



GLAMORGAN SPRING BAY COUNCIL

ORDINARY COUNCIL MEETING 28 JULY 2020

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 Postal: PO Box 6 Triabunna 7190
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 Web: www.gsbc.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 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:	ROGERSON & BIRCH SURVEYORS		
Contact person: (if different from applicant)			
Address:	Unit 1, No. 2 Kennedy Drive Cambridge TAS 7170	Phone	6248 5898
Email:	admin@rbsurveyors.com	Fax:	
		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)	Cameron Bruce McCulloch		
Address:		Phone:	
		Fax:	
Email:		Mobile:	

Application for Planning Approval

Details of Site and Application

Please note, if your application is discretionary the following will be placed on public exhibition.

Site Details

Address / Location of Proposal: 2 Inkerman Street			
Triabunna		Suburb	Post Code
Size of site	m ²	or	Ha
Certificate of Title(s):	24575/6		
Current use of site:	VACANT LOT		

General Application Details

Complete for All Applications

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

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

Describe the order and timing of any staged works:	or 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 type="checkbox"/>
Is the proposal consistent with any restrictive covenants or Part 5 agreements that apply to the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Application for Planning Approval

Does the proposal involve any of the following?		
Type of development		Brief written description if not clearly shown on the plans:
Partial or full demolition	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Fencing	<input type="checkbox"/> Yes <input type="checkbox"/> No	
New or upgraded vehicle / pedestrian access	<input 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:	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 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"/>

Application for Planning Approval

	Retained on site:	Yes <input type="checkbox"/>
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:	N/A
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.

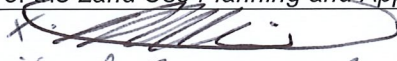
The intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers and contractors engaged by the Council from time to time.

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:	18-02-20.
Andrew Birch of Rogerson & Birch Surveyors.			

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:
Cameron McCulloch.	Instructions to lodge application	
	received from Cameron McCulloch.	

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

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

I _____ being responsible for the administration of land at _____
declare that I have given permission for the making of this application by _____ for use
and/or development involving _____

Signature:

Date:

SEARCH OF TORRENS TITLE

VOLUME 24575	FOLIO 6
EDITION 3	DATE OF ISSUE 20-Jun-2017

SEARCH DATE : 17-Feb-2020

SEARCH TIME : 04.16 PM

DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 6 on Diagram 24575

Derivation : Part of 3A-1R-21Ps. Gtd. to W. Rout.

Prior CT 4473/46

SCHEDULE 1

M631913 TRANSFER to CAMERON BRUCE MCCULLOCH Registered
20-Jun-2017 at noon

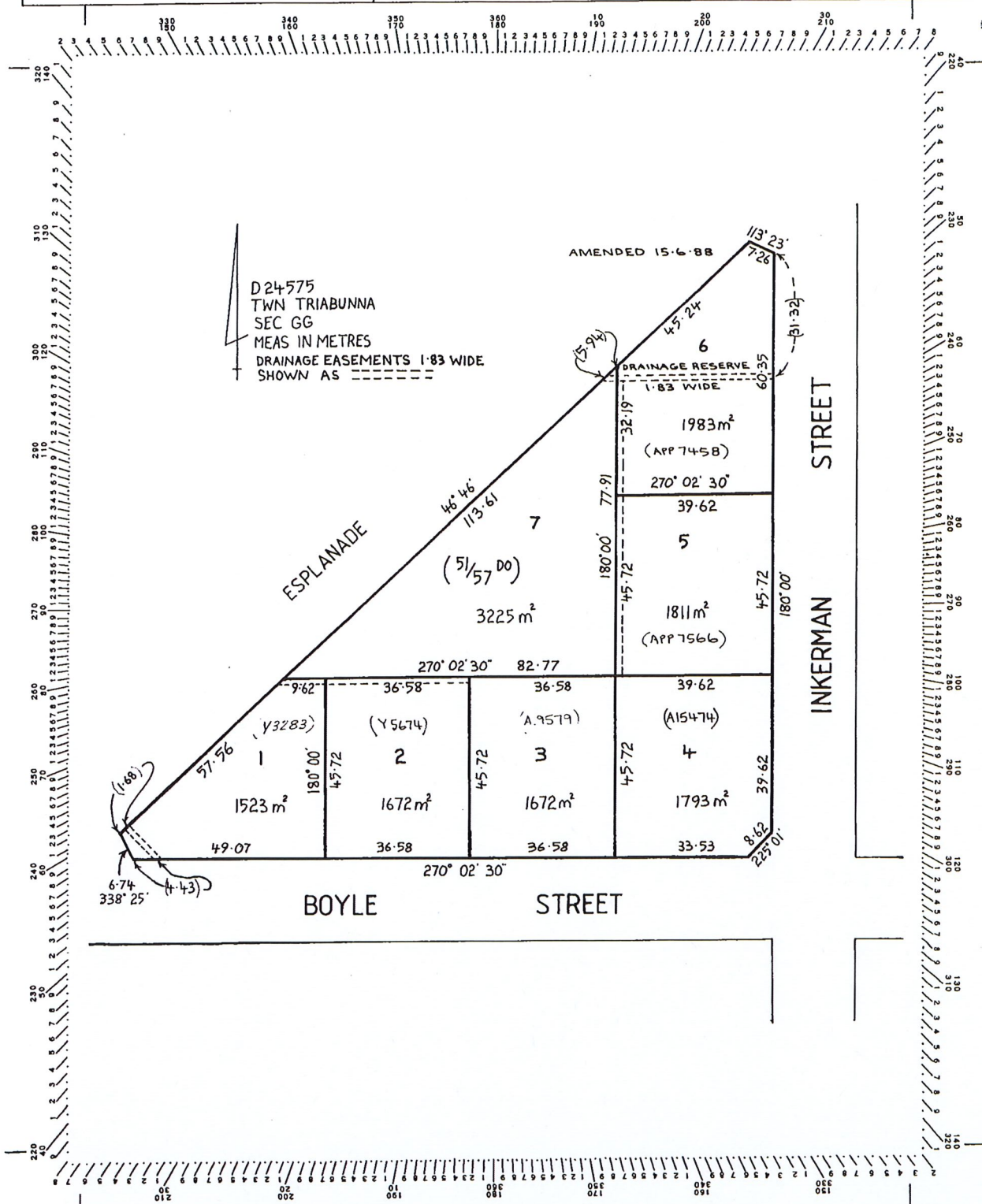
SCHEDULE 2

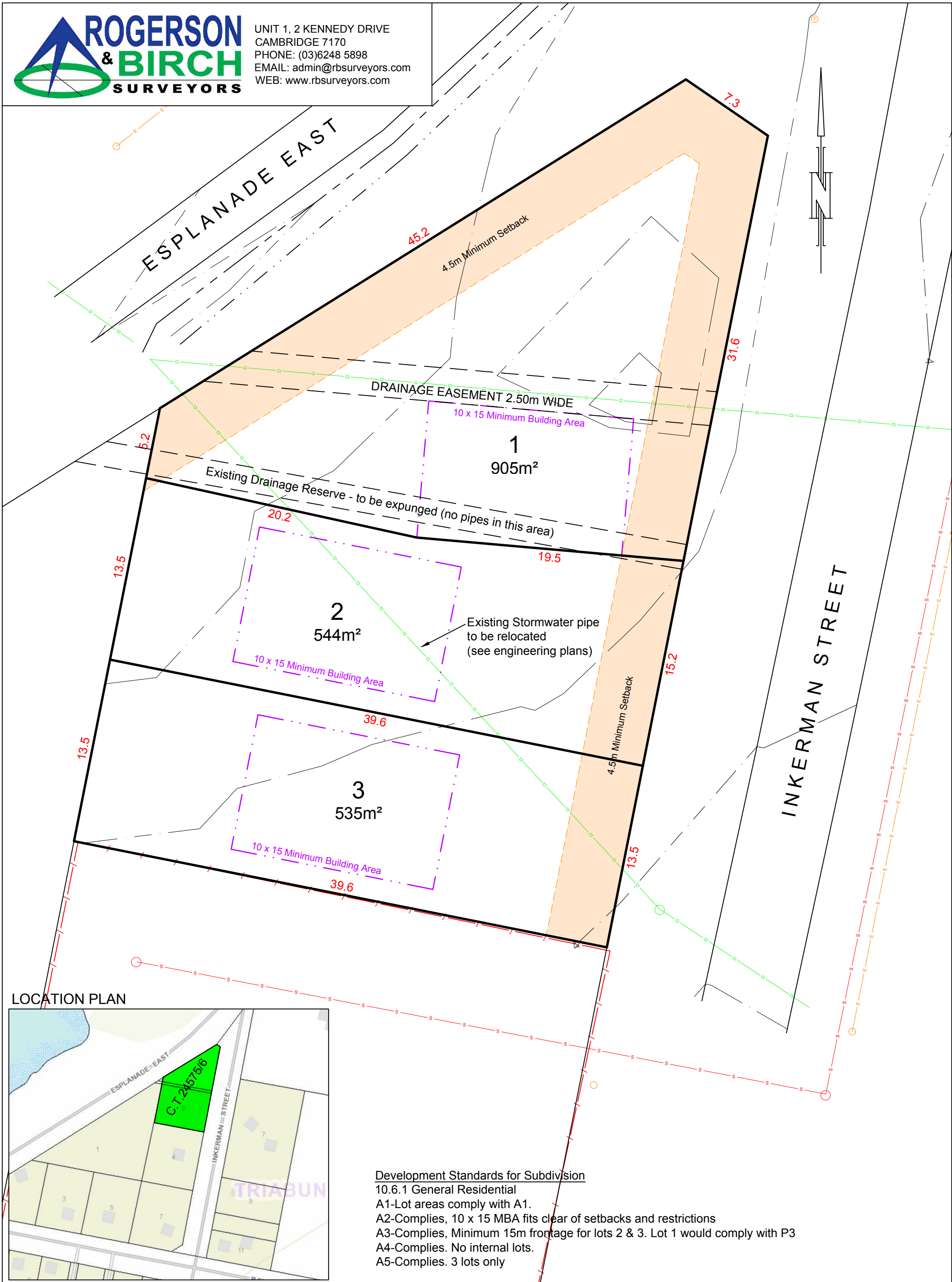
Reservations and conditions in the Crown Grant if any
E94974 MORTGAGE to Commonwealth Bank of Australia
Registered 20-Jun-2017 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

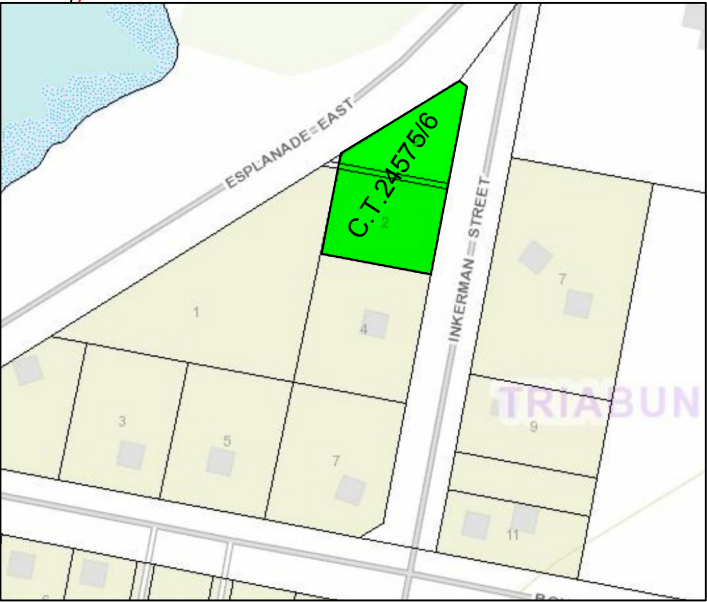
No unregistered dealings or other notations

Owner: L.T. ACT 1980	PLAN OF SURVEY by Surveyor..... of land situated in the TOWN OF TRIABUNNA SEC GG	Registered Number: D24575
Title Reference: Y 3283		Approved _____ - 5 DEC 1984 Effective from _____ <i>E. R. Thong</i> Recorder of Titles
Grantee: PART OF 3-1-21 WILLIAM ROUT	SCALE 1:1000 MEASUREMENTS IN METRES	





LOCATION PLAN



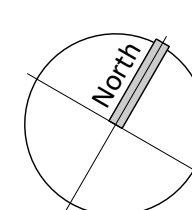
Development Standards for Subdivision
10.6.1 General Residential
A1-Lot areas comply with A1.
A2-Complies, 10 x 15 MBA fits clear of setbacks and restrictions
A3-Complies, Minimum 15m frontage for lots 2 & 3. Lot 1 would comply with P3
A4-Complies. No internal lots.
A5-Complies. 3 lots only

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
All measurements and areas are subject to the final survey.
Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

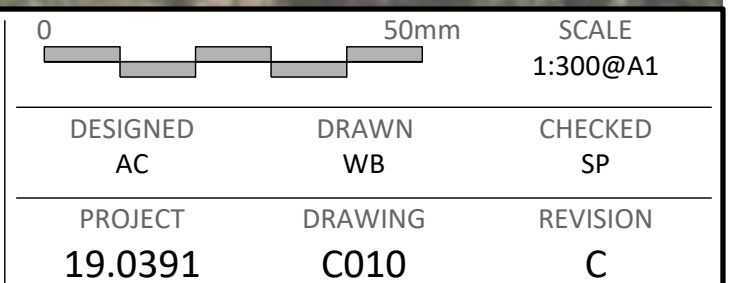
OWNER: CAMERON BRUCE McCULLOCH
TITLE REFERENCE: C.T.24575/6
LOCATION: 2 INKERMAN STREET
TRIABUNNA

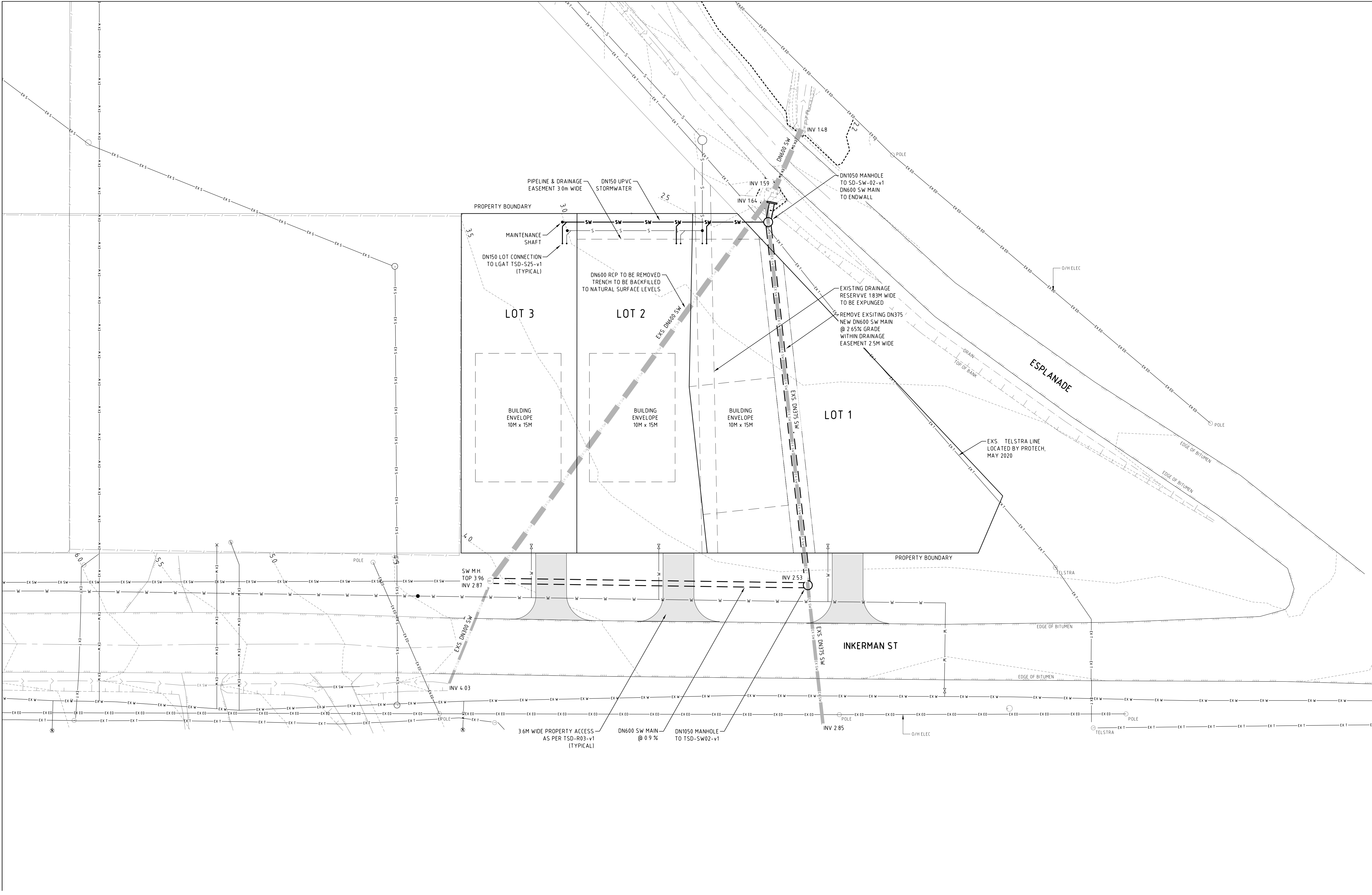
Proposed Subdivision

Date:	7-2-2020	Reference:	MCCUC01 10078-04
Scale:	1:250 (A3)	Municipality:	GSBC

[illegible]

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

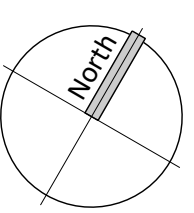




B	PLANNING APPROVAL	AC	22.05.2020		
A	PLANNING APPROVAL	AC	19.11.2019		
REV	DESCRIPTION	APP'D	DATE		

REV	DESCRIPTION	APP'D	DATE		

THIS DRAWING HAS NOT BEEN
APPROVED FOR CONSTRUCTION

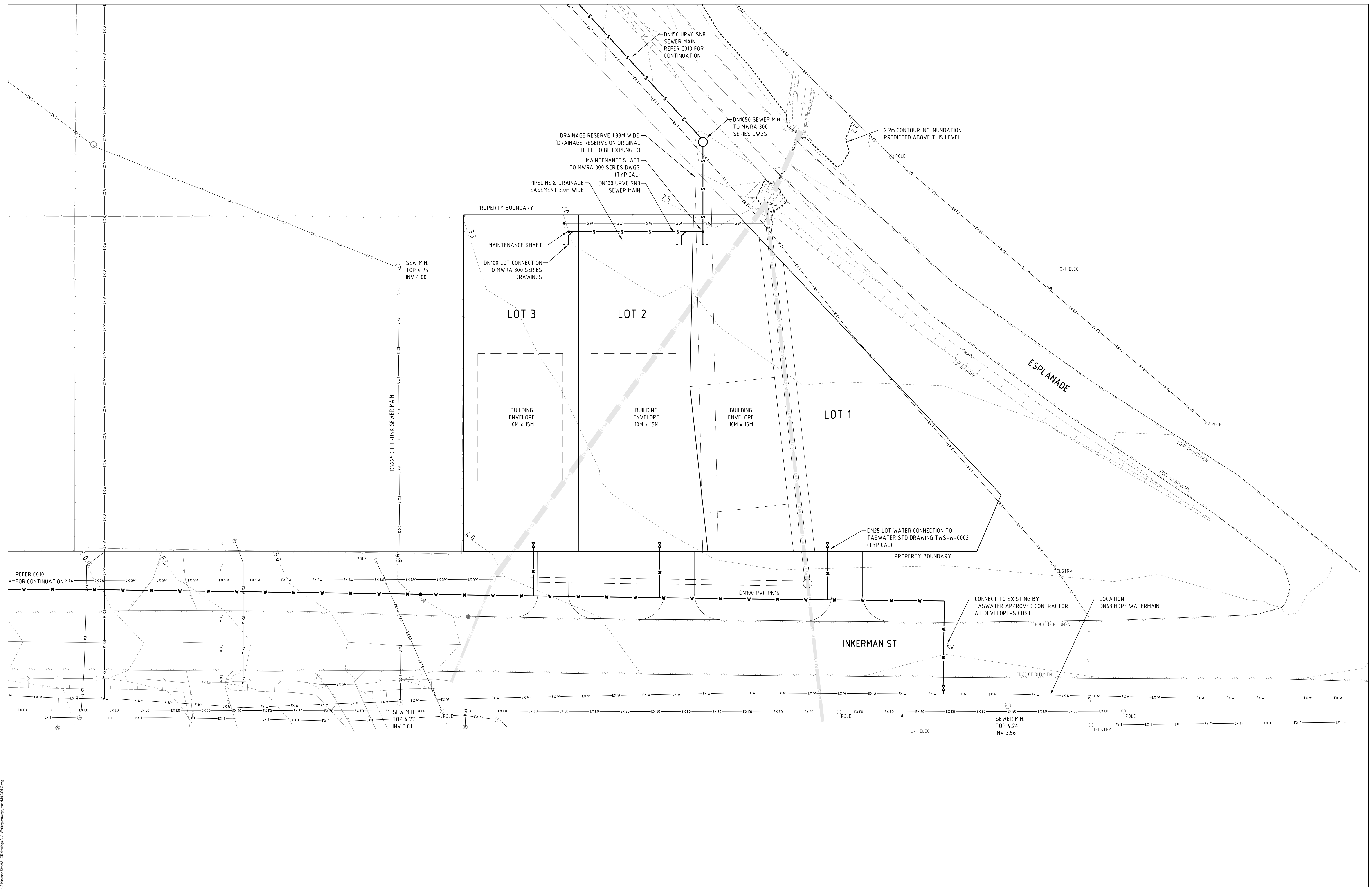


**GANDY AND
ROBERTS**
CONSULTING
ENGINEERS

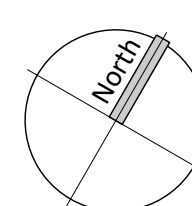
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877 fx 03 6223 7183

3 LOT SUBDIVISION
2 INKERMANS ST
TRIABUNNA 7190
DRAWING TITLE
SITEWORKS & STORMWATER PLAN

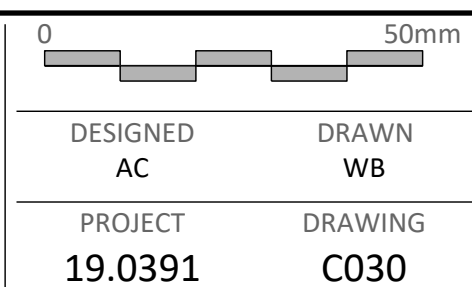
0 50mm			SCALE 1:200@A1	
DESIGNED AC	DRAWN WB	CHECKED SP		
PROJECT 19.0391	DRAWING C020	REVISION B		



B	PLANNING APPROVAL	AC	22.05.2020				
A	PLANNING APPROVAL	AC	19.11.2019				
REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE



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



BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Glamorgan Spring Bay Interim Planning Scheme 2015

Street address:

2 Inkerman Street, Triabunna 7190

Certificate of Title / PID:

C.T. 24575/6

PID: 5972618

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Not applicable

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

Proposed 3 Lot subdivision.

The lots will be accessed directly from Inkerman Street

Lot 1 = 905 m² Lot 2 = 544 m² Lot 3 = 535 m²

There are no existing dwellings or buildings.

This will not be a staged subdivision development.

Building areas are designated on all lots.

Any new dwellings built on the Lots will be constructed to BAL 12.5 construction standards.

The property access to all proposed Lots are less than 30 m long.

Reticulated fire-fighting water supply will be established to protect all lots.

Bushfire Hazard Management Areas (HMAs) will be established and maintained to achieve BAL 12.5 separation distances as a minimum and to ensure ongoing protection for the new dwellings:

Lots 1, 2 and 3 will be managed as HMAs across entire lots.

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

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

Code Clauses:☐ E1.4 Exempt Development☐ E1.5.1 Vulnerable Use☐ E1.5.2 Hazardous Use☒ E1.6.1 Subdivision**3. Documents relied upon****Documents, Plans and/or Specifications**

Title: Proposed Subdivision Plan for 2 Inkerman Street, Triabunna

Author: Rogerson & Birch Surveyors

Date: 07/02/2020 **Version:**

Bushfire Hazard Report

Title: Bushfire Hazard Report – for Proposed 3 Lot subdivision at 2 Inkerman Street, Triabunna

Author: Enviro-dynamics Pty Ltd

Date: May 2020 **Version:** V1.0

Bushfire Hazard Management Plan

Title: Bushfire Hazard Management Area Plan for: C. McCulloch – 2 Inkerman Street, Triabunna

Author: Enviro-dynamics Pty Ltd

Date: May 2020 **Version:** V1.0

Other Documents

Title:

Author:

Date: **Version:**

4. Nature of Certificate

<input type="checkbox"/>	E1.4 – Use or development exempt from this code		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.4 (a)	Insufficient increase in risk	

<input type="checkbox"/>	E1.5.1 – Vulnerable Uses		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.1 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.1 A3	Bushfire hazard management plan	

<input type="checkbox"/>	E1.5.2 – Hazardous Uses		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.2 A3	Bushfire hazard management plan	

X	E1.6 – Development standards for subdivision		
	E1.6.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
X	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard Report for proposed 3 lot subdivision at 2 Inkerman Street, Triabunna (Enviro-dynamics P/L May 2020); and Bushfire Hazard Management Area Plan for C. McCulloch – 2 Inkerman Street, Triabunna (Enviro-dynamics P/L May 2020)

<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	
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E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
X	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Bushfire Hazard Report for proposed 3 lot subdivision at 2 Inkerman Street, Triabunna (Enviro-dynamics P/L May 2020); and Bushfire Hazard Management Area Plan for C. McCulloch – 2 Inkerman Street, Triabunna (Enviro-dynamics P/L May 2020)

E1.6.3 Subdivision: Provision of water supply for fire-fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
X	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Reticulated water supply to comply with Table E4 and Bushfire Hazard Report for proposed 3 lot subdivision at 2 Inkerman Street, Triabunna (Enviro-dynamics P/L May 2020); and Bushfire Hazard Management Area Plan for C. McCulloch – 2 Inkerman Street, Triabunna (Enviro-dynamics P/L May 2020)
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner³

Name:	Sarah Bunce	Phone No:	0437 782 592
Address:	Level 1, Edward Street	Fax No:	NA
	Glebe	Email Address:	sarah.bunce@enviro-dynamics.com.au
	Tasmania		7000
Accreditation No:	BFP – 151	Scope:	Accredited Person Under Part 4A of the Fire Service Act 1979

6. Certification

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

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
---	--------------------------

or

<i>There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
--	--------------------------

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
--	-------------------------------------

Signed:
certifier



Date:

18/05/2020

Certificate No:

ED0163

³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

Bushfire Hazard Report

For proposed 3 Lot subdivision at 2 Inkerman Street, Triabunna



Client: C. McCulloch

Prepared by: Sarah Bunce (BFP-151)

Date of Report: May 2020

enviro-dynamics
environmental solutions for a changing world

Level 1, Philip Smith Centre, 2 Edward Street, Glebe

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Executive Summary

This bushfire hazard report for a new three lot subdivision at 2 Inkerman Street, Triabunna (Title References: C.T. 24575/6) meets the requirement of a subdivision application within a bushfire prone area under the Glamorgan Spring Bay Interim Planning Scheme 2015, E1.0 Bushfire Prone Areas Code, and Planning Directive 5.1 (PD5.1).

The Code requires a new subdivision to achieve a minimum BAL 19 rating for all future dwellings on the newly formed lots. To illustrate the bushfire hazard management and protection measures needed to achieve the rating, a Bushfire Hazard Management Plan (BHMP) is also required under PD5.1.

Exclusions apply to the proposed subdivision due to the managed land on 3 sides of the existing lot. The land is developed with managed gardens, dwellings, roads and waterways.

Based on Drawing MCCUC01 10078-04 (Appendix 2) and a site visit, the assessment has determined new dwellings within designated building areas on the three proposed lots will be able to achieve BAL 12.5 provided the following conditions are achieved:

- Building areas are designed for all proposed lots as indicated on the BHMP.
- Permanent Hazard Management Areas (HMA) to be established and maintained across all lots and managed in a low fuel condition as per the Bushfire Hazard Management Plan (Attachment 1).
- Future habitable dwellings (Class 1a building) on all lots will comply with minimum construction standards for BAL 12.5 as per AS 3959 -2009 (Sections 3 and 5).
- Property access to each lot is less than 30 m long and as such, no specified design and construction requirements apply.
- Provision of reticulated fire-fighting water supply will meet the requirements PD5.1 E1.6.3 and Table E4 Elements A to C for all future dwellings established on the new Lots. Indicative location of fire hydrant is provided on the BHMP (Attachment 1).

Disclaimer

The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

Whilst measures outlined in this report are designed to reduce the bushfire risk to the dwelling, due to the unpredictable nature of wildfires and impacts of extreme weather conditions the survival of the structure during a fire event cannot be guaranteed.

Sarah Bunce – ENVIRO-DYNAMICS

ACCREDITED BUSHFIRE ASSESSOR (BFP-151)

CERTIFICATE No: ED0163 DATE: 19/05/2020

Signed

A handwritten signature in black ink, appearing to read 'S. Bunce', is written over a light blue rectangular background.

1 Introduction

The following Bushfire Hazard Assessment Report has been developed as per planning requirements of the Glamorgan Spring Bay Interim Planning Scheme 2015 and Planning Directive No. 5.1 (PD5.1) Bushfire-Prone Areas Code for subdivision of three lots located within a bushfire prone area. The Code requires that a new subdivision achieves a minimum BAL rating of BAL 19 for all future dwellings on newly formed lots. Under the Code, development standards must be certified by the Tasmania Fire Service (TFS) or an accredited person.

This report provides an assessment of the Bushfire Attack Level (BAL) and outlines protective features and controls that must be incorporated into the design and layout of the subdivision to ensure compliance with AS 3959-2009 Construction of Buildings in Bushfire Prone Areas and the Tasmania Fire Service publication: Guidelines for Development in Bushfire Prone Areas 2005.

1.1 Site Details

<u>Landowner:</u>	C. McCulloch
<u>Location:</u>	2 Inkerman Street, Triabunna 7190
<u>Title reference:</u>	24575/6 PID: 5972618
<u>Municipality:</u>	Glamorgan Spring Bay
<u>Zoning:</u>	General Residential – Glamorgan Spring Bay Interim Planning Scheme 2015
<u>Planning Scheme Overlays:</u>	Coastal Inundation Area and Bushfire Prone Area
<u>Type of Building:</u>	New Class 1a building
<u>Date of Assessment:</u>	25/03/2020
<u>Assessment Number:</u>	ED0163

1.2 Subdivision Proposal

The proposed subdivision will see the formation of three lots with short access driveways each less than 30 m long directly from Inkerman Street. The subdivision has been designed without stages. Refer to Figure 1, Photos in Appendix 1 and site plan in Appendix 2.

1.3 Site Description

The 1991 m² lot is located at 2 Inkerman Street, Triabunna, approximately 870 m east from Triabunna Post office and 70 m east from the shores of Spring Bay (Figure 1). The grassy lot slopes very gently to the northwest toward Spring Bay (Figure 2). The wedge-shaped lot is bordered by Esplanade East and Inkerman Street. A grassy strip of Crown Land stretches between Esplanade East and the shore of Spring Bay. The grassy area has been regularly mown to maintain the open space that is managed land. There is woodland vegetation >5 hectares along the foreshore to the northwest of the lot. Land directly to the east is managed with the larger lot to the north east containing grassland vegetation with rows of trees.

The lot is currently not connected power and reticulated water however both services run past the subject lot along Inkerman Street. The closest fire hydrant is more than 120 m away from the proposed dwelling on Lot 3.

Under the *Glamorgan Spring Bay Interim Planning Scheme 2015*, the land is zoned as general residential. The site has bushfire protection area, and coastal inundation hazard area overlays (LISTmap 2020) which have been considered in the selection of the proposed dwelling sites and the BAL assessment.

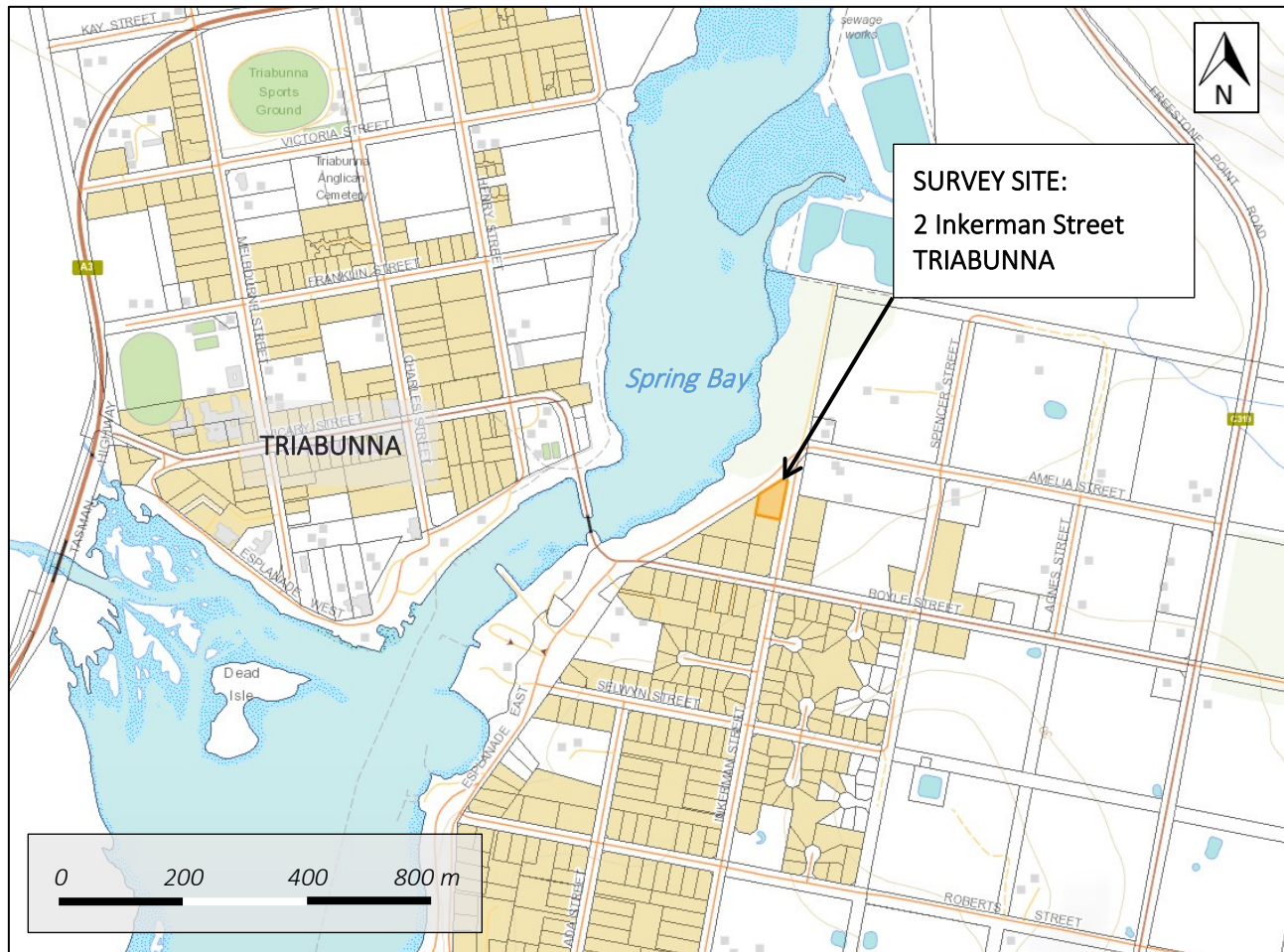


Figure 1 – Site Location Plan (Image source: LISTmap 2020)

2 Bushfire Attack Level Assessment

The following is a summary of the bushfire risk at the property.

Bushfire Hazard: Slope, woodland and grassland vegetation.

Bushfire Attack Mechanisms: Radiant heat, ember attack, wind, direct flame and smoke.

Bushfire Threat Direction: The highest bushfire threat to the proposed subdivision is from the woodland and grassland vegetation downslope from the north and northwest and west which are the prevailing wind directions in bushfire season. There is no recorded fire history for the lot within the last 10 seasons (TheList 2020). The closest recorded bushfire burned 2 hectares of Crown Land 700 m to the south in 2014.

Fire Danger Index: FDI 50 (this index applies across Tasmania).

Vegetation & Slope: Grass covers the >0-5° sloping lot. Woodland is located 19 meters to the northwest across Esplanade East, refer to Appendix 1 Photo 1. The woodland is open with a tall understorey. The >0-5° slope under vegetation to the north and northwest contributes to the risk of bushfire gaining speed from this direction during the fire season when prevailing winds are from the north and northwest.

Significant Natural Values: No threatened flora species are recorded on the grass covered site (LISTmap 2020). Refer to Appendix 1 Photo 3.

Refer to Table 1 for the summary of the BAL Assessment and Figure 2 for the BAL Assessment Area for the proposed subdivision.

Table 1 – Summary of Bushfire Site Assessment

Direction of slope	North	East	South	West
Lots 1 to 5 (Stage 1)				
Vegetation Classification ^A	WOODLAND	GRASSLAND	MANAGED LAND	GRASSLAND
Distance to classified vegetation	19 m	20 m	>100 m	16 m
Effective slope under vegetation	Downslope >0-5°	Upslope	Upslope	Downslope >0-5°
Current BAL value for each side of the site	BAL 19	BAL 12.5	BAL 12.5	BAL 12.5
Width of HMA to achieve BAL-19	18-<26 m	10-<14 m	NA	11-<16 m
Width of HMA to achieve BAL-12.5	26-<100 m	14-<50 m	NA	16-<50 m

^A Vegetation within 100 m of the proposed subdivision is identified as Urban areas (FUR) (TasVeg 3.0) or Managed Land and is a combination of waterways, paved road, gardens and buildings. There is a patch of Woodland with shrubby understorey across the road (Esplanade East). The area of Woodland is approximately 3 ha but is 19 m from the closest subdivision boundary.

* **Exclusion** – As per definitions in paragraph 2.2.3.2 of AS3959-2009, an ‘Exclusion’ is provided by Low threat vegetation and non-vegetated areas. At 2 Inkerman Street, exclusions exist within 100 m of the existing dwelling:

The Bushfire Attack Level shall be classified BAL—LOW where the vegetation is one or a combination of any of the following:

- Non-vegetated areas, including **waterways, roads, footpaths, buildings** and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition, **maintained lawns**, golf courses, **maintained public reserves and parklands**, vineyards, orchards, **cultivated gardens**, commercial nurseries, **nature strips** and windbreaks. NOTE: minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognisable as short-cropped for example, to a nominal height of 100 mm).

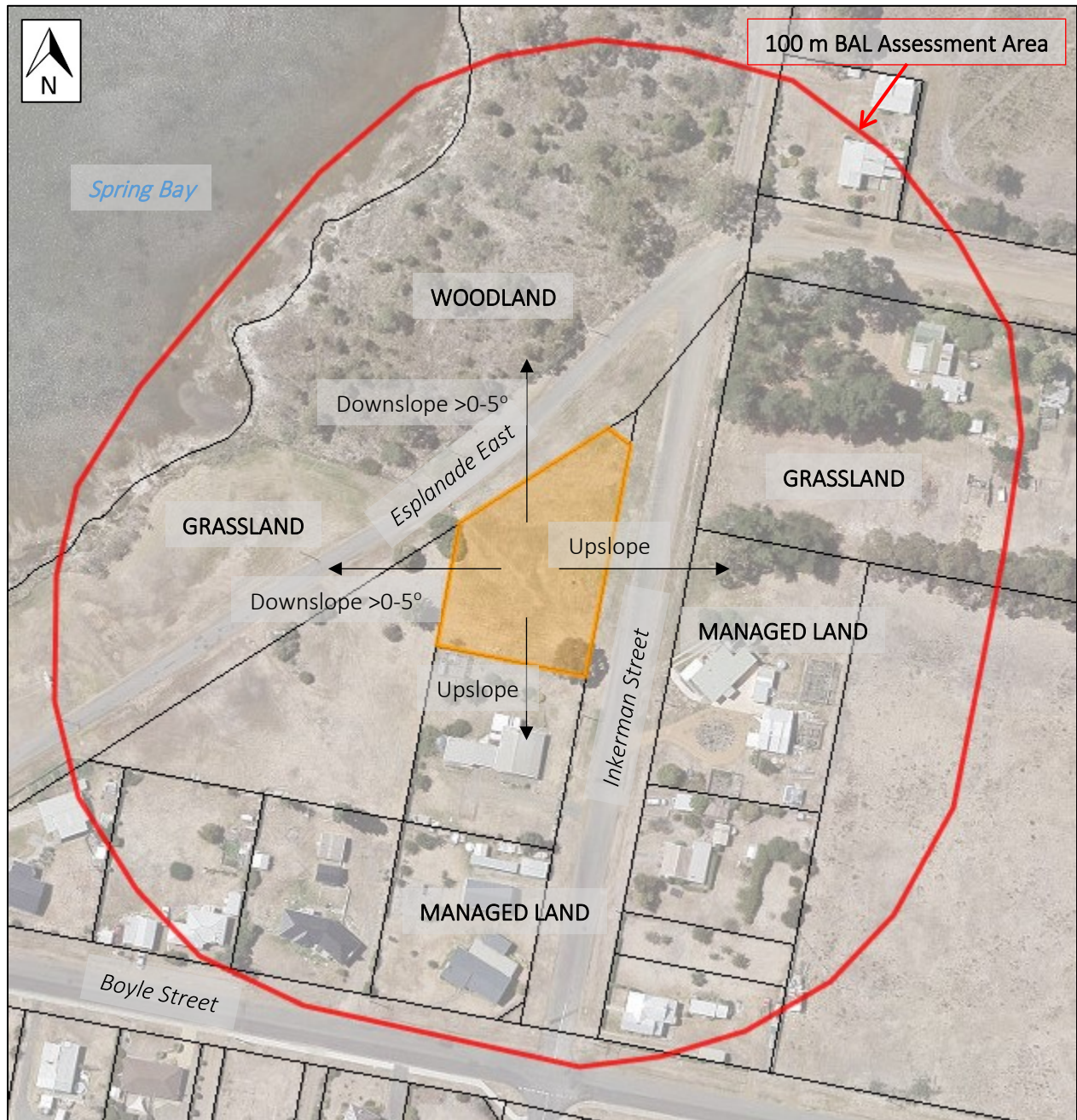


Figure 2 – Aerial photo of site showing managed land and vegetation types within 100m radius BAL Assessment area, slopes and general direction of photos (refer to Appendix 1 for photos) (Image source: LISTmap 2020)

3 Bushfire Protection Measures

The site is within a defined Bushfire-Prone Area as defined by the Glamorgan Spring Bay Interim Planning Scheme 2015. The woodland and grassland vegetation require ongoing management as they are recognised as having the potential to become an elevated bushfire risk.

As such, a subdivision development at the site must meet minimum development standards. These development standards are set out under clause E1.6.1 of the code and include: Provision of HMA (E1.6.1), Public access (E1.6.2) and Provision of water supply for fire-fighting purposes (E1.6.3). The subdivision development must comply with the following clauses of E1.0 – Bushfire-Prone Areas Code (shaded clauses in Table 2).

Table 2 – Compliance with E1.0

CLAUSE	ISSUE
E1.2	Application of Code
E1.3	Definition of terms in this Code
E1.4	Use or development exempt from this Code
E1.5	Use Standards
E1.5.1	Vulnerable Uses
E1.5.2	Hazardous Uses
E1.6	Developments Standards
E1.6.1	Subdivision: Provision of hazard management areas (HMA) for habitable buildings
E1.6.2	Subdivision: Public and fire-fighting access
E1.6.3	Subdivision: Provision of water supply for fire-fighting purposes

3.1 Hazard Management Areas

Bushfire hazard management areas (HMA) provide a cleared space between buildings and the bushfire hazard. Any vegetation in this area needs to be strategically modified and then maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat thereby allowing them to be defended from lower intensity bushfires. Fine fuel loads must be minimal to reduce the quantity of windborne sparks and embers reaching buildings, to reduce the radiant heat at the building, and to halt or check direct flame attack.

Further information on the maintenance of the equivalent 'defendable space' are provided in the Tasmania Fire Service document: Guidelines for Development in Bushfire Prone Areas of Tasmania (2005). This document identifies different protection zones including a Bushfire Protection Zone and a Fuel Modified Buffer Zone.

The TFS guidelines and the *Requirements for Building in Bushfire-Prone Areas* require the HMA to be contained within the development site or a formal agreement entered with the owner of any adjoining land that needs to be managed as part of the HMA. No such agreement is required for this subdivision.

3.1.1 Requirements:

To comply with Acceptable solutions under E1.6.1 – A1. Acceptable solutions A1 the plan of subdivision must:

- show building areas for each lot;
- indicate HMAs which separate building areas from bushfire prone vegetation with separation distances required for BAL 19 as a minimum as per Table 2.4.4 of AS 3959-2009 Construction of Buildings in Bushfire Prone Areas;
- provide protection for lots at any stage of a staged subdivision; and
- formal agreement with Council for ongoing management of vegetation in HMAs located on public land.

3.1.2 Current conditions:

- 2 Inkerman Street is a managed 'grassy lot with no existing buildings.
- Lot bounded by Inkerman Street and Esplanade East
- Developed lots to the south and east; grassland and woodland to the west and north.

3.1.3 Compliance:

- All lots have a designated building area.
- Each lot will be managed in their entirety as HMAs to provide protection for other lots in the subdivision.
- The vegetation across all lots must be strategically maintained with short grass (<100mm). If planted there must be horizontal separation between tree canopies and the removal of low branches to create vertical separation between the ground and the canopy to reduce fuel loads and protect future dwellings from direct flame contact and intense radiant heat. In addition, clearing and clean-up of leaf litter, branches and bark is required as on-going management.

3.1.4 Maintenance of Hazard Management Areas

The HMAs around the building areas i.e. whole lots, must be maintained in a minimal fuel condition always to ensure bushfire protection mechanisms are effective. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season and any flammable material such as leaves, litter, wood piles removed.

3.2 Construction Standards

All future habitable dwellings (Class 1a buildings) on each lot will comply with construction standards for **BAL 12.5** as per AS3959-2009 (Sections 3 and 5) provided they are located within designated building envelopes.

3.3 Public and Fire-fighting Access

3.3.1 Requirements:

Property access to each lot will be less than 30 m long and as such will not have specified design and construction requirements as per E1.6.2 and Table E2 Element A of PD5.1.

3.3.2 Current conditions:

Inkerman Street and Esplanade East comply with access road requirements.

3.3.3 Compliance:

There are no requirements for driveways to each lot as they are less than 30 m long.

3.4 Reticulated Fire-fighting Water Supply

An adequate, accessible and reliable reticulated water supply for fire-fighting purposes must be supplied to allow for the protection of life and property from the risks associated with bushfire. The subdivision will rely on a reticulated fire-fighting water supply in compliance with the following requirements.

3.4.1 Requirements:

The building areas on each lot must be located within 120 m of a fire hydrant; and the distance must be measured as a hose lay, between the fire-fighting water point and the furthest part of the building area.

The fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 –2011-3.1 MRWA 2nd Edition; and fire hydrants are not to be installed in parking areas.

Hardstand areas for fire appliances must be:

- no more than 3 m from the hydrant, measured as a hose lay;
- no closer than 6 m from the building area to be protected;
- a minimum width of 3 m constructed to the same standard as the carriageway; and
- connected to the property access by a carriageway equivalent to the standard of the property access.

3.4.2 Current conditions:

The site is within a reticulated water supply area. The closest fire hydrant is approximately 120 m from the closest part of the building area on proposed Lot 3, therefore none of the building areas are within 120 m of the existing fire hydrant and cannot depend on the existing fire hydrant to supply water for fire fighting.

3.4.3 Compliance:

A new hydrant needs to be installed nearby to the subdivision to comply with reticulated water supply requirements as per the preceding requirements and PD5.1 Table E5 Elements A, B and C.

4 Conclusions

The assessment of the bushfire risk of a proposed three lot subdivision at 2 Inkerman Street indicates that it can achieve the requirements of PD5.1, E1.0 Bushfire-Prone Areas Code provided compliance with the following measures:

- Building areas are designed for all proposed lots as indicated on the BHMP.
- Permanent Hazard Management Areas (HMA) to be established and maintained across all lots and managed in a low fuel condition as per the Bushfire Hazard Management Plan (Attachment 1).
- Future habitable dwellings (Class 1a building) on all lots will comply with minimum construction standards for BAL 12.5 as per AS 3959 -2009 (Sections 3 and 5).
- Property access to each lot is less than 30 m long and as such, no specified design and construction requirements apply.
- Provision of reticulated fire-fighting water supply will meet the requirements PD5.1 E1.6.3 and Table E4 Elements A to C for all future dwellings established on the new Lots. Indicative location of fire hydrant is provided on the BHMP (Attachment 1).

5 Recommendations

The recommendation is to adopt the BHMP as per Attachment 1.

5.1 Limitations of Plan

The bushfire protection measures outlined in the Bushfire Hazard Management Plan (Attachment 1) are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2009 on days when the fire danger rating is greater than 50 (i.e. 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

6 Glossary and Abbreviations

AS – Australian Standard

BAL – Bushfire Attack Level – a means of measuring the severity of a building’s potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2009).

BFP – Bush Fire Practitioner – An accredited practitioner recognised by Tasmania Fire Service.

BHMP – Bushfire Hazard Management Plan – plan for individual dwelling or subdivision identifying separation distances required between a dwelling(s) and bushfire prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and fire fighting water.

Class 1a building – is a single dwelling being a detached house; or one of a group of attached dwellings being a town house, row house or the like (NCC 2016).

FDI – fire danger index – relates to the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2009).

HMA – Hazard Management Area – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

m – meters

ha – hectares

NASH – National Association of Steel Framed Housing

7 References

AS3959-2009. *Australian Standard for Construction of buildings in bushfire-prone areas*. SAI Global Limited Sydney, NSW Australia.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Act 2016. Director's Determination – Requirements for Building in a Bushfire-Prone Area (transitional) (v2.2) DOC/17/62962v2. Director of Building Control
https://www.cbos.tas.gov.au/__data/assets/pdf_file/0011/405011/Directors-Determination-Requirements-building-bushfire-prone-areas.pdf

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

GSBIPS 2015. *Glamorgan Spring Bay Interim Planning Scheme 2015*.
<https://www.iplan.tas.gov.au/pages/plan/book.aspx?exhibit=glaiips>

LISTmap 2020. Land Information System Tasmania, Tasmania Government.
<https://maps.thelist.tas.gov.au/listmap/app/list/map>

NASH 2014. *NASH Standard for Steel Framed Construction in Bush Fire Areas*. National Association of Steel Framed Housing Inc.

NCC 2016. *National Construction Code 2016 Vol Two, Building Code of Australia Class 1 and Class 10 Buildings*. Australian Building Codes Board, Australia.

PD5.1 2017. *Planning Directive Bushfire Prone Areas Code*. Minister of Planning and Local Government.
http://www.planning.tas.gov.au/__data/assets/pdf_file/0006/389400/Planning_Directive_5.1_-_Bushfire-Prone_Areas_Code_-_effective_1_September_2017.PDF

TFS 2005. *Guidelines for Development in Bushfire prone Areas of Tasmania. Living with Fire in Tasmania*. Bushfire Planning Group of Tasmania Fire Service, Tasmania.

APPENDIX 1 – Photos of site, surrounds and vegetation



Photo 1 – Looking North from middle of proposed subdivision site towards Woodland on north side of Esplanade East – Downslope >0-5°



Photo 2 – Looking East from eastern boundary across Inkerman Street towards managed Land and grassland beyond – Upslope



Photo 3 – Looking Southwest from middle of proposed subdivision towards managed land – Across slope to the south and downslope $>0-5^{\circ}$ to the southwest



Photo 4 – Looking West from proposed subdivision at southern portion of woodland and mown Crown Land - Downslope $>0-5^{\circ}$

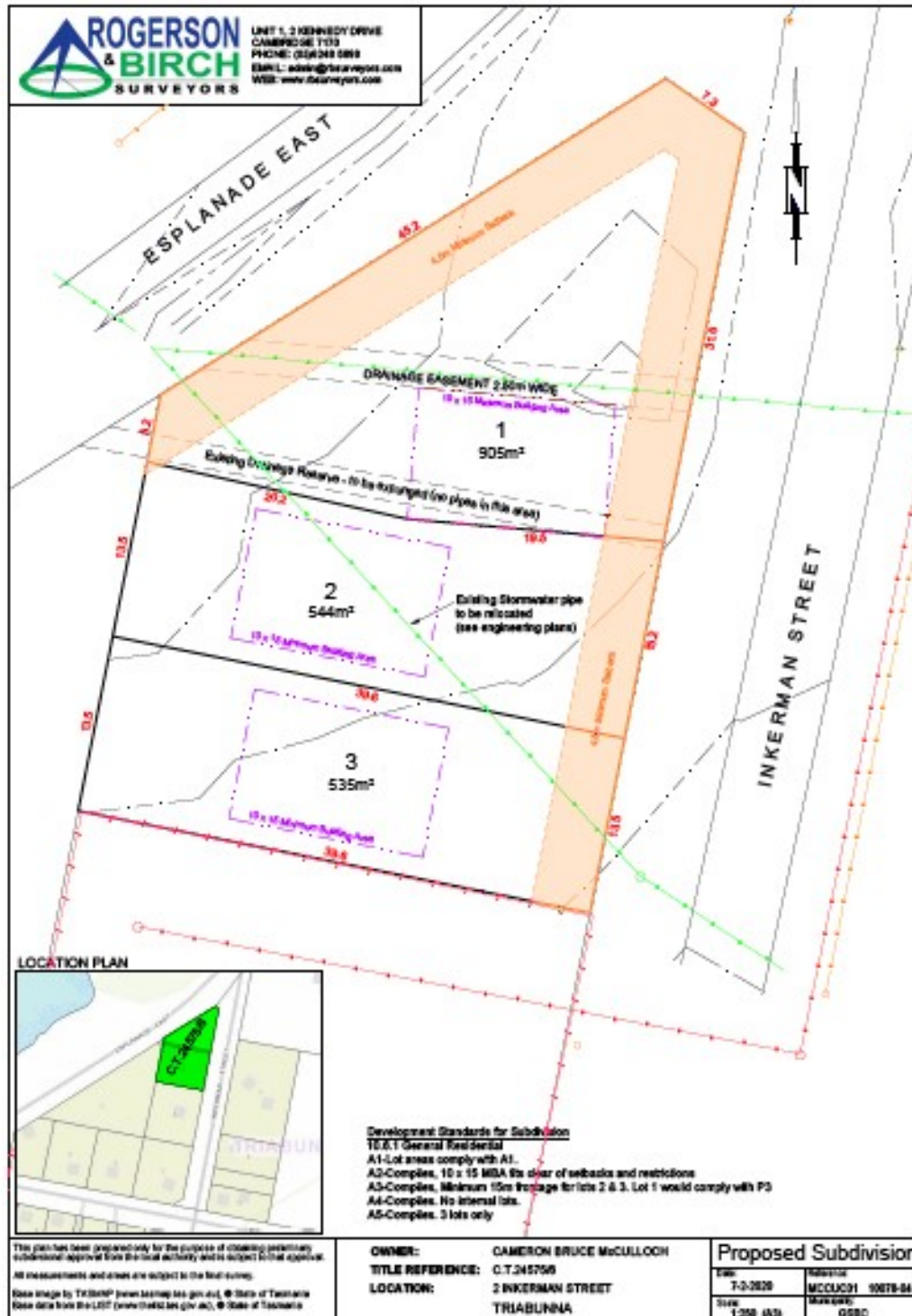


Photo 5 – Looking southwest along Esplanade East that bounds the west side of the subdivision with Crown Land to the west.

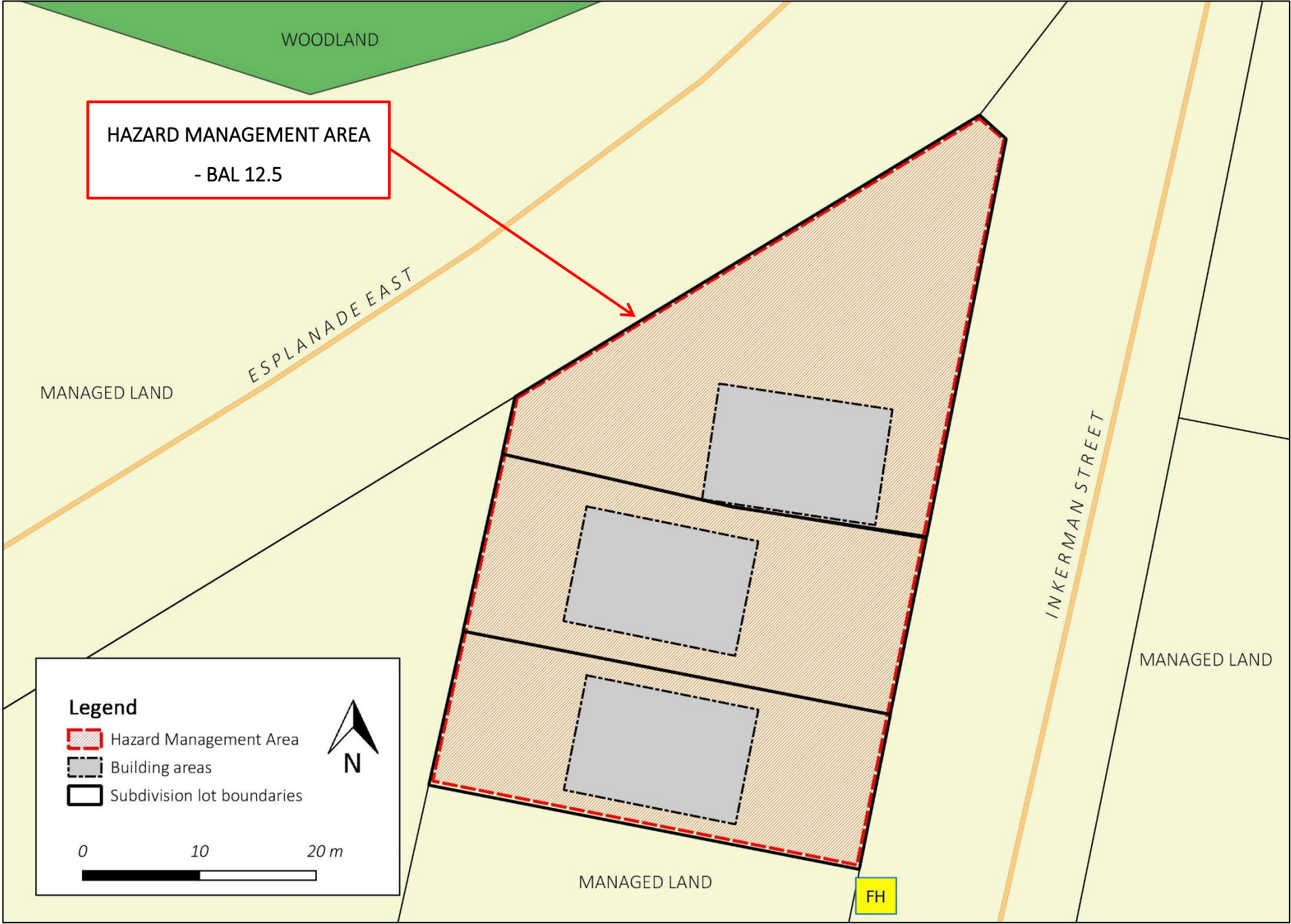


Photo 6 – Looking Southwest along Inkerman Street that bounds the east side of the subdivision with managed land.

APPENDIX 2 – Plan of Proposed Subdivision Rogerson & Birch 07/02/2020
(Drawing MCCUC01 10078-04)



ATTACHMENT 1 – Bushfire Hazard Management Area Plan – April 2020



NOTES

Hazard Management Zone

- Permanent Hazard Management Areas (HMA) to be established and maintained across all lots as indicated in this plan and as set out in Table 1 of Bushfire Attack Level Assessment for **BAL 12.5**.
- Vegetation within the HMAs will be maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMAs should be conducted prior to the bushfire season. All grasses must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of windborne sparks and embers reaching buildings, and to halt or check direct flame attack.
- Individual trees may be retained or planted within the HMA provided they do not overhang dwellings and there is separation between canopies (min 6 m).
- Non-combustible elements including driveways, paths and short cropped lawns are recommended within HMAs.

Construction Standards

- Future dwellings on all Lots to be constructed to comply with **BAL 12.5** as per AS3959-2009 (Sections 3 and 5) as a minimum.

Access Requirements

- Property access to each lot is less than 30 m long for which there are no design and construction standards.

Fire-fighting Water Supply

- Water supply to meet requirements of Section 3.4 of the Bushfire Hazard Report to ensure an adequate, accessible and reliable reticulated water supply for fire-fighting. Indicative location of fire hydrant (FH) provided on plan.

This plan is to be printed at A3 and to be read in conjunction with the Bushfire Hazard Report (Enviro-dynamics, April 2020).

For: C. McCulloch – 2 Inkerman Street, Triabunna


Title: C.T. 24575/6 PID: 5972618

Assessment #: ED0163

Sarah Bunce – ENVIRO-DYNAMICS

ACCREDITED BUSHFIRE ASSESSOR (BFP-151)

CERTIFICATE No: ED0156 DATE: 18/05/2020

Signed 

Regarding the subdivision proposal of 2 Inkerman Street, Triabunna

2 July, 2020

Gentlemen,

RECEIVED
2 JUL 2020

BY:

The flooding and drainage issues of this area, including the proposed subdivision, have to be addressed and solved before any new housing is built.

Pictures 1 through 12 relate to our concern about flooding and drainage.

Picture 1 shows the present drainage pipes in this area.

Picture 2 is your proposal to join the two drainage pipes (labelled A and B), drainage pipe A collecting runoff from Boyle Street down a vacant paddock, to a pipe starting on the east side of Inkerman Street, and a second pipe, B, collecting runoff down Inkerman Street. You show a right-angle join of pipe B, which, because of a steeper pitch, will run in 2 directions at the junction, and possibly flooding the two properties on the east side of Inkerman.

Picture 3 shows the flooding a couple of years ago, (we have lived at 7 Inkerman since 2014), after a heavy rainfall. The road formed a dam and water rose about 1 metre, level with Inkerman Street, and the proposed subdivision land was flooded and too great a temptation for the two hoons in this photo. Pipe A was inadequate.

Picture 4 shows our property and the one north of us flooded.

Picture 5 is a diagram of the drainage pattern on the east side of Inkerman, before it drains into pipe A.

Picture 6 is a view from 7 Inkerman, at Pipe A's east opening, where the Overeem plumber saw how small it is, and remarked it must be very old because they don't come that small anymore.

Picture 7 shows the inside measurement of pipe A, and also a cable in front.

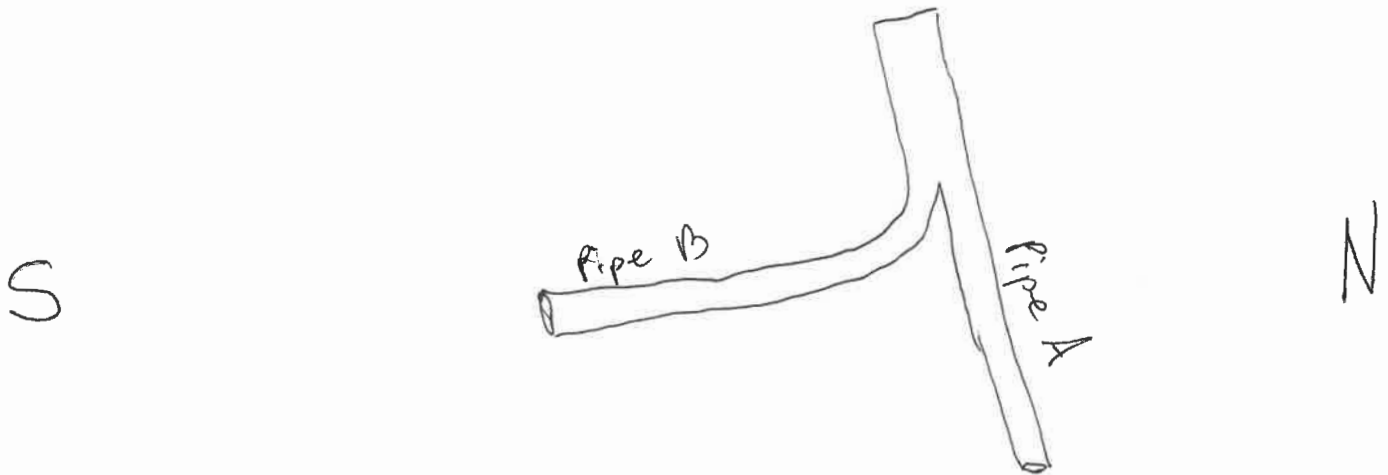
Picture 8 shows the corner (wooden fence) where water drains from two properties into pipe A.

Picture 9, pipe A.

Pictures 10 & 11, another view of the location of pipe A, next to a utility pole and under some kind of exposed pipe.

Picture 12 is the vacant paddock and hill whose runoff flows through pipe A.

The drainage and flooding issues must be addressed. A new drainage pipe of today's standards must replace pipe A. If pipe B is to be joined to it, it must be a curve and point west, in the direction of the estuary, and the pipe where the two meet must be twice the size of both, to handle two sources of runoff, double the capacity of each. This is by far the most important issue.



The second concern is the height of the future houses. In this neighbourhood the houses are one-storey. This would be acceptable. Two-storey dwellings would not work for us because we would lose our privacy in our two bedrooms and our main living area. Since the power poles and wires are on our side of Inkerman, we would not be able to plant trees to mask our neighbours. Having people look into our windows from a second storey is not acceptable. We ask that they be required to build one-storey homes.

Our third concern is the beautiful, large eucalyptus tree on the corner of the proposed subdivision. (Picture 13) There are few trees in the immediate area of that size and age, and it attracts many species of parrots and nectar-eating birds, and there is a constant chatter of enjoyment most of the year. The eucalypt is in a corner and should not pose a problem if it remains. Please save this tree.

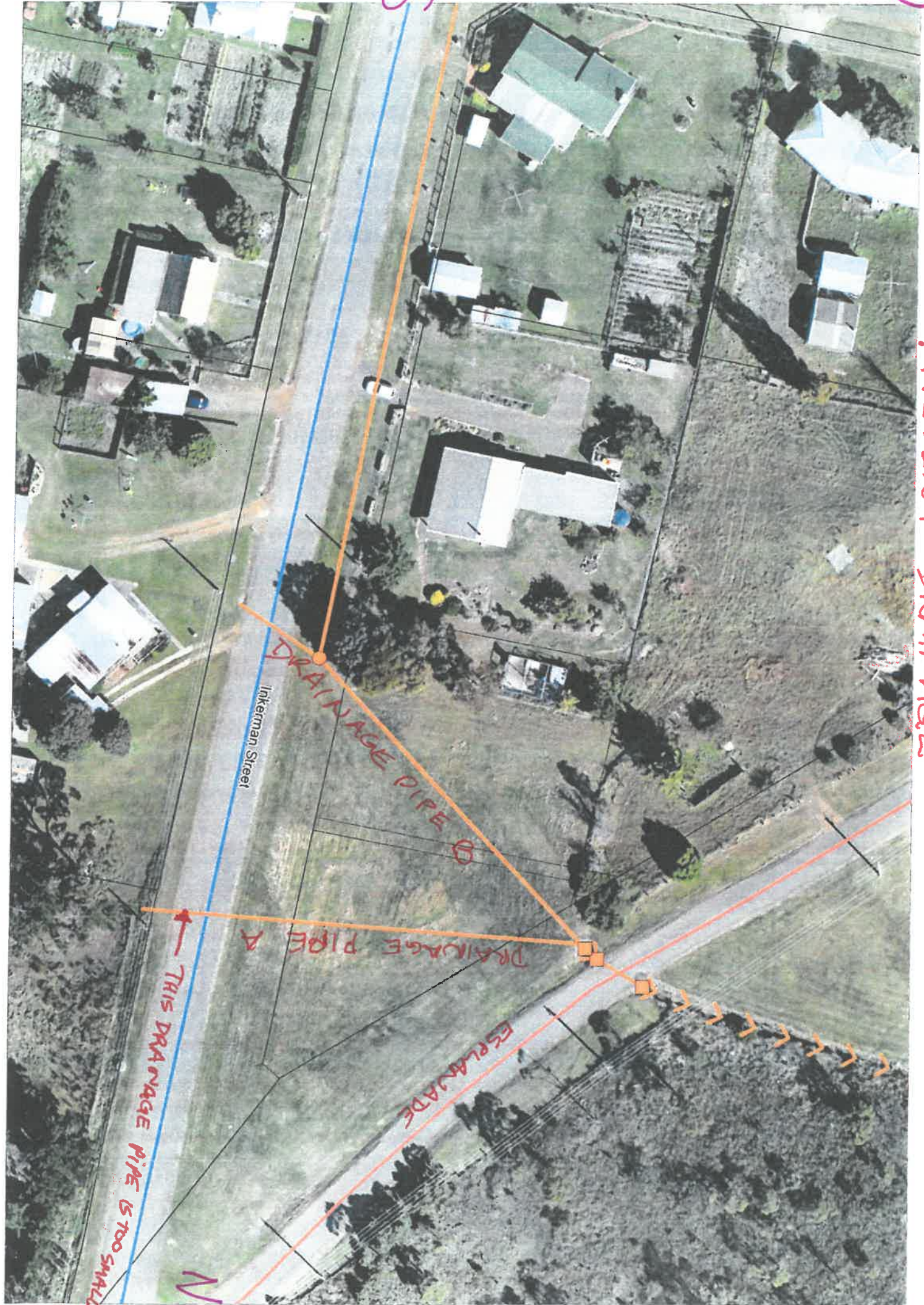
Concerns submitted by [REDACTED]

[REDACTED]

①

PRESENT DRAINAGE

S



Linkerman Street

DRAINAGE PIPE B

DRAINAGE PIPE A

ESPLANADE

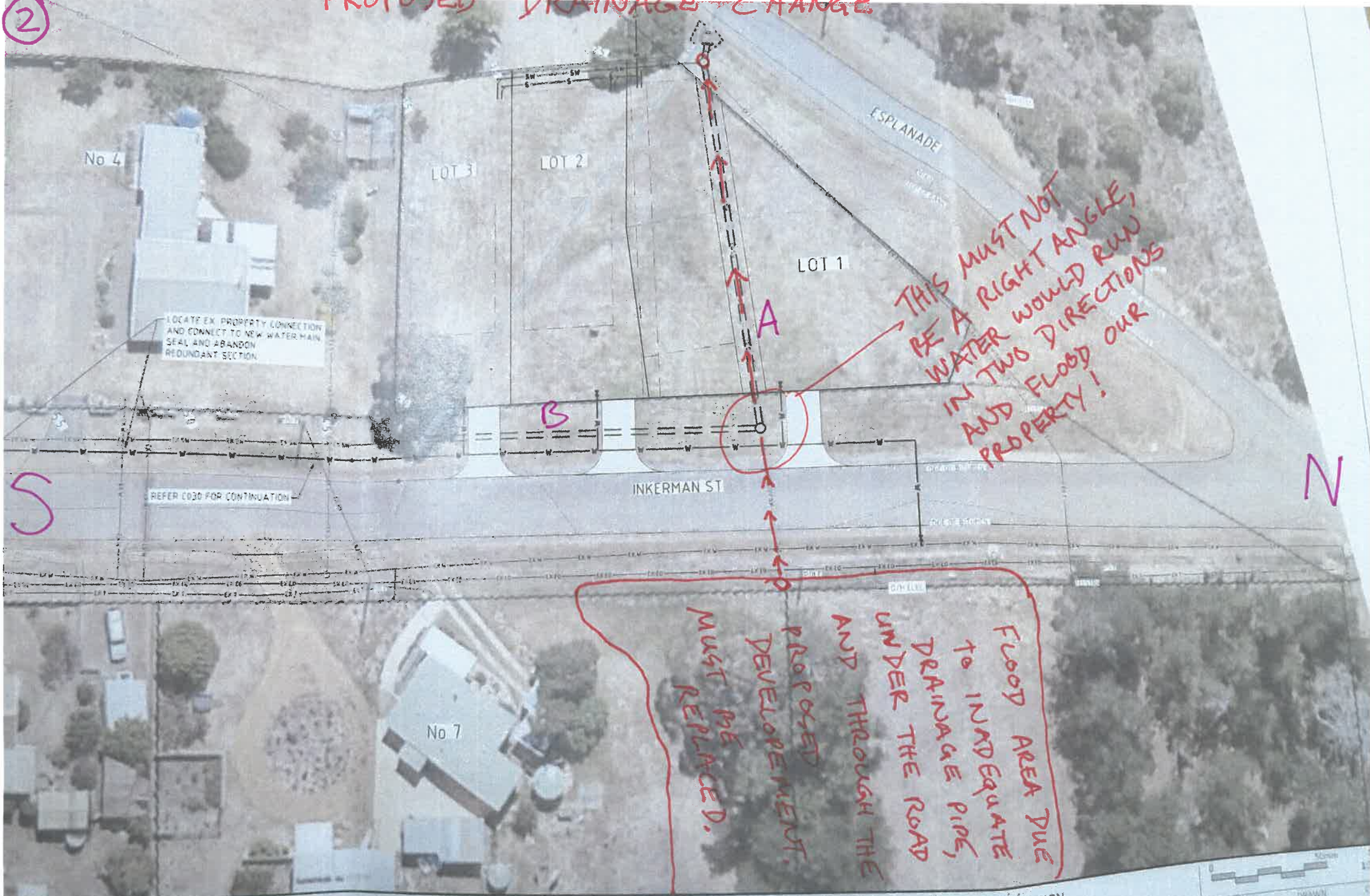
THIS DRAINAGE PIPE IS TOO SMALL

N

S

②

PROPOSED DRAINAGE CHANGE



THIS DRAWING HAS NOT BEEN FOR CONSTRUCTION



GANDY AND ROBERTS

159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au

3 LOT SUBDIVISION
2 INKERMAN ST
TRIABUNNA 7190

DESIGNED AC	DRAWN WB
19 0391	C010

3

HOONS HAVING A GO ON THE FLOODED
PROPOSED SUB-DIVISION SITE.

FLOOD WATER IS LEVEL
WITH ROAD, AND ABOUT
1 m. DEEP.

PIPE
SOMEWHERE
HERE.

④

NORTH NEIGHBOUR'S PINE FOREST LINE

OUR NORTH BOUNDARY FENCE

2 PROPERTIES
FLOODED

5

N

end of pipe

WHOLE HILLSIDE FROM BOYLE ST
DRAINS TO THIS ONE 290mm
DRAINAGE PIPE. TOO SMALL!

W



GDA94 MGA55 : 575894E, 5293295N 1:846

S



6

S

N



APRIL 2020 OUR
PLUMBER, FROM OVEREEM,
WAS SURPRISED HOW SMALL
THIS PIPE IS. HE SAID IT
MUST BE VERY OLD BECAUSE
THEY DON'T COME THIS SMALL
ANYMORE.



8

NORTH

drainage from neighbour

SOME KIND OF CABLES
IN PLASTIC PIPE RIGHT
IN FRONT OF DRAINAGE
PIPE.

9



10



11



WATER FROM THIS Paddock, STARTING AT BOYLE, FLOWS TO THE INADEQUATE DRAINAGE PIPE, GOING UNDER INKERMANN AND THROUGH THE PROPOSED SUB-DIVISION LAND.

12



THIS BEAUTIFUL TREE IN THE CORNER SHOULD BE SAVED.
LOTS AND LOTS OF BIRDS USE IT. THERE ARE FEW TREES
THIS SIZE NEARBY.

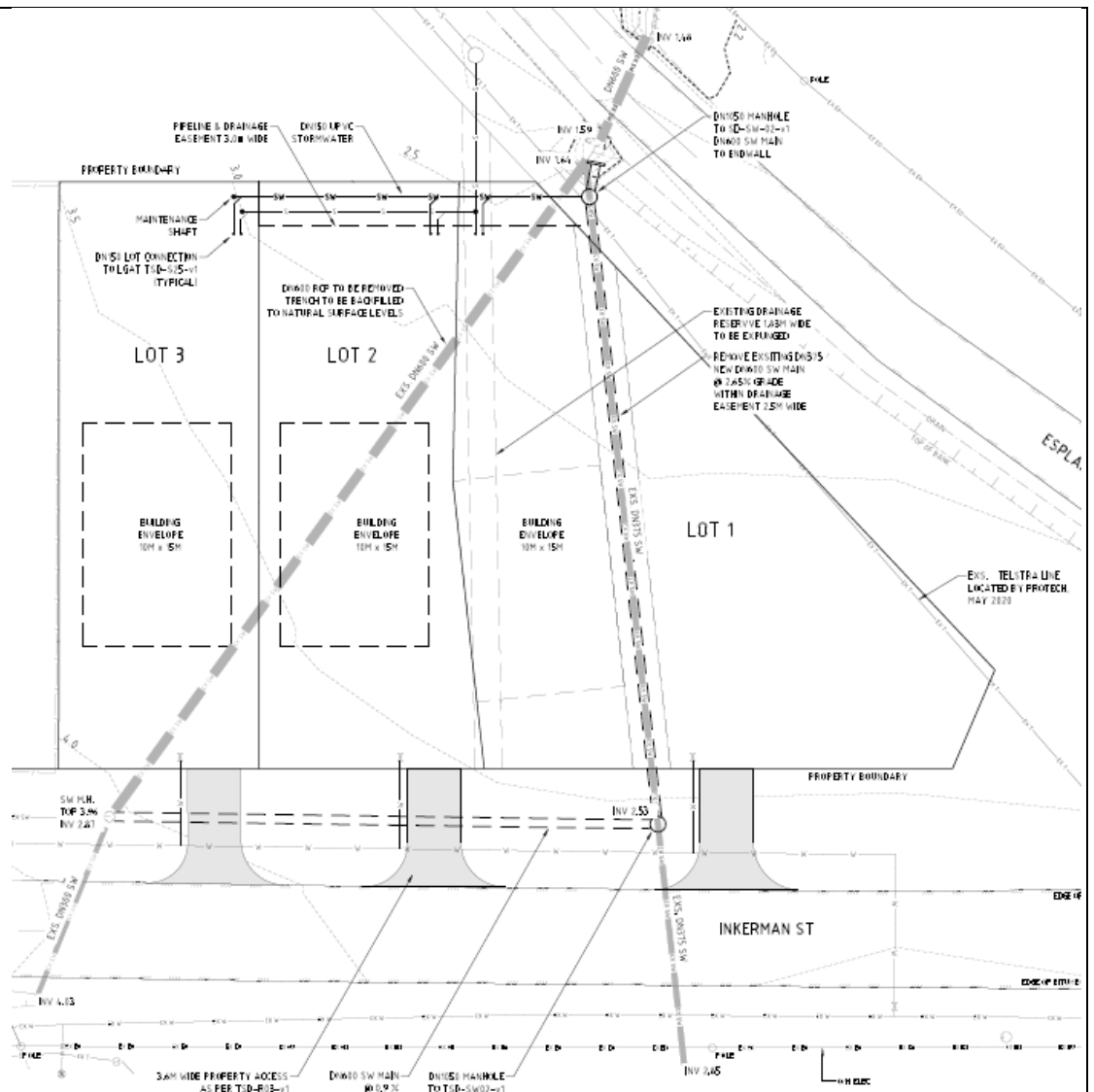
13



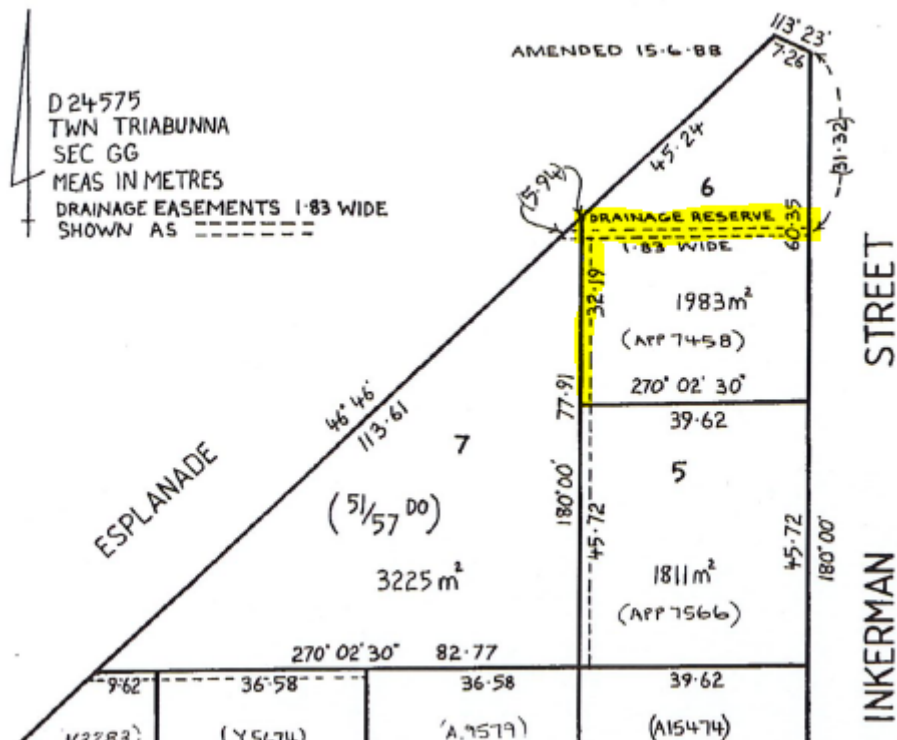
ENGINEERING REPORT

DA#:	SA 2017 / 005
Applicant:	Rogerson & Birch Surveyors
Proposal:	Subdivision (3 lots)
Address:	2 Inkerman St, Triabunna
Zone:	General Residential
Report completed by (Name & date):	Leigh Wighton 16 July 2020

Brief Description	
General	Development involves the subdivision of an existing lot at 2 Inkerman Street, Triabunna into 3.
Roadworks and access	<p>The land has frontage to both the Esplanade and Inkerman Street.</p> <p>Lot 1 will retain frontage to both streets however Lots 2 & 3 will have frontage only to Inkerman St.</p> <p>Access is proposed off Inkerman St for all lots.</p> <p>Sight distances from the proposed accesses will be unimpeded along Inkerman St to the intersection with the Esplanade to the north and Boyle St to the south.</p> <p>It is not expected that the traffic generated by the development will adversely impact on the safety or performance of the road network.</p> <p>A Bushfire Hazard Report prepared by Enviro-dynamics, dated May 2020 was submitted with the application. The report concludes that:</p> <ul style="list-style-type: none"> • <i>Property access to each lot is less than 30 m long and as such, no specified design and construction requirements apply.</i> • <i>Provision of reticulated fire-fighting water supply will meet the requirements PD5.1 E1.6.3 and Table E4 Elements A to C for all future dwellings established on the new Lots. Indicative location of fire hydrant is provided on the BHMP (Attachment 1).</i>
Stormwater	<p>The subject property has a DN600 and a DN375 stormwater pipe dissecting it. The DN600 pipe runs diagonally from the south eastern corner of the lot through to the north western corner where it is joined by a DN375 before discharging to the open drain and immediately crossing the Esplanade in a DN600 culvert.</p> <p>The DN375 pipe drains the land to the east of Inkerman St.</p> <p>The applicant proposes replacing the DN600 with a new line that continues north along Inkerman St until it meets the DN375. The applicant proposes to upgrade the DN375 pipe through the subject property with a DN600.</p>

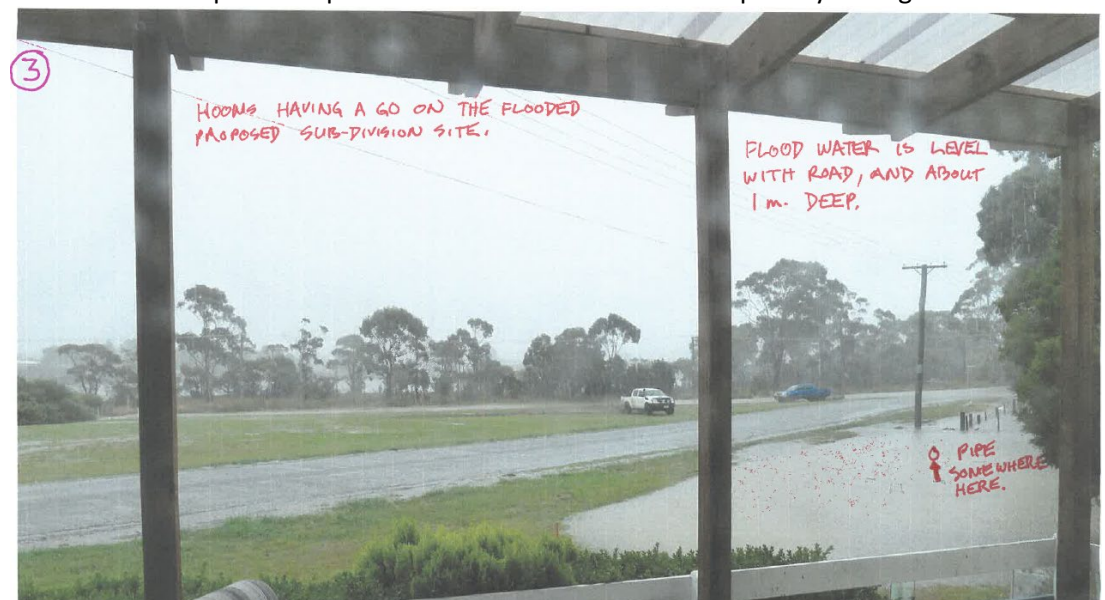


The title plan shows a drainage easement along the western boundary of the lot and another running east west bisecting the lot. The western easement is not shown on the proposal plan. Neither of the easements appear to be in use and the applicant proposes to expunge the east west easement. The western easement should be maintained and increased to 3m to allow for servicing of land to the south. The proposed easement over the new line through the site should be increased to at least 3m to accommodate the pipe and make provision for an overland flood path. Conditions to this effect are recommended.



No detailed stormwater calculations were submitted with the application.

Representation was received on the subdivision based on stormwater. The representation raised concern over the capacity of the existing stormwater, particularly the DN375 under Inkerman St and provided photos of a flood event from a couple of years ago.



The representor's concerns are valid.

The catchments above the subdivision serviced by the DN375 and DN600 pipes are relatively large. Whilst the catchment serviced by the DN600 is largely developed there is

	<p>potential for significant further development. The catchment serviced by the DN375 pipe is smaller and largely undeveloped.</p> <p>Conditions requiring further detailed calculations to accompany the engineering design plans are required. It is recommended that the subdivider be required to size the stormwater pipes through the subdivision and across the Esplanade to the outfall to cater for a 1 in 20 year ARI rainfall event for the upstream catchments.</p> <p>The stormwater pipe providing property connections to the lots should be extended to the southern boundary of the subdivision and sized to service the land to the south in addition to the subdivision.</p> <p>Further the subdivider will need to install drainage along Inkerman St frontage to protect the lots from inundation. This may be in the form of a swale drain or possibly kerb and channel.</p> <p>An overland flow path will need to be provided through or around the subdivision. It may be possible for the overland flow (exceeding the 1 in 20 year ARI) to be conveyed through the subdivision over the proposed drainage easement.</p> <p>The application involves no more than 5 lots and less than 600m² of new impervious area. As such WSUD principles are not required</p>
Sewer and Water	Sewer and water services are available to the land. The application was referred to TasWater who have imposed conditions.
Power, Telco, etc	There is overhead power along the eastern Side of Inkerman Street. NBN is available in the area via a fixed line service.
Codes	<p>Road and Railway Assets Code</p> <p>Parking & Access</p> <p>Stormwater</p>

Representations	
Representation was received in relation to stormwater. The representor included a number of photos demonstrating that there appears to be insufficient capacity in the existing stormwater system.	<p><i>The concerns raised by the representor in relation to stormwater are valid.</i></p> <p><i>See Stormwater section above.</i></p>

Recommended Conditions:

General

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Glamorgan Spring Bay Council. The security must be in accordance with section 86(3) of the Local Government (Building & Miscellaneous Provisions) Council 1993. The amount of the security shall be determined by the Council's General Manager in accordance with Council Policy following approval of any engineering design drawings.
3. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
4. The development must be substantially in accordance with the Bushfire Hazard Report prepared by Enviro-dynamics, dated May 2020, and submitted with the application, or as otherwise required by this permit, whichever standard is greater.
5. All land noted as roadway, footway, open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.
6. The final plan of survey must include easements over all drains, pipelines, wayleaves and services to the satisfaction of Council's General Manager.
7. Easements over the stormwater lines are to be a minimum of 3 metres wide unless approved otherwise by Council's General Manager.

Advice: Easements where overland flow is being conveyed by the major stormwater network may need to be wider than 3m and are to be determined by detail design.

Services

8. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's General Manager or responsible authority.
9. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

Drainage

10. The developer is to provide a piped stormwater property connection to each lot capable of servicing the entirety of each lot by gravity in accordance with Council standards and to the satisfaction of Council's General Manager.
11. The developer is to provide a piped stormwater drainage system capable of accommodating a storm with an ARI of 20 years, when the land serviced by the system is fully developed.
12. The proposed stormwater pipe along Inkerman Street and through the site is to be sized to cater for the fully developed upstream catchment for an ARI of 20 years, to the satisfaction of

Council's General Manager. Detailed stormwater calculations are to be provided with the engineering design plans for approval.

13. The stormwater drainage system downstream of the subdivision, comprising the culvert under the Esplanade, is to be upsized to cater for the flow from the upgraded pipe through the proposed subdivision.
14. The developer is to extend the stormwater line inside the western boundary of the subdivision to service the land to the south.
15. The developer is to provide a major stormwater drainage system designed to accommodate a storm with an ARI of 100 years.

Advice: An overland flow path is required to convey stormwater through or around the proposed subdivision.

Tas Water

16. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, TWDA 2017/00214-GSB, dated 27/02/2020.

Telecommunications and electrical reticulation

17. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.
18. Street Lighting must be provided in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.
19. New electrical and fixed line telecommunications services must be installed underground to the requirements of the responsible authority unless approved otherwise by Council's General Manager.
20. Prior to sealing the final plan of survey the developer must submit to Council:
 - (a) A "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from NBN Co.
 - (b) A Letter of Release from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and/or that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed.

Roads and Access

21. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.
22. A reinforced concrete vehicle access must be provided from the Inkerman Street road carriageway to each lot in accordance with Council's Standard Drawings and to the satisfaction of Council's General Manager.
23. A swale drain or kerb and channel is to be provided across the Inkerman Street frontage of the subdivision to capture any stormwater runoff from the road.

Engineering drawings

24. Engineering design drawings to the satisfaction of the Council's General Manager must be submitted to and approved by the Glamorgan Spring Bay Council before development of the land commences.
25. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's General Manager, and must show -
 - (a) all existing and proposed services required by this permit;
 - (b) all existing and proposed roadwork required by this permit;
 - (c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
 - (d) measures to be taken to limit or control erosion and sedimentation;
 - (e) any other work required by this permit.
26. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

Water quality

27. A soil and water management plan (here referred to as a '**SWMP**') prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences.
28. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.
29. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's General Manager.
30. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's General Manager.

Construction

31. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
32. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.
33. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

'As constructed' drawings

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

Maintenance and Defects Liability Period

35. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
36. Prior to placing the subdivision onto the twelve (12) month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council’s Standard Drawings, specification and the approved plans.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- A. The owner is advised that an engineering plan assessment and inspection fee must be paid to Council in accordance with Council’s fee schedule prior to Council approving the engineering design drawings.
- B. All approved engineering design drawings will form part of this permit on and from the date of 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:	Jeremy Rowbottom and Rebecca Davern				
Contact person: (if different from applicant)					
Address:					
Email:					
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)					
Address:				Phone:	
				Fax:	
Email:				Mobile:	

Details of Site and Application

Please note, if your application is discretionary the following will be placed on public exhibition.

Site Details

Address / Location of Proposal:			
50 Gordon Street			
Bicheno		Suburb	Post Code 7215
Size of site	833 m ²	or	Ha
Certificate of Title(s):	128239		

Current use of site:	Vacant
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General Application Details

Complete for All Applications

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

Estimated value of works (design & construction)	\$ 8,000
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Describe the order and timing of any staged works:	or N/A
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General Background Information

Please state the name of any Council officers that you have discussed this proposal with:	Officer's name :	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"/>	Type text here
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"/>	

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 checked="" type="checkbox"/> No	
Fencing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Boundry fences-Colourbond
New or upgraded vehicle / pedestrian access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New or modified water, sewer, electrical or telecommunications connection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Retaining walls	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Cut or fill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Signage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New car parking	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Vegetation removal	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Existing floor area . m ² N/A	Proposed floor area 38 .m ²
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Number of existing car parking on site N/A	Number of proposed car parking on site N/A
--	--

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:	of 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"/>

Materials				
External building material	Walls:	Colourbond and Bondor	Roof:	Bondor
External building colours	Walls:	White	Roof:	White
Fencing materials:	Colourbond	Retailing wall materials:		

For all outbuildings

Describe for what purpose the building is to be used:	Holiday Shack
Describe any intended toilet, shower, cooking or heating to be installed:	Free standing shower and standard toilet. Caravan already has a gas oven and stove. Electric heating
If the building is to be used wholly or partly as a domestic workshop, what type of tools and machines will be used?	N/A

For all non-residential applications

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

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

Application for Planning Approval

Personal Information Protection Statement:

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

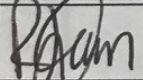
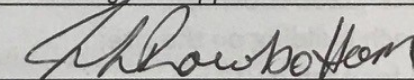
The intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers and contractors engaged by the Council from time to time.

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

Declaration:

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

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

Signature:	 	Date:	23.04.2020
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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:

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

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

I _____ being responsible for the administration of land at _____
declare that I have given permission for the making of this application by _____ for use
and/or development involving _____
Signature: _____ Date: _____

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

20/04/2020

Jeremy Rowbottom & Rebecca Davern

Glamogan Spring Bay Council
15 Notley Street

PO BOX 6 Triabuuna 7190
Newnham 7248

Attention: Planning Deleopment

Subject: Application for a single 6 metre caravan and 7 metre annex at 50 Gordon Street, Bicheno for the purpose of a holiday shack and for future accommadation for a builder when the time comes for us to build a residential dwelling.

To Whom It May Concern

Overview: The building (1 Caravan and Bondor Annex) are located on a vacant parcel of land with the residence zone of planning scheme in Bicheno. These buildings will be located at the bottom left hand side of the vacant land. The vacant land will be fully fenced. The dwelling will be within the 4.5 metre from primary frontage and 1.5 metre from the side boundry as required by council.

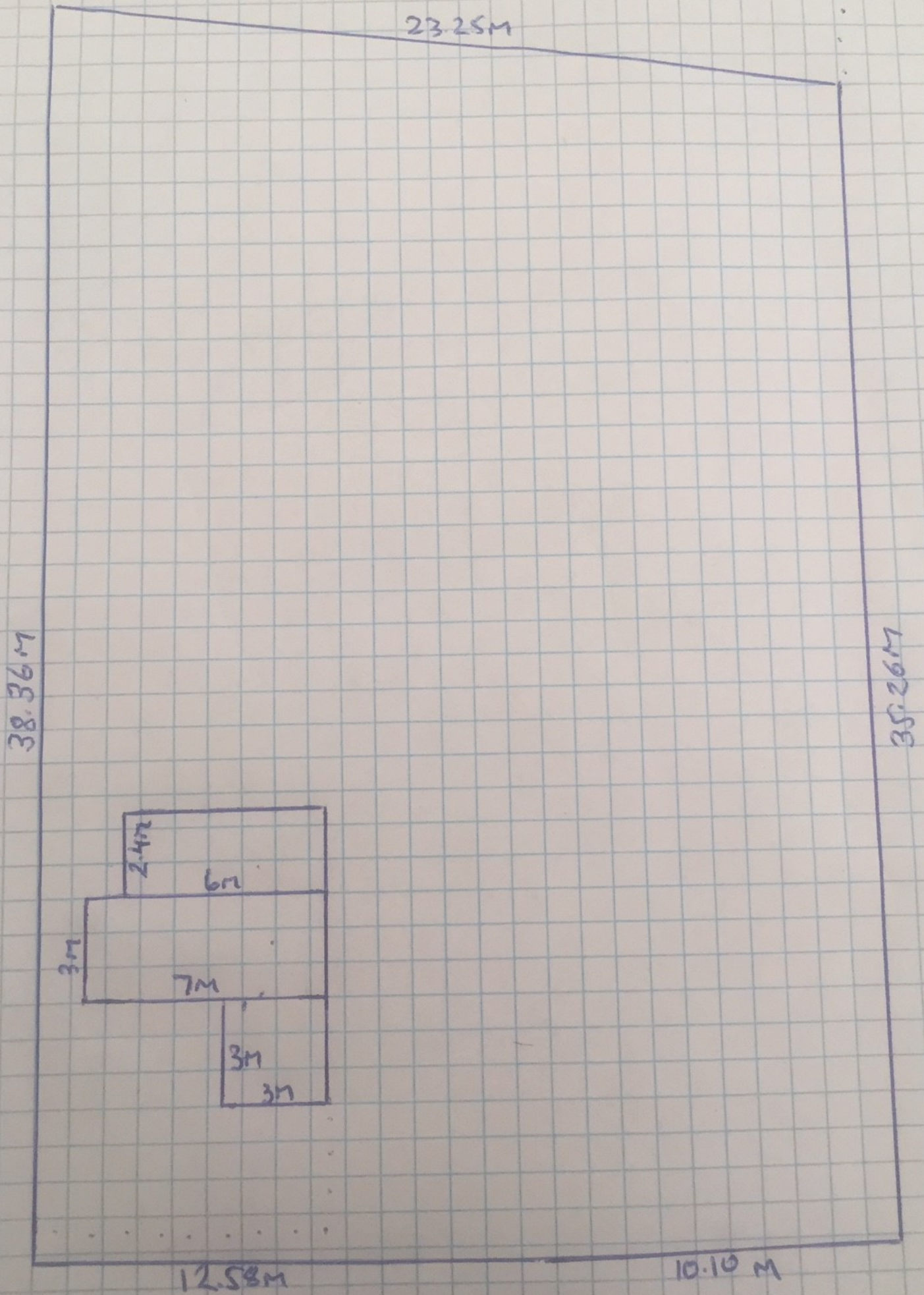
We had attached plans (a site plan, floor and photos of the exisiting van and annex)

A recent copy of the land title and a completed application form.

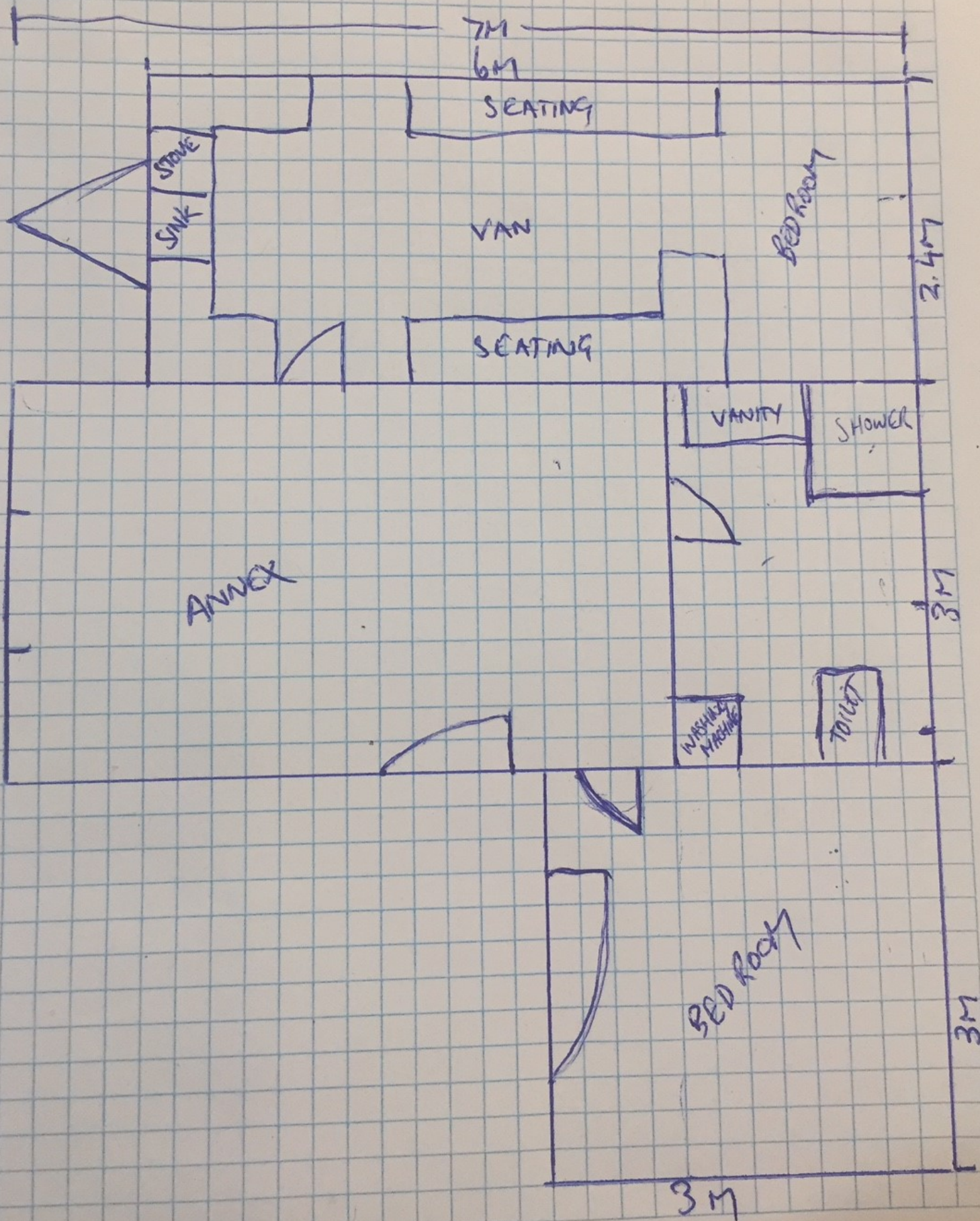
Please dont hesitate to connect myself if you need further information.

Regards,

Jeremy Rowbottom & Rebecca Davern



GORDON STREET

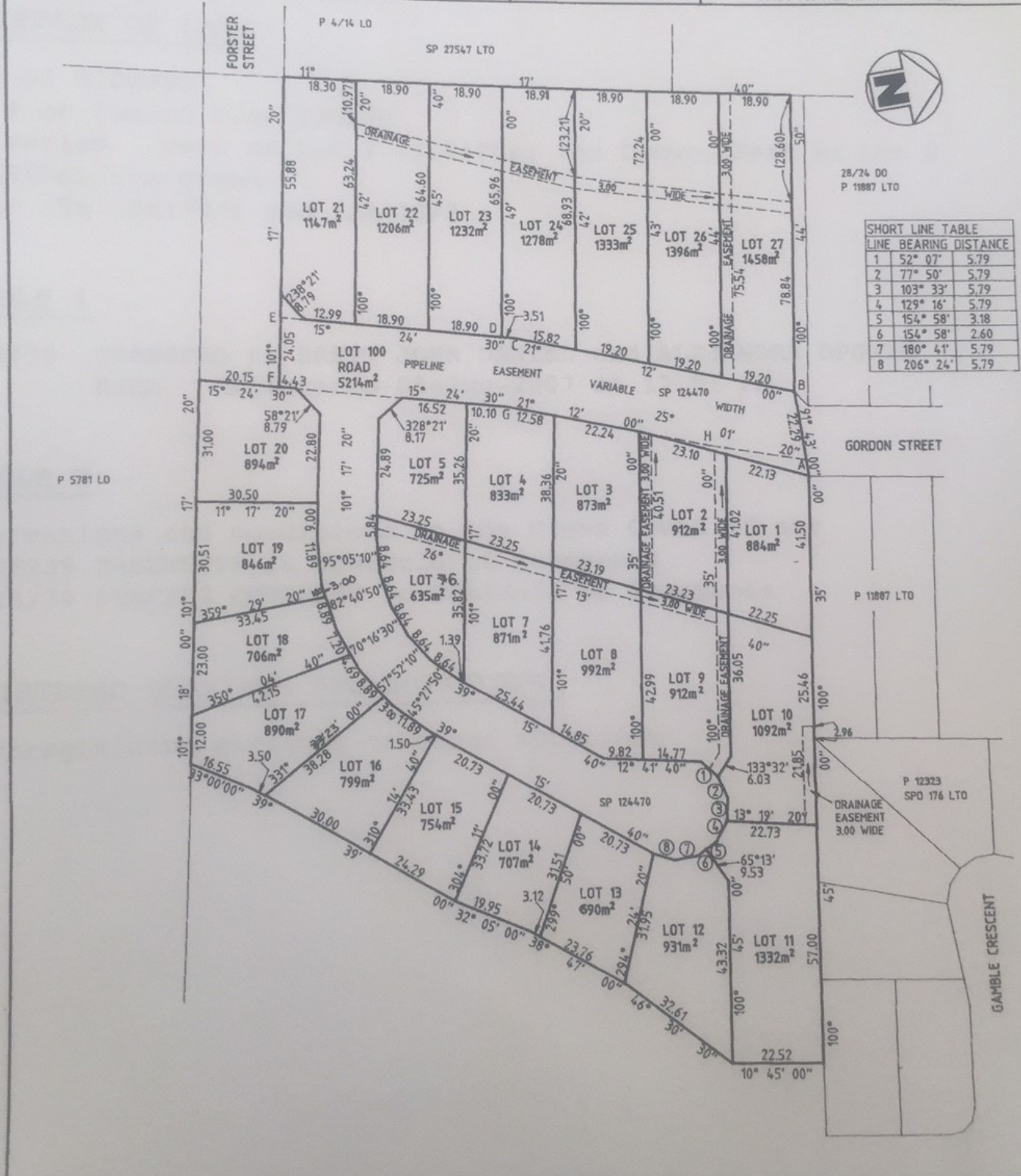








OWNER BEGA DEVELOPMENTS PTY. LTD.		PLAN OF SURVEY		REGISTERED NUMBER SP128239
FOLIO REFERENCE C.T. Vol. 124470 Fol. 1 C.T. Vol. 124470 Fol. 2		BY SURVEYOR RICHARD DANIEL FISHER CHESTER G BULLOCK & ASSOC. LAUNCESTON		APPROVED 22 OCT 1997 <i>Michael J. Fisher</i> Recorder of Titles
GRANTEE Whole of Lot 1 (1.810ha) the CROWN Whole of Lot 2 (1.344ha) the CROWN		LOCATION TOWN OF BICHENO		
MAPSHEET MUNICIPAL CODE No. (6036) 112		LAST UPI No FDC85, FDC86	LAST PLAN No. SP 124470	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SEARCH OF TORRENS TITLE

VOLUME 128239	FOLIO 4
EDITION 5	DATE OF ISSUE 05-Jun-2007

SEARCH DATE : 30-Jan-2020

SEARCH TIME : 12.47 PM

DESCRIPTION OF LAND

Town of BICHENO

Lot 4 on Sealed Plan 128239

Derivation : Part of Lot 1 (1.810ha) the Crown, Part of Lot 2
(1.344ha) the Crown

Prior CTs 124470/1 and 124470/2

SCHEDULE 1C780470 TRANSFER to BRETT JOHN DANIEL and ALEJANDRA OPORTO
RIOS Registered 05-Jun-2007 at 12.01 PMSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP128239 EASEMENTS in Schedule of Easements
SP128239 FENCING COVENANT in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>REGISTERED NUMBER</p> <p>SP128239</p>
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EASEMENTS AND PROFITS

PAGE 1 OF 1 PAGE/S

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

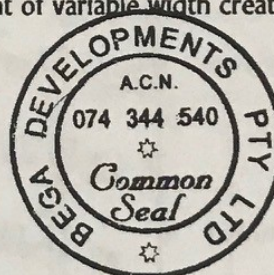
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

FENCING COVENANT

The owner of each lot on the plan covenants with Bega Developments Pty. Ltd. (ACN 074 344 540) (the Vendor) that the Vendor shall not be required to fence. & more fully set forth in Lot 100 on the Plan is SUBJECT TO the Pipeline Easement of variable width created by Sealed Plan 124470 for the Glamorgan Spring Bay Council.

The Common Seal of Bega Developments Pty.)
Ltd. (ACN 074 344 540) was hereunto affixed)
in the presence of:-)



.....
.....

Director

Secretary

The registered proprietor of the land contained in Certificate of Title volume 124470 folio 1 and 2

Signed by Grant Edward Kench & Michael)
Graeme Foster in the presence of:-)

.....
.....
.....

(Registered Proprietor of Mortgage C16834)

.....
.....

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: BEGA DEVELOPMENTS PTY. LTD. (ACN 074 344 540)</p> <p>FOLIO REF: 124470</p> <p>SOLICITOR & REFERENCE: 1 AND 2</p>	<p>PLAN SEALED BY: GLAMORGAN/SPRING BAY</p> <p>DATE:</p> <p>REF NO.</p> <p>..... Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

10th June 2020

General Manager
Glamorgan Spring Bay Council
9 Melbourne St
TRIABUNNA. TAS. 7190

Dear Madam

RE: Development Application – J Rowbottom, R Davern, 50 Gordon St Bicheno

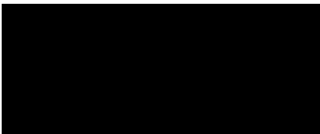
I refer to the above application and advise that I have no objection to the caravan and annexe being placed on the block provided it does not become a permanent fixture and a house is built within a reasonable period of time.

There is already one van permanently located on the other side of my property. I am not keen on the street taking on the appearance of a caravan park. Had I wanted to live amongst caravans I would have moved to van park.

Is there a limit as to how long vans can remain as temporary accommodation before a permanent dwelling is built?

Thank you for the opportunity to respond to this development application.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.



Valuation Report

**SPENCER STREET TRIABUNNA TAS 7190
LOT 25, 26 and 27**

**Prepared for the
Glamorgan Spring Bay Council
3 July 2020**

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1. EXECUTIVE SUMMARY

Property Address:	SPENCER STREET TRIABUNNA TAS 7190
PID:	5974250
Title Reference:	55156/25, 55156/30, 55156/26, 55156/32, 55156/33, 55156/35, 55156/27, 55156/31, 55156/29, 55156/28, 55156/34
Description:	<p>The subject site as a whole consists of 11 lots plus unformed road. The total site area is 7445 square meters of vacant land that is currently undeveloped.</p> <p>This assessment related only to Lots 25,26 and 27/55156 which front Spencer Street on title which is currently an unformed road.</p> <p>At the date of inspection lots were not able to be identified by survey markers and presented as a single lot.</p>
Location:	The subject lots are located on Spencer Street which is located on the eastern side of Triabunna, within the municipality of Glamorgan – Spring Bay. Spencer Street is an unformed road accessed off Boyle Street
Land area:	<p>Total land area: 7445 square metres</p> <p>Lot 25/55156: 586 square metres</p> <p>Lot 26/55156: 629 square metres</p> <p>Lot 27/55156: 646 square metres</p>
Zoning:	The property is currently zoned 'General Residential' under the Glamorgan-Spring Bay Interim Planning Scheme 2015.
Instructing Party:	Marissa Walters Acting General Manager Glamorgan Spring Bay Council
Property Interest:	Glamorgan Spring Bay Council
Valuation Brief:	To provide a current market valuation for the purpose of sale of public land of lots 25,26 and 27/55156. The subject lots are to be valued as if all infrastructure including road and services are available at the boundary of the properties.
Date of valuation:	An inspection of the subject property was undertaken on 3 June 2020 which has been duly adopted as the date of valuation.
Valuation:	<p>Lot 25 – 586 sqm Market value: \$85,000 (Eighty-Five Thousand Dollars)</p> <p>Lot 26 – 629 sqm Market value: \$90,000 (Ninety Thousand Dollars)</p> <p>Lot 27 – 646 sqm Market value: \$90,000 (Ninety Thousand Dollars)</p> <p>This valuation has been derived utilising market sales of residential properties to which GST is not applicable. If it is determined that GST applies to the subject property, then this valuation is inclusive of GST.</p>

2. INSTRUCTIONS

This valuation is provided pursuant to instructions received from Ms Marissa Walters, Acting General Manager, Glamorgan Spring Bay Council on 21 May 2020 with further email clarification on 3 July 2020.

According to the email instruction, we have been instructed to undertake a current market valuation for the purpose of sale of public land under section 177 of the Local Government Act 1993 of lots 25,26 and 27/55156. The subject lots are to be valued as if all infrastructure including road and services are available at the boundary of the properties.

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

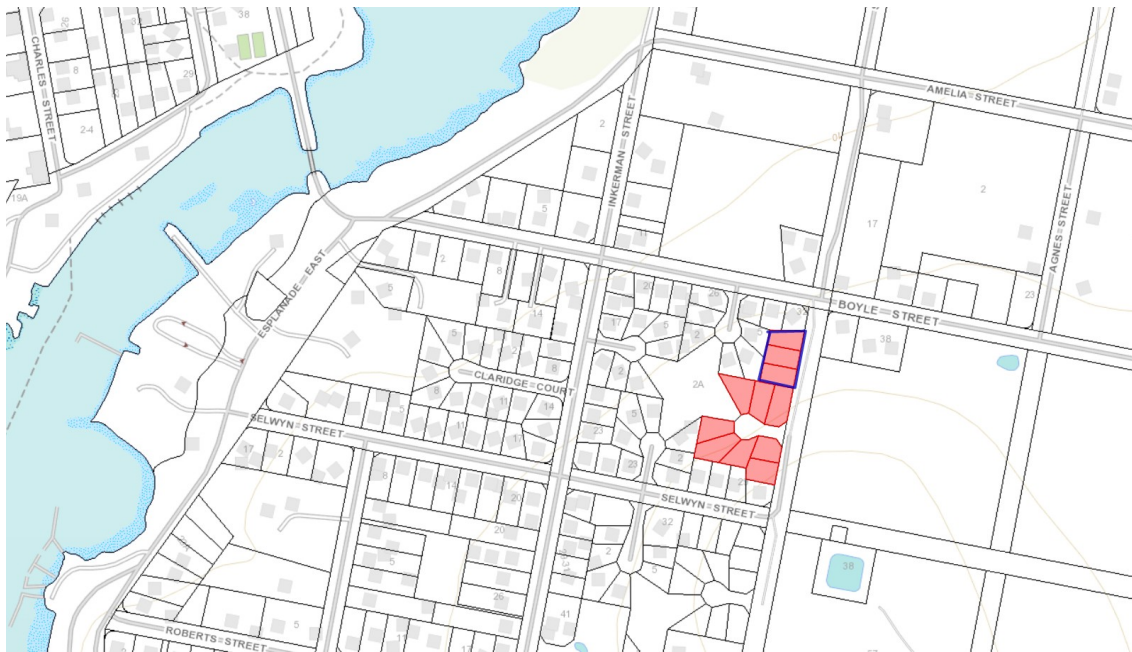
“...the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

3. LOCATION

The subject lots are located on Spencer Street which is located on the eastern side of Triabunna, within the municipality of Glamorgan – Spring Bay. Spencer Street is an unformed road accessed off Boyle Street. Triabunna is approximately 84 kilometers north-east of Hobart and has local shopping facilities, school and community services available. Larger shopping facilities and government services are available at Sorell some 60 kilometers south of the town.

The subject sites, known as Lot 25, 26, and 27 are situated on the western side of Spencer Street and adjoin established residential dwellings. The below plan shows the lots outlined with blue border.

Figure 1 - Location plan



Source: The LIST Map

Figure 2 - Aerial photo of site



Source: The LIST Map

4. TITLE DETAILS

Title

The properties are currently contained in Certificate of Title summarised below:

Volume	Folio	Land area
55156	25	586 sqm
55156	26	629 sqm
55156	27	646 sqm

Restrictions and encumbrances

The subject lots have no registered benefitting and burdening easements explained in the respective Certificates of Title. Under Schedule 2 on title is a Fencing provision on all lots.

This valuation has been undertaken on the basis that the property is only affected by those encumbrances noted on the Certificates of Title as at date of inspection.

A copy of the relevant Titles and Plan - Appendix 1.

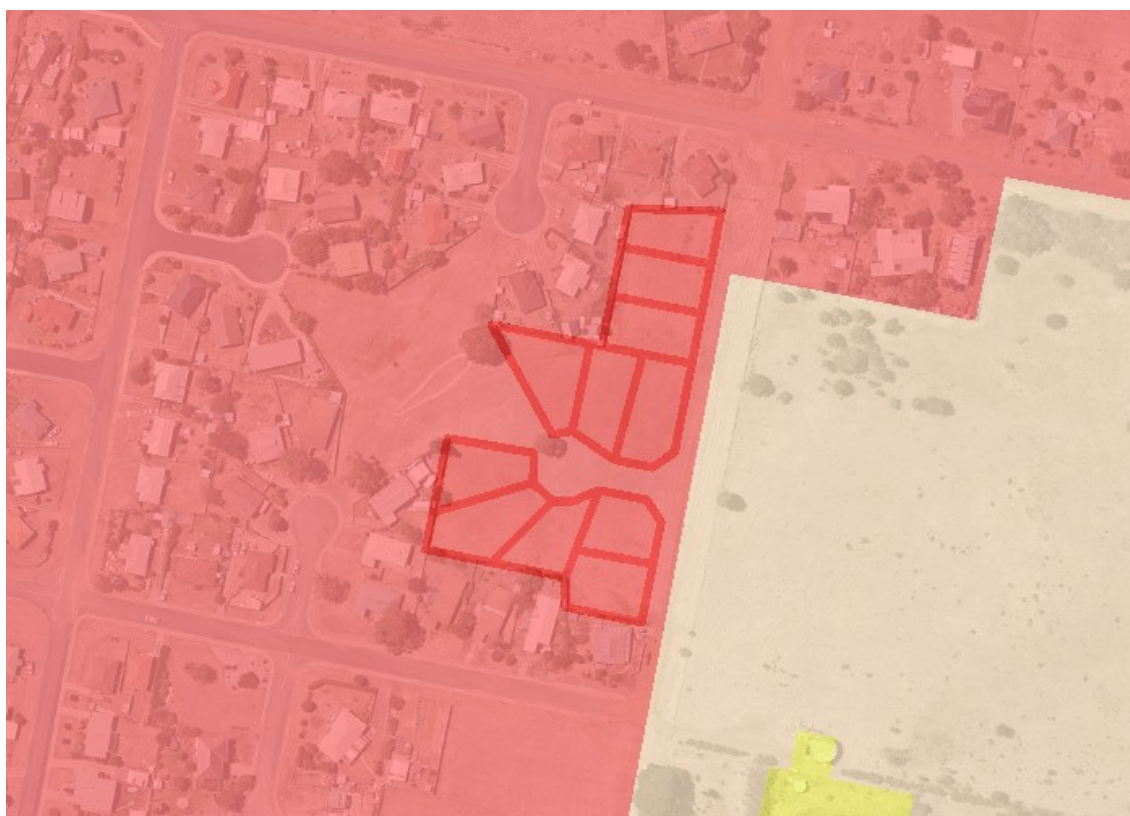
5. TOWN PLANNING

The subject lots are currently zoned 'General Residential' under provisions of the Glamorgan-Spring Bay Interim Planning Scheme 2015.

The zoning purpose is to provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

General Residential zone is shown below as the red highlighted area on the zoning map.

Figure 3 - Zoning map



Source: *The LIST Map*

6. LAND DESCRIPTION

The subject site consists of 11 lots plus unformed road. The total site area is 7445 square meters of vacant land that is currently undeveloped. This assessment related only to Lots 25,26 and 27/55156 which front Spencer Street on title which is currently an unformed road.

Site topography

The sites are near rectangular in shape and have gentle cross fall with minimal sloping to rear boundaries.

Services

All usual metropolitan services will be available to the property boundaries, including electricity, telephone, mains sewerage, and reticulated/town water.

6. PHOTOGRAPHS



Spencer Street – unformed road



Lot 25,26 and 27 as per title details

9. GENERAL COMMENTS

This subject lots are located off Boyle Street, Triabunna on the eastern side of the township. The overall lots present as vacant undeveloped residential land with future street frontage off Spencer Street which is currently unformed.

Lot 25,26 and 27 have been assessed as requested on the basis that all infrastructure and services are available at boundary to lots.

Sales evidence used is the best available relating to vacant land sales in the Triabunna area and although some sales are dated, they have been used to reflect the overall market conditions of the area.

The market that the property is valued in is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a market uncertainty resulting in significant valuation uncertainty. This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

10. SALES EVIDENCE

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

<p>9 Franklin Street, Triabunna Vacant residential lot at road level. Sold as vacant land with no improvements. Located opposite local school and within walking distance of local amenities. Land area 909 sqm</p> <p>Sold 01/10/2019 \$95,000</p>		
<p>Lot 1 Selwyn Street, Triabunna Vacant corner residential lot in established area. Subdivided off existing residence. Land area 1106 sqm</p> <p>Sold 23/08/2019 \$90,000</p>		
<p>45 Roberts Road, Triabunna Vacant residential lot rising gently to rear. Located on the outskirts of the township with rural aspects. Land area 646 sqm</p> <p>Sold 19/06/2019 \$90,000</p>		
<p>Henry Street, Triabunna Vacant lot in established residential area and with future subdivision potential. Walking distance to local shopping facilities and amenities. Land area 4051 sqm</p> <p>Sold 27/11/2019 \$171,000</p>		

11. VALUATION RATIONALE

The primary method of valuation adopted is the direct comparison approach involves assessing the underlying land value of the property by direct comparison with relevant sales of similar properties on a rate per square metre basis, size of property, location and attributes of property. These sales then act as a guide to assist in determining the market value of the property.

12. VALUATION

The below subject lots have been valued as if all infrastructure including road and services are available at the boundary.

Lot 25 – 586 sqm

Market value: \$ 85,000 (Eighty-Five Thousand Dollars)

Lot 26 – 629 sqm

Market value: \$ 90,000 (Ninety Thousand Dollars)

Lot 27 – 646 sqm

Market value: \$ 90,000 (Ninety Thousand Dollars)

This valuation has been derived utilising market sales of residential properties to which GST is not applicable. If it is determined that GST applies to the subject property, then this valuation is inclusive of GST.



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

3 July 2020

Qualifications:

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

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

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

APPENDICIES

1. CERTIFICATE OF TITLES

SEARCH OF TORRENS TITLE

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

SEARCH DATE : 03-Jul-2020

SEARCH TIME : 11.03 AM

DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 25 on Sealed Plan 55156 (formerly being SP4763)

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

Prior CT 3342/47

SCHEDULE 1

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

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 26
EDITION 3	DATE OF ISSUE 25-Jun-2015

SEARCH DATE : 03-Jul-2020
SEARCH TIME : 01.31 PM

DESCRIPTION OF LAND

Town of TRIABUNNA
Lot 26 on Sealed Plan 55156 (formerly being SP4763)
Derivation : Whole of 10A-0R-8Ps (Section T.t) and Part of
10A-0R-32Ps (Section S.s) Gtd to J Howells
Prior CT 3342/48

SCHEDULE 1

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

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

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

SEARCH DATE : 03-Jul-2020
 SEARCH TIME : 01.32 PM

DESCRIPTION OF LAND

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

SCHEDULE 1

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

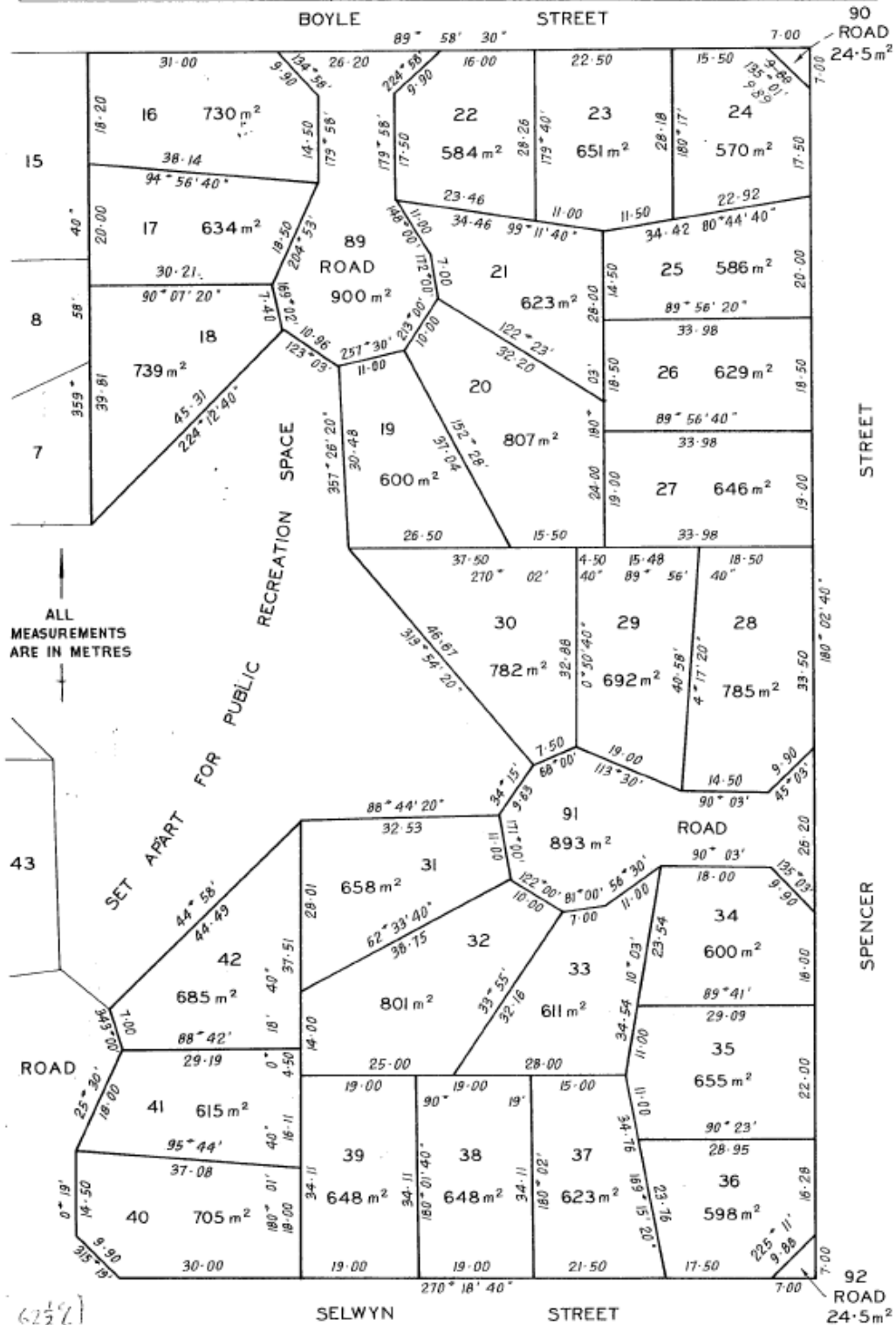
SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ANNEXURE SHEET No. 2 of 5 annexures to plan by Surveyor Deputee Signed for the purposes of identification Council Clerk	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 16.1.73 and that certificate extends to the detail shown on this sheet. Surveyor <i>[Signature]</i> Owner: Director of Housing Title Reference: C.T. 2979 / 50	Registered Number: S.P. 4763 Scale: 1 : 500





Valuation Report

SPENCER STREET TRIABUNNA TAS 7190
Lot 62 – 72/55156 and 98/55156 known as road

Prepared for the
Glamorgan Spring Bay Council
3 June 2020

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1. EXECUTIVE SUMMARY

Property Address: SPENCER STREET TRIABUNNA TAS 7190

PID: 2208374

Title Reference: 55156/62, 55156/63, 55156/64, 55156/65, 55156/66, 55156/67, 55156/68, 55156/69, 55156/70, 55156/71, 55156/72 and 55156/98 known as road.

Description: The subject site consists of 11 lots plus unformed road. The total site area is 8191 square meters of vacant land that is currently undeveloped. Lots 62, 63 and 64 front Selwyn Street and currently are the only sites with vehicular access. Remaining lots are off Spencer Street on title which is currently an unformed road.

At the date of inspection lots were not able to be identified by survey markers and presented as a single lot.

Location: The subject land is located on the southern side of Selwyn Street, Triabunna, approximately 1.2 kilometres west of the centre of Triabunna. Three of the lots have road frontage to Selwyn Street, however the remaining lots on title show road frontage to Spencer Street which is an unformed/undeveloped road.

Land area: 0.8191 square metres total land area of site

Zoning: The site is currently zoned 'General Residential' under the Glamorgan-Spring Bay Planning Scheme 2015.

Instructing Party: Marissa Walters - Acting General Manager

Property Interest: Glamorgan Spring Bay Council

Valuation Brief: To provide a market valuation for the purpose of sale of public land of Lots 55156/62-72 and road Lot 55156/98.

Date of valuation: An inspection of the subject property was undertaken on 3rd June 2020 which has been duly adopted as the date of valuation.

Valuation: \$320,000 (Three Hundred and Twenty Thousand Dollars)

This valuation has been derived utilising market sales of residential properties to which GST is not applicable. If it is determined that GST applies to the subject property, then this valuation is inclusive of GST.

The market that the property is valued in is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a market uncertainty resulting in significant valuation uncertainty. This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

2. INSTRUCTIONS

This valuation is provided pursuant to instructions received from Ms Marissa Walters, Acting General Manager, Glamorgan Spring Bay Council on 21 May 2020.

According to the email of instruction, we have been instructed to undertake a current market valuation for the purpose of sale of public land under section 177 of the Local Government Act 1993 of lots 55156/62-72 and 55156/98.

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

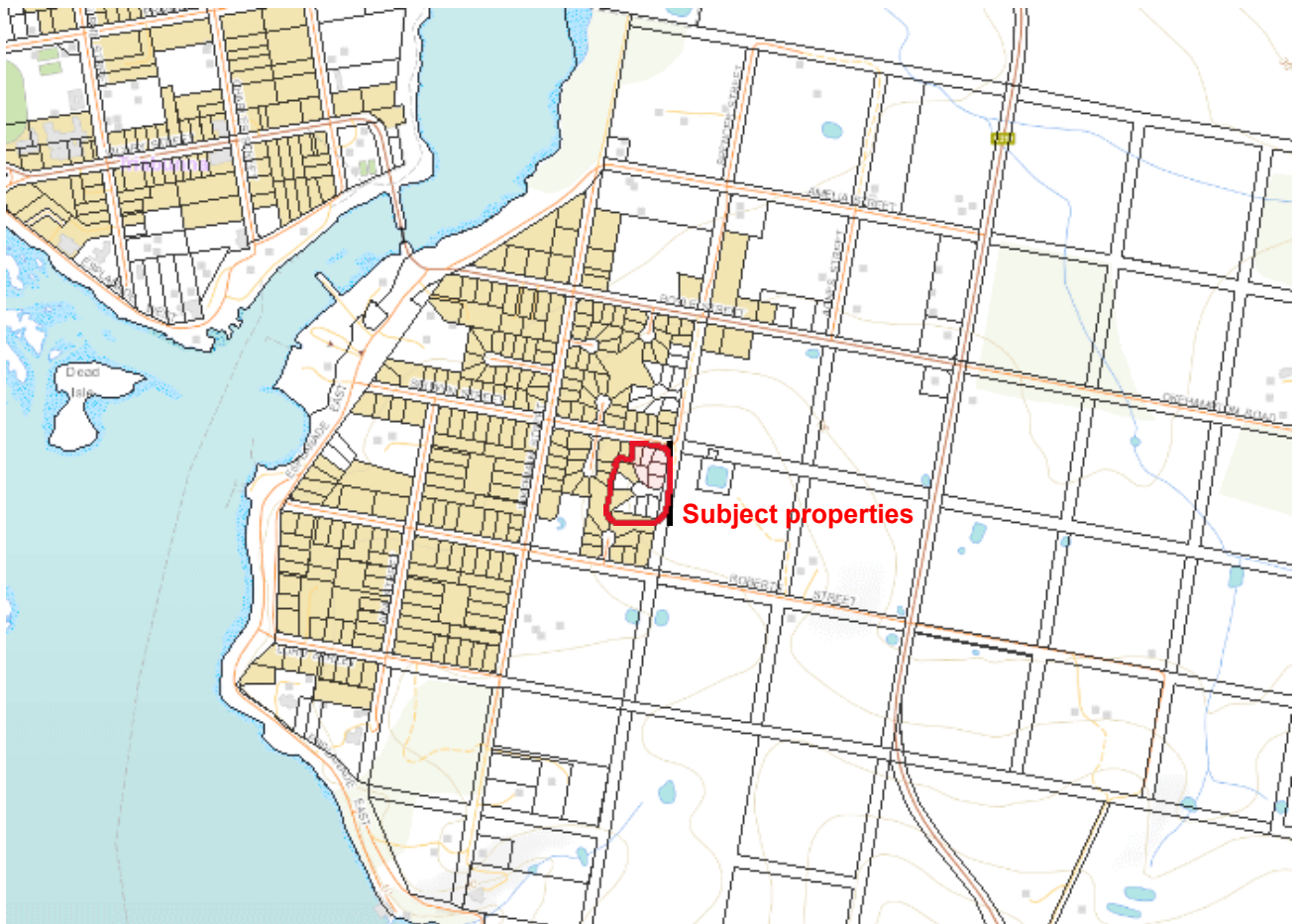
“...the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

3. LOCATION

The subject site is situated at the end of Selwyn Street on the eastern fringe of Triabunna, within the municipality of Glamorgan – Spring Bay. Triabunna is approximately 84 kilometers north-east of Hobart and has local shopping facilities, school and community services available. Larger shopping facilities and government services are available at Sorell some 60 kilometres south of the town.

The subject site adjoins established residential dwellings and overlooks the township and waterways of Triabunna.

Figure 1 - Location plan



Source: The LIST Map

Figure 2 - Aerial photo of site



Source: *The LIST Map*

4. TITLE DETAILS

Title

The subject site is currently contained in Certificates of Title summarised below:

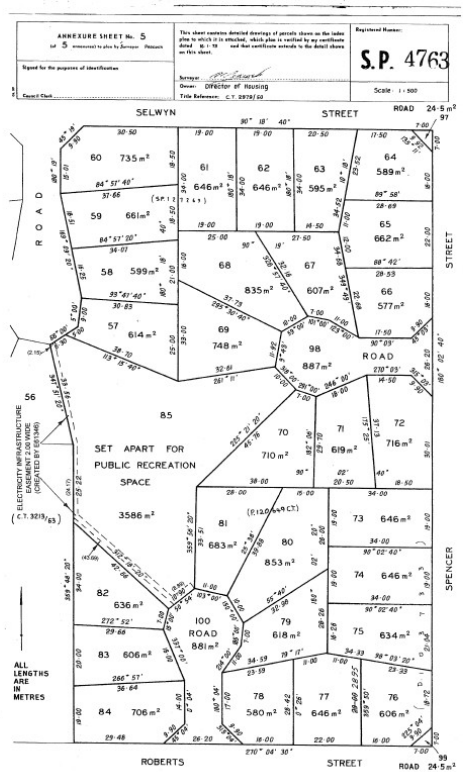
Volume	Folio	Land area
55156	62	646 sqm
55156	63	595 sqm
55156	64	589 sqm
55156	65	662 sqm
55156	66	557 sqm
55156	67	607 sqm
55156	68	835 sqm
55156	69	748 sqm
55156	70	710 sqm
55156	71	619 sqm
55156	72	716 sqm
55156	98	887 sqm

Restrictions and encumbrances

The lots have no registered benefitting and burdening easements explained in the respective Certificates of Title. Under Schedule 2 on title is a Fencing provision on all lots.

This valuation has been undertaken on the basis that the property is only affected by those encumbrances noted on the Certificates of Title as at date of inspection.

A copy of the relevant Titles - Appendix 2.

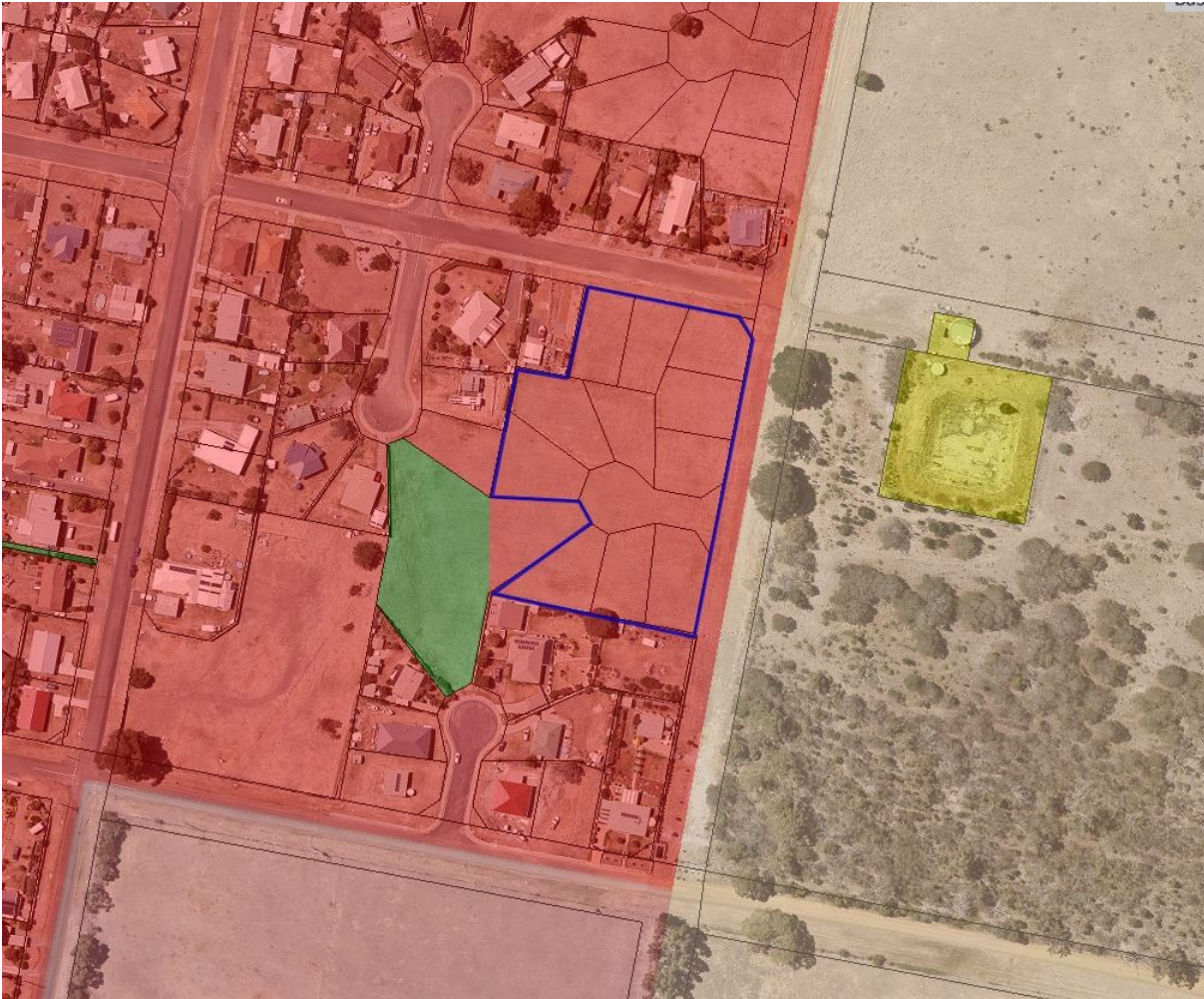


Source thelist - Copy of plan

5. TOWN PLANNING

The site is currently zoned “General Residential” under provisions of the Glamorgan- Spring Bay Planning Scheme 2015. General Residential zone is shown below as the red highlighted are on the zoning map

Figure 3 - Zoning map



Source: *The LIST Map*

The zoning purpose is to provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

6. LAND DESCRIPTION

The subject site consists of 11 lots plus unformed road. The total site area is 8191 square meters of vacant land that is currently undeveloped. Lots 62, 63 and 64 front Selwyn Street and currently are the only sites with vehicular access. Remaining lots are off Spencer Street on title which is currently an unformed road. The land is cleared and has formed bitumen road, kerbing and guttering for lots fronting Selwyn Street.

Site topography

The site as a whole is irregular in shape and has moderate cross fall with moderately sloping to rear boundary.

Services

All usual metropolitan services are available at the boundary of lots 62,63 and 64, including electricity, telephone, mains sewerage, and reticulated/town water.

6.

7. PHOTOGRAPHS



Road frontage Lot 62,63,64 Selwyn Street



Southern outlook to Lots 70,71,72



Northern outlook to Lots 62,63,64



Western outlook to Lots 66,67,68,69



Lots from Howells Road



Spencer Street – unformed



Corner Spencer and Selwyn Street

9. GENERAL COMMENTS

The site comprises 12 lots in total (including unformed road) located at the end of Selwyn Street, Triabunna which is located on the western side of the township. The overall site presents as vacant undeveloped residential land in an established residential area of Triabunna. The site has good views over the local area and expanding to the north and south over the waterways of Spring Bay.





Lots 62, 63 and 64 have road frontage to Selwyn Street and have services available at boundary with the remaining 8 lots plus road having no formed road access. The proposed lots on title show road access off Spencer Street which at date of inspection were unformed.

Sales evidence used is the best available relating to vacant land sales in the Triabunna area and although some sales are dated they have been used to reflect the overall market conditions of the area.

The market that the property is valued in is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a market uncertainty resulting in significant valuation uncertainty. This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

10. SALES EVIDENCE

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

<p>36 Melbourne Street, Triabunna Vacant level lot with future subdivision potential. Located in residential area and within close proximity to local school and amenities. Land area 4077 sqm</p> <p>Sold 03/10/2019 \$145,000</p>		
<p>28 Victoria Street, Triabunna Vacant level lot with three street frontage and future subdivision potential. Located diagonally to sports grounds and opposite cemetery. Within walking distance to local shopping facilities and amenities. Land area 1.7 hectares</p> <p>Sold 05/10/2019 \$295,000</p>		
<p>Henry Street, Triabunna Vacant lot in established residential area and with future subdivision potential. Walking distance to local shopping facilities and amenities. Land area 4051 sqm</p> <p>Sold 27/11/2019 \$171,000</p>		
<p>9 Franklin Street, Triabunna Vacant residential lot at road level. Sold as vacant land with no improvements. Located opposite local school and within walking distance of local amenities. Land area 909 sqm</p> <p>Sold 01/10/2019 \$95,000</p>		

<p>Lot 1 Selwyn Street, Triabunna Vacant corner residential lot in established area. Subdivided off existing residence. Land area 1106 sqm</p> <p>Sold 23/08/2019 \$90,000</p>		
<p>45 Roberts Road, Triabunna Vacant residential lot rising gently to rear. Located on the outskirts of the township with rural aspects. Land area 646 sqm</p> <p>Sold 19/06/2019 \$90,000</p>		

11. VALUATION RATIONALE

Due to the particular characteristics of the subject property, as summarised previously within this report, this valuation has been arrived at by adopting the direct comparison method of valuation.

The primary method of valuation adopted is the direct comparison approach involves assessing the underlying land value of the property by direct comparison with relevant sales of similar properties on a rate per square metre basis, size of property, location and attributes of property. These sales then act as a guide to assist in determining the market value of the property.

Given Lot 62 and 63 have frontage to Selwyn Street and are separately titled they have been assessed at \$90,000 per lot given sales evidence available on comparable properties.

The remaining lots have been assessed as a single large site given they are undeveloped with no access and infrastructure in place. The total area inclusive of road on title is 6950 square metre with frontage being from Lot 64 as the access to adjoining 9 lots.

The analysed unimproved land value of comparable sale properties is from \$17 per square metre for larger land areas to \$42 per square metre for smaller areas.

The adopted rate for the 6950 square metre balance has been assessed at \$20 per square metre.

12. VALUATION

Market value: \$ 320,000 (Three Hundred and Twenty Thousand Dollars)

This valuation has been derived utilising market sales of residential properties to which GST is not applicable. If it is determined that GST applies to the subject property, then this valuation is inclusive of GST.



Bronwyn Haydon
Certified Practising Valuer
Office of the Valuer-General

4 June 2020

Qualifications:

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

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

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

APPENDICIES

1. DEFINITIONS AND ACRONYMS

OVG	The Office of the Valuer-General
Land Value (LV)	The value of the property excluding all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees, artificially established pastures and other like improvements but does include draining, excavation, filling, reclamation, clearing and any other such like invisible improvements made to the land.
<i>the LIST</i>	Land Information System of Tasmania, a web-based property information system provided by the DPIPWE.
Market Value	The estimated amount for which a property should exchange on the date of valuation between a willing buyer and willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeable, prudently and without compulsion.
SQM	Square metres

2. CERTIFICATE OF TITLES

SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 62
EDITION 2	DATE OF ISSUE 11-Jul-2003

SEARCH DATE : 15-Jun-2020

SEARCH TIME : 03.40 PM

DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 62 on Sealed Plan 55156 (formerly being SP4763)

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

Prior CT 3342/84

SCHEDULE 1

C455776 TRANSFER to GLAMORGAN-SPRING BAY COUNCIL Registered
11-Jul-2003 at noon

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 63
EDITION 2	DATE OF ISSUE 11-Jul-2003

SEARCH DATE : 15-Jun-2020

SEARCH TIME : 03.39 PM

DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 63 on Sealed Plan 55156 (formerly being SP4763)

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

Prior CT 3342/85

SCHEDULE 1

C455776 TRANSFER to GLAMORGAN-SPRING BAY COUNCIL Registered
11-Jul-2003 at noon

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 64
EDITION 2	DATE OF ISSUE 11-Jul-2003

SEARCH DATE : 15-Jun-2020
SEARCH TIME : 03.40 PM

DESCRIPTION OF LAND

Town of TRIABUNNA
Lot 64 on Sealed Plan 55156 (formerly being SP4763)
Derivation : Whole of 10A-OR-8Ps (Section T.t) and Part of
10A-OR-32Ps (Section S.s) Gtd to J Howells
Prior CT 3342/86

SCHEDULE 1

C455776 TRANSFER to GLAMORGAN-SPRING BAY COUNCIL Registered
11-Jul-2003 at noon

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 65
EDITION 2	DATE OF ISSUE 11-Jul-2003

SEARCH DATE : 15-Jun-2020
SEARCH TIME : 03.39 PM

DESCRIPTION OF LAND

Town of TRIABUNNA
Lot 65 on Sealed Plan 55156 (formerly being SP4763)
Derivation : Whole of 10A-0R-8Ps (Section T.t) and Part of
10A-0R-32Ps (Section S.s) Gtd to J Howells
Prior CT 3342/87

SCHEDULE 1

C455776 TRANSFER to GLAMORGAN-SPRING BAY COUNCIL Registered
11-Jul-2003 at noon

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 66
EDITION 2	DATE OF ISSUE 11-Jul-2003

SEARCH DATE : 15-Jun-2020

SEARCH TIME : 03.39 PM

DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 66 on Sealed Plan 55156 (formerly being SP4763)

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

Prior CT 3342/88

SCHEDULE 1

C455776 TRANSFER to GLAMORGAN-SPRING BAY COUNCIL Registered
11-Jul-2003 at noon

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 67
EDITION 2	DATE OF ISSUE 11-Jul-2003

SEARCH DATE : 15-Jun-2020
SEARCH TIME : 03.39 PM

DESCRIPTION OF LAND

Town of TRIABUNNA
Lot 67 on Sealed Plan 55156 (formerly being SP4763)
Derivation : Whole of 10A-0R-8Ps (Section T.t) and Part of
10A-0R-32Ps (Section S.s) Gtd to J Howells
Prior CT 3342/89

SCHEDULE 1

C455776 TRANSFER to GLAMORGAN-SPRING BAY COUNCIL Registered
11-Jul-2003 at noon

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 68
EDITION 3	DATE OF ISSUE 25-Jun-2015

SEARCH DATE : 15-Jun-2020

SEARCH TIME : 03.47 PM

DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 68 on Sealed Plan 55156 (formerly being SP4763)

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

Prior CT 3342/90

SCHEDULE 1

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

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 69
EDITION 3	DATE OF ISSUE 25-Jun-2015

SEARCH DATE : 15-Jun-2020
SEARCH TIME : 03.47 PM

DESCRIPTION OF LAND

Town of TRIABUNNA
Lot 69 on Sealed Plan 55156 (formerly being SP4763)
Derivation : Whole of 10A-0R-8Ps (Section T.t) and Part of
10A-0R-32Ps (Section S.s) Gtd to J Howells
Prior CT 3342/91

SCHEDULE 1

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

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 70
EDITION 3	DATE OF ISSUE 25-Jun-2015

SEARCH DATE : 15-Jun-2020

SEARCH TIME : 03.47 PM

DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 70 on Sealed Plan 55156 (formerly being SP4763)

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

Prior CT 3342/92

SCHEDULE 1

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

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

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

SEARCH DATE : 15-Jun-2020
SEARCH TIME : 03.48 PM

DESCRIPTION OF LAND

Town of TRIABUNNA
Lot 71 on Sealed Plan 55156 (formerly being SP4763)
Derivation : Whole of 10A-OR-8Ps (Section T.t) and Part of
10A-OR-32Ps (Section S.s) Gtd to J Howells
Prior CT 3342/93

SCHEDULE 1

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

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 72
EDITION 3	DATE OF ISSUE 25-Jun-2015

SEARCH DATE : 15-Jun-2020
SEARCH TIME : 03.47 PM

DESCRIPTION OF LAND

Town of TRIABUNNA
Lot 72 on Sealed Plan 55156 (formerly being SP4763)
Derivation : Whole of 10A-OR-8Ps (Section T.t) and Part of
10A-OR-32Ps (Section S.s) Gtd to J Howells
Prior CT 3342/94

SCHEDULE 1

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

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 55156	FOLIO 98
EDITION 2	DATE OF ISSUE 14-Jul-2015

SEARCH DATE : 15-Jun-2020

SEARCH TIME : 03.58 PM

DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 98 on Sealed Plan 55156 (formerly being SP4763)

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

Prior CT 3343/20

SCHEDULE 1

A671129 TRANSFER to GLAMORGAN-SPRING BAY COUNCIL

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



STRATEGIC PLAN
2020/2021

1. STRATEGY OVERVIEW

2. TOURISM INDUSTRY NETWORK

3. STRATEGY EXPANDED

4. TACTICAL CALENDAR

1. STRATEGY OVERVIEW

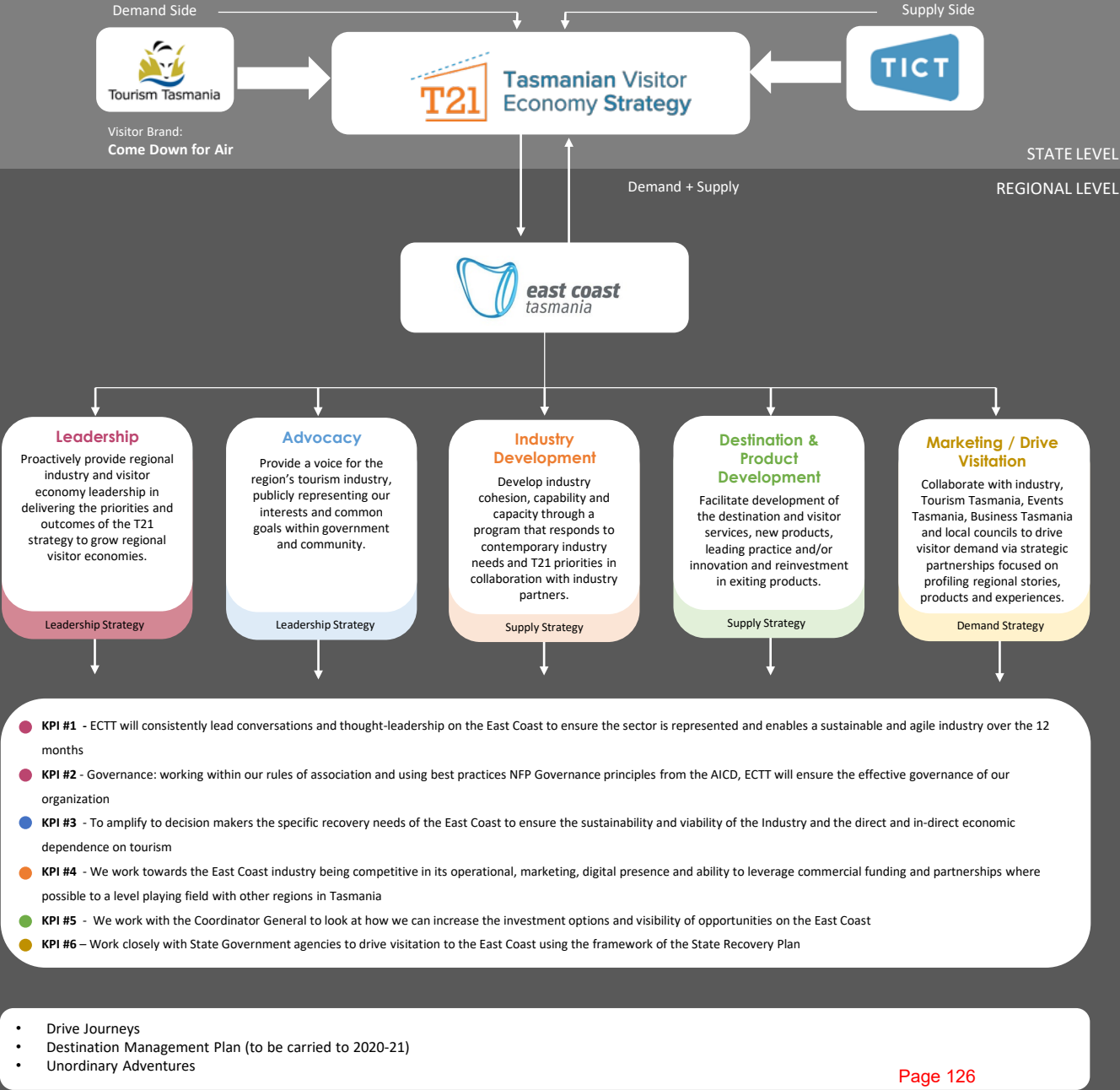


STRATEGIC PILLARS

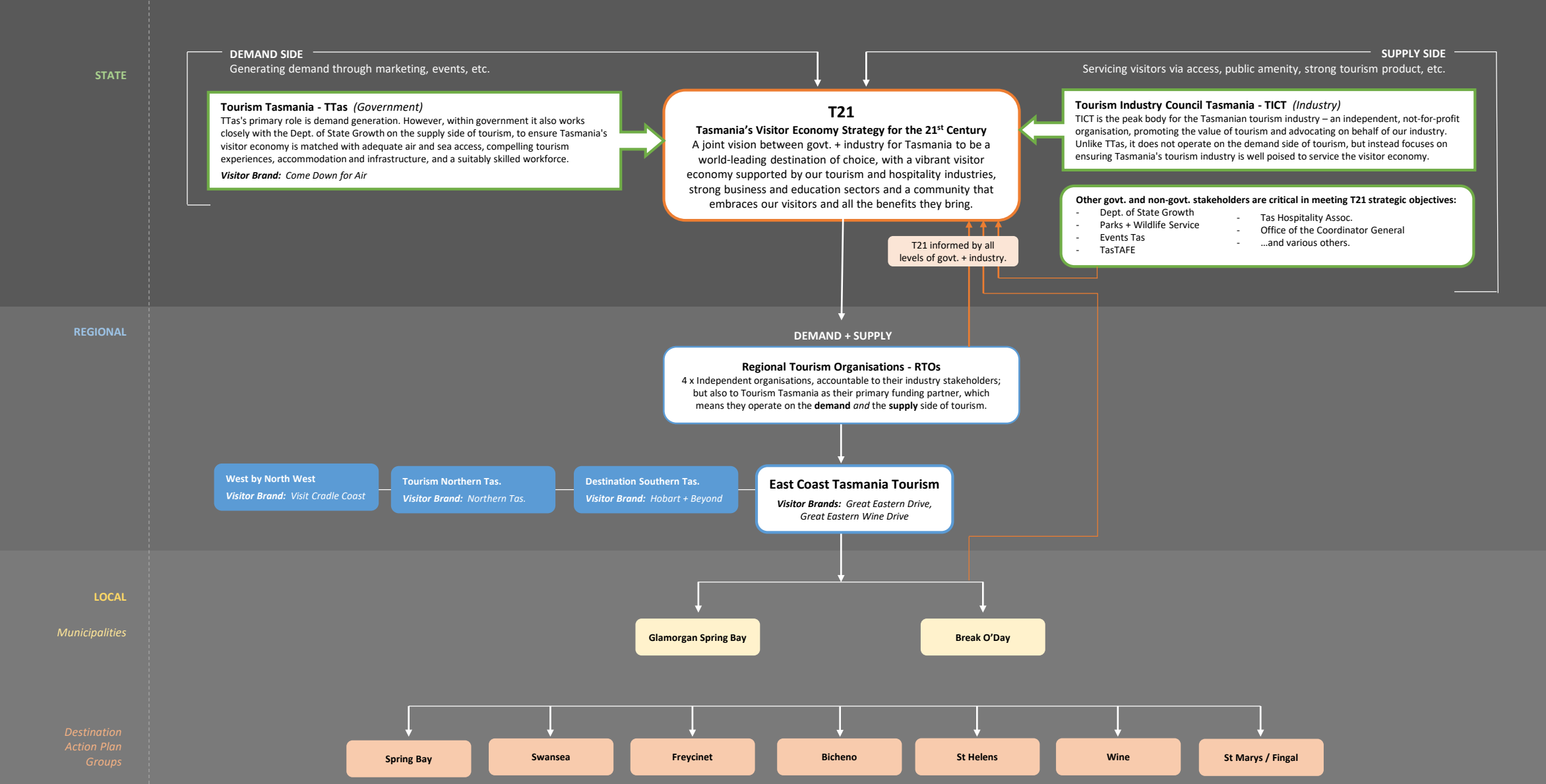
MEASURES

2020-2021 PRIORITIES

Our Vision
East Coast Tasmania as a world-leading destination of choice, with a vibrant visitor economy supported by our tourism and hospitality industry, and a community that embraces our visitors and all the benefits they bring.



2. TOURISM INDUSTRY NETWORK



3. STRATEGY EXPANDED

CURRENT STATE (SWOT Analysis)

Whilst our region has significant travel appeal and a motivated arts + tourism community; our geography, cost of access, fragmented industry and relative shortage of truly world-class and *highly differentiated* product present barriers to attracting visitors and workers. However, our current opportunities objectively outweigh our threats, providing hope for sustainable growth.

This analysis may not cover every single strength, weakness, opportunity and threat across the region, but hopefully creates a clear enough picture to determine a suitable path to improvement.

Strengths

- National park icons
- Established drive journeys
- Relaxed lifestyle
- Food & Wine experience
- Biking & hiking (guided & unguided)
- World class experiences & operators
- Growing events
- Weather
- Accessibility
- Mixed accommodation
- Marie environment
- Attractive marketing
- Surf & beaches
- Quality of Board Members & experienced CEO
- Strong consumer brand – Great Eastern Drive
- Diverse & depth of industry

Weaknesses

- Lack of restaurants/food options e.g. close down during shoulder seasons, high freight costs.
- Seasonality
- Staffing e.g. Skills shortage
- Permanent accommodation shortage
- Unreliable opening hours
- Amount of micro businesses e.g. size of community, demographic profile of community
- Infrastructure e.g. Tasman Highway
- Lack of mobile coverage & high-speed internet
- Visitor Information Centre's e.g. digital
- Resources vs remit
- No campaigns currently
- Only 3 partners compared to other RTOs
- Spread to thin and/or expectations out of scope
- Lack/range of quality services/operators

Opportunities

- Mountain biking / Bay of Fire
- Outdoor adventure e.g. kayaking & climbing
- Festivals/event calendar
- Experiences e.g. Wine & food tourism, gin, craft beer
- Aboriginal tourism
- Sunshine
- Beautiful beaches
- Bonfires
- Mentoring to ensure quality consistency
- Bay of Fires management strategy
- Airstrip at St Helens
- Partnerships with Business Events Tas
- Facilitating projects e.g. revenue stream
- Management/project fees
- Mentoring
- Content generation, digital footprint

Threats

- South council situation
- Short term funding agreements
- Access to/out Tasmania (island) e.g. flight shaming
- Perception/lack of knowledge of what is on offer here
- Weather – cold in winter
- The other regions, we are the “old drive”. Change in government policy
- Over tourism
- Social license
- Environmental Marine & bushfires
- Road kill – prevalence management
- Roads
- Lack of digital infrastructure e.g. phone, wireless, NBN
- Lack of/demand seasonable e.g. caravans/vans/motorhomes

STRATEGIC PILLARS (The Pursuit of Regional Dispersal)

The grant deed through which Tourism Tasmania provides funding to RTOs stipulates the following expectations:

- Leadership
- Governance
- Industry Development
- Stakeholder Advocacy and Support
- Demand Generation
- Destination Management

Governance relates to internal management of the RTO. The remaining expectations have been combined with expectations expressed by the region’s industry, then summarized into these five strategic pillars. Together, they address the core components of the RTO function, all designed to pursue regional dispersal:

- Supply;
- Demand; and
- Leadership.

Leadership

Proactively provide regional industry and visitor economy leadership in delivering the priorities and outcomes of the T21 strategy to grow regional visitor economies.

Facilitation

Work collaboratively with the tourism network

Direct

Regular Industry / Community virtual forums

Through our Industry Newsletter and Facebook Industry Group

Leadership Strategy

Advocacy

Provide a voice for the region’s tourism industry, publicly representing our interests and common goals within government + community.

Acknowledging that TICT is the state level advocate for the tourism industry, the RTO will work closely with TICT to advocate specifically on behalf of the region.

Government

Facilitate communications between local, state + federal levels of govt. on matters relating to tourism.

Engage directly with all levels of govt. to advocate on behalf of tourism operators.

NB: Advocacy does not amount to lobbying.

Community

Represent the interests of the region’s tourism industry among the community + private sector, through discussion, negotiation, presentation + media liaison.

Leadership Strategy

Industry Development

Mentor East Coast operators to ensure they are digitally literate & savvy. The industry operations & their workforce are skilled & capable to deliver on the vision

This function will also be carried out in partnership with TICT and government agencies.

Communication

Maintain regular, transparent communication with all stakeholders at regional + state level across a range of formats + channels including face-to-face.

Events

Curate a calendar of tourism industry events throughout the year, including consultation, education and social/networking events.

Supply Strategy

Destination & Product Development

- World class product year round.
- Established & continued investment in a visitor product.
- Indirect tourism business are recognised & included as part of the V.E
- Visitor information is easily found for all demographics & aligned with the brand

New Product

Work with all levels of govt, private investors and tourism developers to bring new tourism product to life across the region, through consultation, collaboration, advocacy and leadership.

Existing Product

Assist in the enhancement of existing tourism product through education, advice, benchmarking, supply of data, etc.

Supply Strategy

Marketing / Drive Visitation

Increase awareness of our unique experiences & events available on the East Coast all year around. Ensure the brand of the East Coast is protected & effectively marketed [see previous plan].

For clarity, the RTO is not simply a marketing agency for the region, but plays a critical role in developing and deploying marketing strategy at local, regional and state level.

Facilitation

Creation of new marketing content; and distribution of existing content with the express objective of becoming Tourism Tas’ strongest content partner. Work with all stakeholders to avoid duplication of marketing effort/resource, + ultimately enhance visitor perceptions of the region.

Direct

Generate direct marketing activity where appropriate + valuable within the broader strategy, primarily through social media + facilitation of media coverage.

Demand Strategy

FUTURE STATE (Measuring Success)

All KPIs are formulated in line with the SMART Goals model:

- Specific (clearly defined)
- Measurable (quantifiable)
- Attainable (able to be reached)
- Relevant (worthwhile)
- Time-Bound (clearly defined)

Unfortunately, yield (visitor spend) cannot be accurately measured at regional level and therefore can’t be used as a KPI for this strategy. However, we can review this metric at State level for some insight.

- **KPI #1** - ECTT will consistently lead conversations and thought-leadership on the East Coast to ensure the sector is represented and enables a sustainable and agile industry over the 12 months
- **KPI #2** - Governance: working within our rules of association and using best practices NFP Governance principles from the AICD, ECTT will ensure the effective governance of our organization
- **KPI #3** - To amplify to decision makers the specific recovery needs of the East Coast to ensure the sustainability and viability of the Industry and the direct and in-direct economic dependence on tourism
- **KPI #4** - We work towards the East Coast industry being competitive in its operational, marketing, digital presence and ability to leverage commercial funding and partnerships where possible to a level playing field with other regions in Tasmania
- **KPI #5** - We work with the Coordinator General to look at how we can increase the investment options and visibility of opportunities on the East Coast
- **KPI #6** – Work closely with State Government agencies to drive visitation to the East Coast using the framework of the State Recovery Plan

4. TACTICAL CALENDAR

Our 5 x strategic pillars have potential to produce a very broad range of tactical activity. Therefore, we must be clear about:

- what we may do; and
- what we won't do

to ensure our strategic objectives remain clear and achievable.

The tactical activity within each of the five strategic pillars is then reported monthly in calendar form. The **tactical calendar** is an evolving document, projecting activity against need periods and reporting on activity to date.

The calendar is available on our website and distributed monthly to our industry database.

Leadership

What we may do:

- Work collaboratively with the tourism network
- Host regular Industry / Community virtual forums
- Communicate through our Industry Newsletter and Facebook Industry Group

What we won't do:

- Not intervene in Council matters
- Not stray from our core responsibilities

Advocacy

What we may do:

- Reflect regional sentiment on state level projects
- Seek action on access issues (air, sea, roads)
- Seek + facilitate training + education assistance
- Liaise with TICT to lobby on region's behalf
- Emergency response comms (bushfires/floods)
- Represent industry via media + community events
- Provide letters of support, where appropriate

What we won't do:

- Government lobbying (this is the role of TICT)
- Support one operator over others in the region
- Unreasonably favour one municipality over others
- Provide letters of support to all who ask
- Public comment on matters unrelated to tourism

Industry Development

What we may do:

- Industry consultation (T21 strategy, journeys)
- Industry updates between State + Local level, to improve industry dynamics + govt relations.
- Personal site visits with tourism operators, to assist, advise, educate, connect, etc.
- Activity relating to charity + social awareness.
- Host events for education, discussion, social/networking, etc.

What we won't do:

- Provide unlimited training and support to one operator or municipality.

Destination & Product Development

What we may do:

- Identification of new product opportunities for the region (indigenous, agritourism, luxury, etc.)
- Advice + facilitation for new product development
- Facilitate projects for development of upgrade of public infrastructure (signage, tracks, etc.)
- Pursue realization of a product's potential (Food & Wine Trail, Festivals, etc.)
- Enhancement of environmental/social credentials

What we won't do:

- Invest, fund or offer any financial support to new or existing products.

Marketing / Drive Visitation

What we may do:

- Content creation (image, video, written)
- Content + strategic partnership with TTas
- Assist development of Drive Journey's project
- Media + visiting journalists/influencers
- Cooperative marketing projects (multi-operator)
- Support + facilitate the delivery of cultural events

What we won't do:

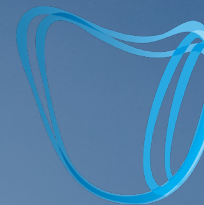
- Bespoke marketing strategies for operators.
- Support one operator over others in the region
- Unreasonably favour one municipality

east coast tasmania		Jul-20					Aug-20					Sep-20				
		WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5
PLEASE NOTE: Not all activities are captured, for example: - some work undertaken internally; - informal services/assistance; and - informal advice/insight, research, reporting, etc. - Weeks 6-12 are not available and the full 12 days. - Meetings are only captured where appropriate.		Public Holidays														
		Events														
Leadership	LEADERSHIP	Government / Tourism Industry	Build and Risk Committee Meeting			Product and Experience Build	Virtual aliphahat stakeholders forum	ECTT Board Meeting			Marketing Committee Meeting	Virtual aliphahat stakeholders forum		Build and Risk Committee Meeting		
		Community		Coastal support and promotion of foodies and great opportunities				Coastal support and promotion of foodies and great opportunities				Coastal support and promotion of foodies and great opportunities				
	ADVOCACY	Government / Tourism Industry		Ruler succession of East Coast shiller running lessons and priorities with government		Product and Experience Build	TICT Conference		Ruler succession of East Coast shiller running lessons and priorities with government		Tourism Network Meeting	VIR Meeting - Shiller		Ruler succession of East Coast shiller running lessons and priorities with government		
		Community														
Supply	INDUSTRY DEVELOPMENT	Communication / Engagement	DAP Meeting - Spring Box	DAP Meeting - Business	Super DAP Meeting	DAP Meeting - Frequent	DAP Meeting - Business				Stakeholder & Community Engagement	DAP Meeting - Business	DAP Meeting - ST Meeting	Super DAP Meeting	DAP Meeting - ST Meeting	DAP Meeting - Spring Box
		Industry Events					Product and Experience Build	Coastal Strategy				Coastal Plan		DAP Workshop		
	DESTINATION & PRODUCT DEVELOPMENT	New Product					Product and Experience Build	Coastal Strategy								
		Existing Product (growth)														
Demand	MARKETING / DRIVE VISITATION	Facilitation		ECT Awareness Project				ECT Awareness Project				ECT Awareness Project			ECT Awareness Launch	
		Direct		Develop a new website platform with an engaging booking platform "bookings" with RTDVI plus				Coastal Strategy		Develop a new website platform with an engaging booking platform "bookings" with RTDVI plus				Develop a new website platform with an engaging booking platform "bookings" with RTDVI plus		
					Social Media					Social Media			General Endorse/Viral Workshop		Social Media	
												ECTT Rep				
		MONTHLY SUMMARY														
		Travel														

Click [HERE](#) to download the live Tactical Calendar.

Page 129

Click [HERE](#) to download the live Tactical Calendar.



east coast
tasmania

Rhonda Taylor

Chief Executive Officer

ceo@eastcoasttasmania.cm.au

0422 222 446

Instagram : April 2020

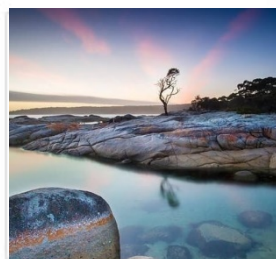
ITEM	DESCRIPTION	STATS	% CHANGE
Posts	Number of posts	19	-38%
Follower Count	Number of followers at the end of the month	52,600	1%
New Followers	Number of new followers for the month	323	448%
Reach	Number of people reached	217,700	-38%
Impressions	Number of times posts was shown to people	256,500	-35%
Likes	Number of likes posts received	14,900	-29%
Comments	Number of comments posts received	208	-18%



April 9, 2020 09:17am

Wow... just wow... The Painted Cliffs at Maria Island like you have never seen them before. Simply spectacular thank you 📷 Popp Hackner Photography #mariaisland #paintedcliffsmariaisland #eastcoasttasmania #traveltasmania #...

Likes	Comments	Impressions	Reach	Eng. Rate
1,465	25	19.8k	19.4k	8.04%



April 6, 2020 09:41am

The iconic tree at Binalong Bay has to be one of Australia's most photographed trees, don't you think Have you been here Post your pics in the comments! Credit to another stunning photo from Ally Ward Photography. Simply magical

Likes	Comments	Impressions	Reach	Eng. Rate
1,106	9	15.8k	15.6k	7.27%



April 2, 2020 08:17pm

Sunrise at Scamander River Mouth. Truly breathtaking... 📷 #eastcoasttasmania #greatasterndrive #tasmania #discovertasmania #seeaustralia #australia #coast #ocean #photography #trip #holiday #getaway #beach #...

Likes	Comments	Impressions	Reach	Eng. Rate
998	18	16.3k	15.4k	6.42%



April 27, 2020 08:24am

We love this shot of Denison Beach from @oneway...oranother "Of all the roads we've driven, the Great Eastern Drive on @eastcoasttasmania is still one of my favourites. We scored this entire beach to ourselves today. perfect weather

Likes	Comments	Impressions	Reach	Eng. Rate
1,196	23	15.8k	15.3k	8.08%



April 21, 2020 07:36am

Bay of Fires is one of those places you see so many beautiful photos of and yet you're still absolutely blown away when you see it for yourself... We can't wait to see you all again soon on the East Coast! Thanks for the gorgeous photos

Likes	Comments	Impressions	Reach	Eng. Rate
1,050	17	14.1k	13.1k	7.80%

Instagram : May 2020

ITEM	DESCRIPTION	STATS	% CHANGE
Posts	Number of posts	16	-20%
Follower Count	Number of followers at the end of the month	53,100	2%
New Followers	Number of new followers for the month	557	83%
Reach	Number of people reached	185,800	-13%
Impressions	Number of times posts was shown to people	229,800	-16%
Likes	Number of likes posts received	13,500	-14%
Comments	Number of comments posts received	202	-6%



May 12, 2020 09:21am

The famous and very photogenic orange-hued granite rocks in Bay of Fires is actually produced by a lichen. This spectacular shot captured by @deni_cupit #eastcoasttasmania #bayoffires #lichen #redrocks #greatestseascape

Likes	Comments	Impressions	Reach	Eng. Rate
1,609	24	19.0k	18.4k	8.83%



May 10, 2020 07:28am

To all the Mums out there, we hope you've had a wonderful Mother's Day filled with many special memories. 🐨... #eastcoasttasmania #mariaisland #wombat #mothersday #greatestseascape #discovertasmania #seeaustrelia

Likes	Comments	Impressions	Reach	Eng. Rate
1,440	15	17.5k	17.2k	8.53%



May 19, 2020 08:28pm

The majestic Prosser River winds its way through the picturesque holiday town Orford on Tassie's sunny east coast. Simply spectacular! ... 🌊 @spiritofmaria #seeyousoon #eastcoasttasmania #tassie #greatestseascape #fort

Likes	Comments	Impressions	Reach	Eng. Rate
932	21	16.1k	15.6k	6.18%



May 28, 2020 09:19am

Whales have been spotted off the Tasman Peninsula on their northern migration. 🐋 Here's one of our favourite @pennicottjourneys whale pics from cruises past. ... #yellowboatoad #pennicottwildernessjourneys #pennicottjourneys

Likes	Comments	Impressions	Reach	Eng. Rate
1,214	26	15.8k	15.3k	8.00%




May 25, 2020 06:25am

"We couldn't leave Swansea without getting a closer shot of the fairy floss sunset over this early 1800's boat shed at Kelvedon Beach" Thanks for sharing this amazing pic. 🌈 @fourwhoexplore... discovertasmania #seeyousoon

Likes	Comments	Impressions	Reach	Eng. Rate
1,106	13	15.2k	14.4k	7.53%

Facebook : April 2020


ITEM	DESCRIPTION	STATS	% CHANGE
Posts	Number of posts	19	-14%
Follower Count	Number of followers at the end of the month	18,400	2%
New Fans	Number of new fans for the month	228	102%
Reach	Number of people reached	237,100	104%
Impressions	Number of times posts were shown to people	290,600	76%
Reactions	Total number of reactions (likes. etc) on posts	21,400	125%
Engagements	Total number of reactions, comments, clicks and shares on posts	35,200	122%
Link Clicks	Number of times posts were clicked to see more information or link to a webpage	1	-97%



April 2, 2020 08:17pm

Sunrise at Scamander River Mouth. Truly breathtaking... 🌅 #eastcoasttasmania #greateasterndrive #tasmania #discovertasmania #seeaustralia #australia #coast #ocean #photography #trip #holiday #getaway #beach #pops


Post Clicks	Reactions	Impressions	Reach	Eng. Rate
1,718	1,803	55.3k	48.5k	7.32%



April 9, 2020 09:17am

Wow... just wow... The Painted Cliffs at Maria Island like you have never seen them before. Simply spectacular thank you 📷 Popp Hackner Photography #mariaisland #paintedcliffsmariaisland #eastcoasttasmania #traveltasmania #beach


Post Clicks	Reactions	Impressions	Reach	Eng. Rate
2,078	1,868	45.3k	39.4k	9.98%



April 27, 2020 08:24am

We love this shot of Denison Beach! 'Of all the roads we've driven, the Great Eastern Drive on East Coast Tasmania is still one of my favourites. We scored this entire beach to ourselves today, perfect way to spend the last day of 🌊


Post Clicks	Reactions	Impressions	Reach	Eng. Rate
1,806	1,360	34.8k	30.7k	10.05%



April 15, 2020 08:57pm

Good morning from Beaumaris Beach. Look at those colours! 🌅 Spectacular shot from Ally Ward Photography. Thank you! #beaumaris #eastcoasttrail #beaumarisbeach #greateasterndrive #eastcoasttasmania #discover

Post Clicks	Reactions	Impressions	Reach	Eng. Rate
621	1,535	22.5k	20.6k	10.60%



April 20, 2020 08:36am

A breathtaking view from Great Oyster Bay, part of the Great Eastern Drive, thanks to @nautilusian 📷... #eastcoasttasmania #greateasterndrive #withlovefromtassie #withlovefromaus #instatasmania #instata

Post Clicks	Reactions	Impressions	Reach	Eng. Rate
268	830	12.4k	11.1k	9.81%

Facebook : May 2020

ITEM	DESCRIPTION	STATS	% CHANGE
Posts	Number of posts	20	5%
Follower Count	Number of followers at the end of the month	18,500	1%
New Fans	Number of new fans for the month	143	-38%
Reach	Number of people reached	182,100	-25%
Impressions	Number of times posts were shown to people	223,800	-25%
Reactions	Total number of reactions (likes. etc) on posts	14,900	-32%
Engagements	Total number of reactions, comments, clicks and shares on posts	24,200	-33%
Link Clicks	Number of times posts were clicked to see more information or link to a webpage	191	19.0k%



May 28, 2020 09:19am

Whales have been spotted off the Tasman Peninsula on their northern migration. 🐋 Here's one of our favourite Pennicott Wilderness Journeys whale pics from cruises past... 🐋 #yellowboatroad #pennicottwildernessjourneys #pennicottwilderness

Post Clicks	Reactions	Impressions	Reach	Eng. Rate
1,211	1,069	37.9k	34.0k	6.86%



May 22, 2020 07:49am

An incredible sunset over Freycinet National Park. East Coast dreaming... 🌅 #discovertasmania #seeyousoon #eastcoasttasmania #tassie #greatesterndrive #freycinetnp #withlovefromtas #seeaustralia #australianlife #gonowhere

Post Clicks	Reactions	Impressions	Reach	Eng. Rate
397	1,472	23.9k	22.0k	8.76%



May 29, 2020 06:17am

Our time in storage won't last forever. As dawn rises over the Bay of Fires in Tasmania, waves hit white sand. And pale skin. Imagine you're one of these fearless swimmers, and hold that feeling. This beach and this treasure.

Post Clicks	Reactions	Impressions	Reach	Eng. Rate
617	174	18.5k	16.9k	4.56%



May 12, 2020 09:21am

The famous and very photogenic orange-hued granite rocks in Bay of Fires is actually produced by a lichen. This spectacular shot captured by @deni_cupit #eastcoasttasmania #bayoffires #lichen #redrocks #greatesterndrive

Post Clicks	Reactions	Impressions	Reach	Eng. Rate
463	1,056	15.9k	14.3k	10.47%



May 13, 2020 10:00am

"Welcome home whispered the ocean 🌊" We can't wait to see you all on the East Coast soon... Much appreciated capture by @binaural_by_nature #seeyousoon #eastcoasttasmania #tassie #greatesterndrive #withlovefromtas

Post Clicks	Reactions	Impressions	Reach	Eng. Rate
538	918	15.2k	13.8k	10.57%

Facebook Group: April 2020 [Established 28th April 2020]

ITEM	STATS	% CHANGE
No of Members	18	
No of Posts	8	
No of Comments	3	
No of Reactions	20	

Facebook Group: May 2020

ITEM	STATS	% CHANGE
No of Members	105	483%
No of Posts	47	487%
No of Comments	35	1066%
No of Reactions	271	1255%

East Coast Tasmania key website : April 2020

ITEM	DESCRIPTION
Unique Users	4,141
Sessions	4,818
Page Views	7,255
Device used	Desktop – 46.84% Mobile – 44.32% Tablet – 8.84%
Traffic Source	Organic – 69.6% Direct, Social, Email – 26.4% Referral – 4%
Top 5 Pages	The Buckland Inn Home Maria Island What its about – Wineglass Bay Bay of Fires
Operator Bookings Total	\$

East Coast Tasmania key website : May 2020

ITEM	DESCRIPTION
Unique Users	5,294
Sessions	6,212
Page Views	10,083
Device used	Desktop – 49.34% Mobile – 44.12% Tablet – 6.54%
Traffic Source	Organic – 75.9% Direct, Social, Email – 23.5% Referral – 0.6%
Top 5 Pages	Home Things to Do - Luxury Bay of Fires Where to stay What it's about – Wineglass Bay
Operator Bookings Total	\$

Regional Tourism Snapshot

East Coast, Tasmania

TVS year ending March 2020

Introduction

Tourism Tasmania provides the Regional Tourism Organisations with quarterly regional tourism snapshots to provide insights into the profile and characteristics of visitors to Tasmania and the regions. The snapshot contains visitor numbers, purpose of visit, visitor origin, demographic, expenditure, attractions visited, occupancy and room rates, nights spent, and average length of stay at both a state and regional level.

In reviewing the data provided in this snapshot, you will see some differences between State totals and regional total estimates. This is due to the fact that:

- TVS results are a combination of two separate collection methods. The first (set 1) captures top-level information through the face to face interviews. The second (set 2) captures detailed travel information through the self-completed visitor questionnaire
- Regional visitor estimates are captured through the self-completed questionnaire (set 2) and therefore do not match with the State totals collected through the face to face process (set 1).

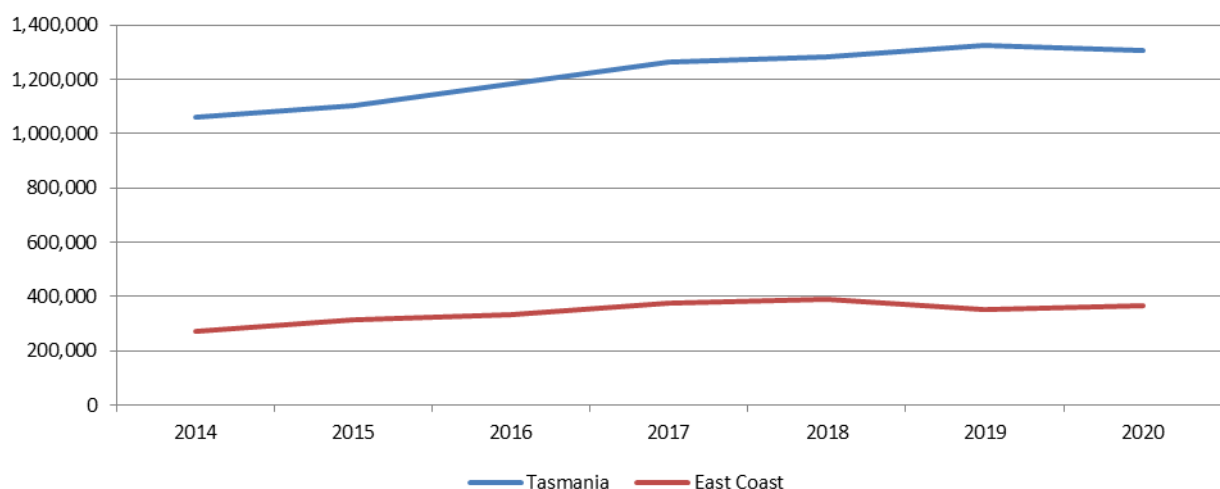
To help identify the different sets of data, tables and charts containing set 2 figures are marked with a red asterisk in this document.

If you have any questions or would like assistance in further analysis of TVS data, please contact Tourism Tasmania's research team at research@tourism.tas.gov.au.

State Visitation (Source: TVS)

The graph below displays the total visitor numbers to **Tasmania** and the **East Coast** from 2014 to 2020.

TVS Visitor Number (YE March 2020)

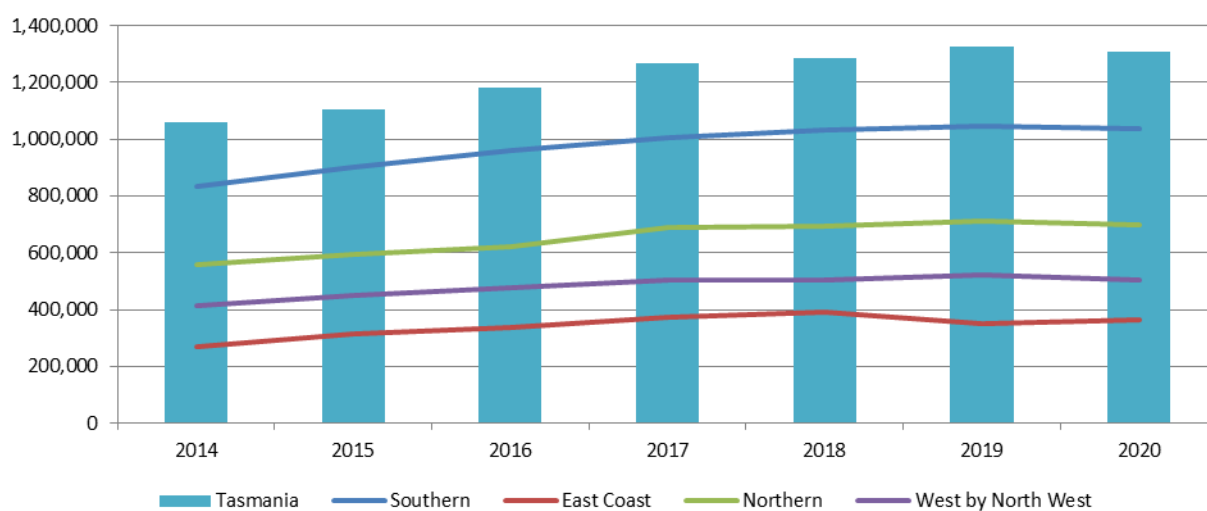


	2014	2015	2016	2017	2018	2019	2020
Tasmania	1,059,541	1,105,193	1,182,713	1,265,311	1,284,591	1,324,110	1,308,570
East Coast	270,534	315,219	335,017	374,884	391,143	352,487	365,124

Regional Visitation (Source: TVS*)

The graph below shows the dispersal of visitor numbers to both the State and regions from 2014 to 2020.

TVS Regional Visitor Estimates (YE March 2020)

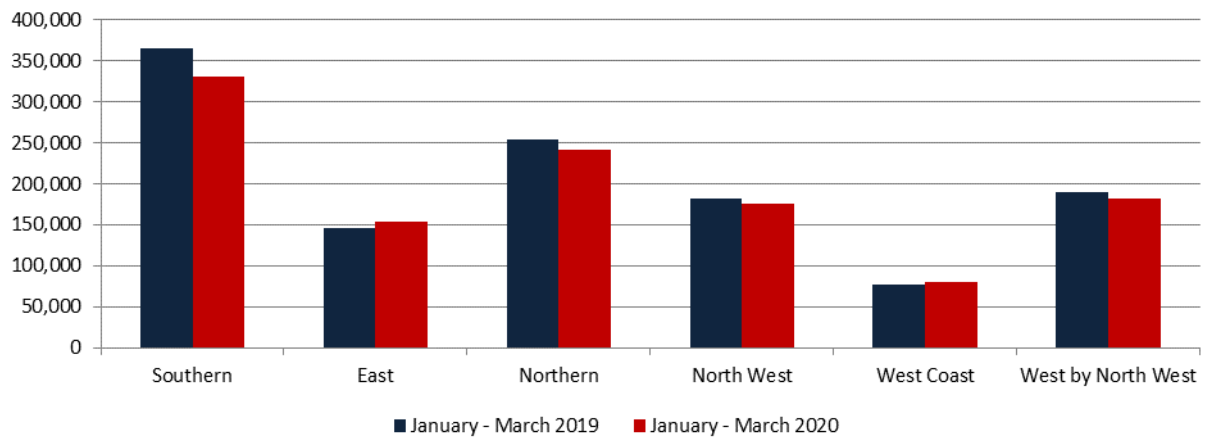


	2014	2015	2016	2017	2018	2019	2020
Southern	832,462	903,291	962,437	1,006,670	1,032,699	1,044,437	1,036,091
East Coast	270,534	315,219	335,017	374,884	391,143	352,487	365,124
Northern	557,474	595,860	623,221	690,467	695,192	710,126	698,692
West by North West	412,533	451,559	479,179	505,194	506,417	522,925	505,310
Tasmania	1,059,541	1,105,193	1,182,713	1,265,311	1,284,591	1,324,110	1,308,570

Please note that the total of regional visitation will not add up to the sum of visitor numbers to the State as visitors may have visited multiple regions during their trip.

Quarterly Regional Visitation Comparison (Source: TVS*)

TVS Quarterly Regional Visitor Number Comparison (YE March 2020)



	Southern	East	Northern	North West	West Coast	West by North West
January - March 2019	365,465	146,494	254,877	182,754	76,497	190,255
January - March 2020	330,675	154,243	241,855	175,152	79,923	182,647
Growth	-10%	5%	-5%	-4%	4%	-4%

Please note that the total of regional visitation will not add up to the sum of visitor numbers to the State as visitors may have visited either multiple places within a region or multiple regions during their trip.

Purpose of Travel – Tasmania (Source: TVS)

The table below is the percentage of total visitors by main purpose of visiting **Tasmania** for year ending March 2020.

	2014	2015	2016	2017	2018	2019	2020
Total Visitors	1,059,541	1,105,193	1,182,713	1,265,311	1,284,591	1,324,110	1,308,570
Holiday (%)	43	48	47	49	50	48	48
VFR (%)	30	28	27	27	26	26	26
Business or Employment (%)	17	15	16	15	15	16	18
Convention/conference/seminar (%)	4	3	5	3	4	4	3
Some other (%)	5	6	6	5	6	6	5
No Response (%)	0	0	0	0	0	0	0

Purpose of Travel – East Coast (Source: TVS*)

The table below is the percentage of visitors by main purpose of visiting the **East Coast** for year ending March 2020.

	2014	2015	2016	2017	2018	2019	2020
Total Visitors	270,534	315,219	335,017	374,884	391,143	352,487	365,124
Holiday (%)	77	80	77	79	81	80	80
VFR (%)	15	12	15	14	13	13	13
Business or Employment (%)	4	4	5	4	3	3	4
Convention/conference/seminar (%)	2	1	2	1	1	1	1
Some other (%)	3	3	2	2	2	2	2
No Response (%)	0	0	0	0	0	0	0

Visitor Origin – Tasmania (Source: TVS)

The table below represents the percentage of **Tasmania** holiday visitors by key source market for the year ending March 2020.

	2014	2015	2016	2017	2018	2019	2020
Total Holiday Visitors	459,998	534,936	550,176	622,596	640,282	630,859	630,826
Victoria (%)	31	32	33	30	27	30	32
NSW (%)	24	23	23	24	24	24	23
Queensland (%)	13	13	12	13	14	12	14
Overseas (%)	22	22	21	23	25	23	21

Visitor Origin – East Coast (Source: TVS*)

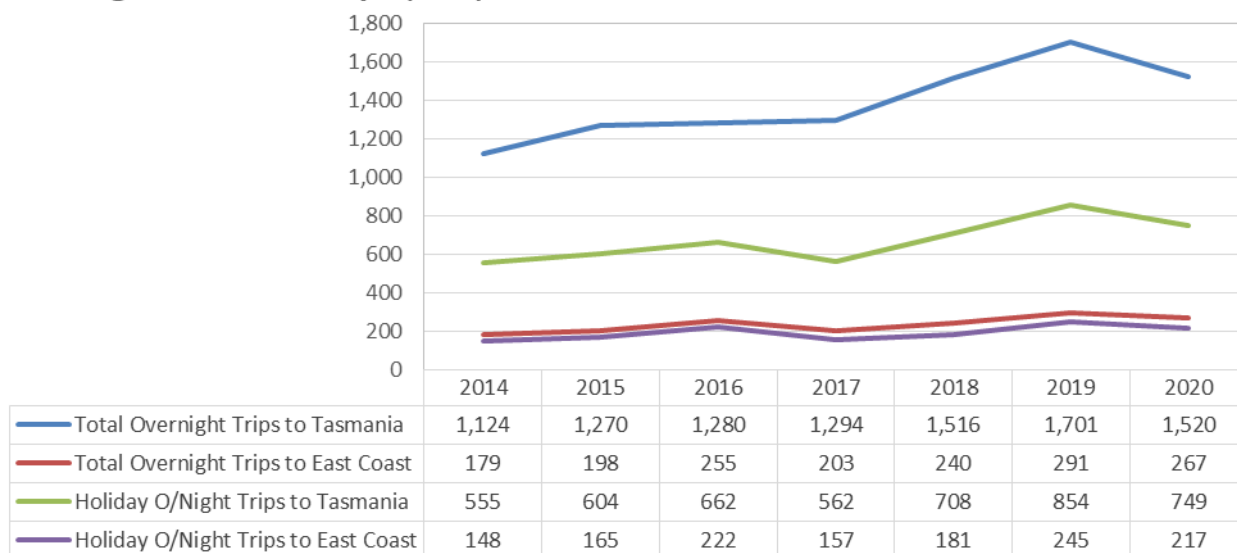
The table below represents the percentage of **East Coast** holiday visitors by key source market for the year ending March 2020.

	2014	2015	2016	2017	2018	2019	2020
Total Holiday Visitors	209,560	250,876	256,706	295,817	317,130	283,374	293,596
Victoria (%)	22	24	24	23	20	24	26
NSW (%)	24	21	24	23	24	23	21
Queensland (%)	15	16	15	15	16	14	15
Overseas (%)	28	29	25	29	31	28	26

Intrastate Visitation (Source: National Visitor Survey)

The graph below displays the total intrastate overnight trips within the state, and to the **East Coast** region for the year ending March 2020. In 2019, Tourism Research Australia changed the sampling methodology of the National Visitor Survey, this has seen a break in series, so please exercise caution when comparing 2019 results with previous time periods. For further information please visit the TRA website.

Overnight Intrastate Trips (,000) - YE March 2020



Age Demographic – Tasmania (Source: TVS)

The following table is the percentage of visitors by age groups for holiday visitors to **Tasmania** during the year ending March 2020.

	2014	2015	2016	2017	2018	2019	2020
Total Holiday Visitors	459,998	534,936	550,176	622,596	640,282	630,859	630,826
Under 25 (%)	7	7	7	9	8	8	8
25-34 (%)	17	19	18	18	20	19	18
35-44 (%)	14	12	14	14	13	13	14
45-54 (%)	20	19	17	19	18	19	19
55-64 (%)	23	23	24	23	22	23	23
Over 65 (%)	19	19	20	17	19	18	19
No Response	0	0	0	0	0	0	0

Age Demographic – East Coast (Source: TVS*)

The following table is the percentage of visitors by age groups for holiday visitors to the **East Coast** region during the year ending March 2020.

	2014	2015	2016	2017	2018	2019	2020
Total Holiday Visitors	209,560	250,876	256,706	295,817	317,130	283,374	293,596
Under 25 (%)	8	7	7	10	9	8	8
25-34 (%)	18	22	22	18	22	21	19
35-44 (%)	13	10	12	14	13	14	12
45-54 (%)	18	18	16	19	16	17	17
55-64 (%)	24	22	23	20	21	22	23
Over 65 (%)	19	21	20	19	19	18	21
No Response	0	0	0	0	0	0	0

Attractions Visited (Source: TVS*)

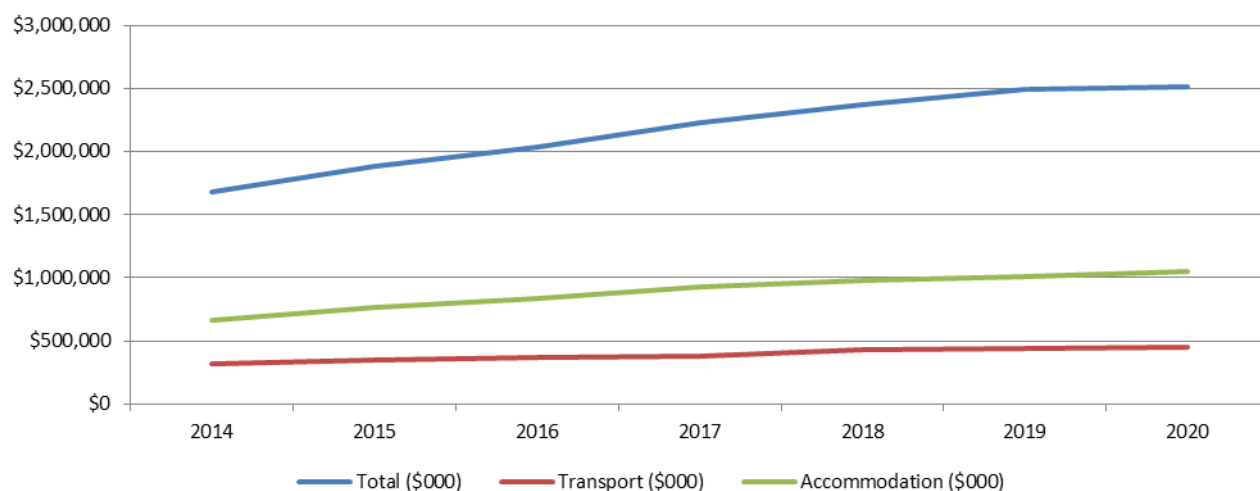
The table below shows the percentage of Tasmanian holiday visitors who visited TVS specified attractions in **East Coast** region for the year ending March 2020.

	2019	2020
Total Visitors	630,859	630,826
Freycinet National Park	34	35
Bay of Fires	22	24
Maria Island National Park	5	6
St Columba Falls	5	5
Mt. William National Park	2	3

State Expenditure (Source: TVS*)

In the year ending March 2020, the total visitor expenditure was \$2.52 billion, a 1 per cent increase over the previous year.

TVS Expenditure Summary (YE March 2020)



	2014	2015	2016	2017	2018	2019	2020
Total (\$000)	1,674,579	1,883,175	2,035,182	2,226,084	2,373,017	2,494,593	2,517,564
Transport (\$000)	314,868	350,344	365,714	383,309	427,301	440,098	453,275
Accommodation (\$000)	661,446	764,460	832,287	927,319	980,960	1,013,648	1,049,679
Other items (\$000)	698,265	768,371	837,181	915,456	964,756	1,040,846	1,014,611

Regional Expenditure (Source: Tourism Research Australia)

Below is the summary of consumption** extracted from Tourism Research Australia's Regional Tourism Satellite Accounts 2017 - 2018. This is the most up to date data available from TRA for expenditure at regional level.

(**Total value of goods and services consumed by domestic and international visitors in Tasmania's regions)

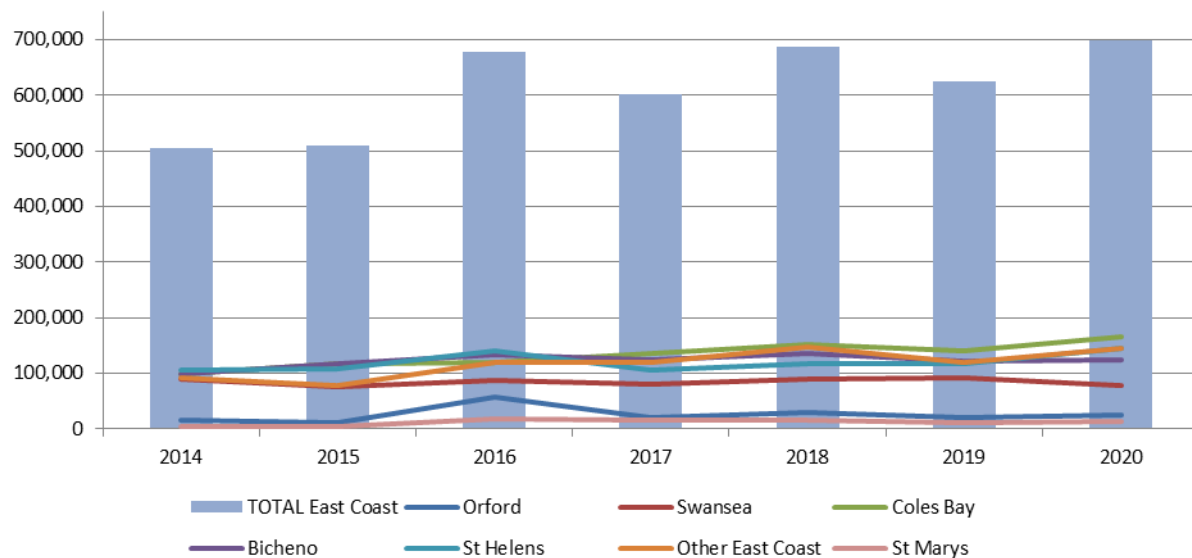
Consumption in East Coast by Visitor Segment	\$million (2017-18)
Day - Trippers	42
Intrastate Visitors	106
Interstate Visitors	107
International Visitors	32
Consumption in the East Coast by Industry	\$million (2017-18)
Accommodation services	28.8
Actual and imputed rent on dwellings	4.7
Takeaway and restaurant meals	46.0
Taxi fares	5.0

Local area passenger transportation	3.1
Long distance passenger transportation	65.9
Motor vehicle hire and lease	4.9
Travel agency and tour operator services	6.8
Recreational, cultural and sporting services	16.1
Gambling and betting services	4.1
Shopping (including gifts and souvenirs)	34.4
Food products	20.5
Alcoholic beverages and other beverages	12.3
Motor vehicles, caravans, boats, etc	1.5
Fuel (petrol, diesel)	24.0
Repair and maintenance of motor vehicles	0.9
Education services	5.4
Other tourism goods and services	2.7
Direct tourism Consumption	287

Nights Spent By Place (Source: TVS*)

The graph below displays the total number of nights spent in each place by holiday visitors.

Number of Nights Spent in Each Place (YE March 2020)

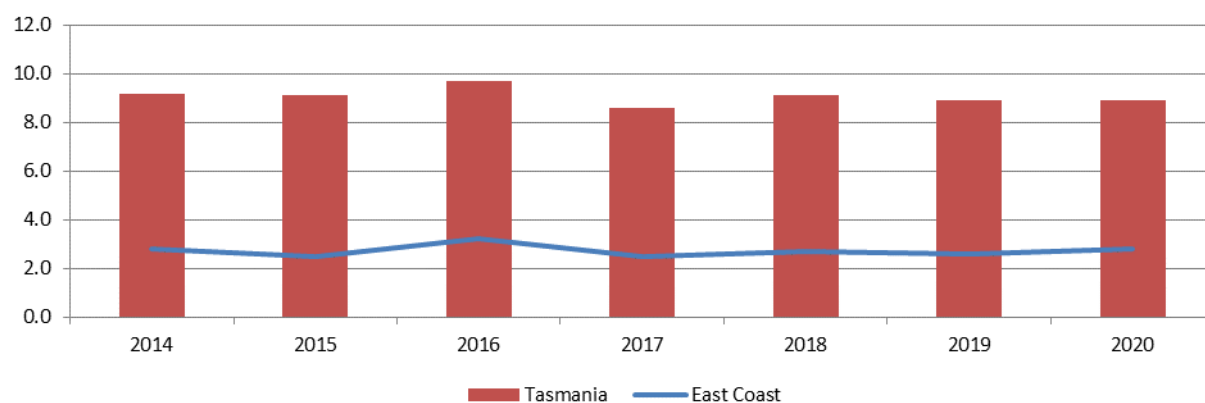


	2014	2015	2016	2017	2018	2019	2020
St Marys	4,220	4,537	18,476	15,310	15,959	12,112	14,322
Orford	16,480	10,264	57,343	19,683	30,849	21,024	24,090
Swansea	89,385	76,354	88,096	80,147	89,129	93,018	78,302
Coles Bay	98,080	118,013	119,890	136,790	152,446	141,015	166,736
Bicheno	97,870	116,332	133,765	124,636	135,494	121,072	124,944
St Helens	106,355	107,275	140,054	106,214	116,749	117,405	145,459
Other East Coast	93,162	77,823	120,623	119,907	146,370	119,234	145,916
TOTAL East Coast	505,552	510,598	678,247	602,687	686,995	624,880	699,770

Average Length of Stay (Source: TVS*)

The graph below displays the average length of stay (nights) in both Tasmania and East Coast by holiday visitors.

Average Length of Stay (YE March 2020)



	2014	2015	2016	2017	2018	2019	2020
East Coast	2.8	2.5	3.2	2.5	2.7	2.6	2.8
Tasmania	9.2	9.1	9.7	8.6	9.1	8.9	8.9

Accommodation (Source: TRA - Australian Accommodation Monitor)

Tourism Research Australia captures accommodation measures on an annual and quarterly basis, which is published as the Australian Accommodation Monitor (AAM). The AAM defines an accommodation property by three key criteria: it contains at least 10 rooms, is open to the public, and generates nightly revenue.

Annual accommodation occupancy measures from this source are shown below for each of Tasmania's tourism regions. Please note that quarterly accommodation occupancy data for regional Tasmania are not published.

% Occupancy	2017-18	2018-19
Hobart & the South	78.4%	80.7%
East Coast	np	50.7%
Launceston & the North	74.2%	71.3%
North West	74.6%	73.3%
West Coast	np	np
Tasmania	74.6%	75.1%

(np = not published; insufficient sample size)

Data Sources

- Tasmanian Visitor Survey – Tourism Tasmania
- [National Visitor Survey](#) – Tourism Research Australia
- [Regional Tourism Satellite Accounts](#) – Tourism Research Australia
- [Australian Accommodation Monitor](#) – Tourism Research Australia

Important Note

The National Visitor Survey (NVS) uses a different survey methodology to the Tasmanian Visitor Survey (TVS); therefore the results are not comparable. Having said that, the NVS provides an overview of how other States and Territories are faring in terms of interstate and intrastate travelling patterns by Australians.

Memorandum:

To: Marissa Walters, Acting General Manager GSBC
From: Harry Galea, Contract Senior Engineer, GSBC
Subject: Bucklands Walking Trail
Date: 10 June 2020

I am engaged by the GSBC on a contract basis to assist with a number of more complex (or time importance) projects during the period following the resignation of the previous Works Manager, Tony Pollard. My services have been retained even with the appointment of the current Works Manager, Robert Brunning expected for a period under Robert becomes familiar with the projects and is able to manage the work load associated with the position.

Normally my communications with Rob has been by telephone or video conferencing. However a face to face visit was considered necessary to discuss the five (5) Community Development Grants Programme projects that I was managing – this meeting was scheduled for Thursday 4 June at Triabunna Council Office.

Scope of Report:

The Acting General Manager, Marissa Walters knowing of the scheduled meeting asked if I could provide an independent engineer's opinion on the Bucklands Walking Trail project primarily:

- The cost listed in the 'Lange' report that completion of the project is in the order of \$120,000 or to abandon the project and appropriately reinstate at a cost of \$50,000.
- Provide comment on issues relating to ease of completion of the project and ability of the project to be fit for purpose – this would consider issues such as public safety, risk mitigation, flooding from the adjacent rivulets/creeks. Essentially an engineering assessment (considering value) on whether or not to proceed

Accordingly an inspection (with the Works Manager, Robert Brunning) was undertaken on the afternoon of Thursday 4 June. Within the following one/two working days all emails, reports, or letters relating to the project were provided as background information. A discussion with the Acting General Manager clarified the scope of services and what I was to address in my 'engineer's report' on the project.

Matters Not Included in Report:

It would be prudent to list the issues not to be addressed by this memo/report – these are:

- Aboriginal Heritage and nor the direction provided by Parks and Wildlife allowing supervision of the excavations in-lieu of independent consultants analysis
- The classification within the GSB Planning Scheme on what Planning Approval or permits are required
- The degree of public consultation and whether the project received or needed a social license

The request for an engineer's report on the Bucklands Walking Trail was a request from the Tuesday 26 May Council meeting. As a consequence the Works Manager, Rob Brunning, as a qualified and an experienced civil engineer, undertook an inspection and prepared a report on his findings. Given this was one of the background reports provided; I have attached a copy as Attachment 1. Rather than duplication of the common approaches my intention is to refer to the Works Manager report expressing concepts/comments where support or otherwise.

Inspection Observations:

The inspection on Thursday 4 June concentrated on practical (but cost effective) actions that would allow the project to meet its objective - a recreation trail to promote exercise along a riparian reserve. If the current engineered formation has significant issues/problems (whether alignment or untenable risk issues or unacceptable public safety or unreasonable cost for the benefits envisaged) then my recommendation should be appropriately negative and consideration to abandon the project.

My observations during the inspection were:

High Level Comments

- the project appears very salvageable. There does not appear any major engineering hurdle that would justify abandonment of the project.
- the vast majority of the earthworks were not insensitive to the topography or environment - in fact the environmental footprint is very light. (Further discussion on the cut/embankment section in the detail comment below.)
- the section of the trail next to the river is likely to be subject to occasional flooding. However given it is primarily a recreation trail and given the rare occasions the trail is compromised by flood then the trail would be closed for the period. Following recession of the floodwater it will be necessary to undertake any (considered to be minor) maintenance.
- the trail is fully within the riparian reserve (title pegs were in place during the inspection)

Detail Comments

- The frequency and degree of flooding could be subject to a major hydraulic analysis but at a likely cost of \$20-30,000 the cost is not justified given the minimal risk in terms of public safety and nor due to adverse maintenance. Should the trail flood it is considered the velocity would be low and hence minimal pavement scour. Anecdotally the trail was excavated and works abandoned before the 2 April major storm event. The rainfall at Orford was over 100mm in the 24 hour period; the rainfall at Bucklands was recorded (privately) at 80mm. Even though the rainfall at Bucklands was significant the excavated trail (ungravelled) coped very well without appreciable damage - however the culverts installed at various locations fared from good to poor mainly due to the incomplete inlet and outlet structures which are easily remedied.
- the trail increased the pavement width from 1.5m to 2m. This is supported to allow smaller maintenance truck to drive the route when undertaking maintenance.
- the section near the house has a steep drop off. It is supported to utilise the existing posts and change to wire mesh to address any public safety concerns close to a steep embankment. In addition a light fence should be installed on the inside to protect the resident's privacy in event of wandering walkers.
- the excavated section was necessary given the route and local topography. However it is disappointing no levels were taken and the vertical alignment set - this section needed design well before workmen on-site. Had a design been undertaken then the steep section could have been flattened considerably.
- the 19% steep section may just comply with standards but is inconsistent with the low grades of the balance of the trail. A risk assessment would seek an alternative treatment/grade given the section would be very difficult to negotiate when damp or for elderly (slipping on loose stones). It is recommended this short section is spray sealed or asphalted and alter the proposed barrier fence to install a solid top rail - allows walkers to hold to assist along the steep section.
- the excavated bank is reasonably low in height, for the most part stable shale/rock and hence not an undue risk to public safety. That said support the concept of a low gabion wall about 0.5m from excavation to catch any loose rocks or clay. Would need cyclic inspections and appropriate maintenance of small areas that fail.
- the river section of the walk (and just around acute bend) has 3 local dips/low points. There is a need for small box culverts or at least 300dia culverts and formation raised accordingly. Otherwise if left at current grade they will be wet and problem areas.

Purely from an engineering perspective it is clear that the recommendation would be that the works should proceed subject to reasonable cost to complete works.

Project Cost to Complete Works:

The accounts ledger for this project has a current expenditure of \$34,352.43. This includes day labour works, materials insitu, plant hire and title establishment, legal and consultants costs. The cost associated with construction is in the order of \$30,000.

Table 1 (Budget Implications) within Attachment 1 (i.e report prepared by Works Manager, Rob Brunning) provides a cost estimate for completion of the works. This is listed at \$43,692 – hence a total cost of over \$78,000 (plus additional costs for administration and approvals beyond the current level.)

In Rob Brunning's report a number of recommendations are provided to allow the works to reach completion – I shall list the significant comments and express comment before reviewing the estimate.

The matters recommended by the report are:

Table 1 – Evaluation of Attachment 1 Report Recommendations

Reference in Report	Report Author Comment (Works Manager, Rob Brunning)	Comment by Harry Galea	HG Recommendation
#2	Specifies that the current formation allows a 2m wide gravel track suitable to allow access for maintenance vehicles.	The design width of 1.5m is considered in appropriate for the standard for this trial. To improve efficiency during maintenance the track should be suitable for access by a small vehicle - hence 2m preferred. In addition the gradient of the trial (except for the short 19% steep section) is relatively flat and likely to be used by off-road bikes (children or adults). If so then the standard requests 2.5m but given the low volumes and minimum cross traffic a trail 2m is acceptable.	The Bucklands Walking Trial be constructed to a gravelled width of 2m. The short steep section shall be a preferably 2.5m wide.
#4	The property boundary fence along 60 Kent Street encroaches onto the public reserve.	The fence along the top of the natural embankment shall be retained and re-wire meshed to improve public safety. A new fence shall be provided at this location separating the walking trail from the property – its location shall only be sufficient to regulate walkers rather than placed on the tile boundary.	The existing fence at 60 Kent Street shall be re-wire meshed and a new fence constructed approximately leaving a walking corridor of 4m.
#6 Table 1	A budget estimate is provided to complete the walking trail. Construction components include:		
	<ul style="list-style-type: none"> allowance for more significant endwalls at the inlet and outlet of culverts. 	Agree with action. The main signs of erosion caused by flooding all relate to inefficient endwalls and lack of energy dissipation on the outlet. Significant attention is needed in this area.	That all culvert endwalls be constructed with close fitting rock endwalls (allowing for a small basin at inlet to improve high stormwater flow and dissipation structures at the outlet)
	<ul style="list-style-type: none"> allowance for a low gabion wall along the excavated shale face 	Agree with this action. The face is not considered an undue public hazard due to lack of stability but it could be expected small rocks/shale and erodible clay from small exposed sections would reduce amenity of this section of the trail as well as a trip hazard caused by loose stones/slippy clay on otherwise a compacted surface.	That a low gabion (no more than 1m high) be installed leaving a gap of approximately 0.5m along the section of the wall that is greater in height than 2m. A survey and schematic design shall be prepared prior to undertaking any further work in this area.
	<ul style="list-style-type: none"> Allowance to spray seal short but relatively steep section of walking trial. 	Agree.	That the spray seal use a 14mm rock which shall be thoroughly swept to remove loose rock. In addition the proposed barrier fence along the

			steep section shall have a top rail erected to assist mobility impaired users.
	<ul style="list-style-type: none"> Allowance for 3 additional culverts across walking trial 	Agree. Three (3) areas identified where localised stormwater needs to be controlled and trial elevated above low lying land.	
	<ul style="list-style-type: none"> Budget estimate to complete trial is listed as \$43,629. 	<p>The values allowed for the scope of works proposed seem reasonable. The estimate has been jointly prepared by the GSBC Works Supervisor who is highly experienced in construction and estimating similar work – hence a further level of confidence.</p> <p>The Council considered a report by LANGE Design which suggested an estimate of \$120,000 to complete the work and \$60,000 to reinstate should the project be abandoned. Following the on-site inspect the estimate provided by LANGE Design appear fare in excess of my expectations. I can understand how you can arrive at such an estimate – particularly taking a conservative approach to the scale and type of the treatment of the exposed shale wall and if the estimating tolls used are generic Australia wide estimating tables that offer small variations between city/rural projects.</p> <p>On balance I concur with the value listed in the report prepared by Rob Brunning that the cost to complete the project is mid \$40,000. (Note: This estimate does not contain any allowance for any additional public consultation, nor acquisition of further approvals or involvement of independent professions should the Council determine desirable.)</p>	That the Council provide a further allowance of \$45,000 to enable completion of construction and an allowance for further approvals, professionals or community consultation.
#6	The report does not estimate the cost of reinstalment should the project be abandoned.	There is significant difficult to estimate the value of reinstatement should the project be abandoned. The conditions of licence from Parks and Wildlife states that should the project cease use or not proceed then the license should be returned to the government and reinstatement (presumably to the approval of the department) to be undertaken. Hence it is impossible to determine a value when the scale of the works are unknown.	

		In my view the excavated sections may not need to be filled but certainly revegetated. Once revegetated then practically and aesthetically the land will return to its former condition. Similarly the excavated section (given it is not an undue public safety risk) could remain in its current condition but of-course access to the public is denied. If however the department's expectation is replacement of the face to pre-excavated slopes then this would be an engineering challenge.	
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Conclusion

From purely an engineering objective the project is certainly salvageable. The earthworks for the greater part are sympatric to the environment. The steep excavated section was necessary given the constraints of the topography and alignment of the riparian reserve – however with survey and some design the steep grade could have been reduced substantially – never-the-less options are available to ensure the trial will be fit-for-purpose.

The scope of this report has not addressed the approvals obtained/required for the projects, community consultation/social licence and nor any governance/management related matters. I expect that these matters are what the Council and community will agonise over rather than the engineer requirements to complete the project.

Attachment 1:

Buckland Walking Trail

Report Prepared by: – Works Manager, Robert Brunning

1. Background / Overview

The Glamorgan Spring Bay Council passed a motion on the 26th of May “That item 7.17 Buckland Walk Trail be deferred until further information from a qualified Engineer is obtained in regards to the Buckland Walk Trail.”

The purpose of this report is to form part of this advice.

This decision was made after the following reports were tabled at the council meeting on the 26th of May.

- The report by LANGE design titled “Buckland Township Local Scenic Walking Tracks – Stage 1 dated the 6th May 2020
- General Managers item tabled to council on the 26th May

2. Investigation

On the 26th May Robert Brunning GSBC Works Manager and author of this report walked the track with Cleve Smith GSBC Works Supervisor and Terry Higgs GSBC NRM team.

A desk top investigation of the site has also been undertaken using the ListMap.

The Australian Standard for the classification and design of walking tracks AS2156.1-2001 Walking tracks, Part 1: Classification and signage and Part 2: Infrastructure design was referred to for guidance on the classification and the suitability of the design.

Stage 1 of the walking track that is the subject of this report is approximately 1km long.

The track follows the northern side of the Brushy Plains Rivulet from under the Tasman Highway/High Street Bridge to the junction with the Prosser River where it follows its south bank to near the Woodsden Road Bridge.





The track is in an unfinished state and not open to the public. The walking track is approximately 2m wide with a gravel surface. The width of the track is intended to make maintenance easy by allowing access by a small truck.

3. Statutory Implications

Funding for the track was received from a State Government grant of \$10,000

4. Survey

A survey of the site was undertaken by Andy Hamilton and Associates and a survey plan produced. The plan is dated the 20th December 2019 and is attached to this report. The critical boundary locations were established on site with pegs and most are still in place and clearly visible on site. The track alignment does not encroach onto private land. However 60 Kent does encroach onto the crown land, the owner is aware of this and is accepting of this fact. There is need for some fence realignment at this location.

The GSBC has taken out a lease over the crown land for the formation of the track.

5. Planning approval

Planning approval has not been obtained for this project. However an application was made to Crown Land service regarding the Works/development application.

The following has been provided by Robyn Bevilacqua GSBC graduate planner

The Buckland Walking Track involves 'works' and as such requires a planning permit under section 51 of the *Land Use Planning and Approval Act 1993*.

The *Land Use Planning and Approvals Act 1993* defines 'works' as: *any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil, but does not include forest practices, as defined in the [Forest Practices Act 1985](#), carried out in State forests.*

Step 1: the Walking Track requires a planning permit.

Step 2: When a planning permit is applied for, the proposal must be assessed against the provisions in the relevant zone and codes. The proposal is in the Environmental Management zone with a Coastal and Waterway Protection Area overlay. It is likely the Parking and Access and Stormwater Management codes will also apply.

The application does not meet Acceptable Solutions in both the zone and the code, so will be discretionary, will need to be advertised and will need to meet the Performance Criteria. Given the situation, it is likely to receive representations, and will need to go to the Planning Authority for determination.

Fuller explanation below.

Zone

- The Buckland Walking Track is in the Environment Management zone.
- Use: 'Passive Recreation' is a No Permit Required use in the zone.
- Development: the proposal does not meet the Acceptable Solution A1 29.4.3 (design):

The location of buildings and works must comply with any of the following:

- *Be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline*
- *Be located within a building area, if provided on the title*
- *Be an addition or alteration to an existing building*
- *As prescribed in an applicable reserve management plan.*

The walking track does not meet any of these, so it will be discretionary, will need to be advertised and will need to satisfy all the below Performance Criteria:

- be located in an area requiring the clearing of native vegetation only if:
- there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;
 - (ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures
 - (iii) the location of clearing has the least environmental impact;
- be located on a skyline or ridgeline only if:
 - (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope
 - (ii) there is no significant impact on the rural landscape
 - (iii) building height is minimised
 - (iv) any screening vegetation is maintained.
- be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.

Code

- The Buckland Walking Track has a Coastal and Waterway Protection Code overlay
- To meet the relevant Acceptable Solution, works 'must be within a building area on a plan of subdivision approved under the planning scheme'.
- The proposed track is not within such building area and therefore must be advertised and must satisfy all the following:
 - avoid or mitigate impact on natural values;

- mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;
- avoid or mitigate impacts on riparian or littoral vegetation;
- maintain natural streambank and streambed condition, (where it exists);
- maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;
- avoid significantly impeding natural flow and drainage;
- maintain fish passage (where applicable);
- avoid landfilling of wetlands;
- works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual"

6. **Budget Implications**

Table 1 - Budget Implications

Option 1: Finish Construction	
Culvert headwall upgrade below Burnett St.	\$1,000
Gabion wall to protect cut 18mx 1m high plus 12mx0.5m high	\$11,000
Culvert relocation at end of Gabion wall	\$1,000
sealing steep section of track including preparation	\$1,200
rock lined spoon grain	\$1,320
Fencing	\$4,000
Supply and install 3 X 300 dia. Culverts including rock headwalls	\$2,400
3x flood prone areas geofabric and rock fill	\$3,600
finish track, excavate/strip organics, place gravel, and compact	10,200
landscaping grass seeding and tube stock	\$2,000
signage	\$2,000
Contingency 10%	\$3,972
TOTAL	\$43,692

Ongoing maintenance of the track will be required and this is likely to be in the order of \$2000 to \$5,000.

Option 2: Rehabilitation of the site –no liaison has occurred to determine the extent of rehabilitation required
- cost unknown

7. **Risk Considerations**

7.1 Flooding

The majority of the track is high enough away from the river that it will not be effected by flooding from the river however near the junction of the rivers the track is on the flood plain for approximately 300m of its alignment. Within this area there are 3 locations where it is likely to be inundated regularly. The Prosser river channel is not well defined and overgrown in this area. The catchment of the Prosser River is in the order of 140km² and the Brushy plains catchment approximately 170km².

The Hydraulic analysis and survey required to establish flood levels would be an expensive exercise and would require specialist consultants to be employed.

The Flood event on the 2nd of April only just impacted a small section of the track approximately 5m long. From the anecdotal evidence it is likely that three sections of the track identified in the Lange report figure 3 will flood approximately annually, however it is unclear if the water will have sufficient velocity to cause significant erosion and damage to the track. It is likely that relatively low cost solutions can be found to manage this erosion. The risk to council does not warrant specialist investigation into flood levels but some additional design and construction is recommended to reduce the impact of flooding.



One of the 3 sections of track that are likely to annually flood

This rainfall event was not as severe in these river catchments as it was in Orford and its duration was shorter than would be expected to cause significant flooding in the Prosser River and Brushy Plains Rivulet.

This duration and intensity of rainfall was however a good test for the track drainage. Some erosion to the track surface has occurred though due to the accessibility of the track this can be easily rectified.

7.2 Track Construction

To construct the track on a limited budget different types of culverts have been used with many of them recycled, rock headwalls have been used to also reduce costs. In general without detailed design being undertaken they have been sized and located appropriately. Though the rainfall has identified several locations where minor works would be beneficial. The photo below shows some damage caused by the 2nd April flood that needs to be rectified. It is recommended that a larger basin is excavated in front of the inlet and the rocks are concreted in place to form a more durable headwall.



Culvert located adjacent to Burnett Street that takes run-off from Tasman Highway

The track was constructed so it can be maintained easily by allowing vehicles access in dry conditions.

The track is cut into the bank along the southern boundary of lot 50 and lot 60 this cut is shown in the photo below. This cut is into weathered rock (Jurassic Dolerite) and is near vertical, while the majority of the cut is stable this bank will erode in some area. Hence it was planned to protect users and the track from this rock fall/erosion with a gabion rock wall,



Track cutting on southern side of Kent Street properties.

There is a steep section of track, approximately 19 degrees to transition from this cut up onto the escarpment behind 60 Kent Street. This grade is at the limit of what is acceptable for a class 3 walking track. Hence it is recommended this section of the track is sealed.

Since works was stopped on the track a stockpile of gravel has been removed from the site.

The subgrade has now softened with recent rains and more excavation is needed before placing of new gravel.

7.3 Public Liaison

This is beyond the brief of this report but it is clear some in the community welcome the development and others oppose it.

No liaison with DPIPWE has been undertaken to establish that the details of rehabilitation in order to hand the Council lease back. It may be an option for council to maintain the lease for a future track