good tinted finish concrete with a brushed finish might provide the same public safety considerations at significantly less cost.

Kerbs and Gutterings. We noted especially comments from the Project Manager that “kerbs and gutterings may well also be replaced” as the project proceeds. We observe that the quality of existing kerbs and guttering along the route scoped in the drawings is of a reasonably good standard and in some cases only recently installed. We would hope that all good quality and condition kerb and guttering would be preserved and re-used in the project.

Low maintenance public gardens and equipment. We discussed with a number of other attendees ours and their disappointment in times past and more recently with the upkeep of public gardens already in existence along the proposed route of the development. All of the visual and amenity benefits of a wonderful streetscape can be done away with by the existence of poorly maintained public gardens (weeds, refuse and grasses etc) and amenities (toilets and the like) not kept up to highest and best standards of cleanliness and hygiene. We would hope that due consideration can be given to the installation of low maintenance gardens and arboreal adornments, and that consideration be given to finding future costs to maintain the highest standards for new infrastructure.

We hope you will take the above comments into account, and assure you that they are submitted in good faith.

Sincerely yours,

**John and Ronda Gault.
30 Esplanade, Swansea, 7190.
0407 349 659, & 0428 544 874**

Swansea Main Street Paving Project Report on Community Consultation

There has been ongoing contact with the community throughout the development of this project with the concept plans, preliminary drawings and detail drawings all progressively displayed on Council's website and shared with the community through various forums, including Swansea Community Connect sessions, Swansea Chamber meetings and public viewings.

The Main Street owner/occupiers were individually consulted on the proposed works in November last year and were very supportive of the project. A common theme of concern was timing of construction to minimise disruption for the businesses. A written submission was also received from Mr Morris of Morris' Store following this consultation.

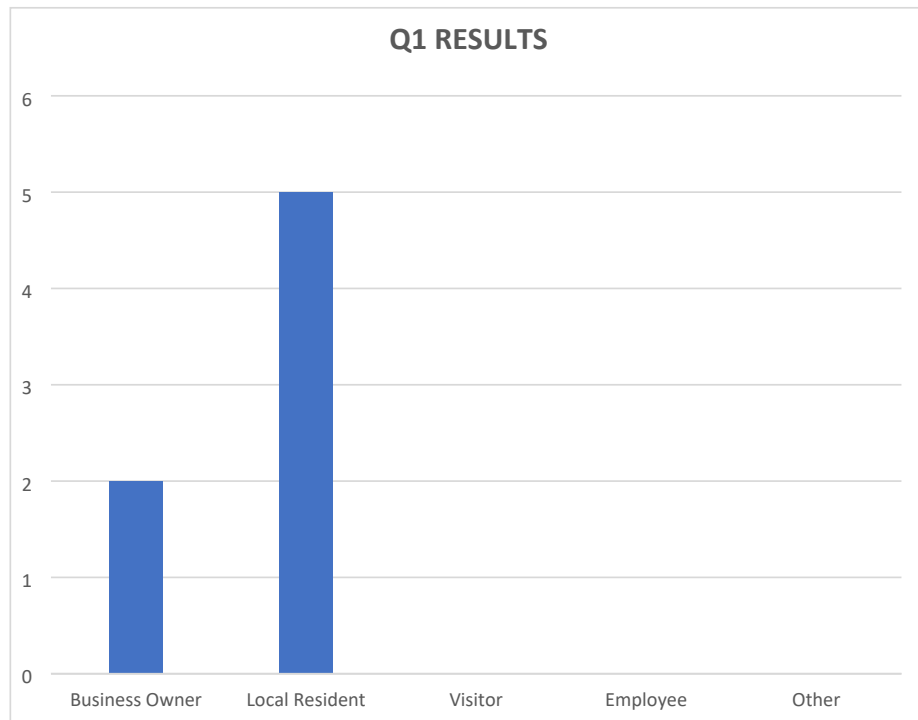
The Concept drawings and Preliminary Design drawings have also been displayed at Swansea Community Connect Forums and Chamber meetings.

The last public display of the design drawings for the Project was held on site, in the Main Street, on Tuesday 5th April 2022. Mayor Robert Young, Councillor Annie Browning and Councillor Rob Churchill were in attendance along with Peter Porch and Graeme Edwards.

The attendance was quite low with about 25 people attending. Four project surveys were handed in on the day. A few forms were taken away but only one further survey form was returned over the following two weeks. A project information sheet was provided with each survey form. A copy of the project information sheet is attached to this report.

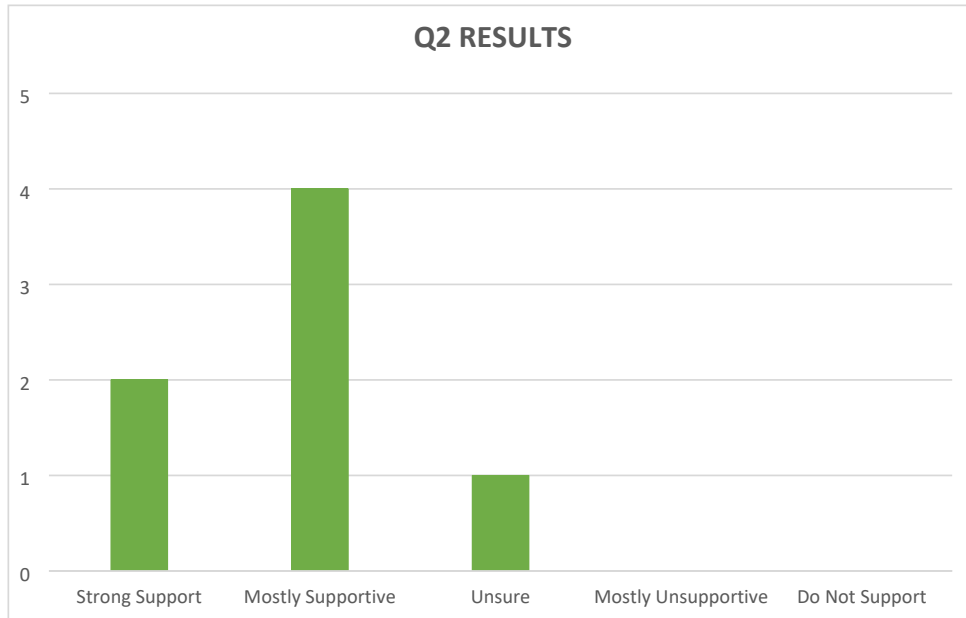
The project survey/feedback form included the following questions:

Q1: Which Best describes your involvement with Swansea?

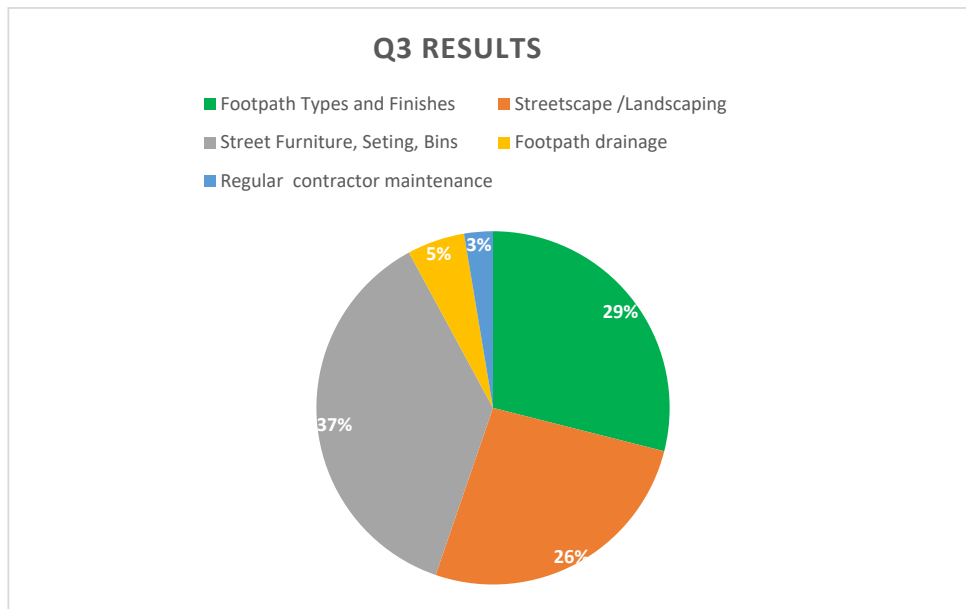


Swansea Main Street Paving Project

Q2: Are you happy with the proposed design as provided for the Swansea Main Street Paving Project?



Q3: What elements would you prefer are prioritised with the proposed upgrade?



Swansea Main Street Paving Project

Q4: Is there an opportunity to address any other project related issues within the scope of this current Main Street Paving Project?

Q4 RESULTS

2 of the 5 received did not provide a response to Q4. One response was “No”

One “Yes” response wanted Maria Street access improved for large trucks including heavy combination vehicles.

The other “Yes” response queried the non-inclusion of the path down to the football ground. This was also raised at the last public meeting and in one of the written submissions

Other Comments

Why have different coloured paving on opposite sides?

Suggested a mirror on the Maria Street intersection and a lookout on the Victoria Franklin St corner.

Comment regarding the costs of the project and likely escalation of costs.

Copies of the project survey/feedback forms received are attached to this report.

WRITTEN SUBMISSIONS

Two written submissions were received, both generally supporting the project.

Copies of the written submissions are attached to this report.

Comments from Public Meeting Tuesday 5th April 2022

The session was well advertised, low attendance was either they weren't particularly concerned or the level of direct engagement with the Main Street property owner/occupiers satisfied their concerns.

A couple of cyclists commented on the protrusions at the Jetty Road corner near the big Norfolk Island pine and the pedestrian refuges along Franklin Street. They simply made the point these push cyclists into the traffic if protruding too far.

Check large heavy vehicle swept paths out of Maria St turning toward Bicheno.

All comments from the community have been assessed and where practicable have been adopted for inclusion in the Construction Drawings for this Project.