



MINUTES

Ordinary Meeting

TUESDAY, 15 SEPTEMBER 2020

7.00pm

CITY OFFICES, 80 WILSON STREET, BURNIE

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**MINUTES OF THE OPEN SESSION ORDINARY MEETING
OF THE BURNIE CITY COUNCIL
HELD AT THE CITY OFFICES ON TUESDAY, 15 SEPTEMBER 2020**

HOUR: 5.31pm – 5.32pm
7.02pm – 7.51pm

TIME OCCUPIED: 44 minutes

PRESENT: Mayor S Kons, Deputy Mayor G Simpson, Cr A Boyd, Cr T Brumby,
Cr T Bulle, Cr K Dorsey, Cr C Lynch, Cr D Pease.

Officers in Attendance:

Acting General Manager (G Neil), Director Community and Economic Development (R Greene), Director Land and Environmental Services (P Earle), Acting Director Works and Services (R Sharman), Executive Manager Corporate Finance (M Smith), Executive Manager Corporate Governance (M Neasey), Governance Officer (N French) and Media and Communications Officer (F Loughran).

APOLOGIES: Cr A Keygan was previously granted a leave of absence at the meeting held on 16 June 2020.

‘CLOSED SESSION’: COUNCIL

The General Manager advised that in his opinion, the agenda items listed below are prescribed items in accordance with Clause 15 of the *Local Government (Meeting Procedures) Regulations 2015* (i.e. confidential matters), and therefore Council may by absolute majority determine to close the meeting to the general public.

	Meeting Regulations Reference
AC107-20 COUNCILLOR DECLARATIONS OF INTEREST	15(2)(g)
AC108-20 CONFIRMATION OF MINUTES OF THE 'CLOSED SESSION' MEETING OF COUNCIL HELD ON 18 AUGUST 2020	15(2)(g)
AC109-20 APPLICATIONS FOR LEAVE OF ABSENCE	15(2)(h)
AC110-20 BURNIE AIRPORT CORPORATION PTY LTD - QUARTERLY REPORT	15(2)(g)
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AC115-20 REMISSION APPLICATION - FINANCIAL HARDSHIP ASSISTANCE POLICY	15(2)(g)
AC116-20 QUARTERLY BRIEFING TO TASWATER OWNERS' REPRESENTATIVES - PROGRESS UPDATE AS AT 30 JUNE 2020	15(2)(g)
AC120-20 GENERAL MANAGER APPOINTMENT	15(2)(a)
AC117-20 NON AGENDA ITEMS	15(2)(f)
AC118-20 AUTHORISATION TO DISCLOSE CONFIDENTIAL INFORMATION	15(2)(f)
AC119-20 COMPLETION OF CLOSED SESSION / MEETING ADJOURNMENT	15(2)(f)

RECOMMENDATION

“THAT the meeting be closed to the public to enable Council to consider agenda items AC107-20 to AC119-20 which are confidential matters as prescribed in Clause 15 of the Local Government (Meeting Procedures) Regulations 2015”

COUNCIL RESOLUTION**Resolution number: MO253-20****MOVED:** Cr C Lynch**SECONDED:** Cr T Brumby

“THAT the meeting be closed to the public to enable Council to consider agenda items AC107-20 to AC119-20 which are confidential matters as prescribed in Clause 15 of the Local Government (Meeting Procedures) Regulations 2015.”

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

Reg Confidential Reason

- 15(2)(a) Personnel matters, including complaints against an employee of the council and industrial relations matters
- 15(2)(b) Information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business
- 15(2)(c) Commercial information of a confidential nature that, if disclosed, is likely to (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the council; or (iii) reveal a trade secret
- 15(2)(d) Contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal
- 15(2)(e) The security of (i) the council, councillors and council staff; or (ii) the property of the council
- 15(2)(f) Proposals for the council to acquire land or an interest in land or for the disposal of land
- 15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
- 15(2)(h) Applications by councillors for a leave of absence
- 15(2)(i) Matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council
- 15(2)(j) The personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area

RESUMPTION

At 7.00pm the Meeting of Council resumed in Open Session.

ACKNOWLEDGEMENT OF COUNTRY

The Mayor commenced the Open Session with the Acknowledgement of Country.

The Burnie City Council acknowledges Tasmanian Aborigines as the traditional owners of the land on which we are meeting and on which this building stands.

AUDIO RECORDING

It is noted that the Open Session of the Meeting will be audio recorded. The audio recording will be made available to the public in accordance with Regulation 33 of the *Local Government (Meeting Procedures) Regulations 2015*.

PRAYER

The meeting was opened with prayer by the Burnie City Chaplain, Chris Swain.

AO211-20 COUNCILLOR DECLARATIONS OF INTEREST

The Mayor requested Councillors to declare any interest that they or a close associate may have in respect of any matter appearing on the agenda.

There were no declarations of interest.

**AO212-20 CONFIRMATION OF MINUTES OF THE 'OPEN SESSION' MEETING
OF COUNCIL HELD ON 18 AUGUST 2020****RECOMMENDATION:**

“THAT the minutes of the ‘Open Session’ of the Burnie City Council, held at the City Offices and by electronic and remote attendance on 18 August 2020, be confirmed as true and correct.”

COUNCIL RESOLUTION

Resolution number: MO254-20

MOVED: Cr K Dorsey

SECONDED: Cr C Lynch

“THAT the minutes of the ‘Open Session’ of the Burnie City Council, held at the City Offices and by electronic and remote attendance on 18 August 2020, be confirmed as true and correct.”

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

MOTIONS ON NOTICE**AO213-20 MOTION ON NOTICE - SAVE THE COURT HOUSE**

FILE NO: 15/5/2, 20/3645
PREVIOUS MIN:

Councillor Ken Dorsey has given notice that he would move the following motion at this meeting:-

“THAT Council ask the state government to “gift” the current Burnie Supreme Court to the people of Burnie and provide the necessary fund to repurpose the building for community benefit. In addition, we respectfully request that the Supreme Court, Judges Chambers and cells be left as is for future generations to see.”

COUNCILLOR’S COMMENTS

Following the announcement by the Attorney General that the Supreme Court is to be relocated to Mooreville Road, there have been suggestions that the building should be razed.

The idea that anyone with any sense of value would want to destroy a building that has a replacement value of \$24,000,000 defies basic logic. The idea of destroying Burnie and the Coast’s legal and formative history over the past 50 years should not be a consideration. If destruction is the decisions by “this Council” we can go back to the past and continue to raze our heritage. The former Council Chambers torn down, the old theatre destroyed recently and the facia that represented a Burnie long-gone replaced by coloured sheets made in China.

Prior to razing the building; we should consider the significance of the Court House. The following are the facts around the Burnie Supreme Court:

1. Built in 1968 – 1969 by Northwest Constructions Master Builders.
2. Building time was estimated for 104 weeks (Advocate 7/12/1967)
3. Mr Joe Hales foremen for the construction noted: “When excavating for the foundations and underpinning of adjoining buildings, we went down 15 ft, and all of it was sand based type earth”. He also noted that in one corner of the block workmen came across many sea-shells. He advised that he had not kept any of the shells and did not know of any workmen who had souvenired them, he believed it added to weight to the belief that the Court House was built on a beach or seabed. (Advocate September 14, 1968)
4. Almost 100 yards of ready-mix concrete was poured in under 6 hours (this equates to between 900 and 1400 wheelbarrow loads). The concrete was for pre-post beam construction, the first time the method had been used on the coast. (Advocate June 7, 1968)

-
5. The Court House was hailed as “A New Step Towards City Status”: (Advocate 16 March 1970)
 - a. Touted as the planned administrative and cultural “heart” of the future city of Burnie.
 - b. It is a 250 squares building with an 80 foot street frontage
 - c. “The anodized aluminum screen in front is an unusual decoration and the whole building is away for the traditional”
 - d. The Supreme Court is Tasmania’s if not Australia’s first “court in the round”
 - e. The Court has 164 rooms
 - f. The basement provides for 18 carparks (or by Mr Earle’s calculation \$21,600 py)
 - g. “The design was built with an eye to the future and the amenities foreshadow the time when women will serve on juries as a general rule rather than an exception.”
 6. Decorative features include:
 - a. Extensive use of Tasmanian Mrytle for stairs and paneling
 - b. Terrazzo on the main flooring
 - c. Ben Lomand granite
 - d. Coat of Arms carved from white beech by Mr Colin Blumson of Queensland
 7. The mezzanine floor has 2 cells measuring 12 ft by 9 ft with adjoining rooms for warders
 8. All court rooms were to be carpeted to help acoustics to implement the growing use of tape recorders to tape proceedings.
 9. Bricks were made on the Coast
 10. Burnie’s first woman juror (Mrs Ruth Walker of Blackwood Parade) was sworn in on 19/6/1973 alongside 11 men. “Burnie’s petite but serious – looking first woman juror wore a neat skirt and jumper and fashion boots. (Advocate 19 June 1973)

In conclusion:

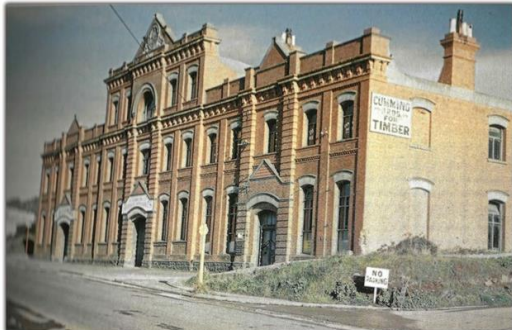
1. The Court house still has considerable value both historically and financially
2. All major law cases along the coast have been decided in this courthouse
3. The internal fixtures represent what modern architects are trying to emulate with the university – use of native timbers
4. Suggested uses include:
 - a. Law Museum
 - b. City museum
 - c. Professional offices
 - d. Community offices
 - e. Art Centre
 - f. Hotel (164 rooms)
 - g. Government department

Destroying the building lacks foresight and hindsight. There is not a view to future uses and no appreciation for the past.



Heritage gone

(photos from Facebook @Burnie Tasmania past and present)





The Burnie Town Hall clock, erected as a memorial to Capt. Jones in 1913. The clock was found to be beyond mechanical repair when the Town Hall was demolished in 1976.

Wilfred Winter

Movie theatre facia – torn down on a weekend with permission for BCC planning?

GENERAL MANAGER'S COMMENTS

Council has recently received a briefing from the Attorney General in regard to the proposed relocation of the Burnie Court complex to the UTAS site at Mooreville Road, Burnie.

Recent correspondence from the Attorney General on this matter is included latter in the agenda.

The motion on notice suggests that Council request the State Government to:

- Gift the existing Court complex to the community (Council)
- Provide funding to repurpose the building for community use
- The court rooms , chamber and cells be retained for future generations

The State Government has not provided any advice to date as to a possible intended future use for the building or the site, once the current occupation ceases.

The future relocation of the Court activity has the potential to result in a significant building in the CBD being left vacant, if no alternate use is found for the building.

It has been observed in the past that with no site presence or use occurring, a building can over time be subject to vandalism, trespass and in a longer time scale can become derelict and a public safety issue.

While there is no indication to date or intimation that such a situation will occur in respect to the Burnie Court complex, clarity is required as to the future intended use and purpose of the building.

There may be a range of purposes the building or land could be put to:

- Reused for a Government purpose.
- Private sale and use for a range of purposes.
 - Risk the building or land may not be used within a suitable timeframe
 - Significant cost to repurpose the facility
- Council or community facility.
- Demolish and use site for other purposes.

Considering the Motion on Notice, possible implications of Council ownership of the building in question:

- The current government valuation (capital value) for the site is \$3,550,000 according to the List.
- The costs of asset ownership

Costs have not been quantified but will include:

- Building maintenance
 - Operating costs – electricity, water, sewer
 - Depreciation
 - Redevelopment costs to meet current building standards
- Liabilities associated with the building

The building age would suggest the potential for asbestos containing products to have been used in the building construction. Significant cost and risk associated with asbestos management.

- Loss of rates for the site

Current rates payable are approximately \$26,000 per annum

- Use of the facility or site

A key consideration for Council in taking on ownership would be identifying what the building would be used for. Options may include:

- Office accommodation: Many existing vacant office spaces in close proximity.
- Community meeting spaces: No demonstrable need identified. BAFC is a short distance away with a range of meeting spaces which meet contemporary standards and needs.
- Heritage purposes: Council has the BRM adjacent to the building.

- Demolition: Costs associated with demolition. Would need to determine what the future use of the site may be.

Given the existing court complex is within the CBD and is quite a prominent site, it is probable that the State Government will be seeking an appropriate return on the asset should it be disposed of.

While it may appear attractive to take ownership of the Court complex, Council must have a very firm view as to what would be the intended function or purpose in doing so and be cognisant of the associated cost implications for the community.

However Council also needs to advocate with the State Government to ensure that the court complex is not allowed to fall into disuse and is put to productive purposes, complementary too and supporting the broader CBD activity.

Alternative Recommendation

An alternate recommendation is suggested.

“THAT Council advocate to State Government:

- 1. To ensure an appropriate future use, which may include community purposes, for the Burnie Court complex is facilitated by the State Government prior to the relocation of the Court activity to Mooreville Road;***

and

- 2. Request any sale of the court house complex to a private party should be conditional upon the complex being put to a productive use within a specified timeframe, commencing from the completion of sale.”***

COUNCIL RESOLUTION**Resolution number: MO255-20****MOVED:** *Cr K Dorsey***SECONDED:** *Cr T Bulle****“THAT Council advocate to State Government:***

- 1. To ensure an appropriate future use, which may include community purposes, for the Burnie Court complex is facilitated by the State Government prior to the relocation of the Court activity to Mooreville Road;***

and

- 2. Request any sale of the court house complex to a private party should be conditional upon the complex being put to a productive use within a specified timeframe, commencing from the completion of sale.”***

For: *Cr K Dorsey, Cr C Lynch, Cr G Simpson.***Against:** *Cr S Kons, Cr A Boyd, Cr T Brumby, Cr T Bulle, Cr D Pease.****LOST***

PUBLIC QUESTION TIME**AO214-20 PUBLIC QUESTION TIME****FILE NO: 15/5/5**

In accordance with Clause 31 of the Local Government (Meeting Procedures) Regulations 2015 Council conduct a Public Question Time.

Our Process for Public Questions

A public question must be provided to Council in writing prior to the start of the meeting. You can submit your question at any time online at www.burnie.net or complete a form at the entry to the Meeting Room.

You can submit your question at any time prior to this online at www.burnie.net. There is a limit of two questions per person.

Your question will be read out by the Mayor during the meeting.

Council Meetings are recorded.

Please note:

- Parliamentary Privilege does not apply at Council Meetings
- If it is not possible to answer the question at the meeting, the General Manager will provide a written answer within 10 days
- The question and answer cannot be debated
- The Mayor may refuse to accept a question

Trent Aitken, of Burnie, asked:

1. *Regarding the Derelict house in Mace Street , It is Unlivable and even by the guidelines that council Have Advised in the Past they are working from, this house should be removed, when can the rate payers expect this to happen?*

The Mayor replied that Council is aware of the condition of the unoccupied premises at 60 Mace Street.

The Council itself has no powers to address the situation, and cannot of its own volition enter the land and remove the building.

A permit authority under the *Building Act 2016* may investigate and address allegations of dangerous or dilapidated buildings. It must execute all the relevant statutory processes to have the owner of the property effect a solution. If unsuccessful, then a general manager may apply to a court for an order to require the owner of the premises to undertake specific work to rectify the contravention.

A court may at its discretion to make an order directing a number of possible solutions, including to require the owner pay money into the court to allow the permit authority to undertake any work determined necessary by the court.

For reasons of privacy the Council can't disclose whether the permit authority has initiated action against the landowner and it is not possible to indicate a date or time period for any solution to the present condition of the premises.

2. *Councillor Keygan was in the Paper calling for a Town meeting with Liberal member Elise Archer to voice her concerns with the proposal to move the Courthouse to Mooreville Road, Did that meeting take Place and did Councillor Keygan attend?*

The Mayor replied that Councillors met with Elisa Archer, Attorney General in a workshop setting on the 7 August 2020, and correspondence arising from that meeting is included in this agenda. Councillor Keygan was unable to attend that meeting. A public town meeting did not happen.

Council will provide a written response to Mr Aitken.

Mark Smith, of Burnie, asked:

1. *Re: Permit application SD 2020/1308, Subdivision of land off West Mooreville Rd Park Grove In relation to the recommendation to Council to issue a permit subject to a number of conditions and restrictions and the comments provided by Council on Agenda pages 40 and 41 to the request by residents of the area to defer any approval of the permit until after the bank reinstatement is satisfactorily completed. As the permit application for stage 4 has been submitted specifically because of the landslip that occurred in Heather Crescent in July 2019 which triggered an amended plan and subdivision, is there not a direct association with the proposed permit to reinstate the bank. This current stage 4 application is on land immediately adjacent to the landslip area.*
2. *Further to this first question, the residents affected would ask the Acting General Manager and Council why resident interests have not been protected and supported during this process since July 2019, but rather subjugated to the planning and legal responsibilities only of Council as a planning authority. Through no fault of their own residents have been forced to live through a process of uncertainty and stress in relation to building and land repair works and associated rectifications needed. The permit application should be deferred pending the completion of the bank reinstatement.*

The Mayor thanked Mr Smith for his question and said in reply to question 1, the subdivision is the subject of a report and recommendation at tonight's meeting for consideration and a decision by Council in its role as a planning authority as you have noted.

It is noted you have made a representation on the permit application in relation to the subject of this question. A copy of that representation is provided and addressed in the reports available to the Council.

It is not appropriate to provide a response to a Public Question relating to a matter identified in a representation until after the matter has been considered and determined by the planning authority.

The position described by you in Question 1 has been identified and addressed in the papers provided to the planning authority as part of tonight's agenda.

The report advises the matter of the subdivision and the matter of the landslip are unrelated, and each must be addressed separately.

A written response to your representation will be provided when the permit application has been debated and a decision has been made.

In reply to the second question, the Council must act objectively and impartially, and within its available powers, in response to any alleged or actual breach of the laws and regulations it administers.

While the Council may be sympathetic to the position of all landholders impacted by the landslide, it cannot take a position and advocate to protect and support the interests of adjoining residents.

The relevant power to address the works alleged to have triggered the landslip is within the *Land Use Planning and Approvals Act 1993*. Council in its role as a planning authority must follow the relevant processes.

A planning authority cannot deny or defer a decision on a permit application in order to force an outcome under an unrelated process.

Council will provide a written response to Mr Smith.

COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advised that for item AO215-20 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

The Mayor advised that the following provisions apply with respect to motions relating to recommendations on a land use planning process:

- (a) a councillor moving a motion contrary to the recommendation is to:-
 - (i) provide the motion in writing; and
 - (ii) provide in writing supporting reasons for approval or refusal;
- (b) the motion and supporting reasons for approval or refusal are to be provided to the general manager at least 24 hours prior to the meeting to allow for circulation and consideration by all members of the planning authority;
- (c) the general manager is to ensure that the supporting reasons provided under paragraph (a)(ii) are recorded in the minutes, in accordance with regulation 25 of the Local Government (Meeting Procedures) Regulations 2015.

PLANNING AUTHORITY

**AO215-20 LAND USE PLANNING
TASMANIAN PLANNING SCHEME
PERMIT APPLICATION SD 2020/1305
SUBDIVISION OF LAND OFF WEST MOOREVILLE ROAD, PARK
GROVE**

FILE NO: DD002.2020.000001305.001
PREVIOUS MIN:

MAKING BURNIE 2030 – CORPORATE PLAN REFERENCE:

Direction	7	AN ENGAGING AND ACCOUNTABLE LEADERSHIP FOCUSED ON A STRONG FUTURE
Objective	7.3	Council is compliant in all areas and carries out the role of regulatory enforcement in a fair and effective manner.
Strategy	7.3.1	Ensure Council remains compliant with all its statutory and regulatory obligations and contributes to the regulatory environment which affects our community.

1.0 RECOMMENDATION:

“THAT Council in its capacity as a planning authority -

- A. Acknowledge the matters contained in each representation made in relation to the proposed plan of subdivision described in permit application SD 2020/1305 during the section 57 exhibition period and determine that in so far as such matters are relevant to the exercise of discretion under the provisions of the Tasmanian Planning Scheme there are no matters that warrant refusal of a permit; and**
- B. In accordance with section 51(3A) and section 57(6) Land Use Planning and Approvals Act 1993 and clause 6.8.2 and 6.11 Tasmanian Planning Scheme, determine to GRANT a permit to commence and carry out subdivision development to create twelve (12) new residential lots and a road lot on land described on CT 178060/98 and located off Janet Drive, Park Grove as Stage 4 in a staged residential subdivision, together with associated drainage works on land described on CT 178061/1, subject to the following conditions and restrictions –**

- 1) The subdivision is to create –**

Proposed Lot	Area (m²)
31	724
32	687
33	596
34	2427
36	1869
39	1892
41	904

42	911
52	678
53	635
54	649
55	754
Road Lot	Extension of Janet Drive and Mills Road
Balance Area of CT 178060/98	

2) *The design and construction of the subdivision must commence and be carried out generally in accordance with the specifications, recommendations commitments, and requirements contained in the following documents, copies of which are attached to and form part of this Permit –*

- Planning Submission prepared by Metier Planning and Development dated June 2020; and supplementary report to address the TPS dated 20 August 2020
- Subdivision Drawings Project No 19.142 prepared by rare. Sheet No C0V, C000, C001, C100, C101, C102, C103, C104, C200, C201, C202, C203, C204, C300, C400, C401, C402, C403, C404, C411, C412, C413, C414, C421, C423, C424, C441, C500, C501, C502, C503, C504, C511, C513, C514, C600, C601, C602, C603, C604, C701, C702, C703, C704, C801, C802 AND C803, including all revisions effective at 24 August 2020
- Landslip Risk Assessment Proposed Subdivision Stage 4 Janet Drive prepared by Tasman Geotechnics doc ref TG20083/1 dated 21 August 2020
- Bushfire Hazard Report Revision 1 and Certified Bushfire Hazard Management Plan 20-036 dated 3 August 2020 prepared by Metrics Group Building Surveyors
- Vegetation and Fauna Habitat Review prepared by northbarker Ecosystem Services reference GHD013 dated 19 February 2015
- Preliminary Site Investigation lot 98 Janet Drive project 7313 prepared by es&d dated August 2020
- TasWater Submission to Planning Authority Reference TWDA2020/00917-BCC dated 6 July 2020
- *Certificate of arrangements for road access and connection to the stormwater system issued by Burnie City Council and dated 30 June 2020*

3) *An Agreement in accordance with section 71 Land Use Planning and Approvals Act 1993 must be registered on the title for each applicable lot created by the*

subdivision and on the title for the balance lot to require –

- a) a Bushfire Hazard Management Area must be provided and maintained within the rear portion of each of proposed lots 34, 35, 39, 41 and 42 and within which there are to be specific requirements for the type and maintenance of vegetation in accordance with the Bushfire Hazard Management Plan referred to in Certificate No 20-036 dated 3 August 2020 as issued under section 51(2)(d) Land Use Planning and Approvals Act 1993 by Metrics Group Building Surveyors;*
- b) vegetation on the balance area of CT 178060/98 must be maintained by the owner in a “low threat” condition in accordance with the Bushfire Hazard Management Plan referred to in Certificate No 20-036 dated 3 August 2020 as issued under section 51(2)(d) Land Use Planning and Approvals Act 1993 by Metrics Group Building Surveyors until Stage 5 of the subdivision to which permit SD 2015/1235 applies has been completed by the registration of a Final Plan sealed in accordance with section 89(1)(a) Local Government (Building and Miscellaneous Provisions) Act 1993 with the Recorder of Titles;*
- c) a perpetual right of access must be granted the owners of proposed lots 34, 36, 39, 41 and 42 to enter the balance area of CT 178060/98 in order for them to maintain vegetation in a “low threat” condition in accordance with the Bushfire Hazard Management Plan referred to in Certificate No 20-036 dated 3 August 2020 as issued under section 51(2)(d) Land Use Planning and Approvals Act 1993 by Metrics Group Building Surveyors;*
- 4) The recommended works and risk management measures set out in each of the recommendations contained in paragraph 6.1 and paragraph 6.2 of the Landslip Risk Assessment Report prepared by Tasman Geotechnics Pty Ltd reference TG20083/1 – 02reportRev01 dated 21 August 2020 must be satisfied.*

In this regard -

- a) The following must be carried out as part of the subdivision works and be completed to the satisfaction of the planning authority prior to the Final Plan being sealed in accordance with section 89(1)(a) Local Government (Building and Miscellaneous Provisions) Act 1993 -*
 - (i) The embankment along Cooee Creek below lots 34 and 36 must be reconstructed to ensure long-term stability prior to commencement of any road work and the installation of any underground pipework within the subdivision land.*

The embankment is to be stripped back and unsuitable material removed from the site; and reconstructed at an overall slope angle if 1V:2.5H or flatter, using a series of benches constructed from compacted clay and including several layers of geogrid reinforcing.

The reconstruction work must be carried out in accordance with a detailed design prepared by a suitably qualified engineer, a copy of which must be provided to the planning authority for endorsement prior to commencement of work.

The design engineer must supervise the work.

A certificate of completion issued by the supervising engineer must be provided to the planning authority prior to the Final Plan being sealed in accordance with section 89(1)(a) Local Government (Building and Miscellaneous Provisions) Act 1993;

- (ii) Wherever possible existing non-weed vegetation must be maintained on slopes to prevent erosion of surface soils; and*
- (iii) Permanent cut slopes in talus must be designed at 1V:1.5H (33°) or flatter and 1V:2.5H or flatter in clay unless approved in writing by a geotechnical engineer, a copy of which must be provided to the planning authority;*
- (iv) All cut and disturbed surfaces must be replanted as soon as is practicable and maintained by the landowner at all times with a minimum vegetation cover of grass.*

Any tree plantings on disturbed slopes must be managed to ensure a permanent stand is maintained after trees reach maturity;

- b) An Agreement in accordance with section 71 Land Use Planning and Approvals Act 1993 must be registered on the title for each applicable lot created by the subdivision to reference the Landslip Risk Assessment Report Proposed Subdivision Stage 4 Janet Drive TG200883/1- 02report Rev01 dated 21 August 2020 prepared by Tasman Geotechnic, and to -*

- (i) require permanent cut slopes in talus must be designed at 1V:1.5H (33°) or flatter and 1V:2.5H or flatter in clay unless approved in writing by a geotechnical engineer, a copy of which must be provided to the planning authority;*
- (ii) require all stormwater runoff from roof and paved areas must be diverted for discharge to the public stormwater system;*
- (iii) require individual site classifications must be investigated and determined for each building site due to the wide variability of sub-surface conditions across the subdivision area, including within individual lots;*
- (iv) Identify the presence and extent of fill comprised of unconsolidated*

furnace ash and cinders to a possible depth of 9.0 m⁺ overlain by a thin capping of clay, building rubble and gravel on land within proposed lots 34 and 36, and noting the following implications for building –

- a. potential corrosion of foundation and other construction materials if in contact with fill;*
- b. poor bearing capacity and need to construct habitable buildings on screw piles (or piles inserted by other non-vibratory technique) placed to bedrock; and*
- c. potential amplification of vibration within the fill with implications for structural integrity of buildings located over the fill area;*

(v) Require –

- a. buildings must be located clear of steep slopes within the north-eastern part of proposed lot 36 and within the eastern part of proposed lot 39;*
- b. buildings must be located clear of the steep slope within proposed lot 39, and any excavation required within the steep slope area must have a depth of not more than 1.0 m below ground level;*
- c. utility pipes located within any area of ash and cinders fill must be constructed of corrosion resistant and flexible materials in accordance with a specification approved by the relevant utility entity;*
- d. habitable buildings –*
 - i. must be located within the eastern part of proposed lot 34 to be clear of the ash and cinder fill area as determined by a site specific investigation undertaken by a suitably qualified and experienced person;*
 - ii. must be located within the north-eastern part of lot 36 to be clear of the ash and cinder fill area as determined by a site specific investigation undertaken by a suitably qualified and experienced person; or*
 - iii. located over ash and cinder fill must be constructed using piles of a suitable corrosion resistant material placed to bedrock and designed from first principles by a suitably qualified and experienced person in accordance with a site*

specific investigation;

5) *In accordance with the recommendations contained in the Preliminary Site Investigation - Lot 98 Janet Drive prepared by es&d Project 7313 dated August 2020 –*

a) Subdivision works must –

(i) minimise disturbance of the existing cap over the ash and cinder land fill area to avoid exposure of fill material;

(ii) not remove and dispose of ash and cinder fill material from the land, including by redistribution within the subdivision area, unless in accordance with a method of disposal recommended by a suitably qualified person after specific testing of the material to be removed; and

b) An Agreement in accordance with section 71 Land Use Planning and Approvals Act 1993 must be registered on the title for each of lot 34 and lot 36 to reference Preliminary Site Investigation - Lot 98 Janet Drive prepared by es&d Project 7313 dated August 2020 and identify the presence within the lot of deep landfill comprised of furnace ash, and to require –

(i) disturbance of the existing cap over the ash and cinder fill material must be minimised during any building and construction work to avoid surface distribution and human contact with fill material; and

(ii) ash and cinder fill material must not be removed from the land for disposal on other land, including by redistribution within the lot, unless in accordance with a method of disposal recommended by a suitably qualified person after specific testing of the material to be removed

6) *An Agreement in accordance with section 71 Land Use Planning and Approvals Act 1993 in relation to the matters required by Conditions 3, 4(b) and 5(b) of this Permit for each applicable lot must be provided to the planning authority for approval prior to sealing of the final plan under section 89 Local Government (Building and Miscellaneous Provisions) Act 1993.*

The planning authority will complete and lodge the Agreements with the Recorder of Titles for registration on each applicable lot.

AND

C. *In accordance with Part 3 Local Government (Building and Miscellaneous Provisions) Act 1993 the Council approve the plan of subdivision described in permit application SD 2020/1305 subject to the following conditions –*

- 7) *The northern end of the extension to Janet Drive must be constructed with a turning area within the road area of sufficient dimension and construction to accommodate a long rigid vehicle;*
- 8) *Detailed design plans and specifications prepared in accordance with the Tasmanian Municipal Standard –Specifications (May 2020) and Tasmanian Municipal Standard – Drawings (May 2020), and the requirements of the Burnie City Council set out in Infrastructure Assets – Standards Policy CP-CBS-SG-031, must be submitted to the Burnie City Council for approval prior to commencement of any subdivision work.*

Design calculations are to be provided if requested by the Burnie City Council.

The approved designs and specifications for subdivision works must not be added to, modified, or substituted without the prior written approval of the Burnie City Council.

The design and conduct of subdivision work must be in accordance with the recommendations and requirements set out in the following documents –

- a) *Landslip Risk Assessment Proposed Subdivision Stage 4 Janet Drive prepared by Tasman Geotechnics doc ref TG20083/1 dated 21 August 2020*

In this regard –

- (i) a site specific investigation to determine the presence, extent and depth of any ash and cinder fill located within the proposed road area must be conducted prior to commencement of any subdivision works.*

Appropriate design and construction measures approved by the Burnie City Council must be made in response to any identified fill prior to commencement of work.

- (ii) road and trenching works must avoid steep slopes containing talus and clay material*

- b) *Preliminary Site Investigation Lot 98 Janet Drive Project 7313 prepared by es&d dated August 2020*

In this regard utility pipes located within any area of ash and cinders fill must be constructed of corrosion resistant and flexible materials in accordance with a specification approved by the relevant utility entity.

- c) *TasWater Submission to Planning Authority Reference TWDA2020/00917-BCC dated 6 July 2020; and*

- d) Certificate of arrangements for road access and connection to the stormwater system issued by Burnie City Council and dated 30 June 2020*
- 9) An application for "Permit to Conduct Work in a Council Street" must be lodged with and approved by the Burnie City Council prior to commencement of any work in a council road reserve. All work must be commenced and carried out in accordance with the most current version of the "General Terms and Conditions" and "Requirements, Guidelines, and Conditions of Constructing a Driveway to a Council Street" issued by the Burnie City Council.*
- 10) At the completion of the approved subdivision works 'as constructed' drawings must be provided to Burnie City Council in an AutoCAD digital format, together with complete CCTV footage of the underground stormwater pipe network.*
- 11) The final plan will not be sealed in accordance with section 89 Local Government (Building and Miscellaneous Provisions) Act 1993 unless –*
- a) all required subdivision works have been completed and –*
- (i) the relevant completion certificate has been issued by the applicable utility or road entity and a copy has been provided to the Burnie City Council; and*
- (ii) the relevant utility or road entity has advised the Burnie City Council that any required arrangements are in place to cover any applicable defect period; or*
- (iii) the relevant utility or road entity has advised the Burnie City Council that satisfactory arrangements are in place to provide a bond or security for completion of any outstanding works if the subdivision owner submits a final plan marked "Early Issue";*
- b) the land to be contained within the extension of Mills Road and Janet Drive is shown on the final plan as a "Road Lot";*
- c) the land to be contained within a 5.0 m wide strip connecting an existing area of Public Open Space to the extension to Mills Road and aligned between proposed lot 34 and 36 is shown on the final plan as "Public Open Space"*
- d) all easements and other restrictions, rights or entitlements in law created by the subdivision are shown on the final plan and are detailed as necessary in a schedule of easements*
- 12) Any land shown as a "Road Lot" or as "Public Open Space" on the final plan must be transferred into the ownership of the Burnie City Council immediately upon registration of the sealed plan by the Recorder of Titles.*
-

Notes

(These matters do not form part of the permit, but are provided to assist the permit holder in completing the subdivision)

(1) *It is the responsibility of the Permit holder to:-*

- (a) *identify the correct boundaries of the land and to ensure the subdivision will be located where approved;***
- (b) *The subdivision owner must make independent arrangements at the subdivision owner's cost –***
 - (i) *for the provision of an underground electricity supply to each residential lot in accordance with the requirements of TasNetworks and the Burnie City Council;***
 - (ii) *for the provision of street lighting in accordance with the requirements of TasNetworks and the Burnie City Council. The use of non-standard TasNetworks lighting poles will not be permitted within the development. Poles are to have base plates and pile footings to TasNetworks specification.***
 - (iii) *for the provision of telecommunication infrastructure to each residential lot in accordance with the requirements of the telecommunication provider; and***
 - (iv) *for the provision and installation of any traffic and pedestrian control device or street identification sign to the requirements of the Burnie City Council***
- (c) *take all reasonable measures to locate and protect any public utility installation within the land or in the vicinity of works, and to make good any damage which may occur.***

No use is to be made of a public road for the loading, unloading, storage or handling of goods and materials without the prior approval of the Burnie City Council.

The Permit holder must ensure reasonable measures are in place to avoid the tracking of mud and debris from the site onto a public road; and to immediately remove and clean up any mud or debris which may inadvertently be carried onto a road;
- (d) *have regard to the peaceful enjoyment and protection of occupation and use and development on adjacent land, and to program the nature and timing of work to minimise potential for disturbance, disruption or harm;***
- (e) *identify the need for and obtain all other permits or approvals which may be required by the law of Tasmania in relation to the conduct of the use and the carrying out of development on the land; and***
- (f) *the Permit holder must notify the Burnie City Council when the site is ready for***

occupation in order that an inspection may be arranged to establish compliance to the terms and conditions of this Permit.

- (g)** *In accordance with section 10(1)(b) Local Government (Highways) Act 1993 the road works constructed as part of the approved subdivision must be kept in repair for a period of six (6) months following the day on which the road authority issues a certificate of completion is issued in accordance with section 10(5); and it is the responsibility of the subdivision owner to rectify any matter that may arise in relation to the construction within the road area during that period.*

A maintenance bond assessed as 5% of the cost of the civil works must be lodged with the Burnie City Council prior to sealing of the final plan to cover the cost of any rectification works not completed by the subdivision owner within the maintenance period.

2.0 SUMMARY

Application has been made seeking grant of a permit to commence and carry out development for a subdivision to create twelve (12) new residential lots from land described on CT 178060/98 and located off Janet Drive, Park Grove as Stage 4 in a staged residential subdivision, together with drainage works on land described on CT 178061/1.

The application was notified and exhibited; and representations have been received in relation to the discretions to be exercise by the planning authority.

This report provides a description of the proposed subdivision, an assessment for compliance to the relevant provisions of the Tasmanian Planning Scheme, and a consideration of representations; and recommends grant of a conditional permit.

3.0 BACKGROUND

Approval was granted in December 2015 by the Tasmanian Planning Commission to amend the former Burnie Interim Planning Scheme 2013 and apply the Low Density Residential zone to land east of Cooe Creek and north of West Mooreville Road, Park Grove; and to grant a permit to allow a five (5) stage subdivision of the land to create 92 residential lots, together with road lots and open space lots.

Stages 1, 2 and 3 of the subdivision have been constructed, and titles have issued for the lots created. Many of these lots have now been developed or are under development for single and multiple dwellings.

In July 2019 an excavated slope within proposed stage 4 of the subdivision failed in a landslip event. Emergency work was undertaken to immediately stabilise the slope and prevent further movement. A more permanent approach to long-term stability of the land is currently under investigation. A separate permit is required to undertake slope stability and remediation works.

The landslip has impacted on suitability of part of the land contained within proposed Stage 4 of the subdivision plan approved in 2015.

The subdivision owner seeks to modify the approved subdivision design to exclude the landslip affected portion of the land from Stage 4 of the development. A new subdivision permit is required to accommodate these changes.

A subdivision permit application for a modified Stage 4 was lodged in June 2020 under the now former Burnie Interim Planning Scheme 2013. A period of exhibition commenced from 20 July 2020 after receipt of additional information to clarify aspects of the development. Three representations were received during the exhibition period.

The Tasmanian Planning Scheme took effect on 22 July 2020.

The *Land Use Planning and Approvals Act 1993* requires a permit application must be decided by reference only to the planning scheme in force on the day of the decision. There are no transitional arrangements in relation to a permit application lodged before the planning scheme changed.

The likelihood of the Tasmanian Planning Scheme having effect on determination of the subdivision application was identified to the applicant prior to the application being lodged, and on subsequent occasions.

The subdivision application had not been determined on 22 July 2020. Therefore the proposed subdivision must now meet the applicable requirements of the Tasmanian Planning Scheme.

The application as lodged and exhibited did not then contain sufficient information to address all of the matters applicable under the Tasmanian Planning Scheme. The applicant has agreed to provide additional information, and to extend the period of time within which to make a decision on the permit application until 30 September 2020.

The proposed subdivision will occur on that part of the land immediately below a proposed extension to Mills Road.

The subdivision will create twelve (12) new residential lots of varying area along the extension of Mills Road and will occur over the modified surface area west of the current construction of Mills Road and above the escarpment to the valley containing Cooee Creek.

The proposed lots are –

Proposed Lot	Area (m ²)
31	724
32	687
33	596
34	2427
36	1869
39	1892
41	904
42	911
52	678
53	635
54	649
55	754

The larger lots are to be located at the western edge of the subdivision where there are limits on development imposed by geotechnical conditions and exposure to risk from bushfire.

The application relies on the following documents (copies of which are attached) to describe the site and the subdivision, and to show compliance to the applicable provisions of the Tasmanian Planning Scheme.

- **Planning Submission** prepared by Metier Planning and Development dated June 2020; and supplementary report to address the TPS dated 20 August 2020
- **Subdivision Drawings Project No 19.142** prepared by rare. Sheet No C0V, C000, C001, C100, C101, C102, C103, C104, C200, C201, C202, C203, C204, C300, C400, C401, C402, C403, C404, C411, C412, C413, C414, C421, C423, C424, C441, C500, C501, C502, C503, C504, C511, C513, C514, C600, C601, C602, C603, C604, C701, C702, C703, C704, C801, C802 AND C803 current to 24 August 2020
- **Landslip Risk Assessment** prepared by Tasman Geotechnics doc ref TG20083/1 dated 21 August 2020
- **Bushfire Hazard Report** 20-036 Revision 1 dated 3 August 2020 prepared by Metrics Group Building Surveyors
- **Vegetation and Fauna Habitat Review** prepared by northbarker Ecosystem Services reference GHD013 dated 19 February 2015
- **Preliminary Site Investigation** project 7313 prepared by es&d dated August 2020

4.0 LEGISLATIVE REQUIREMENTS

The relevant legislation is the Tasmanian *Land Use Planning and Approvals Act 1993*.

The Act requires a person must not commence or carry out any use or development of land for which a permit is required under the applicable planning scheme unless a permit has

been granted and is in effect for that use or development. The use or development must occur in accordance with any conditions or restrictions imposed under that permit.

The applicable planning scheme is the Tasmanian Planning Scheme (TPS).

Application of the zone and code provisions of the Tasmanian Planning Scheme to land within the burnie municipal area is set out in the Burnie Local Provisions Schedule (BUR LPS)

The planning scheme applies the General Residential zone to the proposed subdivision land.

The following scheme provisions are relevant to the subdivision of land –

- 6.2.6 – subdivision is not development that needs to be categorised into one of the use classes
- 6.8.1 – discretion to refuse or grant a permit if the subdivision relies on performance criteria to demonstrate compliance with an applicable standard or is otherwise discretionary under any other provision of the scheme
- 6.8.1 – discretion to refuse or grant a permit in accordance with 7.10 if there are no applicable standards and the subdivision is not otherwise prohibited
- 6.10.1 – determine an application by reference to all applicable standards and requirements of the planning scheme; and to any representations received in accordance with section 57 of the Act, but only in so far as the representation is relevant to the discretion being exercised
- 6.11 – allows conditions and restrictions on a permit
- 8.6.1 – lot design (area and dimensions of lots; provision of an unencumbered useable area; frontage width; provision of vehicular access; solar orientation of lots)
- 8.6.2 – Roads (arrangement and construction of roads) – application must rely on performance criteria in 8.6.2 P1 if new roads proposed
- 8.6.3 – Services (connections to a water supply, reticulated sewerage system, and a public stormwater system)
- C7.7.2 - Natural Assets Code for protection of native vegetation communities and the habitat of threatened species (part of land to be contained within lots 36, 39, 41 and 42 located is shown on the BUR LPS Code overlay map to be within a priority vegetation area - therefore C7.7.2 P1.1 and P1.2 apply)
- C13.6 – Bushfire-Prone Area Code to manage exposure to risk from bushfire (the subdivision land is located within a bushfire prone area shown on the BUR LPS code overlay – therefore requirements in C13.6.1 for provision of a hazard management area; C13.6.2 for public and firefighting access; and C13.6.3 for provision of a firefighting water supply apply)

- C14 – Potentially Contaminated Land Code to manage risk from contamination by an existing or previous land use (part of the land contains significant depth and volume of fill comprised of furnace ash which is identified as a potentially contaminating material – C14.2.1(d)(ii) and C14.7.1 apply))
- C15 – Landslip Hazard Code to manage risk to use and development on those parts of the land identified the a BUR LPS Landslip Hazard code overlay map to be within a landslip hazard band, or any risk identified in a geotechnical report provided with the permit application to contain landslip or other geotechnical hazards (geotechnical report provided with application identifies part of the land contains unstable bank, and part of land contains a significant depth of un-compacted ash fill – C15.7.1 applies)

The *Local Government (Building and Miscellaneous Provisions) Act 1993* applies for approval of a plan of subdivision -

- s83 – addresses provision of land for public open space or drainage purposes; restrictions on arrangements for provision of a water supply or for disposal of sewage
- s84 – specifies qualities of a minimum lot; arrangements for drainage under a State road
- s85 – allows a plan of subdivision may be refused if layout and drainage of lots and roads is not satisfactory; arrangements for provision of utilities is unduly expensive; a lot is unsuitable for building; or modifications are required to achieve satisfactory access, provision for public open space, or protection of vegetation

5.0 POLICY CONSIDERATIONS

There are no policy considerations associated with the determination of a permit application.

A planning authority must limit its consideration to whether the information provided with the permit application is sufficient and relevant to the applicable standards prescribed in the planning scheme to allow it can be satisfied there will be compliance.

The strategic or policy matters which may underpin the current provisions of the planning scheme, or which may inform a potential to amend the planning scheme, are not relevant and have no part in the decision.

6.0 FINANCIAL IMPACT

There are no financial impacts directly associated with the requirement for a planning authority to make a decision on whether a permit application is in compliance to the applicable provisions of a planning scheme.

There may be a subsequent cost to engage legal and specialist representation and to appear and give evidence if the decision of the planning authority is appealed.

The nature of these impacts are that the planning authority may be required to meet the costs of the applicant or a third party if an appeals tribunal decides that the planning authority did not act appropriately in relation to the issues or processes relevant to determining the permit application.

These are structural costs associated with operation of the land use planning system.

7.0 DISCUSSION

The application seeks approval to carry out a subdivision of land to create twelve (12) new residential lots as Stage 4 of a continuing staged subdivision of land north of West Mooreville Road and east of Cooe Creek.

The subdivision will also extend Mills Road westward to cross Janet Drive (roundabout intersection) and create a cul-de-sac on the western end

1. Matters relevant to a Permit decision under the Land Use Planning and Approvals Act 1993

The permit application was lodged and notified under the former Burnie Interim Planning Scheme.

However, introduction of the Tasmanian Planning Scheme on 22 July 2020 replaced the BIPS 2013, and is now the planning instrument relevant to a decision on the permit application.

The application must be determined by reference to provisions of the TPS.

There are no transitional arrangements within the Act for an application received but undetermined prior to the TPS taking effect. There is no requirement to re-exhibit the application under the TPS.

Assessment of the permit application against the relevant requirements of the Tasmanian Planning Scheme establishes –

- a) Each lot will have sufficient site area and dimensions to satisfy the requirements of 8.6.1 A1 and A2;
- b) Each lot can be provided with vehicular access from a road in accordance with the requirements of the Burnie City Council, and will satisfy 8.6.1 A3;
- c) The long axis of each lot will meet the solar orientation requirement in 8.6.1 A4;
- d) The arrangements and construction of roads will satisfy the considerations set out in 8.6.2 P1;
- e) Each lot can connect to a reticulated water supply in accordance with 8.6.3 A1;

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- f) Each lot can connect to a reticulated sewerage system in accordance with 8.6.3 A2;
 - g) Each lot can connect to a public stormwater system in accordance with 8.6.3 A3;
 - h) The land is shown on the BUR LPS Natural Assets Code overlay map to contain areas of Priority Vegetation.

The requirements of clause 7.7.2 applies to require works associated with a plan of subdivision, and the subsequent development and use of lots created, must not have an unnecessary or unacceptable impact on priority vegetation.

The application relies on a report prepared by northbarker Ecosystem Services dated 19 February 2020 to establish the land within and adjoining the subdivision area does not support any protected native vegetation community or threatened species habitat.

The land within the subdivision area has been substantially modified by clearing of standing weed and exotic vegetation, and by re-shaping of the surface in anticipation of subdivision works.

It is evident the subdivision will not involve the clearance of any priority vegetation, or directly impact on any adjacent priority vegetation area.

The requirement in 7.7.2 P1 is satisfied.

- i) The land is within a Bushfire-Prone Area shown on the BUR LPS Code overlay map

Tasmania Fire Service made representations during the exhibition period in relation to the Bushfire Hazard Management Plan lodged with the application.

The application has subsequently submitted a revised Bushfire Hazard Management Plan and certificate 20-036 dated 3 August 2020 prepared by Metrics Group to address concerns raised by Tasmania Fire Service. The measures set out in the revised Bushfire Hazard Management Plan have been agreed by the Tasmanian Fire Service.

Adequate measures can be made in accordance with clauses C13.6.1 A1, C13.6.2 A1, and C13.6.3 A1 of the Bushfire-prone Areas Code to provide hazard management areas, public and firefighting access, and provision of a water supply for firefighting purposes.

The requirements of the certified Bushfire Hazard Management Plan will impose restrictions on the use and development of the land, including –

- i. Registration of an agreement in accordance with Part 5 (s71) of the Act –
 - a. over the balance land north of the subdivision area comprising lots 52, 53, 54 and 55 to require vegetation cover be maintained by the owner in a “low threat” condition until after Stage 5 of the subdivision is completed ; and

- b. to permit access in perpetuity by title owners of land on lots 34, 36, 39, 41 and 42 to enter the balance area and require they maintain vegetation in a “low threat” condition for the distances specified;
- ii. Bushfire hazard management areas to be provided and maintained on the rear parts of lots 34, 35, 39, 41 and 42, within which specific requirements will apply for the type and maintenance of vegetation, including domestic landscape treatments; and
- iii. Restriction on the location and construction materials for dwellings on each lot

A condition will be included on any permit granted to require compliance to the requirements contained in the certified Bushfire Hazard Management Plan.

- j. Code C14 - Potentially Contaminated Land applies to subdivision of land intended to create lots for a sensitive use development on any land that is identified in a report lodged with a permit application to have been used, or which may have been used, for a potentially contaminating activity or which is likely to be contaminated.

Sensitive use is defined by the TPS to mean any residential use or a use involving the presence of people for extended periods.

The proposed subdivision is to create new lots for residential purposes.

The application documents include a Landslip Assessment Report prepared by Tasman Geotechnics dated 21 August 2020 in which it is identified that portion of the land within proposed lots 34 and 36 contain fill comprised of furnace ash commencing just below the surface continuing to a confirmed depth of 3.5 m, and with an estimated maximum depth in places to more than 9.0 m.

A potentially contaminating activity is identified in Table C14.2 to include any boiler or kiln ash, and any fill material imported onto a site from a potentially contaminated source.

The presence and likely adverse impact of ash fill sourced from the former Burnie Paper Mill is identified in representations made during the exhibition period.

The application as lodged and exhibited did not contain an assessment against Code C14.

The applicant has subsequently provided a Preliminary Site Investigation report prepared by es&d dated August 2020 which examines the risks associated with a potential contamination from the furnace ash fill in terms of the requirements in C14.4.1.

The report concludes that within the limits of the investigation, the conditions encountered, and the information available at the time, there is no increase in the level of risk to human health or the environment from the proposal to develop the site

with regards to soil contamination, including from spoil disturbance associated with development.

The report indicates soil disposal management is required.

The report satisfies the Code exemption requirements in C14.4.1(c) as a site history prepared by a site contamination practitioner provided to the planning authority to the effect that the site history confirms potentially contaminating activities did not contaminate the site.

- j) The application documents include a Landslip Assessment Report prepared by Tasman Geotechnics which identifies and makes recommendations in relation to a number of issues associated with the subdivision site.

The report is a document for the purpose of C15.2.1(b) that has been lodged with the application, and has been required in response to a request under section 54 of the Act, that has identified matters that have potential to cause or contribute to a landslip or other suitability matters.

The report identifies –

- i. The area of land on which the Stage 4 subdivision will occur is not land located within, and is not at risk from, the area of landslip activity that resulted in a slope failure below Heather Crescent in July 2019;
- ii. Development works for the Stage 4 subdivision is unlikely to reactivate an ancient mapped upslope landslip, or to reactivate the recent landslip below Heather Crescent;
- iii. The western edge of the subdivision land comprises a steep slope batter on the outer face of an extensive area of unconsolidated fill above Cooee located below lots 34 and 36.

The slope has been partially modified by earlier stages of the larger subdivision and by more recent site preparation works.

The bank requires reconstruction by benching in accordance with an approved engineering design to ensure long-term stability and to provide an acceptable level of safety for land within the subdivision;

- iv. A steep talus embankment of loose cobbles on the western edge in the north-western corner should not be disturbed during subdivision works and subsequent building.

Construction on the steep areas should not occur unless supported by further detailed site specific investigation.

Buildings should be limited to –

- a. avoid the north-western part where steep slope imposes limits on development on Lot 36; and
 - b. avoid the western part of lot 39
- v. Wherever possible vegetation should be retained on slopes, or reinstated to prevent surface erosion and to assist slope stability;
- vi. Subdivision and building works should be designed, constructed and maintained in accordance with prevailing site conditions.

Site classifications for building and construction should be separately identified for each site given the variation in sub-surface conditions across the land and within some lots;

- vii. An area of deep fill material comprised primarily of unconsolidated furnace ash deposited within a former quarry extends into land to be contained on lots 34 and 36.

The material is described as highly corrosive and potentially damaging to building and utility materials; and has the potential to amplify vibrations which may have implications for stability of buildings and other structures.

It is recommended –

- a. buildings be limited to the eastern part of lot 34 due to the presence of deep fill in the western part;
- b. buildings should be located to the north-eastern part of lot 36 to avoid deep fill within the southern part; and
- c. any building is located over the fill area be constructed using foundation piles of a corrosion resistant material placed to bedrock

Subject to measures to address the recommendations contained in the geotechnical report, the application will meet the requirements in C15.7.1.

Representations

The permit application documents were notified and placed on exhibition in accordance with section 57 of the Act by reference to the former Burnie Interim Planning Scheme 2013

The notification identified the subdivision as a discretionary permit development relying for grant of a permit on performance criteria in clauses 12.4.8 (purpose of the subdivision), and E4.6.1 P1 (change in ground level by fill and excavation).

The Tasmanian Planning Scheme does not contain provisions equivalent to 12.4.8 and E4.6.1 of the former planning scheme.

The application now relies on the exercise of discretion in TPS clauses 8.6.2 P1 (arrangements for provision of new roads); and C7.7.2 P1.1 and P1.2 (clearing of priority vegetation from the land within the proposed subdivision area).

A planning authority must take into consideration any representation received during the exhibition period in so far as it is relevant to a matter for which the planning authority has discretion.

The relevant discretions are those in clause 8.6.2 P1 and C7.7.2 P1.1 and P1.2.

Three representations were received during the exhibition period –

a) **Tasmania Fire Service (TFS)**

Noting the considerations and measures contained in the Bushfire Hazard Management Plan lodged with the application did not address the matters in TPS Code C13 for Bushfire-Prone Areas.

TFS provided a copy of their representation to the applicant; and the applicant has since submitted a revised certified Bushfire-Hazard Management Plan.

The TFS is satisfied with the revised plan and has withdrawn the representation.

A planning authority must in accordance with section 51(2)(d) accept a certified Bushfire Hazard Management Plan as evidence of compliance to the relevant provisions of the Code.

b) **Mark and Sue Smith (representors) - Tameika Munday, Ken and Lois Moore, Dion and Kay Triffitt, Steven and Agnes Townsend, Monica and Howard Edwards, Stephen and Katrina Dickson, and Hayden and Cassia Humber (supported residents)**

- i. A decision on the Stage 4 subdivision application should be deferred until after the rehabilitation and long-term stabilisation of the excavated bank below property at 1, 3, and 5 Heather Crescent is complete

Comment

A planning authority must determine a permit application in relation to the use and development it describes.

A decision cannot be deferred or made dependent upon completion of works on other land unless there is a direct association between the ability to lawfully undertake the works described on the permit application and any works required on other land.

The information provided with the permit application establishes construction on the fill and steep areas should not occur unless supported by further detailed site specific investigation the land within the subdivision area for residential use and development is not influenced by and has no influence on the land containing the July 2019 landslide.

The current application does involve land containing or impacted by the landslide. The application does not address, and is not required to address, the landslide site.

A planning authority cannot use a decision on a permit application as a lever to obtain an unrelated outcome on other land.

- ii. The observations in the Metier Planning report in relation to significant wet weather as the trigger to the July 2019 landslide are not supported by weather records for the period

Comment

The comments are not relevant to the exercise of discretion as required under clause 8.6.2 P1 and C7.7.2 P1.1 and P1.2

- iii. Lots 34 and 36 contain areas of deep fill comprised of industrial waste and furnace ash which may mean the site is potentially contaminated and unsuitable for residential use and buildings.

Comment

The applicant has submitted additional documents prepared by es & d dated August 2020 to meet the requirement in TPS C14 for potentially contaminated land.

The report identifies the land is not contaminated, and that subdivision works will not create an unacceptable level of risk to people or the environment.

The report satisfies the requirement in C14.7.1 A1(a) for report prepared by a person approved by the Director as defined in the *Environmental Management and Pollution Control Act 1994* that certifies that the land is suitable for the intended use or development.

The planning authority is not required to exercise discretion in relation to the provisions in C14.

- iv. The embankment above the eastern side of Cooe Creek is of doubtful stability and requires major work to secure suitability of adjacent lots for building and to reinstate aesthetic and habitat values

Comment

The Tasman Geotechnics report dated 21 August 2020 and included with the application documents identifies need for reconstruction of the bank above Cooee Creek below the western edge of the subdivision area.

A condition will be included on any permit granted to require reconstruction and revegetation of the bank in accordance with approved engineering plans before the final plan is sealed.

- v. Clause 10.4.4 TPS for the Low Density Residential zone requires site coverage is not more than 30% and is not satisfied on lots within existing Stages of the subdivision.

Comment

The TPS applies the General Residential zone to the land containing the subdivision area.

The provisions of clause 10.4.4 are not relevant to the determination of the subdivision application.

c) Don Lucas

The application fails to address –

- i. The bushland area within Stage 5, and the presence of a Wedge Tailed Eagle nest on other land in the locality.

Burnie City Council should consider acquiring the balance of the land, including land within Stage 5 as a public open space nature reserve

Comment

The application is restricted to the land identified as Stage 4, and does not involve land within Stage 5.

The 2015 subdivision permit for the entirety of the residential estate did not include a requirement for the dedication or acquisition of land for public open space purposes within the northern portion of the land.

Council cannot use the permit application process for Stage 4 to introduce a requirement to acquire land for public open space. Any proposition in that regard must be pursued by private negotiation.

The matter is not relevant to the decision required from the planning authority on the permit application.

- ii. Management of the creek system within Stage 5 to prevent further loss of Burnie Burrowing Crayfish habitat as has occurred within Stages 1 – 3

Comment

The current application does not involve Stage 5.

The 2015 permit includes Stage 5. No further permits are required to progress Stage 5 if works are conducted in accordance with the 2015 permit.

The matter is not relevant to the decision required from the planning authority on the permit application.

- iii. Conclusions in the Tasman Geotechnics report on the absence of identified landslip may be attributable to the masking effect of earthworks that have occurred within the subdivision land

Comment

The geotechnical report is prepared as an objective technical document using best practice fieldwork and best available data.

The representation relies on supposition and is not supported by any equivalent expertise or information.

The matter is not relevant to the decision required from the planning authority on the permit application.

There are no matters within the representations relevant to a decision on the permit that warrant a permit be refused.

2. Matters relevant to an approval under the Local Government (Building and Miscellaneous Provisions) Act

The Act requires a Council must not approve a plan of subdivision unless satisfied in relation to a number of matters.

The application does not specifically address requirements under the Act.

The Act is not applicable to the extent that the Tasmanian Planning Scheme contains an equivalent provision.

The following matters are relevant to a decision on the subdivision –

- *section 83(1)(a)* – there is no requirement for the owner to sell any land within the subdivision area to the Council for public open space purposes;
- *section 83(1)(b)* – the proposed extension of Mills Road is to be shown as “to be acquired by the highway authority” as a public road lot

- *section 83(5)* – there is no requirement to specify land within the subdivision cannot or will not be drained to a public drainage system, or to prevent or instruct the use of a septic tank because each lots within the subdivision will be connected to a public drainage system and a reticulated sewerage system;
- *section 84(1)* is not applicable because –
 - the TPS requirements in relation to the size and qualities of a minimum lot will be satisfied; and
 - drainage will not be concentrated and discharged into any drain under State highway or road
- *section 85* does not apply to require the subdivision be refused because –
 - extension of Mills Road will suit the public convenience and form part of a local road network for satisfactory interconnection to inhabitants of the subdivision;
 - drainage of lots and roads can satisfactorily be managed in accordance with the Urban Drainage Act 2013;
 - the land will be connected to a reticulated sewerage system;
 - the site and layout of lots does not make the construction and maintenance of utilities unduly expensive

A requirement for use of special materials in construction of the stormwater line to be installed within the unconsolidated ash fill will not add unduly to the cost of construction;

- the layout of the lots and roads does not require alteration to include or omit –
 - blind roads or alleys or rights of way giving access to the rear of lots;
 - land for public or private open space.

The subdivision plan indicates a 5.0 m wide corridor of land connecting from the extension of Mills Road to an existing area of Public Open Space above Cooee Creek and passing between lots 34 and 36 to be dedicated as Public Open Space.

- littoral or riparian reserves up to 30m wide from the bank of Cooee Creek;
- land within a road reserve to support and embankment;
- land to widen or deviate an existing road;

- preservation of trees and shrubs
- the balance area of the subdivision land is subject to a 2015 approval for subdivision to create additional lots;
- one or more lots is unsuitable for building on.

While lots 34, 36 and 39 are significantly restrained in terms of that portion of the lot suitable for building, there is sufficient area within each to provide a building area in accordance with requirements of the TPS;

- there are no rights or interests or existing development or works of other parties that would constrain or prohibit the separate use and occupation of any lot
- *section 86* – there is no requirement to the payment of a security in relation to road and drainage works

8.0 RISK

There is risk –

- a) The decision of the planning authority may be appealed if the applicant, or a third party who has made a representation, is dissatisfied.
- b) The applicant or a third party may allege breach of procedural fairness in relation to the execution of one or more of the statutory processes applicable for determining a permit application.

Both categories of risk are inherent in the statutory land use planning process.

A planning authority may minimise likelihood of an appeal or a challenge on procedural fairness by –

- a) determining a permit application by reference only to the information provided with the permit application and in any representation received;
- b) determining compliance by reference only to the relevant tests which are applicable for the permit application; and
- c) by remaining impartial and not indicating any position on the application until the matter is raised for decision.

9.0 CONSULTATION

This report has been prepared following consultation with all relevant persons.

ATTACHMENTS

1. [Permit Application & Supporting Documentation](#)
2. [Representation - D Lucas](#)
3. [Representation - M & S Smith](#)
4. [Agreement to Extension of Time](#)

COUNCIL RESOLUTION

Resolution number: MO256-20

MOVED: Cr K Dorsey

SECONDED: Cr G Simpson

“THAT Council in its capacity as a planning authority -

- A. Acknowledge the matters contained in each representation made in relation to the proposed plan of subdivision described in permit application SD 2020/1305 during the section 57 exhibition period and determine that in so far as such matters are relevant to the exercise of discretion under the provisions of the Tasmanian Planning Scheme there are no matters that warrant refusal of a permit; and***
- B. In accordance with section 51(3A) and section 57(6) Land Use Planning and Approvals Act 1993 and clause 6.8.2 and 6.11 Tasmanian Planning Scheme, determine to GRANT a permit to commence and carry out subdivision development to create twelve (12) new residential lots and a road lot on land described on CT 178060/98 and located off Janet Drive, Park Grove as Stage 4 in a staged residential subdivision, together with associated drainage works on land described on CT 178061/1, subject to the following conditions and restrictions –***

- 1) The subdivision is to create –***

<i>Proposed Lot</i>	<i>Area (m²)</i>
31	724
32	687
33	596
34	2427
36	1869
39	1892
41	904
42	911
52	678
53	635
54	649
55	754

<i>Road Lot</i>	<i>Extension of Janet Drive and Mills Road</i>
<i>Balance Area of CT 178060/98</i>	

2) *The design and construction of the subdivision must commence and be carried out generally in accordance with the specifications, recommendations commitments, and requirements contained in the following documents, copies of which are attached to and form part of this Permit –*

- *Planning Submission prepared by Metier Planning and Development dated June 2020; and supplementary report to address the TPS dated 20 August 2020*
- *Subdivision Drawings Project No 19.142 prepared by rare. Sheet No C0V, C000, C001, C100, C101, C102, C103, C104, C200, C201, C202, C203, C204, C300, C400, C401, C402, C403, C404, C411, C412, C413, C414, C421, C423, C424, C441, C500, C501, C502, C503, C504, C511, C513, C514, C600, C601, C602, C603, C604, C701, C702, C703, C704, C801, C802 AND C803, including all revisions effective at 24 August 2020*
- *Landslip Risk Assessment Proposed Subdivision Stage 4 Janet Drive prepared by Tasman Geotechnics doc ref TG20083/1 dated 21 August 2020*
- *Bushfire Hazard Report Revision 1 and Certified Bushfire Hazard Management Plan 20-036 dated 3 August 2020 prepared by Metrics Group Building Surveyors*
- *Vegetation and Fauna Habitat Review prepared by northbarker Ecosystem Services reference GHD013 dated 19 February 2015*
- *Preliminary Site Investigation lot 98 Janet Drive project 7313 prepared by es&d dated August 2020*
- *TasWater Submission to Planning Authority Reference TWDA2020/00917-BCC dated 6 July 2020*
- *Certificate of arrangements for road access and connection to the stormwater system issued by Burnie City Council and dated 30 June 2020*

3) *An Agreement in accordance with section 71 Land Use Planning and Approvals Act 1993 must be registered on the title for each applicable lot created by the subdivision and on the title for the balance lot to require –*

- a) *a Bushfire Hazard Management Area must be provided and maintained within the rear portion of each of proposed lots 34, 35, 39, 41 and 42 and within which there are to be specific requirements for the type and*

maintenance of vegetation in accordance with the Bushfire Hazard Management Plan referred to in Certificate No 20-036 dated 3 August 2020 as issued under section 51(2)(d) Land Use Planning and Approvals Act 1993 by Metrics Group Building Surveyors;

- b) vegetation on the balance area of CT 178060/98 must be maintained by the owner in a "low threat" condition in accordance with the Bushfire Hazard Management Plan referred to in Certificate No 20-036 dated 3 August 2020 as issued under section 51(2)(d) Land Use Planning and Approvals Act 1993 by Metrics Group Building Surveyors until Stage 5 of the subdivision to which permit SD 2015/1235 applies has been completed by the registration of a Final Plan sealed in accordance with section 89(1)(a) Local Government (Building and Miscellaneous Provisions) Act 1993 with the Recorder of Titles;*
- c) a perpetual right of access must be granted the owners of proposed lots 34, 36, 39, 41 and 42 to enter the balance area of CT 178060/98 in order for them to maintain vegetation in a "low threat" condition in accordance with the Bushfire Hazard Management Plan referred to in Certificate No 20-036 dated 3 August 2020 as issued under section 51(2)(d) Land Use Planning and Approvals Act 1993 by Metrics Group Building Surveyors;*
- 4) The recommended works and risk management measures set out in each of the recommendations contained in paragraph 6.1 and paragraph 6.2 of the Landslip Risk Assessment Report prepared by Tasman Geotechnics Pty Ltd reference TG20083/1 – 02reportRev01 dated 21 August 2020 must be satisfied.*

In this regard -

- a) The following must be carried out as part of the subdivision works and be completed to the satisfaction of the planning authority prior to the Final Plan being sealed in accordance with section 89(1)(a) Local Government (Building and Miscellaneous Provisions) Act 1993 -*

- (i) The embankment along Cooee Creek below lots 34 and 36 must be reconstructed to ensure long-term stability prior to commencement of any road work and the installation of any underground pipework within the subdivision land.*

The embankment is to be stripped back and unsuitable material removed from the site; and reconstructed at an overall slope angle of 1V:2.5H or flatter, using a series of benches constructed from compacted clay and including several layers of geogrid reinforcing.

The reconstruction work must be carried out in accordance with a detailed design prepared by a suitably qualified engineer, a copy of which must be provided to the planning authority for endorsement prior to commencement of work.

The design engineer must supervise the work.

A certificate of completion issued by the supervising engineer must be provided to the planning authority prior to the Final Plan being sealed in accordance with section 89(1)(a) Local Government (Building and Miscellaneous Provisions) Act 1993;

- (ii) Wherever possible existing non-weed vegetation must be maintained on slopes to prevent erosion of surface soils; and*
- (iii) Permanent cut slopes in talus must be designed at 1V:1.5H (33°) or flatter and 1V:2.5H or flatter in clay unless approved in writing by a geotechnical engineer, a copy of which must be provided to the planning authority;*
- (iv) All cut and disturbed surfaces must be replanted as soon as is practicable and maintained by the landowner at all times with a minimum vegetation cover of grass.*

Any tree plantings on disturbed slopes must be managed to ensure a permanent stand is maintained after trees reach maturity;

- b) An Agreement in accordance with section 71 Land Use Planning and Approvals Act 1993 must be registered on the title for each applicable lot created by the subdivision to reference the Landslip Risk Assessment Report Proposed Subdivision Stage 4 Janet Drive TG200883/1- 02report Rev01 dated 21 August 2020 prepared by Tasman Geotechnic, and to -*

- (i) require permanent cut slopes in talus must be designed at 1V:1.5H (33°) or flatter and 1V:2.5H or flatter in clay unless approved in writing by a geotechnical engineer, a copy of which must be provided to the planning authority;*
- (ii) require all stormwater runoff from roof and paved areas must be diverted for discharge to the public stormwater system;*
- (iii) require individual site classifications must be investigated and determined for each building site due to the wide variability of sub-surface conditions across the subdivision area, including within individual lots;*
- (iv) Identify the presence and extent of fill comprised of unconsolidated furnace ash and cinders to a possible depth of 9.0 m⁺ overlain by a thin capping of clay, building rubble and gravel on land within proposed lots 34 and 36, and noting the following implications for building –*

- a. potential corrosion of foundation and other construction materials if in contact with fill;*
- b. poor bearing capacity and need to construct habitable buildings on screw piles (or piles inserted by other non-vibratory technique) placed to bedrock; and*
- c. potential amplification of vibration within the fill with implications for structural integrity of buildings located over the fill area;*

(v) Require –

- a. buildings must be located clear of steep slopes within the north-eastern part of proposed lot 36 and within the eastern part of proposed lot 39;*
- b. buildings must be located clear of the steep slope within proposed lot 39, and any excavation required within the steep slope area must have a depth of not more than 1.0 m below ground level;*
- c. utility pipes located within any area of ash and cinders fill must be constructed of corrosion resistant and flexible materials in accordance with a specification approved by the relevant utility entity;*
- d. habitable buildings –*
 - i. must be located within the eastern part of proposed lot 34 to be clear of the ash and cinder fill area as determined by a site specific investigation undertaken by a suitably qualified and experienced person;*
 - ii. must be located within the north-eastern part of lot 36 to be clear of the ash and cinder fill area as determined by a site specific investigation undertaken by a suitably qualified and experienced person; or*
 - iii. located over ash and cinder fill must be constructed using piles of a suitable corrosion resistant material placed to bedrock and designed from first principles by a suitably qualified and experienced person in accordance with a site specific investigation;*

5) In accordance with the recommendations contained in the Preliminary Site Investigation - Lot 98 Janet Drive prepared by es&d Project 7313 dated August 2020 –

a) Subdivision works must –

- (i) minimise disturbance of the existing cap over the ash and cinder land fill area to avoid exposure of fill material;**
- (ii) not remove and dispose of ash and cinder fill material from the land, including by redistribution within the subdivision area, unless in accordance with a method of disposal recommended by a suitably qualified person after specific testing of the material to be removed; and**

b) An Agreement in accordance with section 71 Land Use Planning and Approvals Act 1993 must be registered on the title for each of lot 34 and lot 36 to reference Preliminary Site Investigation - Lot 98 Janet Drive prepared by es&d Project 7313 dated August 2020 and identify the presence within the lot of deep landfill comprised of furnace ash, and to require –

- (i) disturbance of the existing cap over the ash and cinder fill material must be minimised during any building and construction work to avoid surface distribution and human contact with fill material; and**
- (ii) ash and cinder fill material must not be removed from the land for disposal on other land, including by redistribution within the lot, unless in accordance with a method of disposal recommended by a suitably qualified person after specific testing of the material to be removed**

6) An Agreement in accordance with section 71 Land Use Planning and Approvals Act 1993 in relation to the matters required by Conditions 3, 4(b) and 5(b) of this Permit for each applicable lot must be provided to the planning authority for approval prior to sealing of the final plan under section 89 Local Government (Building and Miscellaneous Provisions) Act 1993.

The planning authority will complete and lodge the Agreements with the Recorder of Titles for registration on each applicable lot.

AND

C. In accordance with Part 3 Local Government (Building and Miscellaneous Provisions) Act 1993 the Council approve the plan of subdivision described in permit application SD 2020/1305 subject to the following conditions –

- 7) The northern end of the extension to Janet Drive must be constructed with a turning area within the road area of sufficient dimension and construction to accommodate a long rigid vehicle;**

- 8) *Detailed design plans and specifications prepared in accordance with the Tasmanian Municipal Standard –Specifications (May 2020) and Tasmanian Municipal Standard – Drawings (May 2020), and the requirements of the Burnie City Council set out in Infrastructure Assets – Standards Policy CP-CBS-SG-031, must be submitted to the Burnie City Council for approval prior to commencement of any subdivision work.*

Design calculations are to be provided if requested by the Burnie City Council.

The approved designs and specifications for subdivision works must not be added to, modified, or substituted without the prior written approval of the Burnie City Council.

The design and conduct of subdivision work must be in accordance with the recommendations and requirements set out in the following documents –

- a) *Landslip Risk Assessment Proposed Subdivision Stage 4 Janet Drive prepared by Tasman Geotechnics doc ref TG20083/1 dated 21 August 2020*

In this regard –

- (i) a site specific investigation to determine the presence, extent and depth of any ash and cinder fill located within the proposed road area must be conducted prior to commencement of any subdivision works.*

Appropriate design and construction measures approved by the Burnie City Council must be made in response to any identified fill prior to commencement of work.

- (ii) road and trenching works must avoid steep slopes containing talus and clay material*

- b) *Preliminary Site Investigation Lot 98 Janet Drive Project 7313 prepared by es&d dated August 2020*

In this regard utility pipes located within any area of ash and cinders fill must be constructed of corrosion resistant and flexible materials in accordance with a specification approved by the relevant utility entity.

- c) *TasWater Submission to Planning Authority Reference TWDA2020/00917-BCC dated 6 July 2020; and*

- d) *Certificate of arrangements for road access and connection to the stormwater system issued by Burnie City Council and dated 30 June 2020*

- 9) *An application for “Permit to Conduct Work in a Council Street” must be lodged*

with and approved by the Burnie City Council prior to commencement of any work in a council road reserve. All work must be commenced and carried out in accordance with the most current version of the "General Terms and Conditions" and "Requirements, Guidelines, and Conditions of Constructing a Driveway to a Council Street" issued by the Burnie City Council.

10) At the completion of the approved subdivision works 'as constructed' drawings must be provided to Burnie City Council in an AutoCAD digital format, together with complete CCTV footage of the underground stormwater pipe network.

11) The final plan will not be sealed in accordance with section 89 Local Government (Building and Miscellaneous Provisions) Act 1993 unless –

a) all required subdivision works have been completed and –

(i) the relevant completion certificate has been issued by the applicable utility or road entity and a copy has been provided to the Burnie City Council; and

(ii) the relevant utility or road entity has advised the Burnie City Council that any required arrangements are in place to cover any applicable defect period; or

(iii) the relevant utility or road entity has advised the Burnie City Council that satisfactory arrangements are in place to provide a bond or security for completion of any outstanding works if the subdivision owner submits a final plan marked "Early Issue";

b) the land to be contained within the extension of Mills Road and Janet Drive is shown on the final plan as a "Road Lot";

c) the land to be contained within a 5.0 m wide strip connecting an existing area of Public Open Space to the extension to Mills Road and aligned between proposed lot 34 and 36 is shown on the final plan as "Public Open Space"

d) all easements and other restrictions, rights or entitlements in law created by the subdivision are shown on the final plan and are detailed as necessary in a schedule of easements

12) Any land shown as a "Road Lot" or as "Public Open Space" on the final plan must be transferred into the ownership of the Burnie City Council immediately upon registration of the sealed plan by the Recorder of Titles.

Notes

(These matters do not form part of the permit, but are provided to assist the permit holder in completing the subdivision)

(1) It is the responsibility of the Permit holder to:-

- (a) identify the correct boundaries of the land and to ensure the subdivision will be located where approved;**
- (b) The subdivision owner must make independent arrangements at the subdivision owner's cost –**
 - (i) for the provision of an underground electricity supply to each residential lot in accordance with the requirements of TasNetworks and the Burnie City Council;**
 - (ii) for the provision of street lighting in accordance with the requirements of TasNetworks and the Burnie City Council. The use of non-standard TasNetworks lighting poles will not be permitted within the development. Poles are to have base plates and pile footings to TasNetworks specification.**
 - (iii) for the provision of telecommunication infrastructure to each residential lot in accordance with the requirements of the telecommunication provider; and**
 - (iv) for the provision and installation of any traffic and pedestrian control device or street identification sign to the requirements of the Burnie City Council**
- (c) take all reasonable measures to locate and protect any public utility installation within the land or in the vicinity of works, and to make good any damage which may occur.**

No use is to be made of a public road for the loading, unloading, storage or handling of goods and materials without the prior approval of the Burnie City Council.

The Permit holder must ensure reasonable measures are in place to avoid the tracking of mud and debris from the site onto a public road; and to immediately remove and clean up any mud or debris which may inadvertently be carried onto a road;
- (d) have regard to the peaceful enjoyment and protection of occupation and use and development on adjacent land, and to program the nature and timing of work to minimise potential for disturbance, disruption or harm;**
- (e) identify the need for and obtain all other permits or approvals which may be required by the law of Tasmania in relation to the conduct of the use and the carrying out of development on the land; and**
- (f) the Permit holder must notify the Burnie City Council when the site is ready for occupation in order that an inspection may be arranged to establish compliance to the terms and conditions of this Permit.**
- (g) In accordance with section 10(1)(b) Local Government (Highways) Act 1993 the road works constructed as part of the approved subdivision must be kept in repair for a period of six (6) months following the day on which the road**

authority issues a certificate of completion is issued in accordance with section 10(5); and it is the responsibility of the subdivision owner to rectify any matter that may arise in relation to the construction within the road area during that period.

A maintenance bond assessed as 5% of the cost of the civil works must be lodged with the Burnie City Council prior to sealing of the final plan to cover the cost of any rectification works not completed by the subdivision owner within the maintenance period.

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5775 Fax : (03) 6431 6840
Email: burnie@burnie.net

**Land Use Planning and Approvals Act 1993****Burnie Interim Planning Scheme 2013****PERMIT APPLICATION****Office use only**

Application No _____

Date Received _____

Permit Pathway - Permitted/Discretionary

Use or Development Site:

Street Address

West Mooreville Road, Park Grove TAS 7320

Certificate of
Title Reference

178060/98

Applicant

First Name

Andrew Goelst

Second

Name

Surname

Rare Innovation Pty Ltd

Owner (note – if more than one owner, all names must be indicated)First
Name

Richard

Second
Name

Surname

Townsend

Instruction for making a permit application**a) Use or development?**

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 8.2 Burnie Interim Planning Scheme 2013 provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) Required Information

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 8.1 Burnie Interim Planning Scheme 2013 prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Burnie Interim Planning Scheme 2013, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) Applicable Provisions and Standards

The permit application must be assessed against the applicable provisions and standards of the Burnie Interim Planning Scheme 2013.

The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 10.4.3 (A1 – AA4, and P5)*)

d) Discretionary Permits

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) If the applicant is not the landowner

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) Applicant declaration

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) Payment of Fees

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information	(NB If insufficient space, please attach separate document)
Proposed Use:	Earthworks, including cut, fill and stabilisation works.
Use Class	Residential
Documents included with the permit application to describe the Use	
Metier Planning - Planning Submission Metier Planning - Tasmanian Planning Scheme Assessment Rare Innovation - Overall Strategy - Drawings, C001, C002, C003 Metrics Group - Bushfire Hazard Report Tasman Geotechnics - Landslide Risk Assessment	
Proposed Development	
Use class to which the development applies	Residential
Documents included with the permit application to describe the Development	
Rare Innovation Drawings 19.142 - C0V, C000, C001, C100, C101, C102, C103, C104, C200, C201, C202, C203, C204, C300, C400, C401, C402, C403, C404, C411, C412, C413, C414, C421, C423, C424, C441, C500, C501, C502, C503, C504, C511, C513, C514, C600, C601, C602, C603, C604, C701, C702, C801, C802	
Provisions and Standards relied upon for grant of a Permit	
Refer to attached documentation	

Notification of Landowner/s**If land is not in applicant's ownership**

I, **Andrew Goelst**, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant



Date 26/06/2020

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature)

Date 26/06/2020

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date 26/06/2020

Applicant Declaration

I, **Andrew Goelst**
declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant



Date 26/06/2020



Planning Submission

Subdivision - 12 Lots and Road

Lot 1 West Mooreville Road.



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1. Introduction

This submission is prepared in support of an application to subdivide Lot 1 West Mooreville Road into 12 additional residential lots.

Metier Planning and Development have been engaged by RARE Innovations to assist with this planning application. Metier Planning and Development were engaged in November 2019.

This application deals only with the subdivision of part of the balanced land. A separate application has been lodged with Council to address stabilisation works required to remediate the landslip adjacent to Heather Crescent.

2. Site Description

The location of the works is on the balance land contained in Certificate of Title 178060 Folio 98.

Drainage work is also proposed on Certificate of Title 178061/1.

3. Background

In December 2015 the decision by the Tasmanian Planning Commission became effective to rezone the land to Low Density Residential and to issue a conditional permit to subdivide the land into 92 residential lots, road lots, open space to be undertaken in five stages.

Stages 1, 2 and 3 of the subdivision were constructed and titles issued.

In July 2019 after a significant period of wet weather the slope adjacent to the properties located on Heather Crescent failed. Extensive damage has occurred to the dwelling located at 3 Heather Crescent, cracking has occurred in the dwelling located at 5-7 Heather Crescent. A recent inspection undertaken by Tasman Geotechnics has not identified any other dwellings with damage. Steps were taken to stabilise the slope. Ongoing

At a Glance

Site: Lot 1 West Mooreville Rd, Park Grove.

Proposal: Residential Subdivision; earth works including cut and fill.

Zone:

Low Density Zone

Performance Criteria:

12.4.8 Subdivision – P2. Lot 34 is an internal lot.

E4.6.1 Change in existing ground level or natural ground level – P1. Cut and fill.

Notes :

This application is made in accordance with Section 57 of the Land Use Planning and Approvals Act 1993.



monitoring and additional investigation is being undertaken. This application is the result of that body of work.

A separate application has been lodged with Council to remediate the landslide adjacent to Heather Crescent.

This application is submitted to propose the next stage of the subdivision, Stage 4. An existing approval exists for this stage of the subdivision, however in light of the Heather Crescent stability issues a fresh application is prudent. This stage of the subdivision is now reduced to 12 lots.

4. Proposal

The proposed works includes the following elements:

- Subdivision to create 12 residential lots;
- Construction of infrastructure;
- Fill to closely represent C.2010 ground levels;
- Associated drainage works.

The proposed lots are summarised as:

Lot	Area (m ²)
31	724
32	687
33	625
34	2438
36	1909
39	1948
41	904
42	911
52	678
53	635
54	649
55	754

The proposal plans are included at Appendix B.

5. Planning Scheme

The application is made in accordance with the Burnie Interim Planning Scheme 2013.

The site is within the Low Density Residential zone and is not included within any overlay maps.

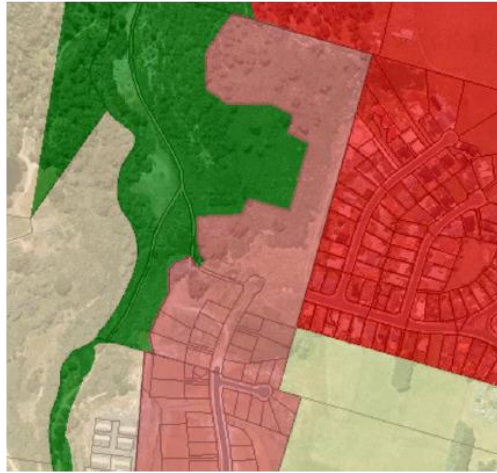


Figure 1: Zoning Map, showing Low Density Zone



Figure 2: Overlay Mapping

12.0 Low Density Residential Zone

12.1 Zone Purpose

12.1.1 Zone Purpose Statements

12.1.1.1



To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2

To provide for non-residential uses that are compatible with residential amenity.

Response

The proposed subdivision is intended for residential use. A range of lot sizes are proposed, all exceeding the minimum lot side set out in the Acceptable Solutions of the zone development standards.

12.1.2 Local Area Objectives

(a) Land is available for residential use in urban and semi-urban settings;

Low density residential areas make efficient use of land and optimise available

(b) infrastructure provision through a balance between infill and redevelopment of established residential areas and by incremental release of new land;

(c) The type, scale, and intensity of use or development are consistent with the level of permanent constraint on residential use at suburban densities.

(d) New or intensified use or development is restricted if the limit of a known constraint on residential use is uncertain;

Low density residential areas provide equivalent opportunity for single

(e) dwelling and multiple dwelling developments and for shared and supported accommodation through private, public, and social investment.

Low density residential areas enable opportunity for convenient access to basic

(f) level services and facilities for education, health care, retail, social, and recreation purposes;

(g) Low density residential areas provide small-scale employment opportunities in home occupation and home based business.

The amenity and character of low density residential areas is commensurate

(h) with the location of housing and support activity within a shared urban or semi-urban living space, and is to take into account –



- (i) the likely impact on residential use from the occurrence and operation of non-housing activity;
- (ii) suitability of a site for intended use;
- (iii) possible absence in provision or capacity of community services, transport infrastructure and utilities;
- (iv) restriction imposed by an environmental constraint;
- (v) the level of risk from exposure to a natural hazard; and
 - the effect of location and configuration of buildings within a site on –
 - a. apparent bulk and scale of buildings and structures;
 - b. opportunity for on-site provision of private open space and facilities for parking of vehicles;
 - (vi) c. opportunity for access to daylight and sunlight;
 - d. visual and acoustic privacy between adjacent dwellings; and
 - e. consistency of the streetscape; and
 - f. the relationship between new sensitive use and the use of land in an adjoining zone

12.1.3 Desired Future Character Statements

Use or development in a low density residential area is to provide –

- (a) sites that are typically larger than suburban lots, although size is dependent on availability of utilities and land capability;
- (b) choice and diversity in the design, construction, and affordability of buildings;
- (c) housing as a predominant but not exclusive form of development;
- (d) buildings that are typically of one or two storeys;



- (e) a streetscape in which buildings are setback consistently from the frontage;
 - buildings that are set apart from adjacent buildings to –
 - (i) reduce apparent bulk and scale;
- (f)
 - (ii) enable each an opportunity for access to sunlight; and
 - (iii) assist visual and acoustic privacy of adjoining residents;
- (g) site coverage that retains unbuilt area for recreation, service activity, vehicle parking, and on-site disposal of sewage or stormwater; and
- (h) an ordered pattern of lots and an internal road network

12.2 Use Table

Residential – Permitted Use

12.3 Use Standards

12.3.1 Discretionary Permit Use – Not applicable

12.3.2 Impact of Use – Not applicable

12.4 Development Standards

12.4.1 Suitability of a site or lot for use or development

Objective: The minimum properties of a site and of each lot on a plan of subdivision are to –		
(a) provide a suitable development area for the intended use; (b) provide access from a road; and (c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater		
Acceptable Solution	Performance Criteria	Assessment
A1 A site or each lot on a plan of subdivision must – (a) have an area of –	P1 A site or each lot on a plan of subdivision must	A1 (a)(i) All lots have an area of greater than 500m ² .



<p>(i) not less than 500m² excluding any access strip; or</p> <p>(ii) if in a locality shown in the Table to this clause, not less than the site area shown for that locality; and</p> <p>(b) contain a building area of not less than 10.0m x 15.0m -</p> <p>(i) clear of any applicable setback from a frontage, side or rear boundary;</p> <p>(ii) clear of any applicable setback from a zone boundary;</p> <p>(iii) clear of any registered easement;</p> <p>(iv) clear of any registered right of way benefitting other land;</p> <p>(v) clear of any restriction imposed by a utility;</p> <p>(vi) not including an access strip;</p> <p>(vii) accessible from a frontage or access strip; and</p> <p>(viii) if a new residential lot, with a long axis within the range 30o east of north and 20o west of north</p>	<p>(a) be of sufficient area for the intended use or development without likely constraint or interference for -</p> <p>(i) erection of a building if required by the intended use;</p> <p>(ii) access to the site;</p> <p>(iii) use or development of adjacent land;</p> <p>(iv) a utility; and</p> <p>(v) any easement or lawful entitlement for access to other land; and</p> <p>(b) if a new residential lot, be orientated to maximise opportunity for solar access to a building area</p>	<p>(b) All lots are able to contain a building envelope of 10 x 15m, clear of applicable setbacks, easements, rights of ways, utility restrictions. Each lot has appropriate frontage.</p> <p>The orientation of each lots is appropriate.</p>
<p>A2</p> <p>A site or each lot on a subdivision plan must have a separate access from a road -</p> <p>(a) across a frontage over which no other land has a right of access; and</p>	<p>P2</p> <p>(a) A site must have a reasonable and secure access from a road provided -</p> <p>(i) across a frontage; or</p>	<p>A2</p> <p>No rights of ways are proposed. Each lot has appropriate access to street frontage. Each lot has a frontage greater than 3.6m in width.</p>



<p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <p>(i) 3.6m for single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(ii) by an access strip connecting to a frontage, if for an internal lot; or</p> <p>(iii) by a right of way connecting to a road over land not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(iv) the dimensions of the frontage and any access strip or the right-of-way must be adequate for the type and volume of traffic likely to be generated by –</p> <p>a. the intended use; and</p> <p>b. the existing or potential use of any other land which requires use of the access as the means of access for that land; and</p> <p>(v) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a subdivision plan; or</p>	
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	(b) It must be unnecessary for the development to require access to the site or to a lot on a subdivision plan.	
<p>A3 A site or each lot on a plan of subdivision must be capable of connecting to a water supply –</p> <p>(a) provided in accordance with the Water and Sewerage Industry Act 2008; or</p> <p>(b) from a rechargeable drinking water system [R4] with a storage capacity of not less than 10,000 litres if–</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for –</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day</p>	<p>P3 (a) There must be a water supply available for the site or for each lot on a plan of subdivision with an adequate level of reliability, quality, and quantity to service the anticipated use of the site or the intended use of each lot on a plan of subdivision; or</p> <p>(b) It must be unnecessary to require a water supply</p>	<p>A3 Each lot can be provided with reticulated water supply.</p>
<p>A4 A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste –</p> <p>(a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or</p> <p>(b) by on-site disposal if –</p>	<p>P4 A site or each lot on a plan of subdivision must drain and dispose of sewage and liquid trade waste –</p> <p>(a) A site or each lot on a plan of subdivision must drain and dispose of sewage and liquid trade waste –</p> <p>(i) in accordance with any prescribed emission limits for discharge of waste water;</p>	<p>A4 Each lot can be connected to a reticulated sewerage supply.</p>



<p>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development -</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>c. creates a total sewage and waste water flow of not more than 1,000l per day; and</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip</p>	<p>(ii) in accordance with any limit advised by the Tasmanian Environmental Protection Agency;</p> <p>(iii) without likely adverse impact for the health or amenity of the land and adjacent land;</p> <p>(iv) without compromise to water quality objectives for surface or ground water established under the State Policy on Water Quality Management 1997; and</p> <p>(v) with appropriate safeguards to minimise contamination if the use or development has potential to -</p> <p>a. indirectly cause the contamination of surface or ground water; or</p> <p>b. involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or trade waste that may cause harm to surface or ground water if released through accident, malfunction, or spillage; or</p> <p>(b) It must be unnecessary to require arrangements for the drainage and disposal of sewage or liquid trade waste</p>	
<p>A5 A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater -</p>	<p>P5 (a) A site or each lot on a plan of subdivision must drain and dispose of stormwater -</p>	<p>A5 Each lot can be connected to Council's reticulated stormwater system.</p>



<p>(a) to a stormwater system provided in accordance with the Urban Drainage Act 2013; or</p> <p>(b) if stormwater cannot be drained to a stormwater system –</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if –</p> <p>a. the site has an area of not less than 5000m²;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p> <p>d. the disposal area is not within any access strip; and</p> <p>e. not more than 50% of the site is impervious surface; and</p> <p>(iii) the development is for a single dwelling</p>	<p>(i) to accommodate the anticipated stormwater –</p> <p>a. currently entering from beyond its boundaries; and</p> <p>b. from the proposed development;</p> <p>(ii) without likelihood for concentration on adjacent land;</p> <p>(iii) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land;</p> <p>(iv) to manage the quantity and rate of discharge of stormwater to receiving waters;</p> <p>(v) to manage the quality of stormwater discharged to receiving waters; and</p> <p>(vi) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area; or</p> <p>(b) It must be unnecessary to require arrangements for the drainage and disposal of stormwater</p>	
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12.4.2 Dwelling density

Objective:
Residential dwelling density is to –



(a) make efficient use of land for housing; (b) optimise utilities and community services; and (c) be consistent with any constraint on suitability of the land for residential use		
Acceptable Solution	Performance Criteria	Assessment
A1 The site area per dwelling must – (a) be not less than 500m ² if the site has – (i) connection to a reticulated water supply; (ii) connection to a reticulated sewer system; and (iii) connection to a stormwater system; or (b) if the site is in a locality shown in the Table to this Clause, not less than the site area for that locality.	P1 The number of dwellings on a site must be consistent with the capability of the land for residential use in terms of – (a) a suitable building area; (b) access from a road; (c) provision of a water supply; (d) disposal of sewage; (e) disposal of stormwater; and (f) a tolerable level of risk from a natural hazard.	A1 Each lot has an area greater than 500m ² .

12.4.8 Subdivision

Objective: The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low Density Residential zone		
Acceptable Solution	Performance Criteria	Assessment
A1 Each new lot on a plan of subdivision must be – (a) intended for residential use; (b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority	P1 Each new lot on a plan of subdivision must be – (a) for a purpose permissible in the zone	A1 Each new lot is intended for residential use.
A2 A lot, other than a lot to which A1(b) applies, must not be an internal lot	P2 (a) An internal lot on a plan of subdivision must be –	P2 Lots 34 (2438m ²) lays predominately behind other lots. This configuration is required for the efficient use



	<p>(i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots imposed by –</p> <ul style="list-style-type: none"> a. slope, shape, orientation and topography of land; b. an established pattern of lots and development; c. connection to the road network; d. connection to available or planned utilities; e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a water course; or f. exposure to an unacceptable level of risk from a natural hazard; and <p>(ii) without likely impact on the amenity of adjacent land</p>	of the land give the constraints of the site.
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12.4.9 Reticulation of an electricity supply to new lots on a plan of subdivision

<p>Objective: Distribution and connection of reticulated electricity supply to new lots on a plan of subdivision is to be without visual intrusion on the streetscape or landscape qualities of the residential area</p>		
Acceptable solution	Performance Criteria	Assessment
<p>A1 Electricity reticulation and site connections must be installed underground</p>	<p>P1 It must be impractical, unreasonable, or unnecessary to install electricity reticulation and site connections underground</p>	<p>A1 Reticulated electricity will be installed underground.</p>



Codes

E1 Bushfire-Prone Areas Code

This code is relevant. A Bushfire Hazard Management Plan has been prepared and is submitted under separate cover.

E2 Airport Impact Management Code – Not Applicable

E3 Clearing and Conversion of Vegetation Code – Not Applicable

E4 Change in Ground Level Code

E4.1 Purpose of the Code

The purpose of this provision is to minimise impact of change in existing or natural ground level.

E4.2 Application of this Code

E4.2.1

This Code applies if use or development results in a change in existing ground level or natural ground level by cut or fill.

E4.2.2

A permit is required for development if this Code applies.

E4.6 Development Standards

E4.6.1 Change in existing ground level or natural ground level

Objective: Change in the existing ground level or the natural ground level by cut or fill is to minimise – (a) likely adverse impact on the physical, environmental, cultural, aesthetic, and amenity features of land; and (b) risk from a natural hazard		
Acceptable Solution	Performance Criteria	Assessment
A1 Cut or fill must - (a) not be on land within the Environmental Living zone or the Environmental Management zone; (b) be required to - (i) provide a construction site for buildings and structures; (ii) facilitate vehicular access;	P1 Cut or fill must - (a) make arrangements for the drainage and disposal of stormwater; (b) make arrangements to stabilise any existing building or to increase the requirements for construction of any	P1 The cut does not meet the A1. The fill, as recommended by Tasman Geotechnics, also does not meet A1, below 34 and 36. (a) The proposed works make arrangements for appropriate drainage.



<p>(iii) mitigate exposure to a natural or environmental hazard;</p> <p>(iv) facilitate provision of a utility;</p> <p>(v) assist the consolidation or intensification of development; or</p> <p>(vi) assist stormwater management</p> <p>(c) not result in a modification of surface stormwater water flow to increase –</p> <p>(i) surface water drainage onto adjacent land;</p> <p>(ii) pooling of water on the site or on adjacent land; or</p> <p>(iii) the nature or capacity of discharge from land upstream in a natural or artificial drainage channel;</p> <p>(d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;</p> <p>(e) manage disposal of intersected ground water;</p> <p>(f) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009;</p>	<p>potential building on adjacent land;</p> <p>(c) manage drainage and disposal of intersected ground water;</p> <p>(d) safeguard the quality of receiving waters;</p> <p>(e) not require a retaining or support structure that would result in an area of influence within the boundary of adjacent land unless the owner of adjacent land has provided written consent to enter into an agreement under Part 5 Land Use Planning and Approvals Act 1993 registered on the title of adjacent land providing for the level of constraint; and</p> <p>(f) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised –</p> <p>(i) it is satisfied the cut or fill will not result in harm to the utility; and</p> <p>(ii) any condition or requirement it determines are appropriate to protect the utility</p>	<p>(b) The proposed works will not impact any existing buildings.</p> <p>(A separate application has been lodged proposing stabilisation works in relation to the slip adjacent to Heather Crescent.)</p> <p>(c) Any intersected ground water can be dealt with.</p> <p>(d) no impact on water quality of receiving waters will occur.</p> <p>(e) retaining walls or support structures are not required.</p> <p>(f) No utilities are located within 1m of the proposed retaining wall and fill.</p>
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<p>(g) Not require a retaining or support structure that would result in an area of influence within the boundary of adjacent land; and</p> <p>(h) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised –</p> <p>(i) it is satisfied the cut or fill will not result in harm to the utility; and</p> <p>(ii) any condition or requirement it determines are appropriate to protect the utility</p>		
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E5 Local Heritage Code – Not Applicable

E6 Hazard Management Code

E6.5 Use Standards

E6.5.2 Use likely to be exposed to a natural hazard

Objective:		
The level of likely risk from exposure to a natural hazard is tolerable for the nature and duration of a use.		
Acceptable Solution	Performance Criteria	Assessment
<p>A1</p> <p>If a use is on land within an area of risk from exposure to a natural hazard as shown on a map forming part of this planning scheme –</p> <p>(a) use must not be for a critical use, a hazardous use, or a vulnerable use;</p>	<p>P1</p> <p>If use is on land within an area of risk from exposure to a natural hazard as shown on a map forming part of this planning scheme –</p> <p>(a) a hazard risk assessment must demonstrate a tolerable level of risk can be achieved and maintained</p>	<p>A1</p> <p>A hazard risk assessment has been prepared and is submitted under separate cover.</p>



(b) use must not be residential use if the level of risk is medium or higher; and (c) a hazard risk assessment must demonstrate a tolerable level of risk can be achieved and maintained for the nature and duration of the use	for the nature and duration of the use; and (b) if a critical use, a hazardous use, or a vulnerable use, a cost-benefit analysis in economic, environmental, and social terms must establish there is a significant benefit to the community and there is no alternate site	
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E6.6 Development Standards

E6.6.2 Development on land exposed to a natural hazard

Objective: The level of likely risk from exposure to a natural hazard is to be tolerable for the type, form, scale and duration of each development		
Acceptable Solution	Performance Criteria	Assessment
<p>A1 If the site is within an area of risk shown on a natural hazard map forming part of this planning scheme –</p> <p>(a) a hazard risk assessment must determine –</p> <p>(i) there is an insufficient increase in risk to warrant any specific hazard reduction or protection measure; or</p> <p>(ii) a tolerable level of risk can be achieved for the type, form, scale and duration of the development; and</p> <p>(b) if a hazard risk assessment established need to involve land on another title for hazard management consistent with the</p>	<p>P1 There is no performance criteria</p>	<p>A1 The site is located within an area that is mapped as being at risk of a natural hazard.</p> <p>A hazard risk assessment is Has been prepared. The assessment concludes that a tolerable level of risk can be achieved.</p> <p>(b) this application does not involve land on another title.</p>



objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the effected land to be managed in accordance with recommendations for hazard management		
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E7 Signs Code – Not Applicable

E8 Telecommunications Code – Not Applicable

E9 Traffic Generating Use and Parking Code – Not Applicable

E10 Water and Waterways Code – Not applicable no works are undertaken within 30m of Cooe Creek.

6. Conclusion

This application is made in accordance with Section 57 of the Land Use Planning and Approvals Act, 1993. This submission together with the submitted documentation demonstrates that the proposal meets all relevant standards of the Burnie Interim Planning Scheme, 2013.



Mr Patrick Earl
Burnie City Council
Via Email.

20 August 2020

Dear Patrick,

RE: An Assessment of the 12 Lot Subdivision Lot 1 West Mooreville Road Against the Tasmanian Planning Scheme

We are seeking approval for a 12 lot subdivision at Lot 1 West Mooreville Road in accordance with the Burnie Interim Planning Scheme 2013.

In accordance with the requirements of Section 35K1A, the Planning Commission has issued the Planning Authority with a Notice to make minor modifications to the LPS.

Burnie City Council is therefore required to also consider the provisions of the LPS when assessing applications made under the Burnie Interim Planning Scheme 2013.

35K (2) (d), states, *the planning authority must not issue a permit, or do any other thing that would, if the draft LPS as modified were an LPS, be a contravention of the LPS.*

This information is therefore provided to demonstrate that the current application before the Planning Authority would be eligible for approval in accordance with the provisions of the Tasmanian Planning Scheme once made. It is not necessary for the Planning Authority to make a decision on whether the application would be recommended for approval, only that it would not need to be obviously refused.

Assessment

The site is to be zoned General Residential, it will be mapped as being subject to Landslip Hazard and Bushfire Prone. The Natural Values Code will be applicable.

The proposal is not exempt from requiring a permit.

It is noted that no use class needs to be assigned to the proposal. Unlike the Interim Planning Scheme, which requires all development to be categorised into a use class, Clause 6.2.6 states,



6.2.6 Notwithstanding sub-clause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

The application is considered to be discretionary. Consideration must be given to the performance criteria the application relies upon and also to Clause 7.10, which has the additional requirement in this instance of consideration of any detrimental impact to the amenity of surrounding uses and the Zone Purpose Statements.

6.8.2 and 7.10 state,

6.8.2 The planning authority has a discretion under clause 7.10 to refuse or permit a development that is not required to be categorised under sub-clause 6.2.6 of this planning scheme if:

- (a) there are no applicable standards that apply to the development; or*
- (b) the use or development relies on any Performance Criteria to demonstrate compliance with an applicable standard; and*
- (c) the development is not Prohibited under any other provision of this planning scheme.*

7.10 Development Not Required to be Categorised into a Use Class

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

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

7.10.3 In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:

- (a) the purpose of the applicable zone;*
- (b) the purpose of any applicable code;*
- (c) any relevant local area objectives; and*
- (d) the purpose of any applicable specific area plan*

8.0 General Residential Zone Provisions

8.1 Zone Purpose



The proposed subdivision is intended to provide a mix of lots size to accommodate a range of dwelling types. The subdivision makes the most of the available land given the constraints of the site.

8.2 Use Standards – Not applicable

8.6 Development Standards for Subdivision

8.6.1 Lot design

The proposal meets A1.

The proposal does not meet A2, Lot 34 has a frontage of 4.7m. The proposal is consistent with the performance criteria.

The proposal meets A3.

The proposal meets A4.

8.6.2 Roads

The proposal contains a new road and therefore must rely upon the Performance Criteria. The proposal is consistent with the performance criteria.

8.6.3 Services

The proposal meets A1, A2 and A3. The lots will be fully serviced.

Codes

C1.0 Signs Code – Not applicable

C2.0 Parking and Sustainable Transport Code – Not applicable

C3.0 Road and Railway Assets Code

This Code is applicable to the subdivision. The road network in this area is not a Category 1 Road. The road network in this area is not within an attenuation area.

C4.0 Electricity Transmission Infrastructure Protection Code – Not applicable

C5.0 Telecommunications Code – Not applicable

C6.0 Local Historic Heritage Code – Not used in this LPS

C7.0 Natural Assets Code

Part of the site is mapped as Priority Vegetation. Part of Lots 36, 39, 41 and 42 are located within the mapped area.



Clause 7.2.1 (c)(xii) states, this code applies to development on land within the following areas: (c) a priority vegetation area only if within the following zones: (xii) General Residential Zone or Low Density Residential Zone, only if an application for subdivision.

This application is for a subdivision and no exemptions apply, therefore C7.0 applies.

Clause C7.7.2 Subdivision within a priority vegetation area is applicable. The subdivision must rely on the Performance Criteria.

Response

This site is an example of the lack of ground truthing present in the Priority Vegetation Mapping imposed upon Local Government by the Natural Values Code. This site is an example of the flaws in this code and its reliance on the Priority Vegetation Mapping. These flaws were known prior to making the Code and this information appears in representations concerning the Natural Values Code.

Tasveg 3 maps the site as 'weed infested'. The report prepared by North Barker (15 February 2015) to support the rezoning application identifies the area of this development as containing gorse, blackberries and agricultural land. Since that point in time the gorse has marched further across the site.

The Code is applicable however as there is no subclause that recognises the mapping may be inaccurate.

The application can meet the performance criteria as no native vegetation will be removed.

C8.0 Scenic Protection Code – Not applicable

C9.0 Attenuation Code – Not applicable

C10.0 Coastal Erosion Hazard Code – Not applicable

C11.0 Coastal Inundation Hazard Code – Not applicable

C12.0 Flood-Prone Areas Hazard Code – Not applicable

C13.0 Bushfire-Prone Areas Code

This Code is applicable. The contents of the Bushfire Hazard Management Plan prepared for the subdivision in accordance with the Interim Planning Scheme would be also satisfy the TPS requirements.

C14.0 Potentially Contaminated Land Code

A Preliminary Site Investigation of the site as been undertaken by ES and D. The Investigation concludes the proposed development is exempt from the Code in accordance with C14.4 (c), which states,

C14.4 Use or Development Exempt from this Code



(c) any use or development where a site history prepared by a site contamination practitioner or a person approved by the Director for the purpose of this code, has been provided to the planning authority and that site history confirms potentially contaminating activities did not contaminate the site;

A full copy of this report is provided with the submission.

C15.0 Landslip Hazard Code

The Landslip Hazard Code is applicable as a report has been prepared by Tasman Geotechnics, however the land upon which the works are proposed is not mapped as landslip.



Figure 3: Plan of Subdivision with Tasmanian Planning Scheme Landslip Hazard Overlay.

C15.5 Use Standards

C15.5.1 Use within a landslip hazard area – Not applicable

C15.6 Development Standards for Buildings and Works

C15.6.1 Building and works within a landslip hazard area -



C15.7 Development Standards for Subdivision

C15.7.1 Subdivision within a landslip hazard area

Objective: That subdivision within a landslip hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from a landslip.		
Acceptable Solution	Performance Criteria	Assessment
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must:</p> <p>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area;</p> <p>(b) be for the creation of separate lots for existing buildings;</p> <p>(c) be required for public use by the Crown, a council or a State authority; or</p> <p>(d) be required for the provision of Utilities.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from a landslip, having regard to:</p> <p>(a) any increase in risk from a landslip for adjacent land;</p> <p>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</p> <p>(c) the need to minimise future remediation works;</p> <p>(d) any loss or substantial compromise, by a landslip, of access to the lot on or off site;</p> <p>(e) the need to locate building areas outside the landslip hazard area;</p> <p>(f) any advice from a State authority, regulated entity or a council; and</p> <p>(g) the advice contained in a landslip hazard report.</p>	<p>A Landslip Hazard Risk Assessment has been prepared by Tasman Geotechnics. The report. The report states,</p> <p>"If the Moderate risk profile is adopted as the tolerable level of risk, then the risk assessment shows that incorporating the recommendations of Section 6, "a tolerable level of risk can be achieved for the type, form, scale and duration of development..." p9.</p> <p>Section 6 of the report contains recommendations to achieve a tolerable risk from landslip. A summary of the recommendations include:</p> <p>The embankment along Cooe Creek below Lots 34 and 36 should be reconstructed to ensure long-term stability.</p> <p>Footings for all proposed dwellings may be designed as per AS2870.</p> <p>Permanent cut slopes in talus should be designed at 1V:1.5H (33°) or flatter and 1V:2.5H (22°) or flatter in clay, unless approved by a geotechnical engineer.</p> <p>Stormwater to be connected to the reticulated stormwater</p>



		<p>system. This is a requirement of the Zone.</p> <p>Where possible, vegetation should be maintained on the slopes to prevent erosion of surface soils. As a minimum, vegetation should comprise grass.</p> <p>Good hillside construction practices should be followed.</p> <p>Please refer to the Landslip Risk Assessment.</p>
--	--	--

C16.0 Safeguarding of Airports Code – Not applicable

From this assessment I have concluded that the planning application has no obvious triggers to be refused in accordance with the Tasmanian Planning Scheme. Issuing a permit for this subdivision would not contravene the Burnie LPS.

Kind Regards

A handwritten signature in black ink, appearing to be 'clg', with a long horizontal flourish extending to the right.

Claire Gregg
Town Planner



Appendix A: Certificate of Titles

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 178060	FOLIO 98
EDITION 1	DATE OF ISSUE 04-Dec-2019

SEARCH DATE : 19-Feb-2020

SEARCH TIME : 04.53 PM

DESCRIPTION OF LAND

City of BURNIE

Lot 98 on Sealed Plan 178060

Derivation : Part of 50,000 Acres Gtd. to the V D L Co.

Prior CT 173167/1

SCHEDULE 1

E34627 TRANSFER to RT & NJ PROPERTIES PTY LTD Registered
 17-Mar-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP178060 EASEMENTS in Schedule of Easements
SP178060 COVENANTS in Schedule of Easements
SP178060 FENCING COVENANT in Schedule of Easements
M718407 MORTGAGE to Murdoch Clarke Mortgage Management
 Limited Registered 22-Nov-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER: RT & NJ PROPERTIES PTY LTD FOLIO REFERENCE: F/R173167/1 GRANTEE: Part of 50,000 Acres Granted to the V D L Co..	<h2 style="margin: 0;">PLAN OF SURVEY</h2> <p style="font-size: small; margin-top: 10px;">BY SURVEYOR: LEN C. MACKENZIE LOCATION:</p> <h3 style="margin: 10px 0 0 0;">City of BURNIE</h3> <p style="font-size: x-small; margin-top: 10px;">SCALE 1:2000 LENGTHS IN METRES</p>	REGISTERED NUMBER <h1 style="margin: 0;">SP178060</h1> <div style="text-align: left; font-size: x-small; margin-top: 10px;"> APPROVED EFFECTIVE FROM ... - 4 DEC 2019 Recorder of Titles </div>
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ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

The map shows a large area labeled "PART OF LOT 98" with dimensions 10.63 ha (9.983 ha). It includes a "PUBLIC OPEN SPACE" of 97,3721 m². The map also shows various other lots, easements, and roads like Mills Road, Emerald Court, and Janet Drive. A creek is shown on the left side.

Registered Land Surveyor

20/8/2019
Date

Council Delegate

18/12/2019
Date

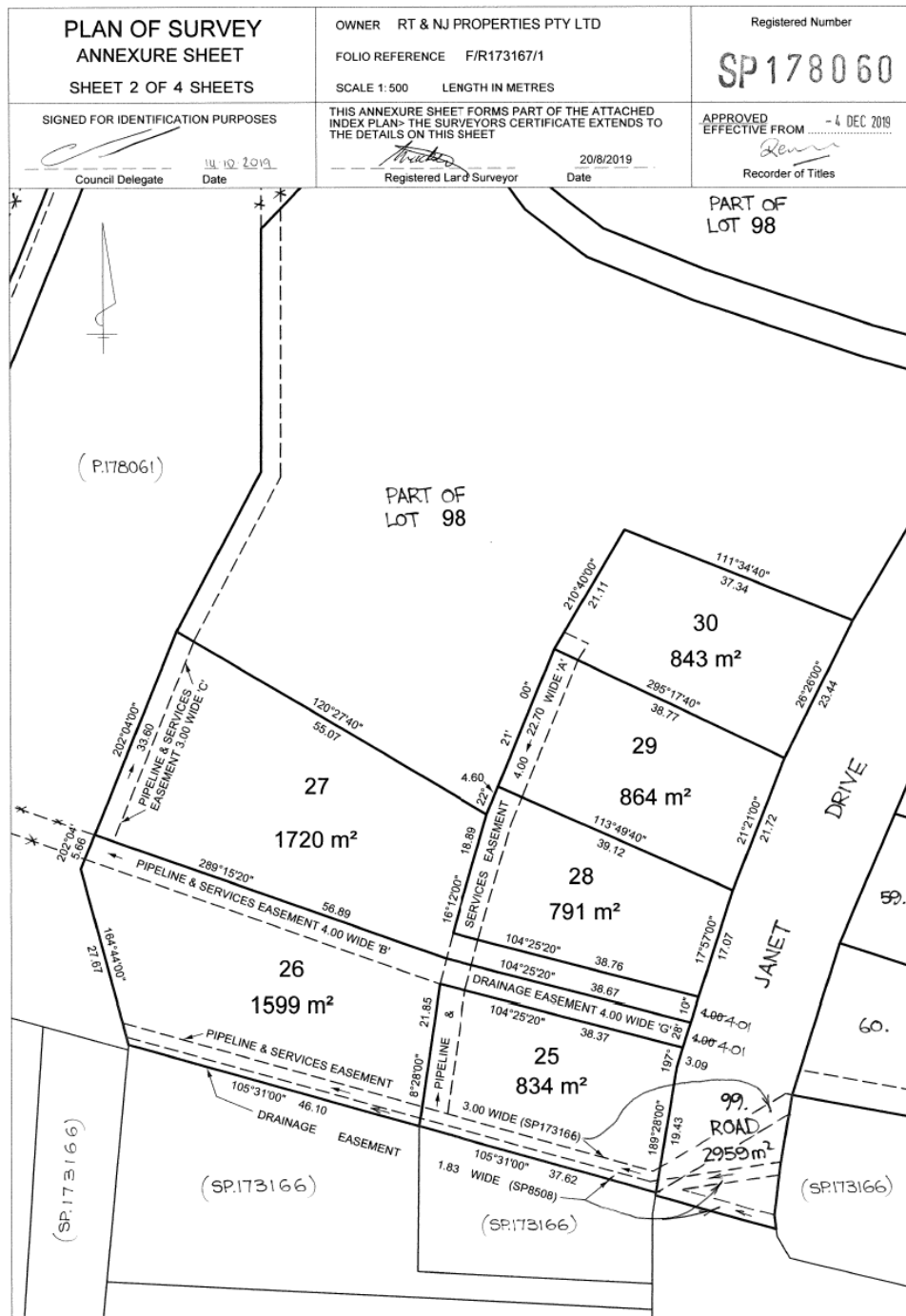
18/12/2019
Date



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Search Date: 19 Feb 2020

Search Time: 04:53 PM

Volume Number: 178060

Revision Number: 01

Page 2 of 4

Department of Primary Industries, Parks, Water and Environment

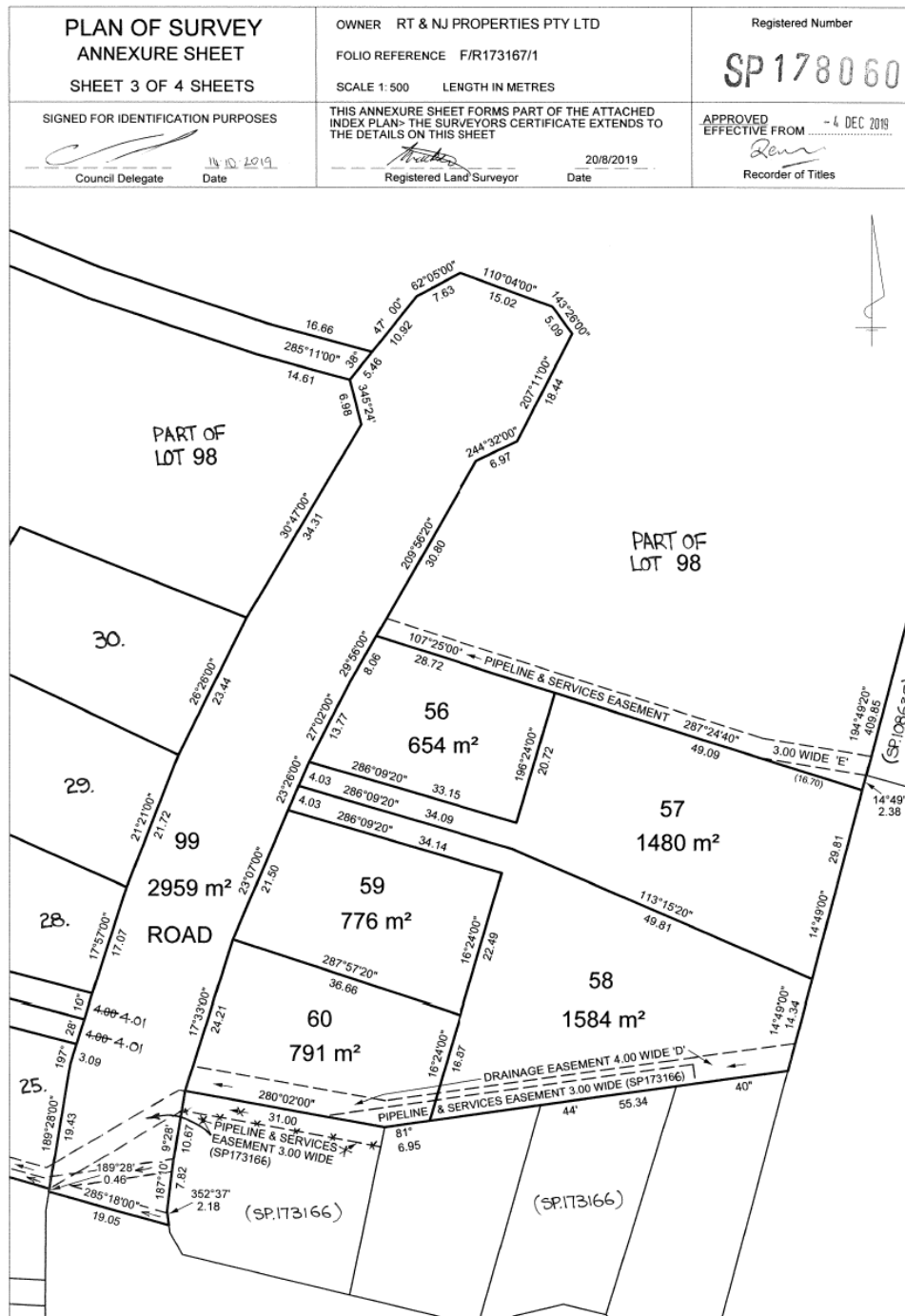
www.thelist.tas.gov.au



FOLIO PLAN

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Search Date: 19 Feb 2020

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Department of Primary Industries, Parks, Water and Environment

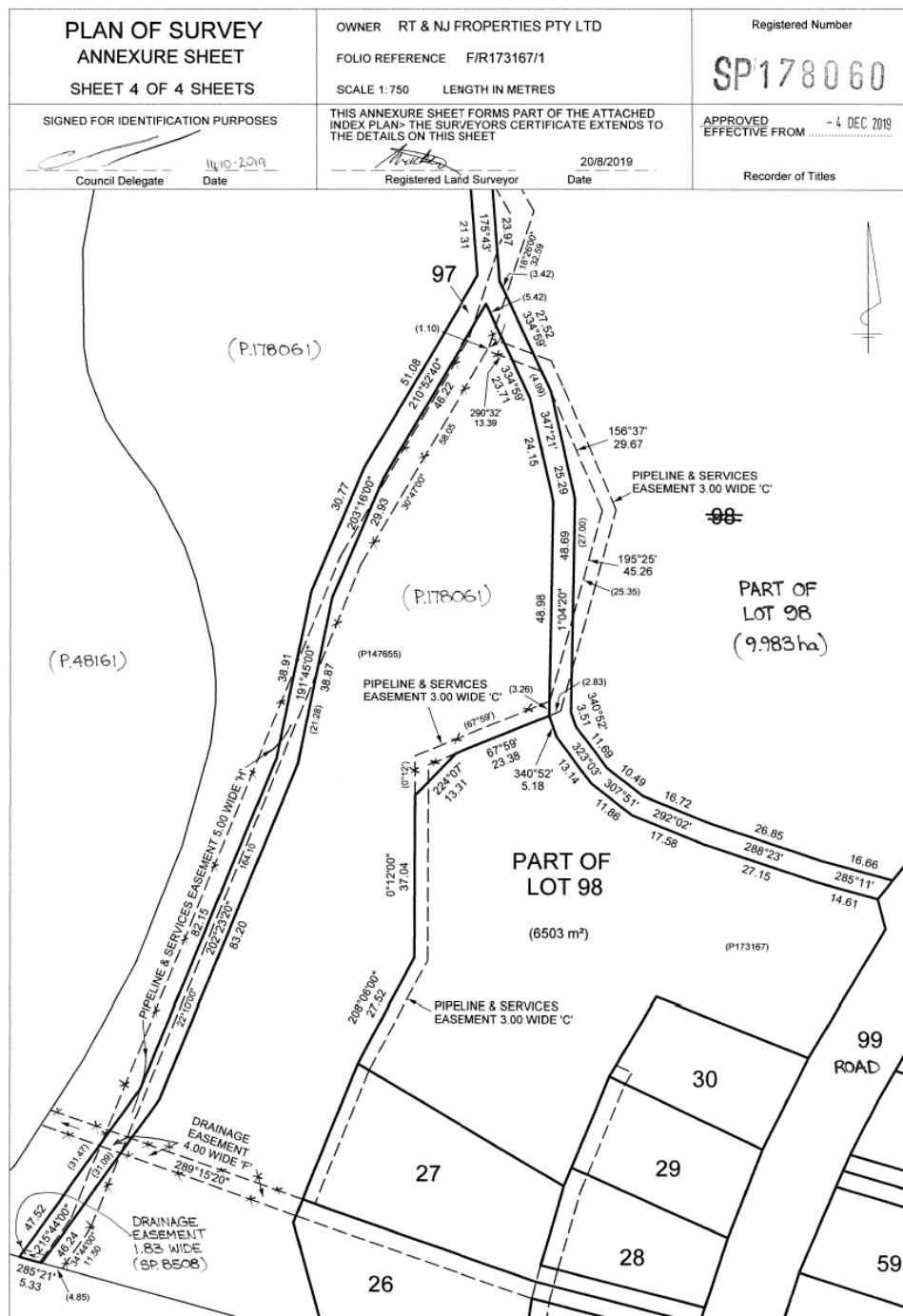
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Search Date: 19 Feb 2020

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Page 4 of 4

Department of Primary Industries, Parks, Water and Environment

www.thelist.tas.gov.au



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 178060

PAGE 1 OF 7 PAGE/S
7EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

EASEMENTS

Lot 26 on the plan ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE 'B' shown on the Plan ("the Easement Land").

Lot 26 on the plan ("the Lot") is subject to a RIGHT OF DRAINAGE in favour of the Burnie City Council over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE 'B' shown on the Plan ("the Easement Land").

RIGHT OF


Lots 97 & 98 on the plan ("the Lots") are subject to a DRAINAGE EASEMENT in favour of BURNIE CITY COUNCIL over the land marked DRAINAGE EASEMENT 4.00 WIDE 'F' shown on the Plan ("the Easement Land").

Lots 97 & 98 on the plan ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked PIPELINE AND SERVICES EASEMENT 5.00 WIDE 'H' shown on the Plan ("the Easement Land").

Lot 26, on the plan ("the Lot") is subject to a RIGHT OF DRAINAGE in favour of the Burnie City Council over the land marked DRAINAGE EASEMENT 4.00 WIDE 'G' shown on the Plan ("the Easement Land").

Lots 25, 26, 27, 28, 29 & 30 on the plan ("the Lot") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE 'A' shown on the Plan ("the Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: RT & NJ Properties Pty Ltd FOLIO REF: Volume 173167 Folio 1 CONVEYANCER: Graham Woodhouse Conveyancing & REFERENCE:	PLAN SEALED BY: BURNIE CITY COUNCIL DATE: 14.10.2019 SD 2019/1235 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES 7	Registered Number SP 178060
SUBDIVIDER: RT & NJ Properties Pty Ltd FOLIO REFERENCES: Volume 173167 Folio 1	

~~Lots 25 on the plan ("the Lot") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE 'A' shown on the Plan ("the Easement Land").~~

Lots 25, 26, 27, 28, 29 & 30 on the plan ("the Lots") are subject to a RIGHT OF DRAINAGE in favour of Burnie City Council over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE 'A' shown on the Plan ("the Easement Land").

Lots 27, 97 & 98 on the plan ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE 'C' shown on the Plan ("the Easement Land").

Lots 27, 97 & 98 on the plan ("the Lots") are subject to a RIGHT OF DRAINAGE in favour of the Burnie City Council over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE 'C' shown on the Plan ("the Easement Land").

& 99

Lots 25 & 26 on the plan ("the Lots") are subject to a RIGHT OF DRAINAGE in favour of the Burnie City Council over the land marked DRAINAGE EASEMENT 1.83 WIDE shown on the Plan and described on SP8508 ("the Easement Land"). (SP8508)

& 99

Lots 25 & 26 on the plan ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE shown on the Plan and set forth in SP173167 ("the Easement Land"). (SP173166)

& 99 E54294

Lots 25 & 26 on the plan ("the Lots") are subject to a RIGHT OF DRAINAGE in favour of Burnie City Council over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE shown on the Plan and set forth in SP173167 ("the Easement Land"). (SP173166)

E54291

RIGHT OF

Lots 60 & 58 on the plan ("the Lots") are subject to a DRAINAGE EASEMENT in favour of BURNIE CITY COUNCIL over the land marked DRAINAGE EASEMENT 4.00 WIDE 'D' shown on the Plan ("the Easement Land").

Richard Colin Townsend
Sole Director/Secretary

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



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 3 OF 7 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 178060</p>
<p>SUBDIVIDER: RT & NJ Properties Pty Ltd</p> <p>FOLIO REFERENCES: Volume 173167 Folio 1</p>	

Lots 60 & 58 on the plan ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE shown on the Plan ("the Easement Land").
(SP173166)

Lots 60 & 58 on the plan ("the Lots") are subject to a RIGHT OF DRAINAGE in favour of Burnie City Council over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE shown on the Plan ("the Easement Land").
(SP173166)

Lot 98 on the plan ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE 'E' shown on the Plan ("the Easement Land").

Lot 98 on the plan ("the Lot") is subject to a RIGHT OF DRAINAGE in favour of Burnie City Council over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE 'E' shown on the Plan ("the Easement Land").

(appurtenant to the balance of the land remaining in Conveyance 30/4361)

Lot 98 on the plan ("the Lot") is subject to a RIGHT OF DRAINAGE over the land marked DRAINAGE EASEMENT 1.83 WIDE as shown on the Plan and described on SP8508 ("the Easement Land").

~~Lots 25, 26, & 58 on the plan ("the Lots") and Certificate of Title Volume 173167 Folio 1 are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE shown on the Plan ("the Easement Land").~~

~~Lot 26 on the plan is subject to a RIGHT OF DRAINAGE in favour of the BURNIE CITY COUNCIL over the land marked DRAINAGE EASEMENT 3.00 WIDE shown passing through such lot on the Plan ("the Easement Land").~~

EASEMENTS CONTINUED ON PAGE 7

The Pipeline and Services Easement is defined as follows:

THE FULL RIGHT AND LIBERTY for the Transferee at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;

Richard Colin Townsend
Sole Director/Secretary

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 4 OF 7 PAGES 7</p>	<p align="center">Registered Number</p> <p align="center">SP 178060</p>
<p>SUBDIVIDER: RT & NJ Properties Pty Ltd</p> <p>FOLIO REFERENCES: Volume 173167 Folio 1</p>	

- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
- (i) without doing unnecessary damage to the Easement Land; and
 - (ii) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
- (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

Richard Colin Townsend
Sole Director/Secretary

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 178060
SUBDIVIDER: RT & NJ Properties Pty Ltd FOLIO REFERENCES: Volume 173167 Folio 1	

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

- (a) reinstate the ground level of the Easement Land; or
- (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
- (c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

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

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

RESTRICTIVE COVENANTS

The Owner or Owners for the time being of each lot shown on the plan covenants with **RT & NJ Properties Pty Ltd** the owner for the time being of each and every lot shown on the plan to the intent that the burden of these covenants shall run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations

Richard Colin Townsend
Sole Director/Secretary

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



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

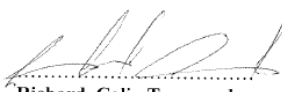


<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 6 OF 7 PAGES 7</p>	<p align="center">Registered Number</p> <p align="center">SP 178060</p>
<p>SUBDIVIDER: RT & NJ Properties Pty Ltd</p> <p>FOLIO REFERENCES: Volume 173167 Folio 1</p>	

1. Not to erect or construct any dwelling house, garage or garages or the outbuildings or fencing usually appurtenant thereto and normally used in connection with a dwelling house if the dwelling house on any lot;
 - (a) is a construction or re-erection of any building which has been pulled down or demolished
 - (b) is a relocation of a previously erected building
 - (c) has its exterior walls or roof clad with previously used or second-hand materials
 - (d) is a Dutch barn or similar type of construction
2. The said **RT & NJ Properties Pty Ltd** as Vendor and/or Transferor shall not be required to fence.
3. Not to utilise any second-hand materials or recycled materials in the construction of any structure to be erected on any of the Lots shown on the plan

AND the Vendor/Subdivider/Transferor **RT & NJ Properties Pty Ltd** at all times reserves the right to vary or release any of the covenants contained herein in respect of any Lot shown on the plan or any part thereof or from selling such Lot freed and exempt from any one or more of the restrictions, covenants or stipulations contained herein or modifying, waiving, releasing or allowing any departure from the said restrictive covenants in relation to any such Lot or portion of such Lot shown on the plan.

Executed by
Richard Colin Townsend
as Sole Director/Sec of
RT & NJ Properties Pty Ltd
(ACN 610 882 696)
in accordance with Section 127
of the Corporations Act 2001


Richard Colin Townsend
Sole Director/Secretary

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

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE TO SCHEDULE OF EASEMENTS		Registered Number
PAGE 7 OF 7 PAGES		SP178060
SUBDIVIDER: - RT & NJ Properties Pty Ltd		
FOLIO REFERENCE: - 173167/1		
EASEMENTS CONTINUED		
Lots 25, 26, 97 & 99 on the Plan are each subject to a right of drainage (appurtenant to the balance of the land remaining in Conveyance No. 30/4361) over the land marked Drainage Easement 1.83 wide (SP8508) shown passing through such Lots		
Lots 25, 26, 97 & 99 on the Plan are each subject to a pipeline easement as defined in Conveyance No. 37/1311 (appurtenant to the balance of the land remaining in Conveyance No. 30/4361) over the land marked Drainage Easement 1.83 wide (SP8508) shown passing through such Lots		
NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.		

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 178061	FOLIO 1
EDITION 1	DATE OF ISSUE 04-Dec-2019

SEARCH DATE : 02-Jul-2020

SEARCH TIME : 12.41 PM

DESCRIPTION OF LAND

City of BURNIE

Lot 1 on Plan 178061

Being the land secondly described in Conveyance No.GL3489

Excepting thereout Lot 64 & Part of Lots 23,24,61,62,63 & 202

(SP173166) 2747m2 & Lots 25-30, 56-60 & 97-99 (SP178060) 12.

49ha

Derivation : Part of 50,000 Acres Gtd. to the V D L Co.

Prior CT 173167/1

SCHEDULE 1

E34627 TRANSFER to RT & NJ PROPERTIES PTY LTD Registered
17-Mar-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

37/1311 BURDENING EASEMENT: Right of Drainage (appurtenant to
the balance of the land remaining in Conveyance No.
30/4361) over the Pipeline and Drainage Easement 1.83
wide shown on Plan 178061

37/1311 BURDENING EASEMENT: Pipeline Easement (appurtenant to
the balance of the land remaining in Conveyance No.
30/4361) over the Pipeline and Drainage Easement 1.83
wide shown on Plan 178061

E54291 BURDENING EASEMENT: a right of drainage in favour of
Burnie City Council over the land marked Pipeline and
Services Easement 3.00 wide (SP173166) on Plan 178061
Registered 25-May-2017 at 12.01 PM

E54294 BURDENING EASEMENT: a pipeline and services easement
in favour of the Tasmanian Water and Sewerage
Corporation Pty Ltd over the land marked Pipeline and
Services Easement 3.00 wide (SP173166) on Plan 178061
(subject to provisions) Registered 25-May-2017 at 12.
02 PM

E54416 BURDENING EASEMENT: a right of drainage in favour of
Burnie City Council over the land marked Drainage
Easement 4.00 wide 'F' on Plan 178061 Registered

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

04-Dec-2019 at 12.01 PM
E54417 BURDENING EASEMENT: a pipeline and services easement
in favour of Tasmanian Water and Sewerage Corporation
Pty Ltd over the lands marked Pipeline & Services
Easement 3.00 wide 'C' and Pipeline & Services
Easement variable width 'H' on Plan 178061 (subject
to provisions) Registered 04-Dec-2019 at 12.02 PM
M718407 MORTGAGE to Murdoch Clarke Mortgage Management
Limited Registered 22-Nov-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

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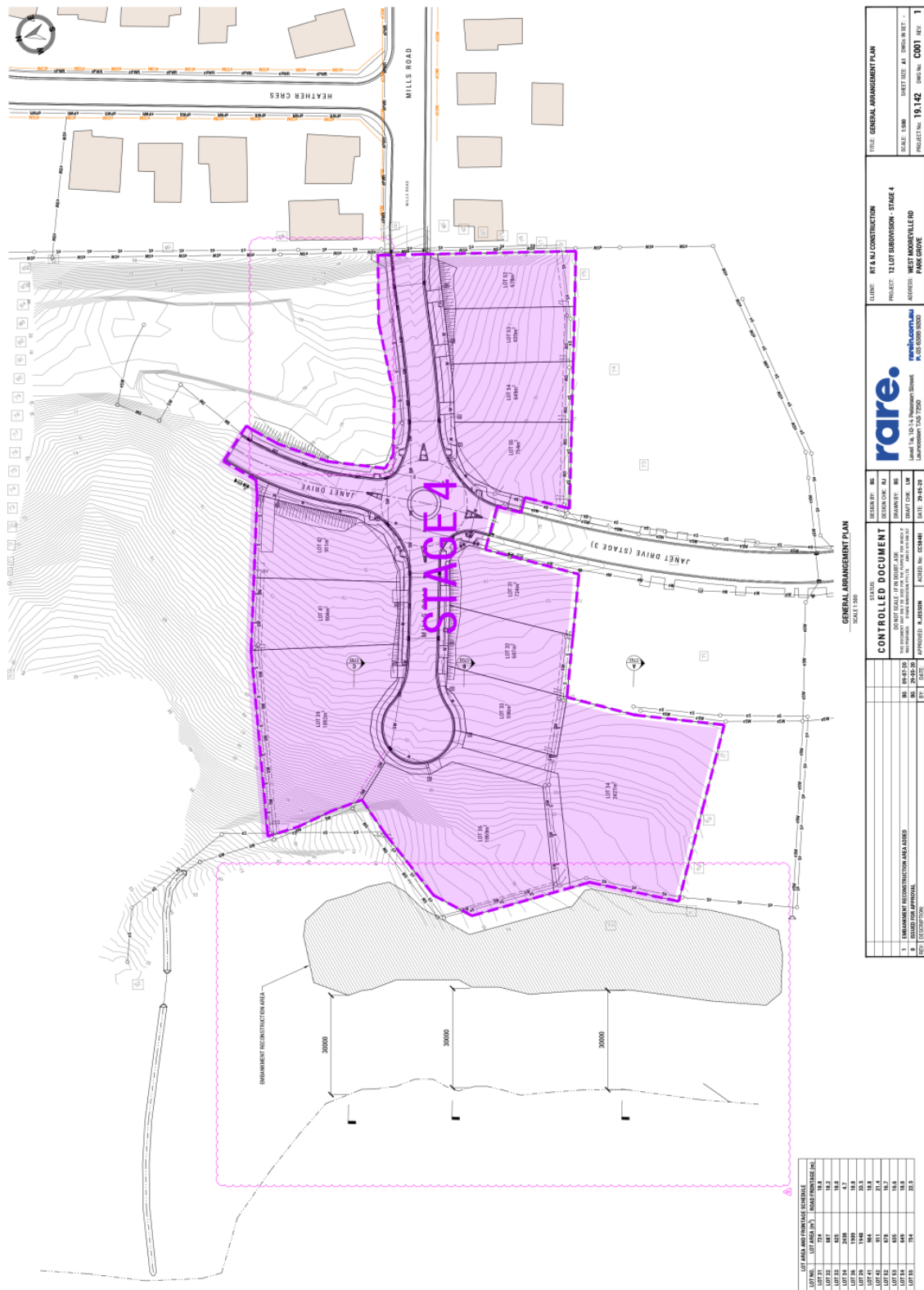


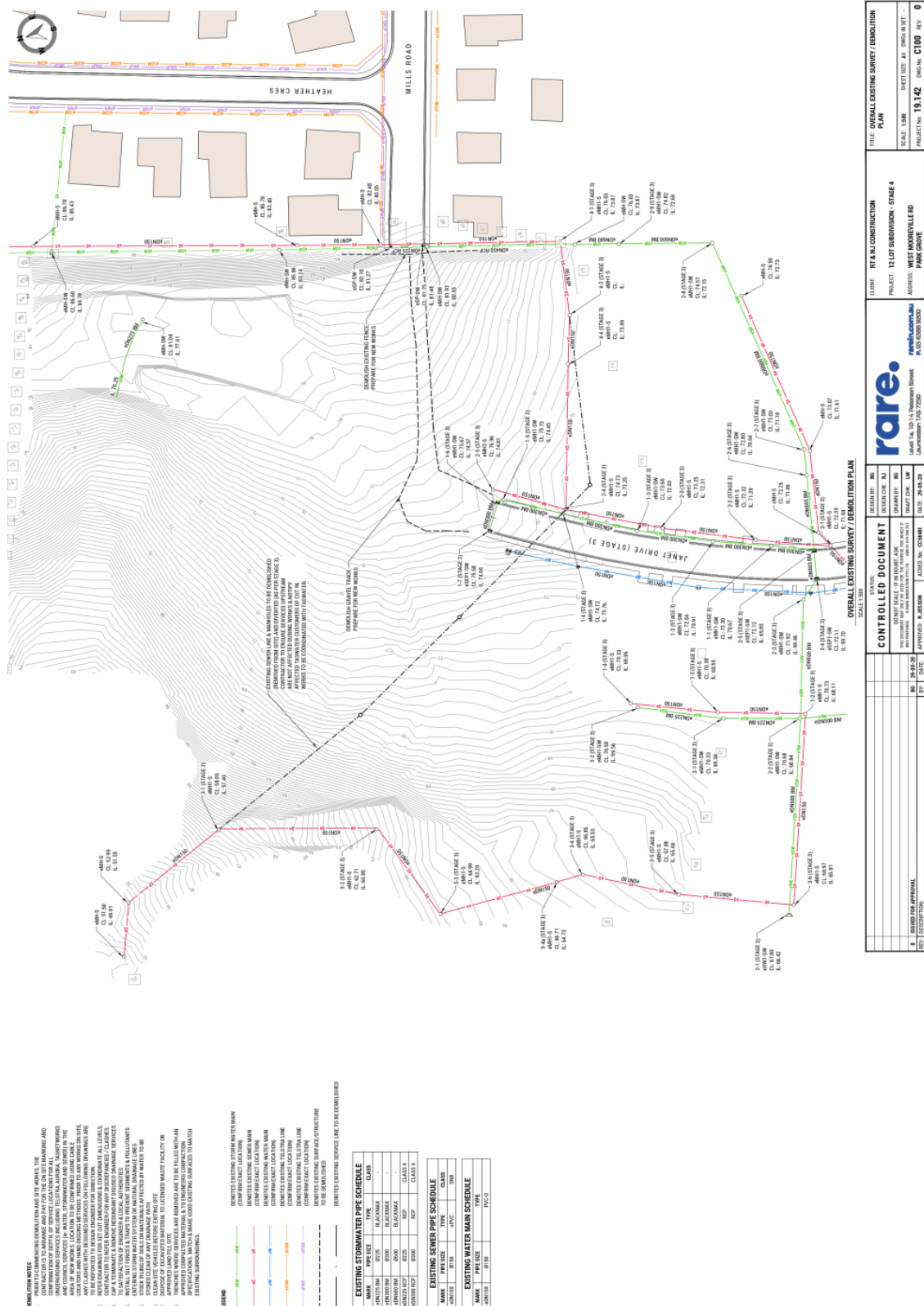
Appendix B: Plans

DRAWINGS:

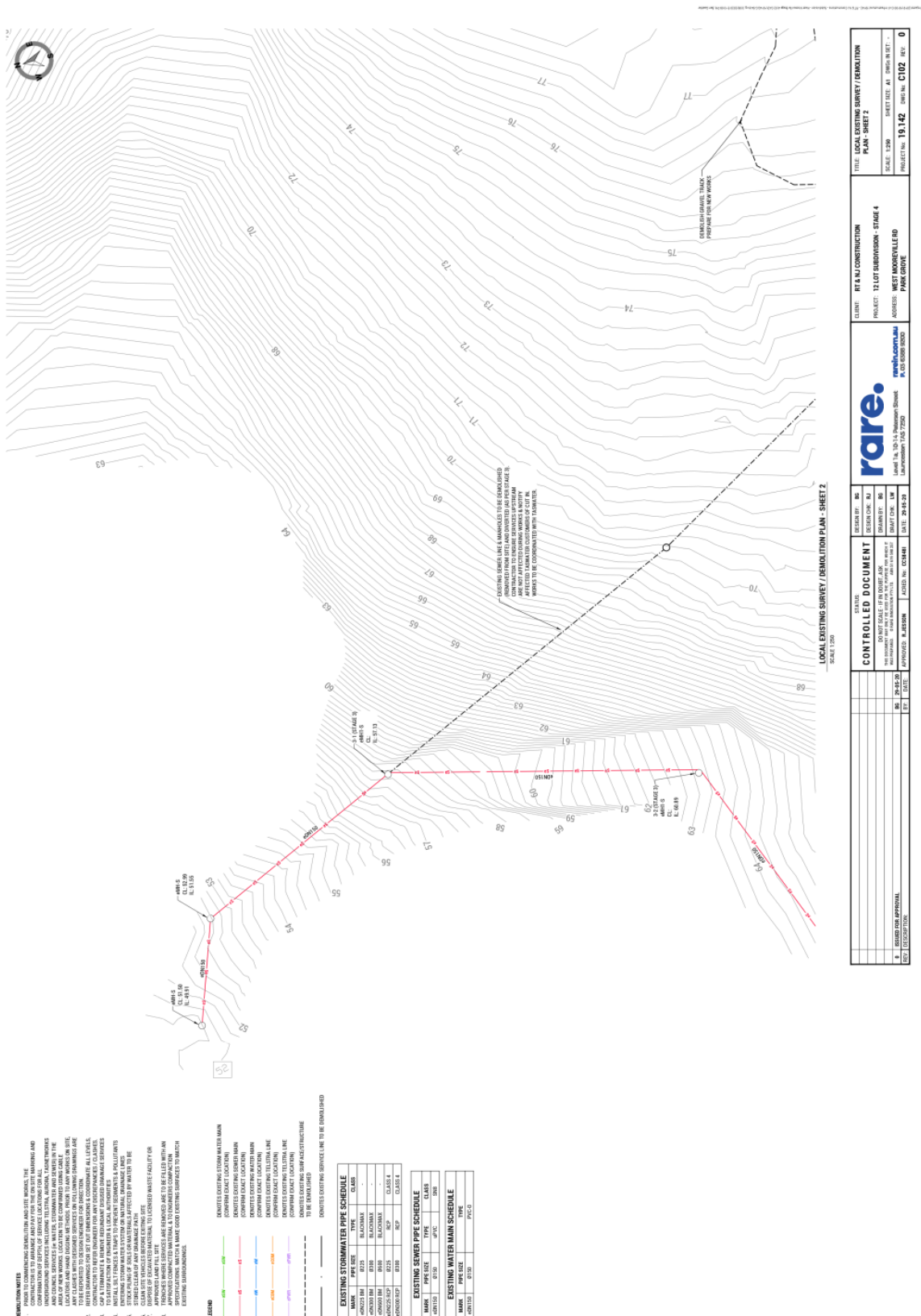
0601 - LOCAL WATER RETICULATION PLAN - SHEET 1
0602 - LOCAL WATER RETICULATION PLAN - SHEET 2
0603 - LOCAL WATER RETICULATION PLAN - SHEET 3
0604 - LOCAL WATER RETICULATION PLAN - SHEET 4
0701 - SECTIONS & DETAILS - SHEET 1
0702 - SECTIONS & DETAILS - SHEET 2
0703 - SECTIONS & DETAILS - SHEET 3
0704 - SECTIONS & DETAILS - SHEET 4
0901 - SWEPT PATH PLAN - MILLS RD RIGHT TURN
0902 - SWEPT PATH PLAN - ANNET DRIVE RIGHT TURN
0903 - SWEPT PATH PLAN - CUL. OF SAC 17.5m EMERG. SERVICE VEHICLE

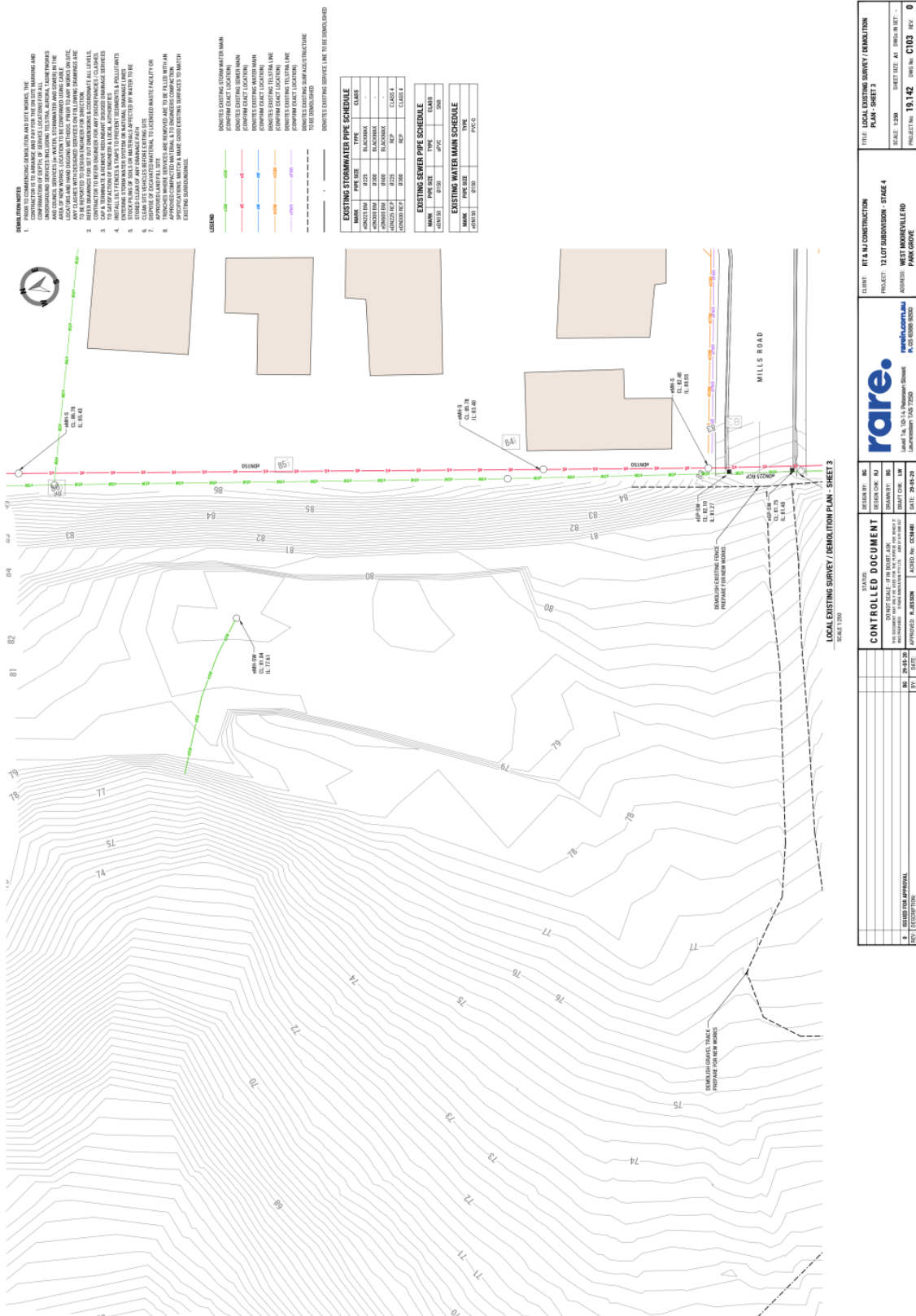
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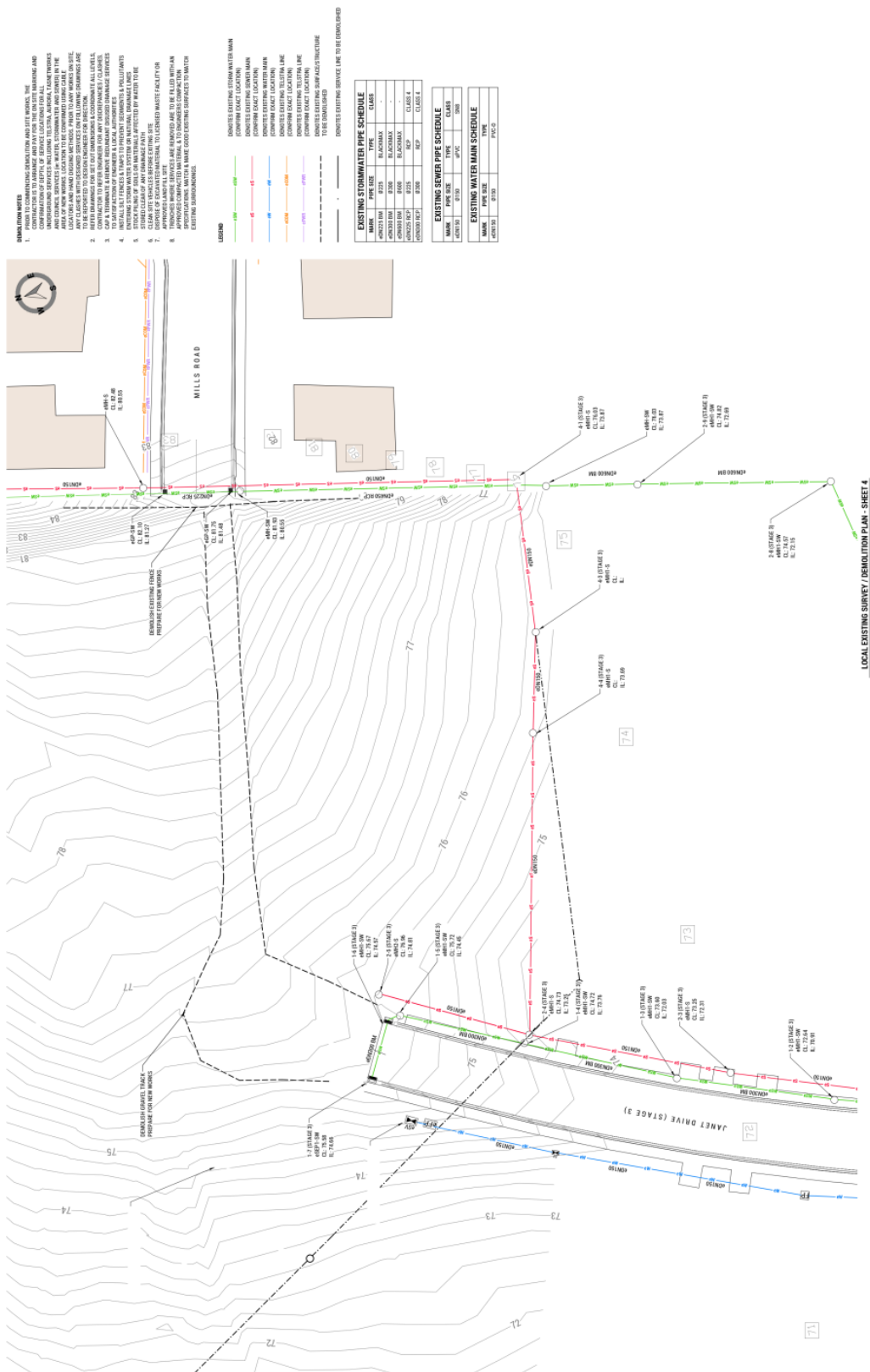




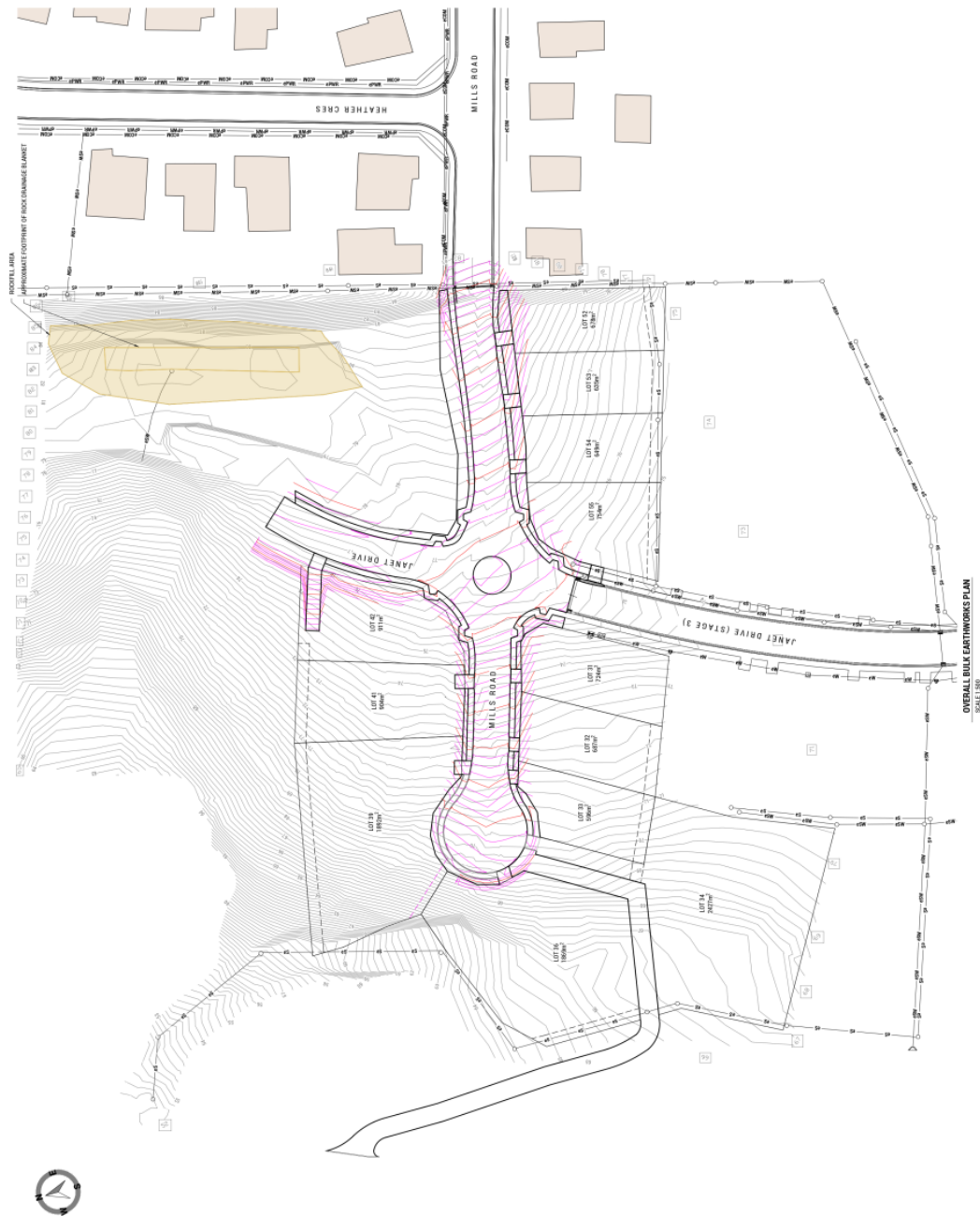








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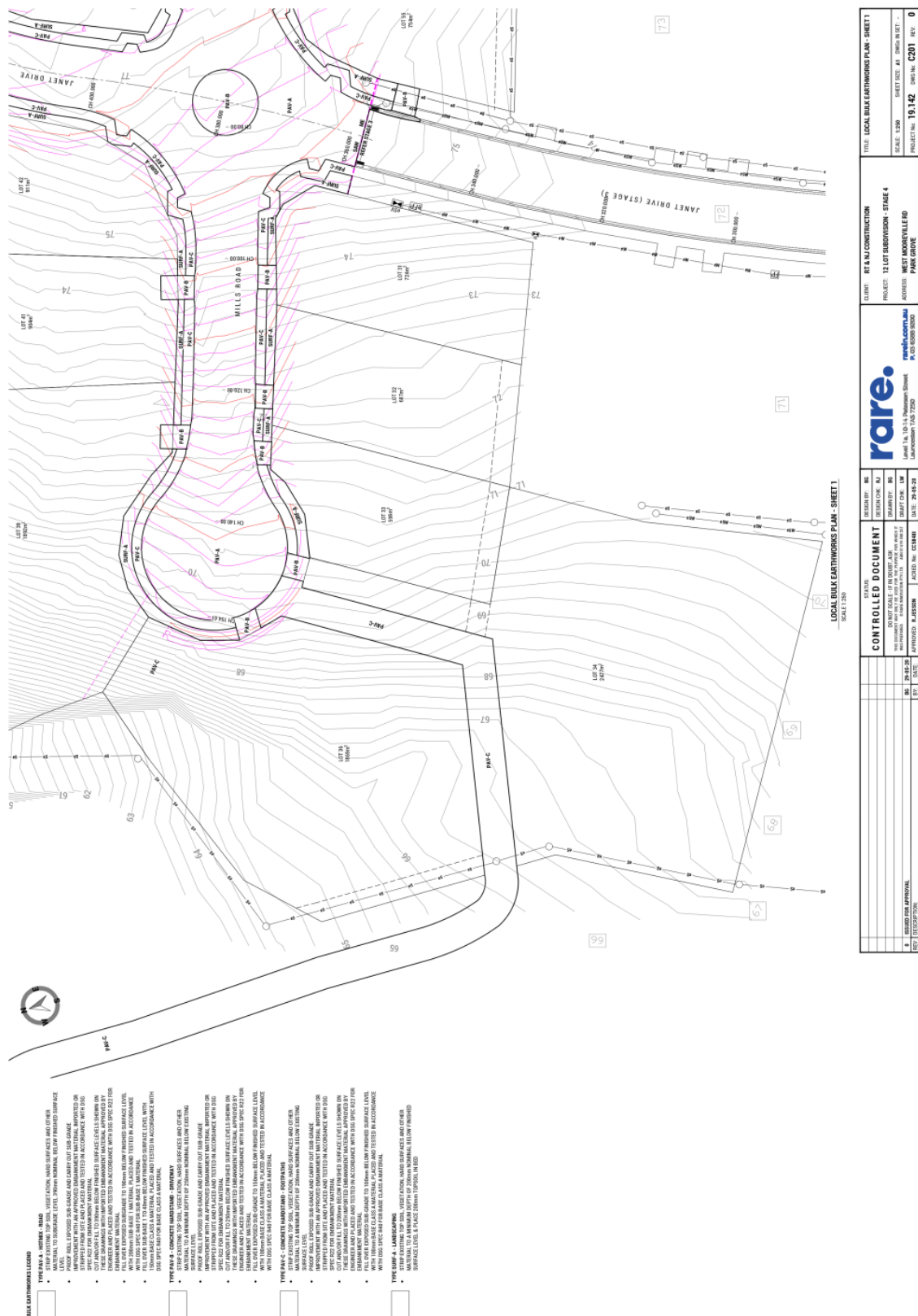


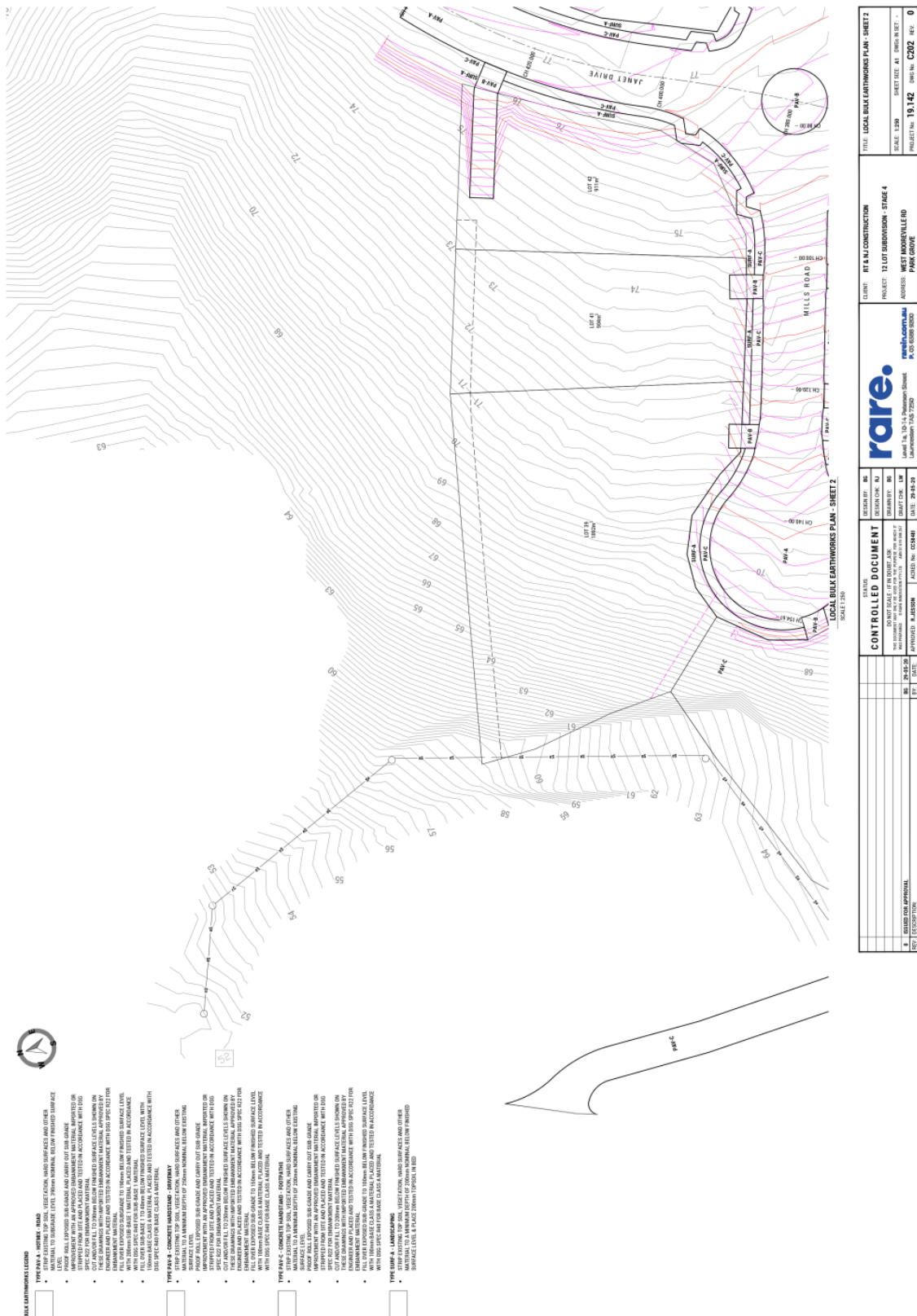
TOTAL CUT / FILL SCHEDULE	
TOTAL CUT	224m ³
TOTAL FILL	1786m ³
NET NO. I/AB	1563m ³

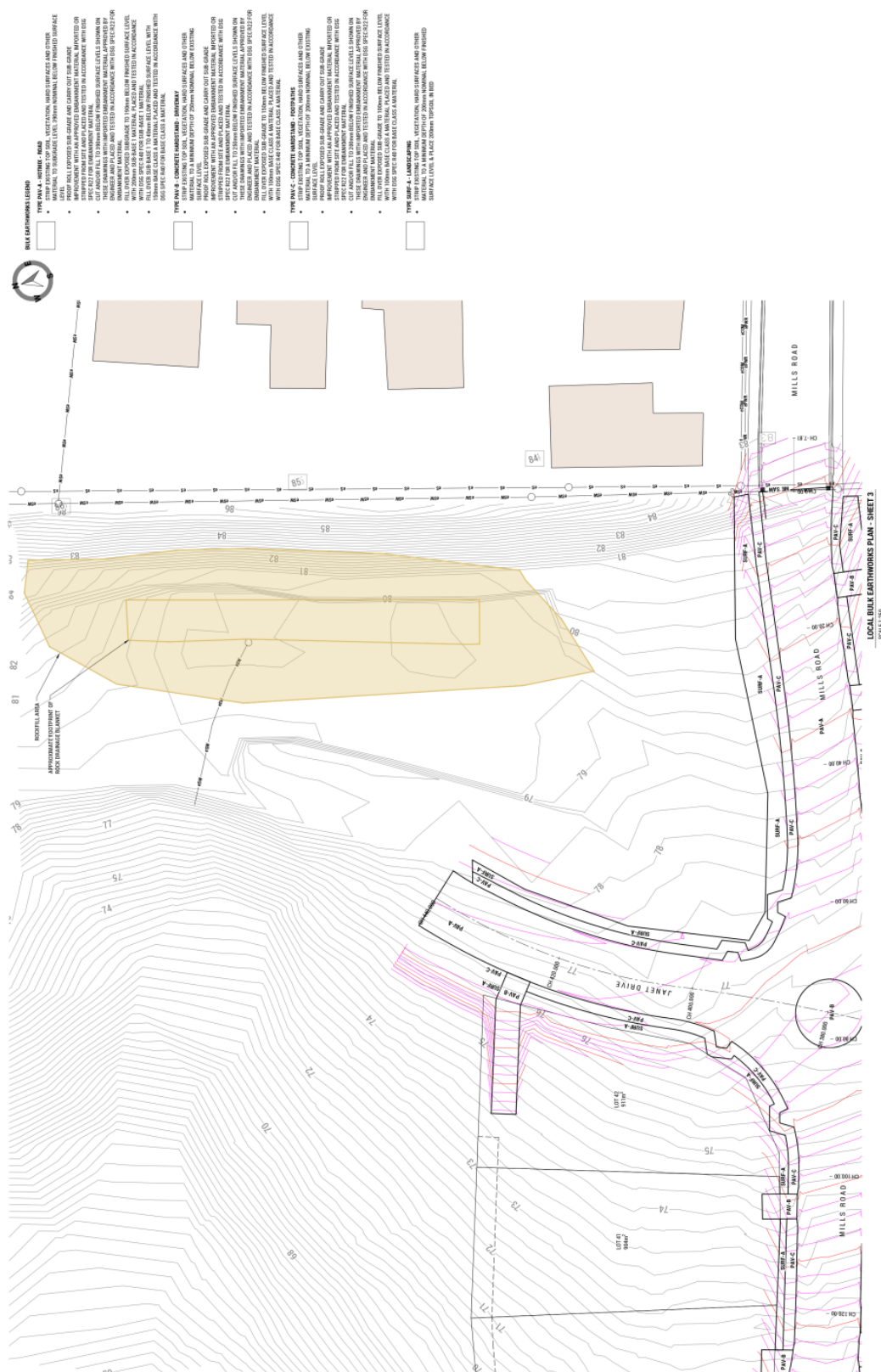
DAVID K. FATHALLAH, M.D., M.P.H.

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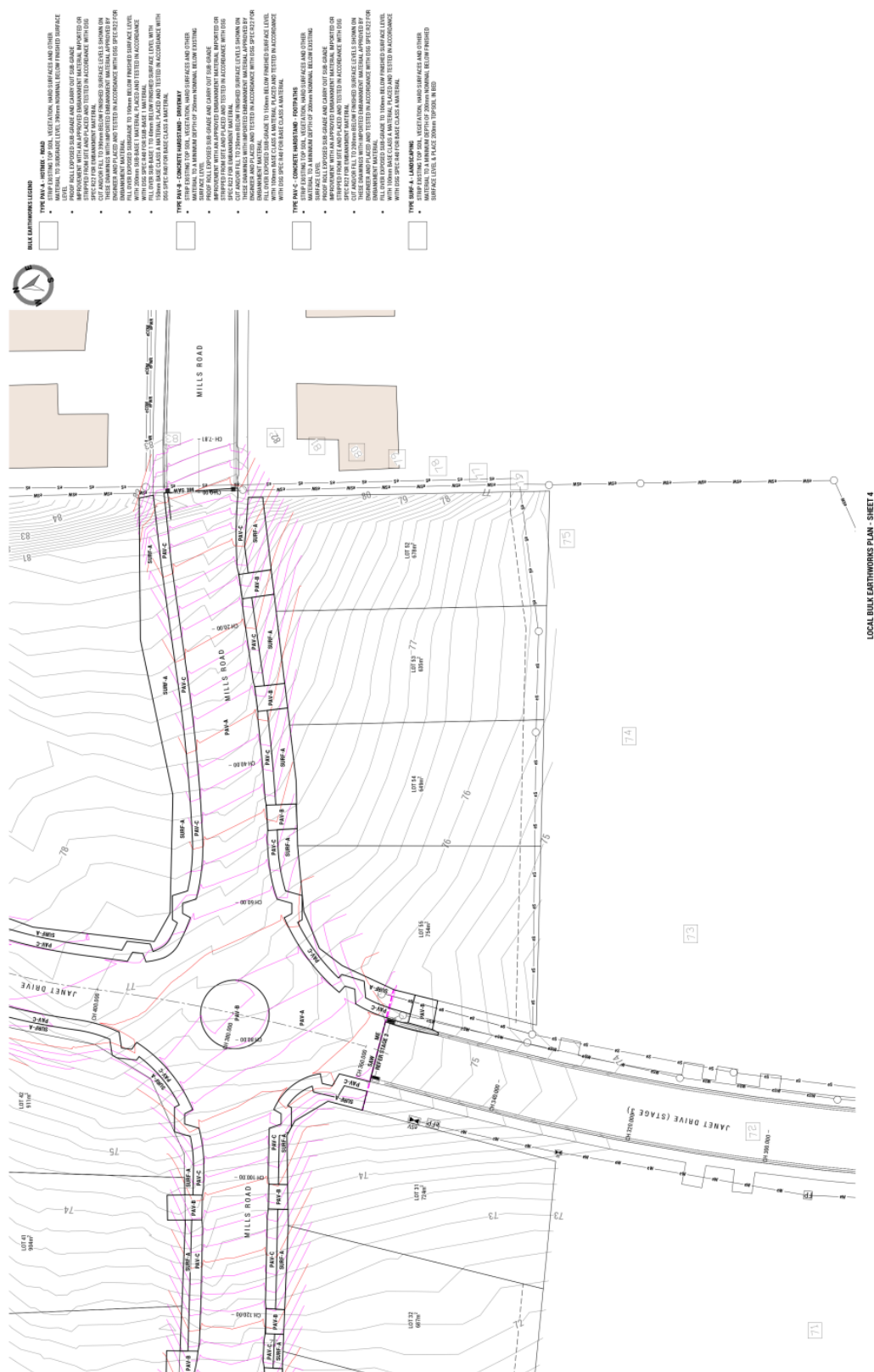
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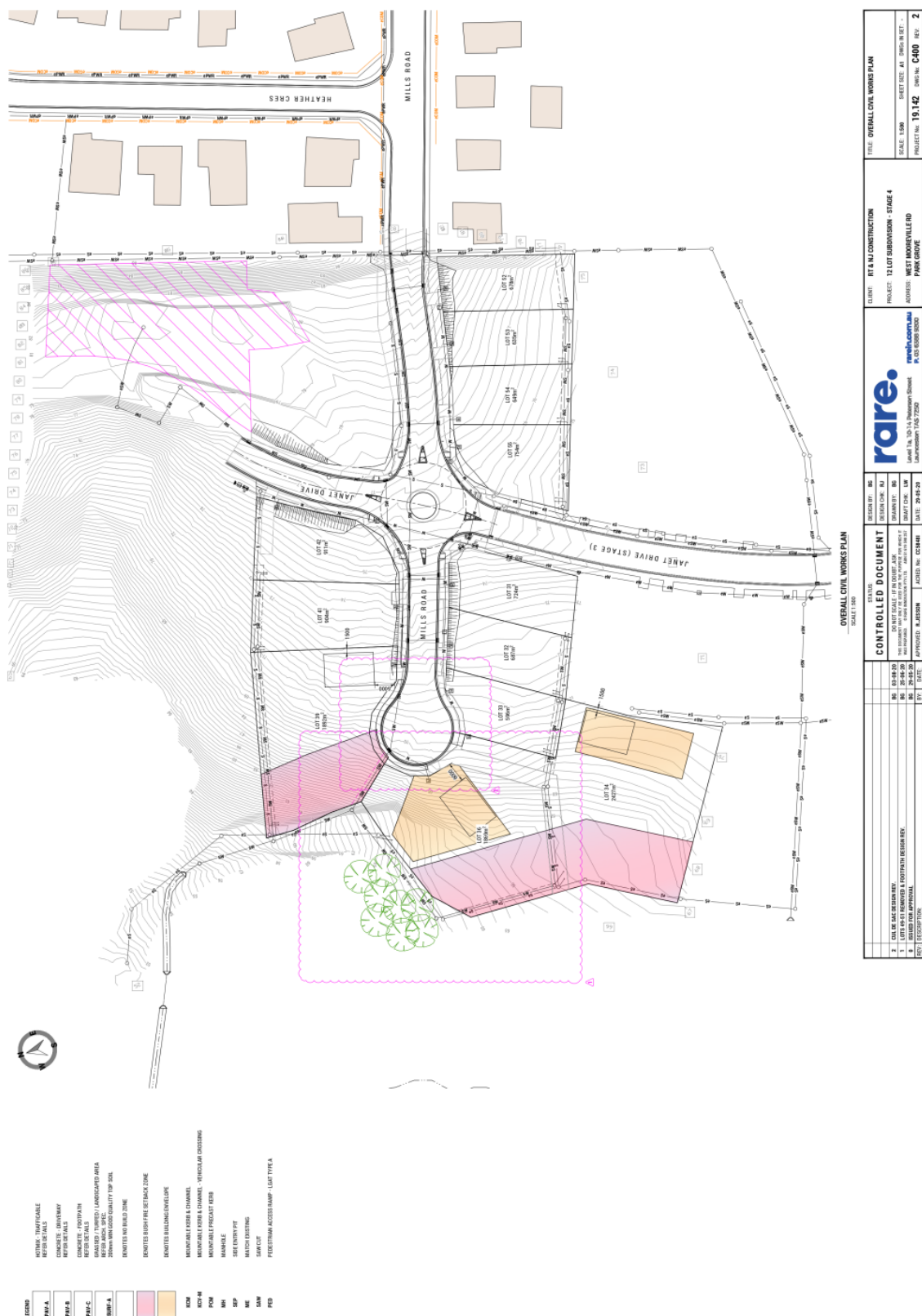


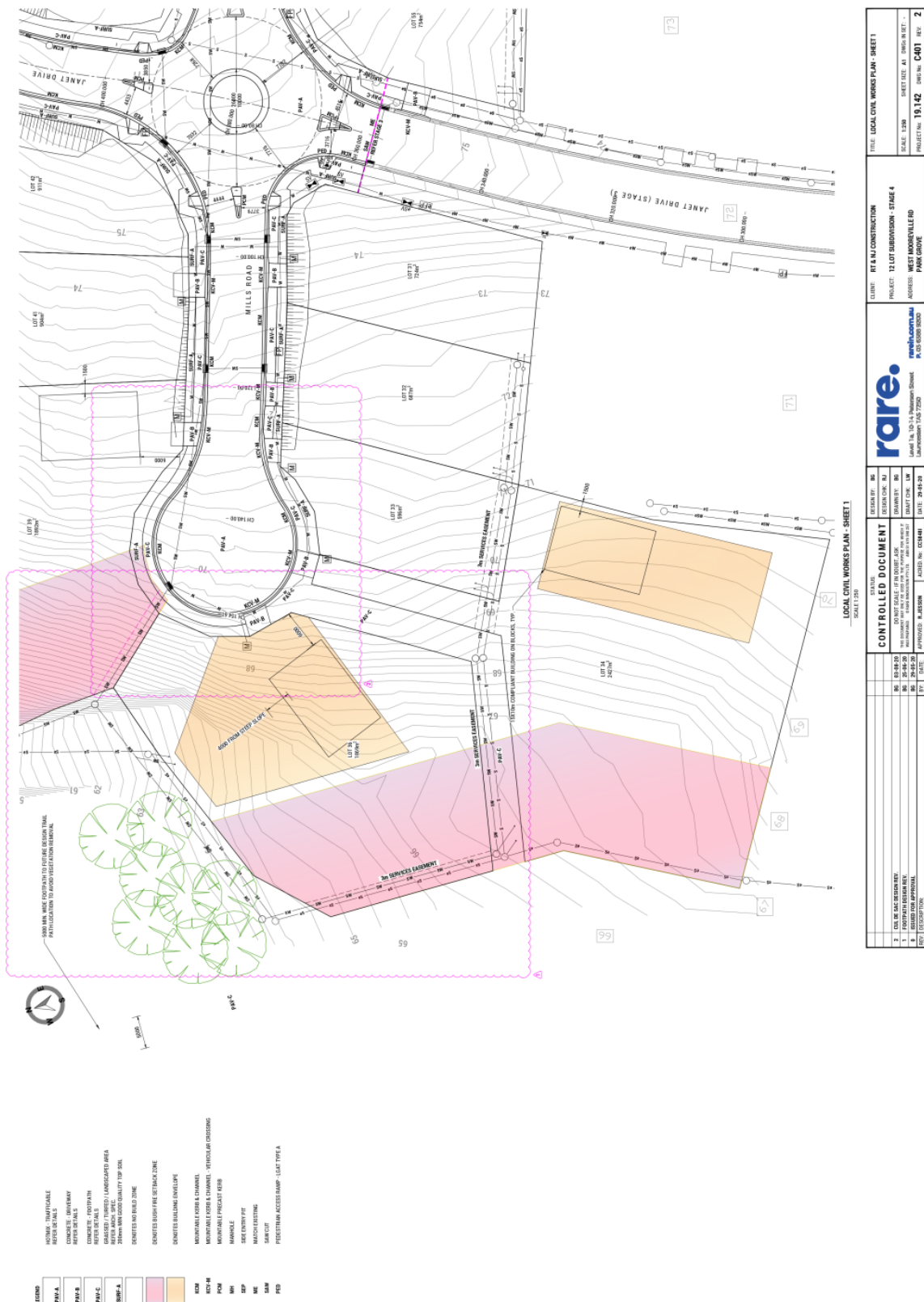


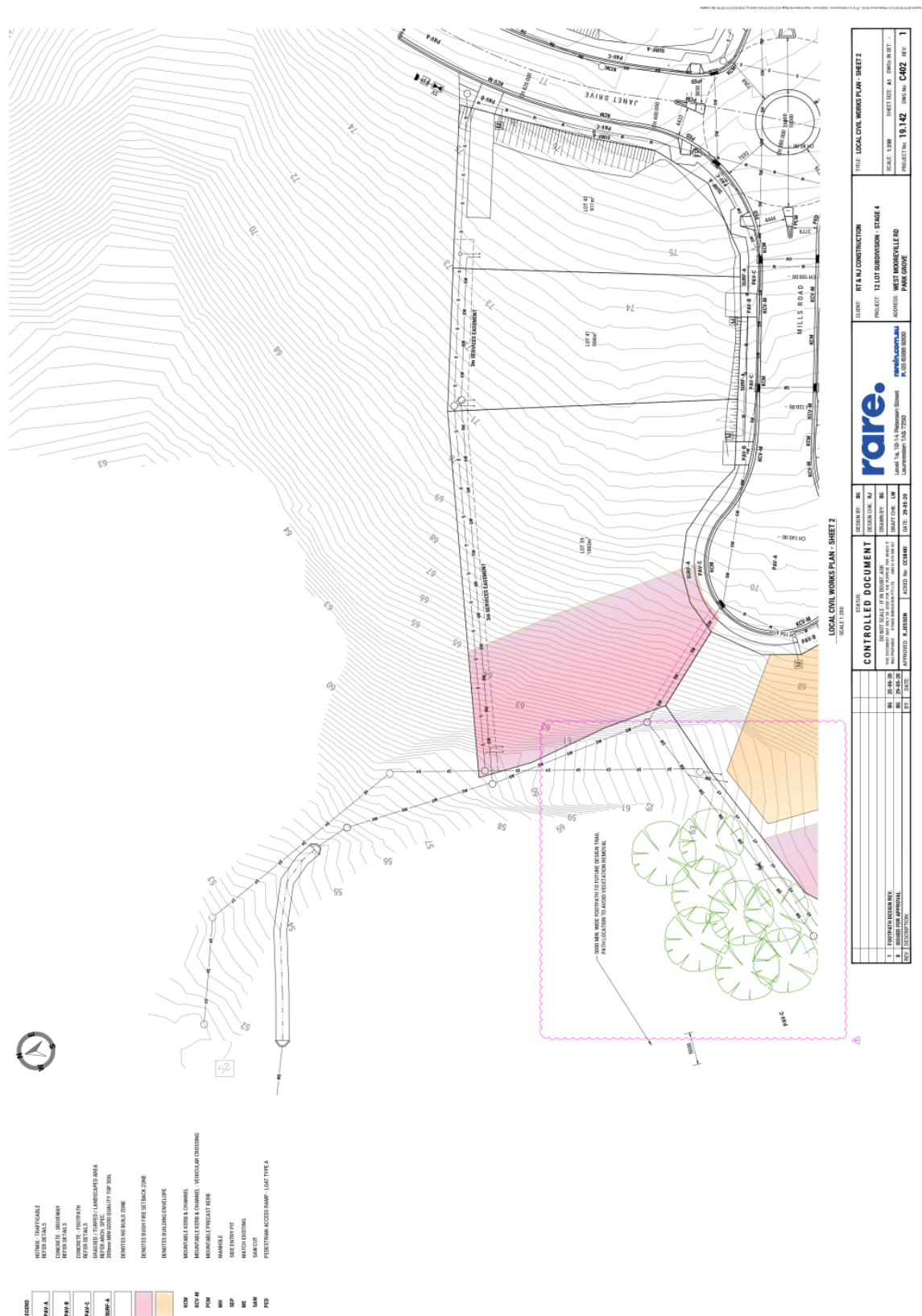
TITLE		LOCAL BULK LANDWORKS PLAN - SHEET 3	
CLIENT		RYE & NJ CONSTRUCTION	
PROJECT		12107 SUBDIVISION - STAGE 4	
ADDRESS		200 WEST MOOREVILLE ROAD PARK GROVE	
SCALE		1:200	
SHEET TITLE		A1 - DRAINAGE DETAIL	
PROJECT NO.		19142	
SHEET NO.		0203	
REV		0	
			
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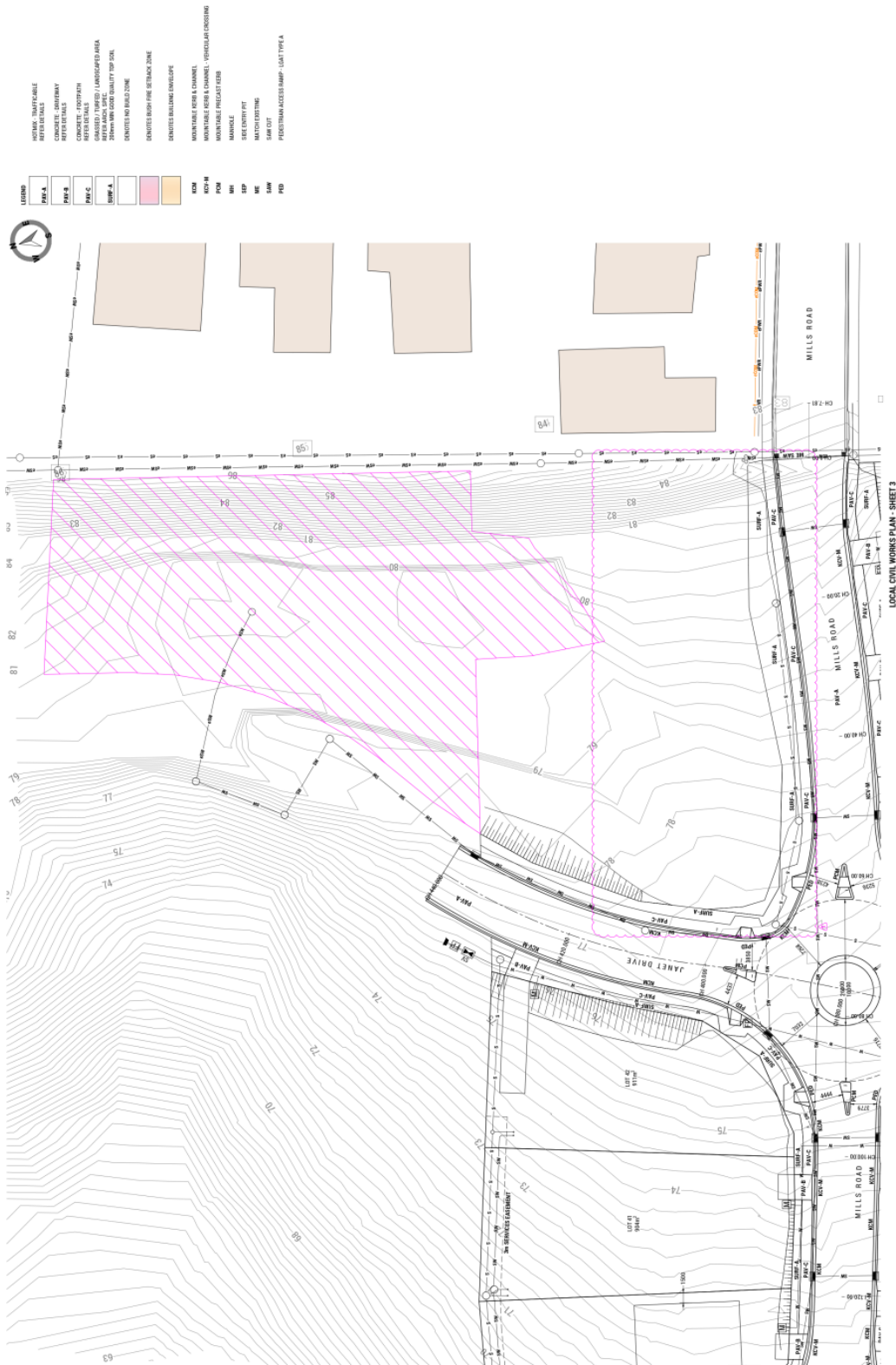
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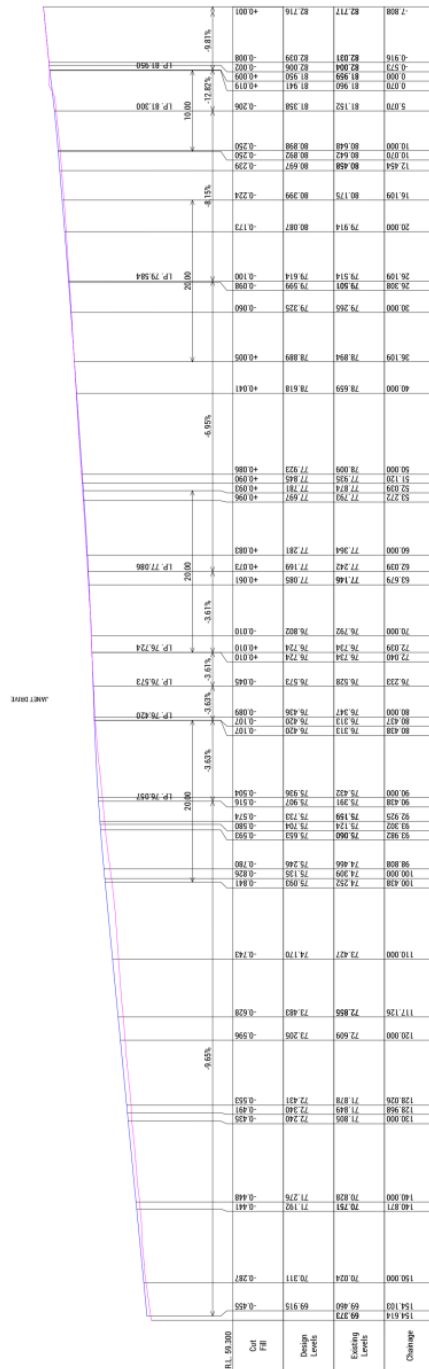
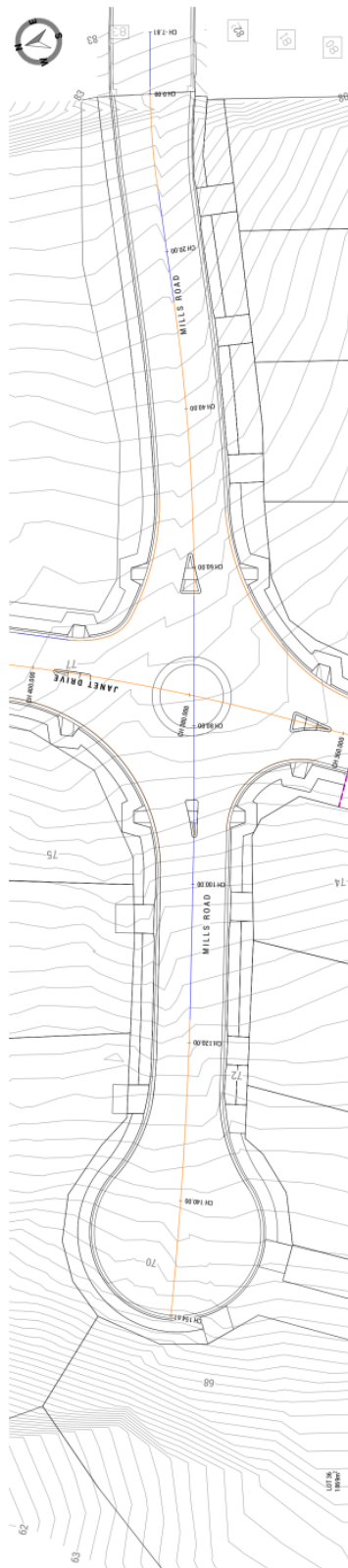




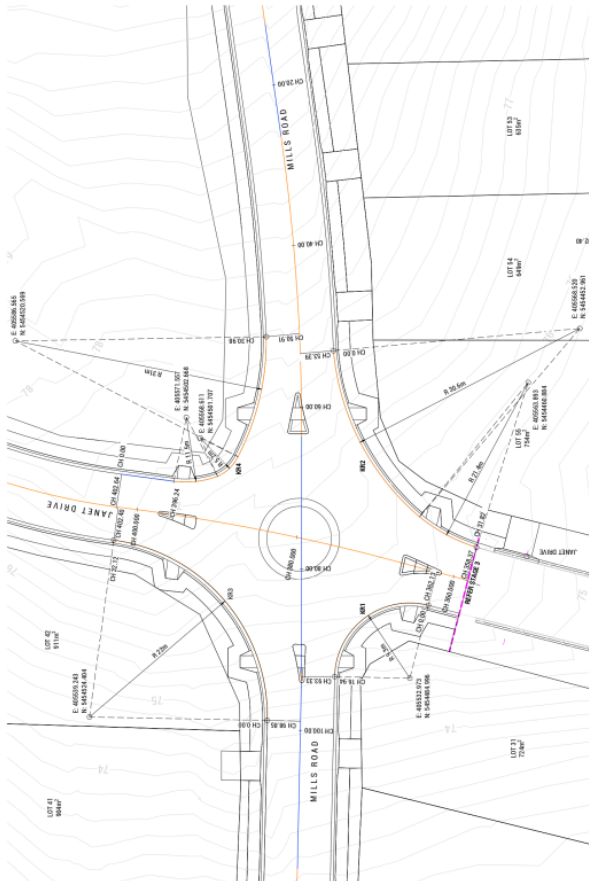
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CIVIL LONGITUDINAL SECTION - MILLS ROAD
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Change	Existing Levels	Design Levels	Cell Fill	BL 1300	BL 1300	BL 1300
0.000	77.430	77.344	-0.082	-0.082	-0.082	-0.082
5.000	77.182	77.244	-0.062	-0.062	-0.062	-0.062
9.518	77.154	77.154	0.000	0.000	0.000	0.000
16.000	77.124	77.130	-0.004	-0.004	-0.004	-0.004
15.000	77.164	77.137	-0.027	-0.027	-0.027	-0.027
15.000	77.241	77.175	-0.066	-0.066	-0.066	-0.066
20.000	77.245	77.266	-0.019	-0.019	-0.019	-0.019
25.000	77.593	77.545	-0.048	-0.048	-0.048	-0.048
25.000	77.554	77.545	0.009	0.009	0.009	0.009
30.000	77.888	77.799	-0.081	-0.081	-0.081	-0.081
30.000	77.951	77.964	-0.011	-0.011	-0.011	-0.011

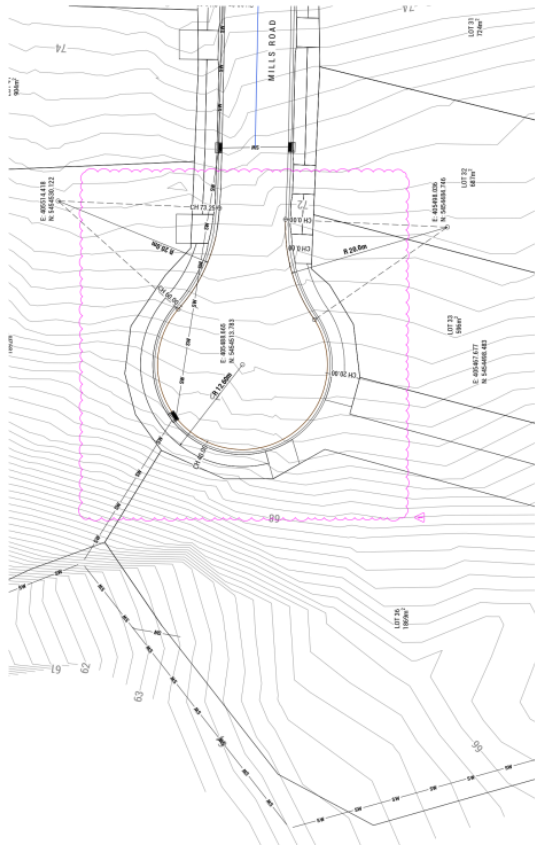
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0.010	77.745	77.781	-0.116	1.4
5.000	77.130	77.249	-0.130	1.6
7.955	76.947	77.103	-0.156	1.9
10.000	76.810	76.997	-0.187	2.3
14.527	76.699	76.785	-0.286	3.4
15.000	76.500	76.500	0.000	0.0
15.921	76.404	76.727	-0.325	4.1
20.000	76.242	76.544	-0.301	3.8
22.966	76.077	76.247	-0.265	3.4
25.000	76.032	76.277	-0.245	3.1
30.000	75.810	75.961	-0.151	1.9
30.000	75.746	75.838	-0.088	1.1
31.817	75.746	75.746	0.000	0.0
31.817	75.746	75.746	0.000	0.0

Charging	Existing	Proposed	Cal
0.000	75.727	75.850	0.123
4.117	75.851	76.009	0.158
5.000	75.845	76.088	0.193
7.123	75.798	76.067	0.266
8.308	75.727	76.014	0.380
10.000	75.595	75.878	0.478
12.500	75.344	75.709	0.555
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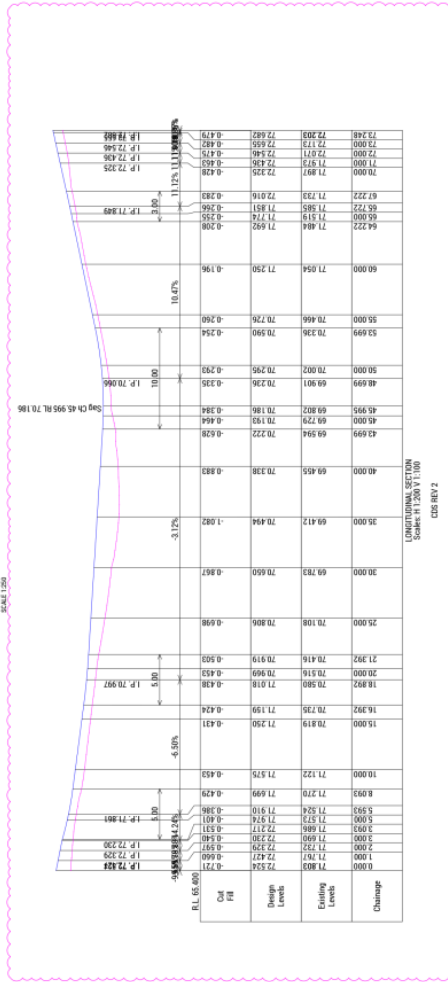
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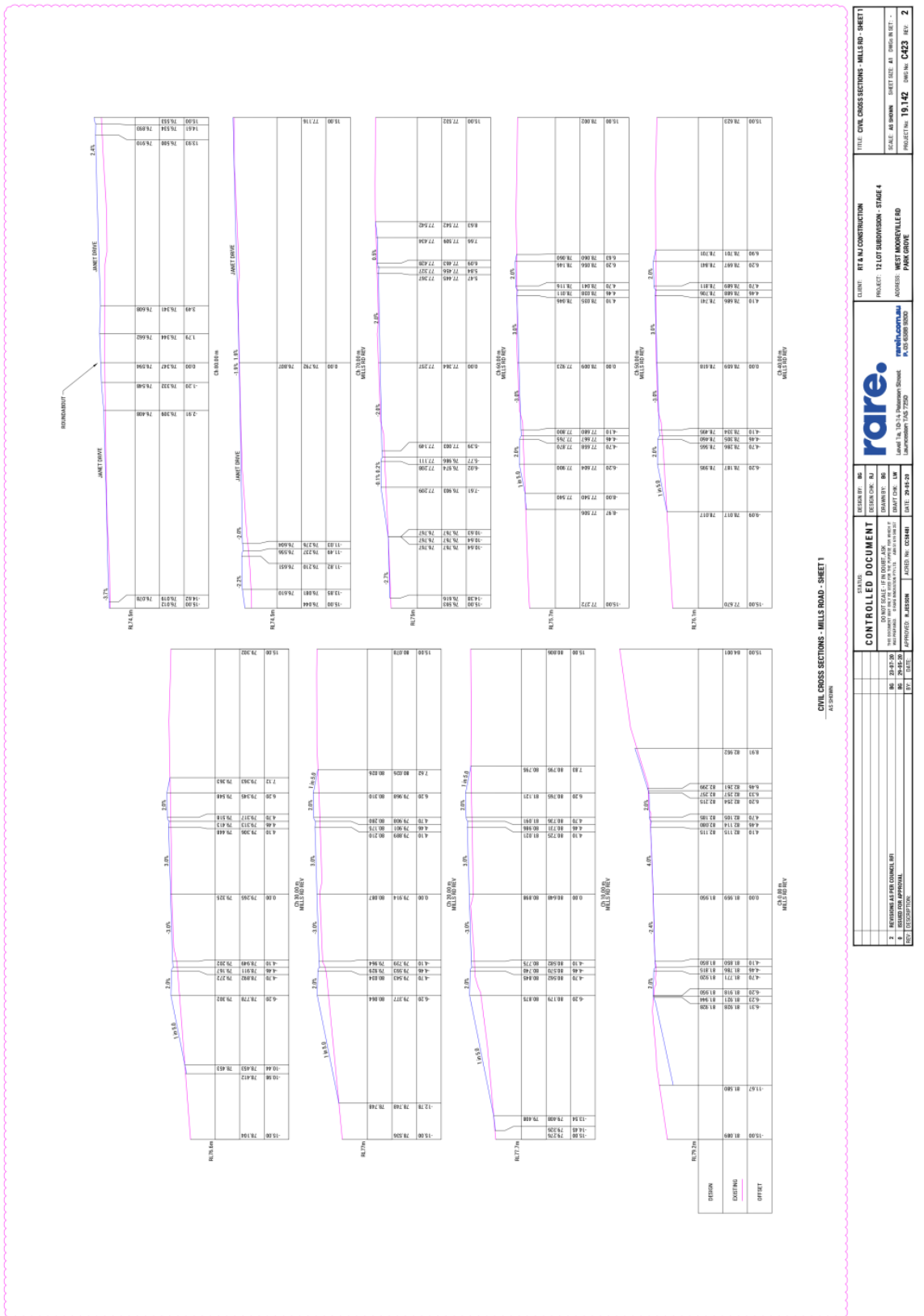


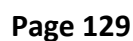
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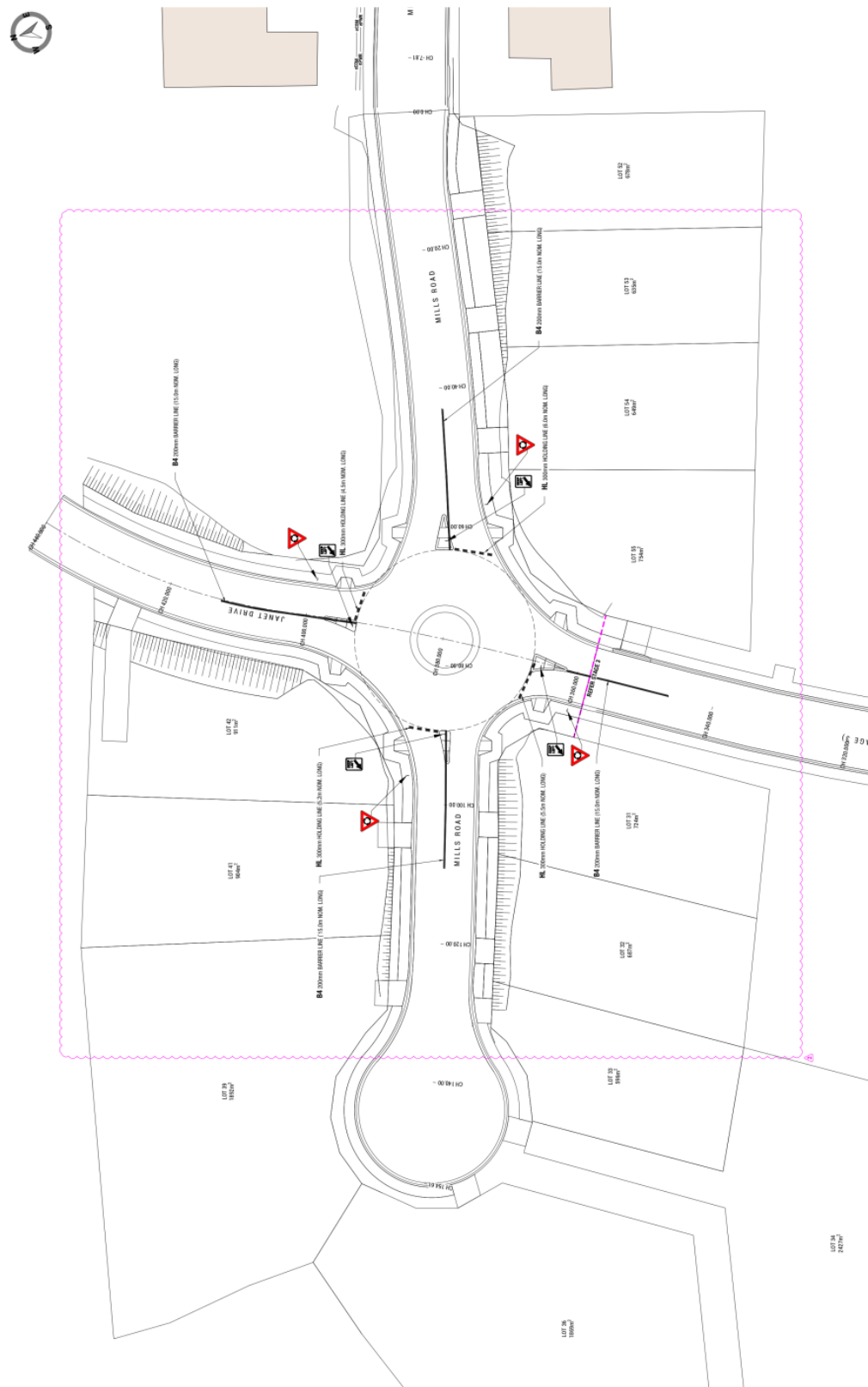
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DESIGNER RARE CONSULTANTS 1001 ASKEVILLE RD SUITE 100 WILLOWDALE, ONTARIO M2B 1K5 TEL: 416-491-1234 FAX: 416-491-1235 EMAIL: info@rare.ca WEBSITE: www.rare.ca		DATE 2020-09-15
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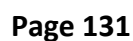




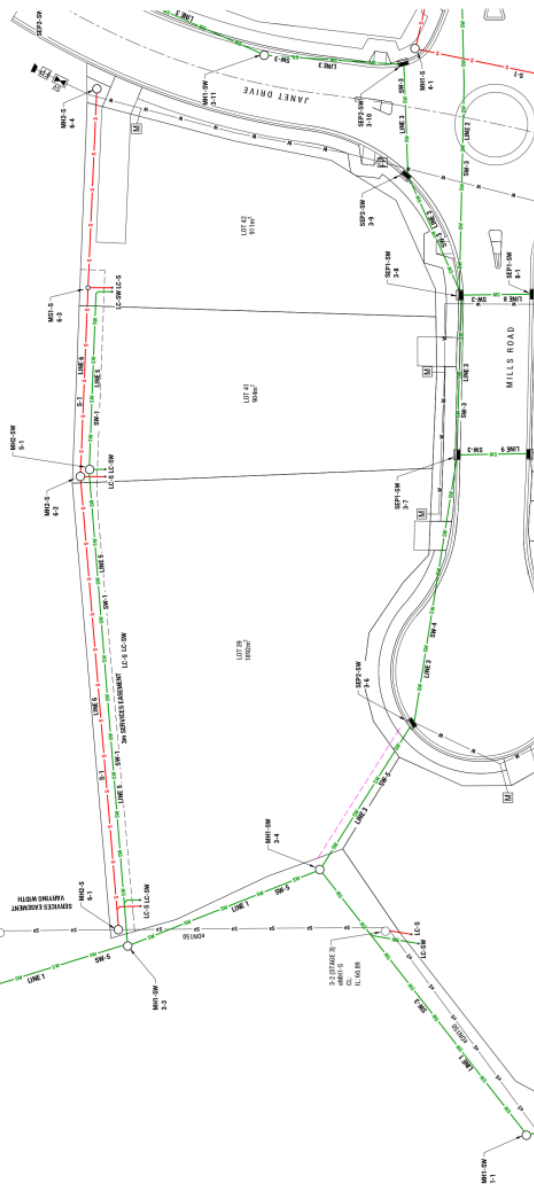
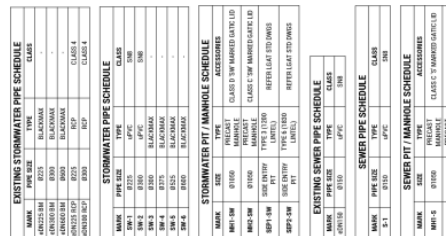


LINE MARKING & SIGNAGE PLAN

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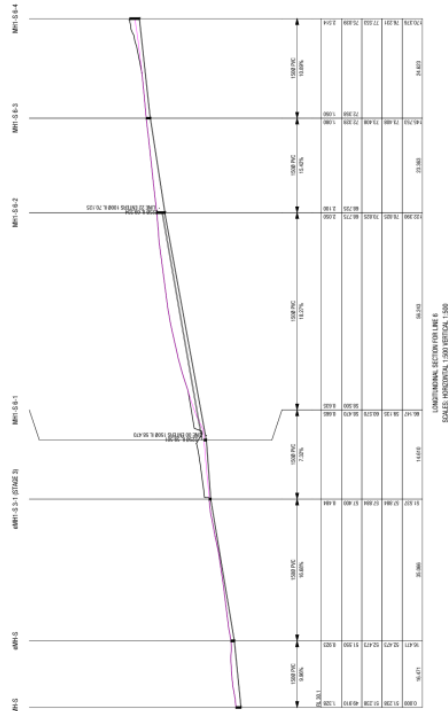
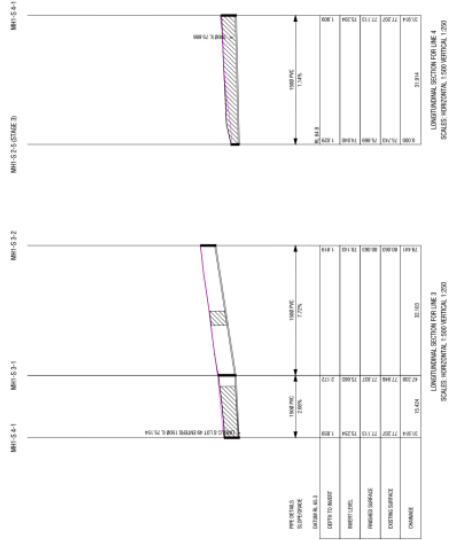
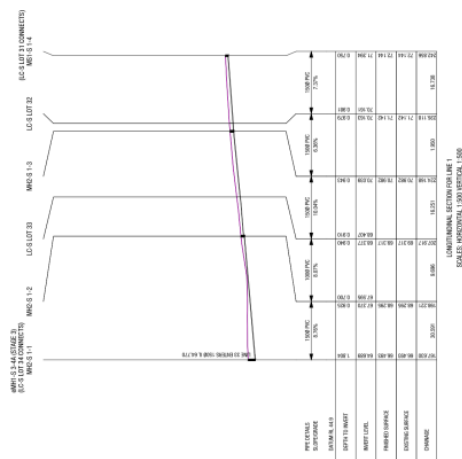
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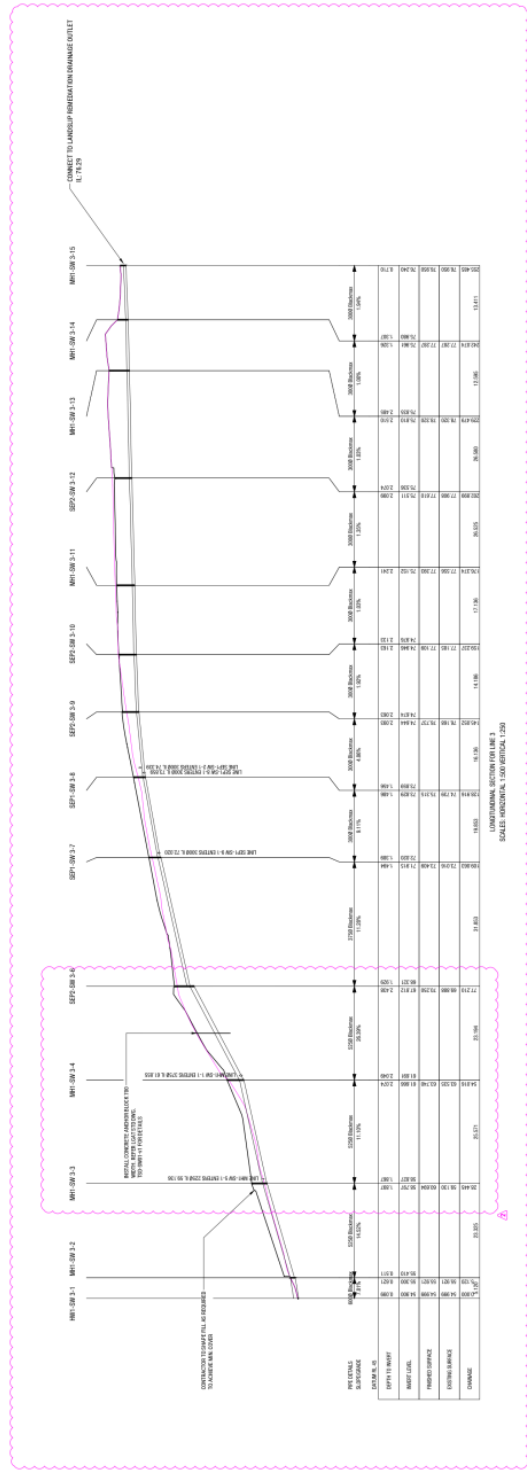


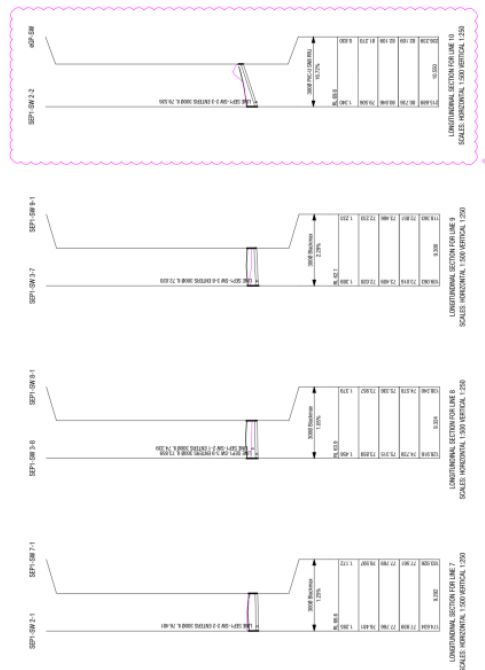
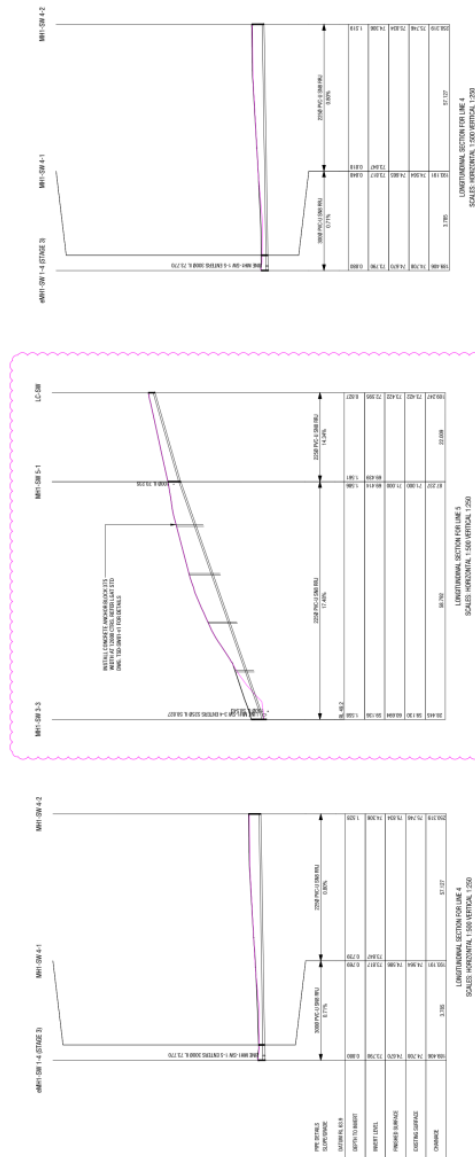
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MP3-5	Ø1150	INSPECTION SHAFT	15mm RISER CONNECTION

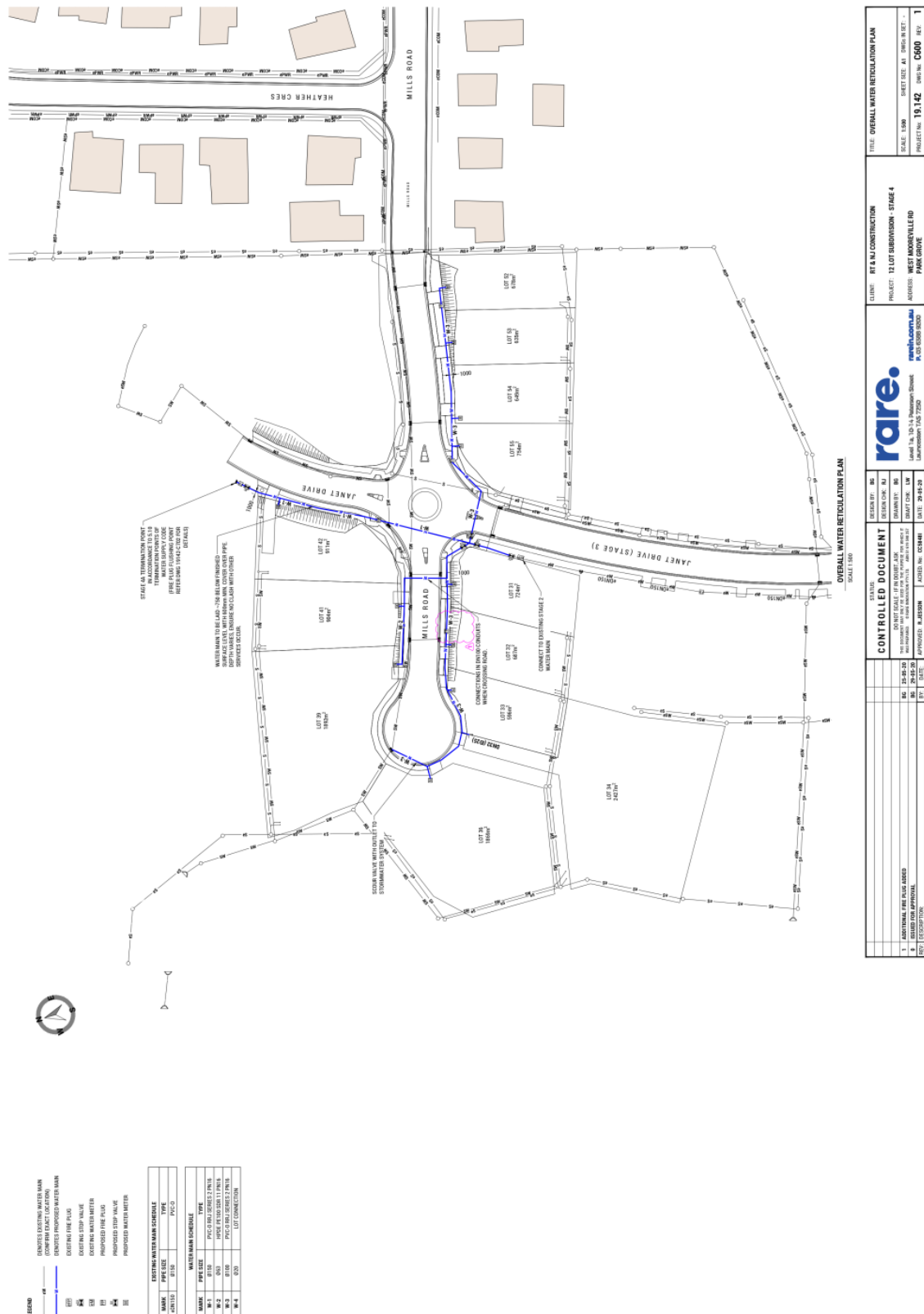
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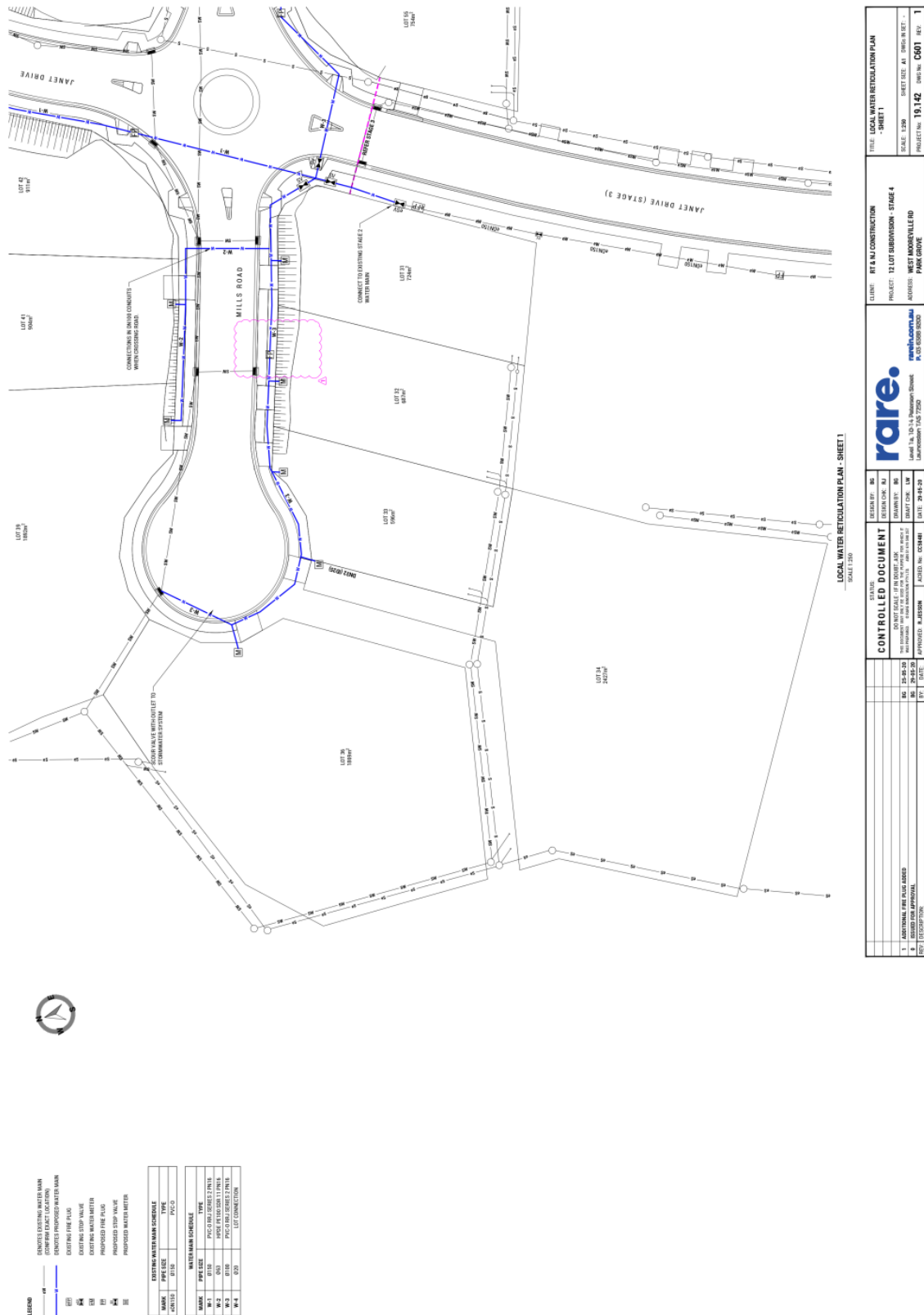
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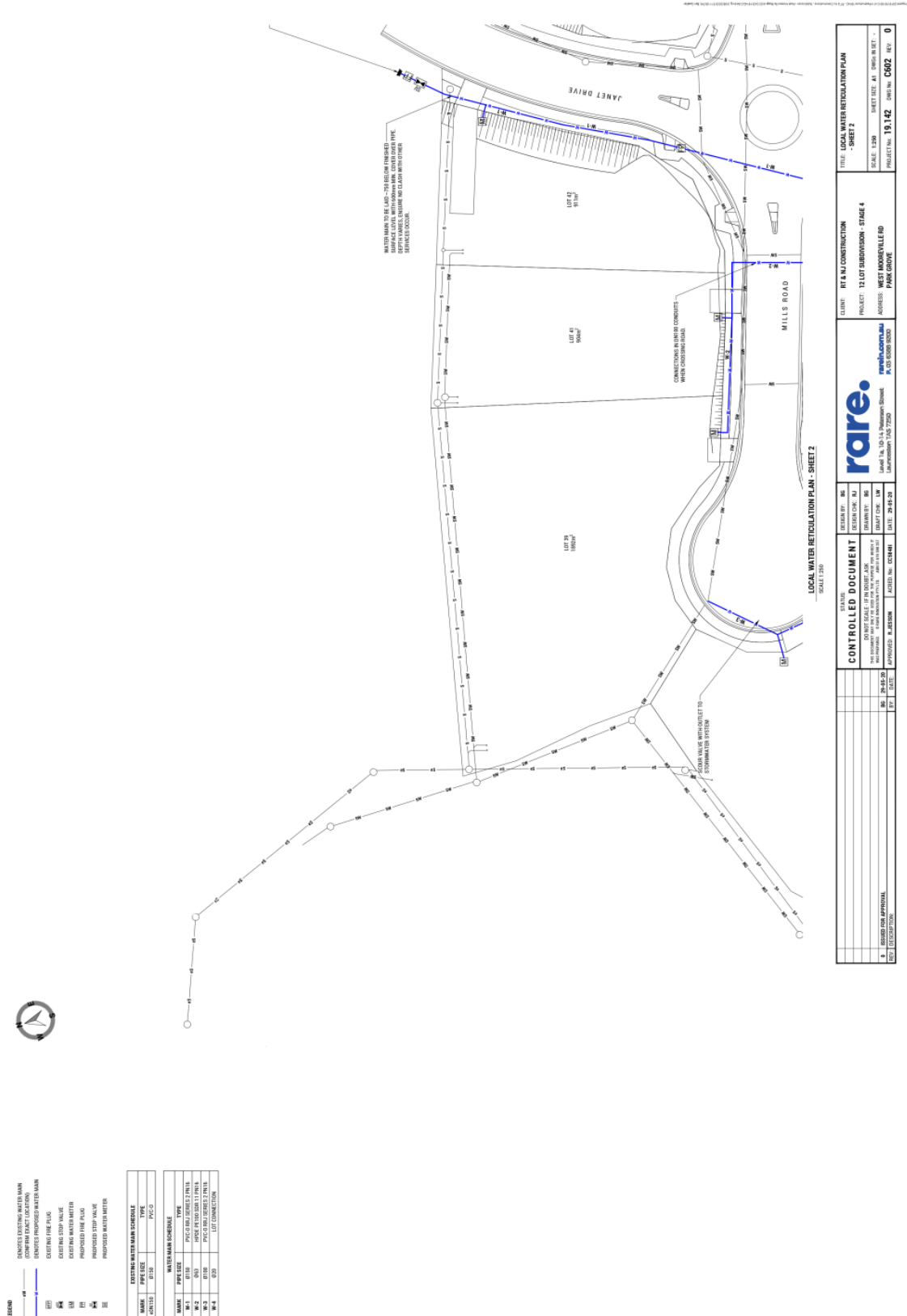
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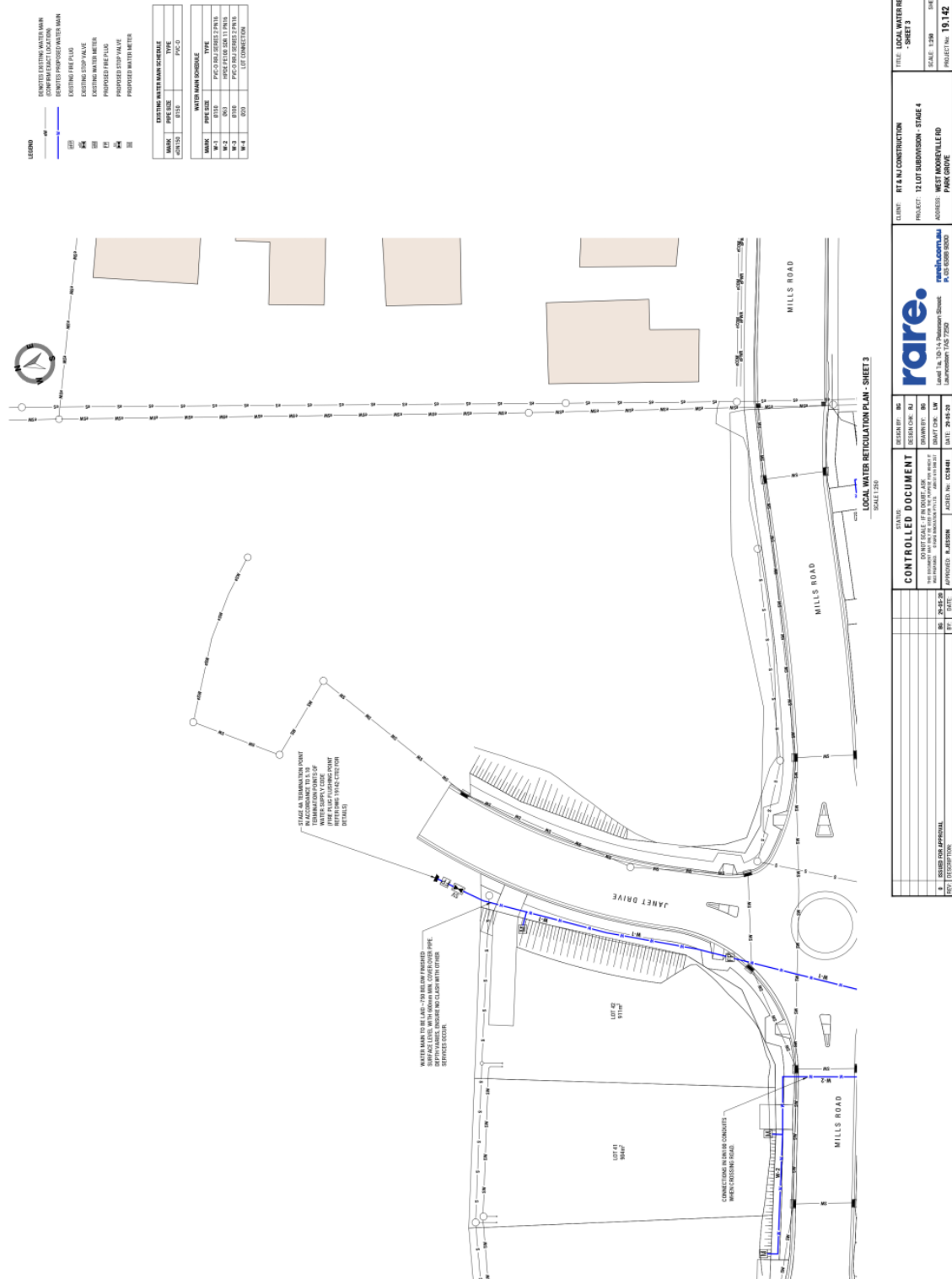
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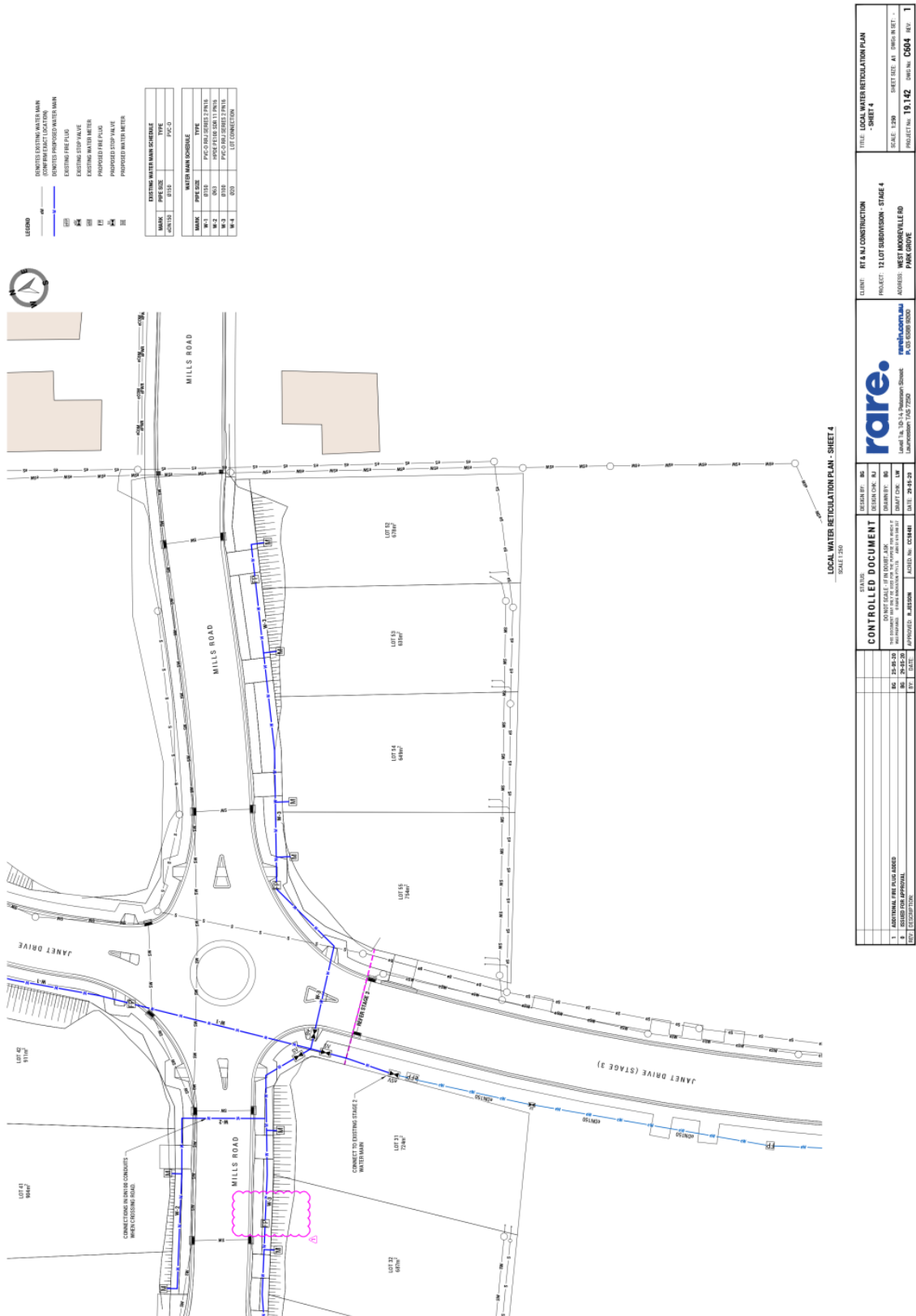
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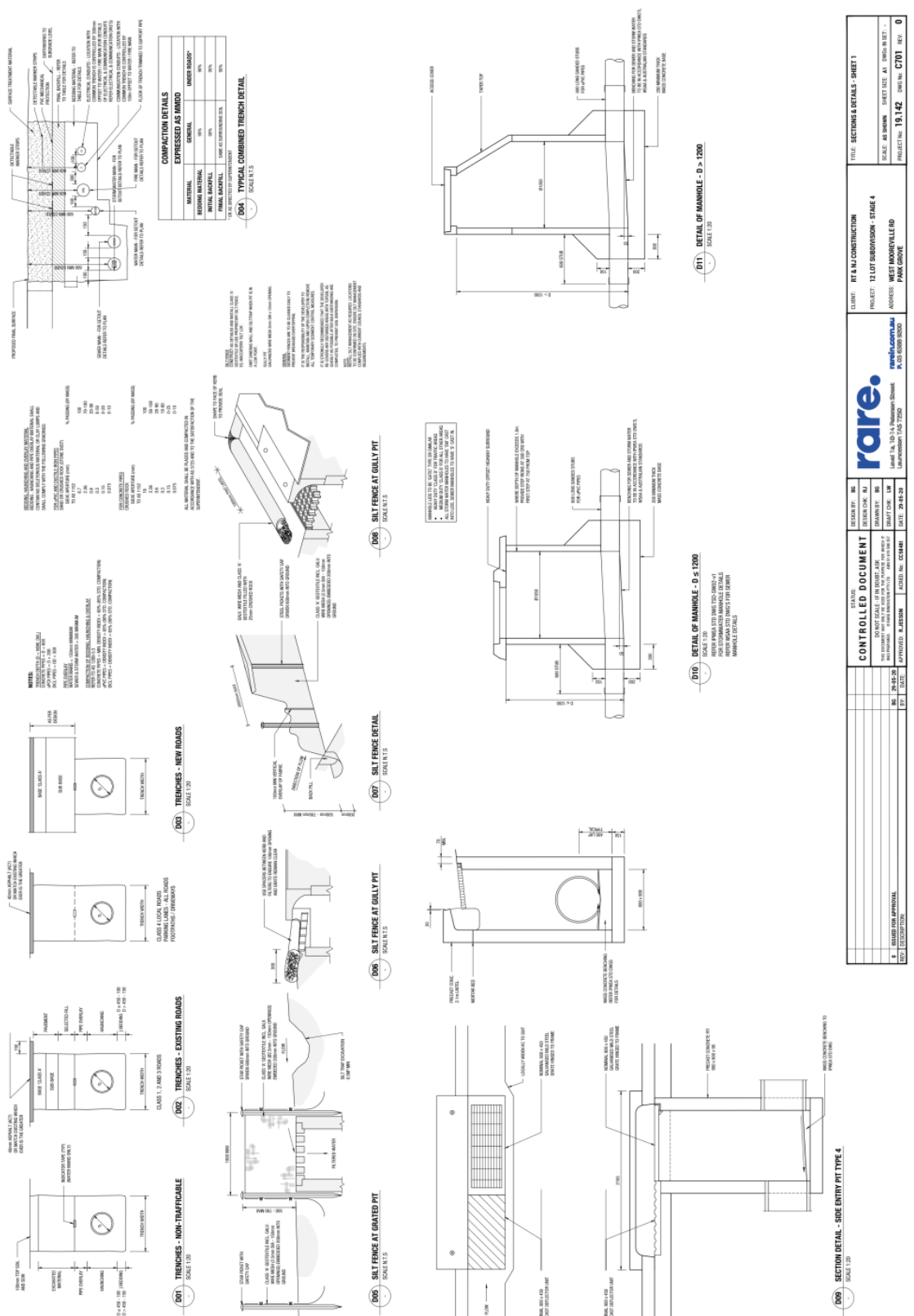


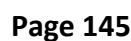




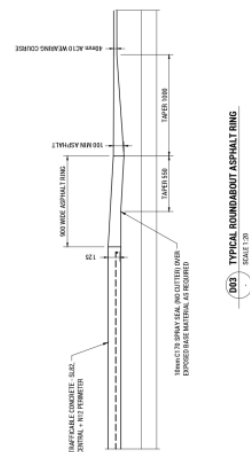


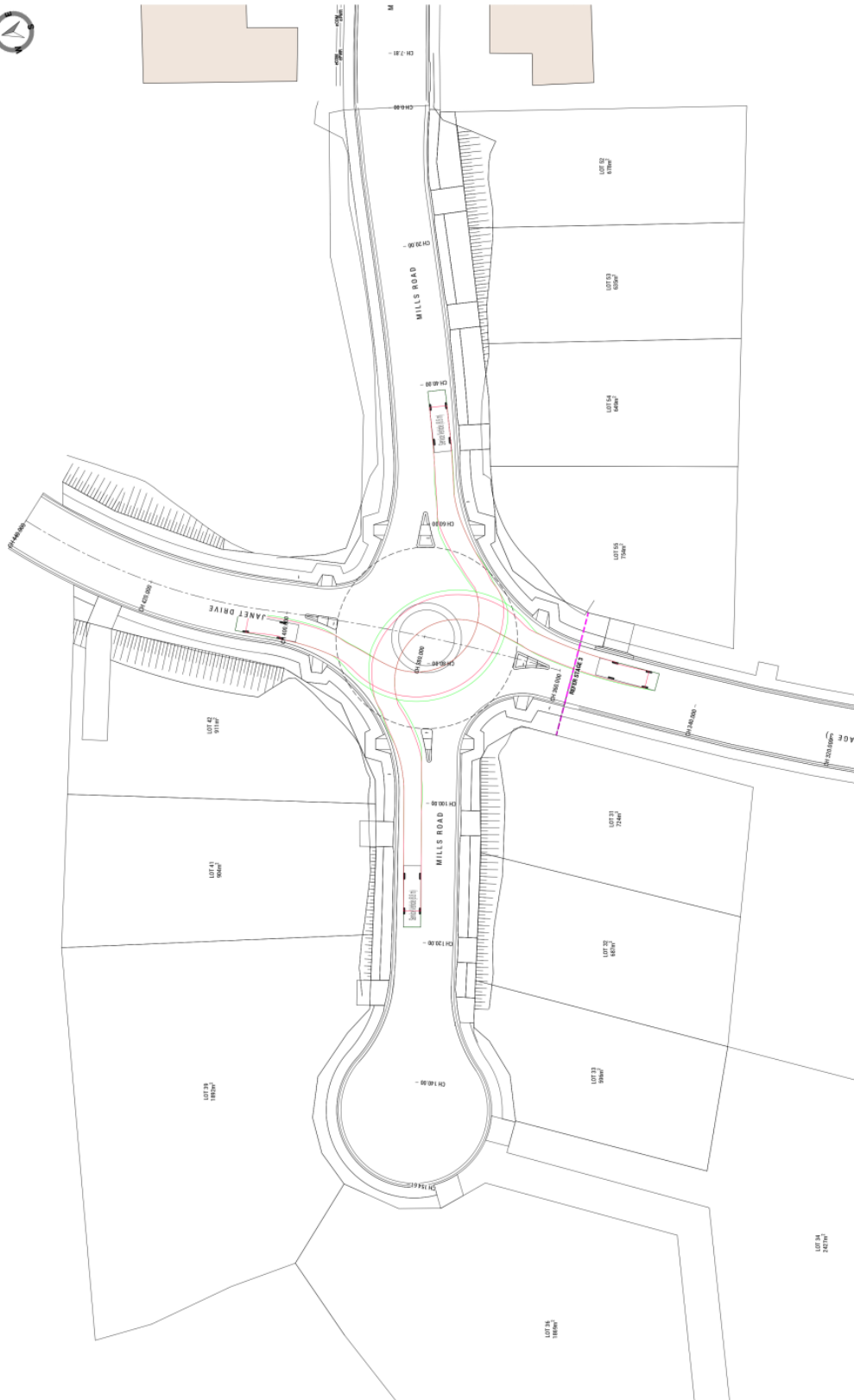






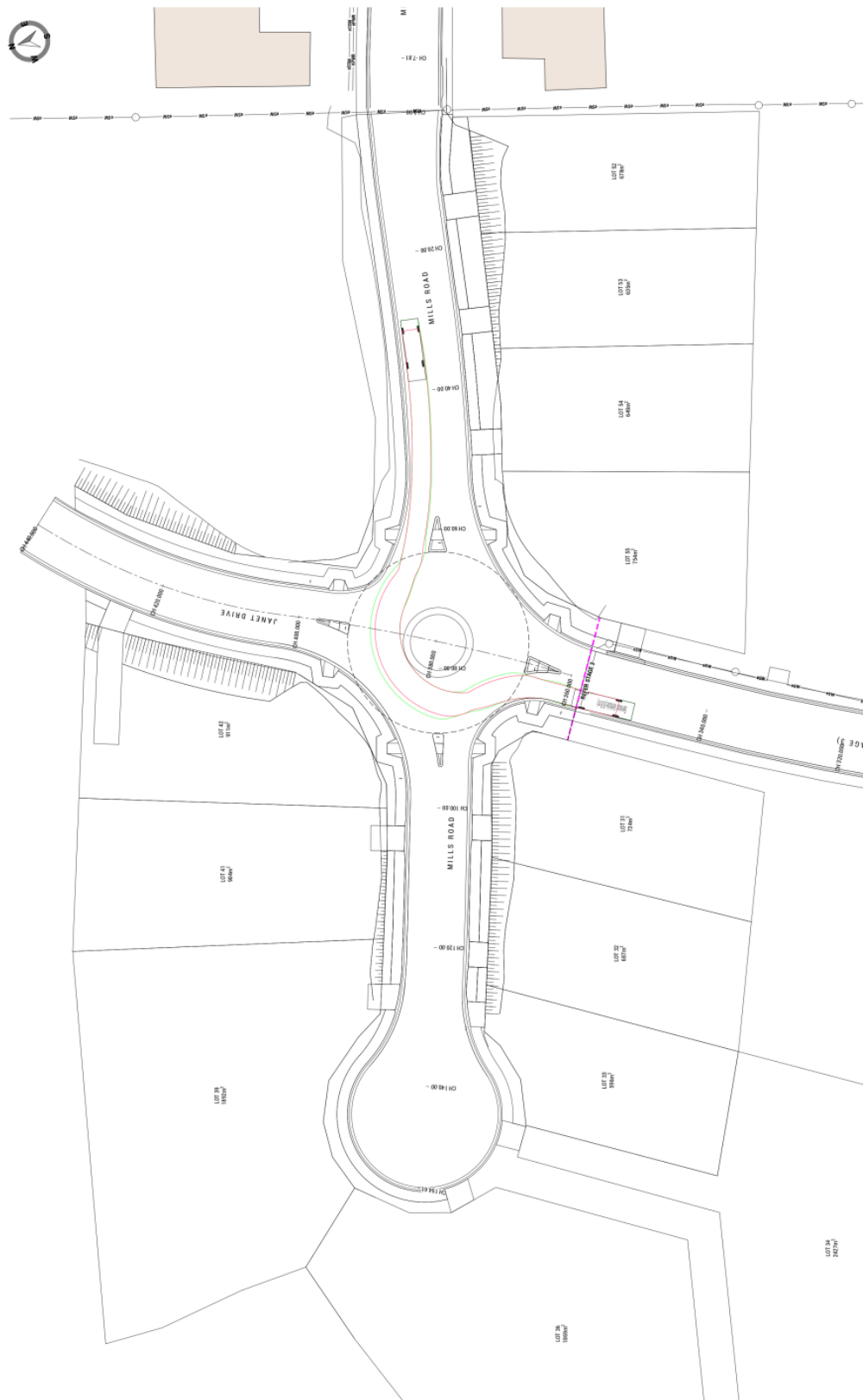


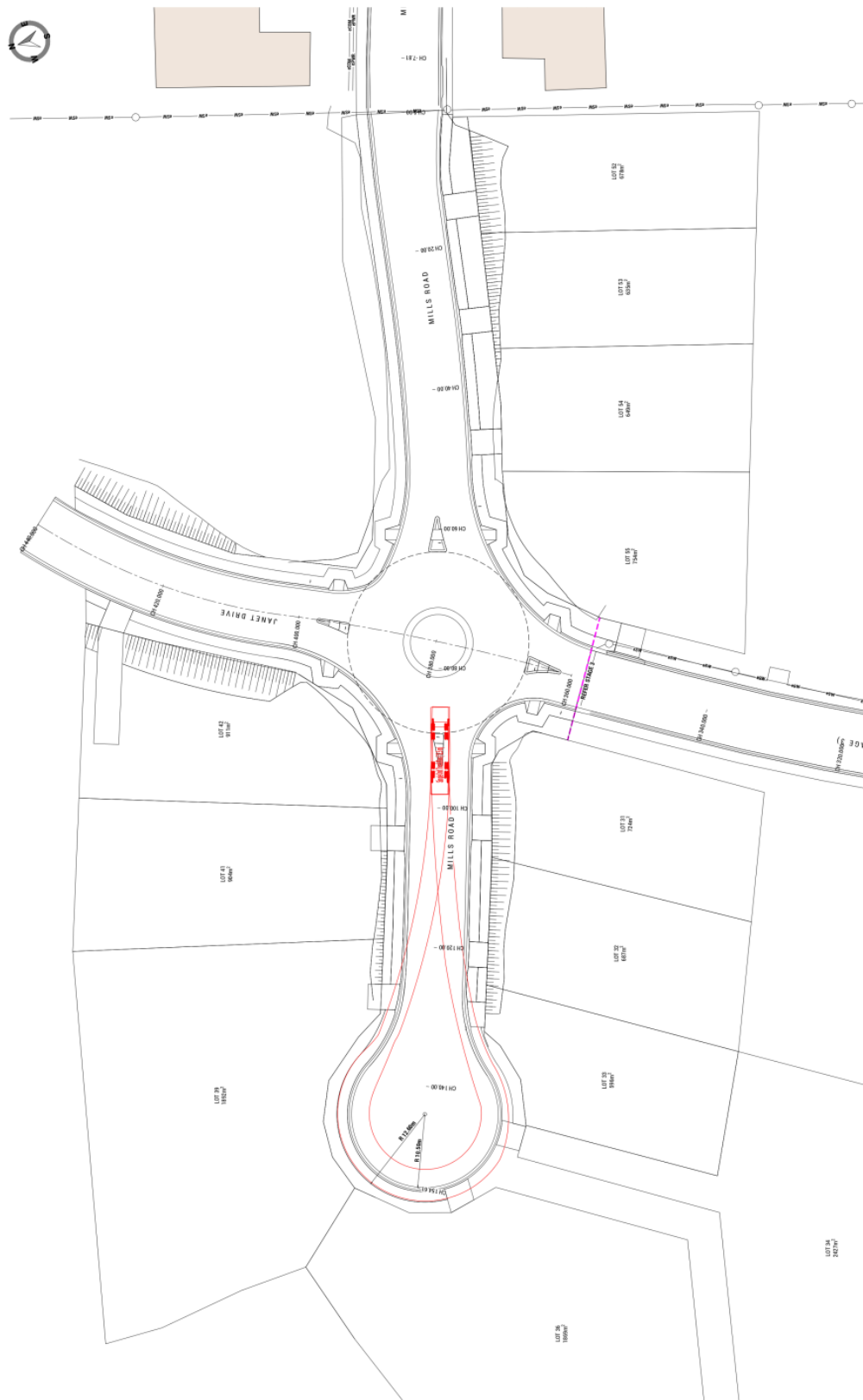
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SWEET PATH PLAN - MILLS RD RIGHT TURN

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3	20/09/20	3	20/09/20	ADDRESS	12 LOT SUBDIVISION - STAGE 4	PROJECT No.	19142
4	20/09/20	4	20/09/20	ADDRESS	12 LOT SUBDIVISION - STAGE 4	DATE	20/09/20
5	20/09/20	5	20/09/20	ADDRESS	12 LOT SUBDIVISION - STAGE 4	REV	0
6	20/09/20	6	20/09/20	ADDRESS	12 LOT SUBDIVISION - STAGE 4	REV	0
7	20/09/20	7	20/09/20	ADDRESS	12 LOT SUBDIVISION - STAGE 4	REV	0
8	20/09/20	8	20/09/20	ADDRESS	12 LOT SUBDIVISION - STAGE 4	REV	0
9	20/09/20	9	20/09/20	ADDRESS	12 LOT SUBDIVISION - STAGE 4	REV	0
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**LANDSLIDE RISK ASSESSMENT
PROPOSED SUBDIVISION
STAGE 4 JANET DRIVE**

Prepared for: **RT & NJ Construction Services**

Date: 21 August 2020

Document Reference: TG20083/1 - 02report Rev01

Tasman Geotechnics Pty Ltd ABN 96 130 022 589
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Landslide Risk Assessment, Stage 4 Janet Drive, Subdivision

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Important information about your report

Tasman Geotechnics
Reference: TG20083/1 - 02report Rev01

i

Landslide Risk Assessment, Stage 4 Janet Drive, Subdivision

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Figure 2	Extract of MRT Landslide Inventory Map
Figure 3	Extract of MRT Deep Seated Landslide Susceptibility Map
Figure 4	Extract of MRT Shallow Slide and Debris Flow Landslide Susceptibility Map
Figure 5	Extract of MRT Rockfall Susceptibility Map
Figure 6	Proposed Subdivision Layout
Figure 7	Reinstatement Earthworks at Heather Crescent
Figure 8	Test Pit and Borehole Locations
Figure 9	Section A
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Figure 11	Modified Geology Map
Figure 12	Spatial Distribution of Risk Zones Across the Site

Appendices

Appendix A	Engineering Test Pit and Borehole Logs
Appendix B	Landslide Risk Matrix
Appendix C	Guidelines to Hillside Construction

Version	Date	Prepared by	Reviewed by	Distribution
Original	16 June 2020	Dr Alan Chester	Dr Wayne Griffioen	Electronic
Rev 01	21 August 2020	Dr Alan Chester	Dr Wayne Griffioen	Electronic

Landslide Risk Assessment, Stage 4 Janet Drive, Subdivision

1 INTRODUCTION

Tasman Geotechnics was commissioned by Richard Townsend to carry out a Landslide Risk Assessment for a proposed subdivision at Stage 4 Janet Drive, Park Grove (title reference 178060/98).

The development follows on from Stages 1, 2 and 3 which have already been completed. The current stage will connect Janet Drive with Mills Road at a roundabout and continue Janet Drive to the north for a future Stage 5. Mills Road is to be extended west and finish in a cul de sac. Fifteen new lots are proposed to be developed.

The assessment is required as part of the Planning Application process as there is a section mapped as "Medium" hazard on the Landslide Planning Map V2 – Hazard Bands overlay on The LIST. In addition, the subdivision is close to the recent landslide that has impacted houses at 1, 3 and 5-7 Heather Crescent.

Our scope of work consisted of:

- ☐ Reviewing available reports and maps;
- ☐ Carrying out a site walkover to note geomorphological features associated with landslide activity;
- ☐ Determining subsurface conditions by:
 - o Excavating eleven test pits, JD_TP1 to JD_TP11 and;
 - o Drilling of three boreholes (JD_BH1 to JD_BH3);
- ☐ Collection of disturbed and undisturbed samples and rock core from all boreholes;
- ☐ Installation of piezometer in JD_BH3
- ☐ Installation of inclinometer casing in JD_BH1 and JD_BH2; and
- ☐ Conducting a Landslide Risk Assessment.

The assessment is consistent with the Landslide Risk Assessment guidelines published by the Australian Geomechanics Society (2007).

This revision is in response to request for clarification by Burnie City Council in a letter dated 7 August 2020.

2 BACKGROUND INFORMATION

2.1 Planning Scheme

The Tasmanian Planning Scheme is effective in Burnie since 22 July 2020. Clause C15.7.1 of the scheme stipulates that the objective for a subdivision is:

"That subdivision within a landslip hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from a landslip".

The acceptable solution is that each lot must (inter alia):

"(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area"

The performance criteria state that:

"Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip, having regard to:

(a) any increase in risk from a landslip for adjacent land;

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- (b) *the level of risk to use or development arising from an increased reliance on public infrastructure;*
- (c) *the need to minimise future remediation works;*
- (d) *any loss or substantial compromise, by a landslide, of access to the lot on or off site;*
- (e) *the need to locate building areas outside the landslide hazard area;*
- (f) *any advice from a State authority, regulated entity or a council; and*
- (g) *the advice contained in a landslide hazard report"*

A risk assessment is to address risk to property and risk to life.

Although tolerable levels of risk for property loss are rarely quoted in literature, AGS (2007d) suggests a Moderate risk profile as a tolerable level of risk for low-rise residential buildings on existing slopes as well as existing landslides.

AGS (2007c) suggests the tolerable loss of life individual risk should be 10^{-5} /annum for new constructed slopes, new development, or existing landslide, and 10^{-4} /annum for existing slopes or existing development.

For the current subdivision, the following tolerable levels of risk are adopted;

- ☐ Risk to property: Moderate,
- ☐ Risk to life: 10^{-5} /annum.

2.2 Regional Setting

The site is located on the eastern side of a northerly trending valley which dissects the plateau south of Burnie. Cooe Creek forms the western boundary of the site and drains the area northwards to Bass Strait.

Residential development has already taken place on the eastern and southern sides of the proposed subdivision. Natural vegetation grows along Cooe Creek. Agricultural activities, mainly grazing, occur to the west of Cooe Creek.

2.3 Geology

The Mineral Resources Tasmania (MRT) 1:25,000 Series Digital Geological map, Burnie Sheet, shows the site to be mapped across three geological units:

- ☐ The basement rocks are Proterozoic aged quartzwacke turbidites, which are mapped across the northwestern part of the proposed subdivision.
- ☐ Tertiary aged weathered basalt is mapped overlying the Proterozoic rocks on the eastern side of the proposed subdivision.
- ☐ Quaternary aged landslide deposits predominantly derived from Tertiary aged rocks (basalt) overlie the weathered basalt and Proterozoic rocks towards the western side of the property.

An extract of the MRT geology map is presented on Figure 1.

During our investigations it became apparent that there is a section on the western side of the subdivision which should strictly be mapped as man-made deposits. More details of the man made deposits will be considered in the results section of the report.

2.4 Landslide Mapping

The MRT Landslide Inventory Map shows that a landslide (ID 394) of unknown activity extends 40m onto the subdivision from the east. The landslide has been mapped from air photo interpretation and is 175m wide and 230m long with potential movement towards the proposed subdivision.

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A complex of landslides (ID 394, ID 3152 and ID 346) is mapped on the western side of Cooe Creek and these are characterized as soil slides. These landslides are a minimum of 230m from the western edge of the proposed subdivision and across a deep valley.

An extract of the Landslide Inventory Map is presented in Figure 2.

The Landslide Inventory Map does not include a recent landslide that occurred at the boundary of the subdivision and properties along Heather Crescent. After earthworks had taken place in July 2019 the toe of this hillside moved and two houses were impacted as a result. Tasman Geotechnics carried out extensive investigations of the landslide and designed a slope re-instatement (report TG19106/4 – 03report, dated 1 April 2020). Monitoring of this landslide is continuing and the results of this monitoring have been included in the analysis of the risk to the proposed subdivision.

2.5 Landslide Susceptibility

For the basalt soils of North-West coast of Tasmania, MRT have identified two scales of landslides:

- ☐ Deep-seated rotational landslides; and
- ☐ Shallow slides or debris flows.

Landslide susceptibility maps for both scales of landsliding have been developed by MRT, and extracts are presented in Figures 3 and 4, respectively.

Susceptibility zones for first time deep-seated failures were developed by MRT by statistical analysis of slope geometry and geological material of known landslides, and are mapped as possible source, regression and runout areas associated with potential landslide movement. For the Tertiary basalts, threshold values of source, regression and runout areas are 14°, 20° and 16° respectively.

The Burnie Deep-seated Landslide Susceptibility Map (Figure 3) shows that the north east corner of the subdivision is mapped as potential source area. The boundary of the source area coincides with the mapped landslide.

For shallow slides and debris flows, the susceptibility for source area is also based on slope angle:

- ☐ High: greater than 20°
- ☐ Moderate: between 10° and 20°
- ☐ Low: between 6° and 10°
- ☐ Very Low: less than 6°

The Burnie Shallow Slide and Debris Flow Susceptibility Map (Figure 4) shows that the eastern part of the subdivision is mapped as Low susceptibility, while the western parts are mapped as No susceptibility.

2.6 Rockfall Susceptibility

In addition to landslides, MRT also developed susceptibility maps for rockfalls. Two types of processes were included by MRT: rock fall in the strict sense of the word, and topples. Source areas were based on the angle of repose for dolerite talus (42°) and the runout paths were modelled assuming a travel angle between 30° and 34°.

Figure 5 shows that rockfalls may occur on the steep south-west facing slopes outside the proposed subdivision footprint.

2.7 Previous Reports

A search on the MRT website for previous investigations at or near the site revealed no reports relating to landslide events.

GHD prepared a preliminary report "West Mooreville Road, Burnie, Geotechnical Hazard Assessment" dated March 2015. This report was largely a desktop exercise and some surface examination. No sub-surface investigation was carried out. Potential hazards identified were the mapped landslide to the east of the site and potential rock fall activity for Stage 5 of the subdivision to the north of Stage 4.

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As noted in Section 2.4, Tasman Geotechnics carried out extensive investigations of the landslide that occurred at the rear of properties along Heather Crescent, and designed a slope reinstatement. Full details of the investigation are presented in report TG19106/4 – 03report, dated 1 April 2020.

2.8 Proposed Development

It is proposed to develop a 12 lot subdivision adjacent to the existing Stages 1, 2 and 3 along Janet Drive. Access to the lots is proposed from Janet Drive and a continuation of Mills Road. Mills Road is proposed to continue west and terminate in a cul de sac and Janet Drive is to continue north past Mills Road with a roundabout at the intersection of the two roads.

The lots will be serviced with water, storm water drainage, electricity and sewerage.

Figure 6 shows the proposed subdivision layout. Figure 7 shows the footprint of the proposed reinstatement for the recent slide at Heather Crescent.

3 FIELD INVESTIGATION

The fieldwork was carried out by a Geotechnical Engineer, an Engineering Geologist and Geotechnicians from Tasman Geotechnics over a number of days in May 2020. The fieldwork involved:

- ☐ Site walkover
- ☐ Drilling 3 boreholes using a track mounted Hanjin D&B 8-D rig:
 - o JD_BH1 to 13.6m,
 - o JD_BH2 to 10.2m, and
 - o JD_BH3 to 12.2m
- ☐ Installation of piezometer in JD_BH3
- ☐ Installation of inclinometer tubing in JD_BH1 and JD_BH2
- ☐ Excavation of test pits JD_TP1, JD_TP2, JD_TP3 and JD_BH3 using a 15 tonne excavator
- ☐ Excavation of test pits JD_TP4 to JD_TP11 using a 45 tonne excavator
- ☐ Monitoring of piezometer using a data logger
- ☐ Measurements using down hole inclinometer

The borehole and test pit logs are presented in Appendix A and the borehole and test pit locations are shown on Figure 8. Note that logs were not prepared for the test pits JD_TP4 to JD_TP11, as these were used to identify the boundary of the ash.

It was not possible to access the western parts of the site with a drill rig and support vehicles due to soft surface conditions. Instead, test pits were attempted.

No data on groundwater levels in the monitoring well, or depth of sliding from the inclinometer were available at the time this report was compiled.

4 RESULTS

4.1 Surface Conditions

The surface has been greatly disturbed by earthworks and substantial volumes of fill have been placed over parts of the site. Vegetation has largely been removed leaving the site appearing as bare earth.

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The surface generally slopes towards the south and west so that surface drainage falls towards Coeee Creek.

Janet Drive has been completed with bitumen surface, concrete kerbing and foot paths up to the location of the proposed roundabout with Mills Road. The proposed extension of Mills Road to the location of the proposed roundabout has been graveled to make it accessible for heavy vehicles.

Loose piles of fill cover portions of the northern part of the site. Crushed rock is exposed across the area where stabilization work was carried out for the landslide at the rear of houses along Heather Crescent. A 3m high embankment of bare ground forms the boundary of the proposed estate with the rear of houses along Heather Crescent.

Basalt talus is evident at the surface over the north western part of the subdivision.

The embankment to Coeee Creek has been formed by pushing fill over existing fill covered by existing vegetation. The embankment is considered metastable in its current state.

4.2 Subsurface Conditions

Subsurface conditions vary dramatically across the site partly due to the variations in underlying geology and also as a result of human activities on the site over time. Human activities have included use of the site for grazing, quarrying for road gravel and as a dump site for industrial waste, notably furnace ash. Recent fill has been placed on parts of the site.

As a consequence of the significant variations in subsurface conditions, we have divided the area into several zones. Each zone is described below with reference to the proposed Lot numbers. Some lots appear in more than one geological zone due to the size of the lot.

Natural weathered basalt profile

Lots 31, 32, 52, 53, 54 and 55 are located over weathered basalt and the subsurface profile consists of highly plastic clay or silt. Based on the limited drilling and extent of excavations done on the site plus our previous experience when completing site classifications on Stage 3 we would expect that the depth to rock will vary considerably over these lots.

The natural ground level at Lots 52 and 53 was up to 2m higher than the current ground level, due excavation activities over the past several years. Borehole JD_BH3 (located north of the subdivision road) encountered extremely weathered basalt at 8m. Lots 31 and 32 are likely to have a shallower depth to rock.

Natural talus profile (with some clay fill in parts)

Lots 33, 36, 39, 41 and 42 are located over basalt talus. The subsoil profile consists of silt colluvium topsoil overlying talus consisting of basalt cobbles and gravel in a silt matrix. Rock basement varies from basalt under Lot 42 at relatively shallow depth to Proterozoic quartzwacke turbidite at progressively greater depth towards the west. Parts of Lot 39 have talus which could better be described as scree in the sense that it is gravel and cobbles with no matrix located on a steep slope to depths in excess of 3m.

Fill over Proterozoic quartzwacke turbidite weathered profile

Lots 33, 36 and part of Lot 34 appear to be underlain at relatively shallow depth by Proterozoic quartzwacke turbidite rock. Overlying the rock is very stiff blue grey clay which is in turn overlain by fill consisting of basalt derived clay with cobbles and gravel.

Deep fill

The western part of Lot 34 and Lot 36 are underlain at shallow depth by furnace ash. The ash probably originates from the paper mill that operated from mid 1930's to 2010. Historical aerial photographs suggest the ash fill was probably placed prior to the mid 1960's.

The ash is covered by a thin layer of fill consisting of basalt derived clay, building rubble, tree limbs, gravel and cobbles.

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The lateral boundary of the deep fill was approximately determined by excavating test pits JD_TP4 to JD_TP11 as well as the historic aerial photographs and LIDAR data. Table 1 summarises whether test pits encountered the ash or not, and at what depth.

Table 1. Test Pit Summary

Test Pit	Maximum Depth	Ash Encountered?
JD_TP1	2.5m	None
JD_TP2	2.8m	None
JD_TP3	3.3m	Yes terminated at 3.3m in ash
JD_TP4	2.0m	None
JD_TP5	0.5m	Yes: from 0.2m
JD_TP6	1.0m	Yes: from 0.4m
JD_TP7	1.0m	Yes: from 0.3m
JD_TP8	1.0m	Yes: from 0.2m
JD_TP9	2.0m	Yes: from 1.5m
JD_TP10	2.2m	None
JD_TP11	1.5m	None

Determining the depth of the deep fill was more difficult. The surface soils were too soft for vehicle and drill rig access, therefore we could not drill a borehole into the deep fill. Based on stabilization works at the western end of Stage 3, we estimate the ash could be 9 to 10m deep. The eastern part of Lot 34 also has substantial depth of recent fill possibly overlying basalt clay.

Two other issues may occur when building on the ash fill:

- ☐ From previous experience we know the ash is acidic environmental sampling by ES&D has shown that the ash is slightly acidic (pH = 5.7), and
- ☐ While backfilling the test pits over deep fill with a large excavator, the ground vibrations were felt by our field operative some distance away. Thus, seismic waves may be amplified for structures on the deep fill. No such vibrations were felt when working over the talus or other parts of the subdivision.

4.3 Cross Sections

Cross sections of the site were drawn using survey data combined with sub-surface profiles from boreholes and test pits. Mapped geological boundaries were combined with features observed on the site to determine the actual boundaries of geological units.

Two cross sections are presented in Figure 9 and 10. The location of the cross sections is shown in Figure 6 and 8. Section A (Figure 9) represents the subsurface conditions in the northern half of the subdivision crossing the talus and Proterozoic rock zone, while Section B (Figure 10) represents the subsurface conditions in the southern half of the subdivision crossing the recent fill and deep fill overlying Proterozoic rock. A modified version of the site geology was produced using the mapped geology combined with site observations and is shown on Figure 11.

5 LANDSLIDE RISK ASSESSMENT

5.1 General

Risk assessment and management principles applied to slopes can be interpreted as answering the following questions:

- ☐ What might happen? (HAZARD IDENTIFICATION).

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- ☐ How likely is it? (LIKELIHOOD).
- ☐ What damage or injury might result? (CONSEQUENCE).
- ☐ How important is it? (RISK EVALUATION).
- ☐ What can be done about it? (RISK TREATMENT).

The risk is a combination of the likelihood and the consequences for the hazard in question. Thus both likelihood and consequences are taken into account when evaluating a risk and deciding whether treatment is required.

The qualitative likelihood, consequence and risk terms used in this report for risk to property are given in Appendix B and are based on the Landslide Risk Management Guidelines, published by Australian Geomechanics Society (AGS, 2007). The risk terms are defined by a matrix that brings together different combinations of likelihood and consequence. Risk matrices help to communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making.

5.2 Geotechnical Model

The field observations indicate that a number of different geotechnical aspects are present at the subdivision which need to be considered individually when determining the potential landslide risks for the proposed subdivision. The aspects which need to be considered are as follows;

- ☐ Recent landslide at rear of houses along Heather Crescent and the potential impact on the proposed subdivision,
- ☐ Deep fill forming a steep batter to Cooee Creek,
- ☐ Deep talus as a foundation for building and the associated local steep slope underlain by talus (scree),
- ☐ Impact of the active landslide on the talus.

Figure 12 shows the spatial distribution of the risk zones identified across the site.

At this stage the depth of deep fill has not been quantified due to difficulty of access to the area for a drill rig and support vehicle. Likewise the depth of the talus has not been identified due to the difficulty of drilling and limited depth of reach for an excavator.

Geotechnical models for each of the aspects outlined above will be briefly described.

Recent landslide

The recent landslide will have engineering treatment to arrest the movement of the slide as described in report TG19106/4 – 03report, dated 1 April 2020. Monitoring of the landslide since completion of the emergency works has not detected any ongoing movement. Further work is proposed at the toe of the recent landslide, including the addition of topsoil over the crushed rock fill to enhance the aesthetics of the zone.

The current subdivision proposal does not include the land used to stabilize the recent landslide.

The valley leading down to Cooee Creek will also be left vacant. A spring occurs in this zone and a creek runs from the spring to Cooee Creek.

Deep fill

This zone contains deep fill much of which appears to be furnace ash but also contains building rubble and old machine parts. The fill appears to have been dumped into an abandoned quarry. The quarry is noted in MRT database but there are no details on when the quarry was abandoned. The fill appears to have mostly been waste from the Burnie paper mill. From aerial photos we conclude that the fill was placed before the mid 1960s.

Apart from the difficulty of designing footings for dwellings on the fill it was also noticed that the fill has the property of amplifying vibrations. This effect was noticed during operation of an excavator in this zone and may have implications for building stability during earthquake events or even operation of vehicles on roads near the site.

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There is a steep embankment of the unconsolidated fill to Cooe Creek. Recent fill has been pushed over the original fill and in places over vegetation growing on the embankment. The embankment in its current state is considered metastable.

Deep talus

Talus of unknown depth with a steep slope on the western edge occurs in the north western part of the subdivision. The talus is composed of loose cobbles with little or no matrix and the resulting steep slope on the western edge is probably the natural angle of repose. Any interference with the slope such as building activity is likely to disturb the equilibrium of the slope and landslide activity could be precipitated.

5.3 Potential Hazards

Based on the site observations, borehole data and available information discussed in the sections above, the following landslide hazards are identified for the subdivision:

Reactivation of mapped landslide. Based on the historical information and MRT mapping, the proposed subdivision is located downhill of a large (shallow) landslide (ID 394). The failure mechanism of the landslide is not known, but the landslide probably occurred when environmental conditions were substantially different to today. The likelihood of reactivation of the landslide is assessed to be Rare.

Reactivation of recent landslide. A contributing factor to the recent activity of this landslide was the excavation earthworks. Remediation works in July 2019 have been successful in arresting movement of the landslide. Further earthworks are proposed to substantially reinstate the slope to preexisting conditions. Installation of subsoil drains will ensure long-term groundwater levels are not likely to rise.

The likelihood for reactivation of the recent landslide under current climatic conditions is assessed to be Unlikely.

Failure of steep embankment on the western side of deep fill zone. The steep embankment on the western side of proposed subdivision is a continuation northwards of an embankment which bordered Stage 3 of the subdivision. A section of the embankment for Stage 3 failed and had to be reconstructed to conform to acceptable safety standards. In its current state the likelihood of a slide in the fill embankment on the western edge of proposed Stage 4 is assessed to be Likely.

Failure of deep talus embankment. The talus embankment consists of loose cobbles with no matrix material on a relatively steep slope. It appears that the slope angle is at or very close to the angle of repose for the talus. Disturbance to this slope such as building activity may initiate a slide of the talus. Thus, the likelihood of a slide in the talus is assessed to be Likely if development occurs on the embankment, but Possible if not developed.

Although not a landslide hazard, we have identified the following geotechnical hazard for Stage 4.

Poor founding conditions and possible detrimental effects from ash fill. Lots 34 and 36 are underlain by deep ash fill overlain by a thin layer (0.2 – 0.4m) of clay fill. The ash fill amplifies vibrations which could be detrimental to some building types during an earthquake. The ash is also potentially damaging to building materials such as brick and concrete due to its acidic properties. The depth of rock under the ash is unknown but possibly up to 10m below the current ground level.

The identification of the potential hazards considers both the site and nearby properties, and is necessary to address stability issues that may negatively impact upon the site and influence the risk to property.

Discussions were held with the developer and design engineers during the design of the proposed subdivision in relation to potential hazards on the site. The site hazards have been largely eliminated due to modifications incorporated in the subdivision design presented in Figure 6. As a result the hazards identified have largely been avoided or the potential impacts greatly reduced.

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5.4 Risk to Property

The following table summarizes the risk to property of the landslide events in relation to the proposed development as described in Section 2.8, **assuming limitations in Section 6 are incorporated.**

Table 2. Landslide risk profiles

Scenario	Likelihood	Consequence	Risk Profile
Reactivation of mapped landslide	Rare	Major, substantial damage to a number of existing houses	Low
Reactivation of recent landslide	Unlikely due to remediation measures	Insignificant, no houses proposed in the footprint of the landslide	Very Low
Failure of steep embankment on western side of deep fill	Unlikely if embankment is reconstructed as recommended	Minor, part of a lot may require stabilization works, but no damage to house	Very Low
Failure of talus embankment	Likely if the embankment is left undisturbed	Minor, part of a lot may require stabilization works, but no damage to house	Moderate
	Possible if the embankment is cleared of recent fill	Minor, part of a lot may require stabilization works, but no damage to house	Moderate

The assessment shows that the proposed development presents a Moderate level of risk, **provided the limitations listed in Section 6 are incorporated in the design.**

5.5 Risk to Life

The calculation of risk to life requires a quantitative assessment.

In this case, the risk to life has been calculated based on the person most at risk. The person most at risk is considered to be a person living in the proposed subdivision and staying home during the day.

The following formula was used to calculate Risk to Life for a resident who is home during the day:

$$R_{(LoL)} = P_{(H)} \times P_{(S,H)} \times P_{(T,S)} \times V_{(D,T)}$$

where $R_{(LoL)}$ is the annual probability of loss of life of an individual,

$P_{(H)}$ is the annual probability of the landslide occurring,

$P_{(S,H)}$ is the probability of spatial impact of the landslide impacting the element at risk,

$P_{(T,S)}$ is the temporal spatial probability of the landslide location being occupied by an individual,

$V_{(D,T)}$ is the probability of loss of life of the individual given the impact.

Table 3 summarises the risk to life for the various landslide scales.

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Table 3. Risk to Life

Scenario	$P_{(H)}$	$P_{(S+H)}$	$P_{(T+S)}$	$V_{(D+T)}$	$R_{(L+L)}$
Reactivation of mapped landslide	$10^{-6}/\text{annum}$	1.0	0.8	0.1	8×10^{-8}
Reactivation of recent landslide	$10^{-5}/\text{annum}$	0.5	0.8	0.1	4×10^{-7}
Failure of steep embankment on western side of deep fill	$10^{-5}/\text{annum}$	0.1	0.8	0.05	4×10^{-8}
Failure of talus embankment if left undisturbed	$10^{-2}/\text{annum}$	0.01	0.8	0.05	4×10^{-6}
Failure of talus embankment if cleared of recent fill	$10^{-3}/\text{annum}$	0.01	0.8	0.05	4×10^{-7}

5.6 Risk Evaluation

As noted in Section 2.1, the performance solution requires that a tolerable level of risk is to be achieved for the subdivision. The adopted tolerable levels of risk were presented in Section 2.1.

Risk to Property

If the Moderate risk profile is adopted as the tolerable level of risk, then the risk assessment shows that incorporating the recommendations of Section 6, a tolerable level of risk can be achieved, and thus, the requirements of Clause C15.7.1 are satisfied for risk to property.

Risk to Life

The adopted tolerable loss of life for individual most at risk is $10^{-5}/\text{annum}$. The calculated risk to life ranges from $4 \times 10^{-6}/\text{annum}$ to $8 \times 10^{-8}/\text{annum}$ and is lower than the adopted tolerable loss of life. Thus, the requirements of Clause C15.7.1 are satisfied for risk to life.

6 DISCUSSION & RECOMMENDATIONS**6.1 Limitations on Development**

In order to ensure the proposed development does not change the risk profile above Moderate, it is recommended that the following limitations be enforced:

- ☐ The area of the recent landslide and immediately downhill of it should be left as vacant land due to the remediation work proposed for the landslide
- ☐ The zone west of the proposed extension to Janet Drive and north of Lots 39 to 42 should not be developed for residential purposes because it contains a spring and its associated creek.
- ☐ The embankment along Cooe Creek below Lots 34 and 36 should be reconstructed to ensure long-term stability. The embankment should be stripped back and unsuitable material removed from the site. The embankment should then be reconstructed at an overall slope angle of 1V:2.5H, or flatter, using a series of benches constructed from compacted clay and include several layers of geogrid reinforcing. A detailed design for the embankment should be prepared by a suitably qualified and experienced engineer.
- ☐ Footings for all proposed dwellings may be designed as per AS2870. General comments about the site classification are provided in Section 6.2.
- ☐ Permanent cut slopes in talus should be designed at 1V:1.5H (33°) or flatter and 1V:2.5H (22°) or flatter in clay, unless approved by a geotechnical engineer.
- ☐ Storm water from roofs and paved areas should be diverted to the storm water system.

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- Where possible, vegetation should be maintained on the slopes to prevent erosion of surface soils. As a minimum, vegetation should comprise grass. If trees are planted on the slope, then the site should be managed such that when the trees reach maturity and are removed, they are replaced with new (young) trees.
- Maintenance of surface runoff, vegetation, retaining structures and other measures described above are the responsibility of the site owner.
- Good hillside construction practices should be followed. A copy of Geoguide LR8 - Hillside Construction Practice is presented in Appendix C.

6.2 Building Envelopes and Site Classification

We recommend that a building area is defined for a number lots within the subdivision:

- Lot 34: building should ideally be limited to the eastern part of the lot due to the presence of deep fill in the western part. A habitable building may be placed anywhere on Lot 34, provided it is founded through any ash fill that may be present. Thus, conventional footing design may be adopted in the eastern part of Lot 34, but piled foundations to rock (possibly 10m depth) would be required in the western part of the lot. A non-habitable structure may be constructed with conventional footings on the deep fill.
- Lot 36: building should ideally be limited to the north-eastern part of the lot due to the presence of deep fill in the southern part and steep slopes in the north-west part. Site specific investigation is required if building is proposed on the steep slopes.
- Lot 39: building should ideally be limited to the eastern part of the lot due to the presence of steep slopes in the western part. In addition, the steep slope should not be disturbed, such as by excavating more than 1m below ground level.

Site classifications need to be considered on an individual basis for each proposed lot due to the wide variation in conditions across the proposed estate. Table 3 outline indicates the likely classifications in each zone. Some lots appear in more than one geological zone due to the size of the lot.

Table 3. Likely Site Classification to AS2870

Geological Zone	Affected Lots	Site Classification Comments
Natural weathered basalt profile	31, 32, 52, 53, 54, 55	Lots in this zone could be given a straight forward classification most likely Class M or H1. No potential problems are envisaged in terms of building on these sites.
Natural talus profile (with clay fill in parts)	33, 39, 41, 42	Towards the central northern portion of the subdivision there are sites where talus lies over level ground and generally now covered with recent fill. These sites are likely to be classified as Class P due to the presence of fill. Each site will require an individual geotechnical assessment to determine footing type due to the presence of fill and loose nature of talus.
Fill over Proterozoic quartzwacke turbidite weathered profile	33, 36	Lots in this zone will likely be given Class P due to presence of fill. Piled footing designs should be possible due to the relatively shallow depth to rock.
Deep fill	34, 36	Unconsolidated fill to depths of possibly 9m+ and possibly of acidic nature and corrosive to building materials has been found on Lots 34 and 36. We consider that the sites on deep fill to be unsuitable for habitable buildings constructed using high level footings. Habitable buildings could only be constructed on the fill by using piles to rock. Individual classifications are required for each site with potential H1 or H2 classifications possible in the defined building envelopes. Sheds over deep fill would be given a P classification and footings should be designed from first principles by a suitably qualified and experienced engineer.

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Section 5.5 of Australian Standard AS2870 gives guidance on designing footings to resist aggressive soils. The environmental testing by ES&D has shown that the furnace ash is marginally acidic: pH of 5.7 and 6.0.

The soil conditions are B (low permeability soils or all soils above groundwater). Assuming the pH can drop below 5.5, we recommend an exposure classification of A2 be adopted for Lots 34 and 36.



Important information about your report

These notes are provided to help you understand the limitations of your report.

Project Scope

Your report has been developed on the basis of your unique project specific requirements as understood by Tasman Geotechnics at the time, and applies only to the site investigated. Tasman Geotechnics should be consulted if there are subsequent changes to the proposed project, to assess how the changes impact on the report's recommendations.

Subsurface Conditions

Subsurface conditions are created by natural processes and the activity of man.

A site assessment identifies subsurface conditions at discrete locations. Actual conditions at other locations may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time.

Nothing can be done to change the conditions that exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, the services of Tasman Geotechnics should be retained throughout the project, to identify variable conditions, conduct additional investigation or tests if required and recommend solutions to problems encountered on site.

Advice and Recommendations

Your report contains advice or recommendations which are based on observations, measurements, calculations and professional interpretation, all of which have a level of uncertainty attached.

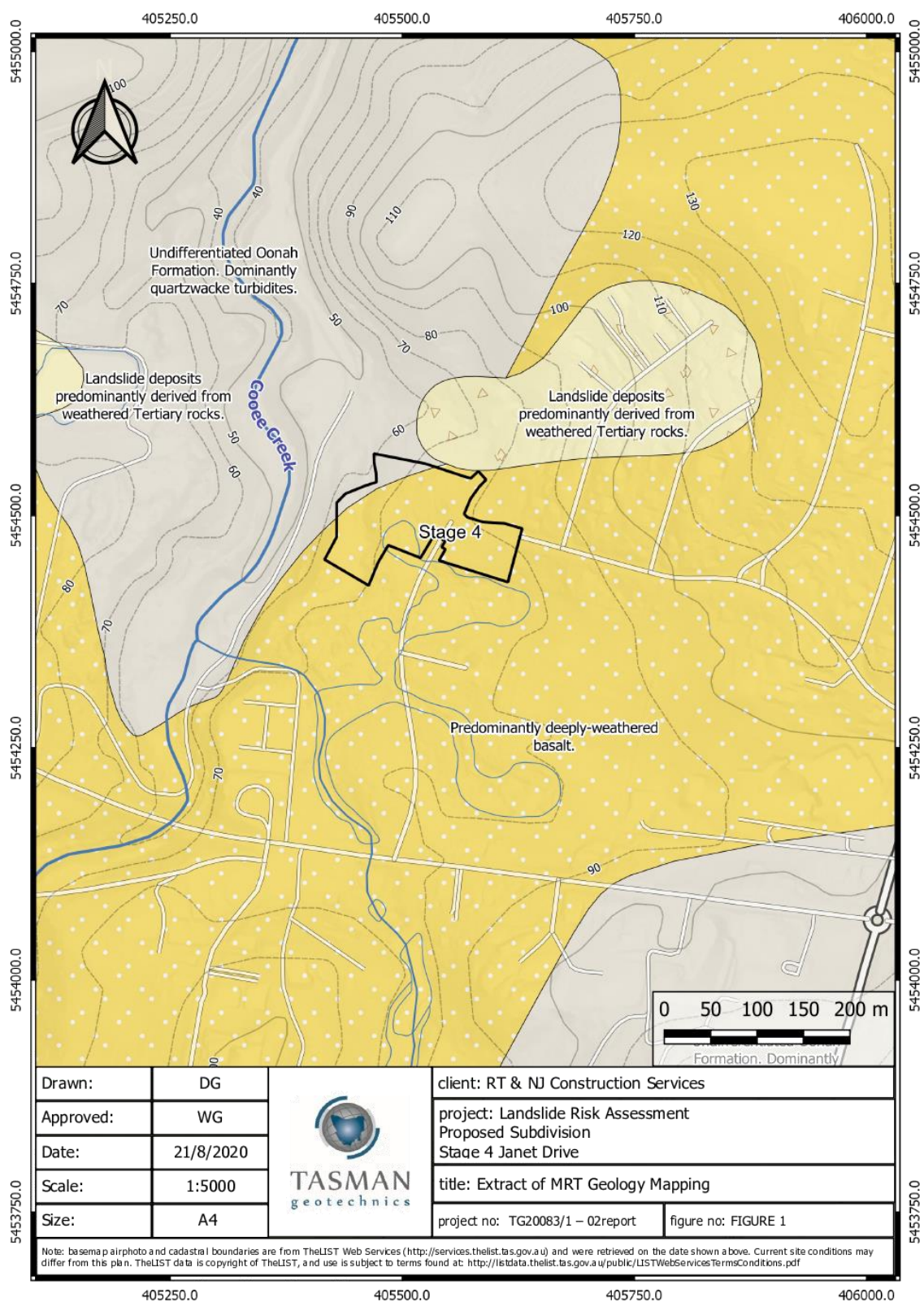
The recommendations are based on the assumption that subsurface conditions encountered at the discrete locations are indicative of an area. This can not be substantiated until implementation of the project has commenced. Tasman Geotechnics is familiar with the background information and should be consulted to assess whether or not the report's recommendations are valid, or whether changes should be considered.

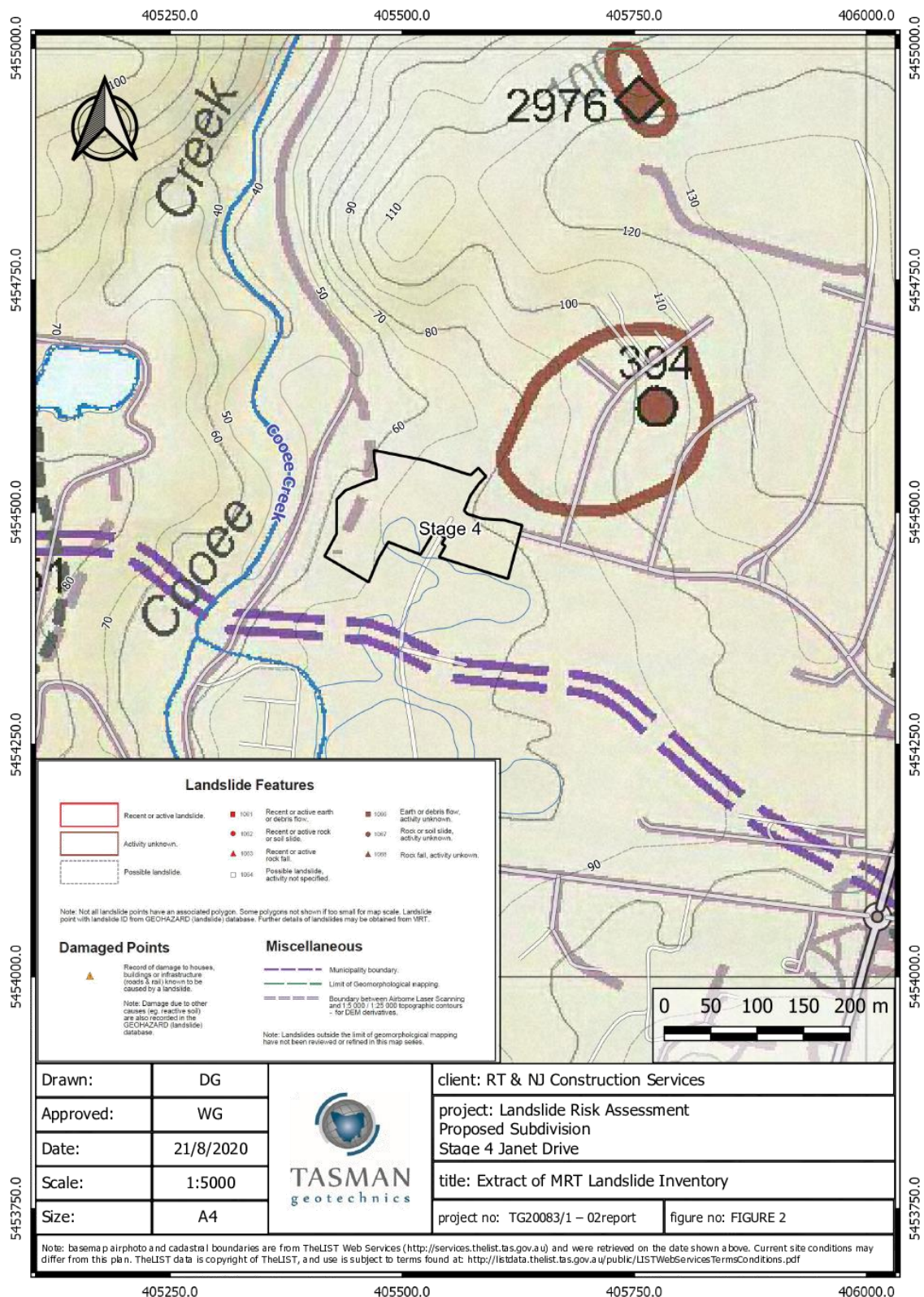
The report as a whole presents the findings of the site assessment, and the report should not be copied in part or altered in any way.

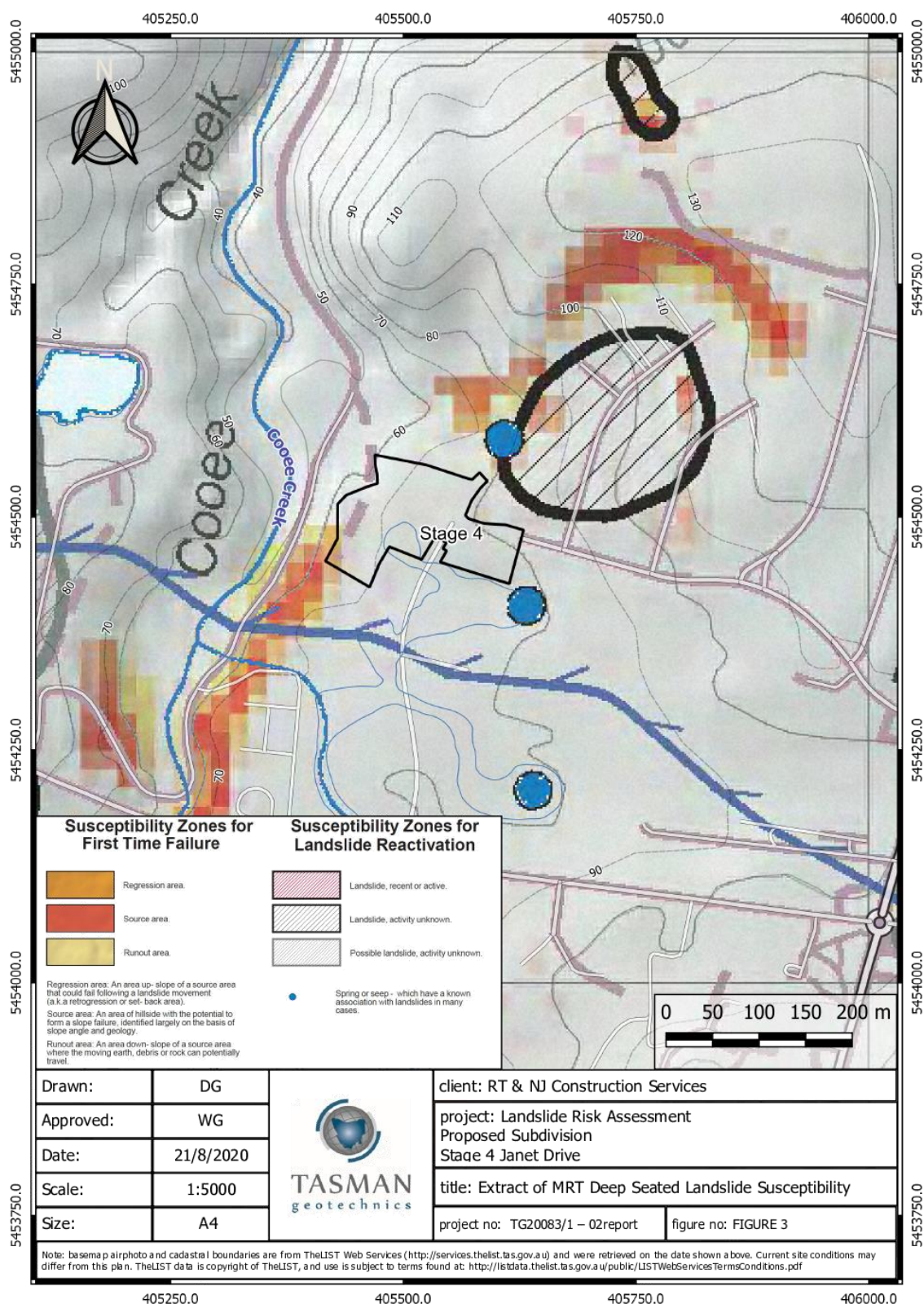
TASMAN GEOTECHNICS

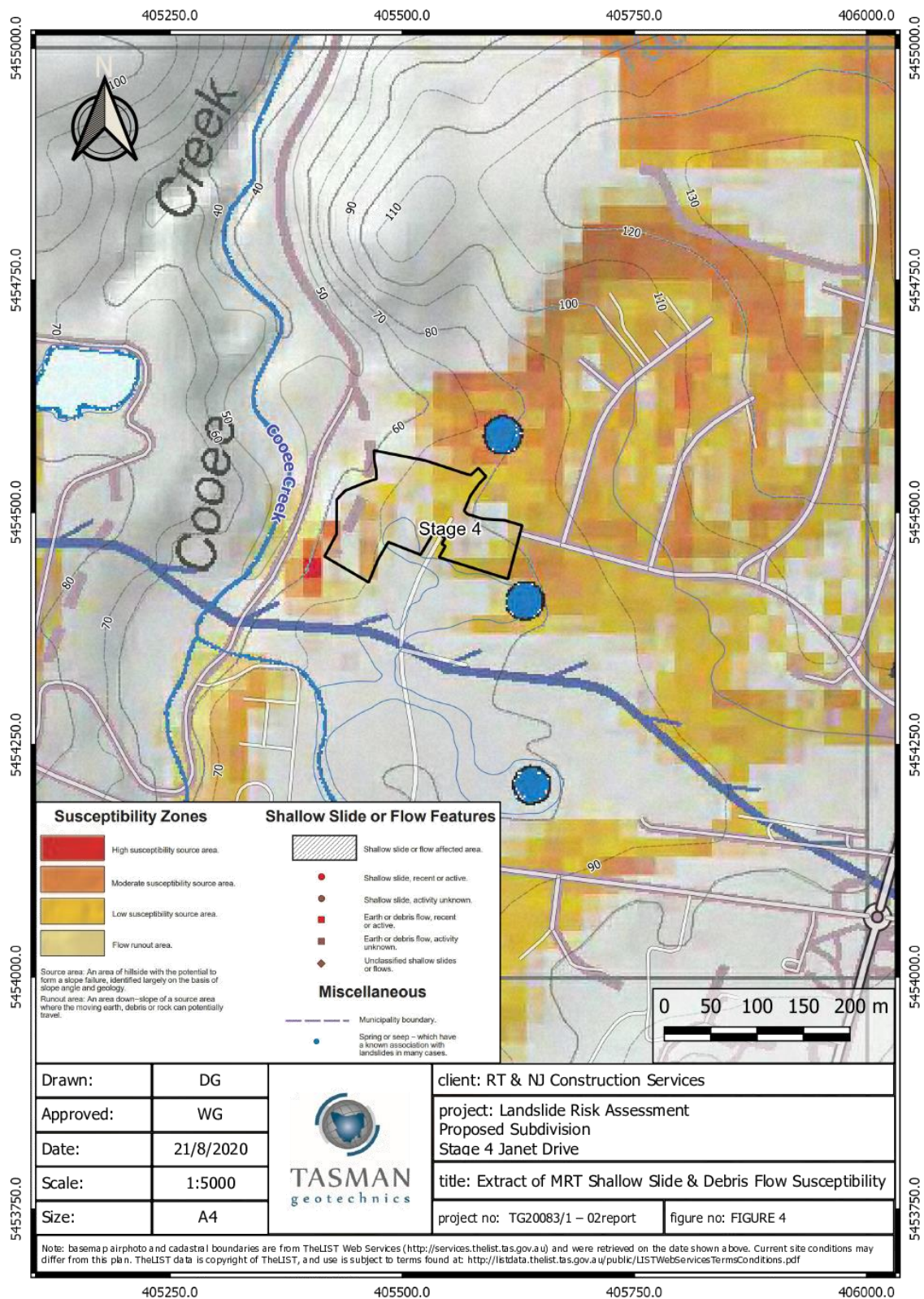
Rev 02, July 2018

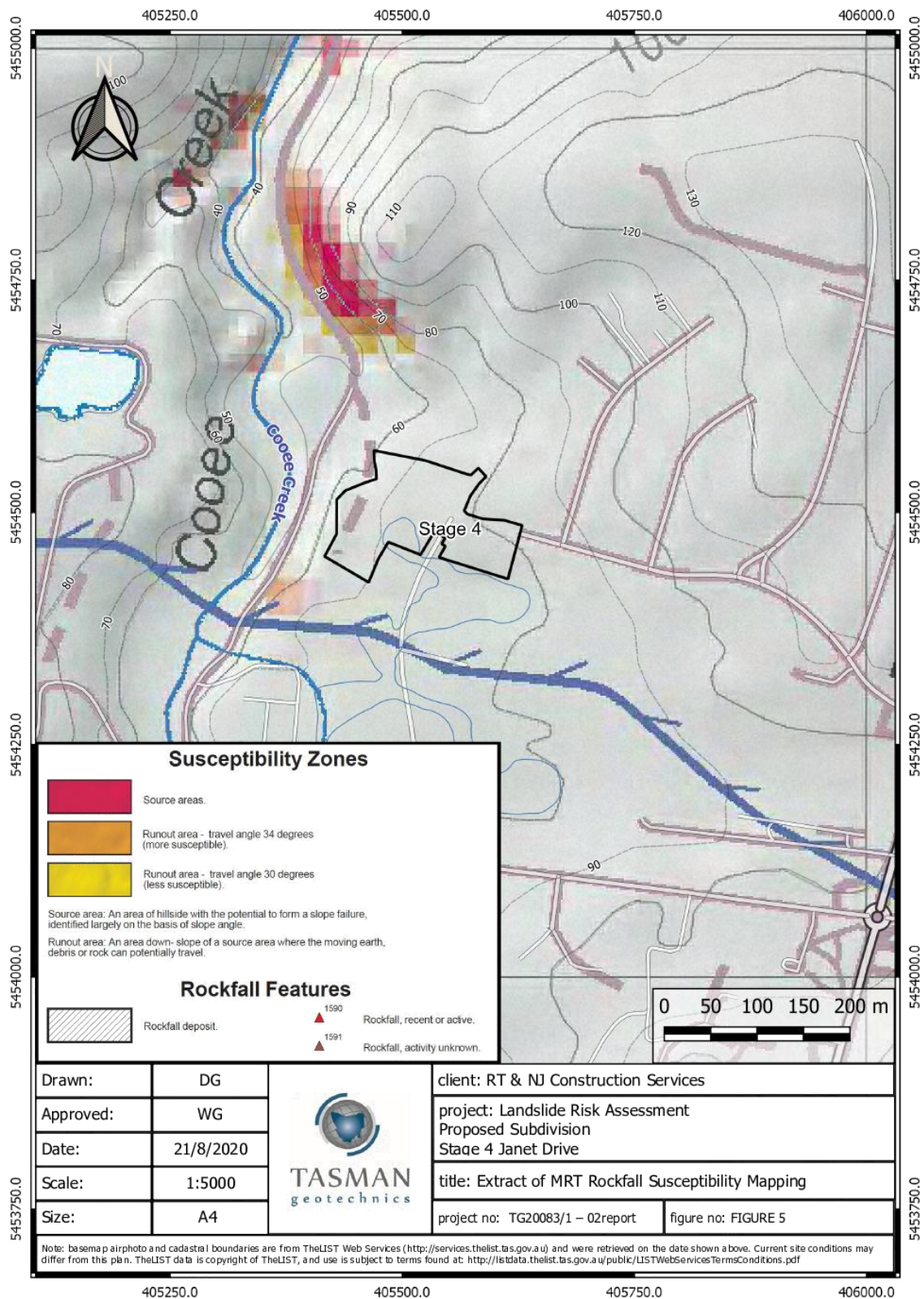


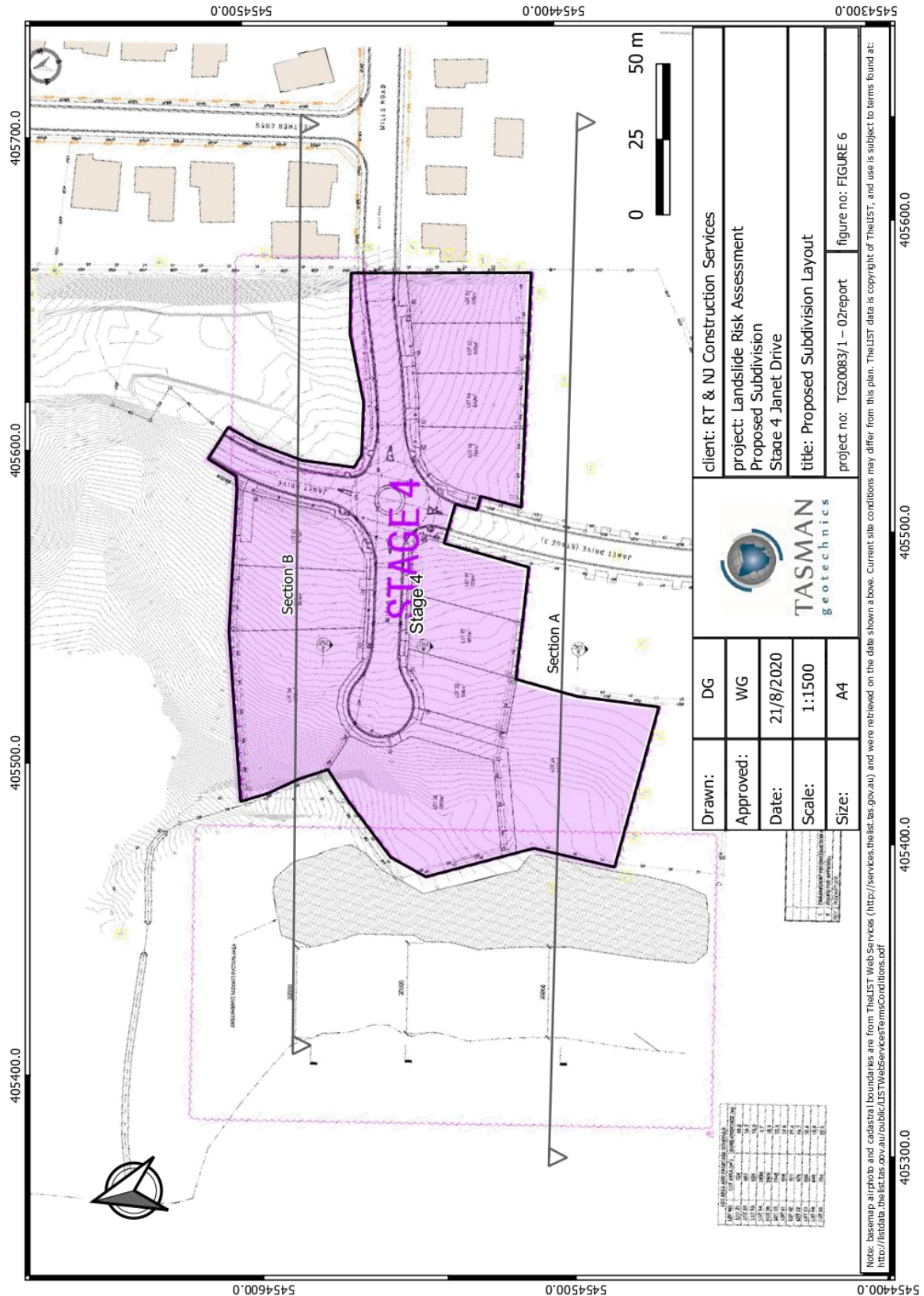


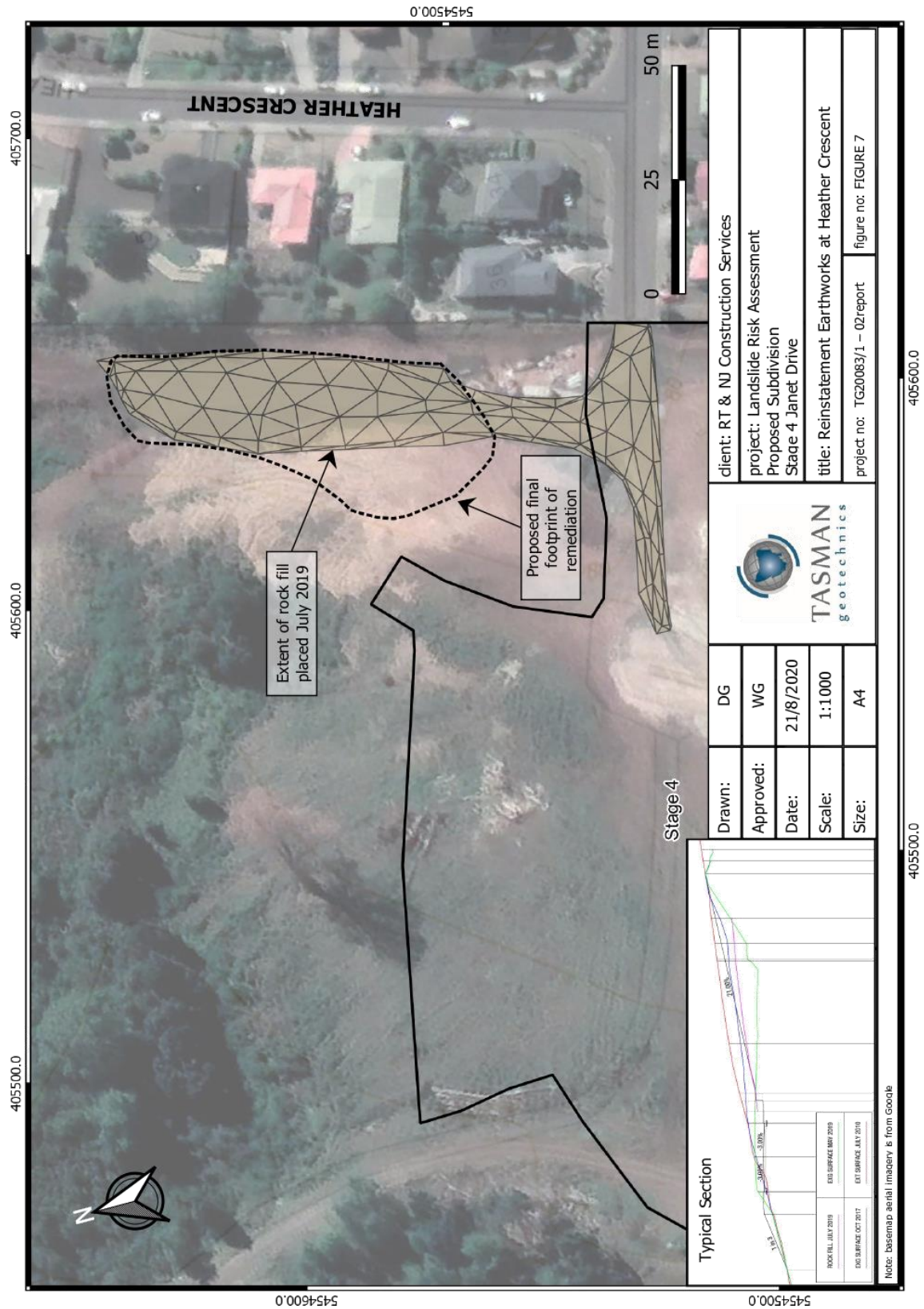


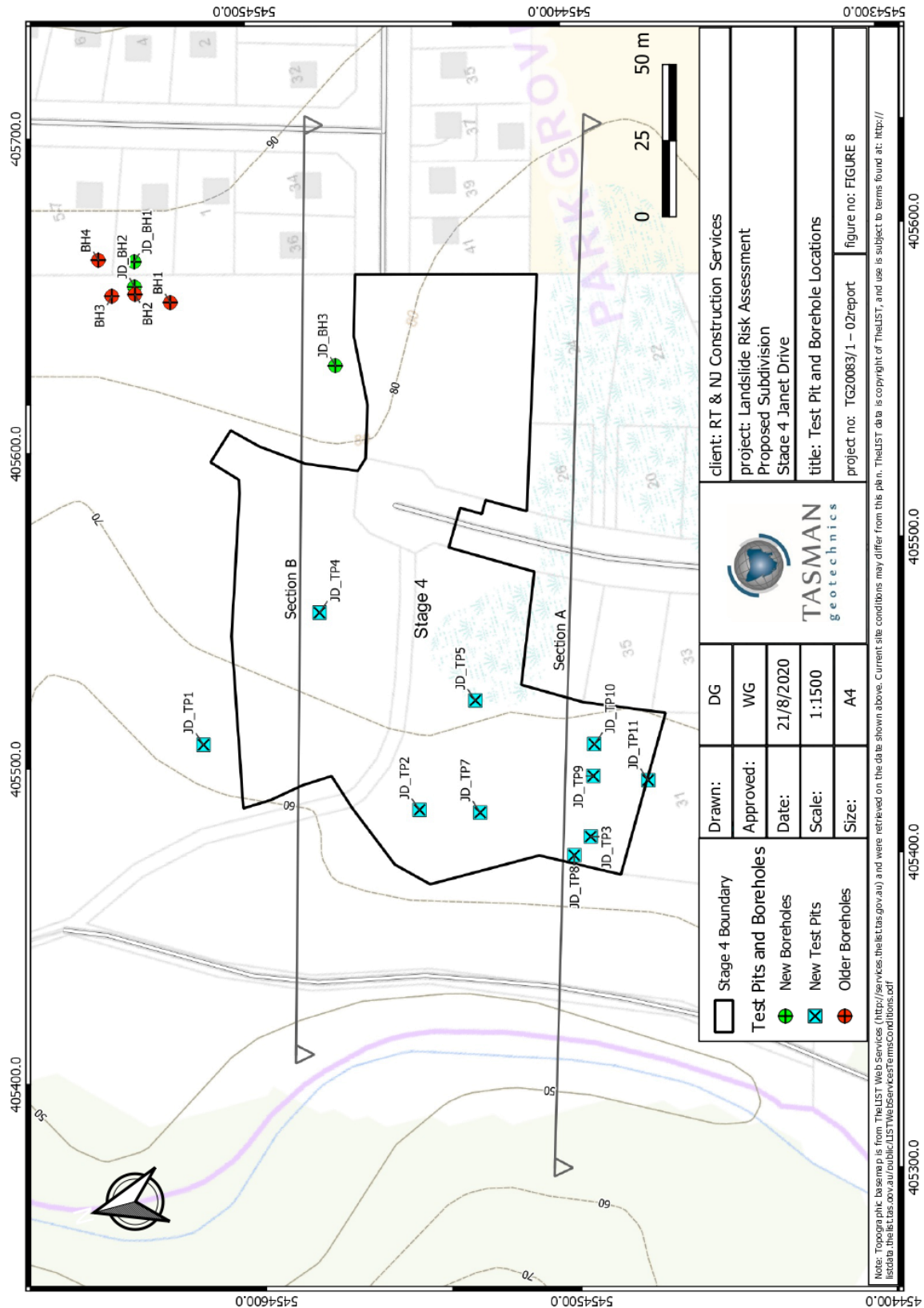


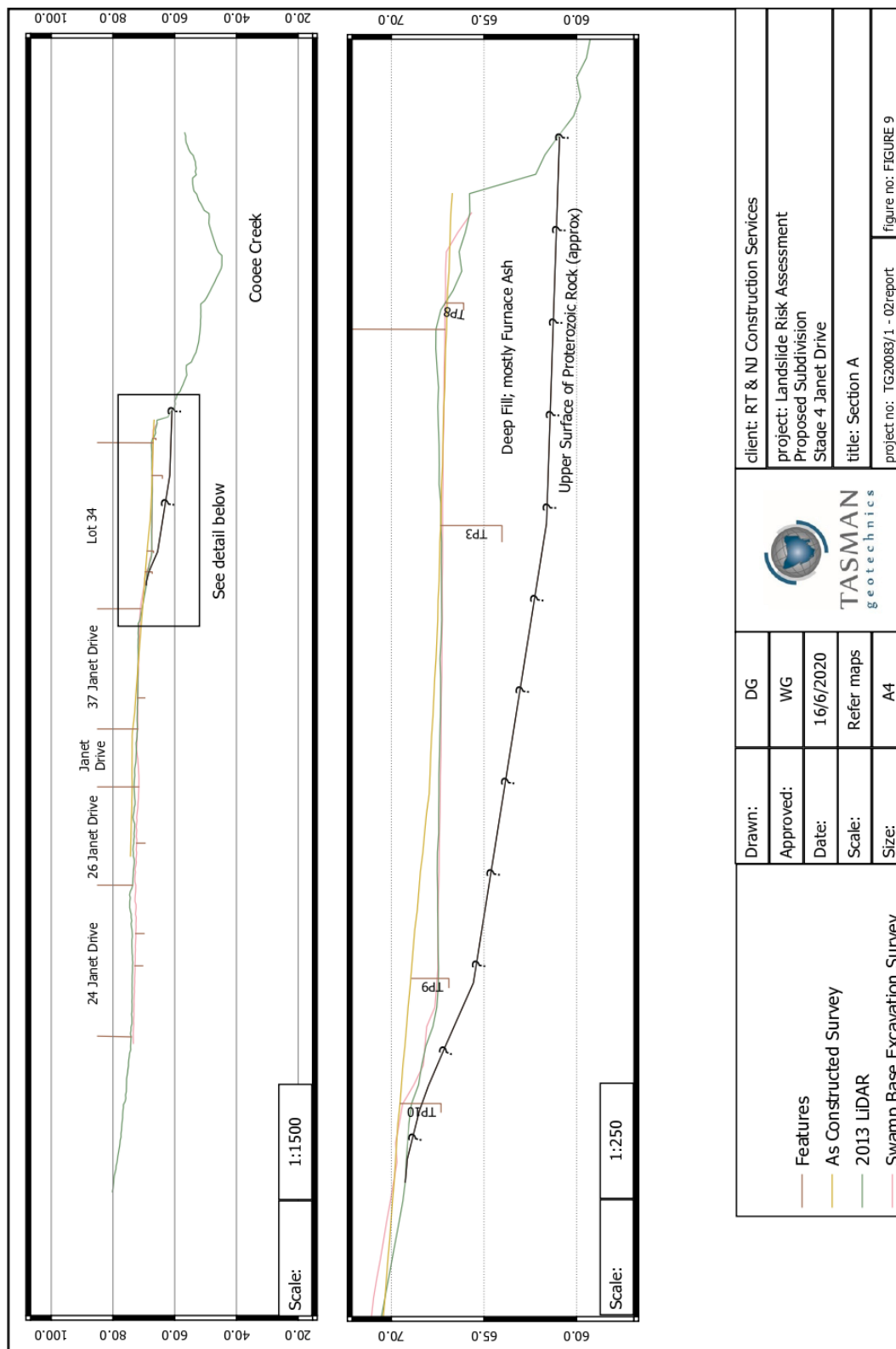


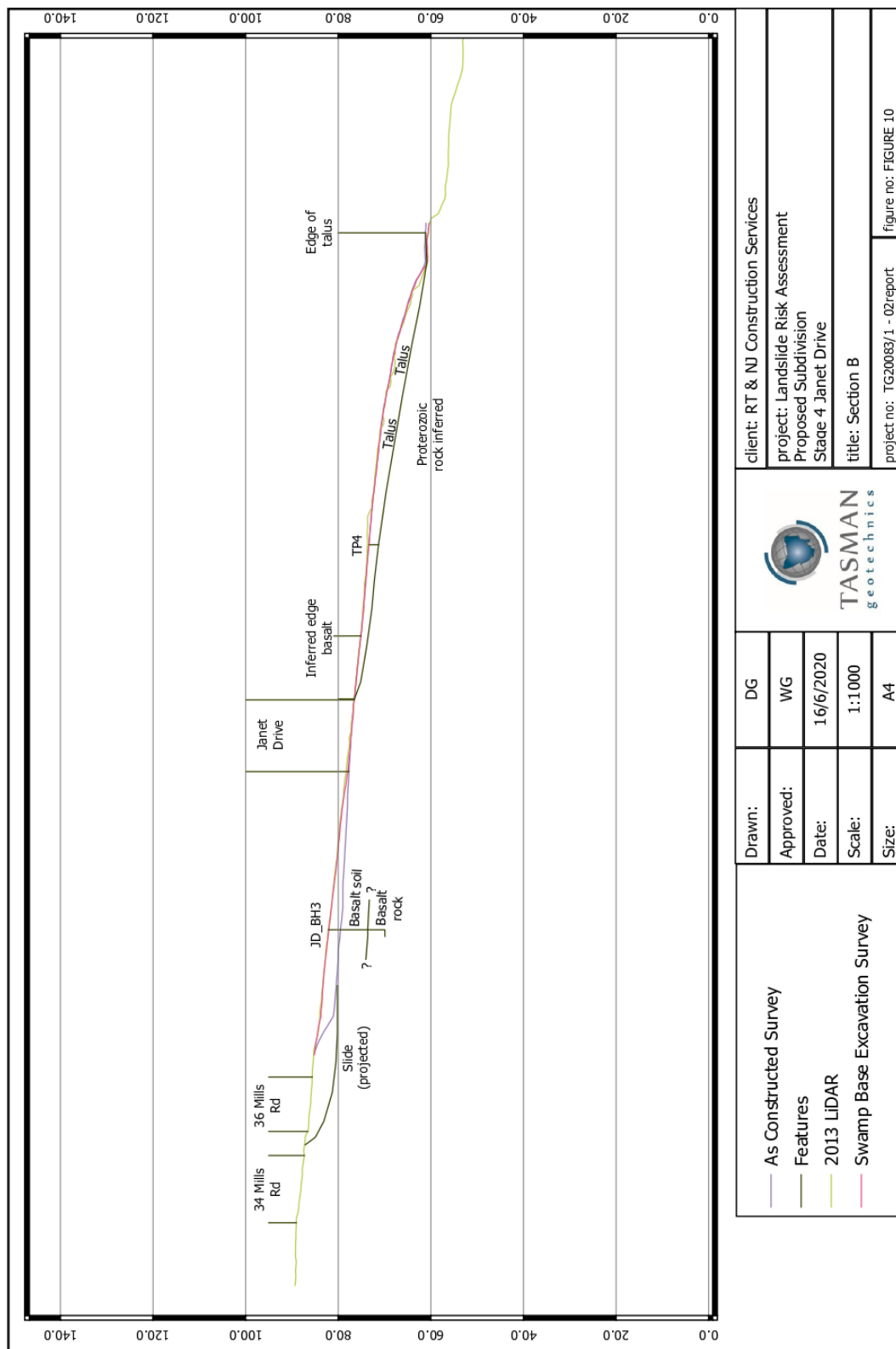


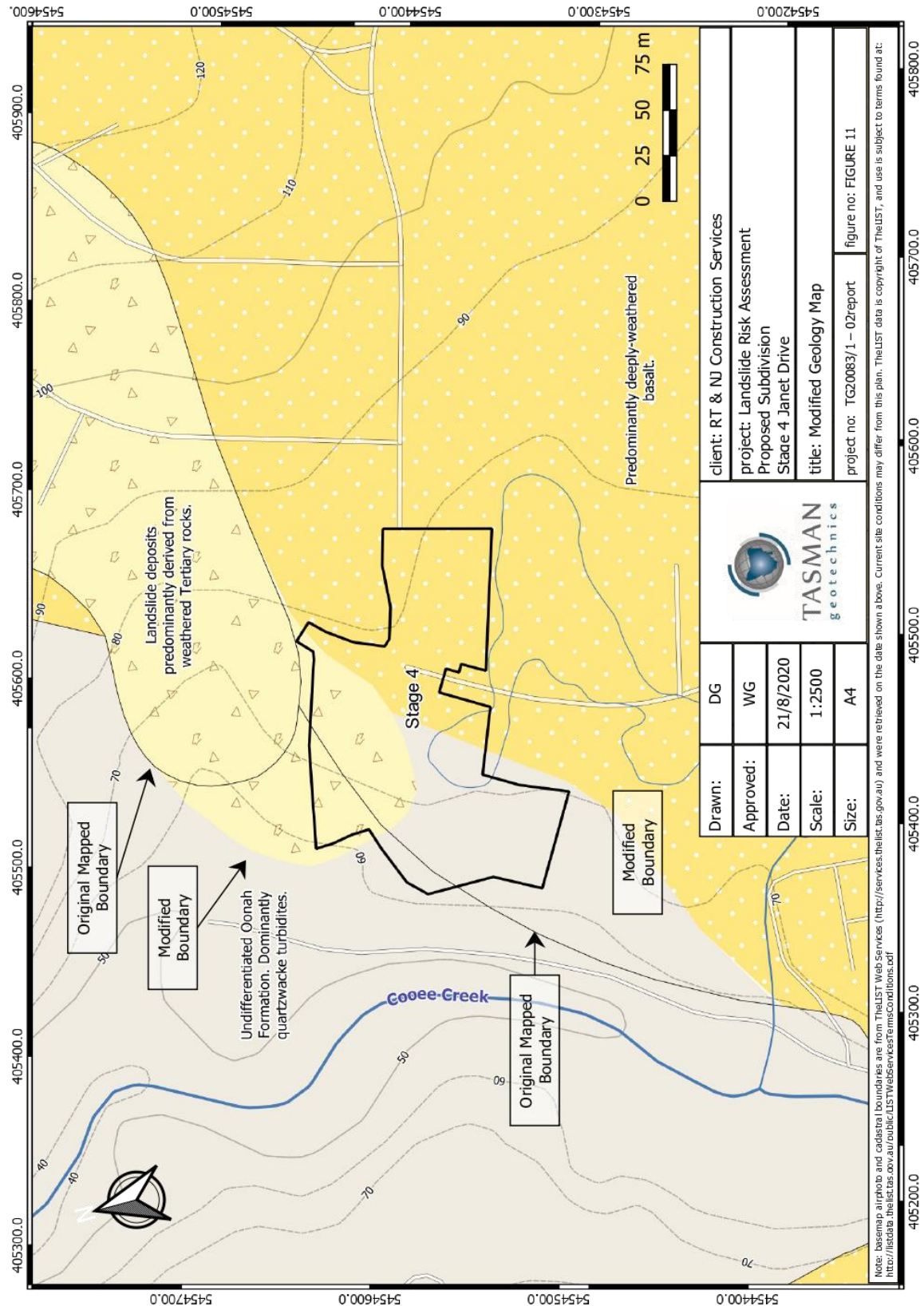


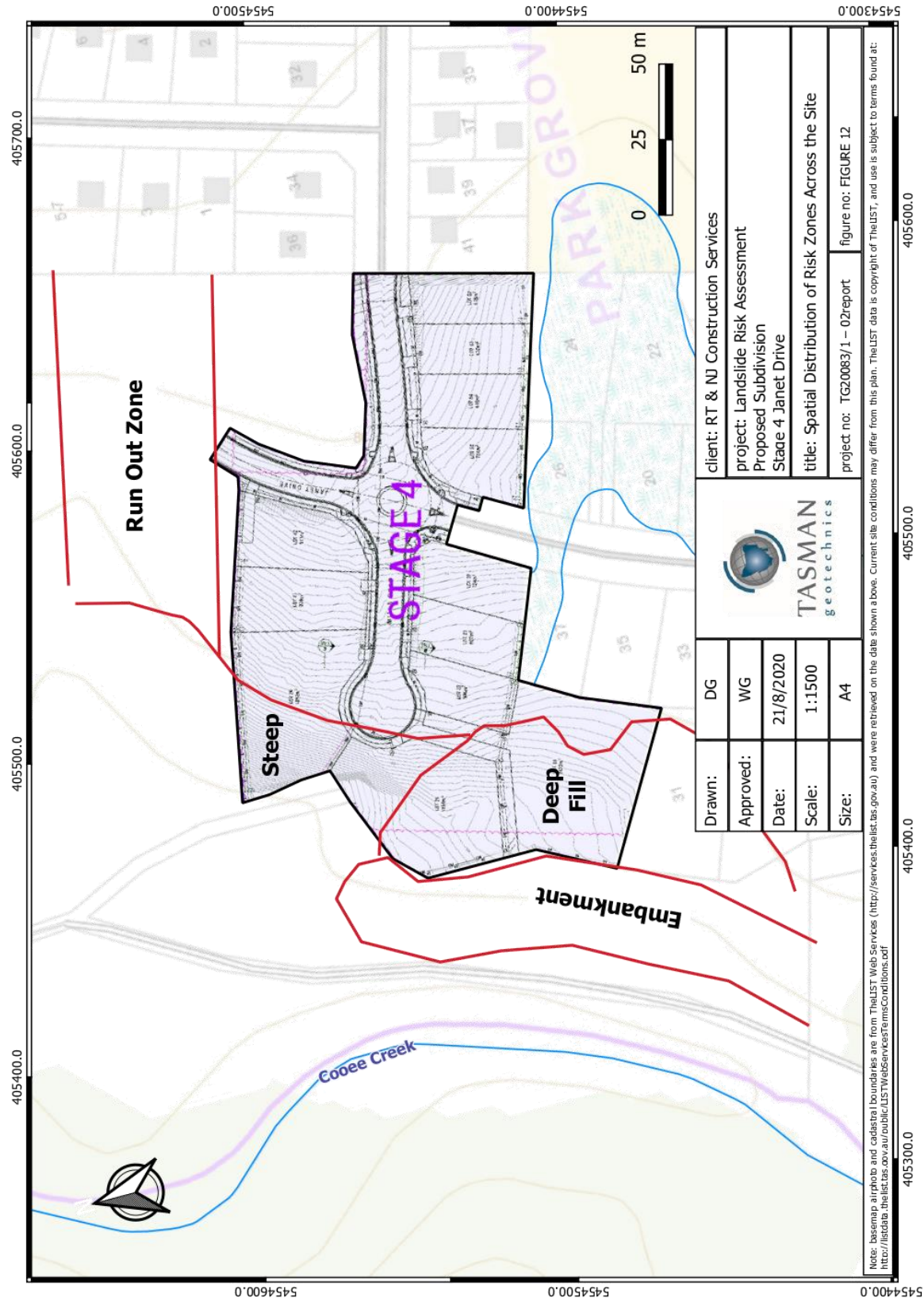












Landslide Risk Assessment, Stage 4 Janet Drive, Subdivision

Appendix A

Engineering Test Pit and Borehole Logs

Tasman Geotechnics
Reference: TG20083/1 - 02report Rev01

SOIL DESCRIPTION
EXPLANATION SHEET

Soils are described in accordance with the Unified Soil Classification System (UCS), as shown in the following table.

FIELD IDENTIFICATION

COARSE GRAINED SOILS		more than 65% of material less than 63mm is larger than 0.075mm	GRAVELS	GW	Well graded gravels and gravel-sand mixtures, little or no fines	DRY STRENGTH	DILATANCY	TOUGHNESS				
				GRAVELLY SOILS	GP				Poorly graded gravels and gravel-sand mixtures, little or no fines			
					GM				Silty gravels, gravel-sand-silt mixtures, non-plastic fines			
				SANDS	GC				Clayey gravels, gravel-sand-clay mixtures, plastic fines			
					SW				Well graded sands and gravelly sands, little or no fines			
				SANDY SOILS	SP				Poorly graded sands and gravelly sands, little or no fines			
					SM				Silty sand, sand-silt mixtures, non-plastic fines			
					SC				Clayey sands, sand-clay mixtures, plastic fines			
FINE GRAINED SOILS	more than 35% of material less than 63mm is less than 0.075mm	SILT & CLAY, liquid limit less than 50%	ML	Inorganic silts, very fine sands or clayey fine sands	None to low	Quick to slow	None					
			CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays and silty clays	Medium to high	None to very slow	Medium					
			OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low					
		SILT & CLAY, liquid limit greater than 50%	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts	Low to medium	Slow to none	Low to medium					
			CH	Inorganic clays of high plasticity, fat clays	High	None	High					
			OH	Organic clays of medium to high plasticity	Medium to high	None to very slow	Low to medium					
PEAT		Pt	Peat muck and other highly organic soils									

Particle size descriptive terms

Name	Subdivision	Size
Boulders		>200mm
Cobbles		63mm to 200mm
Gravel	coarse	20mm to 63mm
	medium	6mm to 20mm
	fine	2.36mm to 6mm
Sand	coarse	600µm to 2.36mm
	medium	200µm to 600µm
	fine	75µm to 200µm

Minor Components

Term	Proportions	Observed properties
Trace of	Coarse grained: <5%	Presence just detectable by feel or eye. Soil properties little or no different to general properties of primary component.
	Fine grained: <15%	
With some	Coarse grained: 5-12%	Presence easily detected by feel or eye. Soil properties little different to general properties of primary component.
	Fine grained: 15-30%	

Density of granular soils

Term	Density index
Very loose	<15%
Loose	15 to 35%
Medium Dense	35 to 65%
Dense	65 to 85%
Very dense	>85%

Consistency of cohesive soils

Term	Undrained strength	Approximate Pocket Penetrometer Reading	Field guide
Very soft VS	<12kPa	25kPa	A finger can be pushed well into soil with little effort
Soft S	12 - 25kPa	25-50kPa	Easily penetrated several cm by fist
Firm F	25 - 50kPa	50-100kPa	Soil can be indented about 5mm by thumb
Stiff St	50-100kPa	100-200kPa	Surface can be indented but not penetrated by thumb
Very stiff Vst	100-200kPa	200-400kPa	Surface can be marked but not indented by thumb
Hard H	>200kPa	>400kPa	Indented with difficulty by thumb nail
Friable Fb	-	-	Crumbles or powders when scraped by thumb nail

Moisture Condition

Dry (D)	Looks and feels dry. Cohesive soils are hard, friable or powdery. Granular soils run freely through fingers.
Moist (M)	Soil feels cool, darkened in colour. Cohesive soils are usually weakened by moisture presence, granular soils tend to cohere.
Wet (W)	As for moist soils, but free water forms on hands when sample is handled

Cohesive soils can also be described relative to their plastic limit, ie: <Wp, =Wp, >Wp. The plastic limit is defined as the minimum water content at which the soil can be rolled into a thread 3mm thick.





ENGINEERING TEST PIT LOG										Test Pit no.: JD_TP1			
Client: RT & NJ Construction Project: LRA Location: Janet Drv Stage 4 Equipment: Zaxis 135US excavator Test Pit Length: 3.0m Width: 0.45m										Sheet no. 1 of 1 Job no. TG20083/1 Date: 06/05/2020 Logged By: AC Easting: 405493 Northing: 5454548			
Method	Penetration 1 2 3 4				Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
Excavation							0		FILL	FILL, cobbles, broken tree branches in silt matrix	M	D	
							0.5		TALUS	TALUS, basalt cobbles in silty matrix, red brown. Cobbles sub-rounded to sub-angular, weathered skin. Cobbles size variable from 20-300mm+, well packed. Some material in walls up to 450mm across	M	D	
Excavation							1						
							1.5						
							2						
							2.5						
							2.5			Terminated at 2.5m, difficult to keep up with cascading cobbles into pit			
							3						
							3.5						
							4						


water 17/03/18 water level on date shown water inflow partial drill fluid loss complete drill fluid loss	Moisture Condition Dry (D) Moist (M) Wet (W) Cohesive soils can also be described relative to their plastic limit, ie: <Wp =Wp >Wp	Consistency VS Very soft S Soft F Firm St Stiff VSt Very stiff H Hard Fb Friable
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ENGINEERING TEST PIT LOG										Test Pit no.: JD_TP2			
Client: RT & NJ Construction Project: LRA Location: Janet Drv Stage 4 Equipment: Zaxis 135US excavator Test Pit Length: 3.0m Width: 0.45m										Sheet no. 1 of 1 Job no. TG20083/1 Date: 06/05/2020 Logged By: AC Easting: 405454 Northing: 5454511			
Method	Penetration 1 2 3 4				Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
Excavation							0		FILL	FILL, silty clay, high plasticity with basalt cobbles, red brown	M/W	St	Angular cobbles most likely Proterozoic turbidite
							0.5		FILL	FILL, crushed rock, angular hard packed, appears to be old road surface	M	D	
							1			TALUS, basalt cobbles, well packed in red/brown silty matrix, cobbles sub-angular to sub-rounded up to 300mm across, weathered skins	M	D	
							2.5		CH	CLAY, high plasticity with rounded pebbles and angular cobbles, blue/grey	M	VSt	
							3			Terminated at 2.8m, still going			
							3.5						
							4						


water 17/03/18 water level on date shown water inflow partial drill fluid loss complete drill fluid loss	Moisture Condition Dry (D) Moist (M) Wet (W) Cohesive soils can also be described relative to their plastic limit, ie: <Wp =Wp >Wp	Consistency VS Very soft S Soft F Firm St Stiff VSt Very stiff H Hard Fb Friable
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ENGINEERING TEST PIT LOG										Test Pit no.: JD_TP3			
Client: RT & NJ Construction Project: LRA Location: Janet Drv Stage 4 Equipment: Zaxis 135US excavator Test Pit Length: 3.0m Width: 0.45m										Sheet no. 1 of 1 Job no. TG20083/1 Date: 06/05/2020 Logged By: AC Easting: 405431 Northing: 5454459			
Method	Penetration 1 2 3 4				Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
Excavation							0		FILL	FILL, silty clay, high plasticity, red brown with broken tree limbs	M	FB/L	Appears to be capping placed over ash
							0.5		FILL	FILL, furnace ash, black	M	MD	
							1						
							1.5						
							2		FILL	FILL, crushed rock in silty matrix, grey white	M	MD	
						2.5		FILL	FILL, furnace ash, black	M	MD		
						3							
						3.5				Terminated at 3.3m, full reach of excavator			
						4							

water  17/03/18 water level on date shown  water inflow  partial drill fluid loss  complete drill fluid loss	Moisture Condition Dry (D) Moist (M) Wet (W) Cohesive soils can also be described relative to their plastic limit, ie: <Wp =Wp >Wp	Consistency VS Very soft S Soft F Firm St Stiff VSt Very stiff H Hard Fb Friable
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ENGINEERING BOREHOLE LOG										Borehole no: JD_BH1			
Client: RT & NJ Construction Project: LRA Location: Janet Drv Stage 4 Drill model: Hole diameter: 150mm Slope: Bearing:										 TASMAN geotechnics		Sheet no. 1 of 2 Job no. TG20083/1 Drilled Date: 12/05/2020 Logged By: AC	
Method	Penetration	Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density index	Structure, additional observations			
Auger	1 2 3 4	Split Spoon		0	X	MH	SILT, with grass roots, brown (topsoil)	M	Fb				
					X		SILTY CLAY, high plasticity, red/brown		Fb/St				
				0.5	X		SILTY CLAY, high plasticity, becoming yellow brown						
					X								
				1	X		SILTY CLAY, high plasticity, becoming brown		St				
					X				H				
				1.5	X								
					X		SILTY CLAY, high plasticity, becoming red brown						
				2	X								
					X								
				2.5	X								
					X								
				3	X		SILTY CLAY, high plasticity, dominantly brown with yellow laminations						
					X								
				3.5	X				VSt				
					X								
4	X		SILTY CLAY, high plasticity, becoming yellow mottled white		H								
	X		SILTY CLAY, high plasticity, brown mottled white, trace of rock textures										
4.5	X												
	X												
5	X												
	X												
5.5	X		SILTY CLAY, high plasticity, brown with white and white horizontal beds		H								
	X												
6	X		SILTY CLAY, high plasticity, light yellow, white and orange mottled		St								
	X												
6.5	X		SILTY CLAY, high plasticity, light yellow with traces of black and white as horizontal bands		VSt								
	X												
7	X												

method DT Distube AS Auger screwing AH Auger drilling RR Roller/tricone CB Clawblade bit NMLC NMLC core NQ, HQ Wireline core HA Hand auger	water  17/03/18 water level on date shown  water inflow  partial drill fluid loss  complete drill fluid loss	Notes, Samples, Tests U50 Undisturbed sample 50mm diameter O Disturbed sample N Standard Penetration Test (SPT) N+ SPT - sample recovered Nc SPT with solid cone V Vane Shear (kPa) P Pressure Meter BS Bulk Sample R Refusal E Environmental Sample PID PID Measurement WS Water Sample	Moisture Condition Dry (D) Moist (M) Wet (W) Cohesive soils can also be described relative to their plastic limit, ie: <Wp =Wp >Wp	Consistency VS Very soft S Soft F Firm St Stiff VSt Very stiff H Hard Fb Friable VL Very Loose L Loose MD Medium Dense D Dense VD Very Dense
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ENGINEERING BOREHOLE LOG										Borehole no: JD_BH1			
Client: RT & NJ Construction Project: LRA Location: Janet Drv Stage 4 Drill model: Hole diameter: 150mm Slope: Bearing:										 TASMAN geotechnics		Sheet no. 2 of 2 Job no. TG20083/1 Drilled Date: 12/05/2020 Logged By: AC	
Method	Penetration				Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4									
HQT					Split Spoon		7.5	X					
					Split Spoon		8	X X				F	
					Split Spoon		8.5	X		SILTY CLAY, high plasticity, obvious rock textures including rounded structures possible lapilli		VSt	
					Split Spoon		9	X X		SILTY CLAY, high plasticity, brown with white horizontal bands and black flecks, granular texture with some fine grained gravel	VM	F	
					Split Spoon		9.5	X		SILTY CLAY, high plasticity, trace rock fragments, rounded textures evident, extremely weathered cobbles (?) or lapilli (?) pyroclastic?	W	S	
					Split Spoon		10	X		Extremely weathered rock, intact it shows rock textures, presents as fine grained angular gravel in tray			
							10.5		GC	Highly weathered rock, cobble at end of run			
							11			BASALT, fractured, medium strength rock			
							11.5			BASALT, with hairline fractures, high strength rock			
							12			BASALT, fresh, high strength rock			
						12.5							
						13							
						13.5							
						14				Terminated at 13.6			

method DT Diatube AS Auger screwing AH Auger drilling RR Roller/tricone CB Claw/blade bit NMLC NMLC core NQ, HQ Wireline core HA Hand auger	water  17/03/18 water level on date shown  water inflow  partial drill fluid loss  complete drill fluid loss	Notes, Samples, Tests U0 Undisturbed sample 50mm diameter D Disturbed sample N Standard Penetration Test (SPT) N* SPT - sample recovered Nc SPT with solid cone V Vane Shear (kPa) P Pressure Meter Bs Bulk Sample R Retical E Environmental Sample PID PID Measurement WS Water Sample	Moisture Condition Dry (D) Moist (M) Wet (W) Cohesive soils can also be described relative to their plastic limit, ie: <Wp =Wp >Wp	Consistency VS Very soft S Soft F Firm St Stiff VSt Very stiff H Hard Fb Friable VL Very Loose L Loose MD Medium Dense D Dense VD Very Dense
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Landslide Investigation, Proposed Subdivision, Stage 4 Janet Drive



Borehole JD_BH1

Tasman Geotechnics
Reference: TG20083/1 - 02report

Borehole no: JD BH2









TASMAN
geotechnics





Drilled Date: 13/05/2020
Logged By: AC

Slope: Bearing:

Easting: Northing:

method		water	Notes, Samples, Tests	Moisture Condition	Consistency
DT	Diatube	 17/03/18 water level on date shown	U50 Undisturbed sample 50mm diameter	Dry (D)	VS Very soft
AS	Auger screwing		D Disturbed sample	Moist (M)	S Soft
AH	Auger drilling	 water inflow	Standard Penetration Test (SPT)		F Firm
RR	Roller/tricone	 partial fluid drill loss	N* SPT - sample recovered	Wet (W)	St Stiff
CB	Claw/blade bit		Nc SPT with solid cone	Cohesive soils can also be described relative to their plastic limit, ie: <Wp ~Wp ~Wp >Wp	VSt Very stiff
NMLC	NMLC core	 complete drill fluid loss	V Vane Shear (kPa)		H Hard
NQ, HQ	Wireline core		P Pressure Meter		Fb Friable
HA	Hand auger		Bs Bulk Sample		VL Very Loose
			R Refusal		L Loose
			E Environmental Sample		L Medium Dense
			PIID PID Measurement		D Dense
			WS Water Sample		VD Very Dense

ENGINEERING BOREHOLE LOG										Borehole no: JD_BH2			
Client: RT & NJ Construction Project: LRA Location: Janet Drv Stage 4										Sheet no. 2 of 2 Job no. TG20083/1 Drilled Date: 13/05/2020 Logged By: AC			
													
Drill model: Hole diameter: 150mm Slope: Bearing: Easting: Northing:													
Method	Penetration 1 2 3 4				Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density index	Structure, additional observations
HQT							7.5 8 8.5 9 9.5 10 10.5			BASALT, fresh, defect free, high strength rock small bed of porosity in basalt BASALT, fresh, high strength rock			
							11 11.5 12 12.5 13 13.5 14			Terminated at 10.65m			


method DT Diatube AS Auger screwing AH Auger drilling RR Roller/tricone CB Claw/blade bit NMLC NMLC core NQ, HQ Wireline core HA Hand auger	water  17/03/18 water level on date shown  water inflow  partial drill fluid loss  complete drill fluid loss	Notes, Samples, Tests U50 Undisturbed sample 50mm diameter D Disturbed sample N Standard Penetration Test (SPT) N* SPT - sample recovered Nc SPT with solid cone V Vane Shear (kPa) P Pressure Meter Bs Bulk Sample R Retriever E Environmental Sample PID PID Measurement WS Water Sample	Moisture Condition Dry (D) Moist (M) Wet (W) Cohesive soils can also be described relative to their plastic limit, ie: <Wp =Wp >Wp	Consistency VS Very soft S Soft F Firm St Stiff VSt Very stiff H Hard Fb Friable VL Very Loose L Loose MD Medium Dense D Dense VD Very Dense
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Landslide Investigation, Proposed Subdivision, Stage 4 Janet Drive








Borehole JD_BH2

Tasman Geotechnics
Reference: TG20083/1 - 02report

ENGINEERING BOREHOLE LOG										Borehole no: JD_BH3			
Client: RT & NJ Construction Project: LRA Location: Janet Drv Stage 4										Sheet no. 1 of 2 Job no. TG20083/1 Drilled Date: 13/05/2020 Logged By: AC			
Drill model: Hole diameter: 150mm Slope: Bearing:													
													
Easting: 405602 Northing: 5454500													
Method	Penetration 1 2 3 4				Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
Auger							0	X	MH	FILL, crushed rock, coarse grained, angular basalt	M	L	Possible paleosol
							0.5	X	X	SILTY CLAY, high plasticity, red/brown		Vst	
					Split Spoon		1	X	X				
							1.5	X	X			H	
					U63		2	X	X	SILTY CLAY, high plasticity, starting to see rock textures			
							2.5	X	X				
							3	X	X				
							3.5	X	X	SILTY CLAY, yellow/black mottled			
					Split Spoon		4	X	X	SILTY CLAY, high plasticity, red/brown mottled black			
							4.5	X	X	SILTY CLAY, high plasticity with trace of fine grained sand, semi horizontal bedding shown by lighter coloured bands			
							5	X	X				
							5.5	X	X				
					Split Spoon		6	X	X				
							6.5	X	X	SILTY CLAY, high plasticity, clay matrix with some basalt shards	W	S	
					Split Spoon		7	X	X				

method DT Diatube AS Auger screwing AH Auger drilling RR Roller/tricone CB Claw/blade bit NMLC NMLC core NQ, HQ Wireline core HA Hand auger	water  17/03/18 water level on date shown  water inflow  partial drill fluid loss  complete drill fluid loss	Notes, Samples, Tests U50 Undisturbed sample 50mm diameter D Disturbed sample N Standard Penetration Test (SPT) N* SPT - sample recovered Nc SPT with solid cone V Vane Shear (kPa) F Pressure Meter Bs Bulk Sample R Retical E Environmental Sample PID PID Measurement WS Water Sample	Moisture Condition Dry (D) Moist (M) Wet (W) Cohesive soils can also be described relative to their plastic limit, ie: <Wp -Wp >Wp	Consistency VS Very soft S Soft F Firm St Stiff VSt Very stiff H Hard Fb Friable VL Very Loose L Loose MD Medium Dense D Dense VD Very Dense
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ENGINEERING BOREHOLE LOG										Borehole no: JD_BH3			
Client: RT & NJ Construction Project: LRA Location: Janet Drv Stage 4 Drill model: Hole diameter: 150mm Slope: Bearing:										 TASMAN geotechnics		Sheet no. 2 of 2 Job no. TG20083/1 Drilled Date: 13/05/2020 Logged By: AC	
										Easting: 405602 Northing: 5454500			
Method	Penetration 1 2 3 4				Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
HQTT							7.5	X X					
							8	X X		BASALT, extremely weathered			
							8.5	X X		BASALT, initially slightly fractured but becoming sound, traces of olivine			Auger refusal Fracture spacing 50-100mm
							9	X X					Fracture spacing 300mm
							9.5	X X					
							10	X X					
							10.5	X X					
							11	X X					Fracture spacing 100-400mm, sub-horizontal
							11.5	X X					
							12	X X					
						12.5			Terminated at 12.2m				
						13							
						13.5							
						14							

method DT Diatube AS Auger screwing AH Auger drilling RR Roller/tricone CB Claw/blade bit NMLC NMLC core NQ, HQ Wireline core HA Hand auger	water  17/03/18 water level on date shown  water inflow  partial drill fluid loss  complete drill fluid loss	Notes, Samples, Tests U50 Undisturbed sample 50mm diameter D Disturbed sample N Standard Penetration Test (SPT) N* SPT - sample recovered Nc SPT with solid cone V Vane Shear (kPa) P Pressure Meter Bs Bulk Sample R Retrievable E Environmental Sample PID PID Measurement WS Water Sample	Moisture Condition Dry (D) Moist (M) Wet (W) Cohesive soils can also be described relative to their plastic limit, ie: <Wp -Wp >Wp	Consistency VS Very soft S Soft F Firm St Stiff VSt Very stiff H Hard Fb Friable VL Very Loose L Loose MD Medium Dense D Dense VD Very Dense
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Landslide Investigation, Proposed Subdivision, Stage 4 Janet Drive



Borehole JD_BH3

Tasman Geotechnics
Reference: TG20083/1 - 02report

Landslide Risk Assessment, Stage 4 Janet Drive, Subdivision

Appendix B

Landslide Risk Matrix

Tasman Geotechnics
Reference: TG20083/1 - 02report Rev01



Terminology for use in Assessing Risk to Property

These notes are provided to help you understand concepts and terms used in Landslide Risk Assessment and are based on the “Practice Note Guidelines for Landslide Risk Management 2007” published in *Australian Geomechanics* Vol 42, No 1, 2007.

Likelihood Terms

The qualitative likelihood terms have been related to a nominal design life of 50 years. The assessment of likelihood involves judgment based on the knowledge and experience of the assessor. Different assessors may make different judgments.

Approximate Annual Probability	Implied indicative Recurrence Interval	Description	Descriptor	Level
10^{-1}	10 years	The event is expected to occur over the design life	Almost Certain	A
10^{-2}	100 years	The event will probably occur under adverse conditions over the design life	Likely	B
10^{-3}	1000 years	The event could occur under adverse conditions over the design life	Possible	C
10^{-4}	10,000 years	The event might occur under very adverse conditions over the design life	Unlikely	D
10^{-5}	100,000 years	The event is conceivable but only under exceptional circumstances over the design life	Rare	E
10^{-6}	1,000,000 years	The event is inconceivable or fanciful for the design life	Barely Credible	F

Qualitative Measures of Consequence to Property

Indicative Cost of Damage	Description	Descriptor	Level
200%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequential damage.	Catastrophic	1
60%	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequential damage.	Major	2
20%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequential damage.	Medium	3
5%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works	Minor	4
0.5%	Little damage.	Insignificant	5

The assessment of consequences involves judgment based on the knowledge and experience of the assessor. The relative consequence terms are value judgments related to how the potential consequences may be perceived by those affected by the risk. Explicit descriptions of potential consequences will help the stakeholders understand the consequences and arrive at their judgment.

Qualitative Risk Analysis Matrix – Risk to Property

Likelihood		Consequences to Property				
	Approximate annual probability	1: Catastrophic	2: Major	3: Medium	4: Minor	5: Insignificant
A: Almost Certain	10 ⁻¹	VH	VH	VH	H	L
B: Likely	10 ⁻²	VH	VH	H	M	L
C: Possible	10 ⁻³	VH	H	M	M	VL
D: Unlikely	10 ⁻⁴	H	M	L	L	VL
E: Rare	10 ⁻⁵	M	L	L	VL	VL
F: Barely credible	10 ⁻⁶	L	VL	VL	VL	VL

NOTES:

1. The risk associated with Insignificant consequences, however likely, is defined as Low or Very Low
2. The main purpose of a risk matrix is to help rank risks and set priorities and help the decision making process.

Response to Risk

In general, it is the responsibility of the client and/or regulatory and/or others who may be affected to decide whether to accept or treat the risk. The risk assessor and/or other advisers may assist by making risk comparisons, discussing treatment options, explaining the risk management process, advising how others have reacted to risk in similar situations and making recommendations. Attitudes to risk vary widely and risk evaluation often involves considering more than just property damage (eg environmental effects, public reaction, business confidence etc).

The following is a guide to typical responses to assessed risk.

Risk Level		Example Implications
VH	Very High	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than the value of the property.
H	High	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	Moderate	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	Low	Usually accepted by regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	Very Low	Acceptable. Manage by normal slope maintenance procedures

Landslide Risk Assessment, Stage 4 Janet Drive, Subdivision

Appendix C

Guidelines to Hillside Construction

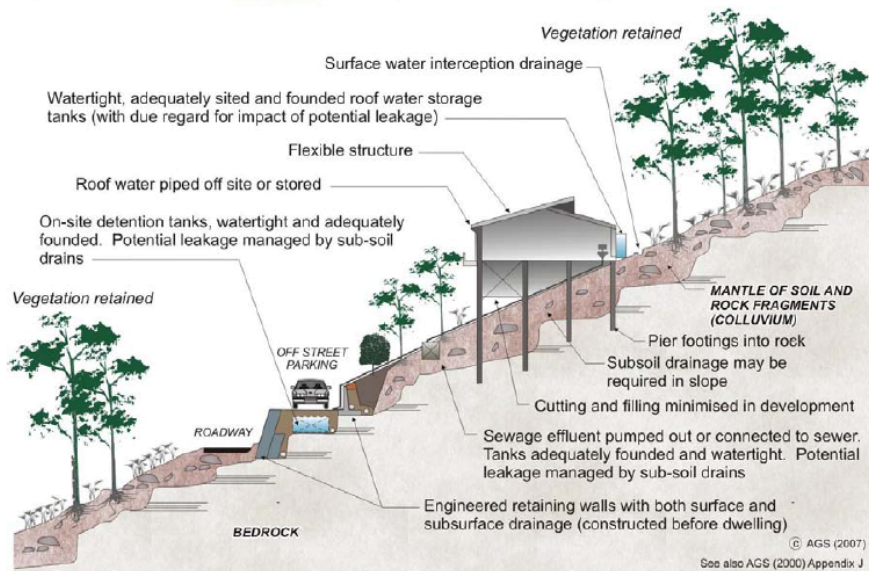
Tasman Geotechnics
Reference: TG20083/1 - 02report Rev01

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

HILLSIDE CONSTRUCTION PRACTICE

Sensible development practices are required when building on hillsides, particularly if the hillside has more than a low risk of instability (GeoGuide LR7). Only building techniques intended to maintain, or reduce, the overall level of landslide risk should be considered. Examples of good hillside construction practice are illustrated below.

EXAMPLES OF GOOD HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES GOOD?

Roadways and parking areas - are paved and incorporate kerbs which prevent water discharging straight into the hillside (GeoGuide LR5).

Cuttings - are supported by retaining walls (GeoGuide LR6).

Retaining walls - are engineer designed to withstand the lateral earth pressures and surcharges expected, and include drains to prevent water pressures developing in the backfill. Where the ground slopes steeply down towards the high side of a retaining wall, the disturbing force (see GeoGuide LR6) can be two or more times that in level ground. Retaining walls must be designed taking these forces into account.

Sewage - whether treated or not is either taken away in pipes or contained in properly founded tanks so it cannot soak into the ground.

Surface water - from roofs and other hard surfaces is piped away to a suitable discharge point rather than being allowed to infiltrate into the ground. Preferably, the discharge point will be in a natural creek where ground water exits, rather than enters, the ground. Shallow, lined, drains on the surface can fulfil the same purpose (GeoGuide LR5).

Surface loads - are minimised. No fill embankments have been built. The house is a lightweight structure. Foundation loads have been taken down below the level at which a landslide is likely to occur and, preferably, to rock. This sort of construction is probably not applicable to soil slopes (GeoGuide LR3). If you are uncertain whether your site has rock near the surface, or is essentially a soil slope, you should engage a geotechnical practitioner to find out.

Flexible structures - have been used because they can tolerate a certain amount of movement with minimal signs of distress and maintain their functionality.

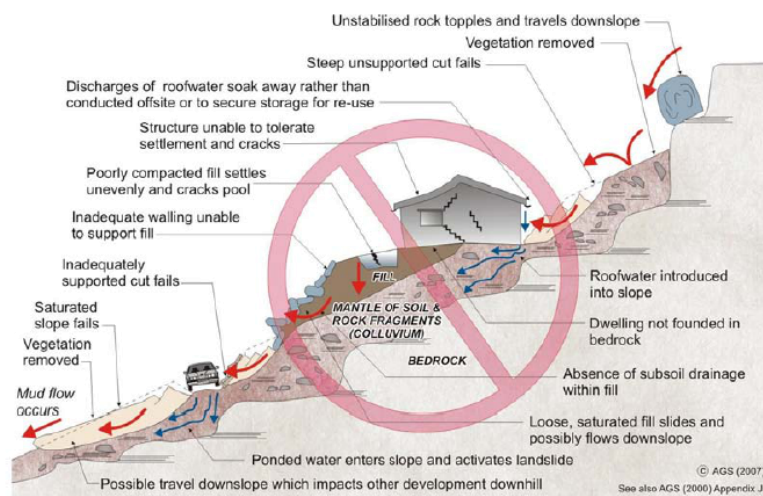
Vegetation clearance - on soil slopes has been kept to a reasonable minimum. Trees, and to a lesser extent smaller vegetation, take large quantities of water out of the ground every day. This lowers the ground water table, which in turn helps to maintain the stability of the slope. Large scale clearing can result in a rise in water table with a consequent increase in the likelihood of a landslide (GeoGuide LR5). An exception may have to be made to this rule on steep rock slopes where trees have little effect on the water table, but their roots pose a landslide hazard by dislodging boulders.

Possible effects of ignoring good construction practices are illustrated on page 2. Unfortunately, these poor construction practices are not as unusual as you might think and are often chosen because, on the face of it, they will save the developer, or owner, money. You should not lose sight of the fact that the cost and anguish associated with any one of the disasters illustrated, is likely to more than wipe out any apparent savings at the outset.

ADOPT GOOD PRACTICE ON HILLSIDE SITES

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

EXAMPLES OF **POOR** HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES POOR?

Roadways and parking areas - are unsurfaced and lack proper table drains (gutters) causing surface water to pond and soak into the ground.

Cut and fill - has been used to balance earthworks quantities and level the site leaving unstable cut faces and added large surface loads to the ground. Failure to compact the fill properly has led to settlement, which will probably continue for several years after completion. The house and pool have been built on the fill and have settled with it and cracked. Leakage from the cracked pool and the applied surface loads from the fill have combined to cause landslides.

Retaining walls - have been avoided, to minimise cost, and hand placed rock walls used instead. Without applying engineering design principles, the walls have failed to provide the required support to the ground and have failed, creating a very dangerous situation.

A heavy, rigid, house - has been built on shallow, conventional, footings. Not only has the brickwork cracked because of the resulting ground movements, but it has also become involved in a man-made landslide.

Soak-away drainage - has been used for sewage and surface water run-off from roofs and pavements. This water soaks into the ground and raises the water table (GeoGuide LR5). Subsoil drains that run along the contours should be avoided for the same reason. If felt necessary, subsoil drains should run steeply downhill in a chevron, or herring bone, pattern. This may conflict with the requirements for effluent and surface water disposal (GeoGuide LR9) and if so, you will need to seek professional advice.

Rock debris - from landslides higher up on the slope seems likely to pass through the site. Such locations are often referred to by geotechnical practitioners as "debris flow paths". Rock is normally even denser than ordinary fill, so even quite modest boulders are likely to weigh many tonnes and do a lot of damage once they start to roll. Boulders have been known to travel hundreds of metres downhill leaving behind a trail of destruction.

Vegetation - has been completely cleared, leading to a possible rise in the water table and increased landslide risk (GeoGuide LR5).

DON'T CUT CORNERS ON HILLSIDE SITES - OBTAIN ADVICE FROM A GEOTECHNICAL PRACTITIONER

More information relevant to your particular situation may be found in other Australian GeoGuides:

- | | |
|-------------------------------------|--|
| • GeoGuide LR1 - Introduction | • GeoGuide LR6 - Retaining Walls |
| • GeoGuide LR2 - Landslides | • GeoGuide LR7 - Landslide Risk |
| • GeoGuide LR3 - Landslides in Soil | • GeoGuide LR9 - Effluent & Surface Water Disposal |
| • GeoGuide LR4 - Landslides in Rock | • GeoGuide LR10 - Coastal Landslides |
| • GeoGuide LR5 - Water & Drainage | • GeoGuide LR11 - Record Keeping |

The Australian GeoGuides (LR series) are a set of publications intended for property owners; local councils; planning authorities; developers; insurers; lawyers and, in fact, anyone who lives with, or has an interest in, a natural or engineered slope, a cutting, or an excavation. They are intended to help you understand why slopes and retaining structures can be a hazard and what can be done with appropriate professional advice and local council approval (if required) to remove, reduce, or minimise the risk they represent. The GeoGuides have been prepared by the Australian Geomechanics Society, a specialist technical society within Engineers Australia, the national peak body for all engineering disciplines in Australia, whose members are professional geotechnical engineers and engineering geologists with a particular interest in ground engineering. The GeoGuides have been funded under the Australian governments' National Disaster Mitigation Program.



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Bushfire Hazard Report

Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE

Report No: 20-036

Revision: 1

Date: 3/08/2020

BUILDING SURVEYORS | ACCESS CONSULTANTS | BUSHFIRE ASSESSORS


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Signature: 

Report is only valid when signed by the Director of Metrics Group or their nominee.

Revision No	Date of Issue	Purpose / Nature of Revision	Authorised by
1	03/08/2020	Revision of TFS Comments	GDB

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Scope & Limitations

Scope - This report was commissioned to undertake a vegetation risk assessment, identify the Bushfire Attack Level (BAL) for the existing property and develop a Bushfire Hazard Management Plan. All comment, advice and fire suppression measures are in relation to compliance with the *Building Act 2016, Regulations 2014/16, the Directors Determination 2016*, the National Construction Code (NCC) and Australian Standard, AS 3959-2009, *Construction of buildings in bushfire-prone areas*.

Limitations - The site assessment has been undertaken and report provided on the understanding that; -

1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. The Fire Danger Index (FDI) of 50 has been nominated and applied throughout the state by government. This level may be exceeded during normal bushfire seasons and as a consequence it is possible that the mitigation measures employed may not be sufficient in more severe conditions.
5. TasWater Corporation indicates flow rates and water pressure from existing fire hydrants may fail to comply with minimum specified requirements of the National Construction Code (NCC) and Australian Standards. It cannot be assumed that existing Water Corporation infrastructure and hydrants will meet the standards. Further supply flows and pressures may not be attainable under heavy demand.
6. The content contained within the Bushfire Hazard Management Plan & Report is subject to the requirements of the Chief Officers Bushfire Hazard Advisory Note No 04-2016.
7. The assessment and report is based on TOLERABLE RISK. Bushfires are by nature unpredictable, no assurance is given or inferred for the health, safety or amenity of the general public, individuals or future occupants in the event of a Bushfire.
8. No warranty is offered or inferred for any buildings constructed as a part of this report in the event of a bushfire.

No action or reliance is to be place on this report; other than for which it was commissioned.



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Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE
Bushfire Hazard Report. No. 20-036

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1. Introduction

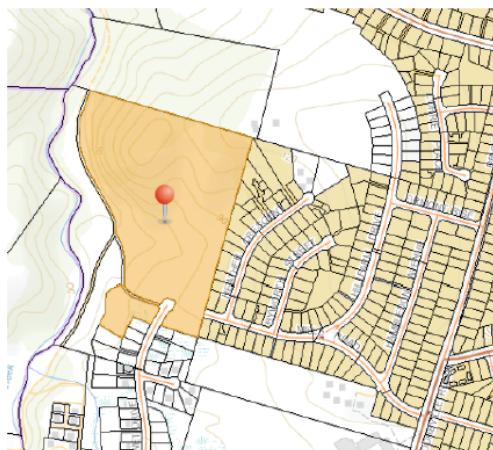
Bushfire is a continual part of the Tasmanian environment, members of the community living in and around an area of bushfire risk need to be prepared. Good planning, preparation and maintenance will minimise the threat. This Bushfire Report has been prepared for the referenced property to demonstrate the property can achieve "Tolerable Risk" and compliance the legislative requirements applicable for the development.

A Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100m of the proposed building site and the slope of the land; using the simplified method specified in *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*. The established Bushfire Attack Level (BAL) has a direct reference to the construction methods and techniques to be implemented for the construction of buildings on the site. Further it specifies requirements for road access and water supply and specifies size and location of vegetation Hazard Management Areas to be established around the buildings and maintained for perpetuity.

2. Property Details

Property address:	Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE	PID No:	9196616
		Certificate of Title:	178060/98

Location Map:



2.2. Legislative Instruments

Planning Scheme:	Burnie Interim Planning Scheme 2013
Planning Directive:	No.5.1 Bushfire-Prone Areas Code
Zoning:	Low Density Residential
Use Standards	Not Applicable
Construction:	<i>Building Act 2016</i> <i>Building Regulations 2016</i>
Directors Determination	<i>Requirements for Bushfire-Prone Areas Version 2, 2017 f</i>



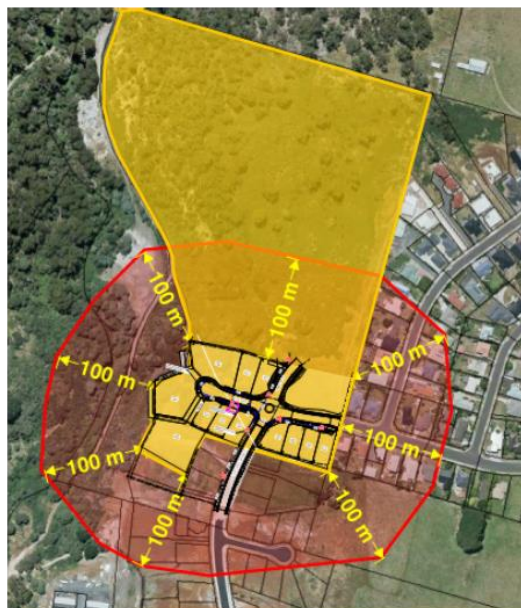
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Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE
Bushfire Hazard Report. No. 20-036

2.3. Existing Site Context & Observations

Aerial Photo,
with vegetation
out to 100 m:



Site Context:

The site is located on the urban rural interface between Cooee Creek and the residential subdivision of Mills Road & Heather Crescent Park Grove. The land falls East to West towards Cooee Creek. A large open grass area is located to the South East which is part of the UTas North West Campus

Surrounding
Properties:

The vegetation load on surrounding properties consists of:

North	Upslope of the subdivision - Agricultural paddocks, vegetation includes weed infestation some exotic trees and scrub
South	Existing Stage 3 Residential subdivision with dwellings currently under construction, low threat managed land
East	Existing Stage Residential subdivision, with existing dwellings developed gardens low threat managed land South East Utas 9-hectare site incorporating campus facilities and grass fields
West	Existing exotic vegetation, weed infestation and stands of Teatree with the land falling away to Riparian vegetation along Cooee Creek

Property access:

Continued sealed access roads are to be constructed as part of the subdivision works

Water supply:

Continued TasWater reticulated water supply to be constructed as part of the subdivision works

Fire Hydrant:

Continued installation of Fire Hydrants on reticulated water lines as part of the subdivision works



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Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE
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2.4. Existing Site Vegetation**North / Northeast
Aspect**

Date & Time: Tue May 12 11:49:56 AEST 2020
 Pos: Lat: 041 06:23" S / +148 59:50" E
 Altitude: 99m
 Distance: 5995-65
 Azimuth / Heading: 288° 435E 046m (True)
 Camera: X



Comment

**East / Southeast
Aspect**

Date & Time: Tue May 12 11:49:06 AEST 2020
 Pos: Lat: 041 06:23" S / +148 59:50" E
 Altitude: 99m
 Distance: 5995-65
 Azimuth / Heading: 100° 231E 046m (True)
 Camera: X



Comment



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Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE
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**South / Southwest
Aspect**

Date & Time: Tue May 12 11:49:06 AEST 2020
Pos: 35m 041 06252" / 41525500"
Altitude: 35m
Distance: 595-66
Azimuth/Bearing: 198° 2135' 348.0mils (True)
Camera: 18



Comment

**West / Northwest
Aspect**

Date & Time: Tue May 12 11:51:16 AEST 2020
Pos: 35m 041 06252" / 41525500"
Altitude: 35m
Distance: 595-66
Azimuth/Bearing: 299° 183 47' 481.0mils (True)
Camera: 18



Comment



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2.5. Proposed Development or Building Work

Proposal:

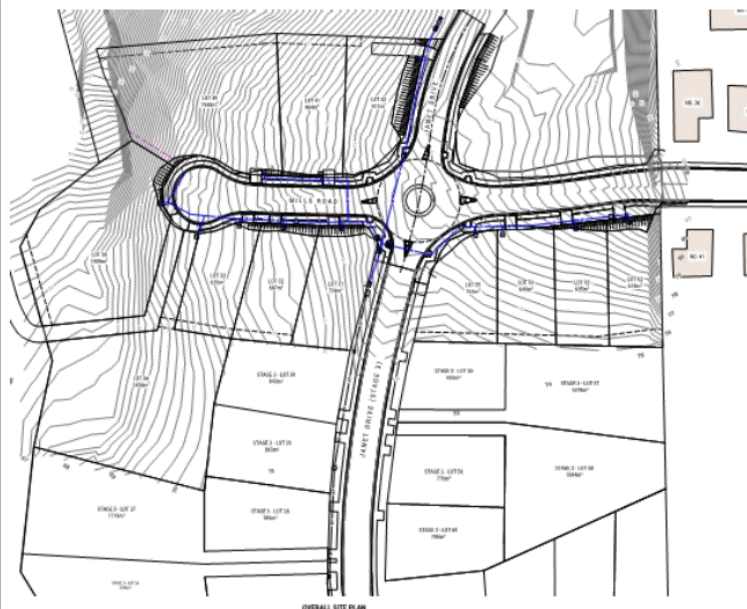
Stage 4 - 12 Lot Residential Subdivision with a road extension to Janet Drive and Mills Road

Type of Work:

Subdivision with lots ranging in size from 625m² to 2438m²

Use of Building:

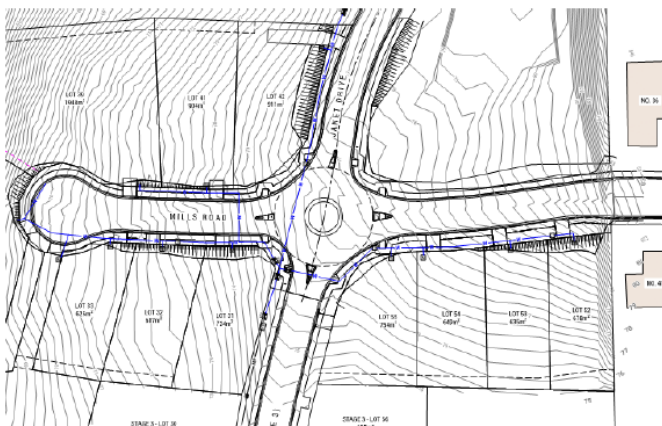
Not Applicable

Proposed
Subdivision Plan

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Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE
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2.6. Proposed Road Access (E1.6.2)**Public Maintained
Road & Private
accesses**

Comment

Proposed public road and private accesses are to be constructed to service each lot. The design and construction of the public road and turning circle is to be in accordance with the specifications of Table E1 (below) of Planning Directive No. 5.1 Bushfire-Prone Areas, Clause E1.6.2.

Unless the development standards in the zone require a higher standard, the following apply:

- (a) two-wheel drive, all-weather construction;
- (b) load capacity of at least 20t, including for bridges and culverts;
- (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
- (d) minimum vertical clearance of 4m;
- (e) minimum horizontal clearance of 2m from the edge of the carriageway;
- (f) cross falls of less than 3 degrees (1:20 or 5%);
- (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
- (h) curves have a minimum inner radius of 10m;
- (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;
- (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
- (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian Standard AS1743-2001 Road signs-Specifications.

NOTE:

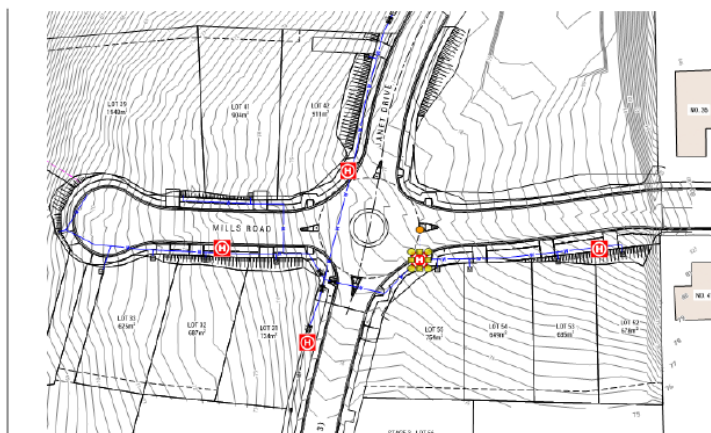
- Cul-de-sac turning circle, foot path and curb to be constructed to allow vehicles to achieve a minimum radius turning circle of 10m.
- Traffic control measures are to be implemented to prevent access to Janet Drive North of the driveway access to Lot 42 until the public road is constructed as part of Stage 5 Subdivision Approval.




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Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE
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2.7. Proposed Water Supply (E1.6.3)Type of Water
Supply

Comment

Proposed hydrant locations  on TasWater reticulated water supply lines satisfies Planning Directive No. 5.1 Bushfire-Prone Areas, Clause E1.6.3 and Table E4



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Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE
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3. Vegetation Flammability

3.1. TASVEG

Descriptions and characteristics of each vegetation type for bushfire flammability and sensitivity to assist in risk analysis.

Vegetation Group	Description	Flammability	Fire Sensitivity
Agricultural, urban and exotic vegetation	(FWU) Weed infestation	VH-Very High	L-Low
Agricultural, urban and exotic vegetation	(FAG) Agricultural land	M-Medium	L-Low

TASVEG Mapping Data:

- VH flammability, L sensitivity
- H flammability, E sensitivity
- H flammability, VH sensitivity
- H flammability, M sensitivity
- H flammability, L sensitivity
- M flammability, E sensitivity
- M flammability, VH sensitivity
- M flammability, H sensitivity
- M flammability, M sensitivity
- M flammability, L sensitivity
- L flammability, E sensitivity
- L flammability, VH sensitivity
- L flammability, H sensitivity
- L flammability, L sensitivity
- N flammability, N sensitivity



4. Bushfire Attack Level Analysis (BAL)

The Bushfire Attack Level is determined in accordance with "Method 1" in Section 2 of Australian Standard 3959-2018

4.1. Relevant Fire Danger Index (FDI)

Table 2.1 Regional Value for Tasmania - **FDI 50**



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Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE
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4.2. Existing Vegetation Classification

The predominant bushfire-prone vegetation as identified at the time of site inspection. Vegetation is assessed out to 100 metres from the building envelope on each block. The highest of the 4 orientated Bushfire Attack Levels below is adopted as the "Site BAL" in accordance with AS3959.

LOT 31

Vegetation GROUP	NORTH	EAST	SOUTH	WEST
A. Forest	----	----	----	----
B. Woodland	----	----	----	----
C. Shrubland	----	----	----	----
D. Scrub	Open Scrub	----	----	Closed Scrub
E. Mallee/Mulga	----	----	----	----
F. Rainforest	----	----	----	----
G. Grassland	----	----	----	----
H. Tussock moorland	----	----	----	----
Managed Land	Proposed Stage 4 Residential Lots & Managed Land Subject to Part 5 Agreement	Proposed Stage 4 Residential Lots	Existing Stage 3 Residential Lots	----
Effective Slope (under vegetation)	>0 to 5°	Upslope/0	Upslope/0	>0 to 5°
Distance to Vegetation	>65 m	>100 m	>100 m	>70 m
Likely Direction of Bushfire Attack	□	□	✓	✓
Prevailing Winds	□	□	□	✓
Exclusions **				
BAL (each elevation)	BAL 12.5	BAL Low	BAL Low	BAL 12.5

LOT 32

Vegetation GROUP	NORTH	EAST	SOUTH	WEST
A. Forest	----	----	----	----
B. Woodland	----	----	----	----
C. Shrubland	----	----	----	----
D. Scrub	Open Scrub	----	----	Closed Scrub
E. Mallee/Mulga	----	----	----	----
F. Rainforest	----	----	----	----
G. Grassland	----	----	----	----
H. Tussock moorland	----	----	----	----
Managed Land	Proposed Stage 4 Residential Lots & Managed Land Subject to Part 5 Agreement	Proposed Stage 4 Residential Lots	Existing Stage 3 Residential Lots	----
Effective Slope (under vegetation)	>0 to 5°	Upslope/0	Upslope/0	>0 to 5°
Distance to Vegetation	>65 m	>100 m	>100 m	>50 m
Likely Direction of Bushfire Attack	□	□	✓	✓
Prevailing Winds	□	□	□	✓
Exclusions **				
BAL (each elevation)	BAL 12.5	BAL Low	BAL Low	BAL 12.5



LOT 33

Vegetation GROUP	NORTH	EAST	SOUTH	WEST
A. Forest	----	----	----	----
B. Woodland	----	----	----	----
C. Shrubland	----	----	----	----
D. Scrub	Open Scrub	----	----	Closed Scrub
E. Mallee/Mulga	----	----	----	----
F. Rainforest	----	----	----	----
G. Grassland	----	----	----	----
H. Tussock moorland	----	----	----	----
Managed Land	Proposed Stage 4 Residential Lots & Managed Land Subject to Part 5 Agreement	Proposed Stage 4 Residential Lots	Existing Stage 3 Residential Lots	----
Effective Slope (under vegetation)	>0 to 5°	Upslope/0	Upslope/0	>0 to 5°
Distance to Vegetation	>65 m	>100 m	>100 m	>45 m
Likely Direction of Bushfire Attack	□	□	✓	✓
Prevailing Winds	□	□	□	✓
Exclusions **				
BAL (each elevation)	BAL 12.5	BAL Low	BAL Low	BAL 12.5

LOT 34

Vegetation GROUP	NORTH	EAST	SOUTH	WEST
A. Forest	----	----	----	----
B. Woodland	----	----	----	----
C. Shrubland	----	----	----	----
D. Scrub	Closed Scrub	----	----	Closed Scrub
E. Mallee/Mulga	----	----	----	----
F. Rainforest	----	----	----	----
G. Grassland	----	----	----	----
H. Tussock moorland	----	----	----	----
Managed Land	Proposed Stage 4 Residential Lots & Managed Land Subject to Part 5 Agreement	Existing Stage 3 Residential Lots	Proposed Stage 4 & Existing Stage 3 Residential Lots	----
Effective Slope (under vegetation)	>0 to 5°	Upslope/0	Upslope/0	>0 to 5°
Distance to Vegetation	>50 m	>100 m	>100 m	>22 m
Likely Direction of Bushfire Attack	□	□	✓	✓
Prevailing Winds	□	□	□	✓
Exclusions **				
BAL (each elevation)	BAL 12.5	BAL Low	BAL Low	BAL 19



LOT 36

Vegetation GROUP	NORTH	EAST	SOUTH	WEST
A. Forest	----	----	----	----
B. Woodland	----	----	----	----
C. Shrubland	----	----	----	----
D. Scrub	Open Scrub	----	----	Closed Scrub
E. Mallee/Mulga	----	----	----	----
F. Rainforest	----	----	----	----
G. Grassland	----	----	----	----
H. Tussock moorland	----	----	----	----
Managed Land	Proposed Stage 4 Residential Lot & Managed Land Subject to Part 5 Agreement	Proposed Stage 4 Residential Lots	Proposed Stage 4 & Existing Stage 3 Residential Lots	----
Effective Slope (under vegetation)	>0 to 5°	Upslope/0	Upslope/0	>0 to 5°
Distance to Vegetation	>30 m	>100 m	>100 m	>22 m
Likely Direction of Bushfire Attack	□	□	✓	✓
Prevailing Winds	□	□	□	✓
Exclusions **				
BAL (each elevation)	BAL 12.5	BAL Low	BAL Low	BAL 19

LOT 39

Vegetation GROUP	NORTH	EAST	SOUTH	WEST
A. Forest	----	----	----	----
B. Woodland	----	----	----	----
C. Shrubland	----	----	----	----
D. Scrub	Open Scrub	----	----	Closed Scrub
E. Mallee/Mulga	----	----	----	----
F. Rainforest	----	----	----	----
G. Grassland	----	----	----	----
H. Tussock moorland	----	----	----	----
Managed Land	Managed Land Subject to Part 5 Agreement	Managed Land Subject to Part 5 Agreement & Existing Residential Dwellings	Proposed Stage 4 & Existing Stage 3 Residential Lots	Proposed Stage 4 Residential Lots
Effective Slope (under vegetation)	>10 to 15°	Upslope/0	Upslope/0	>10 to 15°
Distance to Vegetation	>28 m	>100 m	>100 m	>28 m
Likely Direction of Bushfire Attack	□	□	✓	✓
Prevailing Winds	□	□	□	✓
Exclusions **				
BAL (each elevation)	BAL 19	BAL Low	BAL Low	BAL 19



LOT 41

Vegetation GROUP	NORTH	EAST	SOUTH	WEST
A. Forest	----	----	----	----
B. Woodland	----	----	----	----
C. Shrubland	----	----	----	----
D. Scrub	Open Scrub	----	----	Closed Scrub
E. Mallee/Mulga	----	----	----	----
F. Rainforest	----	----	----	----
G. Grassland	----	----	----	----
H. Tussock moorland	----	----	----	----
Managed Land	Managed Land Subject to Part 5 Agreement	Managed Land Subject to Part 5 Agreement & Existing Residential Dwellings	Proposed Stage 4 & Existing Stage 3 Residential Lots	Proposed Stage 4 Residential Lots
Effective Slope (under vegetation)	>5 to 10°	Upslope/0	Upslope/0	>0 to 5°
Distance to Vegetation	>24 m	>100 m	>100 m	>22 m
Likely Direction of Bushfire Attack	□	□	✓	✓
Prevailing Winds	□	□	□	✓
Exclusions **				
BAL (each elevation)	BAL 19	BAL Low	BAL Low	BAL 19

LOT 42

Vegetation GROUP	NORTH	EAST	SOUTH	WEST
A. Forest	----	----	----	----
B. Woodland	----	----	----	----
C. Shrubland	----	----	----	----
D. Scrub	Open Scrub	----	----	Closed Scrub
E. Mallee/Mulga	----	----	----	----
F. Rainforest	----	----	----	----
G. Grassland	----	----	----	----
H. Tussock moorland	----	----	----	----
Managed Land	Managed Land Subject to Part 5 Agreement	Managed Land Subject to Part 5 Agreement & Existing Residential Dwellings	Proposed Stage 4 & Existing Stage 3 Residential Lots	Proposed Stage 4 Residential Lots
Effective Slope (under vegetation)	>5 to 10°	Upslope/0	Upslope/0	>0 to 5°
Distance to Vegetation	>24 m	>100 m	>100 m	>40 m
Likely Direction of Bushfire Attack	□	□	✓	✓
Prevailing Winds	□	□	□	✓
Exclusions **				
BAL (each elevation)	BAL 12.5	BAL Low	BAL Low	BAL 12.5



LOT 52

Vegetation GROUP	NORTH	EAST	SOUTH	WEST
A. Forest	----	----	----	----
B. Woodland	----	----	----	----
C. Shrubland	----	----	----	----
D. Scrub	Open Scrub	----	----	----
E. Mallee/Mulga	----	----	----	----
F. Rainforest	----	----	----	----
G. Grassland	----	Sown Pasture	Sown Pasture	----
H. Tussock moorland	----	----	----	----
Managed Land	Managed Land Subject to Part 5 Agreement	Existing Residential Dwellings	Existing Stage 3 Residential Lots	Proposed Stage 4 Residential Lots
Effective Slope (under vegetation)	Upslope/0	Upslope/0	>0 to 5°	>0 to 5°
Distance to Vegetation	>70 m	>14 m	>14 m	>100 m
Likely Direction of Bushfire Attack	□	□	✓	✓
Prevailing Winds	□	□	□	✓
Exclusions **				
BAL (each elevation)	BAL 12.5	BAL 12.5	BAL Low	BAL Low

LOT 53

Vegetation GROUP	NORTH	EAST	SOUTH	WEST
A. Forest	----	----	----	----
B. Woodland	----	----	----	----
C. Shrubland	----	----	----	----
D. Scrub	Open Scrub	----	----	----
E. Mallee/Mulga	----	----	----	----
F. Rainforest	----	----	----	----
G. Grassland	----	Sown Pasture	Sown Pasture	----
H. Tussock moorland	----	----	----	----
Managed Land	Managed Land Subject to Part 5 Agreement	Proposed Stage 4 residential Lots & Existing Residential Dwellings	Existing Stage 3 Residential Lots	Proposed Stage 4 Residential Lots
Effective Slope (under vegetation)	Upslope/0	Upslope/0	>0 to 5°	>0 to 5°
Distance to Vegetation	>70 m	>20 m	>20 m	>100 m
Likely Direction of Bushfire Attack	□	□	✓	✓
Prevailing Winds	□	□	□	✓
Exclusions **				
BAL (each elevation)	BAL 12.5	BAL 12.5	BAL 12.5	BAL Low



LOT 54

Vegetation GROUP	NORTH	EAST	SOUTH	WEST
A. Forest	----	----	----	----
B. Woodland	----	----	----	----
C. Shrubland	----	----	----	----
D. Scrub	Open Scrub	----	----	----
E. Mallee/Mulga	----	----	----	----
F. Rainforest	----	----	----	----
G. Grassland	----	Sown Pasture	Sown Pasture	----
H. Tussock moorland	----	----	----	----
Managed Land	Managed Land Subject to Part 5 Agreement	Proposed Stage 4 residential Lots & Existing Residential Dwellings	Existing Stage 3 Residential Lots	Proposed Stage 4 Residential Lots
Effective Slope (under vegetation)	Upslope/0	Upslope/0	>0 to 5°	>0 to 5°
Distance to Vegetation	>70 m	>40 m	>100 m	>100 m
Likely Direction of Bushfire Attack	□	□	✓	✓
Prevailing Winds	□	□	□	✓
Exclusions **				
BAL (each elevation)	BAL 12.5	BAL 12.5	BAL Low	BAL Low

LOT 55

Vegetation GROUP	NORTH	EAST	SOUTH	WEST
A. Forest	----	----	----	----
B. Woodland	----	----	----	----
C. Shrubland	----	----	----	----
D. Scrub	Open Scrub	----	----	----
E. Mallee/Mulga	----	----	----	----
F. Rainforest	----	----	----	----
G. Grassland	----	Sown Pasture	Sown Pasture	----
H. Tussock moorland	----	----	----	----
Managed Land	Managed Land Subject to Part 5 Agreement	Proposed Stage 4 residential Lots & Existing Residential Dwellings	Existing Stage 3 Residential Lots	Proposed Stage 4 Residential Lots
Effective Slope (under vegetation)	Upslope/0	Upslope/0	>0 to 5°	>0 to 5°
Distance to Vegetation	>70 m	>50 m	>100 m	>100 m
Likely Direction of Bushfire Attack	□	□	✓	✓
Prevailing Winds	□	□	□	✓
Exclusions **				
BAL (each elevation)	BAL 12.5	BAL Low	BAL Low	BAL Low

** EXCLUSIONS (AS3959, Clause 2.2.3.2):

- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
- (e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- (f) 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.

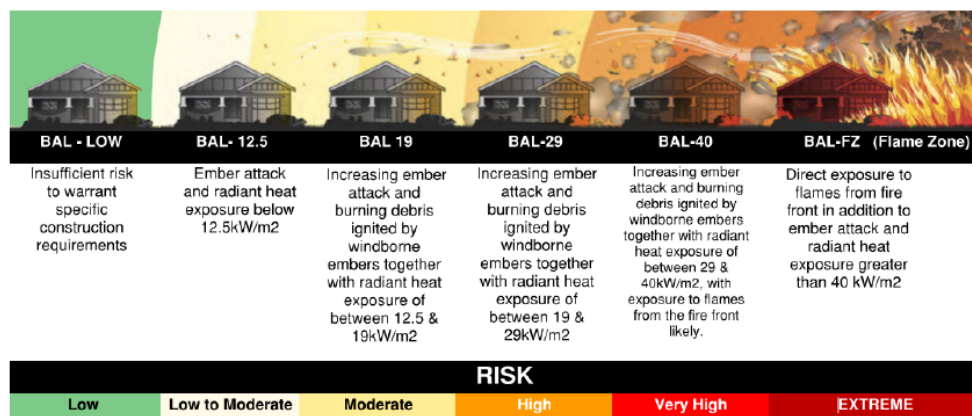
NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).



4.3. Site Bushfire Attack Level (BAL) & REQUIRED Bushfire Hazard Management Area

From the existing vegetation analysis above in Section 4.2 the Site Bushfire Attack level is specified for each lot in the table below for the purposes of establishing a vegetation Hazard Management Area and the required construction standards for the buildings on the site.

Lot	BAL	Hazard Management Area				Part 5 Agreement for vegetation management
		North	East	South	West	
Lot 31	BAL 12.5	Insignificant increase in risk specified HMA Not Required – Manage Lot internally to site boundaries				
Lot 32	BAL 12.5	Insignificant increase in risk specified HMA Not Required – Manage Lot internally to site boundaries				
Lot 33	BAL 12.5	Insignificant increase in risk specified HMA Not Required – Manage Lot internally to site boundaries				
Lot 34	BAL 19	Site Boundary	Site Boundary	Site Boundary	22m	10 m past Western boundary
Lot 36	BAL 19	Site Boundary	Site Boundary	Site Boundary	22m	10 m past Western boundary
Lot 39	BAL 19	28m	Site Boundary	Site Boundary	28m	15 m past Northern & 10m past Western boundary
Lot 41	BAL 19	24m	Site Boundary	Site Boundary	Site Boundary	10 to 15 m past Northern boundary
Lot 42	BAL 19	24m	Site Boundary	Site Boundary	Site Boundary	10 m past Northern boundary
Lot 52	BAL 12.5	Site Boundary	Site Boundary	15m	Site Boundary	
Lot 53	BAL 12.5	Insignificant increase in risk specified HMA Not Required – Manage Lot internally to site boundaries				
Lot 54	BAL 12.5	Insignificant increase in risk specified HMA Not Required – Manage Lot internally to site boundaries				
Lot 55	BAL 12.5	Insignificant increase in risk specified HMA Not Required – Manage Lot internally to site boundaries				



4.6. Risk Controls Required for Site BAL

The following risk control measures are to be implemented in the design and construction to achieve compliance with current legislative requirements.

1. Implementation of the Bushfire Hazard Management Plan specified in Section 8 of this report.
2. Vegetation Management and on-going maintenance of the site in accordance with Appendix 3 of this report.
3. Provision of road access and construction in accordance with Section 7.2 of this report
4. Provision of water supply for firefighting purposes in accordance with Section 7.3A & 7.3B of this report
5. Establishment of a vegetation Hazard Management Area in accordance with Section 7.4 of this report to separate area around the building from the bushfire vegetation hazard.
6. Establish Part 5 Agreements for Hazard Management Areas external of the individual lots permitting access to the adjoining land and obligating lot owners in perpetuity to manage the specified area of land in accordance with the bushfire hazard management plan.



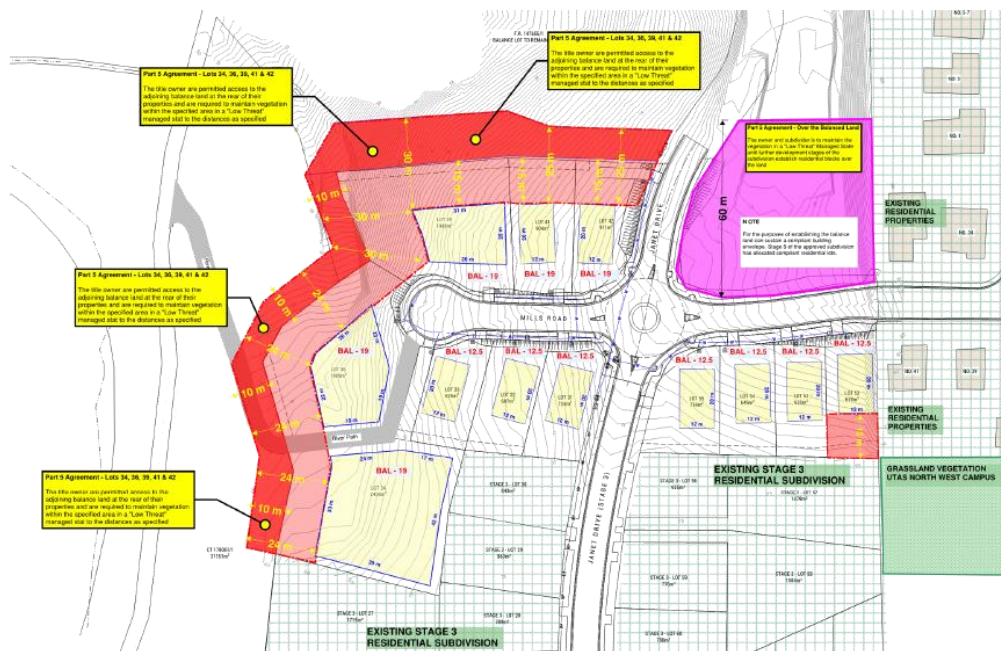
5. Part 5 Agreements

Proposed Hazard Management Areas established over adjacent land external of the proposed subdivision are to be provided with Part 5 Agreements under Section 71 of the Land Use Planning & Approvals Act 1993 (LUPA).

In particular;

1. The owner of the balanced land and subdivider is to maintain the vegetation on the area of land to the North of Lots 52, 53, 54 & 55 as shown purple below, in a "Low Threat" Managed state for such period of time as may be required until the construction of Stage 5 of the approved subdivision is progressed.
2. The title owners of lots 34, 36, 39, 41 & 42 are permitted for perpetuity access to the adjoining balance land at the rear of their properties shown in dark red below and are required to maintain vegetation within the specified area in a "Low Threat" Managed state to the distances shown on the Bushfire Hazard Management Plan.

The current land owner and subdivider is to provide written consent as the owner of that land to enter into an agreements under section 71 of the Act that will be registered on the created titles and the neighboring balance land providing for the affected land to be managed in accordance with the bushfire hazard management plan.



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Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE
Bushfire Hazard Report. No. 20-036

6. Construction Standards

The following construction standards for subdivisions are in accordance with Planning Directive 5.1 and the *Director of Building Controls Determination Requirements for Building in Bushfire-Prone Areas*; must be implemented in the design and construction.

7.1. Building Requirements & Construction Variations

Required

Construction Requirements.

- Buildings are to be designed and constructed in accordance with *Australian Standard 3959-2009 Construction of Buildings in Bushfire Prone Areas*.
- Garages & Outbuildings within 6 metres of the main building (dwelling) are to be constructed to the same Bushfire Attack Level (BAL) as the main building.

Other Construction variations to be applied;

Element	Requirement
A. Polycarbonate Sheeting for walls and roofs.	May be used in exposures up to and including BAL 19. <i>Comment: Refer to the TFS Chief Officer's Bushfire Advisory Note 3</i>
B. Straw Bale Construction	May be used in exposures up to and including BAL 19.
C. Shielding provisions under Section 3.5 of AS3959-2009.	To reduce construction requirements due to shielding, building plans must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met. <i>Comment: Application of Section 3.5 of the Standard cannot result in an assessment of BAL – LOW.</i>
D. Construction standard for vulnerable use	Building work for a building classified as a vulnerable use must be constructed to a BAL that is determined in a BHMP certified by an accredited person.


7.2. Standards for Property Access

Required

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



7.3A. Reticulated Water Supply for Fire Fighting**Required**

Element	Requirement
A. Distance between building area to be protected and water supply	The following requirements apply: (1) The building area to be protected must be located within 120 metres of a fire hydrant; and (2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B. Design criteria for fire hydrants	The following requirements apply: (1) 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 Edition 2.0; and (2) Fire hydrants are not installed in parking areas.
C. Hardstand 	A hardstand area for fire appliances must be provided: (1) No more than three metres from the hydrant, measured as a hose lay; (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

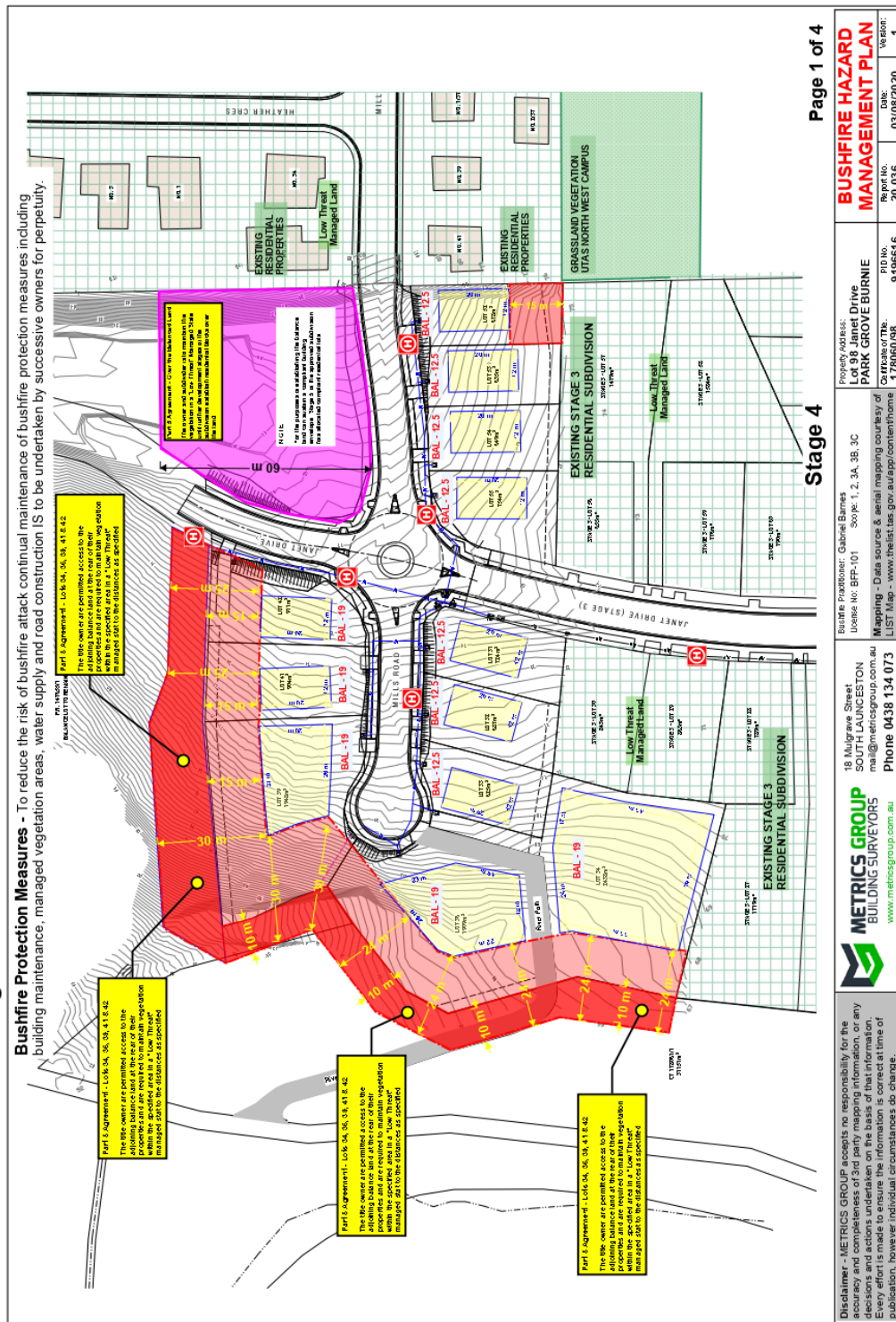
7.3B. Static Water Supply for Fire Fighting**Not Applicable****7.4. Hazard Management Areas****Required**

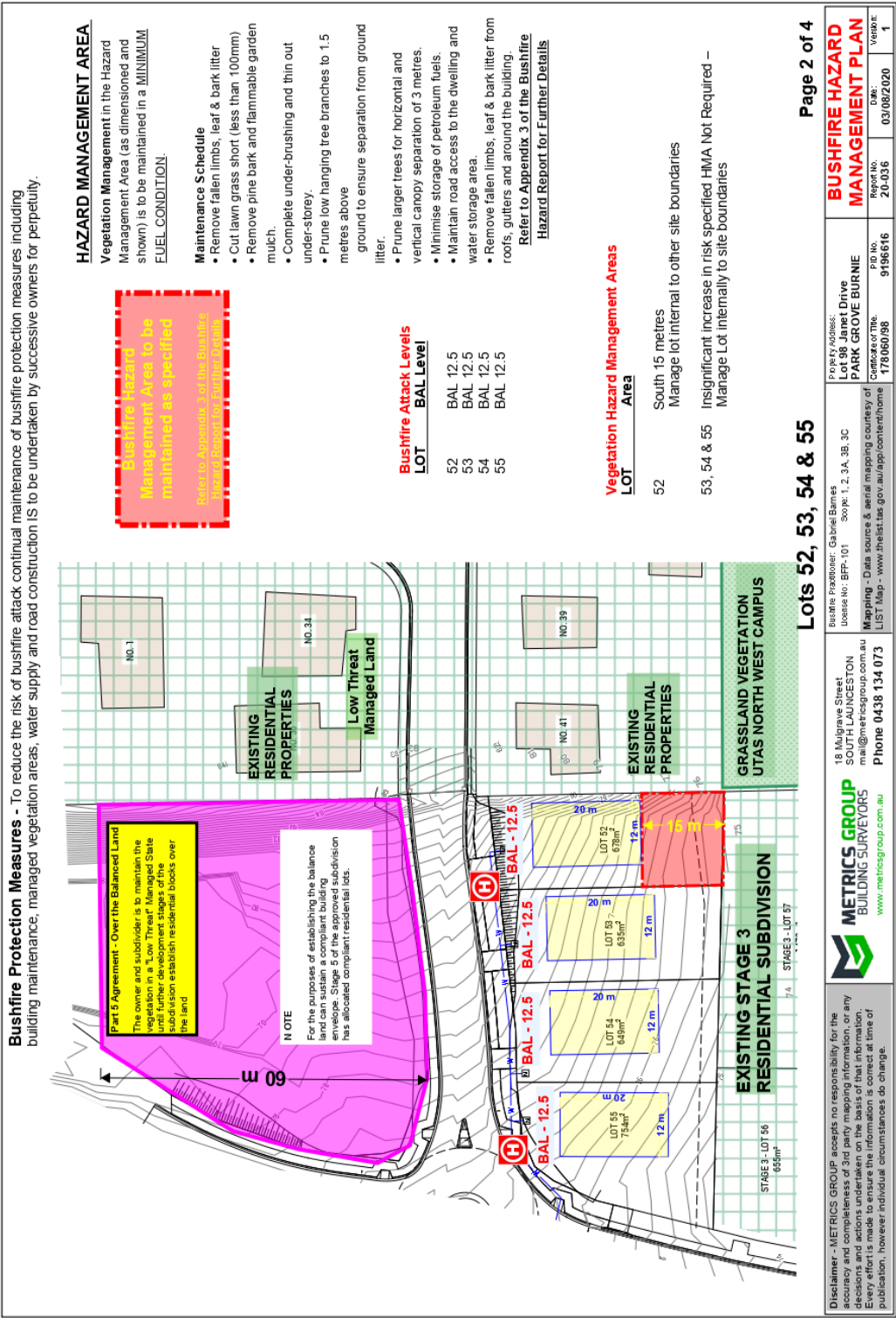
Element	Requirement
A. Hazard management areas for new buildings on lots provided with a BAL at the time of subdivision.	A new building must: (1) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined at the time of subdivision; and (2) Have a HMA established in accordance with a certified bushfire hazard management plan.

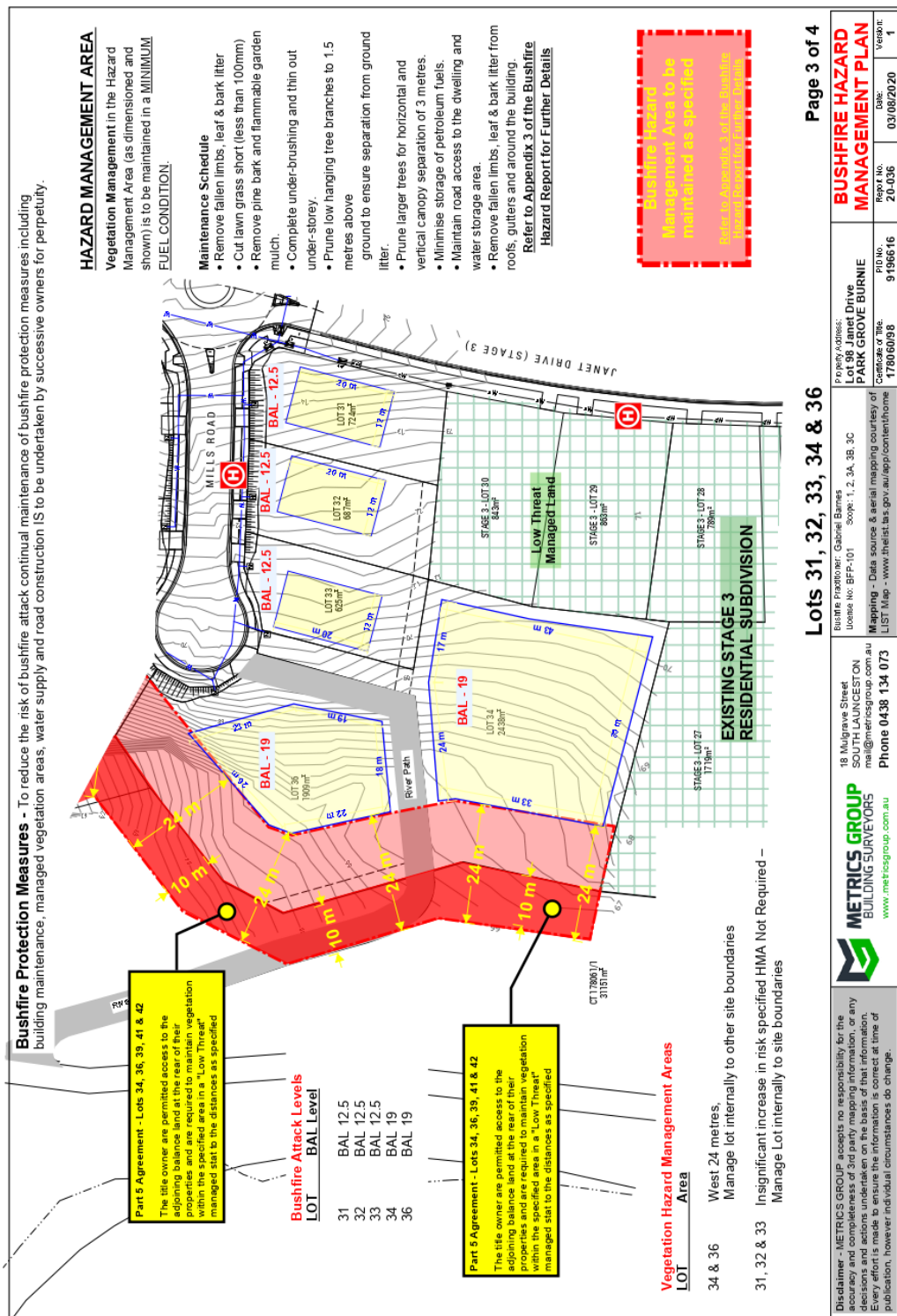
7.5. Requirements for Emergency Planning**Not Applicable**

7. Bushfire Hazard Management Plan

Bushfire Protection Measures - To reduce the risk of bushfire attack continual maintenance of bushfire protection measures including building maintenance, managed vegetation areas, water supply and road construction IS to be undertaken by successive owners for perpetuity.







Bushfire Protection Measures - To reduce the risk of bushfire attack continual maintenance of bushfire protection measures including building maintenance, managed vegetation areas, water supply and road construction IS to be undertaken by successive owners for perpetuity.

HAZARD MANAGEMENT AREA
Vegetation Management in the Hazard Management Area (as dimensioned and shown) is to be maintained in a **MINIMUM FUEL CONDITION**.

Maintenance Schedule

- Remove fallen limbs, leaf & bark litter
- Cut lawn grass short (less than 100mm)
- Remove pine bark and flammable garden mulch.
- Complete under-brushing and thin out under-storey.
- Prune low hanging tree branches to 1.5 metres above ground to ensure separation from ground litter.
- Prune larger trees for horizontal and vertical canopy separation of 3 metres.
- Minimise storage of petroleum fuels.
- Maintain road access to the dwelling and water storage area.
- Remove fallen limbs, leaf & bark litter from roofs, gutters and around the building.

Refer to Appendix 3 of the Bushfire Hazard Report for Further Details

Vegetation Hazard Management Areas

LOT	Area
39	North - 28 Metres
41	West - 28 Metres
42	Manage lot internally to other site boundaries

Lots 41 & 42 North - 24 metres, Manage lot internally to other site boundaries

Part 5 Agreement - Lots 34, 36, 39, 41 & 42
The title owner are permitted access to the adjoining balance land at the rear of their properties and are required to maintain vegetation within the specified area in a "Low Threat" managed stat to the distances as specified

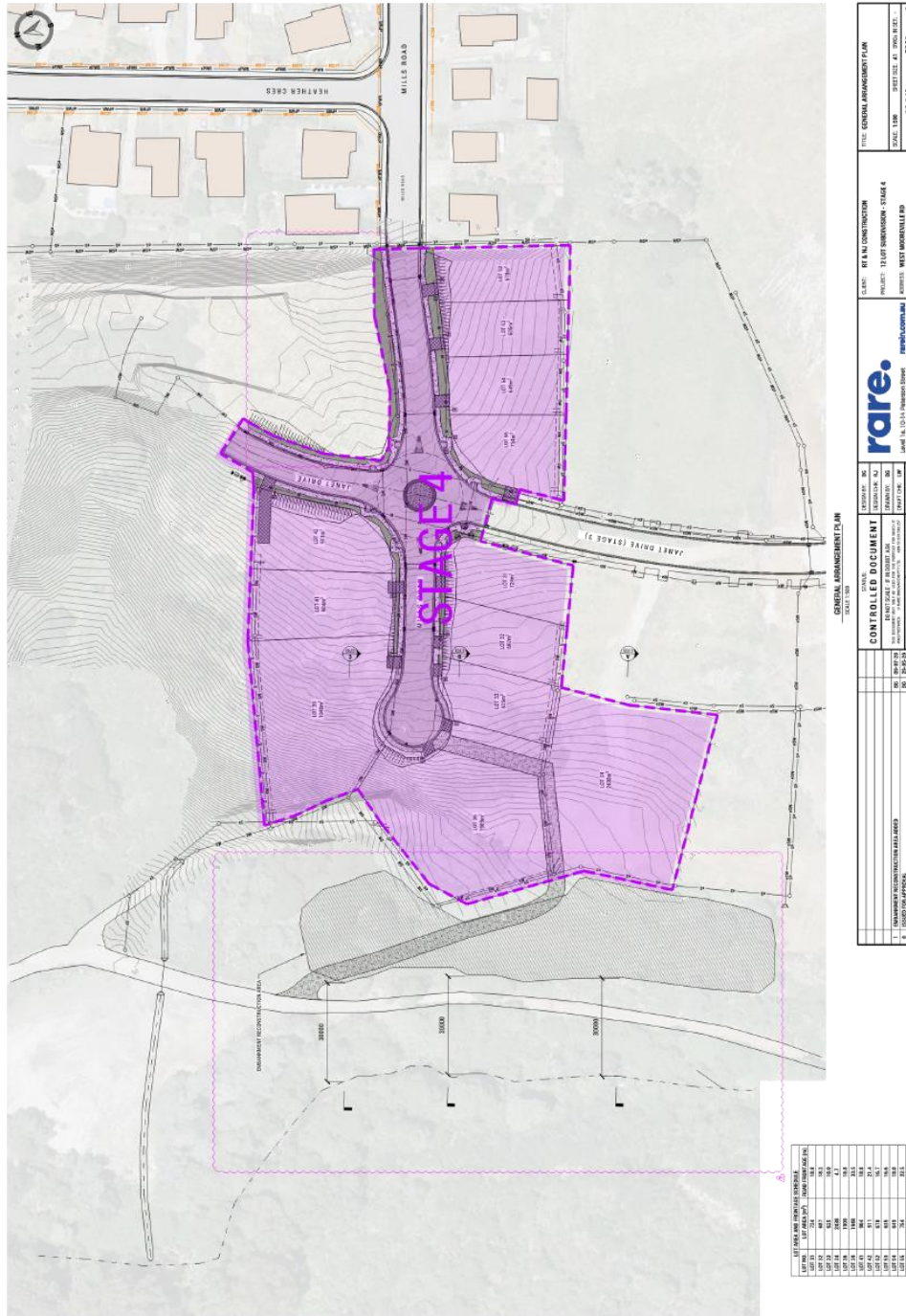
Bushfire Hazard Management Plan

Project Address: Lot 98 Janet Drive PARK GROVE BURNIE
Mapping - Data source & aerial mapping courtesy of LIST Map - www.thelist.tas.gov.au/app/content/home
Scale: 1:500
Date: 03/08/2020
Version: 1

BUSHFIRE HAZARD MANAGEMENT PLAN

Prepared by: Metrics Group
Lot 98 Janet Drive
PARK GROVE BURNIE
Scale: 1:500
Date: 03/08/2020
Version: 1

Appendix 1. Subdivision Design Plan



Appendix 2. BAL Construction Matrix – Australian Standard 3959

Note: Construction requirements below are INDICATIVE ONLY. It is not intended as a design guide. The standard **MUST** be referenced for the full technical details

	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ (Flame Zone)
AS 3959 Specific Construction Requirements	Section 4	Sections 3 & 5	Sections 3 & 6	Sections 3 & 7	Sections 3 & 8	Sections 3 & 9
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh, non-combustible supports where the subfloor is unenclosed, naturally fire-resistant timber stumps or posts on 75 mm metal struts	If enclosed by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1	Subfloor supports – enclosure by external wall or non-combustible with an FRL of 30/- or be tested for bushfire resistance to AS 1530.8.2
FLOORS	No special construction requirements	No special construction requirements	No special construction requirements	Concrete slab on ground, enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire-resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground, enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS 1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30-minute incipient spread of fire system or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	External walls – Parts less than 400 mm above ground or decks etc. to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire-resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS 1530.8.2	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WINDOWS	No special construction requirements	As for BAL-19 Except 4 mm Grade A safety glass can be used in place of 5 mm toughened glass	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc. Operable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or 5 mm toughened glass with operable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resisting timber and portion within 400 mm of ground, deck etc screened	Protected by bushfire shutter or 5 mm toughened glass. Operable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and operable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 Except door framing can be naturally fire-resistant high-density timber	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc., tight-fitting with weather strips at base	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or non-combustible, or 35 mm solid timber for 400 mm above threshold. Metal or bushfire resisting timber framed tight-fitting with weather strips at base	Protected by bushfire shutter, non-combustible or 35 mm solid timber, metal framed tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS 1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element	Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to have no gaps and be non-combustible



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Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE
No. 20-036

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Bushfire Hazard Report.

Appendix 3. Bushfire Site Management – Regular Maintenance Schedule

Hazard Management Area



The Hazard Management Area (defendable space) is to be provided between the bushfire classified vegetation and the buildings subject to bushfire risk. The space provides for the on-going management and maintenance of vegetation and reduction in fuel loads to minimise the risks from;

- Prevent flame impingement on the building;
- Provide a defendable space for property protection;
- Reduce fire spread;
- Deflect and filter embers;
- Provide shelter from radiant heat; and
- Reduce wind speed.

Fuels within the Hazard Management Area can be controlled by:

Manual Fuel Removal: - Ground fuels such as fallen leaves, twigs, limbs and bark should be removed on a regular basis. This is fuel that burns quickly and increases the intensity of any fire. Fine fuels can be removed by hand or with tools such as rakes, hoes and shovels.

Mowing &/or Continual Grazing - Grass needs to be kept short (less than 50mm) and, where possible, green.

Removal or Pruning - The control of existing trees, shrubs and understory vegetation involves selective fuel reduction through removal, thinning and pruning;

- Remove noxious and environmental weeds,
- Remove those species with the greater flammability such as those with rough, flakey or stringy bark,
- Remove or thin understorey plants, trees and shrubs less than three metres in height,
- No large trees or shrubs within 10 metres of the building
- Prune or remove trees to separate continuous tree canopy. Separate tree crowns by **3 to 5 metres**;
- Prune low branches **two (2) metres** from the ground to prevent a ground fire from spreading into trees;
- Remove tree canopies overhang the building, general rule of thumb remove any tree near the building for a distance the same as the tree is high at maturity.
- Native trees and shrubs should be retained as clumps or islands and should be maintained so as not to cover more than 20% of the area.



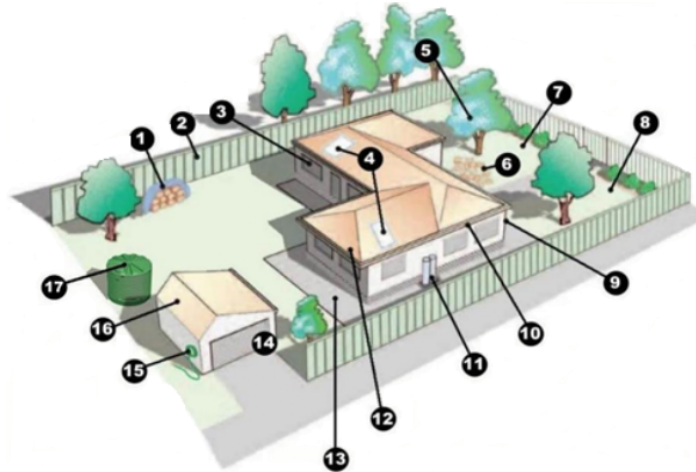
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Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE
Bushfire Hazard Report. No. 20-036

On-going Maintenance

The performance of any building is only as good as the maintenance and upkeep that is performed. This is the same for the Bushfire Hazard Management and the protection of your life, buildings and assets.



1. Keep wood heaps or other flammable storage at least 20 metres from the building.
2. Solid non-combustible fencing such as steel can provide a fire and heat radiation shield to the building.
3. Metal flywire screens to windows prevent sparks and embers from entering the building.
4. Ensure ALL gaps are sealed up or protected with ember proof mesh including under floor spaces, roof space, under eaves, external vents, skylights, chimneys and wall cladding.
5. Remove ladder fuels from the under storey of trees to a height of 2 metres. Prune canopies horizontally and vertically to provide a minimum 3 metre canopy separation between crowns.
6. Rake up and remove fallen limbs, leaf & bark litter and vegetation debris.
7. Cut grass and maintain to less than 10 cm
8. Keep garden beds well away from the dwelling Use non-combustible garden mulches including rock or stones, establish plantings of low flammability shrub species
9. Seal all gaps in external claddings.
10. Keep roof gutters clear of leaf litter, bark and similar debris, remove and maintain, install gutter guards to assist.
11. Flammable fuels such as gas bottles should be located on the opposite side of the house to the likely direction of a bushfire.
12. Seal gaps in roofing to prevent the entry of embers
13. Surround the building with non-combustible paths
14. Outbuildings to be at least 6m from the main building
15. Ensure hoses provide coverage to the whole site. Use metal hose fittings
16. Flammable liquid fuels and the like to be stored in minimum volumes well away from the building
17. Water supply for firefighting purposes non-combustible water tank of 10,000 litre minimum dedicated firefighting is to be full and pumps and pipes serviced and maintained.



Landscaping

Your buildings and garden can blend with the natural environment and be landscaped to minimise the impact of fire at the same time. The gardens and landscaping are integral parts of the Bushfire Hazard Management Area. When designing include features such as fire resistant plants, radiant heat barriers and windbreaks, also;

Ensure vegetation does not provide a continuous path to the building;

1. Shrubs and other plants do not directly abut the building;
2. Plant vegetation in clumps rather than continuous rows;
3. Locate vegetation far enough away from the building so that plants will not ignite the building by direct flame contact or radiant heat emission;
4. Plant and maintain short green grass around the house as this will slow the fire and reduce fire intensity;
5. Construct non-flammable pathways directly around the building;
6. Use low-flammability plants and non flammable ground mulch such as pebbles and crush tile or brick; and
7. avoid erecting brush type fencing and planting "pencil pine" type trees, as these are highly flammable.

Low flammability plants should be planted to reduce the bushfire risk further. These include;

<i>Artemisia sp.</i>	Wormwood or Angels Hair	(Exotic)
<i>Camellia sp.</i>	Camellias	(Exotic)
<i>Capsicum annum var. fasciculatum</i>	Chilli	(Exotic)
<i>Diplarrena moraea</i>	White Flag Iris	(Tasmanian Native)
<i>Gazania hybrida</i>	Treasure Flower	(Exotic)
<i>Hebe speciosa</i>	Veronica	(Exotic)
<i>Hemerocallis aurantiaca</i>	Day Lilly	(Exotic)
<i>Hydrangea macrophylla</i>	Hydrangea	(Exotic)
<i>Hymenocallis littoralis</i>	Spider Lily or Spider Flower	(Exotic)
<i>Hymenosporum favum</i>	Native Frangipanni	(Australian Native)
<i>Lampranthus aurantiacus</i>	Pigface or Iceplant	(Exotic)
<i>Lavendula angustifolia</i>	English Lavender	(Exotic)
<i>Passiflora herbertiana</i>	Native Passionfruit	(Australian Native)
<i>Pelargonium peltatum</i>	Geranium	(Exotic)
<i>Pomaderris apetala</i>	Dogwood	(Tasmanian Native)
<i>Prunus sp.</i>	Plum	(Exotic)
<i>Solanum melongera</i>	Eggplant	(Exotic)





Building Surveyors
Access Consultants
Bushfire Assessors

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Richard Townsend
62 West Moorville Road
BURNIE TAS

Owner / Agent
Address
Suburb/postcode

Form **55****Qualified person details:**

Qualified person:	Gabriel Barnes	Category:	
Business Name:	METRICS GROUP	Phone No:	0438 134 073
Business Address:	18 Mulgrave Street SOUTH LAUNCESTON TAS 7249	Fax No:	
Licence No:	BFP-101 1, 2, 3, & 3B	Email address:	mail@metricsgroup.com.au
Qualifications and Insurance details:	Accredited to report on Bushfire Hazards under Part IVA of the Fire Service Act 1979	(description from Column 3 of the Director of Building Control's Determination)	
Speciality area of expertise:	Analysis of hazards in bushfire-prone areas	(description from Column 4 of the Director of Building Control's Determination)	

Details of work:

Address:	Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE	Lot No:	98
		Cert. of Title No:	178060/98
The assessable item related to this certificate:	Bushfire Hazard Vegetation Assessment & Hazard Management Plan	(description of the assessable item being certified) Assessable item includes – - a material; - a design - a form of construction - a document - testing of a component, building system or plumbing system - an inspection, or assessment, performed	

Certificate details:

Certificate type:	Bushfire Hazard	(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)
-------------------	-----------------	---

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

- building work, plumbing work or plumbing installation or demolition work: ☒
- or
- a building, temporary structure or plumbing installation: ☐



Refer to Conditions of Certificate

Form 55 - Page 1 of 2

Director of Building Control – Date approved 1 January 2017

Building Act 2016 – Approved Form No. 55

Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE

Bushfire Hazard Report. No. 20-036

Page 32 of 34

Bushfire Hazard Report. No. **20-036**
Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Hazard Report No. **20-036**, dated **3/08/2020**
- Bushfire Hazard Management Plan

Relevant
calculations:

References:

- *Planning Directive No 5.1, Bushfire-Prone Areas Code*
- *Tasmanian Building Act 2000 & 2016*
- *Tasmanian Building Regulation 2014 & 2016*
- *Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.1 dated 29 August 2017*
- *Director's Determination – Application of Requirements for Building in Bushfire-Prone Areas (transitional) Version 1.2 dated 29 August 2017*
- *Australian Standard 3959 - 2009*

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

1. Assessment of the site Bushfire Attack Level in accordance with Australian Standards 3959
2. ~~Vulnerable or Hazardous Use~~
3. Bushfire Hazard Management Plan for

LOT	BAL Level
31	BAL 12.5
32	BAL 12.5
33	BAL 12.5
34	BAL 19
36	BAL 19
39	BAL 19
41	BAL 19
42	BAL 19
52	BAL 12.5
53	BAL 12.5
54	BAL 12.5
55	BAL 12.5

4. ~~Bushfire Action & Emergency Plans~~



Refer to Conditions of Certificate

Form 55 - Page 2 of 2

Director of Building Control – Date approved 1 January 2017

Building Act 2016 – Approved Form No. 55

Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE

Bushfire Hazard Report. No. **20-036**

Page 33 of 34

Bushfire Hazard Report. No. 20-036
Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE*Scope and/or Limitations***Scope**


This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with the Building Act 2000 & 2016, Regulations 2014 & 2016 the Directors Determinations, the Building Code of Australia and Australian Standards, AS 3959-2009.

Limitations

1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. The Fire Danger Index (FDI) of 50 has been nominated and applied throughout the state by government. This level may be exceeded during normal bushfire seasons and as a consequence it is possible that the mitigation measures employed may not be sufficient in more severe conditions.
5. TasWater Corporation indicates flow rates and water pressure from existing fire hydrants may fail to comply with minimum specified requirements of the Building Code of Australia and Australian Standards. It cannot be assumed that existing Water Corporation infrastructure and hydrants will meet the standards. Further supply flows and pressures may not be attainable under heavy demand.
6. The content contained within the Bushfire Hazard Management Plan & Report is subject to the requirements of the Chief Officers Bushfire Hazard Advisory Note No 04-2016.
7. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or future occupants in the event of a Bushfire.
8. No warranty is offered or inferred for any buildings constructed as a part of this report in the event of a bushfire.

No action or reliance is to be place on this report; other than for which it was commissioned

I certify the matters described in this certificate.

Qualified person:	<div style="border: 1px solid black; padding: 2px; display: inline-block;"><i>Signed:</i> </div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;"><i>Date:</i> 3/08/2020</div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;"><i>Certificate No:</i> 20-036</div>
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Director of Building Control – Date approved 1 January 2017

Refer to Conditions of Certificate

Form 55 - Page 2 of 2

Building Act 2016 – Approved Form No. 55

Subdivision Lot 98 Janet Dr PARK GROVE, BURNIE

Bushfire Hazard Report. No. 20-036

Page 34 of 34



Building Surveyors
Access Consultants
Bushfire Assessors

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: **Burnie Interim Planning Scheme 2013**

Street address: **Lot 98 Janet Drive PARK GROVE BURNIE**

Certificate of Title: **178060/98**

PID No. **9196616**

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

Street address: **Lot 1 Janet Drive PARK GROVE BURNIE**

Certificate of Title: **178061/1**

PID No. **9196617**

2. Proposed Use or Development

Description of Use or Development:

Code Clauses:

☐ E1.4 Exempt Development

☐ E1.5.2 Hazardous Use

Stage 4 - Residential 12 Lot Subdivision

☐ E1.5.1 Vulnerable Use

☒ E1.6.1 Subdivision

3. Documents relied upon

Documents, Plans and/or Specifications

Title:

Author:

Date: Version:

Bushfire Hazard Report

Author: **Gabriel Barnes**

Date: **03/08/2020** Version: **1**

Bushfire Hazard Management Plan

Author: **Gabriel Barnes**

Date: **03/08/2020** Version: **1**

Other Documents

Title:

Author:

Date: Version:

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.



4. Nature of Certificate			
E1.4 – Use or development exempt from this code			Not Applicable
E1.5.1 – Vulnerable Uses			Not Applicable
E1.5.2 – Hazardous Uses			Not Applicable
E1.6 – Development standards for subdivision			Applicable
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	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard Report & Hazard Management Plan nominates BAL 19, & BAL 12.5 for lots within the proposed subdivision. Refer to BHR & BHMP for details
<input checked="" type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	Owner of subdivision is to prepare a part 5 agreements for management of vegetation on balanced land to the North & West of Stage 4 Further details in Section 5 of the Bushfire Hazard Report
E1.6.2 Subdivision: Public and firefighting access			Applicable
	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	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Sealed roads and cross overs provided throughout subdivision Refer to Section 2.6 of Bushfire Hazard Report
E1.6.3 Subdivision: Provision of water supply for firefighting purposes			Applicable
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Street hydrants provide coverage to all lots
<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: **Gabriel Barnes, Metrics Group** Phone No: **0438 13 4073**
Address: **18 Mulgrave Street** Fax No:
SOUTH LAUNCESTON **7249** Email: **mail@metricsgroup.com.au**
Accreditation No: **BFP – 101** Scope: **1, 2, 3A, 3B, 3C**

6. Certification

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

☐ 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.

or

☐ 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.

and/or

✓ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and 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.

Signed:
(certifier)

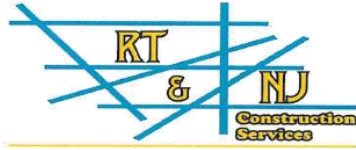


Date: **3/08/2020**

Certificate No: **20-036**

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.





Postal Address

PO Box 1043
Burnie 7320

ABN 93 189 268 202

Phone: 03 6433 3070
Richard: 0417 527 684
Email: richard@rtnj.com.au

General Manager
Andrew Wardlaw
Burnie City Council
PO Box 973
BURNIE TAS 7320

Att: Planning Department

3 August 2020

Dear Andrew

SD2020/1305 – 12 LOT SUBDIVISION WEST MOOREVILLE ROAD, PARK GROVE PART 5 AGREEMENT LETTER OF CONSENT

As owner of all the land pertaining to the Development Application SD2020/1305 12 Lot Subdivision – Stage 4 – West Mooreville Road, Park Grove, I confirm I consent to the Part 5 Agreements in accordance with Section 5 of the Bushfire Hazard Assessment Report, dated 3 August 2020. In accordance with the Bushfire Planning Directive for Part 5 Agreements.

Yours Sincerely

Richard Townsend



Addendum to GHD 2011

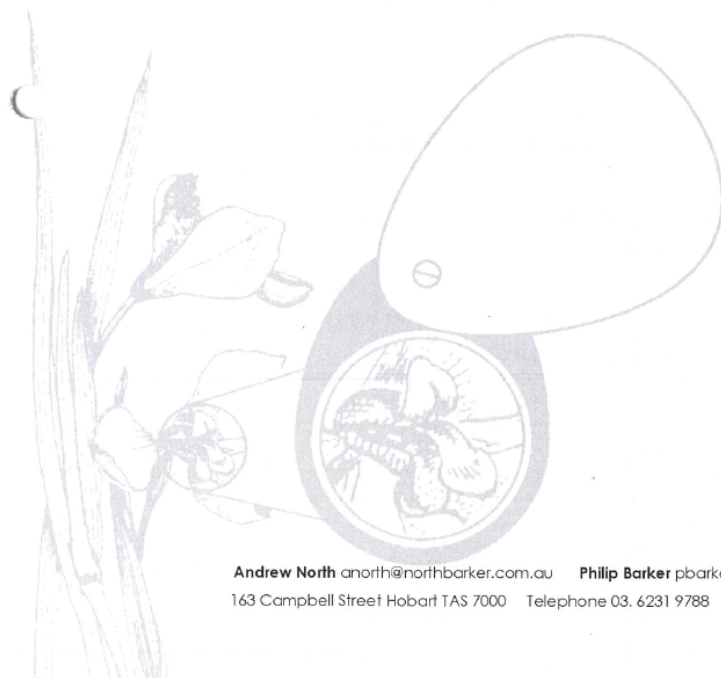
West Mooreville Road
Subdivision

VEGETATION AND FAUNA HABITAT REVIEW

19th February 2015

For GHD

Ref: GHD013



Andrew North anorth@northbarker.com.au **Philip Barker** pbarker@northbarker.com.au
163 Campbell Street Hobart TAS 7000 Telephone 03. 6231 9788 Facsimile 03. 6231 9877

West Mooreville Rd Subdivision
Vegetation and Fauna Habitat Assessment

SUMMARY

Land at West Mooreville Road Burnie is proposed to be developed for residential housing in 5 stages. A flora and fauna assessment was completed in 2011 by GHD. That document should remain the source for lists of species recorded on the site. This review, has considered changes that have occurred since that time, in the context of the presence of habitats and the plan of subdivision and development.

Vegetation: The ecological impact of the proposed development is very low. This is essentially driven by the pre-existing extreme modification of the site and consequential habitat simplification. The area is characterised by severe weed infestation.

Two alterations to the mapping of threatened vegetation have been made. Very small remnants of *Melaleuca* swamp forest (NME) previously recorded have been removed from the mapping because they are essentially a few trees remaining over weeds. These do not constitute a native community. Similarly, the wetland (ASF) has been remapped as weeds because it is dominated by the serious grass weed *Glyceria maxima*. As such there are no threatened vegetation communities within the development area.

The balance of vegetation that will be affected is weed infested and does not contribute to the conservation of native communities.

Threatened flora: No impact is anticipated on any threatened flora species. No were recorded.

Threatened fauna: The development of the land is highly unlikely to result in any change in the utilisation of the adjacent native habitat.

The anticipated impact on habitat utilisation of the development area by mammal and bird fauna is low. The development may exclude the occasional access to the land by foraging animals and birds. There is no significant breeding habitat known to occur.

An eagle's nest to the north of stage 5 is out of the field of view of the nest is unlikely to be disturbed by the proposal.

The Burnie burrowing crayfish is present. The habitat has been severely degraded over a long period. The suitable habitat, including recent records of the species presence, have been assigned to public open space. With care to avoid an impact the remaining habitat of the Burnie burrowing crayfish is anticipated to persist.

Weeds

The proponent should implement a Weed Management Plan that covers all relevant aspects of the control and management of declared weeds. The scope of the Weed Management Plan should include:

- Overarching set of objectives and the context in which they are to be achieved.
- The distribution of WONS and Declared Weeds and significant environmental weeds provided herein.
- Priorities have been set for management and control of weeds, both in the short term as well as long term.
- A strategy for managing weeds on the all study area, including their eradication where feasible.
- A strategy for ongoing monitoring and control of weeds on the study areas.

North Barker Ecosystem Services
GHD013

West Mooreville Rd Subdivision
Vegetation and Fauna Habitat Assessment

- Identification of appropriate herbicides for control and how they are to be used.

A hygiene plan is part of the Weed Management Plan so as to ensure there is export of existing weeds out of the area. The hygiene plan should be consistent with the DPIPW Field Hygiene Manual and cover, but not be limited to:

- Vehicle, machinery and equipment hygiene.
- Wash down protocols during vegetation clearance operations, when travelling between clean and contaminated areas and also for vehicles entering or leaving the site.
- The location and management of wash down areas and facilities, including management of effluent.
- Material hygiene (soils, gravel, plant material etc.) – ensuring that no materials contaminated with weed propagules (seed, propagative vegetative material) are exported from the site.

Recommendations

The proposal to develop the land for residential housing is relatively benign for biodiversity. There are no vegetation or flora issues of any significance. Weeds dominate the landscape and are even characteristic of the riparian habitat of the Burnie burrowing crayfish habitat that is present. That habitat is largely included in the public open space that is proposed.

Implementation of the proposal should:

1. maintain natural drainage in the POS to protect Burnie burrowing crayfish
2. exclude ground disturbance within 5 m of the streams and seeps when reducing the fuel for fire management in the POS.
3. Prevent pollution from entering the habitat of the Burnie burrowing crayfish.
4. Implement a weed management plan including hygiene protocols and follow up weed control.
 - a. There is a requirement to prevent further spread of the weeds to threatened fauna habitat.

West Mooreville Rd Subdivision
Vegetation and Fauna Habitat Assessment**CONTENTS**

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West Mooreville Rd Subdivision
Vegetation and Fauna Habitat Assessment

Date of Survey: 17th February 2015.

Survey and report: Dr Philip Barker, NBES.

Mapping: Susan Jungalwalla, NBES.

INTRODUCTION

Background:

GHD have been preparing a proposal for subdivision of land on West Mooreville Road, Burnie. Toward that end GHD has requested that NBES review the findings of a flora and fauna habitat assessment completed by GHD in 2011. The aim of the review is to:

1. verify the findings of the original report in the context of any changes that may have occurred since then
2. reconsider the potential impact in the light of the latest development proposal.

The GHD report of 2011 should remain the supporting document for details of flora species recorded and potential for fauna habitats on the land. Significant changes as a result of this review are highlighted below.

SITE DESCRIPTION

Title references for the study area are: CT66774/2; CT147655/1; CT110684/1; and CT48161/3 (Figure 1).

In the past the land has been utilised as paddocks for grazing, and parts have been quarried and used as a storage area. The balance has been under native vegetation. The land has become severely infested with weeds due to its underutilisation in terms of grazing.

The vegetation cover is native outside of the footprint of the development proposal. The vegetation is exotic and weeds across almost the entire extent of the development proposal.

A number of natural drainage lines cross the development area. There is evidence of an old dam wall on one drainage line. Numerous tracks traverse the land and some areas have been modified in the recent and more distant past by earth moving.

West Mooreville Rd Subdivision
Vegetation and Fauna Habitat Assessment

Figure 1. Location of the land.

Site Assessment

The review was undertaken in late summer. The site assessment did not attempt to complete a full botanical survey of the land area. The GHD report of 2011 should remain the supporting document for details of flora species recorded and potential for fauna habitats on the land. That report also contributes useful background information.

This review focusses on verification of the mapping and classification of vegetation and habitat types. Particularly close consideration was given to the potential for the site to support the Burnie burrowing crayfish. The review is limited in area to the subdivision layout and the area potentially impacted by fire hazard management.

Vegetation types are classified according to TASVEG 3¹.

BIOLOGICAL VALUES**Vegetation**

On ground assessment found that the vegetation today is largely consistent with the mapping previously undertaken. Minor changes have occurred as a result of some hazard management; both fire hazard and dangerous tree removal. In particular the removal of *Macrocarpa* and planted blue gums has been completed. Plate 1 illustrates an overview of the vegetation that exists on stages 1-5 including the fire hazard management areas.

***Eucalyptus obliqua* forest**

An extensive area of this forest type to the north extends into the north west of the development area. The margins of this forest, on which the residential lots of stage 5 are proposed, are infested with tall gorse.

FAG – the majority of the development area is exotic weedy pasture.

FWU – the other major coverage of vegetation is weeds. Gorse and blackberry are the predominant weeds. Gorse in particular forms a pure stand on stage 5 of the proposal.

Melaleuca swamp forest

A number of areas were mapped as NME (Melaleuca swamp forest) in 2011. While these patches are still present they are so small, being either a few trees or areas less than 0.1 ha that they are not significant. The restricted area does not trigger any regulations that constrain development.

Wetland

There is one significant difference in the findings with regard to the wetland habitat mapped in 2011. A number of wet areas and drainage lines occur within the area and these areas have been cleared for many years. The wet areas previously mapped as ASF fall into three types;

1. **FWU** – dominated by the weedy grass *Glyceria maxima*.

In its natural state this area was almost certainly Melaleuca swamp forest. However, it has long been cleared and formed part of paddocks that have been grazed in the past. Subsequently it has been invaded by *Glyceria maxima* which superficially resembles the native *Phragmites australis* and hence the misclassification as ASF.

This area has previously been dammed and has recently been drained and did not hold surface water in February 2015.

¹ Harris & Kitchener 2005 and revision 2013.

West Mooreville Rd Subdivision
Vegetation and Fauna Habitat Assessment

Glyceria maxima is toxic to cattle.

2. FWU – natural drainage lines infested with blackberry and *Glyceria*.

These drainage lines are very narrow and support very few native species. In a natural state they would be lined with *Melaleuca*. Due to the removal of *Melaleuca* and the dominance of weeds the vegetation is better characterised as exotic with occasional dominance of native rushes.

3. FWU – a restricted area of about 0.1 ha does hold free water and is today dominated by *Typha latifolia*. Again the area is on a drainage line that would naturally be dominated by *Melaleuca*. The area does support native rushes and some herbs but is not a natural wetland.

The evidence that these areas would naturally support *Melaleuca* swamp forest is in the occasional remnant trees or very small patches of a few trees.

None of the previously mapped ASF is natural nor sufficiently dominated by native wetland species to be classified as ASF. It has been remapped as FWU (wet). This is in keeping with GHD's method of differentiating other areas of FWU by the dominant weed.



Plate 1. General view of the land from Stage 1 and including stages 1-5.

Fire Hazard Management

Since 2011 the development of a fire hazard management plan has identified areas on which fuel must be maintained in a low fuel state so that it is low threat vegetation.

The bushfire hazard management plan includes consideration of the 5 stages of the proposal. The plan utilises land in subsequent stages to protect the earlier stage from fire.

On the margins of all stages are hazard management areas of appropriate widths. In the main they are 15 m wide for stages 1-4 and 51 m wide on the steep westerly slopes adjacent to Stage 5.

On stages 1-4 the FHMA of 15 m is on land also identified as POS. Much of this land was previously identified as potential burrowing crayfish habitat. Outside of the drainage line and a narrow strip along the creek that is potential habitat these areas are exotic pasture and weeds. As such the maintenance of a low fuel state by removal of the weeds will not impact on habitat values away from the streams.

On stage 4 (lot 40) the HMA should include the existing track but not extend downhill west of the track. This will ensure protection of the burrowing crayfish habitat that is present in a small remnant of NME (figure 2).

On stage 5, the creation and maintenance of a low fuel state on 51 m of *Eucalyptus obliqua* forest may require the removal of most of the shrubby understorey and reduction in the number of canopy trees. This community is a well reserved community in Tasmania and so the modification of it for hazard management does not pose a conservation constraint.

Threatened flora

No threatened flora were previously recorded in 2011. It remains highly unlikely that any occur now. Should threatened flora species occur within the inaccessible weed dominated sites, the habitat is so degraded that populations would not contribute to the viable conservation of the species.

Threatened fauna

GHD (2011) reported the potential for 18 threatened fauna species to occur on the site. The majority of the habitats reported are the native forests that exist on the balance of the larger 2011 study area. The current review is limited to the area of the development proposal which is dominated by exotic vegetation.

Species listed as threatened or as migratory on the *Environment Protection and biodiversity Conservation Act 1999* are Matters of National Environmental Significance (MNES). MNES cannot be significantly impacted without approval by the Commonwealth minister. The Assessment of which is considered through the referrals process.

Of the species discussed below those with the probability of occurrence are listed as vulnerable. The criteria for the assessment of the significance of an impact vary for each category of MNES. For species listed as endangered, the criteria apply to any population while for those listed as Vulnerable the criteria only apply to important populations.

Important populations of vulnerable species are those that contribute to the viability or recovery of a species and are typically in native habitat, are significant in size and have a viable future with minimal management intervention required. Important populations are often listed on the species Recovery Plan or other documentation.

The most important populations are those that are in native habitat in which disturbance is minimal.

The following notes represent the situation with regard to the current development proposal. The EPBC status and likely significance of the impact is attributed to each species.

Spotted-tailed quoll (*Dasyurus maculatus* subsp. *maculatus*) Vulnerable - No Significant Impact:

The spotted-tailed quoll is likely to traverse the site and the area may be part of a female home range. Denning habitat is more likely to be utilised in native habitat outside of the development area.

Eastern barred bandicoot (*Perameles gunnii*): Vulnerable - No Significant Impact:

Although the majority of thick groundcover across the study site is provided by a declared weed (*Ulex europaeus* – gorse), these areas can provide shelter and nesting opportunities for this species. However, the development area is outside of natural range and does not represent native habitat.

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Tasmanian devil (*Sarcophilus harrisii*) Endangered - No Significant Impact:

This species has previously been recorded within 500 metres of the site. While there is potential to forage on the development area, there is no suitable native denning habitat present in the development area.

Grey goshawk (*Accipiter novaehollandiae*): Not a MNES. Listed on the Tasmanian TSPA. This species is highly unlikely to nest or forage on the development area. There is no suitable habitat for nesting or native foraging habitat present.

Azure kingfisher (*Alcedo azurea ssp. diemenensis*) Endangered - No Significant Impact:

There is no suitable habitat nor potential for this species to nest on site. Similarly there is a very low probability that the site is utilised for foraging.

Wedge-tailed eagle (*Aquila audax ssp. fleayi*) Endangered - No Significant Impact: There is no suitable nesting habitat on the development area. The nearest known nest is about 250 m to the north. That nest had not been maintained for some years when last reported in 2007. In this context, and the context of the history of the previous land use, including quarrying, materials storage and residential development, the current proposal is unlikely to create a significance change to the disturbance regime. Development of the site is therefore unlikely to disturb this species.

Great egret (*Ardea alba*) Migratory – No Significant Impact: The mosaic of drainage and FWU (wet) areas amongst the FAG community on site may provide foraging opportunities for this species on rare occasions. The habitat is low quality.

Cattle egret (*Ardea ibis*) Migratory – No Significant Impact:

Similar to the great egret above.

Latham's snipe (*Gallinago hardwickii*) Migratory – No Significant Impact:

Similar to the great egret above.

White-bellied sea-eagle (*Haliaeetus leucogaster*) Vulnerable - No Significant Impact:

There is no suitable nesting habitat on the development area. No nests have been recorded within 1000 m. Development of the site is unlikely to disturb this species.

White-throated needletail (*Hirundapus caudacutus*): This species may on occasion fly over the development area but the area does not provide any important native habitat;

Swift parrot (*Lathamus discolor*) Endangered - No Significant Impact:

The development area is outside of core breeding range for this species. No suitable habitat for foraging or nesting is present in the development area. Previously recorded blue gums were present as immature trees that were planted along the eastern boundary near Mills Rd on the adjacent property. The trees have been removed. The trees did not provide a significant flower resource for the parrot. In the context of the swift parrot the trees did not contribute to its conservation.

Tasmanian masked owl (*Tyto novaehollandiae* subsp. *castanops*) Endangered - No Significant Impact:

Some potentially suitable nesting trees occur on the margins of the development area in mature *Eucalyptus viminalis* (white gum) and *E. obliqua*. The majority of these have been excluded from the proposed lots. The probability of a nest occurring is low.

West Mooreville Rd Subdivision
Vegetation and Fauna Habitat Assessment**Eastern dwarf galaxias (*Galaxiella pusilla*)** Vulnerable - No Significant Impact:

The majority of the FWU (wet) area flows too rapidly to be suitable habitat. There is one small area of marginally suitable low quality habitat. The habitat is excluded from the lots and will be protected in POS.

Green and gold frog (*Litoria raniformis*) Vulnerable - No Significant Impact:

This species prefers open water wetlands with emergent macrophytes. However, it will also occur along well covered creeks between wetlands. The habitat in parts of the FWU (wet) is low quality exotic habitat. There is a low probability of the frog occurring in the habitat. The low probability is due to the habitats restricted extent and history of land management. No frogs were heard calling during site inspection on February 17 and 18 2015 despite suitable day time temperatures.

Australian grayling (*Prototroctes maraena*) Vulnerable - No Significant Impact:

No suitable habitat present in the development area.

Giant freshwater crayfish (*Astacopsis gouldi*) Vulnerable - No Significant Impact:

Likely to occur in Cooe Creek, and if so the species is likely to also have occurred in the development area. However, today the habitat is considerably modified from natural structure and has few suitable characteristics (Table 2).

Although visibility is very restricted due to the extent of blackberry the habitat does not appear to have a suitable creek bed structure. Previously these streams have been exposed and have run through open paddocks. The streams within the FWU (wet) have been excluded from the development and are proposed for POS. Table 2 summarises the characteristics of suitable habitat.

Table 2. Giant freshwater crayfish habitat characteristics and habitat present on the development area.

Habitat Requirements	Development Area
Juveniles	
shallow, fast-flowing streams with substrates containing primarily cobbles and boulders	Not present
Habitat Suitability	Unsuitable
Adults	
located in northern Tasmania	Present
altitude less than 400m asl	Present
bordered by intact riparian zones of native vegetation	Not present
streams containing, pools and undercut, but not eroding banks	Not present
in-stream woody debris - snags, submerged and decaying	Not present

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Habitat Requirements	Development Area
logs	
slower-flowing reaches	Continuous
densely canopied, well shaded streams	Present
abundant in-stream and riparian vegetation	In stream rare Riparian non native
low turbidity	Medium turbid
low sedimentation (siltation threshold should not exceed 5% silt substrate)	Exceeds threshold
cool, even water temperatures (<18°C)	Not Assessed
high dissolved oxygen levels (>7mg/L)	Not Assessed
low salinity levels (threshold should not exceed 160 micro Siemens/cm)	Not Assessed
Habitat Suitability	Unsuitable

Burnie Burrowing Crayfish (BBC) (*Engaeus yabbimunna*) Vulnerable - No Significant Impact:

Preferred native habitat of this species is riparian habitat that slowly drains into adjacent streams. Burnie burrowing crayfish also occurs in cleared paddocks and modified drains. The land use in these areas however threatens the persistence of the species due to cattle grazing or further habitat modification, particularly drainage and pollution.

The BBC has previously been recorded in the FWU (wet). The species was recorded in 2014 in a small number of isolated patches along the drainage line running through POS from Stage 1 (J. Lyall Pers. Comm.). During this review it was recorded in NME just outside of the development area on the edge of the fire HMA of stage 5. Crayfish burrows have been located at sites illustrated on Figure 2.

These sites are restricted in area but the crayfish may be more wide spread in suitable habitat. Site 1 is in a small natural remnant of NME (Plate 3) and the burrows occur over an area of 5 m * 5m. The others are in the HMA of Stage 1 amongst native rushes. As discussed above, suitable habitat can include cleared and modified land. However, the long history of cattle grazing may have resulted in the incremental decline of the area occupied due to trampling over the years. The continued decline and ultimately the local extinction would be highly likely under continued grazing. Nevertheless, it remains possible that the crayfish is currently more wide spread in the area mapped as FWU (wet) in the POS.

The only protection currently afforded the remnant habitat is the presence of large blackberry infestations. Most of the FWU (wet) area cannot easily be surveyed due to the extent of blackberry.

Given the condition of habitat and history of land use the population on this land is not considered to be an "important" population in the context of the EPBC criteria.

The current development proposal excludes most of the FWU (wet) as POS having identified it as potential habitat. The area of FWU (wet) dominated by *Glyceria maxima* is not excluded

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and is proposed for development in Stage 3. A section of this area was searched at the rate recommended by DPIPW but no burrows were found. A drain has been cut through this area which has exposed a hard dolerite base about 50 cm below the surface and it may be that this depth is insufficient to support viable burrows if it dries in summer (Plate 2). Furthermore, during construction of the drain the land owner reported a smell of sewage emanating from the sediment. Pollution such as sewage may well render the habitat unsuitable for the BBC.

Diversion of the water from the suitable habitat through pipes would have the potential to dry the habitat and render it unsuitable. As such it is recommended that the drainage lines within suitable habitat should not be drained using pipes but rather left unmodified.

Cootee Creek, which is adjacent to the parcel, does support native habitat, and an important population. The proposal does not impact on this habitat directly. Storm water would flow as it does now through this catchment to the creek.



Plate 2: *Glyceria maxima* and drainage stage 3 (FWU - wet).



Plate 3: Burrowing crayfish chimneys in remnant *Melaleuca* (NME) outside of the development footprint.

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FAUNA SUMMARY

The highly mobile species discussed above, i.e. mammals and birds, have only a low probability of utilising the exotic habitat that dominates the development area. The probability of them nesting or breeding in the habitat is very low to nil.

For two of the less mobile aquatic species; green and gold frog and the giant freshwater crayfish, there is a low probability that each occur within the FWU (wet). In both cases the habitat is exotic and of very low quality. A third vulnerable species, the Burnie burrowing crayfish, is known to occur on the POS in the development area and could be more wide spread in the FWU (wet). It is not unusual for this species to occur in highly modified habitat. For each of these species the most suitable habitats are proposed to be protected within the POS.

The POS should also be given additional protection by not modifying the drainage within it. The existing low level of grazing on the property has resulted in the establishment of blackberry along the drainage lines. While this does not threaten the persistence of the BBC the control of the blackberry in POS is recommended.

The fuel management required in the HMA, including removal of blackberry should be able to be achieved while protecting the habitat. Fuel management should be undertaken without ground disturbance within 5 m of the drainage lines and seeps.

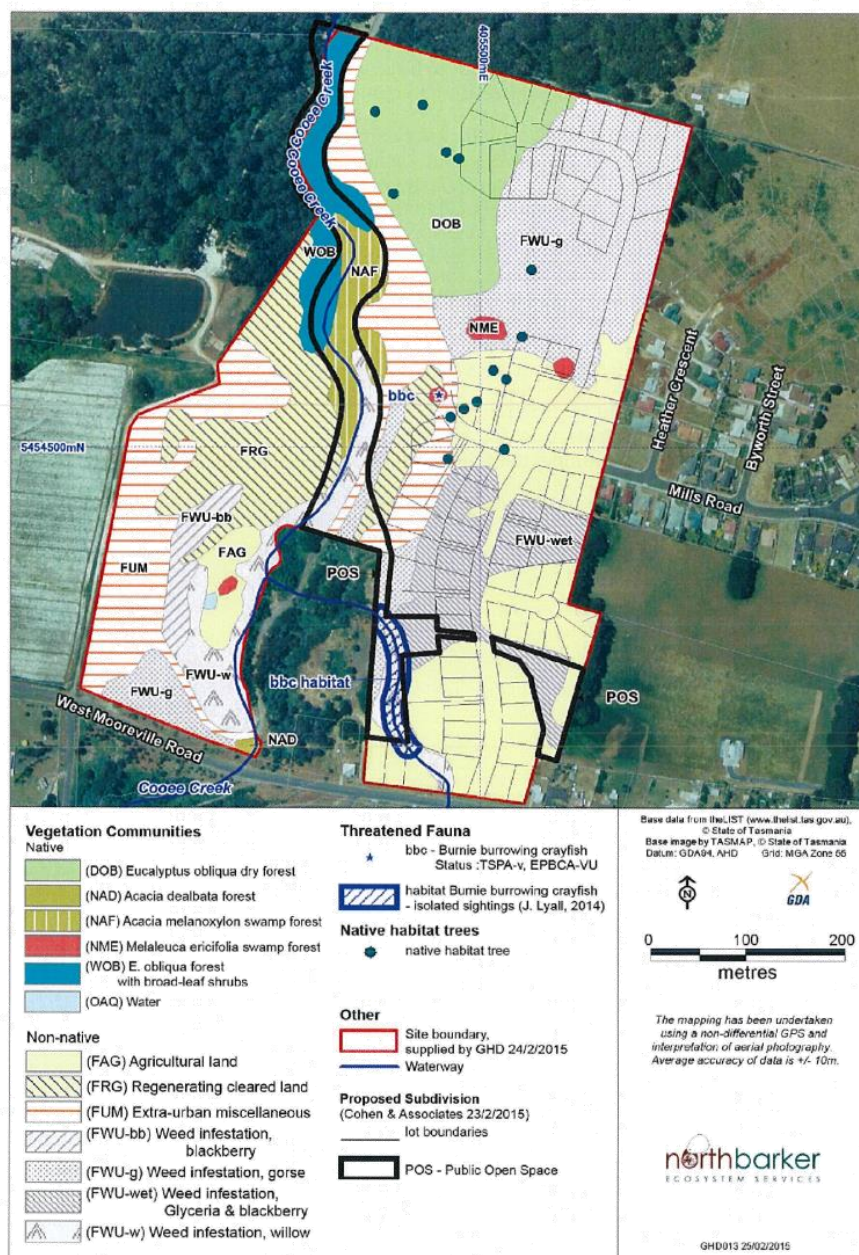
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Figure 2. The vegetation, habitat and weeds within the study area.

Weeds

Gorse (*Ulex europaeus*) and Blackberry (*Rubus fruticosus*) are the predominant weeds. Each covers an extensive area within the development area. Both are listed as 'declared weeds' under the *Weed Management Act 1999*. Other less widespread declared weeds include willow and pampas grass. All of these weeds are also Weeds on National Significances (WONS). WONS should not be allowed to degrade habitat of MNES such as the Burnie burrowing crayfish

Another serious weed is the semiaquatic *Glyceria maxima* that dominates a number of wet areas.

Although already widespread and dominant, these weeds will consume the entire land area if not controlled. Parcels of land, such as this land, are prone to infestation because they have become isolated from viable rural land use by adjacent incremental land development over time. Left undeveloped, the management of weeds over time becomes a very difficult proposition, as evident in plate 4.



Plate 4: Gorse dominating stage 5 and the fire hazard management area.

West Mooreville Rd Subdivision
Vegetation and Fauna Habitat Assessment**ASSESSMENT OF IMPACT AND MITIGATION**

The ecological impact of the proposed development is very low. This is essentially driven by the pre-existing modification of the site and consequential habitat simplification.

Vegetation: Very small remnants of Melaleuca swamp forest (NME) previously recorded have been removed from the mapping because they are essentially a few trees remaining over weeds. These do not constitute a native community. Similarly, the wetland (ASF) has been remapped as weeds. Consequently, there are no threatened vegetation communities within the development area.

The balance of vegetation that will be affected is weed infested and does not contribute to the conservation of native communities.

Threatened flora: No impact is anticipated on any threatened flora species.

Threatened fauna: The anticipated impact on mammal and bird fauna is low. The development may exclude the occasional access to the land for foraging animals and birds. There is no significant breeding habitat known to occur.

The development of the land is highly unlikely to result in any change in the utilisation of the adjacent native habitat.

The eagle's nest to the north of stage 5 is out of the field of view of the proposal. Although within 500 m of stage 5, the eagle has previously endured disturbance due to the construction of the adjacent residential area, the intermittent use of the land as a storage area and previously as a quarry.

The proposal should be undertaken with care to minimise the impact on the remaining habitat of the Burnie burrowing crayfish.

The primary objectives of habitat management are to:

1. maintain natural drainage
2. exclude ground disturbance within 5 m of the streams and seeps when reducing the fuel for fire management.
3. Prevent pollution from entering the habitat

Weeds:

The proponent should implement a Weed Management Plan that covers all relevant aspects of the control and management of declared weeds. The scope of the Weed Management Plan should include:

- Overarching set of objectives and the context in which they are to be achieved.
- The assessment of the distribution of WONS and Declared Weeds and significant environmental weeds provided herein.
- Priorities have been set for management and control of weeds, both in the short term as well as long term.
- A strategy for managing weeds on the all study area, including their eradication.
- A strategy for ongoing monitoring and control of weeds on the study areas.

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Vegetation and Fauna Habitat Assessment

- Identification of appropriate herbicides for control and how they are to be used.

A hygiene plan is part of the Weed Management Plan so as to ensure there is export of existing weeds out of the area. The hygiene plan should be consistent with the DPIPWE Field Hygiene Manual and cover, but not be limited to:

- Vehicle, machinery and equipment hygiene.
- Wash down protocols during vegetation clearance operations, when travelling between clean and contaminated areas and also for vehicles entering or leaving the site.
- The location and management of wash down areas and facilities, including management of effluent.
- Material hygiene (soils, gravel, plant material etc.) – ensuring that no materials contaminated with weed propagules (seed, propagative vegetative material) are exported from the site.

LEGISLATIVE AND PLANNING IMPLICATIONS

Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBCA)

The EPBCA is structured for self-assessment; the proponent must indicate whether or not the project is considered a 'controlled action' which if confirmed would require approval from the Commonwealth Minister.

The probability of any nationally listed flora or fauna species being significantly impacted is considered to be very low where avoidance measures are taken. The habitat may in fact be improved for the BBC if protected in POS, cattle grazing is removed and weeds are controlled.

Tasmanian Threatened Species Protection Act 1995 (TSPA)

Any impact on threatened species listed under the TSPA will require a 'permit to take' from the Policy and Conservation Assessments Branch (PCAB) at the Department of Primary Industries, Parks, Water and the Environment (DPIPWE).

Any intention to disturb the habitat of the BBC will require a Permit.

Tasmanian Weed Management Act 1999 (WMA)

Burnie is a Zone B municipality for infestations of blackberry, gorse and crack willow.

According to the provisions of the *Weed Management Act 1999*, Zone B municipalities are those which host large, widespread infestations of the declared weed that are not deemed eradicable because the feasibility of effective management is low at this time, therefore the objective is containment of infestations. This includes preventing spread of the declared weed from the municipality, preventing spread to properties currently free of them and properties which have developed or are implementing a local integrated weed management plan for these weeds. As well there is a requirement to prevent spread of the weeds to properties containing sites for significant flora, fauna and vegetation communities.

Burnie is a Zone A municipality for infestations of pampas grass.

According to the provisions of the *Weed Management Act 1999*, Zone A municipalities are those which host isolated or local occurrences. It is a requirement to implement an integrated control program for eradication and prevent future occurrences.

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The Land Use Planning and Approvals Act 1993 (LUPAA)

LUPAA states that 'in determining an application for a permit, a planning authority must (amongst other things) seek out the objectives set out in Schedule 1².

Schedule 1 includes 'The objectives of the Resource Management and Planning System of Tasmania' which are (amongst other things):

'To promote sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity'.

Sustainable development includes 'avoiding, remedying or mitigating any adverse effects of activities on the environment'³.

Implications for Forest Practises Act 1985

There are no implications under the Forest Practices Act (FP Act). A forest practices plan is not required for previously cleared land and for building development for which a LUPAA permit is required.

CONCLUSION AND RECOMMENDATIONS

The proposal to develop the land for residential housing is relatively benign for biodiversity. There are no vegetation or flora issues of any significance. Weeds dominate the landscape and are even characteristic of the riparian habitat of the Burnie burrowing crayfish habitat that is present. That habitat is included in the public open space that is proposed.

Implementation of the proposal should:

1. maintain natural drainage in the POS
2. exclude ground disturbance within 5 m of the streams and seeps when reducing the fuel for fire management in the POS.
3. Prevent pollution from entering the habitat of the Burnie burrowing crayfish.
4. Implement a weed management plan including hygiene protocols and follow up weed control.
 - a. There is a requirement to prevent further spread of the weeds to threatened fauna habitat.

² Section 51(2)(b) – Part 4 Enforcement of Planning Control – Division 2 Development Control (LUPAA 1993)

³ page 56 – LUPAA 1993

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Vegetation and Fauna Habitat Assessment

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Preliminary Site Investigation

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Project No: 7313

Date: August 2020



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1 Introduction

Environmental Service and Design (ES&D) were commissioned by RT & NJ Property to undertake a Preliminary Site Investigation (PSI) for a proposed development at Janet Drive, Burnie 7320.

A Development Proposal and Environmental Management Plan (DPEMP) for the site was completed by GHD in 2015. The report found that no potentially contaminating activities had taken place on the site, and it was on this basis that money was invested. ES&D has undertaken a site investigation with focus on the former landfill to determine whether there is any risk from potential contaminants in the landfill. Scope is Stage 4 of the subdivision.



Figure 1: The site

PSI 7313 – Lot 98 Janet Drive

1

1.1 Proposal

The owner proposes the development of a 12-lot residential subdivision, in line with the approved DPEMP.

1.2 Objectives of the Investigation

The aim of the PSI is to determine whether activities have occurred on or near the site which may have resulted or may result in contamination of the land, and, if so, whether the level of risk will increase with the proposed subdivision / development.

Code C14 (Potentially Contaminated Land Code) of the Tasmanian Planning Scheme (2020) stipulates that use or development of potentially contaminated land must not adversely impact on human health or the environment.

C14.4.1 The following use and development is exempt from this Code.

(a) Development:

(i) to investigate whether a potentially contaminating activity has contaminated the land; or

(ii) in accordance with a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*.

(b) development that does not involve disturbance of more than 1m² of land.

(c) any use or development where a site history prepared by a site contamination practitioner or a person approved by the Director for the purpose of this code, has been provided to the planning authority and that site history confirms potentially contaminating activities did not impact the site.

(d) any use or development that the Director, a site contamination practitioner, or a person approved by the Director for the purpose of this Code, having regard to the objective stated in all applicable standards in this Code, has issued a certificate stating that there is insufficient increase in risk from contamination to warrant any specific remediation and protection measures; or

(e) any use or development that operates in accordance with an approval granted as a result of an assessment of that use or development by the Board of the Environment Protection Authority.

This report will comprise a summary of investigation pursuant to C14.4.1 (C).

Further development of the property is planned in the future in which case another PSI may be conducted to satisfy the requirements of Code 14 of the Tasmanian Planning Scheme 2020.

PSI 7313 – Lot 98 Janet Drive

2 Author & Contributor Details

The preliminary site investigation was prepared by M Aspaas, Environmental Consultant, and R Cooper, CEnvP Site Contamination and Principal Consultant, Environmental Service & Design (ES&D). The site visit and interview with the site owner was conducted by R Cooper.

3 Scope of Works

The scope of the preliminary site investigation - Stage 4 of the subdivision included:

- Desktop review of the site and surrounding land use history;
- Determination of potential contaminants of concern;
- Field investigations and site visit;
- Consideration of the site's environmental setting;
- Identification of potential human and ecological receptors and consideration of risks to identified receptors;
- Preparation of the assessment report.

4 Basis for Assessment

As a State Policy for the purposes of State policies and Procedures Act 1993, the National Environmental Protection (Assessment of Site Contamination) Measure 1999 (NEPM) was the guideline used for the assessment.

The assessment included elements of a Preliminary Environmental Site Assessment as defined in NEPM Schedule B2. NEPM advises that if a thorough preliminary investigation shows a history of non-contaminating activities and there is no other evidence or suspicion of contamination, further investigation is not required (Schedule B2 and Section 2.1).

5 Information Sources

- Historic Dangerous Substances license information associated with Worksafe Tasmania, Department of Justice;
- (the LIST) Land Information System Tasmania (www.thelist.tas.gov.au), accessed 14/08/2020;
- Tasmanian Planning Scheme 2020 (www.iplan.tas.gov.au), accessed 14/08/2020;
- National Environment Protection (assessment of Site Contamination) Amendment Measure 2013 (no. 1);
- Google Earth Pro, accessed 14/08/2020;
- Site visit and interviews with site owner (conducted by Rod Cooper).
- EPA Tasmania Information Bulletin No. 105 – Classification and Management of Contaminated Soil for Disposal - November 2012

6 Site Details

6.1 Site Location & Identification

The site is located at Lot 98 Janet Drive, Burnie 7320. Property ID 9196616, Title reference 178060/98.

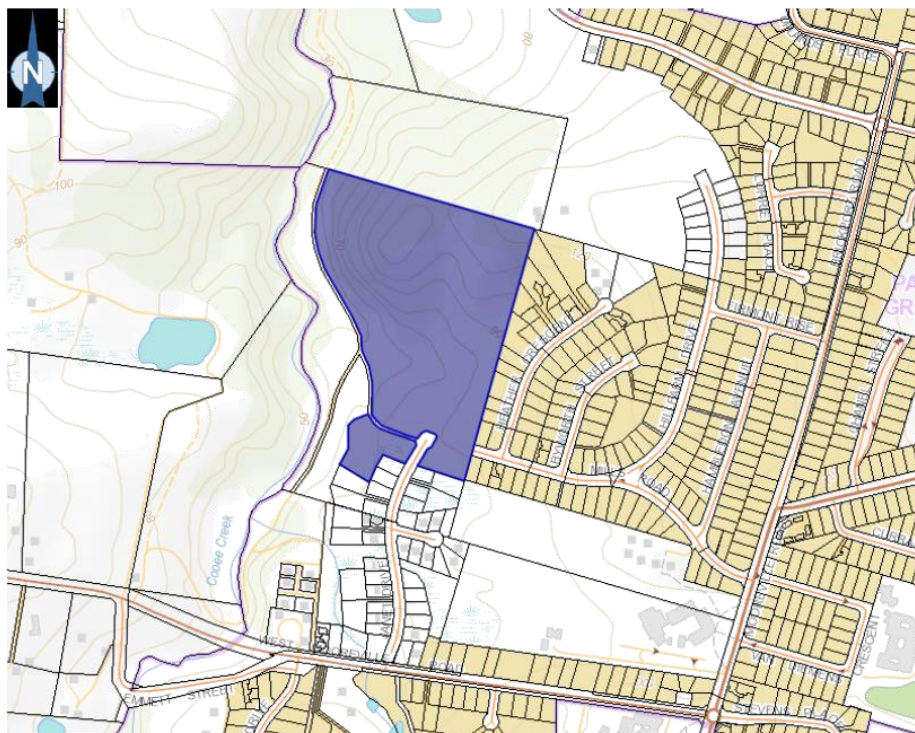


Figure 2: Site location

6.2 Ownership Information

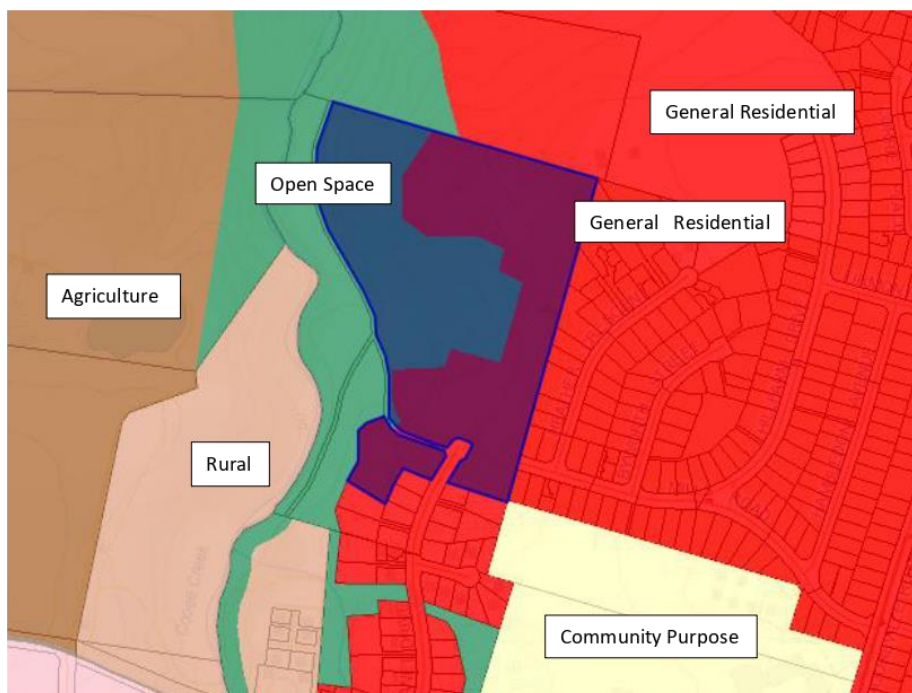
The property at Lot 98 Janet Drive Stage 4 of the subdivision is owned by RT & NJ Property Pty Ltd.

PSI 7313 – Lot 98 Janet Drive

6.3 Land Use Zoning

Lot 98 Janet Drive is zoned General Residential and Open Space. It is surrounded by other properties also zoned General Residential. An area zoned Community Purpose (Tas TAFE Campus) is located adjacent to the property at the southeast corner. The area to be subdivided as Stage 4 of the subdivision is zoned General Residential.

Figure 3: Land use zoning (Tasmanian Planning Scheme 2020)



6.4 WorkSafe Tasmania Dangerous Goods Licenses

After review of the history of the site and its surrounds a request for search of the historic WorkSafe Tasmania Dangerous Goods Licenses information was deemed unnecessary. The UPS Database was reviewed for the area.

6.5 Contaminated Sites Database

The Contaminated Sites database which lists known historic underground fuel tank locations does not contain a record for this site or any adjacent site, nor any up gradient in the immediate vicinity.

6.6 Site History

The site has been used as farmland since European settlement of the area. A number of basalt quarries have been operated in the valley either side of Cooe Creek. A landfill was operated in the southwest corner of the site prior to the 1970s by Brambles Waste Management, in an old gravel quarry pit. The landfill was primarily used by Associated Pulp and Paper Mills Ltd to dispose of waste, predominantly cinders from their furnaces.

6.6.1 Historical Photographs



Figure 4: Aerial photo 1969: Quarry at top centre left of photo

PSI 7313 – Lot 98 Janet Drive



Figure 5: Aerial photo 1982

PSI 7313 – Lot 98 Janet Drive



Figure 6: Aerial photo 1992

7 Geology, Hydrology and Hydrogeology

The elevation of the site ranges from 126m in the northeast corner to 63m along the western boundary, with a general slope to the southwest. Cooe Creek is the closest water body to the site, approximately 50m (at its nearest point) to the west. Groundwater is likely to flow towards the west, towards Cooe Creek (Fig. 8).

The predominant lithology on the site is outcropping basement rock- undifferentiated Oonah formation which is dominated by quartzwacke turbidites. The eastern side of the site is covered by deeply weathered Tertiary basalt and a landslide deposit derived from the weathered basalt.

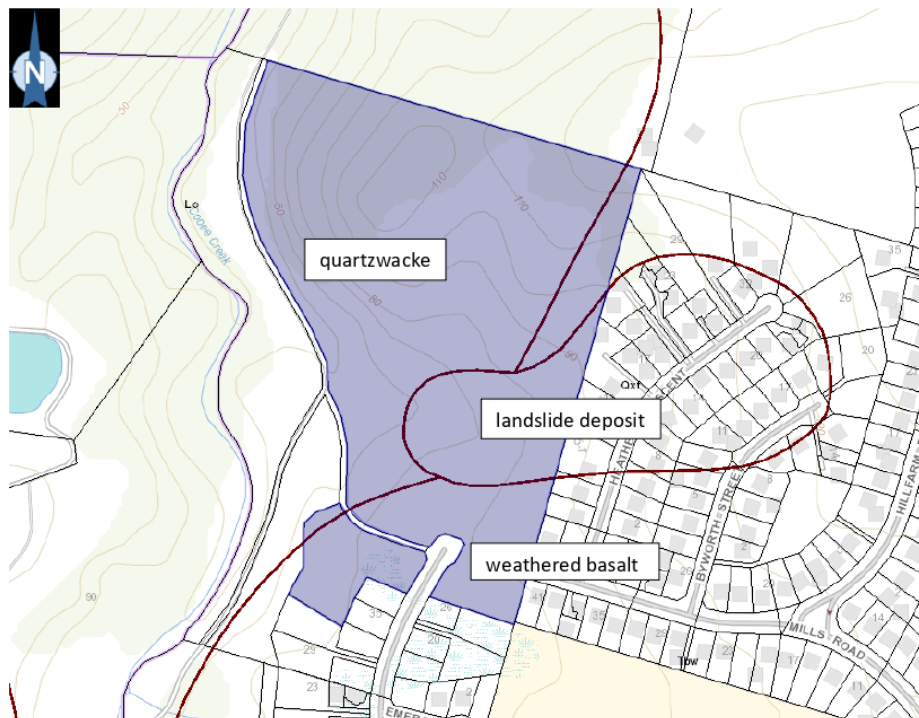


Figure 7: Geology

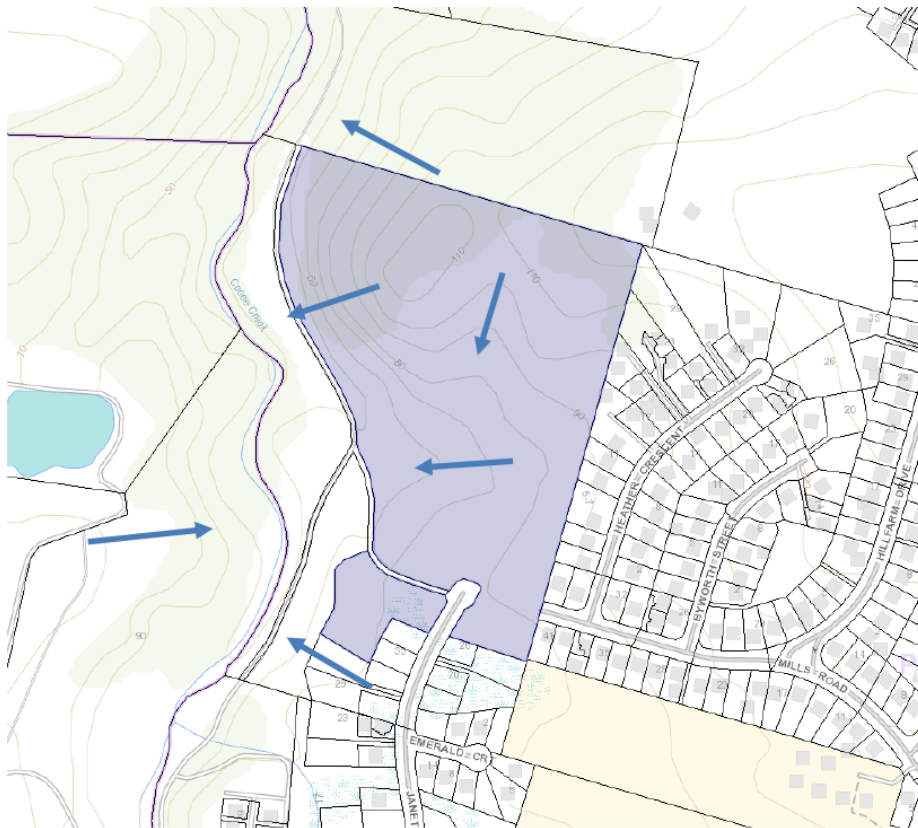


Figure 8: Inferred groundwater direction

Reference to the Department of Primary Industries, Parks, Water and Environment (DPIPWE) Groundwater Information Access Portal indicates there are no registered bores within 500m of the site. Groundwater is not extracted for drinking purposes in the area, water is supplied to the area from TasWater infrastructure.

8 Acid Sulphate Soils

Review of the LIST indicates that the site has no potential for acid sulphate soils based on the elevation, therefore there is not considered to be a risk of acid sulphate formation.

9 Potential Site Contamination

9.1 Onsite Sources

The landfill in the southwest corner of the site is a potential source of contamination. Cinders may be slightly alkaline. The exact contents of the landfill have not been determined, therefore there is the possibility of the presence of heavy metals or vapour / gas.

Lot 35 is located on top of the landfill site. A portion of Lot 34 is located on top of the landfill.

Tasman Geotechnics dug several test pits to delineate the perimeter of the landfill (Fig 9). The depth of the fill is unknown but is estimated to be between 8-10 metres thick. During excavations a thick layer of cinders was measured but no other waste products.



Figure 9: Landfill boundary overlaid on Stage 4 outline (Tasman Geotechnics (2020))

9.2 Offsite sources

No potentially contaminating offsite sources are noted.

10 Sampling

Two soil samples were obtained from the site on the 12th of August (Fig. 8), from a test pit excavated on the landfill area.

Sample 1 was taken from a cinder layer, sample 2 was taken from a clay rich fill layer between cinder deposits.

Samples were analysed for Total Metals, Soluble Metals, pH and conductivity.

No methane was detected during borehole drilling by Tasman Geotechnics or soil sampling by ES&D. As the bulk of the material in the landfill is indicated to be non-putrescible waste it is highly unlikely that any methane will be produced.

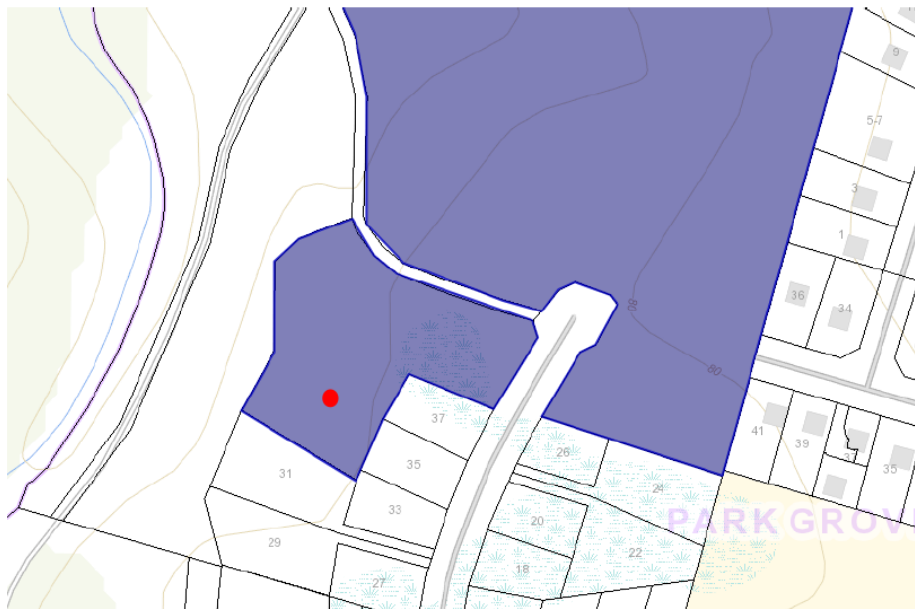


Figure 10: Sampling location

PSI 7313 – Lot 98 Janet Drive

11 Results

Heavy metal concentrations in the two samples are below NEPM Schedule B1 Guideline limits for Residential A properties. Soil pH is within an acceptable range. It should be noted that the level of chromium in Sample 1 (cinders) exceeds Level 1 guidelines for the EPA Information Bulletin No. 105: Classification and Management of Contaminated Soil for Disposal.

Table 1: Soil sampling results

Analyte grouping/Analyte	Units	LOR	Sample 1	Sample 2	NEPM Residential A HILs
pH (CaCl ₂)	pH Unit	0.1	5.7	6	
Electrical Conductivity @ 25Â°C	ÂµS/cm	1	118	22	
Moisture Content	%	0.1	28.3	11.7	
Soluble Metals by ICPAES					
Arsenic	mg/kg	0.1	<0.5	<0.1	
Cadmium	mg/kg	0.1	<0.5	<0.1	
Chromium	mg/kg	0.1	<0.5	<0.1	
Copper	mg/kg	0.1	<0.5	<0.1	
Lead	mg/kg	0.1	<0.5	<0.1	
Nickel	mg/kg	0.1	<0.5	<0.1	
Selenium	mg/kg	0.1	<0.5	<0.1	
Zinc	mg/kg	0.1	<0.5	<0.1	
Total Metals by ICP-AES					
Arsenic	mg/kg	5	<5	11	100
Cadmium	mg/kg	1	<1	<1	20
Chromium	mg/kg	2	70	6	100
Copper	mg/kg	5	33	19	7000
Lead	mg/kg	5	16	12	300
Nickel	mg/kg	2	38	<2	400
Selenium	mg/kg	5	<5	<5	200
Zinc	mg/kg	5	177	<5	8000
Soluble Mercury by FIMS					
Mercury	mg/kg	0.0005	<0.0005	<0.0005	
Total Recoverable Mercury by FIMS					
Mercury	mg/kg	0.1	<0.1	0.1	200

PSI 7313 – Lot 98 Janet Drive

12 Potential Receptors

The conceptual site model (CSM) (Table 1) details potential receptors. Workers on the site undertaking subsurface works may be exposed to vapours from landfill gas. Exposure to heavy metals may occur when handling the soil.

Table 2: Final conceptual site model

Contamination Source	COPC	Pathway	Receptor
Historic landfill	<ul style="list-style-type: none">● Heavy metals● Methane	<p>Metal levels below NEPM guideline limits, barrier set up.</p> <p>No gas detected on site, methane producing waste unlikely to be present in this landfill</p>	<ul style="list-style-type: none">● Workers● Future occupants

13 Discussion

Heavy metal concentrations in the samples obtained from the site indicate that levels are below NEPM Schedule B1 Guideline limits for Residential A properties.

As chromium levels in the cinder sample exceed IB105 Level 1 guidelines, if any landfill material is to be removed from the site sampling of the fill will be required to determine the method of disposal.

The area has a poor clay cap as described in the geotechnical assessment. Thus there is an added barrier for dermal contact protection, but not for gas and vapour.

There was no wood waste detected on the site. Woodwaste is the only material potentially in the landfill that may be considered “putrescible”. It is considered that woodwaste was sent to the TasPaper landfill at Stowport. Stowport landfill, due to the woodwaste exhibits slumping and creep. The Geotech report did not find slumps or creeps on the landfill near the Site. EPA risk assessments of municipal landfills use a limit of 25,000 tonnes of putrescible waste per year as the trigger for landfill gas risk. The landfill near the Site was much smaller based on the historic photos. Considering the GHD assessment and our assessment, landfill gas risk is acceptable on the Site.

Fill consisting of clay, building rubble and gravel has been placed over the cinder deposit, however this cannot be considered to constitute a clay cap. Any methane produced from wood waste decomposing in the landfill is free to disperse into the atmosphere and not accumulate and create risk. There is also considerable time that has elapsed to allow gas generating processes to reach completion.

14 Conclusions

There is no increase in the level of risk to human health or the environment from the proposal to develop the site with regards to soil contamination. This is based on the NEPM base risk assessment and CSM shown in table 1. This assessment includes soil disturbance associated with development. Soil disposal management is required.

C14.4.1 .C. of the planning scheme is met and the development can proceed.



Principal Consultant, CEnvP
Environmental Service & Design

15 Limitations

ES&D has prepared this report in accordance with the care and thoroughness of the consulting profession for the use of RT & NJ Property Pty Ltd. It was based on accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this report. It is prepared in accordance with the scope of work and for the purpose outlined.

This report was prepared in August 2020 and is based on the conditions encountered and information reviewed at the time of preparation. ES&D disclaims the responsibility for any changes that may have occurred after this time.

This report should be read in full. No responsibility is accepted for any use of any part of this report in any other context or for any other purpose or by third parties. This report does not purport to give legal advice.

Subsurface conditions can vary across a particular site and cannot be explicitly defined by these investigations. It is unlikely therefore that the results and estimations expressed in this report will represent the extreme conditions within the site.

The information in this report is considered to be accurate at the date of issue and is in accordance with conditions at the site at the dates sampled.

This document and the information contained herein should only be regarded as validly representing the site conditions at the time of the investigation unless otherwise explicitly stated in a preceding section of the report.

No warranty or guarantee of property conditions is given or intended.

16 References

Tasmanian Planning Scheme 2020

Land Information System Tasmania (the List): www.thelist.tas.gov.au

Department of Primary Industries, Parks, Water and Environment (DPIPWE) Groundwater
Information Access Portal: <http://wrt.tas.gov.au/groundwater-info/>

Google Earth

EPA Tasmania Information Bulletin No. 105 – Classification and Management of Contaminated
Soil for Disposal - November 2012

APPENDIX 1 Analytical Results

PSI 7313 – Lot 98 Janet Drive

21


Environmental
CERTIFICATE OF ANALYSIS

Work Order	: EM2014024	Page	: 1 of 3
Client	: ENVIRONMENTAL SERVICE AND DESIGN PTY LTD	Laboratory	: Environmental Division Melbourne
Contact	: MAJA ASPAAS	Contact	: Shirley LeComu
Address	: 80 MINNA ROAD PO BOX 651 HEYBRIDGE TASMANIA, AUSTRALIA 7316	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: (03) 6431 2999	Telephone	: +6138549 9630
Project	: 7313 Janet Street PSI	Date Samples Received	: 13-Aug-2020 09:55
Order number	: ---	Date Analysis Commenced	: 13-Aug-2020
C-O-C number	: ---	Issue Date	: 17-Aug-2020 12:07
Sampler	: MAJA ASPAAS		
Site	: ---		
Quote number	: EN/222		
No. of samples received	: 2		
No. of samples analysed	: 2		



Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Dilani Fernando	Senior Inorganic Chemist	Melbourne Inorganics, Springvale, VIC

RIGHT SOLUTIONS | RIGHT PARTNER



Page : 2 of 3
Work Order : EM2014024
Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
Project : 7313 Janet Street PSI

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key :

CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.

LOR = Limit of reporting

▲ = This result is computed from individual analyte detections at or above the level of reporting

Ø = ALS is not NATA accredited for these tests.

~ = Indicates an estimated value.



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Work Order : EM2014024
Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
Project : 7313 Janet Street PSI

Analytical Results

Sub-Matrix: SOIL
(Matrix: SOIL)

Compound	CAS Number	LOR	Client sample ID		Townsend 1	Townsend 2			
			Client sampling date / time	Unit					
EA001: pH in soil using 0.01M CaCl extract									
pH (CaCl2)	---	0.1		pH Unit	5.7	6.0			
EA010: Conductivity (1:5)									
Electrical Conductivity @ 25°C	---	1		µS/cm	118	22			
EA055: Moisture Content (Dried @ 105-110°C)									
Moisture Content	---	0.1		%	28.3	11.7			
EG005(ED083)S : Soluble Metals by ICPAES									
Arsenic	7440-38-2	0.1		mg/kg	<0.5	<0.1			
Cadmium	7440-43-9	0.1		mg/kg	<0.5	<0.1			
Chromium	7440-47-3	0.1		mg/kg	<0.5	<0.1			
Copper	7440-50-8	0.1		mg/kg	<0.5	<0.1			
Lead	7439-92-1	0.1		mg/kg	<0.5	<0.1			
Nickel	7440-02-0	0.1		mg/kg	<0.5	<0.1			
Selenium	7782-49-2	0.1		mg/kg	<0.5	<0.1			
Zinc	7440-66-6	0.1		mg/kg	<0.5	<0.1			
EG005(ED083)T: Total Metals by ICP-AES									
Selenium	7782-49-2	5		mg/kg	<5	<5			
Arsenic	7440-38-2	5		mg/kg	<5	11			
Cadmium	7440-43-9	1		mg/kg	<1	<1			
Chromium	7440-47-3	2		mg/kg	70	6			
Copper	7440-50-8	5		mg/kg	33	19			
Lead	7439-92-1	5		mg/kg	16	12			
Nickel	7440-02-0	2		mg/kg	38	<2			
Zinc	7440-66-6	5		mg/kg	177	<5			
EG035S: Soluble Mercury by FIMS									
Mercury	7439-97-6	0.0005		mg/kg	<0.0005	<0.0005			
EG035T: Total Recoverable Mercury by FIMS									
Mercury	7439-97-6	0.1		mg/kg	<0.1	0.1			


Environmental
QUALITY CONTROL REPORT

Work Order	: EM2014024	Page	: 1 of 5
Client	: ENVIRONMENTAL SERVICE AND DESIGN PTY LTD	Laboratory	: Environmental Division Melbourne
Contact	: MAJA ASPAAS	Contact	: Shirley LeComu
Address	: 80 MINNA ROAD PO BOX 651 HEYBRIDGE TASMANIA, AUSTRALIA 7316	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: (03) 6431 2999	Telephone	: +6138549 9630
Project	: 7313 Janet Street PSI	Date Samples Received	: 13-Aug-2020
Order number	: ---	Date Analysis Commenced	: 13-Aug-2020
C-O-C number	: ---	Issue Date	: 17-Aug-2020
Sampler	: MAJA ASPAAS		
Site	: ---		
Quote number	: EN/222		
No. of samples received	: 2		
No. of samples analysed	: 2		



Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Quality Control Report contains the following information:

- Laboratory Duplicate (DUP) Report; Relative Percentage Difference (RPD) and Acceptance Limits
- Method Blank (MB) and Laboratory Control Spike (LCS) Report; Recovery and Acceptance Limits
- Matrix Spike (MS) Report; Recovery and Acceptance Limits

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Dilani Fernando	Senior Inorganic Chemist	Melbourne Inorganics, Springvale, VIC

RIGHT SOLUTIONS | RIGHT PARTNER



Page : 2 of 5
Work Order : EM2014024
Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
Project : 7313 Janet Street PSI

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis. Where the LOR of a reported result differs from standard LOR, this may be due to high

Key : Anonymous = Refers to samples which are not specifically part of this work order but formed part of the QC process lot

CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.

LOR = Limit of reporting

RPD = Relative Percentage Difference

= Indicates failed QC

Laboratory Duplicate (DUP) Report

The quality control term Laboratory Duplicate refers to a randomly selected intralaboratory split. Laboratory duplicates provide information regarding method precision and sample heterogeneity. The permitted ranges for the Relative Percent Deviation (RPD) of Laboratory Duplicates are specified in ALS Method QWI-EN38 and are dependent on the magnitude of results in comparison to the level of reporting: Result < 10 times LOR: No Limit; Result between 10 and 20 times LOR: 0% - 50%; Result > 20 times LOR: 0% - 20%.

Sub-Matrix: SOIL

Sub-Matrix: SOIL		Client sample ID	Method: Compound	CAS Number	LOR	Unit	Laboratory Duplicate (DUP) Report			
Laboratory sample ID	EG005(ED093)S : Soluble Metals by ICPAES (QC Lot: 3198765)						Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EM2014024-001		Townsend 1	EG005S: Arsenic	7440-38-2	0.1	mg/kg	<0.5	<0.5	0.00	No Limit
			EG005S: Cadmium	7440-43-9	0.1	mg/kg	<0.5	<0.5	0.00	No Limit
			EG005S: Chromium	7440-47-3	0.1	mg/kg	<0.5	<0.5	0.00	No Limit
			EG005S: Copper	7440-50-8	0.1	mg/kg	<0.5	<0.5	0.00	No Limit
			EG005S: Lead	7439-92-1	0.1	mg/kg	<0.5	<0.5	0.00	No Limit
			EG005S: Nickel	7440-02-0	0.1	mg/kg	<0.5	<0.5	0.00	No Limit
			EG005S: Selenium	7782-49-2	0.1	mg/kg	<0.5	<0.5	0.00	No Limit
			EG005S: Zinc	7440-66-6	0.1	mg/kg	<0.5	<0.5	0.00	No Limit
EG005(ED093)T: Total Metals by ICP-AES (QC Lot: 3198396)										
EM2014022-001		Anonymous	EG005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.00	No Limit
			EG005T: Chromium	7440-47-3	2	mg/kg	<2	<2	0.00	No Limit
			EG005T: Nickel	7440-02-0	2	mg/kg	<2	<2	0.00	No Limit
			EG005T: Arsenic	7440-38-2	5	mg/kg	<5	<5	0.00	No Limit
			EG005T: Copper	7440-50-8	5	mg/kg	<5	7	32.9	No Limit
			EG005T: Lead	7439-92-1	5	mg/kg	<5	<5	0.00	No Limit
			EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.00	No Limit
			EG005T: Zinc	7440-66-6	5	mg/kg	<5	<5	0.00	No Limit
EM2014038-015		Anonymous	EG005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.00	No Limit
			EG005T: Chromium	7440-47-3	2	mg/kg	47	46	0.00	0% - 20%
			EG005T: Nickel	7440-02-0	2	mg/kg	20	20	0.00	0% - 50%
			EG005T: Arsenic	7440-38-2	5	mg/kg	8	8	0.00	No Limit
			EG005T: Copper	7440-50-8	5	mg/kg	19	18	0.00	No Limit
			EG005T: Lead	7439-92-1	5	mg/kg	20	20	0.00	No Limit
			EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.00	No Limit
			EG005T: Zinc	7440-66-6	5	mg/kg	40	39	3.28	No Limit



Page : 3 of 5
 Work Order : EM2014024
 Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
 Project : 7313 Janet Street PSI

Sub-Matrix: SOIL			Laboratory Duplicate (DUP) Report						
Laboratory sample ID	Client sample ID	Method/Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EA001: pH in soil using 0.01M CaCl extract (QC Lot: 3198767)									
EM2013978-009	Anonymous	EA001: pH (CaCl2)	----	0.1	pH Unit	7.2	7.2	0.00	0% - 20%
EA010: Conductivity (1-5) (QC Lot: 3198764)									
EM2014024-001	Townsend 1	EA010: Electrical Conductivity @ 25°C	----	1	µS/cm	118	99	17.8	0% - 20%
EA055: Moisture Content (Dried @ 105-110°C) (QC Lot: 3198568)									
EM2014022-001	Anonymous	EA055: Moisture Content	----	0.1	%	11.4	12.0	4.66	0% - 50%
EM2014038-016	Anonymous	EA055: Moisture Content	----	0.1	%	14.1	14.0	0.00	0% - 50%
EG035S: Soluble Mercury by FIMS (QC Lot: 3198766)									
EM2014024-001	Townsend 1	EG035S: Mercury	7439-97-6	0.0005	mg/kg	<-0.0005	<-0.0005	0.00	No Limit
EG035T: Total Recoverable Mercury by FIMS (QC Lot: 3198395)									
EM2014022-001	Anonymous	EG035T: Mercury	7439-97-6	0.1	mg/kg	<-0.1	<-0.1	0.00	No Limit
EM2014038-015	Anonymous	EG035T: Mercury	7439-97-6	0.1	mg/kg	<-0.1	<-0.1	0.00	No Limit



Page : 4 of 5
Work Order : EM2014024
Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
Project : 7313 Janet Street PSI

Method Blank (MB) and Laboratory Control Spike (LCS) Report

The quality control term Method / Laboratory Blank refers to an analyte free matrix to which all reagents are added in the same volumes or proportions as used in standard sample preparation. The purpose of this QC parameter is to monitor potential laboratory contamination. The quality control term Laboratory Control Spike (LCS) refers to a certified reference material, or a known interference free matrix spiked with target analytes. The purpose of this QC parameter is to monitor method precision and accuracy independent of sample matrix. Dynamic Recovery Limits are based on statistical evaluation of processed LCS.

Sub-Matrix: **SOIL**

Sub-Matrix: SOIL	Method/Compound	CAS Number	LOR	Unit	Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
					Result	Spike Concentration	Spike Recovery (%)	Recovery Limits (%)	
Method: Compound									
EG005(ED093)S : Soluble Metals by ICPAES (QCLot: 3198765)									
	EG005S: Arsenic	7440-38-2	0.1	mg/kg	<0.1	5 mg/kg	116	80.0	120
	EG005S: Cadmium	7440-43-9	0.1	mg/kg	<0.1	5 mg/kg	104	80.0	120
	EG005S: Chromium	7440-47-3	0.1	mg/kg	<0.1	5 mg/kg	101	80.0	120
	EG005S: Copper	7440-50-8	0.1	mg/kg	<0.1	5 mg/kg	99.1	80.0	120
	EG005S: Lead	7439-92-1	0.1	mg/kg	<0.1	5 mg/kg	115	80.0	120
	EG005S: Nickel	7440-02-0	0.1	mg/kg	<0.1	5 mg/kg	104	80.0	120
	EG005S: Selenium	7782-49-2	0.1	mg/kg	<0.1	5 mg/kg	104	80.0	120
	EG005S: Zinc	7440-66-6	0.1	mg/kg	<0.1	5 mg/kg	113	80.0	120
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 3198396)									
	EG005T: Arsenic	7440-38-2	5	mg/kg	<5	21.7 mg/kg	96.9	78.5	107
	EG005T: Cadmium	7440-43-9	1	mg/kg	<1	4.64 mg/kg	91.0	76.2	108
	EG005T: Chromium	7440-47-3	2	mg/kg	<2	43.9 mg/kg	92.4	77.7	110
	EG005T: Copper	7440-50-8	5	mg/kg	<5	32 mg/kg	89.7	78.1	108
	EG005T: Lead	7439-92-1	5	mg/kg	<5	40 mg/kg	95.5	78.4	106
	EG005T: Nickel	7440-02-0	2	mg/kg	<2	55 mg/kg	98.9	79.9	109
	EG005T: Selenium	7782-49-2	5	mg/kg	<5	5.37 mg/kg	101	92.0	110
	EG005T: Zinc	7440-66-6	5	mg/kg	<5	60.8 mg/kg	98.6	79.1	110
EA010: Conductivity (1:5) (QCLot: 3198764)									
	EA010: Electrical Conductivity @ 25°C	----	1	µS/cm	<1	1413 µS/cm	99.7	94.5	105
EG035S: Soluble Mercury by FIMS (QCLot: 3198766)									
	EG035S: Mercury	7439-97-6	0.0005	mg/kg	<0.0005	0.25 mg/kg	101	80.0	120
EG035T: Total Recoverable Mercury by FIMS (QCLot: 3198395)									
	EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	2.57 mg/kg	97.8	76.9	110

Matrix Spike (MS) Report

The quality control term Matrix Spike (MS) refers to an intralaboratory split sample spiked with a representative set of target analytes. The purpose of this QC parameter is to monitor potential matrix effects on analyte recoveries. Static Recovery Limits as per laboratory Data Quality Objectives (DQOs). Ideal recovery ranges stated may be waived in the event of sample matrix interference.

Sub-Matrix: **SOIL**

Sub-Matrix: SOIL	Laboratory sample ID	Client sample ID	Method/Compound	Matrix Spike (MS) Report				
				CAS Number	Spike Concentration	Recovery Limits (%)		
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 3198396)								
EM2014024-001	Townsend 1		EG005T: Arsenic	7440-38-2	50 mg/kg	85.8	78.0	124
			EG005T: Cadmium	7440-43-9	50 mg/kg	95.1	84.0	116



Page : 5 of 5
 Work Order : EM2014024
 Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
 Project : 7313 Janet Street PSI

Sub-Matrix: SOIL

Sub-Matrix: SOIL							
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	Matrix Spike (MS) Report			
				Spike Concentration	MS SpikeRecovery(%)	Recovery Limits (%)	Low
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 3198396) - continued							
EM2014024-001	Townsend 1	EG005T: Chromium	7440-47-3	50 mg/kg	105	79.0	121
		EG005T: Copper	7440-50-8	250 mg/kg	97.2	80.0	120
		EG005T: Lead	7439-92-1	250 mg/kg	95.2	80.0	120
		EG005T: Nickel	7440-02-0	50 mg/kg	111	78.0	120
		EG005T: Zinc	7440-66-6	250 mg/kg	93.8	80.0	120
EG035T: Total Recoverable Mercury by FIMS (QCLot: 3198395)							
EM2014024-001	Townsend 1	EG035T: Mercury	7439-97-6	0.5 mg/kg	105	76.0	116



QA/QC Compliance Assessment to assist with Quality Review

Work Order	: EM2014024	Page	: 1 of 4
Client	: ENVIRONMENTAL SERVICE AND DESIGN PTY LTD	Laboratory	: Environmental Division Melbourne
Contact	: MAJIA ASPAAS	Telephone	: +6138549 9630
Project	: 7313 Janet Street PSI	Date Samples Received	: 13-Aug-2020
Site	: ----	Issue Date	: 17-Aug-2020
Sampler	: MAJIA ASPAAS	No. of samples received	: 2
Order number	: ----	No. of samples analysed	: 2

This report is automatically generated by the ALS LIMS through interpretation of the ALS Quality Control Report and several Quality Assurance parameters measured by ALS. This automated reporting highlights any non-conformances, facilitates faster and more accurate data validation and is designed to assist internal expert and external Auditor review. Many components of this report contribute to the overall DQO assessment and reporting for guideline compliance.

Brief method summaries and references are also provided to assist in traceability.

Summary of Outliers

Outliers : Quality Control Samples

This report highlights outliers flagged in the Quality Control (QC) Report.

- NO Method Blank value outliers occur.
- NO Duplicate outliers occur.
- NO Laboratory Control outliers occur.
- NO Matrix Spike outliers occur.
- For all regular sample matrices, NO surrogate recovery outliers occur.

Outliers : Analysis Holding Time Compliance

- NO Analysis Holding Time Outliers exist.

Outliers : Frequency of Quality Control Samples

- Quality Control Sample Frequency Outliers exist - please see following pages for full details.



Page : 2 of 4
Work Order : EM2014024
Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
Project : 7313 Janet Street PSI

Outliers : Frequency of Quality Control Samples

Matrix: SOIL

Quality Control Sample Type Method	Count		Rate (%)		Quality Control Specification
	QC	Regular	Actual	Expected	
Matrix Spikes (MS)	0	2	0.00	5.00	NEPM 2013 B3 & ALS QC Standard
Soluble Mercury by FIMS					

Analysis Holding Time Compliance

If samples are identified below as having been analysed or extracted outside of recommended holding times, this should be taken into consideration when interpreting results.

This report summarizes extraction / preparation and analysis times and compares each with ALS recommended holding times (referencing USEPA SW 846, APHA, AS and NEPM) based on the sample container provided. Dates reported represent first date of extraction or analysis and preclude subsequent dilutions and reruns. A listing of breaches (if any) is provided herein.

Holding time for leachate methods (e.g. TCLP) vary according to the analytes reported. Assessment compares the leach date with the shortest analyte holding time for the equivalent soil method. These are: organics 14 days, mercury 28 days & other metals 180 days. A recorded breach does not guarantee a breach for all non-volatile parameters.

Holding times for VOC in soils vary according to analytes of interest. Vinyl Chloride and Styrene holding time is 7 days; others 14 days. A recorded breach does not guarantee a breach for all VOC analytes and should be verified in case the reported breach is a false positive or Vinyl Chloride and Styrene are not key analytes of interest/concern.

Matrix: SOIL

Method Container / Client Sample ID(s)	Sample Date	Extraction / Preparation		Evaluation	Analysis		Evaluation
		Date extracted	Due for extraction		Date analysed	Due for analysis	
EA001: pH in soil using 0.01M CaCl ₂ extract Soil Glass Jar - Unpreserved (EA001) Townsend 1,	Townsend 2	12-Aug-2020	14-Aug-2020	19-Aug-2020	14-Aug-2020	14-Aug-2020	✓
EA010: Conductivity (1:5) Soil Glass Jar - Unpreserved (EA010) Townsend 1,	Townsend 2	12-Aug-2020	14-Aug-2020	19-Aug-2020	14-Aug-2020	11-Sep-2020	✓
EA055: Moisture Content (Dried @ 105-110°C) Soil Glass Jar - Unpreserved (EA055) Townsend 1,	Townsend 2	12-Aug-2020	---	---	13-Aug-2020	26-Aug-2020	✓
EG005(ED03)S: Soluble Metals by ICPAES Soil Glass Jar - Unpreserved (EG005S) Townsend 1,	Townsend 2	12-Aug-2020	14-Aug-2020	08-Feb-2021	14-Aug-2020	08-Feb-2021	✓
EG005(ED03)T: Total Metals by ICP-AES Soil Glass Jar - Unpreserved (EG005T) Townsend 1,	Townsend 2	12-Aug-2020	13-Aug-2020	08-Feb-2021	13-Aug-2020	08-Feb-2021	✓
EG035S: Soluble Mercury by FIMS Soil Glass Jar - Unpreserved (EG035S) Townsend 1,	Townsend 2	12-Aug-2020	14-Aug-2020	09-Sep-2020	14-Aug-2020	09-Sep-2020	✓
EG035T: Total Recoverable Mercury by FIMS Soil Glass Jar - Unpreserved (EG035T) Townsend 1,	Townsend 2	12-Aug-2020	13-Aug-2020	09-Sep-2020	14-Aug-2020	09-Sep-2020	✓



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Work Order : EM2014024
Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
Project : 7313 Janet Street PSI

Quality Control Parameter Frequency Compliance

The following report summarises the frequency of laboratory QC samples analysed within the analytical lot(s) in which the submitted sample(s) was(were) processed. Actual rate should be greater than or equal to the expected rate. A listing of breaches is provided in the Summary of Outliers.

Matrix: **SOIL**

Evaluation: ✖ = Quality Control frequency not within specification ; ✓ = Quality Control frequency within specification.

Quality Control Sample Type	Method	Count		Rate (%)		Quality Control Specification	
		QC	Regular	Actual	Expected	Evaluation	
Analytical Methods							
Laboratory Duplicates (DUP)							
Electrical Conductivity (1:5) Moisture Content pH in soil using a 0.01M CaCl2 extract Soluble Mercury by FIMS Soluble Metals by ICPAES Total Mercury by FIMS Total Metals by ICP-AES	EA010	1	2	50.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
	EA055	2	13	15.38	10.00	✓	NEPM 2013 B3 & ALS QC Standard
	EA001	1	9	11.11	10.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG035S	1	2	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG005S	1	2	50.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG035T	2	13	15.38	10.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG005T	2	13	15.38	10.00	✓	NEPM 2013 B3 & ALS QC Standard
	Laboratory Control Samples (LCS)						
Electrical Conductivity (1:5) Soluble Mercury by FIMS Soluble Metals by ICPAES Total Mercury by FIMS Total Metals by ICP-AES	EA010	1	2	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG035S	1	2	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG005S	2	2	100.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG035T	1	13	7.69	5.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG005T	1	13	7.69	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
Electrical Conductivity (1:5) Soluble Mercury by FIMS Soluble Metals by ICPAES Total Mercury by FIMS Total Metals by ICP-AES	EA010	1	2	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG035S	1	2	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG005S	1	2	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG035T	1	13	7.69	5.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG005T	1	13	7.69	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
Soluble Mercury by FIMS Total Mercury by FIMS Total Metals by ICP-AES	EG035S	0	2	0.00	5.00	✖	NEPM 2013 B3 & ALS QC Standard
	EG035T	1	13	7.69	5.00	✓	NEPM 2013 B3 & ALS QC Standard
	EG005T	1	13	7.69	5.00	✓	NEPM 2013 B3 & ALS QC Standard



Page : 4 of 4
 Work Order : EM2014024
 Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
 Project : 7313 Janet Street PSI

Brief Method Summaries

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the US EPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request. The following report provides brief descriptions of the analytical procedures employed for results reported in the Certificate of Analysis. Sources from which ALS methods have been developed are provided within the Method Descriptions.

Analytical Methods	Method	Matrix	Method Descriptions
pH in soil using a 0.01M CaCl ₂ extract	EA001	SOIL	In house: Referenced to Rayment and Lyons 4B3 (mod.) or 4B4 (mod.) 10 g of soil is mixed with 50 mL of 0.01M CaCl ₂ and tumbled end over end for 1 hour. pH is measured from the continuous suspension. This method is compliant with NEPM Schedule B(3).
Electrical Conductivity (1:5)	EA010	SOIL	In house: Referenced to Rayment and Lyons 3A1 and APHA 2510. Conductivity is determined on soil samples using a 1:5 soil:water leach. This method is compliant with NEPM Schedule B(3).
Moisture Content	EA055	SOIL	In house: A gravimetric procedure based on weight loss over a 12 hour drying period at 105-110 degrees C. This method is compliant with NEPM Schedule B(3).
Soluble Metals by ICP-AES	EG005S	SOIL	In house: Referenced to APHA 3120; USEPA SW 846 - 6010. Soluble metals are determined following an appropriate soil / water extraction of the soil. The ICP-AES technique ionises samples in a plasma, emitting characteristic spectrums based on metals present. Intensities at selected wavelengths are compared against those of matrix matched standards.
Total Metals by ICP-AES	EG005T	SOIL	In house: Referenced to APHA 3120; USEPA SW 846 - 6010. Metals are determined following an appropriate acid digestion of the soil. The ICP-AES technique ionises samples in a plasma, emitting a characteristic spectrum based on metals present. Intensities at selected wavelengths are compared against those of matrix matched standards. This method is compliant with NEPM Schedule B(3).
Soluble Mercury by FIMS	EG035S	SOIL	In house: Referenced to AS 3550, APHA 3112 Hg - B (Flow-injection (SnCl ₂)(Cold Vapour generation) AAS) FIM-AAS is an automated flameless atomic absorption technique. Mercury in solids are determined following an appropriate acid digestion. A bromate/bromide reagent is used to oxidise any organic mercury compounds in the extract. Ionic mercury is reduced online to atomic mercury vapour by SnCl ₂ which is then purged into a heated quartz cell. Quantification is by comparing absorbance against a calibration curve.
Total Mercury by FIMS	EG035T	SOIL	In house: Referenced to AS 3550, APHA 3112 Hg - B (Flow-injection (SnCl ₂)(Cold Vapour generation) AAS) FIM-AAS is an automated flameless atomic absorption technique. Mercury in solids are determined following an appropriate acid digestion. Ionic mercury is reduced online to atomic mercury vapour by SnCl ₂ which is then purged into a heated quartz cell. Quantification is by comparing absorbance against a calibration curve. This method is compliant with NEPM Schedule B(3).
Preparation Methods	Method	Matrix	Method Descriptions
pH in soil using a 0.01M CaCl ₂ extract	EA001-PR	SOIL	In house: Referenced to Rayment and Higginson 4B1, 10 g of soil is mixed with 50 mL of 0.01M CaCl ₂ and tumbled end over end for 1 hour. pH is measured from the continuous suspension. This method is compliant with NEPM Schedule B(3).
1:5 solid / water leach for soluble analytes	EN34	SOIL	10 g of soil is mixed with 50 mL of reagent grade water and tumbled end over end for 1 hour. Water soluble salts are leached from the soil by the continuous suspension. Samples are settled and the water filtered off for analysis.
Hot Block Digest for metals in soils sediments and sludges	EN69	SOIL	In house: Referenced to USEPA 2002. Hot Block Acid Digestion 1.0g of sample is heated with Nitric and Hydrochloric acids, then cooled. Peroxide is added and samples heated and cooled again before being filtered and bulked to volume for analysis. Digest is appropriate for determination of selected metals in sludge, sediments, and soils. This method is compliant with NEPM Schedule B(3).



Submission to Planning Authority Notice

Council Planning Permit No.	SD 2020/1305		Council notice date	1/07/2020
TasWater details				
TasWater Reference No.	TWDA 2020/00917-BCC		Date of response	6/07/2020
TasWater Contact	David Boyle	Phone No.	0436 629 652	
Response issued to				
Council name	BURNIE COUNCIL			
Contact details	planning@burnie.net			
Development details				
Address	LOT 1 WEST MOOREVILLE RD, PARK GROVE		Property ID (PID)	9196616
Description of development	Subdivision - 12 lots Stage 4			
Schedule of drawings/documents				
Prepared by	Drawing/document No.	Revision No.	Date of Issue	
Rare.	19.142 C500 & C600	1	25/06/2020	
Conditions				
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:				
CONNECTIONS, METERING & BACKFLOW				
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 				
ASSET CREATION & INFRASTRUCTURE WORKS				
<ol style="list-style-type: none"> 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements. 8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or 				



upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "19.142 C500 & C600", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay a development assessment fee of \$675.71 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the



Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

17. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit

<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

A handwritten signature in black ink, appearing to read "J. Taylor".

Jason Taylor

Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

PLEASE QUOTE

Your Ref:

Our Ref: 31/13/4; 20/13/616; 9196616; 956242

Enquiries: Michael Jack (MJ:JYC)

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.net
Web: www.burnie.netWe value your feedback on our service.
Tell us about it at www.burnie.net/feedback

30 June 2020

Mr Andrew Goelst
Rare Innovation Pty Ltd
Level 1A, 10-14 Paterson Street
LAUNCESTON TAS 7250

Email: andrew.goelst@rarein.com.au

A hard copy will not be sent unless requested

Dear Mr Goelst

**LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 and URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR ROAD ACCESS and/or DRAINAGE ACCESS
PROPOSED DEVELOPMENT – WEST MOOREVILLE ROAD, PARK GROVE**

Thank you for your request for a 'Statement of Compliance for Road Access and Drainage Access' dated 6 May 2020.

Access **can be provided** to the road network at Janet Drive and Mills Road to allow access to your proposed subdivision development consisting of 12 lots. Access can be provided subject to the following:

- Access to the proposed site shall be located generally in accordance with your drawing set Project No. 19.142 revision 25 June 2020 Sheet C500 **attached**.
- Prior to commencement of works, detailed construction plans of all proposed works, must be submitted for review by Burnie City Council. No works can proceed until the plans submitted are endorsed as 'approved for construction'.
- In this regard, all works are to be undertaken in accordance with *Infrastructure Assets – Standards Policy CP-CBS-SG-031*, LGAT Standard Drawings, to the satisfaction of Burnie City Council and at the developer's expense.

Access **can be provided** to the stormwater network to drain stormwater from your proposed development. Access can be provided subject to the following:

- Access to the proposed site shall be located generally in accordance with your drawing set Project No. 19.142 revision 25 June 2020 Sheet C500 **attached**.
- Prior to commencement of works, detailed construction plans of all proposed works, must be submitted for review by Burnie City Council. No works can proceed until the plans submitted are endorsed as 'approved for construction'.
- In this regard all works are to be undertaken in accordance with *Infrastructure Assets – Standards Policy CP-CBS-SG-031*, LGAT Standard Drawings, to the satisfaction of Burnie City Council and at the developer's expense.

(2)

This 'Statement of Compliance' is not an approval to create an access nor is it a 'Land Use Permit' for the proposed use or development.

For construction work within the road reserve a 'Permit to Conduct Work in a Council Street' will be required. An application form for this permit is available on Council's website, www.burnie.net, together with the 'General Terms and Conditions' and 'Requirements, Guidelines and Conditions of Constructing a Driveway to a Council Street'.

This 'Statement of Compliance' is valid for a period of 12 months from date shown above.

Should you have any further queries, please contact Council's Technical Officer - Development and Design, Mr Michael Jack on 6430 5754 or email: mjack@burnie.net

Yours faithfully



Gary Neil
DIRECTOR WORKS AND SERVICES

Enc

cc Planning Officers, Land and Environmental Services, BCC



Planning Department
Burnie City Council

Representation Land Use Permit Application - SD 2020/1305-

In relation to the above Land use permit application I wish to submit the following:

In Metier Planning and developments report 12.1.2 Local Area Objectives (i) (1v) restrictions imposed by environmental constraints they have failed to address by oversight or omission a number of rare and or endangered species that live on or adjacent to the site of this development.

1. The remnant bushland on stage 5 of this site and adjacent properties centred around Cooe creek contains a nest site of a pair of Tasmanian Wedge Tailed Eagles (*Aquila audax subsp. fleayi*) regularly seen being pursued by plovers back to their nest site. This past breeding season must have been successful as a smaller third eagle has been observed with them.

The following is copied from the threatened species link-

Habitat

- 'Habitat' refers to both known habitat for the species (i.e. in or near habitat where the species has been recorded) and potential habitat (i.e. areas of habitat with appropriate characteristics for the species and within the species' potential range which have not yet been surveyed).
- If in doubt about whether a site represents potential habitat for this species, contact the [Threatened Species Section](#) for further advice.
- The known range of Tasmania's Wedge-tailed Eagle includes the whole of mainland Tasmania from the coast to the Central Highlands, and many of the larger offshore islands.
- Nesting habitat includes the following elements: patches of mature (including old-growth) forest, or forest with mature/old-growth elements, normally greater than 10 ha in area; nest trees usually tall (25-75 m), large and robust mature eucalypts, generally taller than the canopy; nests are often constructed in the tallest and largest tree at a site, and usually located within the canopy even when the nest tree is taller; nests typically occur on the lee (sheltered) aspect of the site (or where hills shelter an otherwise exposed site), with the nest situated below the ridge level for protection from prevailing winds. Less typical habitat may sometimes be used (e.g. where the habitat has been much modified) where food is readily available.

What to avoid

- Disturbance (visible, or extreme audible) to a nesting eagle - this can result in the death of eggs or chicks, through exposure to cold, heat or predation while adults are absent - including:
 - people or loud machinery too near the nest during the breeding season
(‘too near’ can be many hundreds of metres if in direct line of sight of the nest);
 - residential development near nesting habitat; and
 - investigating nests during the breeding season.
- Removal of nest trees or surrounding vegetation (the same nest may be used intermittently over decades)
- Risks of collisions with tall structures where the structure is difficult for an eagle to perceive in flight (e.g. power lines, horizontal axis wind turbines, guy wires).

Breeding season and levels of disturbance

- The majority of Wedge-tailed Eagle breeding activity typically occurs between August and January, but this varies between eagle pairs and from year to year. The breeding season includes the highly sensitive courting period, when birds are at or near the nest assessing levels of disturbance and nest suitability just prior to laying; this courting period most often occurs in July, but may begin with nest lining in June. In some years chicks will not fledge until as late as March, with disturbance prior to this event potentially causing young birds to attempt to fly before they are fully fledged.
- The [Threatened Species Section](#) may be able to advise on the timing of the current season.
- If a nesting eagle perceives a disturbance as a threat, even from hundreds of metres away, it may leave its eggs or chicks at risk of cold, heat and predation. It may desert its nest site for years and long after the disturbance has ceased.
- A disturbance is more likely to disrupt breeding if: visible; louder; more intense; closer (either vertically or horizontally); over a longer period; more frequent; across a larger area; earlier in the breeding season; above the nest; people are visible; people are looking towards the nest; during the day; helicopters are involved; during extreme weather.
- Wedge-tailed eagles vary in their tolerance levels, and some may eventually nest in areas near certain levels of regular disturbance after some months or years spent assessing an area. However, a small additional disturbance may then be ‘the straw that breaks the camel’s back’, i.e. enough to disrupt breeding, sometimes for years.
- Eagles are more tolerant of ongoing disturbance that began in an area before they started nesting, than they are of disturbance that is introduced once they are nesting.

Surveying

Key	Survey reliability more info
M	Peak survey period
M	Potential survey period
M	Non-survey period

To ensure you follow the law - check whether your survey requires a permit. Always report any new records to the [Natural Values Atlas](#), or send the information direct to the [Threatened Species Section](#). Refer to the [Activity Advice: Surveying](#) page for background information.

<i>Aquila audax fleayi</i>	Spring					Summer					Autumn					Winter							
Wedge-tailed Eagle nests	S	S	O	O	N	N	D	D	J	J	F	F	M	M	A	A	M	M	J	J	J	A	A

- The Natural Values Atlas holds location records for all reported Wedge-tailed Eagle nests.
- Survey for Wedge-tailed Eagle nest sites requires targeted searching of potential nesting habitat, outside the breeding season, which may vary in timing. See Key Points: Breeding Season and Levels of Disturbance, above, for more information.
- An eagle nest is constructed of sticks (mostly about the diameter of a human finger) and lined with bark. The nest normally measures 1 - 3 m across and 0.5 - 3 m deep, usually in a flat, robust fork close to the tree trunk, within the forest canopy and away from the ground slope. The nest tree is typically the tallest, largest tree in the area, with few branches near the ground
- Even if a nest is in poor condition or can no longer be found, its use in the past indicates that the site contains the essential suitable elements and may be returned to in future years.
- Results from previous surveys may not remain valid long-term. A new nest site may be established at the start of a breeding season, so a survey needs to be timed carefully in relation to a scheduled activity.
- To accurately assess whether a nest is in line of sight of an activity - seek expert advice. For long-term activities, do not depend on objects such as trees (which may fall, burn or be cut down) to block line of sight.
- Seek expert advice on whether a nest is being used during any one breeding season. An eagle nest may not be used for consecutive breeding seasons, and may be returned to even after many breeding seasons without use. A survey to check whether a nest is being used can easily disrupt breeding. Furthermore, eggs, chicks and other signs of nest activity can be difficult to detect by inexperienced surveyors.

- Important! Nest searches and surveys can easily disturb nesting birds, resulting in the death of eggs or chicks through cold or predation while adults are absent. To avoid this, nest searches and surveys must be carefully planned, and should only be carried out at the right time of year, by personnel with appropriate training.
- Seek further advice from the [Threatened Species Section](#).

2. Burrowing Crayfish (Burnie) (*Engaeus yabbimunna*)

Habitat

- 'Habitat' refers to both known habitat for the species (i.e. in or near habitat where the species has been recorded) and potential habitat (i.e. areas of habitat with appropriate characteristics for the species and within the species potential range which have not yet been adequately surveyed).
- If in doubt about whether a site represents potential habitat for this species, contact the [Threatened Species Section](#) for further advice.
- The known range of the Burnie Burrowing Crayfish includes an area of approximately 130 square km in and around the city of Burnie, north-west Tasmania. Known localities include Burnie Park, Shorewell Creek, Romaine Creek and the eastern arm of Cooe Creek (all in urban Burnie), plus several localities to the west of Burnie including Seabrook, Camp Creek, Distillery Creek, and a small tributary of the Cam River.
- The potential range of the Burnie Burrowing Crayfish may extend beyond its currently known range, as there is a large gap (at least 18 square kilometres) separating the smaller eastern (urban) and larger western populations of the species, including the lower reaches of Distillery Creek, the Cam River, Messengers Creek and Cooe Creek (including the whole of the western arm).
- Note that burrowing crayfish can occur in areas where there has been a lot of human activity, and in places that are not near obvious standing or running water (i.e. they do not need to be in streams or obvious wetlands).
- Habitat for the Burnie Burrowing Crayfish includes the following elements: well-covered, slowly draining strips of fern-dominated native riparian vegetation; the species is known from stream banks and seepages retaining remnant riparian vegetation within Burnie; outside Burnie the species has been recorded in open and grassy sheep pasture, farm dams, roadside seeps and culverts, sedgely marsh, and some moderately disturbed stream sides.

What to avoid

- Habitat degradation in the urban environment (e.g. from water pollution, water diversion, removal of habitat)
- Clearing and conversion of non-urban habitat (e.g. for pasture or plantation)
- Soil disturbance and changes to drainage patterns (e.g. from roadworks and associated drainage works, clearing and conversion up-stream of habitat, hazard reduction and high-intensity fires)
- Off target damage from pesticides and herbicides
- Crushing crayfish or their burrows
- Activities that degrade river bank integrity and enhance erosion (e.g. alluvial mining)

On the EPA website for this Council project is a report -BURNIE WASTE MANAGEMENT CENTRE STAGE 1 LANDFILL LEACHATE TREATMENT WETLAND DEVELOPMENT PROPOSAL & ENVIRONMENTAL MANAGEMENT PLAN detailing the existence of the borrowing crayfish on this tributary of Cooe Creek as it passes through stages 1-3 of this development. Whilst the habitat in these stages has been substantially altered the watercourse in stage 5 adjacent to stage 4 is potential habitat or it could be created if further excavation and filling is restricted.

3 Eastern barred bandicoot (*Perameles gunnii*) on the food chain of the eagles hiding in the gorse and coming out at night to feed on land that hasn't already had filled placed over it.

This stage should not be approved as it does not contain any information on the impacts to the eagles from this development. Furthermore Council should investigate acquiring the balance of the property including stage 5 and adjoining remnant bush for a nature reserve and public open space given that it adjoins the Cooe Creek riparian reserve and the green belt upstream of this development on this tributary of Cooe Creek. The Inspiring Place consultants report indicates a need for more of these areas over time.

In the geo technical report p2(1) slope change no reports of landslips were found in the MRT data base or in the GHD report. It is highly probable that this is because the area was filled during development of Heather Crescent as evidenced from the regularly spaced contours. Excavation of this area caused subsidence not landslip.

The section of this report addressing E4 change in ground level code and the grooming of the metastable slope in the western most lots may cause contaminated run off into Cooe Creek resulting in a fish kill.

Don Lucas



2nd August 2020

General Manager
Burnie City Council
PO Box 973
Burnie 7320

Dear Sir

Re - Permit Application SD 2020/1305, West Mooreville Rd, Park Grove

On behalf of residents identified at the end of this letter and located in Heather Crescent and Mills Rd adjacent to the proposed Subdivision for 12 residential lots, we wish to lodge the following representation.

We request that Council defer any consideration of this application until such time as the reinstatement of the bank in the area behind numbers 1,3 and 5 Heather Crescent is completed in accordance with the engineering advice provided. This bank was the subject of a landslip which occurred in July 2019. We understand that the permit for this reinstatement has been submitted and is under consideration by Council.

Whilst the subdivision lots proposed are not directly on the area of the bank reinstatement in question they are immediately adjacent to it. The priority for the residents affected is that the landslip impact areas be fully rectified and no further work should proceed until this is completed. It is understood this is the subject of a separate permit application to Council under preparation from the developer.

Residents in the properties at 1 and 5 Heather Crescent are still seeking redress for the damage caused not to mention the stress and suffering caused by the landslip and subsequent deliberations to fix the problem caused by inappropriate actions of the developer. We understand the process involved around the bank reinstatement and ask that this be expedited to get completion and allow us to move forward.

We refer to page 11 of the application and the background comments from Metier Planning and Development. The comment in relation to a significant period of wet weather in July 2019 when the slope failed does not stand up. July rainfall was 151mms in Burnie which compared to an average over the last 10 years of 134 mm and that 4 of the 10 years had higher rainfall levels than 151mm. So July 2019 was not exceptionally wet and the wet weather did not cause the landslip, but rather the drastic site excavation works over the previous 18 months by the developer caused the slip to occur.

With the history of issues around this subdivision site development we believe Council needs to be very thorough and prudent in its assessment of any new permit applications

Re - Permit Application SD 2020/1305, West Mooreville Rd, Park Grove

made by the developer. Much of the site in question has issues as to its suitability for residential development.

There are a number of matters to raise in relation to the Permit and the supporting documentation provided. Where possible these have been referred to items in the new Tasmanian Planning Scheme which Burnie Council has just adopted. Access to details from the Interim Planning Scheme 2013 has not been possible.

These matters are listed below:

1. A number of the proposed blocks, notably lots 34 and 36, are located on area with hazardous materials present being substantially affected by fill (ex Pulp Mill residues) from the quarry and rubbish dump operations that occurred back before the 1990's. There is 9 Metres of fill there which is considered hazardous due to man made disturbance "a dump site for industrial waste, notably furnace ash". Other fill has been placed on the site which came from the bank excavations behind Heather Crescent. This ash is acidic, hazardous and must be considered questionable for building on. Engineering reports in the application cover this but do not conclude properly on the building issue. It is identified as a risk. We think it needs further independent evaluation and analysis as to the specific nature of the materials before any lots are to be subdivided for sale.

We refer to the Tasmanian Planning Scheme C14.0 Purpose of the Potentially Contaminated Land Code and the need to "ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment". The table supporting this clause mentions specific activity that can cause contamination. This does appear to be the case on the proposed site. We take issue with the comment by Metier Planning and Development on page 141 of the Permit application where they state that this section is not applicable.

2. Further to lots 34 and 36 on the western edge of the subdivision, there is reference to the embankment down to Cooee Creek. This is an area of doubtful stability and would need major works to ensure it meets the standards for building. We would question the ability to build in this vicinity with the slope to the creek and the loose fill in the area.

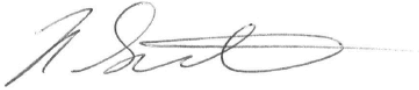
The aesthetic qualities of this area have already been lost with the subdivision with vegetation removal and earthworks adjacent to Cooee Creek that will have impacted habitats and birdlife in the area. Low density residential housing should have development which has some environmental sensitivity.

3. The Tasmanian Planning Scheme reference on low density residential housing, clause 10.4.4 states that site coverage should be up to 30% for dwellings. This does not appear to be the case for other residential blocks in the subdivision and will it be enforced for the current permit?.

Re - Permit Application SD 2020/1305, West Mooreville Rd, Park Grove

We ask Council to consider the matters raised above in the deliberations on the permit application in question. We also suggest that Councillors might benefit from a first hand inspection of the site in question.

Yours faithfully



Mark and Sue Smith

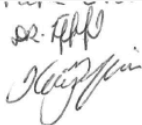
Signed and supported by other residents below:

mmunday
Tameika Munday



Ken & Lois Moore

Dion & Kay Triffitt



Steven & Agnes Townsend

Stephen & Kathina Dickson



Hayden & Cassia Hamber



Monica & Howard Edwards

Howard in Leht

marcel

- 6 -

AGREEMENT TO EXTEND TIME IN WHICH PERMIT APPLICATION IS TO BE DECIDED

Permit Application SD 2020/1305 – West Mooreville Road, Park Grove

I, Andrew Goelst,

the applicant for application SD 2020/1305 for a permit to subdivide land off West Mooreville Road, Park Grove agree in accordance with section 57(6)(b)(i) *Land Use Planning and Approvals Act 1993* to extend the time in which the Burnie planning authority is required to make a decision on the application until 30 September 2020.

Signed 

Name Andrew Goelst

Date 19 August 2020

WORKS AND SERVICES**AO216-20 BURNIE INDOOR SPORTS CENTRE
PLANNING STUDY**

FILE NO: 5/5/155 & 5/6/155
PREVIOUS MIN:

MAKING BURNIE 2030 – CORPORATE PLAN REFERENCE:

Direction	1	AN ATTRACTIVE PLACE TO LIVE, WORK AND PLAY
Objective	1.3	A community that promotes and values its broad range of quality leisure, recreational and sporting opportunities.
Strategy	1.3.2	Maintain and develop recreational and sporting facilities to encourage greater participation and sporting opportunities.

1.0 RECOMMENDATION:

“THAT Council:

- 1) Endorse the Indoor Sports Planning Study recommendations, broadly being the provision of four (4) indoor courts (sprung timber floor), show court, up to 1,500 seating capacity, indoor space (1,000m²) for various sports and the support facilities as noted in the report; and***
- 2) Note the engagement of @Leisure Planning to progress the next stage of investigation for the Indoor Sports Centre Project, for the sum of \$12,000, excluding GST.”***

2.0 SUMMARY

This report presents the Burnie Indoor Sports Planning Study for Council’s consideration and endorsement. It is suggested that the report demonstrates community need for a new (upgraded) indoor sports facility.

Should Council endorse the study recommendations, the next steps in the process would be to:

- Identify and evaluate potential sites.
- Prepare a design concept.
- Prepare probable costs of construction.

This information package would clearly detail the scope and nature of the proposed project and be used to support Council in seeking funding support for the project from the two tiers of Government.

3.0 BACKGROUND

Council had identified a need to explore the merits of improving / developing its indoor sports centre facilities to meet the needs of existing users and provide for future growth in terms of participants and the range of sports catered for.

A working group was established to support Council in that process, with representatives of current and prospective user groups participating.

Following collective discussions a broad understanding of future needs, opportunities, issues and concerns were established.

Building upon that work, consultants @Leisure Planners were engaged to undertake a needs analysis for indoor sports centre facilities in the community and to make recommendations as to the scale and nature of indoor sports facilities which will meet the now and forecast future needs of the community.

Upon investigating the needs the consultants undertook extensive consultation with local indoor sporting and activity groups, some outdoor sports groups as well as representatives of regional and state sporting bodies.

This report presents the resultant study report for Council's consideration.

4.0 LEGISLATIVE REQUIREMENTS

This reports presents no legislative implications for Council.

5.0 POLICY CONSIDERATIONS

Council has identified forward planning for a new (upgraded) indoor sports centre as a strategic priority in the 2020/21 financial year.

6.0 FINANCIAL IMPACT

Council engaged @Leisure Planners to undertake the study in question though a quotation process.

In the discussion section of this report it is proposed that @Leisure Planners be engaged to progress a further body of work. The value of this work is \$12,000, excluding GST.

Funds have been allocated in the 2020/21 Capital Works Program to support planning and design for the sport stadium project.

The development of a new indoor sports stadium may cost in the order of \$20M. Progressing the physical aspects of project will be the subject of future reports to Council. Council will work with the two tiers of Government to seek funding support for the development of a new facility.

7.0 DISCUSSION

Consultants @Leisure Planners were engaged to undertake a needs analysis for indoor sports centre facilities in the community and to make recommendations as to the scale and nature of indoor sports centre facilities which will meet the now and forecast future needs of the community.

In investigating the needs, the consultants undertook extensive consultation with local indoor sporting and activity groups as well some outdoor sports groups, and representatives of regional and state sporting bodies.

A copy of the final draft planning study from the consultants is **attached**.

Section 6 of the report provides detail as to the suggested configuration of a sports centre (word picture), to meet identified need in terms of court numbers and ancillary facilities.

In summary, a stadium which has four (4) full size courts incorporating a show court and seating for up to 1,500 people, and including a range of support facilities, was put forward as a proposed model.

Such a facility would have a footprint of some 6,500m². The Upper Burnie Sport Centre has a building footprint of some 2,400m² excluding the adjacent sports club building.

Section 6.2 of the report includes a discussion as to whether four (4) courts are enough. It is important to note that the proposed four (4) court stadium would have a match / game focus and meet that need, however there would be a continuing need to access training venues in the city.

This approach balances the need to maintain use of those facilities and providing appropriate compliant spaces for competition needs of various levels.

A high level cost indication of \$20M for such a stadium was provided. This is only an order of cost and the project cost would be dependent upon many factors.

An optional additional space suitable for other indoor activities e.g. archery, cricket, outdoor sports training, was also identified as being desirable. This is not included in the project cost noted above and could have a floor area of some 1,000m².

If this additional space were included the floor space required could be in the order of 7,500m².

Externally there would be a requirement to provide car parking, landscaping etc, as such the site selection would need to consider the space available to meet these requirements.

For information purposes a potential operating model for the facility was discussed in the report.

The Burnie Indoor Sports Centre Working Group was provided with a briefing on the planning study at a meeting held on 11 August 2020.

The stadium configuration put forward in the study was supported by the members of the working group.

The consultant provided a presentation to Council at the workshop held on 25 August 2020.

It is recommended to Council that they endorse the study recommendations. In doing so this provides certainty as to the nature of the project which Council will be further investigating.

Were Council to be supportive of that approach, the next stage would be to undertake a body of work to understand where the new sports centre may be located and develop a concept layout for the building.

Two broad options to investigate are:

- Integrate the new facility into the existing sports centre at Upper Burnie.
- Develop a new facility.

The consultants have provided some advice on a decision making process to assess these two options, refer to **attached**.

In assessing potential sites, there would be a need to develop a set of criteria to enable the merits of each site to be objectively assessed against achieving the project outcomes.

Matters that may be relevant to consider include:

- Suitable land space available for the facility, car parking etc.
- Zoning and current use of the site.
- Access to the site – roads, public transport.
- Proximity to other facilities.
- Demographic in the surrounding community.
- And the like.

@ Leisure Planners have indicated that the cost to undertake some further work on this project would be in the order of \$12,000 ex GST, which would include:

- Identify and evaluate potential sites.
- Prepare a design concept.
- Prepare probable costs of construction.

Normally Council would seek quotations for this work. In this instance Officers are of a view that the quotation should be accepted for the following reasons:

- The consultants have developed a clear understanding of the project and have established connections with the stakeholder groups.

- The consultant has demonstrated a sound approach to the project and delivered in a timely manner.
- Officers believe the price provided is representative of the cost of the work to be progressed.

This work would be progressed over the next few months.

The findings of the further work would be presented to the working group and Council for consideration.

8.0 RISK

The development of a new indoor sports centre will be a significant investment for Council, as such it is important for there to be a clear rationale for the project, demonstrated need and an understanding of the capital and operational cost implications for the project.

High level risks to consider include:

- Proposed facility does not meet the need of current and future users.
- Poor site selection.
- Lack of clarity on operational and capital cost.
- Operating model for the facility to maximise use and minimise cost.

The work undertaken by @Leisure Planners will provide a sound basis for establishing the nature and scale of a new indoor sports centre, catering for the current and future needs of the community, as assessed.

The consultant have engaged with a range of stakeholder groups, locally and regionally and at State level to develop a clear understanding of need, listening to their needs and expectations.

Further work is required to assess potential sites for the new facility. A multi-criteria assessment process will be used to compare the merits of possible sites.

The report provides a high level understanding of capital and operational costs implications, which will be further reviewed as the finer elements of the project are worked upon.

9.0 CONSULTATION

Council established the Burnie Indoor Sports Stadium Working Group to support this project.

In preparing the Indoor Sports Planning Study, the consultants @Leisure planning have engaged with:

- The working group.
- Local sporting and activity groups.
- Local schools.

- Regional and State sports bodies.
- Council Officers.
- Council.

The working group was provided with a briefing on the study outcomes and afforded the opportunity to provide comment.

There was general support from the Working Group as to the recommendations put forward.

ATTACHMENTS

1. [Burnie Indoor Sports Centre Planning Study - July 2020 and Decision Making Process](#)

COUNCIL RESOLUTION

Resolution number: MO257-20

MOVED: Cr D Pease

SECONDED: Cr K Dorsey

“THAT Council:

- 1) Endorse the Indoor Sports Planning Study recommendations, broadly being the provision of four (4) indoor courts (sprung timber floor), show court, up to 1,500 seating capacity, indoor space (1,000m²) for various sports and the support facilities as noted in the report; and**
- 2) Note the engagement of @Leisure Planning to progress the next stage of investigation for the Indoor Sports Centre Project, for the sum of \$12,000, excluding GST.”**

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY



INDOOR SPORTS PLANNING STUDY

JULY 2020





21/7/20

About this document

This document is the Burnie Indoor Sports Centre Planning Study.

The views expressed from consultation in this document are those provided by the Burnie sporting community. They do not necessarily reflect the views held by @leisure or Council.

Acknowledgements

@leisure would like to acknowledge the support and assistance provided by:

- Garry Neil Director of Works and Services, Burnie City Council- (Project Manager)
- Allison Daley Community Development Officer, Burnie City Council (Project Support)

We would also like to thank the sports clubs, associations, state sporting bodies and schools who have contributed to this project.



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21/7/20

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1. The Project

The project aims to:

- Gain a clear analysis of present and future indoor recreation facility needs
- Compare costs and benefits associated with the development of additional indoor facility space
- Balance the needs of local sporting groups and both primary and potential user groups, in addition to supporting the sourcing of grant funding applications.
- Inform a concept design for the indoor sports centre.

1.1 Project scope

The project brief included the following tasks.

- Empirical evidence related to current and future participation levels in sports and catchment areas met by the facility
- Mapping current provision and use of indoor sport and recreation facilities
- Community consultation and engagement process with local and State/National sports clubs and organisations
- Benchmark provision in Burnie against areas and towns with similar characteristics
- Document other relevant issues and industry trends impacting on indoor courts provision and use.
- Document existing shortages in provision and type of indoor sports facilities within the Council.
- Determining the suggested sports centre facilities and configuration
- An indicative (first-order cost only) project cost expectation.

1.2 Project outcomes

This recreation planning assignment will:

- Establish the rationale for the Council's future direction for a new indoor sports centre
- Provide an evidence-based recommendation as to the scale, features and facilities for a new indoor sports centre (or other solution to meet demonstrated need) which will cater for current users, identify new users, fill needs gaps and provide capacity for a 50-year growth horizon
- Detail an evidence-based assessment of current sports centre utilisation
- Forecast growth in sports participation based on National and Tasmanian and North West trends and sports association information
- Develop an understanding of utilisation expectations of sporting groups, both current and future users
- Identify the centre needs
- Undertake a gap analysis considering expectations from initial Council consultation and the assessed need
- Forecast participation levels, including types of required facilities and number of courts, and operational issues
- Prepare a conceptual operational and infrastructure model for the indoor sports centre
- Identify and discuss opportunities to meet established demand and make a recommendation as to operational and infrastructure models
- Explore recommendations through consultation with Council and the working group
- Prepare likely probable costs of the recommended form of centre (based on similar examples etc.)
- Prepare a draft and final report
- Prepare a design brief for a sports centre architect (Subject to Council approval).



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1.3 Context

Burnie is located on the North-West coast of Tasmania, 50km from Devonport and 150km from Launceston, belonging to the Cradle Coast region.

The Cradle Coast region includes King Island, Circular Head, Burnie City, West Coast, Circular Head, Waratah-Wynyard Council, Kentish, Devonport City and Latrobe Councils. See map following.



Figure 1. Map of the Cradle Coast region. Source: Profile id.

Note this map does not show King Island also in the region, or the whole of the West Coast Council area.

1.4 Methods

This project involved assessing the needs of existing clubs, the demographic profile and influences on participation and existing facilities in the LGA, region and other Councils of a similar size.

Stakeholder engagement

A variety of clubs and organisations were surveyed about their respective usages of the Upper Burnie Indoor Facility and other indoor facilities, and their opinions on the opportunities and challenges for the facility.

The clubs and organisations that were surveyed included:

- University of Tasmania (Sport)
- Burnie United Soccer
- Sport and Recreation Tasmania (Burnie)
- Futsal Burnie
- Burnie Netball Association
- Burnie Rugby Club
- Western Division Badminton
- Burnie Women's Badminton Club
- Burnie Basketball Association
- Burnie Indoor Volleyball
- Van Diemen Rollers (Roller Derby)
- Volleyball Tasmania
- Basketball Tasmania
- Burnie Squash Club (no longer operating)
- Burnie Table Tennis League (no longer operating)
- Burnie PCYC.

Six schools were surveyed about their current indoor facilities, usage of the Upper Burnie Indoor Facility, and potential usage of a prospectively upgraded or new facility.

In addition to clubs, organisations and schools, surveys were also completed with representatives of the Steering Committee, with representatives from Burnie United Soccer Club, Burnie Bowmen Archery Club, Burnie Dockers F.C., PCYC, Salty Striders, Burnie Table Tennis and Soccer participating.



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Basketball Tasmania, Volleyball Tasmania, UTAS and Sport and Recreation Tasmania (Burnie) were also interviewed. At Council's request, adjacent Councils were not interviewed.

Over thirty interviews were conducted.

1.5 The existing Indoor Sports Centre in Burnie

The Burnie Sports Centre is located 1.5km from the city centre and is nearby to Wilfred Campbell Memorial Reserve. Featuring two indoor sports stadiums, the centre is the home of the Burnie Basketball Club and the Western Division Badminton Association where both clubs hold regular competitions and tournaments.¹



The centre has parking for approximately one hundred cars – shared with the adjacent playing fields. These nearby sports fields are used by rugby, touch rugby, and occasionally, circuses.

Burnie Rugby, Touch Football, N.W. umpires and Darts Association all use either the changerooms and the social room at the stadium or just the change room, located under the stadium.

None of these user groups access the court spaces for regular use.

There are no change facilities at the adjacent rugby and touch football field. Players use the facilities in the stadium.

Therefore, there may need to be consideration of a suitable change and social facility at the ground if the stadium is replaced.

The images following show the stadium and its location.

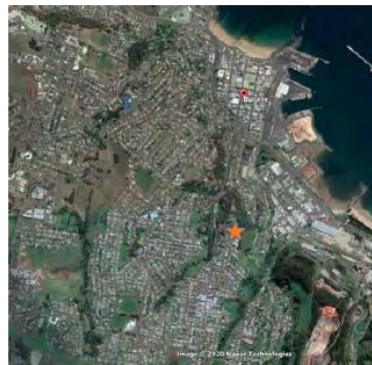


Figure 2. Location of the stadium and the immediate surrounds



¹ Council website accessed 090620



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2. Demand and likely use of an indoor sporting centre

2.1 Population

The estimated resident population for Burnie City in 2019 was 19,550 (Profile id.). From the previous documented year, the population growth is estimated to be 1.06%, higher growth than other adjacent municipalities, and more rapid growth in comparison with Regional Tasmania (0.92%). Devonport had a growth rate of 0.87% in 2019.

The population of the Cradle Coast region (of which Burnie is a part) in June 2019 is 112,765.

Considering a realistic area from which players may be drawn, in addition to the north-west region, there are two potential catchments for an expanded or new Burnie Indoor Sports Centre. These are:

- o The Burnie municipality (C1) -population 19,550, and
- o Wynyard Waratah (key towns), and the majority of Central Coast. (C2) – population 48,987.

Projections for the use of the centre have been prepared based on both these two catchment scenarios. The broader catchment (C2) considers the wider area where players are likely to be drawn from for development programs, tournaments and regional competitions and the locations with existing basketball associations (with basketball being the largest indoor sport).

For consistency purposes growth rates for the previous year from Profile id. have been used for each SA1, for the Burnie LGA (catchment 1) and the broader catchment (Wynyard, Somerset and Central Coast (C 2)).

The growth rates applied from 2020 to 2041 are as follows:

Table 1. Growth rates by area included in the participation projections

Area	Growth rate applied
Burnie LGA	1.06%
Wynyard	0.45%
Somerset	0.25%
Ulverstone	0.24%
Ulverstone /Gawler	0.57%
Penguin, Sulphur Creek and Heybridge	0.62%

2.2 Demographic influences

The critical demographic influences that impact on sport and physical activity participation are age, gender, cultural background, education and social disadvantage (disability, income, and employment, etc.).

2.2.1 Age structure and gender

Data collected in 2016 indicated that Burnie had a higher proportion of residents under the age of 18 years and a lower proportion of residents over the age of 60 in comparison with the Cradle Coast region. This also included a higher proportion of residents aged between 18 and 49 years.

The largest age group present in Burnie City are those between 15 and 19 years old. This relatively high proportion of young people in Burnie suggests the demand for sports such as basketball (which has a more youthful age profile) will continue to be strong for some time. Sports representatives interviewed, however, noted that this age group have the least opportunity to pay for sports, and the cost of hiring facilities needs to take this into account.



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The table below shows the age structure of the population of Burnie City.

Burnie City		2016	
Name	Number	%	Regional Tasmania
Population summary			
Total residents	18,895	100.0	100.0
Males	9,084	48.1	49.2
Females	9,809	51.9	50.8
Age structure			
0 - 14 years	3,455	18.3	17.5
15 - 24 years	2,599	13.8	11.6
25 - 54 years	6,935	36.7	35.5
55 - 64 Years	2,430	12.9	14.9
65 years and over	3,472	18.4	20.0
Education institute attending			
Primary school	1,847	9.7	8.4
Secondary school	1,243	6.6	6.6
TAFE	455	2.5	2.1
University	456	2.4	2.5

Figure 5. Burnie City age structure

In addition to the resident population, the UTAS campus is expected to house an addition 2000 students who are likely to be high users of the sports centre if it is located nearby. This group is like to have a high demand for easy and affordable access to venues for casual and social sports.

2.2.2 Cultural background

The cultural background of the current residents is unlikely to constrain sports participation; however, there are some considerations related to target groups such as aboriginal people and cultural affinity with sports.

Burnie had a higher proportion (6.9%) of the population who identified as Aboriginal or Torres Strait Islander in comparison to Regional Tasmania and Tasmania as a whole. This population group who are typically poorly represented in sports but have a high propensity to play sport will be an important target audience.

A large proportion (47.9%) of Burnie residents identify as Australian, while 45% identify as English, 10.3% Irish, and 8.8% Scottish. These cultural backgrounds support participation in

sports such as netball, basketball, soccer-football and hockey, for example.

A not-insignificant portion of the population was born overseas (1,569, 2016), with 15% of this population arriving less than five years before the survey. Of these overseas arrivals, 22.6% came from a non-English speaking country, representing 1.8% of the total Burnie population. The small proportion of people born in non-English countries suggest this factor is not likely to provide a constraint as in other locations in Australia. However, badminton, for example, noted that more players from a Sri Lankan and Chinese background were drawn to the sport and did not relate to football and cricket.

2.2.3 Disability and disadvantage

Burnie residents reported needing help with their daily life due to disability at a higher rate (7.2%) than the Regional Tasmanian average (6.7%). This rate is consistent across every major age group, excluding 75-79 and 85+. While fewer people with a disability can play sport, involvement in sport may provide even more significant benefits to this population in the resulting sense of wellbeing and inclusion. Because of this, benefits gained from sporting participation are likely to be higher than the benefits received by the general population.

Disability providers interviewed for this project indicate there is a high demand for indoor sports facilities and inadequate supply to enable the provision of services to this market.

According to the ABS and Profile id., Burnie has a SEIFA index of 915, indicating a relative level of disadvantage, equivalent to the 9th worst in Tasmania. Residents in Burnie were more likely to earn a lower income than the Tasmanian average, with 6% earning what was considered to be a high income, and 44.2% earning a low income.



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Residents were also more likely to be disengaged in comparison to the Tasmanian average, with the most significant age group of disengagement being the 15-24-year age bracket. Burnie residents were less likely to attain a Year 12 education than other Tasmanians; however, they were more likely to attain vocational certificates than average Tasmanians.

Lower incomes and high levels of disengagement suggest that sports will need to be affordable. Sport, however, can potentially provide a pathway into more productive activities, social connections and a higher level of self-esteem for participants who may not be actively engaged in education or the workforce.

2.3 Potential participation in indoor sports

For the purposes of projecting future participation, as population forecasts in id. (forecast id.) were not available, and to ensure a consistent approach is applied, the projected growth rates from 2019 population have been applied up to 2040.

The following table uses several scenarios to assess the likely number of players an expanded centre will need to accommodate. The growth rates in the population used are the same for all scenarios. Only current sports participation rates vary.

State participation rates for the primary indoor court sports are applied to the existing and forecast population up to 2040. This scenario is likely to provide an over-estimate of the numbers who play regularly, or the market potential – everyone who has played in the last 12 months. Three other participation rate scenarios have also been applied to the Burnie population: state peak body membership, regional peak body membership and club memberships. Basketball figures are shown in the following table.

Table 2. Basketball participation rates

Population	Population est.	Basketball assoc. members	Participation rate
State Population	534,281	13,831	2.59%
Regional Pop	104,477	3840	3.68%
Burnie LGA	19,550	511	2.62%

The figures provided for basketball indicate that Burnie has a low per capita participation in basketball, in comparison with some LGAs with smaller and more remote populations. On the other hand, Burnie does have a number of training courts in schools, more than most other LGAs, however, few are compliant for competition sport, and few have suitable surfaces.

2.4 Potential participation

Projections for likely participation in indoor sports show that club and social competition sports should be able to grow even though population growth may be slow.

Participation rates in indoor sports in the Northwest region, appear higher than state participation and club participation rates. Applying regional participation rates to the Burnie population indicates some potential for growth if there were adequate courts.

Burnie has an excellent capacity to increase indoor sports competition given a high proportion of school-aged people, the number of schools, a diversifying population and slightly higher growth rates than other adjacent towns.

Further junior development programs may be necessary and are possible – especially school programs, given a large number of schools Burnie has. Burnie Basketball does not seem to have an Aussie Hoops program, which may be limiting growth in juniors.



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Apart from outdoor playing field sports that may train in an indoor centre, the main sports that the stadium could cater for are, basketball, badminton, futsal, archery, netball, roller derby, table tennis and volleyball. At present, there are some 736 club or social indoor sports competitors in Burnie (excluding school competitions and other regional tournament participants).

Based on an average of the state regional club participation rates applied to the population in 2020, there could be around about 1100 participants. With additional capacity and marketing and with some programming, most sports identified should be able to grow by 40 or 50 participants and basketball and futsal up to 200.

Additional court time could provide an opportunity for sports currently only played socially (e.g. table tennis) to grow into pennant competitions and include parathletes.

The projections based on population growth for 2019 could add potentially 1% additional participation per year by 2040.

If there were opportunities to partner with the University and if the population starts to diversify (with more people from Asian countries for example) this will support the growth in demand for table tennis, badminton, futsal, basketball, volleyball and indoor hockey.

The table in Appendix 1. shows potential increases in participation, based on the participation rates from AusPlay for organised participation, state peak body membership, regional peak body memberships and club participation rates. All of these are applied to the Burnie population.

Note: sports provided numbers for club and regional competition.

2.5 Demand identified by existing clubs, schools and community organisations

Many of the clubs interviewed believed that there was significant demand for indoor sports, and the lack of facility space limits the increase in participation.

One club, for example, explained that they did not have juniors or women's teams, only division 1. If facility availability was expanded, demand for their prospective programs could increase.

In terms of unmet demand, clubs expressed that many sports could benefit from additional playing spaces as basketball experiences overwhelming demand, pushing out other sports from playing spaces and peak usage times. The representative from the Burnie Basketball Association described having to turn people and teams away from the current facility due to a lack of space.

Four of the six schools interviewed expressed their interest in using a new indoor sports facility if one became available. One school said that they would use it weekly for a wide array of sports, another thought they would use it consistently due to the large demand at their current facility. In contrast, another believed they would use it twice a year for school sports days and regional competitions.

Another respondent believed it would depend on distance, the cost to play and cost to travel, citing cost as a limiting factor for many schools P.E. departments.



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2.6 Likely use and program of activities

2.6.1.1 Potential facility usage

Clubs represented by the steering committee and peak bodies were asked how often they would use the facility if court capacity were increased at peak times. All respondents believed they would use it at least semi-regularly, with responses ranging from 2-4 times a year, to seasonally, to 1-2 times a week, with multiple steering committee representatives believing that their organisations would use the facility seven times a week. Basketball TAS thought that they would be an 80% user of a new facility if this were approved.

The minimum amount of courts needed to meet the needs of the clubs surveyed was two additional courts, with the most frequently expressed number being six courts (the minimum quantity for state or national competition as expressed by Basketball Tasmania).

Badminton expressed their need for 12 courts, which can be satisfied with three basketball courts. It was further suggested that the centre include four hard courts with 2 Astroturf to accommodate hockey, soccer and netball.

Basketball Tasmania raised their ideal situation of possessing a show court with a 1500 spectator seat capacity, along with 4-6 courts.

Basketball suggested the need for more courts, catering and housing capabilities so camps can be held there, and a capacity to have National Championships.

The following program illustrates the likely nature and times of use. This program has been used to project reasonable recurrent costs.

Table 3. Uses included in the program

1	Burnie Basketball Association
2	Holiday Program
3	Basketball Tasmania
4	Tournaments
5	Basketball Tasmania - Camp
6	Badminton
7	Archery
8	Netball
9	Soccer - Football
10	Somerset Soccer Club
11	Rugby
12	Burnie Soccer Club
13	Volleyball
14	After School Sport
15	School Sport daytime Usage
16	North West sport days
17	University (Site dependent)
18	Meeting / General room Hire
19	Kinder Gym
20	Group Fitness Classes
21	Dance
22	Yoga
23	Martial Arts
24	Cricket
25	AFL training



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Table 4. Projected program

Estimated program		Burnie Indoor Sports Training Study		Quarter 1 (Jan-Mar)		Quarter 2 (Apr-June)		Quarter 3 (Jul-Sep)		Quarter 4 (Oct-Dec)		Total	
Facility	1 (Jan-Mar)	2 (Apr-June)	3 (Jul-Sep)	4 (Oct-Dec)	5 (Jan-Mar)	6 (Apr-June)	7 (Jul-Sep)	8 (Oct-Dec)	9 (Jan-Mar)	10 (Apr-June)	11 (Jul-Sep)	12 (Oct-Dec)	13 (Total)
Indoor courts 1													
Monday	0	0	0	0	0	0	0	0	0	0	0	0	0
Tuesday	0	0	0	0	0	0	0	0	0	0	0	0	0
Wednesday	0	0	0	0	0	0	0	0	0	0	0	0	0
Thursday	0	0	0	0	0	0	0	0	0	0	0	0	0
Friday	0	0	0	0	0	0	0	0	0	0	0	0	0
Saturday	0	0	0	0	0	0	0	0	0	0	0	0	0
Sunday	0	0	0	0	0	0	0	0	0	0	0	0	0
Indoor courts 2													
Monday	0	0	0	0	0	0	0	0	0	0	0	0	0
Tuesday	0	0	0	0	0	0	0	0	0	0	0	0	0
Wednesday	0	0	0	0	0	0	0	0	0	0	0	0	0
Thursday	0	0	0	0	0	0	0	0	0	0	0	0	0
Friday	0	0	0	0	0	0	0	0	0	0	0	0	0
Saturday	0	0	0	0	0	0	0	0	0	0	0	0	0
Sunday	0	0	0	0	0	0	0	0	0	0	0	0	0
Indoor courts 3													
Monday	0	0	0	0	0	0	0	0	0	0	0	0	0
Tuesday	0	0	0	0	0	0	0	0	0	0	0	0	0
Wednesday	0	0	0	0	0	0	0	0	0	0	0	0	0
Thursday	0	0	0	0	0	0	0	0	0	0	0	0	0
Friday	0	0	0	0	0	0	0	0	0	0	0	0	0
Saturday	0	0	0	0	0	0	0	0	0	0	0	0	0
Sunday	0	0	0	0	0	0	0	0	0	0	0	0	0
Indoor courts 4													
Monday	0	0	0	0	0	0	0	0	0	0	0	0	0
Tuesday	0	0	0	0	0	0	0	0	0	0	0	0	0
Wednesday	0	0	0	0	0	0	0	0	0	0	0	0	0
Thursday	0	0	0	0	0	0	0	0	0	0	0	0	0
Friday	0	0	0	0	0	0	0	0	0	0	0	0	0
Saturday	0	0	0	0	0	0	0	0	0	0	0	0	0
Sunday	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi purpose room													
Monday	0	0	0	0	0	0	0	0	0	0	0	0	0
Tuesday	0	0	0	0	0	0	0	0	0	0	0	0	0
Wednesday	0	0	0	0	0	0	0	0	0	0	0	0	0
Thursday	0	0	0	0	0	0	0	0	0	0	0	0	0
Friday	0	0	0	0	0	0	0	0	0	0	0	0	0
Saturday	0	0	0	0	0	0	0	0	0	0	0	0	0
Sunday	0	0	0	0	0	0	0	0	0	0	0	0	0

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3. Current provision and use of indoor sports and recreation facilities

3.1 Indoor sports facilities in Burnie

There are seven facilities with indoor courts in Burnie. Only two facilities have multiple courts, the Marist Regional College and Council's existing centre Upper Burnie Sports Association Stadium.

Note the provision of gymnastics, martial arts and other non-court sports facilities have not been considered in this report unless discussed.

Only the Marist College has courts side by side, which is essential for the larger footprint sports, for development programs, tournaments and just generally to minimise supervision.

In the region, some stadiums with multiple courts have walls between the courts, and one hall is not a full-size basketball or netball court (Somerset, Burnie and Ulverstone).

If the courts do not have sprung timber flooring (e.g. Marist Regional College) they are not conducive to competition sports like basketball.

Five of the venues in Burnie are schools and hence not fully accessible for community sport.

Only one school interviewed had an indoor stadium suitable for competition basketball – Marist Regional College, who have a shot clock, and which is hired out after hours. Burnie High School does not have a competition grade indoor facility; however, it is hired out after hours.

The schools surveyed had a variety of surfaces on their indoor facilities, including carpet (no sports facilities), Acromat, timber and sprung timber.

The following table shows the facilities in Burnie.

In comparison with other adjacent LGAs, there are more courts in Burnie, and most are in schools with either limited availability or constraints in size, configuration or quality. One of those facilities has two courts together and has a shot clock for basketball competitions.

The advantages of the number of courts in Burnie is that school venues provide a good opportunity for clubs to train. These venues will continue to be required and will be important as a new stadium will stimulate demand to play indoor sports.

The disadvantage of the current courts in Burnie is that the size, condition, configuration and access to courts do not meet the basic requirements of most clubs.

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Table 5. Indoor Court Sports Facilities in Burnie LGA

LGA	Suburb	Indoor Facility	No. of courts	Surface	Other facility description	User groups	Costs per court	Address	Distance from the Centre	Other comments	Owner/Manager	LGA
1	Burnie	Parklands	Marist Regional College-Harcombe Centre	2	Acrylic over concrete	School gym - used by external groups also. Too hard for competition sports - have had injuries.	Basketball Tas Development Programs, Netball practice, Burnie Football practice, Futsal used to be based here - say could not get enough access for games and training	Netball pays \$50 per hour for two courts.	Paraka St Burnie 7320	3.8km (6mins)	A surface good for futsal and roller derby	Marist Regional College
2	Burnie	Shorewell Park	Hellyer College	1	Parquet Flooring	School gym - used by external groups also.	Basketball Tas Development programs, Volleyball, N.W. Thunder Basketball Club, Burnie Basketball Mens (1 night per week)	Volleyball pays \$60ph for two courts. Burnie Basketball pays \$36 p.h. for juniors however have said it is too much.	41-43 Mooreville Rd Burnie 7320	4.2km (8 mins)	Note: 2.5 courts wide and provides plenty of space to run drills and activities for soccer etc.,	Education Dept.
3	Burnie	Park Grove	Burnie Primary School	1	Gerflor/Taraflex	School gym - used by external groups also. Not likely to be competition	Burnie United Soccer Club use the indoor courts occasionally.	Burnie United Soccer Club use the indoor courts occasionally - pay \$40 per hour.	15A Van Diemens Cres Park Grove 7320	3.8km (7 mins)	0	Education Dept.
4	Burnie	Romaine	Parklands High School	1	Gerflor/Taraflex	School gym - used by external groups also. Is not in good condition - runoff is only 1m	Burnie Netball Association. Not used by Burnie Basketball or Basketball Tas	0	11 Atkins Dr Romaine	2.7km (6 mins)	0	Education Dept.

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LGA	Suburb	Indoor Facility	No. of courts	Surface	Other facilities/ description	User groups	Costs per court	Address	Distance from the Centre	Other comments	Owner/Manager	LGA
5	Burnie	Coosee	Burnie High School	1	Sprung Floor	Not suitable for competition basketball (from the survey)	??	0	43 Fidler St Coosee	6.2km (9 mins)	0	Education dept
6	Burnie	Burnie	Burnie PCYC	1	Timber	2 x other spaces including 25 x 20 for Table Tennis and 20 x 20 for martial arts. Basketball court used by PCYC develops program only.	PCYC, Baton Twirling, Karate, GKR, Kids Yoga, Taichi Chi, Fitness groups, Military fitness. They are also used by Montello Primary School and Burnie High School.	0	Terrylands St Terrylands 7320	1.7km (5 mins)	0	PCYC
7	Burnie	Burnie	Upper Burnie Sports Association	1.75	Hardwood flooring	2 x indoor courts, separate halls. One court not to the standard size for basketball with limited runoffs. Small kitchen, meeting room, change rooms.	Basketball, badminton and archery. Also used by Romaine Park Primary School, Burnie High School and Coosee Primary School.	Badminton pay \$31ph included lighting. Women's Badminton pays \$24 p.h. plus \$12 p.h. for lights. Basketball pay \$36 ph. Juniors pay \$18.	Lookout Rd, Upper Burnie	0	The lights sometimes do not work but get fixed once reported. Floors in bad condition have been sanded down too far. Not satisfactory for tournaments.	Burnie City Council/Burnie Sports Association

Note there is also a small hall Upper Burnie Memorial hall not included here that is used for archery.

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For the largest indoor sport in Burnie, basketball, the number of facilities in each LGA is compared to the number of members in each association. It has been assumed that school courts are equivalent to 75% of a court available full time for community use.

The following table shows the participation in basketball by LGA for each association in the Cradle Coast Region, compared the population and the number of courts.

It shows Burnie has a low number of association members per court, primarily due to the number of school courts, and condition, size, configuration and number of courts together.

Devonport has a larger population, but it also has a larger number of facilities fully accessible to the community. The number of association members per court is also significantly higher.

Table 6. Indoor Court Sports Facilities, North West Region of Tasmania compared to basketball association membership

Basketball Association	LGA	2019 Population	Basketball members by LGA	Participation Per capita	No. of fully accessible courts	No of education facility courts*	Total court EFT courts	Members per court EFT
Burnie	Burnie	19,550	360	18.4	2	5.5	7.5	48
Devonport	Devonport	25,633	821	32	4	2.25	6.25	131
Latrobe	Latrobe	11,638	255	21.9	1	0.75	1.75	146
Queenstown	West Coast	4,175	224	53.7	2	0.75	2.75	81
Smithton	Circular Head	8,078	263	32.6	1	0.75	1.75	150
Somerset	Wynyard Waratah	13,828	322	23.3	1	0	1.75	184
Wynyard					1	0.75		
Penguin	Central Coast	21,938	456	20.8	1	0	3	152
Ulverstone					2	0		
Total population*		82,902					24.75	3350

* Excludes King Island and Kentish where there is no basketball association - even though basketball is played. The table excludes BTAS players.



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3.2 Upper Burnie Sports Association Stadium

The current facility has one full-sized basketball stadium and a small indoor court, which are separate halls. The facility has sprung timber floors, a small kitchen, a meeting room and change rooms. The facilities are used by the clubs using the outdoor playing fields at the reserve.

Use of the existing facility

The existing stadium is used primarily by Burnie Basketball Association, Western Division Badminton, Burnie Women's Badminton Club, occasionally by archery, and the Burnie Rugby Club. They are based at the sports ground adjacent.

Clubs used the facility between once a week and four times a week, for a combination of playing and training. Several clubs say they don't have access to the courts because it is booked out.

The facility is not used by netball, volleyball, futsal or roller derby.

Additional facilities in the region utilised by clubs and stakeholders were Parkland High School, UTAS, Upper Burnie Hall, Burnie Primary, Marist College, Hellyer College, PCYC, Burnie Primary, Penguin Sports Centre, Burnie High School and multiple other indoor facilities located in Devonport and Launceston.

Ulverstone Recreation Centre and Somerset Primary School were used by respondents but are no longer used by them. (Somerset Primary School have a small indoor activity space with a low roof, which is no longer used by community clubs due to a player accident).

Many of the clubs and users interviewed were either unable to use the existing stadium due to lack of space, or only able to use the facility sporadically or at strange times due to prioritisation of other sports.

The supplementary facilities in Burnie that clubs used were only used occasionally or at specific times of the year. These times included preseason, washed out (or weather-impacted) training sessions throughout the outdoor playing season, finals, and ad-hoc usage throughout the playing season.

3.2.1 Suitability of the current facility for the needs of clubs and organisations

Of the clubs and organisations surveyed, only two respondents were satisfied with what the current facility offered. This was either due to poor condition of the facilities, insufficient size of facilities, overcrowding (too much demand for a small number of facilities available) and most clubs said the centre is booked out by basketball and badminton. Otherwise, clubs said that the existing facility was unsuitable for competition play.

Suggested changes or improvements to address these issues included a greater amount of time slots for court usage, the addition of more courts to account for larger, multiple-sport demand, the upgrading of surfaces to accommodate competition play, and the creation of a social-sport focused centre that caters to students, in addition to clubs and organisations.

Basketball users say that the Upper Burnie Sports Stadium courts do not comply with the safety standards and court specifications required by Basketball Australia and FIBA.

The floor in court one has deteriorated and can no longer be sanded as it is now below the recommended thickness to be able to do this. The floor is starting to crack in some areas due to this.



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Half of the schools interviewed used the Upper Burnie facility for school sports, while a majority of respondents also used other indoor sports facilities around Burnie, mostly the PCYC.

Activities that were identified as potentially struggling due to the lack of indoor facilities or current facility arrangements were volleyball, netball, futsal, badminton, roller derby, athletics and archery.

Predominantly outdoor-based sports also felt as if their indoor sports needs were being neglected, in particular Australian rules football, soccer-football and rugby.

Is the current indoor sports facility meeting the needs of clubs?

The overwhelming response to this question from the steering committee and peak bodies was that club's needs are not being met, with many lamenting the undersupply of indoor facilities, and the poor condition of the existing facilities. Many believe that their participation numbers were lessened by their inability to provide suitable facilities consistently and the poor condition of outdoor surfaces (for outdoor sports).

Soccer-football said they "need access to an indoor training facility to use 3-4 times a week during winter when we are unable to train on our outdoor pitches. Also, local SAP programs have nowhere to train when the weather is bad, so the children who pay to be a part of these programs lose out."

From a cricket perspective, there is only one set of indoor cricket nets on the whole N.W. coast. They are located at the Point at West Park. Cricket teams fight to get access to these very much needed facilities, but preference is always given to the Burnie Hurricanes as it is their home training facility. More indoor cricket training facilities in Burnie

are required as country cricket becomes more popular each year.

Clubs also said there is no function centre suitable for large gatherings in Burnie.

The Point has one such room, but its catering numbers are limited.

However, there is a range of function spaces available in the City. This study found there is not the need for a large community function space at a new or improved stadium as there are sufficient larger function spaces for hire within Burnie. The large multifunction rooms suggested at a new stadium would be suitable for club use and small functions during or after events and matches and should meet the needs of sports using the future facility.

These rooms could be designed to suit a variety of other purposes with movable walls to either have one large space or several smaller spaces for a variety of programmable uses. Multiple respondents from the steering committee had issues with the booking timetables, expressing their inability to use the facility due to monopolisation by particular sports. Other users complained about features such as the size of the courts, lack of space to perform and play effectively, lack of supporting amenities (kitchen, no sleeping facilities for camps), the small number of courts, size of indoor spaces, and the courts are separate, so they cannot be used for bigger groups.

The floor condition is poor and starting to become dangerous. Users said it had been sanded to below the safe level and cracking was appearing.



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3.2.2 Management

The current operational model is a special committee of management, with co-ordination by a Council officer. The main sports represented on the committee are Rugby, Badminton, Basketball, and Darts. Council staff and elected members are also on the committee. The committee meets every couple of months.

Currently the permanent hirers (basketball and Western Division Badminton and Burnie Women's Badminton) book at the end of each year for the following year (so when the centre reopens (February) after closure for annual maintenance, all the bookings are set for the upcoming 12 months).

Additional bookings required throughout the year by basketball are entered into a shared (Council/ club) calendar by the basketball club. All other additional bookings for the centre are made by Council staff.

Most clubs interviewed said they currently book court space weekly through interaction with a Council staff member. Others book court space annually, with monthly accounts with Council (basketball, badminton).

One club suggested the need for accessible facilities in the Burnie area, which catered more to a casual, "walk-up" type of participation (no booking necessary).

The rates for court hire for the clubs ranged anywhere from \$24/hr (no lights) to \$60/hr for two court rentals.

Burnie United Soccer explained that due to their agreement with Parklands H.S., the club has free access to indoor facilities in exchange for access to soccer fields.

3.3 Provision of other facilities in the catchment, region and similar population areas

Existing facilities were identified across the North West of Tasmania, and in the immediate local government areas that may impact on the viability or development of an indoor sports facility in Burnie.

The table on the following page shows all the known facilities in the catchment of Wynyard, Burnie and Ulverstone.



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Table 5. Indoor Court Sports Facilities in the North West Region of Tasmania compared to basketball association membership

	LGA	Suburb	Indoor Facility	No. of courts	Surface	Other facilities/description	User groups	Costs per court	Address	Distance the from centre	Other comments	Owner/ Manager
1	Burnie	Parklands	Marist Regional College-Harcombe Centre	2	Acrylic over concrete	School gym- used by external groups also. Too hard for competition sports - have had injuries.	Basketball Tas Development Programs, Netball practice, Burnie Football practice. Futsal used to be based here -say could not get enough access for games and training	All pay \$50 per hour for two courts.	Paraka St Burnie 7320	3.8km (6mins)	A surface good for futsal and roller derby	Marist Regional College
2	Burnie	Shorewell Park	Hellyer College	1	Parquet Flooring	School gym- used by external groups also.	Basketball Tas Development programs, Volleyball, N.W. Thunder Basketball Club, Burnie Basketball Mens (1 night per week)	Volleyball pays \$60ph for two courts. Burnie Basketball pays \$36 p.h. for juniors however have said it is too much.	41-43 Mooreville Rd Burnie 7320	4.2km (8 mins)	This is approximately 2.5 courts wide and provides plenty of space to run drills and activities for soccer etc.,	Education Dept.
3	Burnie	Park Grove	Burnie Primary School	1	Gerflor/ Taraflex	School gym- used by external groups also. Not likely to be competition	Burnie United Soccer Club use the indoor courts occasionally.	Burnie United Soccer Club use the indoor courts occasionally - pay \$40 per hour.	15A Van Diemens Cres Park Grove 7320	3.8km (7 mins)	0	Education Dept.
4	Burnie	Romaine	Parklands High School	1	Gerflor/ Taraflex	School gym- used by external groups also. Is not in good condition- runoff is only 1m	Burnie Netball Association. Not used by Burnie Basketball or Basketball Tas	0	11 Atkins Dr Romaine	2.7km (6 mins)	0	Education Dept.

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LGA	Suburb	Indoor Facility	No. of courts	Surface	Other facilities/description	User groups	Costs per court	Address	Distance the from centre	Other comments	Owner/ Manager
5	Burnie	Cooee School	1	Sprung Floor	Not suitable for competition basketball (from the survey)	??	0	43 Fidler St Cooee	6.2km (9 mins)	0	Education dept
6	Burnie	Burnie PCYC	1	Timber	2 x other spaces including 25 x 20 for Table Tennis and 20 x 20 for martial arts. Basketball court used by PCYC develops program only.	PCYC, Baton Twirling, Karate, GKR, Kids Yoga, Taekwondo, Fitness groups, Military fitness. Also used by Montello Primary School and Burnie High School.	0	Terrylands St Terrylands 7320	1.7km (5 mins)	0	PCYC
7	Burnie	Upper Burnie Sports Association	1.75	Hardwood flooring	2 x indoor courts, separate halls. One court not to standard size for basketball with limited runoffs. Small kitchen, meeting room, change rooms.	Basketball, badminton and archery. Also used by Romaine Park Primary School, Burnie High School and Cooee Primary School.	Badminton pay \$3 tph included lighting. Women's Badminton pays \$24 p.h. Plus \$12 p.h. for lights. Basketball pay \$36 ph. Juniors \$18.	Lookout Rd, Upper Burnie	0	The lights sometimes do not work but get fixed once reported. Floors in bad condition and have been sanded down too far. Not satisfactory for tournaments.	Burnie City Council/Burnie Sports Association
8	Central Coast	Ulverstone Basketball Stadium	2	Hardwood Flooring	One court set up for Gymnastics - * Function Room (upstairs overlooking the river), *Bar, Kitchen to cater for weddings, meetings, conferences (Place of Assembly 200 persons, *3 courts (stadiums).	Ulverstone Basketball Association, N.W. Tall Timbers Thunder NBL 1 team, Central Coast Badminton Association, Ulverstone Squash Association,	0	Tasma Pde West Ulverstone 7315	28km (23 mins)	0	Central Coast Council

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	LGA	Suburb	Indoor Facility	No. of courts	Surface	Other facilities/description	User groups	Costs per court	Address	Distance the from centre	Other comments	Owner/ Manager
9	Central Coast	Penguin	Penguin Basketball Stadium	1	Hardwood Flooring	Bar facilities and seating for approx. 50 people overlooking court.	Penguin Basketball Association, Basketball Tas Development programs, squash courts	0	Ironcliff Rd Penguin	20km (18 mins)	0	Central Coast Council
16	Wynyard Waratah	Somerset	Somerset Amateur Basketball Stadium	1	Parquet Flooring	2 indoor courts, toilets, change rooms, canteen and social rooms managed by contractor.	Somerset Basketball, Indoor Bowls	0	Arthur St and Beaufort St Somerset 7322	9km (11 mins)	0	Waratah Wynyard Council Contractor
17	Wynyard Waratah	Wynyard	Wynyard Sports Centre	1	Hardwood Flooring	Basketball court, canteen, change rooms, public toilets, social rooms	Wynyard Basketball Association	0	Johnson Pl Wynyard	22 km (23mins)	0	Waratah Wynyard Council
18	Wynyard Waratah	Wynyard	Wynyard High School	1	Hardwood Flooring	1 x indoor court within school grounds	External users (not sure who)	0	30 Church St Wynyard	21km (24 mins)	0	Education Dept.
Total				12.75								



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3.4 Benchmarked indoor sports court facilities

Local government areas with similar populations to Burnie were identified across Australia for benchmarking purposes.

The following local municipalities with similar size and context – i.e. regional locations, were identified:

Table 7. Other local government areas benchmarked for this project

Location	Population
West Tamar, Tas	23,769
Central Coast, Tas	21,904
Kiama, NSW	21,464
Swan Hill RC, Vic	20,759
Horsham, Vic	19,880
Glenelg, Vic	19,777
Meander Valley, Tas	19,713
Mount Alexander, Vic	19,514

In Tasmania, there are three Councils with similar population sizes to Burnie: Central Coast, West Tamar and Meander Valley.

West Tamar is very close to Launceston and hence does not have a basketball association. There are only school courts in this municipality. The Launceston Basketball Association uses both these courts.

Most of the other LGAs of a similar size only have three public access courts, plus in some instances additional school courts. Swan Hill have a basketball association and a four-court stadium with 1500 spectators (in addition to multiple school facilities). This facility is aging. Other stadiums are not close to the main stadium in Swan Hill, as facilities are in the north west of Tasmania.

The number of residents per court in Swan Hill is similar to Burnie.

Also, the overall number of courts is likely to be close to what is required in both cases. However, the quality, size and configuration of courts in Burnie means their carrying capacity is low.

This review of facilities found few indoor court stadiums in Tasmania have a management presence, to enable them to be used casually or programmed in off-peak times.

In Swan Hill, the stadium is managed by Australian Rules football who have their offices there. This type of arrangement in a new facility in Burnie could be considered with Basketball Tasmania.

The following table provides information about indoor court facilities in the benchmarked LGAs with similarly sized populations.



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LGA	Population	Total no. of residents per court	Facility Name	Street address	Suburb	No. of Courts	EFT courts	Total by LGA	On-site components, i.e. gym etc.	No. of permanent spectator seats	Floor	Stands/one Facility, or Leisure centre, i.e. with aquatic etc.	Facility Hire Cost p/hr	Primary Use Sport	Management Structure	Highest Level of Game ie NBL1, Big V etc.	Ability to Host Major Events?
West Turner Tias	23,769	18846	Riverside High School	354 West Turner Rd	Riverside	1	0.75	1.5				Standalone		Basketball training	School	Local Basketball	No
Central Coast Tias	21,904	7301	Laurieton Christian School	452a West Turner Rd	Riverside	1	0.75					Standalone			School	Local Basketball	No
			Uiverstone Basketball Stadium	1 Flora St	West Uiverstone	2	2	3	4 squash courts, 1 extra Basketball court, 1 extra full size for gymnastics		Hardwood	Standalone		Basketball		NBL1	Yes
South Coast Tias																	
			Penguin Regional Sports Centre	Ironcliffe Rd	Penguin	1	1			Approx. 50	Hardwood	Standalone		Basketball			
Kiama NSW	21,464	7805	Kiama Leisure Centre	1 Havian Place	Kiama	2	2	2.75	Gym			Leisure centre + aquatic	\$46 p/h	Basketball, Netball, Hockey, Volleyball	Committee of Management	Local competitions	No
			Kiama High School	Saddleback Mountain Rd	Kiama	1	0.75					Standalone	\$32-35 p/h	School use	School	School	No
Swan Hill VIC	20,759	2372	Swan Hill Indoor Sport and Recreation Centre	Corner Gray & Albert St	Swan Hill	4	4	8.75	2 squash courts	1600	Timber	Standalone	\$35-50 per court, per hour	Basketball, Netball	Committee of Management	CBL	Yes
			Swan Hill Leisure Centre	Pitchford St	Swan Hill	1	1		Gym	150	Genfor	Aquatic	\$35 p/hr	Futsal	Belgravia Leisure	Local Futsal	No
			St. Mary's Primary School	2 Murling St	Swan Hill	1	0.75			30	Timber	Standalone		School use, basketball (training) and tournament overflow	School		No
			Mackillop College	53 McBae St	Swan Hill	1	0.75			30	Timber	Standalone		School use, basketball tournament overflow	School		No
			Swan Hill Primary School	12 Gray St	Swan Hill	1	0.75			30	Timber	Standalone	\$0 (peak), school use only (off-peak)	School use	School		No
			Swan Hill College	10 Pye St	Swan Hill	1	0.75			30	Timber	Standalone	\$50 p/h (peak), school use only (off-peak)	School use	School		No
			Belconnine Leisure Centre	Little Rd	Belconnine	1	0.75		Gym	100	Genfor	Aquatic (clubber)	\$35 p/h	Basketball	Belgravia Leisure	Local Basketball	No
Horsham Vic	19,880	7229	Horsham Basketball Stadium	McPherson St	Horsham	2	2	2.75				Standalone		Basketball		CBL	Yes

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LGA	Population	Total no. of residents per court	Facility Name	Street address	Suburb	No. of Courts	EFT courts	Total by LGA	Other facility components, i.e. gym etc.	No. of permanent spectator seats	Floor	Standalone Facility or centre, i.e. wet aquatic etc.	Facility Hire Cost p/hr	Primary Use Sport	Management Structure	Highest Level of Game ie NBL1, Big V etc.	Ability to Host Major Events?
Horsham Vc			Note new 4 court stadium is proposed				0										
Horsham Vc			St Brigid's College	97 Robinson St	Horsham	1	0.75					Standalone		Volleyball, Basketball	School		
Glenelg Vc	19,777	5274	Portland Basketball Association Stadium	1 Flagstaff St	Glenelg	2	2	3.75	Squash, racquetball			Standalone		Basketball	Committee of Management	CBL	
Glenelg Vc			Heywood and District Secondary College	23 Gorme St	Heywood	1	0.75					Standalone		Basketball, School	School	Local league	No
Glenelg Vc			Custerton Family Centre and Sporting Complex	White St	Custerton	1	1		Squash, racquetball			Standalone		Basketball, Squash		Local leagues	No
Meander Valley Tas	19,713	6571	Deloraine Community Complex	6 Avenston Drive	Deloraine	2	2	3		500		Standalone		Basketball			
Meander Valley Tas			Westbury Sports Centre	21 Franklin St	Westbury	1	1		2 squash courts			Standalone		Roller derby, play gym, squash, basketball, basketball, basketball			No
Meander Valley Tas			Meander Valley Performing Arts Centre		Deloraine	0	0	x				Not a sporting facility necessarily		Table Tennis			No
Mount Alexander Vc	19,514	5575	Custernane Stadium (War Memorial Stadium, Wesley Hill)	McGrath St	Custernane	2	2	3.5				Standalone		Basketball		CBL	Yes
Mount Alexander Vc			Custernane Secondary College	Blakeley Rd	Custernane	1	0.75					Standalone		Basketball	School	local basketball, some tournament overflow	No
Mount Alexander Vc			Harcourt Valley Primary School	Wilkinson St	Harcourt	1	0.75					Standalone		Basketball		local basketball, some tournament overflow	No



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4. Issues and industry trends impacting on indoor sports provision and use

4.1.1 More social, non-club and venue-based competitions

A key change occurring in indoor sport is the increasing proportion of people who are participating in either:

- Social competitions that are “pay as you play” and typically do not have regular training requirements (e.g. Social Sport, City netball etc.),
- Sports run by small and micro business from private facilities
- Fewer volunteer-based club participation, and
- Mixed or female gender games.

Aging and non-compliant infrastructure, changes in volunteering and employment, as well as a desire for non-routine commitment and more flexibility in when to participate, as well as time-poor lifestyles has fuelled these changes.

The implication for a new centre is the need to program especially in off-peak times to deliver these different forms of sport.

4.1.2 Preschool and older adult sports and all ability movement programs

There is an increased demand for preschool sports movement programs (such as Sporteka, Kelly Mini sports, ReadySteadyGo Kids) that are using indoor courts, development programs promoted as a precursor to a specific sport (Kindergym, Cali-fit), or for physical education.

Many sports have adapted to a more diverse market including older adults – walking basketball and walking soccer, soft tennis,

keen-agers table tennis, etc., and seek indoor spaces to conduct these.

There is more demand from community agencies and disability providers for sports activities as a method of encouraging social connections, developing confidence and enhancing wellbeing. A staff person will need to make connections with potential partners to facilitate use during the day.

4.1.3 More outdoor sports are moving indoors

More sports are moving indoors for all-weather surety, to reduce injury (netball), to encourage a broader (younger and older) market and to establish a base from which to grow. Archery, hockey and lacrosse have strong indoor formats.

In Tasmania netball is still largely outdoors whereas in other states it is now approximately 50% indoor. In the consultation for this study netball indicated that they are starting to lose some players to indoor rosters in Ulverstone. This loss is beginning to affect the numbers available for their outdoor rosters. Other providers may well deliver sport opportunities that a sport does not wish to.

Coaching, camps and performance development programs are becoming more prevalent with elite sports programs in schools and more peak bodies and associations seeking court time for development programs, academies and similar programs.

Both large format sports and development programs need multiple courts side by side.

Outdoor playing fields sports expressed a very strong demand to access to indoor courts as training facilities because of the lack of access to their grounds in wet weather.



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4.1.4 A greater diversity of sports is being played

There is an increasing demand for the larger footprint indoor sports, such as those requiring 25m x 40m floor space such as futsal, indoor hockey, lacrosse, handball and floorball, roller derby and archery. There is also an increasing range of parasports.

These larger footprint sports, as well as coaching and clinics, seek more courts together in the one venue, and side-by-side. More courts together are designed for flexibility, programming and to house bigger sports. Standards for support facilities such as change facilities, doctor's rooms, officials, massage and gyms are increasing, and universal design means indoor sports facilities are increasing in size.

In metropolitan locations, there are more dedicated venues for sports such as gymnastics, table tennis and badminton that can be highly programmed or run along commercial lines and are no longer cost-effective to pack up and share.

In a number of sports, small or new formats are being embraced to reflect international competitions and short time periods. Three on three basketball is an example. This basketball format will replace the traditional format in the Commonwealth Games. Fast5 netball is another example of a different, shorter format for netball.

4.1.5 Partnerships in joint court developments and community use of education stadiums

More not-for-profit entities, schools and universities are partnering with Councils and schools to provide sports facilities. Some developments include external private consortia or peak sporting bodies, to provide sports facilities, especially where land is scarce.

In NSW there have been several joint developments with the PCYC to deliver high quality facilities, and some with are heavily subsidised.

In Victoria, some sports associations are creating partnerships based on assured end-use or management roles, to influence or fast track joint school developments.

There is an increasing demand for space for development squads, and basketball academies run by school and associations. These provide opportunities for associations to generate revenue.

In Burnie, there are clear opportunities to provide courts in conjunction with the UTAS campus who have their own sports teams, a young demographic likely to use the facility on a casual basis. Such a facility may also provide opportunities for university gatherings and exams, for example.



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4.1.6 Cost of participation and strategies to address these

The willingness to pay for courts appears to be relatively low in Burnie. One of the organisations interviewed suggested that the costs of participation will be major issues as well as the drop-out rate in the 13 to 20-year age group. In one of the benchmarked Councils, the local basketball association replaced the lights in the stadium and with reduced energy use were able to reduce their costs.

The association was able to transfer these saving to lower membership fees and saw their association membership increase significantly.

Most clubs appear to be comfortable with a fee for the use of \$30-\$40 per hour per court.

Strategies used to address the low willingness or ability to pay in some groups include subsidising participation by sponsors that can be administered through vouchers at the stadium entry, directly to an association for specific players, or by funding community organisations memberships that can be shared among people with higher needs.

Netball's biggest concern is the likely increase in the cost of using indoor facilities over what they pay for outdoor courts, although they note that they had lost members to Ulverstone who have indoor netball.

4.1.7 Management

Traditionally, committees of management managed Council indoor sports centres. With limited volunteer resources and increased governance requirements and administration, fewer Councils are managing facilities this way.

Many facilities are leased to a sport who pay rent, all costs and take the income received, and then are largely left to their own devices. While this may encourage use by a large sport, it may also mean it is difficult to encourage casual use of the courts in non-peak times and that the courts are locked up for most of the day. Other sports or use may not be directly encouraged. Also, not all sports are good at asset management, and sometimes this leads to difficulties.

More Councils are licensing their courts to one or more sports as an anchor tenant, and programming or hiring the remainder of the time to other users. This means casual use and sharing is encouraged, and there is a management presence at the stadium.

Some Councils prefer to use a management entity such as a YMCA, Belgravia etc. to manage a facility. In this scenario, the pay-rates for staff can often be less because industry awards are less than local government awards. However, the Council needs to pay a management fee and manage the contract.

In this case, if Council wishes to revise their current management with a larger stadium, Council could employ at least a part-time manager, license their courts to one or more sports as an anchor tenant, and program and hire the remainder of the time to other users. This means casual and walk-up use and sharing are encouraged. Alternatively, another partner could provide a management presence at the centre. Basketball Tasman has a keen interest in being located at the centre.



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A management arrangement may be negotiated with Basketball Tasmania or another colocation partner, to facilitate casual access to the stadium and to open the stadium for hirers. The Council could facilitate bookings, marketing and programming in off-peak times.

4.2 Perceived benefits of an indoor facility

Most clubs agreed that improved facilities could benefit multiple sports and increase demand through supply for lower participation sports. Future University plans do not include plans for indoor sporting facilities, indicating a large potential user base.

Schools were asked about the apparent benefit to the community that a multicourt indoor stadium could offer. All respondents agreed that a new multicourt indoor stadium would have significant benefits to community health, providing better opportunities for young athletes, and offer the potential to hold larger sporting tournaments.

One respondent who represented basketball in the Burnie area believed that excessive spending on a new facility would be worthwhile. They thought that the Council should be methodical in its approach to the prospective facility and being careful not to overspend or overdesign the space, based on functionality. Ballarat was thought to be a good model for a regional sports hub.

4.3 Other issues

Multiple clubs expressed issues relevant to participation. Some indicated the cost of use as a factor; one other highlighted losing players to indoor competitions in other towns (Ulverstone), while others identified the lack of time slots available for current facilities.

All of these respondents believed that a loss of participation was a threat to the sustainability of their organisations.





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5. Gaps and opportunities

Gaps identified by the survey respondents mostly consisted of a lack of functional space for indoor sports in Burnie. The undersupply of multifunctional indoor spaces was highlighted as a significant issue. At the same time, the nature of the court surface in the existing facilities was also identified as a danger to participants.

One other respondent identified the need for amenities at indoor facilities, such as a canteen/café or bar not available in existing facilities and necessary for fundraising.

For soccer (and cricket) there is currently no indoor training facility in the Burnie area.

All schools but one that was interviewed identified that there were gaps in indoor sports facilities in the region.

In summary, the gaps in indoor court facilities and opportunities identified include:

- **Capacity-** Limited capacity to provide for existing demand for indoor courts for basketball, futsal, badminton, archery, as well as training for athletics, for soccer-football, Australian rules -football training and cricket
- **Four courts side by side:** The lack of four sprung timber courts side by side with 1000 spectator seats, plus space for additional sports, and a venue suitable for larger sports events and tournaments limits participation in sport in Burnie
- **Opportunities to serve new markets.** These opportunities include university sports, large footprint sports such as hockey, futsal, roller derby etc., indoor netball, additional social table tennis and badminton participation, disability and parasports
- Opportunities to provide more purpose-built space for outdoor sports to train indoors.
- There is also an opportunity to create **a hub for basketball in Burnie** to serve the North west.

- Consideration should be given to other suitable prominent sites for the development and the potential locational partners -to increase the use and serve a wider market.

Each of these issues is discussed in the following sections.

5.1 Capacity

A number of sports indicated that existing court time is dominated by basketball, and while they have the potential to, they cannot currently grow and provide appropriate services to their community at the moment without additional courts.

For badminton and volleyball, a lack of courts means there are no junior pathways. Improved facilities will help in this area. There are a large number of sports, including outdoor sports in winter that seek courts at peak times. Even though there are school venues, their quality and size limit their use.

There is an opportunity to free up school indoor facilities for sports who currently struggle to get access to indoor facilities consistently due to the strong demand of basketball. If additional courts were to be built, school gyms could be used for training and matched with the size and surfaces required by the smaller sports.

Basketball has grown by 36% in the last five years in Tasmania- primarily in the South and North rather than the N.W., which is mostly to do with the lack of capacity and poor quality of facilities.



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5.2 Four courts side by side

The major gap in indoor court sports facilities is a stadium with at least four sprung timber courts together, and side by side.

More courts together would increase participation as clubs say that they could cost-effectively run more development programs in the larger spaces, accommodate school programs, and they would have both more training and competition nights and be able to bid for other tournaments if there were larger space and compliant facilities.

5.3 Servicing events and functions

There are few venues in the north west suitable for indoor sports events. Basketball would like six courts to be able to attract state tournaments at the least. There is also demand for conference and function rooms. A larger room to accommodate people for a small conference or meeting would be useful in Burnie and a good way to raise money. Access to affordable accommodation would be desirable for country tournaments.

All potential user groups interviewed would like to hold one-off tournaments and bid for regional and state-level events which would be feasible to provide at a venue with a minimum four courts side by side.

Where possible access to affordable accommodation, a commercial kitchen and video facilities should be included.

By adding court space with spectator seats in Burnie, opportunities to potentially host an NBL 1 preseason or women's games, state level volleyball, state-wide level netball and badminton or table tennis may be held.

5.4 Servicing new markets

The University of Tasmania is building a new campus at West Park. If a new indoor sports facility was able to be located close by, there might be an opportunity to capture new casual and programmed use from students. Indoor courts for social sport (several nights of use a week) and potentially a commercial gym, that was easily accessible for students would be attractive for students and centre management alike. The University is interested in discussing future partnerships.

Netball is not currently an indoor sport and would love to be able to play indoors if possible. The lack of courts is restricting sports that provide opportunities for both genders, in addition to restricting opportunities for more foundation level skill programs (i.e. Aussie Hoops or junior volleyball) where the lack of courts mean these cannot be offered. Developing juniors provides a base for sports to grow.

Sports identified that people from Sri Lankan kids, Indian and Chinese backgrounds were seeking, and happy to find sports that they recognise and are welcomed (badminton and table tennis), unlike sports like AFL and cricket.

A new court sports court facility configured side by side would have potential to host Roller Derby as well as other larger footprint sports such as futsal, floorball, hockey and handball. The closest four+ court stadium in Tasmania is in Launceston, some 1 hour and 45 minutes away (147 km).

Basketball and badminton have potential to grow but do not have the facilities. They also have the potential to host tournaments but have not suitable facilities.

Note: The program does not estimate firm times for University use, or these large footprint sports.



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There may be additional opportunity to host indoor netball in the future for development squads, social competitions or using the show court for a larger event.

Basketball has shown an interest in locating staff at a new stadium. This would enable the centre to become a hub for basketball. A management agreement would ensure opportunities for other sports were not disadvantaged and could continue to grow also.

There is an opportunity to engage inclusive and wheelchair sports and para-athletes and provide a much needed, day time venue for these activities. Several sports present in Burnie has strong para programs which are not run locally – for example in table tennis and badminton. Also, there are several community service agencies and NDIA disability service providers who seek space to run day programs for their clients.



Potential use by outdoor sports

Winter sports clubs commented on the issue of inclement weather throughout the winter months leading to the need to cancel training or look to inside training options.

Several sports said they would like to offer facilities suitable for soccer-football, Australian rules football, rugby and cricket to allow them to train indoor during the several months when they are not permitted on their fields.

5.5 The suitability of the existing site

If a 4+ sports court facility was to be provided on the existing site, it would take up most of the existing car park. Therefore, either another site would need to be investigated, or there would be a loss of some or all of the existing grass playing field. An assessment of the building would be required to see if it could be altered from a cost-effective and functional point of view.

However, the existing site is not very prominent and would not encourage a large number of people walking in off the street.

Another site (such as closer to town, on the waterfront), colocated with an outdoor sports club or an education facility would provide opportunities to grow daytime use and have more social and different kinds of activities within the facility.

Opportunities for a partnership in the facility development may be facilitated if the stadium could be provided in conjunction with an outdoor sport, the University, or even the PCYC. See also discussion about the future of the building in Chapter 6.1.2.



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6. Suggested sports centre facilities and configuration

The clubs and organisations were asked what specific components were needed for a new or improved indoor facility in Burnie. The key facility components highlighted by respondents were:

- Multiple courts
 - 4-6 or
 - 6-8 courts, with two exclusively for basketball.
- Multipurpose court use (for different sports)
- Netball/basketball shared courts
- Café/canteen
- Multipurpose function rooms (e.g. for supper and activities)
- Show court
- Umpires/officials room
- Suitable seating for all courts
- Suitable and appropriate change facilities

The steering committee and peak body respondents additionally suggested fully equipped and adequate change rooms (with showers), a kiosk, a larger function space, large social area, commercial kitchen, dorm-style accommodation, office space, storage, and meeting rooms. All of these components were echoed throughout the steering committee, although the most frequent response was a need for appropriate change rooms.

Football suggested 4-6 basketball-sized courts but also a synthetic grass training area two courts wide to facilitate training and indoor sports such as indoor cricket, soccer, hockey etc. as well as training space during winter for these sports.

The alteration of the traditional indoor sports centre configuration was suggested to

accommodate athletics use (specifically a 3-lane, 60m indoor track) in addition to other sports. Archery desired a larger indoor space (that was permanently set up).

Basketball suggested provision for 4-6 offices to enable at least 4 Basketball Tasmania staff to locate there and create a basketball hub.

6.1 Recommended components

The preferred facility will have the following core components that equate to a centre of some 6500sqm, (excluding the option of providing an additional space suitable for archery, cricket/ and outdoor sports training etc. which could amount to another 1000sq.m). The other item commonly suggested was a gym.

A list of the key centre components follows.

6.1.1 Facility components

The core facilities required include:

- Four Indoor netball/basketball courts with sprung timber flooring to accommodate sports such as basketball, netball, futsal, badminton, volleyball and wheelchair sports etc.
- Configuration of courts should facilitate one show court to suit at least NBL1 games.
- 1500 seats – including 1000 retractable seats and at least 300 permanent seats with wheelchair bays on the opposite end, courtside
- Scoreboards and shot clocks
- Materials and finishes suitable for sports such as futsal and roller derby
- Dividing nets between courts
- Front of house area reception and staff administration area
- Storage for all sports
- Canteen, small seating area, servery and commercial kitchen
- A large multipurpose room that can be divided into three and serve as a function



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room, club meeting and supper rooms as well as for physical activity programs

- Circulate spaces
- Public amenities x 2 (gender-neutral and accessible)
- Offices for 4-6 people (for Basketball Tas to operate from the facility)
- Player change and amenities x 4
- First aid
- Referees rooms
- Plant room
- Lighting to suit badminton as well as other ball sports

Optional:

- Space (25m x 40m or a longer area the length of the width of four courts) for futsal/archery/cricket/footy training and running drills etc. This area could be separated from the timber courts by a vinyl curtain that can be opened for additional seating and school use, for example.
- Gym
- Space to camp or basic dormitory accommodation nearby, for travelling participants. This may be able to be addressed by siting the facility adjacent to the University, school or other reserve or establishment.

6.2 Are four courts enough?

The demand assessment shows that there is sufficient demand for a four-court sprung timber floor court stadium for basketball, indoor social netball, volleyball, futsal and badminton and some shared occasional use by other sports such as roller derby.

This assumes that supplementary sports training can be conducted in the multiple school facilities in Burnie, and that other sports such as gymnastics or table tennis do not need to be accommodated in a new facility.

A facility to cater to additional sports (such as indoor cricket, athletics and football training)

should be considered as an add-on to a new sports court's stadium or as an alternate use of the existing stadium. If the current centre is suitable to upgrade and the new centre locates elsewhere, then a redesign with a different floor type could accommodate these sports.

The scale of the new stadium proposed will allow North West Thunder and other NBL1 games but is unlikely to attract high-level games on a regular enough basis to warrant a more significant scale facility.

Unless there is significant additional population growth in Burnie and significant additional funds available, additional sports that require facilities, and schools are likely to lose facilities available for public training use, then 4 courts should be adequate.

If funds were available to build a bigger facility additional sports could be accommodated with some office space and table tennis could be brought into the facility. If a six-court facility were provided, the feasibility of a relationship with an accommodation provider or dormitory accommodation and a higher level of fit-out should be considered.

There will be additional costs of a larger facility, including programming to ensure the occupancy of off-peak times can be encouraged.

The impact of a new 4 court facility on other facilities

Some activities currently being undertaken in Devonport and Ulverstone such as netball and basketball development programs and higher-level games will be able to be held in Burnie as well as some tournaments. Some players who are now likely to travel for a greater depth of competition or quality of facility are also likely to use a new Burnie facility.



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An estimate of 10% of players who play at other stadiums may return to play in Burnie.

Also, regional development programs currently conducted in Ulverstone, are likely to be attracted to a new stadium.

Additional residents of Burnie who do not play indoor sports are likely to increase the local participation rate to at least equivalent to the regional participation rate.

6.2.1 Location

If this facility was to be provided on the existing site, then it would take up most of the existing car park. Therefore, planning should consider either another site or the loss of some or all of the existing associated grass playing field.

Site options for a new facility should consider colocation with the UTAs campus, a school site, adjacent to an existing sporting facility, and other prominent sites, for example along the highway.

The future of the existing building if a new court facility is built elsewhere

If the new facility is not located at the existing site, then the existing stadium should be assessed for repurposing.

It would not be recommended for continued use as sports court training, given ongoing increased maintenance costs, the configuration of rooms and the condition of the floor. Also, the most important focus for available capital funds should be a fit-for-purpose court sports facility.

However, if funds are available for a new facility and renovating the existing, then options to investigate could include retrofitting the existing facility for a sport that requires dedicated facilities (such as gymnastics or table tennis) or those not requiring sprung timber floor – such as (badminton or table tennis).

Alternatively, the centre could be investigated to ascertain suitability to retrofit for use by outdoor sports, such as cricket, athletics and or football training, which could be accommodated on a replacement floor type.

If funds allowed for some renovation in addition to a new facility, then the new facility could be sprung timber floored only.

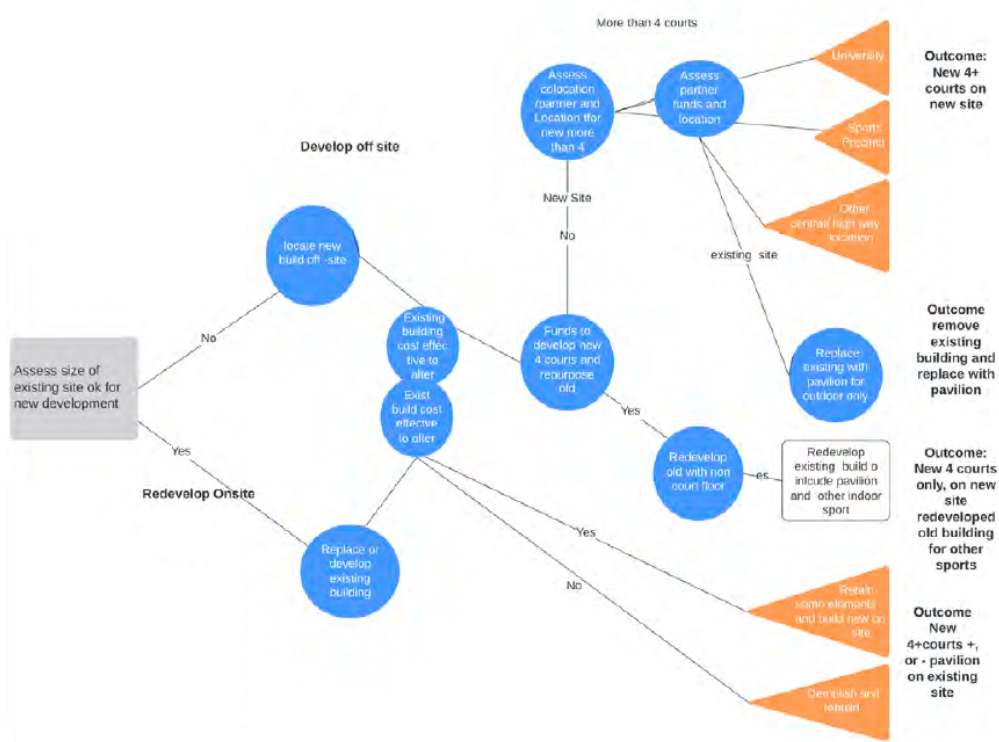
The following diagram explains the decision making required and options.





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Figure 3. Likely decision making required and options for the provision of a new stadium





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7. Probable costs, operational and infrastructure model

The cost of a four-court stadium (dependent on design) and whether it is a redevelopment to the existing building etc., (excluding any significant site costs, fees and contingencies) is likely to cost in the order of 20 million dollars. Following preparation of a design, a quantity surveyor should be engaged to provide a Stage cost.

Adding an additional court area for sports such as archery, athletics, outdoor sports training or indoor cricket may cost an additional 3 million dollars+, depending on design.

7.1 the Future management model

The key elements of a successful management model for the stadium will be:

- A full-time management presence at the stadium- to encourage walk-ins especially casual and social activity, increase the convenience of use in low peak times, be able to offer timely support to users and manage the operation of the stadium
- One paid professional and experienced stadium manager to:
 - Oversee building operations and maintenance and procedures
 - Oversee financial and social performance and manage the day to day financial control and budget of the stadium
 - Develop partnerships with sports
 - Provide a canteen
 - Market the stadium
 - Develop programs or facilitate other local sport or fitness businesses, not-for-profit and club providing programs and ongoing participation options for target groups: social and school sports

and physical activity, recreation opportunities for older adults and people with a disability, sport development programs for all existing sports in Burnie – and other sports.

- Encourage and manage use, and manage the relationship with tenants and hirers
- Record usage and report on participation performance
- Manage canteen, administration and program staff
- Develop a policy about court allocations which provides for one anchor tenant and prioritises competition use, and allow for multiple sports in peak times
- Manage the use of the stadium in conjunction with other sports venues in Burnie, in conjunction with other facility providers and stakeholders
- Assist with encouraging and bidding for regional and higher events.

In the first instance it is recommended that a stadium manager be appointed to undertake the tasks above and manage program and canteen staff to activate the use by target groups and non- peak times. The staff estimated in the second year should be reduced significantly as programs could be facilitated to continue without major direct delivery and support from Council.

An agreement could be struck with Basketball Ball Tas to provide create a base for the regional basketball operations and provide management presence at the stadium. Such an agreement may consider some shared roles and responsibilities such as some managing reception and an information role as well as opening and closing, for example in exchange for offices, paying the standard for rate for courts but having the opportunity to attract and run tournaments as income, at their expense.



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In this management model, no separate board would be required. However, Council could still meet with user groups twice a year for example, to discuss issues and opportunities. A possible very simple management structure is shown below.



A "heads of agreement" with Basketball Tasmania should be created and a standard licence agreement for court users of the facility. These should not be like a commercial tenancy agreement, but more like a recreation services agreement, with incentives for increasing use and participation.

7.2

Probable operational costs

An estimation of the base case recurrent costs suggests that the stadium, with the proposed program (as described in Table 4.), staffing structure and a court hire fee of \$50 per hour could break even (excluding asset renewal and depreciation costs) or return up to about \$80,000. However, if a court hire fee of \$35 per hour or less is adopted, then the net cost would result in a loss of around \$9000 pa. This court hire fee is more achievable.

If the canteen is excluded (and run by a sport for example) then this will result in the loss of \$35,000 income. The success of the canteen will be influenced by management, opening hours, the location of the stadium and the building design.

If the stadium is a prominent location and without major competition from adjacent cafes, it may draw from beyond the regular stadium users.

In the initial year considerable funds are allocated to staffing, to establish partnerships, programs and the like. This should be able to be reduced considerably after the first year.

The following table shows the projected revenue and expenditure of the proposed centre.





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Figure 4. Probable base case revenue and expenses

Item	Base case scenario \$
Estimated revenue	
▪ Venue hire	\$268,015
▪ Program participation revenue	\$116,800
▪ Canteen revenue	\$106,896
Total estimated revenue	\$491,711
Estimated expenses	
▪ Facility cleaning	\$44,540
▪ Canteen costs of goods sold	\$53,448
▪ Staff-co-ordinator, programming, canteen, on costs	\$335,200
▪ Utilities and water rates	\$32,000
▪ Maintenance incl. floor and lights	\$39,400
▪ Insurance and security	\$11,500
▪ Equipment furniture and fitting purchases	\$2,962
▪ Garden care /Immediate surrounds	\$3,000
Total estimated expenses	\$501,062
Net result	(\$9,339)
Depreciation	
▪ Building depreciation	\$195,000
▪ Equipment, furniture and fittings depreciation	\$25,000

7.2.1 Financial assumptions

The recurrent costs of a centre are dependent on many assumptions, especially those concerning management. Key decisions include roles and responsibilities as well as hire rates and how income is apportioned, i.e. how the canteen is run. In this case, at least one salary is included in the costs, to ensure the stadium is programmed and has a management presence.

As a base case, the following assumptions have been made. Income

Two scenarios have been tested:

1. Court hire of \$50 including lights per hour peak and \$35 per hour off peak – forecast result \$79,911. This rate may exclude the smaller sports.
2. Court hire flat rate of \$35 per hour including lights – forecast result **(\$9,339)**. This is the base rate used in the projections above.

Both income scenarios include the following special event assumptions:

- Tournaments (complete venue hire \$1,200 per day) up to 6 are included per annum.
- Basketball Tasmania camps hire \$300 per court, per day.
- Holiday program hire \$200 per day includes one court and multipurpose room.
- North West sports day hire \$300 per court, per day.
- 3. The kiosk is an extension of the office and is operated by the centre staff. Income is calculated at an average secondary spend of \$0.60 per participant visit. Cost of goods sold at 50% of sales.
- Multipurpose room activities are based on \$8 per participant per class.



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7.2.2 Usage

- In addition to the forecast usage program, the following special events are included:
 - Tournaments x 6 per year
 - Holiday program x 6 weeks per year
 - Sports camps x 4 per year
 - North western region school sports events x 2

7.2.3 Expenditure*Facility Cleaning costs*

- Allowance of almost 3 times current allowance of \$15,550 to \$44,540 to reflect both increased facility size and visitation levels.

Staff expenses

These costs assume staff are employed by Council and staff run the canteen.

- Desk/duty manager: \$30/hr. (Centre Co-ordinator covers 20 hrs on desk. Or alternative tasks).
- Total hours open 14 per day x 7 days = 98, less 20 hrs coordinator = 78 x 50 weeks = 3,900 hrs. Note this should be able to be reduced significantly as when an anchor tenant uses the stadium for competition and training at night, staff are not likely to be required.
- Canteen staff: Admin staff to operate the canteen. An allowance of \$8,000 for additional busy periods has been included within the duty supervisor budget line of \$125,000.

Program staff:

- Preschool/ kinder gym 8 classes X 40 weeks X \$35 = \$11,200
- Fitness classes 13 X 40 weeks x \$35 = \$18,200
- Dance 5 X 40 weeks x \$35 = \$7,000
- Yoga 2 X 40 weeks x \$35 = \$2,800

Communication/phones

- Allowance of \$750 per month

Maintenance

- Court resurfacing: \$6 per m2 from previous projects (\$23,400 P/A). This is critical in maintaining a high-grade playing surface within an indoor sports facility and will extend the life of the floor and reduce the need for sanding.

Current centre expenditure considerations

- Consideration has been given to the current facility operating costs and the following have been included:
 - Water rates \$4,000, plus canteen trade waste charge of \$962
 - Sewer rates \$5,000
 - Contracts various \$2,600 is considered within general maintenance.
 - Increased allowance for security to allow for cash pick-ups from \$100 (current) to \$2,500.
 - Insurance \$7,000 allowance as a contribution
 - External immediate surrounds maintenance of \$3,000. (Other current grounds maintenance costs related to playing fields and their surrounds are excluded)

Other expenditure items

- Other typical expense items were benchmarked to offer an indicative operational cost. On completion of final detailed facility design these could be further refined.



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Depreciation

- Building depreciation was based on an indicative building cost of \$19.5 million with a 100 year life cycle.
- Annual building depreciation is \$195,000
- Equipment furniture and fittings depreciation was based on an indicative value of \$.5 million with a 20-year life cycle.
- Annual equipment, furniture and fitting depreciation is \$25,000.
- Depreciation is shown separately in the recurrent base case scenario.

Asset maintenance and renewal cost

- Asset maintenance and renewal costs are not included in this preliminary base case annual recurrent costs. These can be costed once a design has been prepared and quality surveyor costs are known.





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8. Conclusions

Consultation findings

Consultation with users of the existing centre and other indoor sports indicated that the current facility is no longer fit-for-purpose for indoor competition sports. The centre's design and capacity limits:

- The growth of existing sports
- The range of sports that can be played
- The diversity of residents needs that can be accommodated
- The sustainability of existing sports because they cannot grow.

Existing facilities

While Burnie has a number of schools with indoor facilities, their size, configuration and court surface limits their use for competition sports. In addition, users are not necessarily matched with the available courts that are most suitable for the sport, based on number, configuration and floor type. These facilities will continue to be important especially for training. A new stadium should be the focus of competition opportunities for multiple sports.

The use of the existing courts should better match individual sport's requirements. For example; the size of the field of play and floor type. Council should take on more of a co-ordination and advocacy role in this regard. The Council could also play more a role in working with the schools, peak sporting bodies, clubs and the University to facilitate further development of the smaller sports who are potential users of Council and school facilities and aid the development of pathways from schools into clubs.

Demand assessment

The demand assessment indicates there is considerable capacity for the growth of sports in Burnie. A relatively young population with further growth projected, a relatively low penetration rate for most indoor sports compared to other municipalities close by, and a good depth of competition in the north-west with support from peak bodies to grow sports opportunities, will support this growth.

Also, there are multiple schools as users, some untapped markets (such as university students all ability providers) and opportunities to grow sports such as futsal, badminton, table tennis, indoor netball and basketball with more capacity and better facilities.

A larger indoor sports facility would also assist outdoor sports who cannot use their facilities in inclement weather and need access for training.

The solution

A new facility of at least four courts together and side by side would enable a large proportion of the demand for indoor sports to be met. This is especially the case if a new facility focused on providing competition for multiple large-footprint sports and available school courts focused on small footprint sports, training and sports not needing sprung floors.

There is additional demand for outdoor sports wanting to use a facility for training and indoor competition (for example athletics, archery, football codes and cricket). If budget allows additional space could be provided in conjunction with the indoor courts.

Alternatively, if the existing facility can be modified cost effectively to open up the interior and provided a different floor surface such as artificial grass, then the facilities may provide



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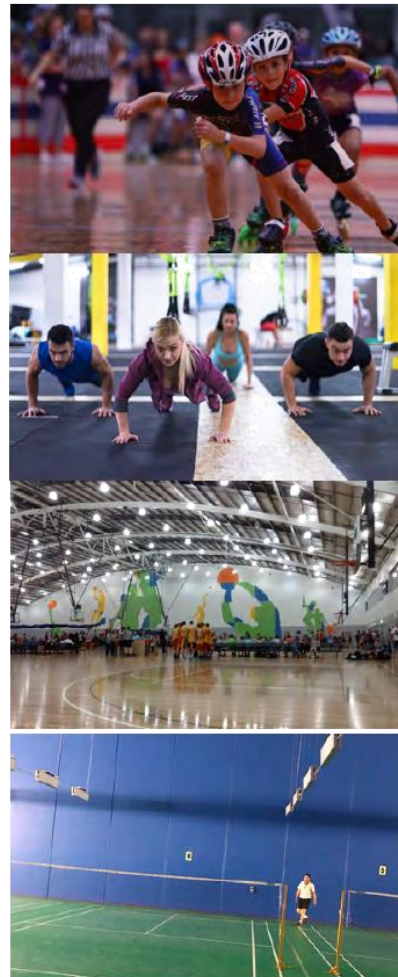
an important role for a range of outdoor sports for training, as well as indoor cricket, futsal, archery and sprint training.

Depending on management arrangements and court usage, a new four-court centre could break even or turn a small loss if asset renewal costs and depreciation are separately addressed.

A new centre should have a management presence and staff resources allocated for programming. In the short-term higher participation could be generated if the Council negotiated with the schools to place sports in venues suitable to their needs and focus on the better facilities being used for primarily for competition.

The opportunity to accommodate Basketball Tasmania staff at the centre should be pursued. They will bring additional use, tournaments and development programs and access to a greater depth of competition and pathways. All of which benefit the Burnie. However, any occupancy arrangement should support a range of competition sports being played.

A prominent alternative site for the facility should also be investigated, including a partnership with the University and opportunities to colocate with other sports.





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Appendix 1. Projected participation numbers in indoor organised sports based on several scenarios

Table 9. Table Burnie LGA Catchment (C1)

Burnie C1	Projected participation 2020				Projected participation 2028				Projected participation 2041			
	Organised State	Peak State body membership	Peak body regional membership	Club Membership	Organised State	Peak State body membership	Peak body regional membership	Club Membership	Organised State -	Peak State body membership	Peak body regional membership	Club Membership
Archery	24	-	47	48	28	11	49	50	29	-	53	54
Badminton	79	34	-	46	84	35	-	49	96	38	0	57
Basketball	898	511	727	518	955	544	773	550	1,096	624	887	632
Floorball	8	0	0	0	8	0	0	0	9	0	0	0
Handball	6	0	0	0	7	0	0	0	8	0	0	0
Netball (indoor)	79	27	97	100	84	29	42	43	97	33	48	49
Roller sports (roller derby, inline racing & hockey)	-	-	-	32	3	0	0	14	4	0	0	16
Soccer/futsal (indoor)	198	0	0	0	211	0	0	0	242	0	0	0
Table tennis	37	22	0	5	39	24	0	5	45	27	0	6
Volleyball	150	38	63	32	159	40	66	34	183	46	76	39



leisure

BURNIE INDOOR SPORTS CENTRE PLANNING STUDY

21/7/20



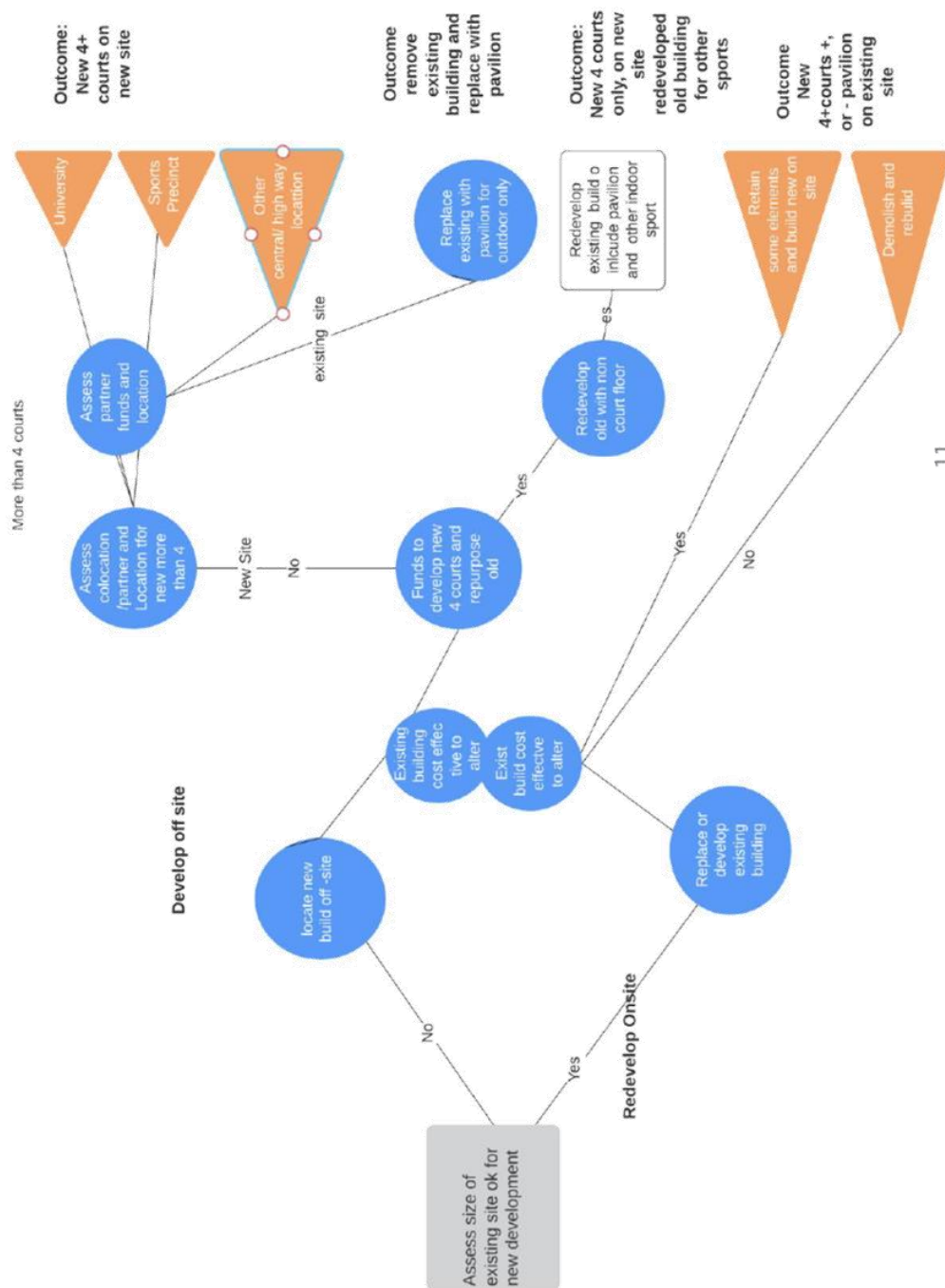
Table 10. Burnie LGA _ Wynyrd and Ulverstone Catchment (C2)

C2	Projected participation 2020					Projected participation 2026					Projected participation 2041				
	Organised State	Peak body State membership	Peak body regional membership	Club Membership	Organised State	Peak body State membership	Peak body regional membership	Club Membership	Organised State	Peak body State membership	Peak body regional membership	Club Membership	Organised State	Peak body State membership	Peak body regional membership
Archery	59	-	47	48	61		0	50	66		0	54			
Badminton	195	58	-	115	202	61	119	119	220	94	129	129			
Basketball	2,202	765	1075	518	2,281	779	1095	536	2,479	816	1160	583			
Floorball	19		0	0	19		0	0	21		0	0			
Handball	16		0	0	16		0	0	18		0	0			
Netball (indoor)	197	40	97	96	204		41	99	221	45	49	108			
Roller sports (roller derby/ hockey)	8	-	33	0	8		32	33	9		0	36			
Futsal	490														
Table tennis	92	33	-	12	95	33	0	12	103	35	0	14			
Volleyball	372	56	57	80	385	57	58	83	419	60	61	90			



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BURNIE INDOOR SPORTS CENTRE PLANNING STUDY



CORPORATE AND BUSINESS SERVICES**AO217-20 AUDIT COMMITTEE MEMBER RECRUITMENT****FILE NO: 13/2/2****PREVIOUS MIN:**

MAKING BURNIE 2030 – CORPORATE PLAN REFERENCE:

Direction	7	AN ENGAGING AND ACCOUNTABLE LEADERSHIP FOCUSED ON A STRONG FUTURE
Objective	7.4	A sustainable, viable financial future is assured and accountability is demonstrated through open and transparent processes.
Strategy	7.4.2	Demonstrate financial accountability and ensure strong internal controls underpin performance.

1.0 RECOMMENDATION:***“THAT Council:***

- 1) Instruct the Acting General Manager to undertake an expression of interest process for the vacant position of independent member of Council’s Audit Committee;***
- 2) Endorse the proposed approach to the recruitment including the proposed Selection Panel comprising the current Chairperson of the Audit Committee, the Mayor, Councillor Keygan, and Councillor Dorsey; and***
- 3) Request that a report be prepared by the Selection Panel recommending the appointment of a new independent member at the November 2020 meeting.”***

2.0 SUMMARY

This report has been prepared in order to initiate the recruitment process for a new independent member of Council’s Audit Committee.

[Note the terms *Audit Committee* and *Audit Panel* are used interchangeably in this report, with the latter being the term used when introduced under the Local Government Act. The term committee (as initially established by Council prior to the Act) will be updated when the Rules are revised.]

3.0 BACKGROUND

Under the *Local Government Act 1993* Council is required to appoint independent members to its audit committee for a term of no longer than four years. Council has chosen to stagger the appointment dates of audit committee members to ensure continuity of knowledge within the committee is maintained.

The following table outlines the current external Member terms:

Independent Member	Period	Commencing	Ending
Ken Clarke (Chairperson)	Two years	19 November 2019	31 October 2021
Steven Jarman	Four years	31 January 2017	31 January 2021
Lisa Dixon	Four years	18 October 2017	30 September 2021

Steve Jarman's appointment is due to expire and therefore Council needs to undertake a recruitment process for a new independent member. The operating procedures allow for existing members to be reappointed should a reapplication be successful.

4.0 LEGISLATIVE REQUIREMENTS

The Audit Committee is established under Section 85 of the *Local Government Act 1993*. The *Local Government Act 1993* provides:-

85. Audit panels

- (1) A council is to establish an audit panel in respect of the council.
- (2) An audit panel in respect of a council is to be constituted in accordance with the requirements, if any, of an order under [section 85B](#).
- (3) An audit panel is not a special committee for the purposes of this Act.

85A. Functions of audit panels

- (1) An audit panel established under [section 85](#) is to review the council's performance in relation to –
 - (a) the council's financial system, financial governance arrangements and financial management; and
 - (b) all plans of the council under [Part 7](#); and
 - (c) all policies, systems and controls the council has in place to safeguard its long-term financial position; and
 - (d) any other matters specified in an order under [section 85B](#) as matters that an audit panel is to consider in such a review.
- (2) A council, audit panel or person is to comply with the requirements, specified in an order under [section 85B](#), that apply in relation to the council, audit panel or person.

85B. Orders in relation to audit panels

- (1) The Minister, by order, may –
 - (a) specify the matters that, in addition to the matters specified in [section 85A\(1\)\(a\)](#), [\(b\)](#) and [\(c\)](#), are to be considered by an audit panel in a review for the purposes of [section 85A](#); and
 - (b) specify the requirements in accordance with which an audit panel under [section 85](#) is to be constituted, including but not limited to the qualifications, or experience, or both, that a person who is a member of such a panel is required to have; and
 - (c) specify any other requirements relating to reviews, and audit panels, for the purposes of [section 85A](#), including but not limited to the conduct of such reviews and the actions to be taken as a result of the holding of such reviews.
- (2) The Minister is to consult with councils as to the matters to be included in an order under [subsection \(1\)](#).

On 10 February 2014, the Minister for Local Government issued *Local Government (Audit Panels) Order 2014* under Section 85B (1) of the Act outlining the minimum requirements of audit panels.

5.0 POLICY CONSIDERATIONS

The Delegation of Authority and Operating Procedures GL-CBS-SG-102 require the following:

4. Terms of the Committee Appointments

- 4.1. *The two alderman positions on the Committee will become vacant every four years directly following the Council election, and subsequent appointments shall be for a period of four years to the following election. If an Alderman of the Committee resigns prior to the election the Council will appoint a replacement at the earliest convenient time.*
- 4.2. *The three independent positions on the Committee shall be appointed for a fixed term of not less than one year and not more than four years and may be reappointed.*
- 4.3. *The Mayor, following consultation with Council, has the power to end the term of the Chairperson or Independent Member.*
- 4.4. *A person who is an employee or General Manager or Mayor of a council is not entitled to be an independent member.*

5. Qualifications and Selection of Independent Members

- 5.1. *The independent members are to possess strong business acumen and sound management and communication skills.*
- 5.2. *Calls for independent members to apply for a position on the Committee shall be publicly advertised.*
- 5.3. *The selection process for independent members will be determined and undertaken by the two appointed Aldermen members and the Mayor.*

6.0 FINANCIAL IMPACT

This decision does not have any direct financial impact.

The allowance for Committee members is set in the Schedule of Delegation of Authority and Operating Procedures.

7.0 DISCUSSION

The Delegation of Authority notes the selection panel for external members is the Mayor and Council's two representatives on the Committee. Council's current representatives on the Committee are Cr Keygan and Cr Dorsey.

Historically the selection panel has included the Chairperson as well and it is recommended that the selection panel comprise the committee's current chairperson Ken Clarke, the Mayor, Cr Keygan and Cr Dorsey.

The Executive Manager Corporate Finance will provide administrative support throughout the recruitment process.

The following timeline is proposed for the recruitment process:

	Date
Advertise Expression of Interest	Saturday, 26 September 2020
Expression of Interest Period Close	Monday, 12 October 2020
Collation and Assessment of Candidates	Tuesday, 13 October 2020
Interviews	Monday, 19 October 2020
Report Prepared for Council Consideration	Thursday, 12 November 2020
Formal Appointment at Council Meeting	Tuesday, 17 November 2020

8.0 RISK

The establishment of an Audit Panel is a risk management tool.

Audit Panel fixed term appointments are a statutory requirement and therefore there is a risk of non-compliance if the term of Mr Jarman concludes without progressing a recruitment process.

9.0 CONSULTATION

It is recommended that a selection Panel be utilised for the recruitment process to shortlist and identify a recommended candidate for appointment by Council.

COUNCIL RESOLUTION**Resolution number: MO258-20****MOVED:** *Cr K Dorsey***SECONDED:** *Cr D Pease****“THAT Council:***

- 1) Instruct the Acting General Manager to undertake an expression of interest process for the vacant position of independent member of Council’s Audit Committee;***
- 2) Endorse the proposed approach to the recruitment including the proposed Selection Panel comprising the current Chairperson of the Audit Committee, the Mayor, Councillor Keygan, and Councillor Dorsey; and***
- 3) Request that a report be prepared by the Selection Panel recommending the appointment of a new independent member at the November 2020 meeting.”***

For: *Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.*

Against:

CARRIED UNANIMOUSLY

CORPORATE AND BUSINESS SERVICES**AO218-20 DELEGATIONS TO THE GENERAL MANAGER - BURIAL AND CREMATION ACT 2019****FILE NO: 15/2/5****PREVIOUS MIN:**

MAKING BURNIE 2030 – CORPORATE PLAN REFERENCE:

Direction	7	AN ENGAGING AND ACCOUNTABLE LEADERSHIP FOCUSED ON A STRONG FUTURE
Objective	7.3	Council is compliant in all areas and carries out the role of regulatory enforcement in a fair and effective manner.
Strategy	7.3.1	Ensure Council remains compliant with all its statutory and regulatory obligations and contributes to the regulatory environment which affects our community.

1.0 RECOMMENDATION:***“THAT Council:***

- 1) Delegate all of its powers and functions as a Council, as a Cemetery Manager, and as a Person in Charge of a Monument under the Burial and Cremation Act 2019 and the Burial and Cremation Regulations 2015 to the General Manager with the exception of:***

- a. Part 4 Division 4 Subdivisions 1, 2 and 3 (being sections 49-62 inclusive relating to sale of cemeteries) and*

- b. sections 66, 67, 68, 69 and 71 (relating to the closure of cemeteries);*

and that Section 39 of the Act be delegated with the condition that fees must be in accordance with Council’s annual Fees and Charges Schedule;

- 2) As of 16 September 2020 revoke its previous delegations to the General Manager Burial and Cremation Act 2002 and the Burial and Cremation (Cemetery) Regulations 2015 (as per Resolution Item AO133-19 dated 21 May 2019); and***
- 3) Authorise the General Manager to delegate the above powers and functions to an employee of Council with the appropriate qualifications, skills and experience.”***

2.0 SUMMARY

The *Burial and Cremation Act 2019* was proclaimed on 25 December 2019 and effectively replaced the previous *Burial and Cremation Act 2002*.

The Burial and Cremation Regulations 2015 were amended in December 2018 but are still known as the 2015 Regulations, and are referenced in the current *Burial and Cremation Act 2019*.

Therefore an updated delegation is required from Council to the General Manager in order for Council to delegate its powers as a *Council*, as a *Cemetery Manager*, and as a *Person in Charge of a Monument* under the Act.

This is needed so that the various powers, functions and duties can be undertaken on a day to day basis as required.

3.0 BACKGROUND

All Councils delegate a large number of powers and duties to their General Manager in order to carry out all the Council's functions and powers as a corporate body on a day-to-day basis.

Many of the powers and functions require responsiveness within statutory time frames as well as practical expectations. For this reason, the system of delegations and authorisations provides for the officers of Council to execute the powers and functions of Council within a clearly defined framework of authority. Conditions may be placed upon any of the powers being delegated.

Legislation may give powers to the Council or directly to the General Manager. Where powers are given to a Council the Council may delegate them to the General Manager, subject to any conditions or restrictions it sees fit.

In most but not all cases, the General Manager may delegate both powers given by the Council, and powers that the General Manager has in his/her own right, directly to employees of Council according to their position requirements. Officers have no authority to delegate those powers further.



Council reviews its full delegations to the General Manager periodically, and updates specific delegations as required for legislative changes such as this one. The last full review occurred in June 2018.

This report is concerned only with the *Burial and Cremation Act 2019* and associated regulations.

The Council had delegated its powers and functions as a Cemetery Manager under the *Burial and Cremation Act 2002* and the former *Burial and Cremation (Cemetery) Regulations 2005*.

The Act and Regulations have since changed, requiring a new delegation to the General Manager in order for delegated powers to be lawful.

4.0 LEGISLATIVE REQUIREMENTS

The *Burial and Cremation Act 2019* provides powers to Council in three different roles specified in the Act:

- 1) Power as a **Council** (specifically to appoint Authorised Officers to undertake responsibilities specified under the Act)
- 2) Powers as a **Cemetery Manager** (Council is a Cemetery Manager for three cemeteries in the Burnie Municipality)
- 3) Powers as a **Person in Charge of a Monument** (being monuments which hold cremated remains, under a paid agreement, such as the niche walls located within the Burnie Lawn Cemetery)

Section 22 of the *Local Government Act 1993* provides that Council may delegate its functions or powers under any Act to the General Manager. A decision to delegate must be made by resolution of the council.

Section 64 of the *Local Government Act 1993* provides that the General Manager may delegate to an employee of the council any functions or powers delegated by the council which the council has authorised the General Manager to delegate.

5.0 POLICY CONSIDERATIONS

There are no relevant policy considerations impacting this report.

6.0 FINANCIAL IMPACT

There are no financial impacts as a result of making this delegation.

7.0 DISCUSSION

The delegation will provide the following functions and powers under the Act and the Regulations to the General Manager, and allows for the General Manager to delegate certain of these functions and powers as appropriate to officers in positions under which they are required to carry out those functions or duties.

The powers that are being delegated are under the following clauses.

Burial and Cremation Act 2019

Powers as a Council	
S.3	Interpretation (Power to appoint Authorised Officers)
Powers as a Cemetery Manager	
S.31	Reopening of interments
S.34	Duties and powers of cemetery managers
S.38	Interments within cemeteries - Approval to inter remains in a cemetery
S.39	Monuments, &c. (in accordance with Council's Schedule of Fees and Charges)
S.40	Removal of certain monuments in cemeteries
S.41	Exclusive rights of burial
S.70 (1) (5)	Removal of human remains, monuments, &c., in closed cemeteries
Council as a Person in Charge of a Monument	
S.84 (2) (4) (5)	Monuments containing cremated remains
S.85 (2) (3) (4) (7)	Exclusive rights to all or part of monument
S.86 (1)	Closure of monument

Burial and Cremation Regulations 2015

Council as a Cemetery Manager	
Reg 27	Certificate of exclusive right of burial
Reg 28 (1)	Amendment of certificate of exclusive right of burial
Reg 30 (3) (4)	Permission to inter human remains
Reg 31 (2) (3)	Information required before permitting interment of human remains
Reg 33	Nameplate to be interred with human remains
Reg 34	Interment of human remains in the ground
Reg 36	Closing grave after interment
Reg 39	Plan of cemetery
Reg 40	Register of interments
Reg 41 (2) (3) (5) (6)	Register of exclusive rights of burial
Reg 42 (2)	Dangerous driving
Reg 43 (1)	Prohibited activities
Reg 44 (1) (2)	Power of cemetery manager in relation to graves and plots
Reg 45	Power of cemetery manager to approve permanent items
Reg 46	Power of cemetery manager to remove persons
Reg 47 (2) (3) (4)	Duty of cemetery manager on removal of monument

The powers contained in each clause above can be found in the Act and Regulations online from <https://www.legislation.tas.gov.au/search>

There are a number of powers which are **not** recommended to be delegated by Council, and which is consistent with the previous delegation.

Burial and Cremation Act 2019

Powers as a Cemetery Manager Not Delegated by Council	
Part 4, Division 4, Subdivisions 1, 2 and 3 (being sections 49-62 inclusive)	Relating to sale of cemeteries
S66	Effect of closure of cemetery
S67	Exclusive rights in closed cemetery
S68	Approval required to take certain actions in closed cemetery
S69	Performance of certain actions in closed cemeteries
S71	Regulator may reduce certain time frames in respect of closed cemeteries

By excluding this powers above from the delegation, they continue to remain with Council only in its capacity as the Cemetery Manager for purposes of the Act.

A decision to close or sell a cemetery is not an ordinary function of the Council, and would require detailed consideration for implications on the Council's current policy to own and operate cemeteries to the benefit of the local community..

The new delegation is similar in effect to the previous delegation but is updated to current statutory references.

8.0 RISK

It is important that Council regularly review its delegations in order to ensure they are consistent with the relevant legislation conferring a power or function on a council.

It is also important the nature and scope of each delegation is appropriate for the efficient operation of Council, and to minimise exposure to risk through inadequate or outdated delegations.

Granting a delegation for the powers and functions provided to a council under the *Burial and Cremation Act* and associated regulations will ensure continuity for administrative and operational tasks to be maintained.

Risk is always inherent in the performance of any function and in the exercise of any power.

The primary risk management purpose in making an instrument of delegation is to ensure that the person undertaking the task has the proper authority to lawfully take the action or to make a decision.

Delegations by the General Manager to officers of Council are made to people with the appropriate qualifications, skills and experience to carry out those functions, and with appropriate conditions where necessary.

9.0 CONSULTATION

This report has been prepared in consultation with the relevant officers of the Council.

COUNCIL RESOLUTION

Resolution number: MO259-20

MOVED: Cr C Lynch

SECONDED: Cr T Bulle

“THAT Council:

- 1) Delegate all of its powers and functions as a Council, as a Cemetery Manager, and as a Person in Charge of a Monument under the Burial and Cremation Act 2019 and the Burial and Cremation Regulations 2015 to the General Manager with the exception of:***
 - a. Part 4 Division 4 Subdivisions 1, 2 and 3 (being sections 49-62 inclusive relating to sale of cemeteries) and***
 - b. sections 66, 67, 68, 69 and 71 (relating to the closure of cemeteries);***

and that Section 39 of the Act be delegated with the condition that fees must be in accordance with Council’s annual Fees and Charges Schedule;
- 2) As of 16 September 2020 revoke its previous delegations to the General Manager Burial and Cremation Act 2002 and the Burial and Cremation (Cemetery) Regulations 2015 (as per Resolution Item AO133-19 dated 21 May 2019); and***
- 3) Authorise the General Manager to delegate the above powers and functions to an employee of Council with the appropriate qualifications, skills and experience.”***

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

GENERAL MANAGER**AO219-20 ACTING GENERAL MANAGER'S REPORT - OPEN SESSION**

FILE NO: 4/18/2
PREVIOUS MIN:

MAKING BURNIE 2030 – CORPORATE PLAN REFERENCE:

Direction	7	AN ENGAGING AND ACCOUNTABLE LEADERSHIP FOCUSED ON A STRONG FUTURE
Objective	7.2	Council and the community are informed and engaged on issues of local importance.
Strategy	7.2.1	Enhance the level of community and organisational engagement across a range of Council operations.

1.0 RECOMMENDATION:

“THAT Council note the information contained in the Acting General Manager’s Report.”

2.0 SUMMARY

This report includes the following items:

- 2.1 General Manager’s Communications
- 2.2 Council Meeting Action List
- 2.3 Progress Report on COVID-19 Community Support Package

2.1 GENERAL MANAGER’S COMMUNICATIONS

The Acting General Manager advises Council the following functions and meetings were attended since the last Council Meeting report:

Date	Meeting / Function
11 August	Meeting with Dr David Pemberton, DPIPW
14 August	Cradle Coast General Manager’s Meeting
	Meeting with David Cox
18 August	Fire Service Act Review meeting
19 August	LGAT Webinar with Guest Speaker - Mr Graeme Lynch, CEO of the Heart Foundation
	CCA Shared Services Meeting – Telecommunications Review
	TasWater Owners' Representatives Quarterly Briefing
20 August	Cradle Coast Authority Representatives Meeting
24 August	Meeting with David Clerk and Phil Leersen (UTAS)

Date	Meeting / Function
	Meeting with Greg Morris
	Meeting with Stuart Paine, Burnie Surf Club
27 August	Coastal Pathway Working Group Meeting
	Meeting with Rev. Phil Coghlan, Anglican Church
1 September	UTAS/BCC West Park Transition Working Group
2 September	Truck Wash Steering Group Meeting
	Audit Committee Meeting
3 September	Meeting with Dave Meldrum, District Officer - Tas Fire Service
4 September	Meeting with Felix Ellis MP
7 September	2020 Virtual Year 2 Rural Week - Community Welcome (Burnie)
	Briefing with Hon Elise Archer MP

2.2 COUNCIL MEETING ACTION LIST

The action lists from Council Meetings in Open Session are attached.

2.3 PROGRESS REPORT ON COVID-19 COMMUNITY SUPPORT PACKAGE

A progress report on COVID-19 Community Support Package is attached.

ATTACHMENTS

1. [Open Session - All Actions - 18 August 2020](#)
2. [Open Session - Outstanding Actions Jan 2018 to Jul 2020](#)
3. [COVID-19 Support Package Progress Report](#)

COUNCIL RESOLUTION**Resolution number: MO260-20*****MOVED: Cr G Simpson******SECONDED: Cr T Brumby******“THAT Council note the information contained in the Acting General Manager’s Report.”***

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

Council Meeting Action Report**All Actions for Open Meeting of 18 August 2020**

Date From: 18/08/2020
Date To: 18/08/2020
Printed: Friday, 4 September 2020

Key: RES = Action arising from Resolution; ACT = Action required in addition;
QON = Question on Notice; NOTE = Progress Note

Item Number	Report Title	Action	Department	Completed
AO190-20	MOTION ON NOTICE - REWARDS FOR VOLUNTEERS	20 Aug 2020 RES: Implement Council's decision to provide \$75 Burnie Gift Vouchers to volunteers of Council sponsored events and activities (in lieu of volunteers dinner), as per the resolution of Council AO190-20. 1 Sep 2020 NOTE: Community Development Officer currently collating volunteers over the last 12 months. Once compiled will organise for vouchers along with letter from Mayor to each volunteer.	Community and Economic Development	
Council 18/08/2020				
AO191-20	MOTION ON NOTICE - FOUR SQUARE GAME	20 Aug 2020 RES: Arrange painting of lines for Four Square near the new basketball hoop at the Burnie Surf Club, in a suitable location, as per the resolution of Council AO191-20.	Works and Services	
Council 18/08/2020				
AO192-20	MOTION ON NOTICE - SOUTH BURNIE BEACH - EXTENSION OF CAR PARK	20 Aug 2020 RES: Investigate the merits of developing additional car parking spaces on the east side of the South Burnie foreshore area, and bring back to Council for consideration as part of the 2021-22 budget process, per the resolution of Council AO192-20.	Works and Services	
Council 18/08/2020				
AO193-20	MOTION ON NOTICE - SOUTH BURNIE BEACH - BASKETBALL HOOP	20 Aug 2020 RES: Engage with local stakeholders and look into installing a basketball hoop within an area at the South Burnie Yacht Club, and either implement or report back to Council if any significant impediments, as per the resolution of Council and associated report AO193-20.	Works and Services	
Council 18/08/2020				
AO194-20	MOTION ON NOTICE - RECREATIONAL COMMUNITY WORKING GROUP	20 Aug 2020 RES: Develop a charter and call for a View Road recreational areas working group by the end of September made up of representatives listed in the resolution of Council, AO194-20 to provide input into long term planning for View Road recreational areas.	Works and Services	
Council 18/08/2020				
AO195-20	MOTION ON NOTICE - FAIRY PENGUIN SAFE HAVEN	20 Aug 2020 RES: Submit a motion to the next LGAT meeting seeking that LGAT coordinate arrangements for a more collaborative arrangement between local government and the State compliance agencies with responsibilities that include dog control and wildlife management and protection, as per the resolution of Council AO195-20. 1 Sep 2020 NOTE: Motion has been submitted for the December LGAT General Meeting.	Works and Services	
Council 18/08/2020				

Council Meeting Action Report**All Actions for Open Meeting of 18 August 2020**

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Item Number	Report Title	Action	Department	Completed
AO195-20	MOTION ON NOTICE - FAIRY PENGUIN SAFE HAVEN	20 Aug 2020 RES: Invite Dr David Pemberton of DPIPW to a council workshop to address councillors about the motion to declare Burnie a Fairy Penguin Sanctuary, and include an invitation to a representative from Friends of Burnie Penguins and Cooeee Camdale Coast Care, as per resolution of Council AO195-20.	Land and Environmental Services	
Council 18/08/2020				
AO196-20	MOTION ON NOTICE - RELOCATION OF BURNIE COURTHOUSE	20 Aug 2020 RES: Send a letter to AG Elise Archer requesting a briefing to Council on the decision to relocate the Burnie court house, and request she hold a town hall style meeting for the Burnie community to address their concerns, in accordance with the resolution of Council AO196-20. 24 Aug 2020 NOTE: Letter of request sent to the Minister, awaiting response. 1 Sep 2020 NOTE: Meeting with Minister scheduled 7 September 2020.	Works and Services	
Council 18/08/2020				
AO198-20	UPPER NATONE RESERVE SPECIAL COMMITTEE APPOINTMENT OF COMMITTEE	20 Aug 2020 ACT: Update the Delegation of Authority and Rules of Operation for the Upper Natone Reserve Special Committee, in the Corporate Document Framework, and publish, as per the resolution of Council AO198-20. 24 Aug 2020 Action completed. Updated (v3.1) and published.	Corporate and Business Services	24/08/2020
Council 18/08/2020				
AO198-20	UPPER NATONE RESERVE SPECIAL COMMITTEE APPOINTMENT OF COMMITTEE	20 Aug 2020 RES: Advise the members of the Upper Natone Reserve Special Committee of their 2 year appointment by Council, and provide a copy of the updated rules and governance information, as per resolution AO198-20. 24 Aug 2020 Action completed. New members of the committee notified. Terms of committee members to be changed to two years.	Works and Services	24/08/2020
Council 18/08/2020				
AO198-20	UPPER NATONE RESERVE SPECIAL COMMITTEE APPOINTMENT OF COMMITTEE	20 Aug 2020 RES: Update the Special Committees Register with new members of the Upper Natone Reserve Special Committee, as per resolution AO198-20. 24 Aug 2020 Action completed. Register updated.	Corporate and Business Services	24/08/2020
Council 18/08/2020				
AO199-20	ANNUAL PLAN AND BUDGET ESTIMATES 2020/2021	20 Aug 2020 RES: Provide a copy of the APBE to the Director of Local Government, as per resolution AO199-20 and required under the LG Act.	Corporate and Business Services	
Council 18/08/2020				

Council Meeting Action Report**All Actions for Open Meeting of 18 August 2020**

Date From: 18/08/2020
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Item Number	Report Title	Action	Department	Completed
AO199-20	ANNUAL PLAN AND BUDGET ESTIMATES 2020/2021	20 Aug 2020 ACT: Finalise the APBE in the Corporate Document Framework and make available to the public, per resolution of Council AO199-20.	Corporate and Business Services	
Council 18/08/2020				
AO200-20	COMMUNITY STRATEGIC PLAN - MAKING BURNIE 2030 REVIEW	20 Aug 2020 RES: Progress the MB2030 review recommendations to a public feedback period, per resolution of Council AO200-20.	Corporate and Business Services	
Council 18/08/2020				
AO203-20	ACTING GENERAL MANAGER'S INFORMATION REPORT FOR LAND AND ENVIRONMENTAL SERVICES JULY 2020	20 Aug 2020 QON: Request a one off report of dust samples in Burnie from the air quality monitoring stations, to provide to Council for awareness. 20 Aug 2020 Action completed. Information provided to Councillors on 20 August 2020.	Land and Environmental Services	20/08/2020
Council 18/08/2020				
AO206-20	COMMUNICATIONS JOURNAL AUGUST 2020	20 Aug 2020 ACT: Provide an acknowledgement to Cradle Coast Authority for their 2019-20 Annual Plan Progress Report Q4, tabled in AO206-20. 25 Aug 2020 Action completed. DOC ID 20/3100	Office of the General Manager	25/08/2020
Council 18/08/2020				
AO207-20	COMMUNICATIONS JOURNAL - SOROPTIMIST INTERNATIONAL BURNIE - REQUEST FOR PARK BENCH AT FERN GLADE RESERVE	20 Aug 2020 RES: Advise Soroptimist International of Burnie of Council's decision to support their request to install plaque and seating to recognise Doris Ferrall, as per resolution of Council AO207-20. 24 Aug 2020 Action completed. Letter advising of outcome from the council meeting sent.	Works and Services	24/08/2020
Council 18/08/2020				
AO208-20	COMMUNICATIONS JOURNAL - PETER MUDFORD - PRESERVATION OF THE RAIL LINK BETWEEN WYNYARD AIRPORT AND THE OLD BURNIE RAIL STATION	20 Aug 2020 RES: Provide a response to Mr Peter Mudford of Council's consideration of his letter regarding preservation of the rail link between Wynyard Airport and the old Burnie Rail Station, as per the resolution of Council AO208-20. 25 Aug 2020 Action completed. DOC ID 20/3089.	Works and Services	25/08/2020
Council 18/08/2020				
AO209-20	COMMUNICATIONS JOURNAL - BURNIE HEALTH INFORMATION AND WELLBEING HUB INC	20 Aug 2020 RES: Prepare a letter from the Mayor to the Burnie Health Information and Wellbeing Hub to advise of Council's decision to support with a one-off grant of \$7,000 and request a report be presented to Council by 30 June 2021, in accordance with the resolution of Council, AO209-20. 1 Sep 2020 Action completed. Letter forwarded to for signing by Mayor and sending 27/8/2020.	Community and Economic Development	1/09/2020
Council 18/08/2020				

Council Meeting Action Report**Outstanding Actions for Open Sessions Jan 2018 to Jul 2020**

Date From: 30/01/2018
Date To: 31/07/2020
Printed: Monday, 7 September 2020

Key: RES = Action arising from Resolution; ACT = Action required in addition;
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Item Number	Report Title	Action	Department	Completed
AO011-18	MOTION ON NOTICE - PROPOSED RECREATIONAL PIER	RES: Write to the State Government to request financial support to complete a feasibility study for a recreational pier at West Beach, in accordance with the resolution of Council AO011-18. 7 Feb 2018 NOTE: Letter prepared for Minister Hidding. Awaiting comment from State Government. 11 May 2018 NOTE: Awaiting response from the State Government. 25 Jun 2018 NOTE: Awaiting advice from SG. 2 Oct 2018 NOTE: Follow up letter sent to Minister's office. 14 Dec 2018 NOTE: No response to date. 4 Mar 2019 NOTE: No response received as at 4 March. 26 Nov 2019 NOTE: Further correspondence drafted to new minister in regard to this matter.	Works and Services	
Council 30/01/2018				
AO105-18	COMMUNICATIONS JOURNAL - BURNIE ATHLETIC CLUB INC - WEST PARK CLUB ROOMS	17 Apr 2018 RES: Work with the appointed interim Working Group for West Park Sports Ground to develop the draft Terms of Reference for a West Park Special Advisory Committee, incorporating members as per the resolution of Council AO105-18. 3 Aug 2018 NOTE: To be considered at next Working Group meeting in late August. 9 Nov 2018 NOTE: Funding application submitted for BAC Clubroom extension and other improvements at West Park.	Community and Economic Development	
Council 17/04/2018				
AO126-18	BURNIE LOOP TRAIL	18 May 2018 RES: Progress signage and marketing collateral and implement the Burnie Loop Trail as endorsed by Council resolution AO126-18. 14 Dec 2018 NOTE: Route identified. Signage plan in development.	Works and Services	
Council 15/05/2018				
AO198-18	MOTION ON NOTICE - SINGLE USE PLASTICS	23 Aug 2018 RES: Develop and communicate a council-wide approach to the banning of single use plastics at all Council-run events, and encourage the same by external events on council property in accordance with the resolution of Council AO198-18. 5 Sep 2018 NOTE: Initial discussion of ban workshopped with Aldermen 28 August. Council officers to present draft policy in early 2019. 18 Jan 2019 NOTE: A working group established to develop policy. 27 Sep 2019 NOTE: Policy being completed. To be presented to a Workshop of Council in February 2020. 5 Mar 2020 NOTE: Workshop scheduled for 7 April	Community and Economic Development	
Council 21/08/2018				

Council Meeting Action Report**Outstanding Actions for Open Sessions Jan 2018 to Jul 2020**

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Item Number	Report Title	Action	Department	Completed
AO237-18	MOTION ON NOTICE - BIKE TRACK VIEW ROAD	<p>21 Sep 2018 RES: Arrange a workshop visit to View Road Bike Track and seek interest in a working group for improvements in 2019-20 budget, in accordance with the resolution of Council AO237-18.</p> <p>9 Nov 2018 NOTE: To be arranged for a workshop in the new year.</p> <p>19 Jun 2019 NOTE: Workshop scheduled for 22 October 2019.</p> <p>23 Oct 2019 NOTE: Council visited site, Pump track concept to be explored and further briefing provided to Council.</p> <p>26 Nov 2019 NOTE: Council further discussed project at 26 November workshop.</p> <p>15 Dec 2019 NOTE: Working group to be established.</p> <p>19 Feb 2020 NOTE: Working group formed. Concept plan in development. Aim for end March concept plan.</p> <p>1 Jun 2020 NOTE: Discussed at 2 June workshop</p> <p>6 Aug 2020 NOTE: Preparing tender documents for pump track and cycle path</p>	Works and Services	
Council 18/09/2018				
AO311-18	MOTION ON NOTICE - WALKING TRAILS	<p>22 Nov 2018 RES: Review the opportunity to create two walking trails - a cultural Red Line trail, and an environmental Green Line trail in accordance with the resolution of Council AO311-18; and provide an update to councillors on current walking trail plans in progress.</p> <p>5 Jul 2019 NOTE: Trails being considered as part of broader track / trail strategy. Briefing previously provided to Council on signage strategy.</p>	Works and Services	
Council 20/11/2018				
AO088-19	MOTION ON NOTICE - REEVES STREET	<p>18 Apr 2019 RES: Write to Metro to consider the possibility of a bus shelter in the vicinity of the Reeves St - Bunnings connection, in accordance with the resolution of Council AO088-19.</p> <p>5 Jul 2019 NOTE: Department of State Growth are reviewing bus routes in Burnie. Opportunity to include stops on Reeve street under consideration by DSG and Metro.</p> <p>19 Feb 2020 NOTE: Department has finalised review. Revised routes to be released.</p> <p>7 Apr 2020 NOTE: DSG has put new bus routes implementation on hold due to COVID 19.</p>	Works and Services	
Council 16/04/2019				
AO158-19	MOTION ON NOTICE - VIDEO RECORDING OF MOTIONS ON NOTICE AND PUBLIC QUESTION TIME AT COUNCIL MEETINGS	<p>19 Jun 2019 RES: Investigate livestreaming of Council Meetings, in accordance with resolution of Council AO158-19.</p> <p>1 Jul 2020 NOTE: Investigations progressing in sound quality at chambers for improved recording and potential livestreaming options.</p>	Corporate and Business Services	
Council 18/06/2019				

Council Meeting Action Report**Outstanding Actions for Open Sessions Jan 2018 to Jul 2020**

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Item Number	Report Title	Action	Department	Completed
AO161-19	MOTION ON NOTICE - AURORA BOXES ARTWORK	19 Jun 2019 RES: Investigate the potential to pain Aurora boxes in Burnie and workshop further with Council, as per the resolution of Council AO161-19. 5 Jul 2019 NOTE: Youth development officer has carriage of project. Currently liaising with relevant agencies. 4 May 2020 NOTE: To be reviewed as part of Street Art Working Group.	Community and Economic Development	
Council 18/06/2019				
AO189-19	MOTION ON NOTICE - FOOD ORGANICS AND GARDEN ORGANICS (FOGO) COLLECTION	17 Jul 2019 RES: Provide an updated FOGO Discussion Paper at a 2019 Workshop incorporating community consultation and cost implications for the FMS, so that the matter can be considered prior to the 2020-21 budget process, in accordance with the resolution of Council AO 189-19. 5 Sep 2019 NOTE: Paper drafted to be presented to 29 October workshop. 23 Oct 2019 NOTE: Briefing provided to 22 October workshop. To progress to an education and communication planning process with CCWMG. 15 Dec 2019 NOTE: Issue discussed with CCWMG. Awaiting a response for the group in regard to Council's suggestions. 7 Apr 2020 NOTE: No further advice provided by Region to date. 6 Aug 2020 NOTE: Discussion to occur at 25 August workshop.	Works and Services	
Council 16/07/2019				
AO218-19	MOTION ON NOTICE - STREET ART WORKING GROUP	22 Aug 2019 RES: Form a street art working group to develop a 3 year strategy and action plan for street art in the city, to be presented to council in March 2020, in accordance with the resolution of Council AO218-19. 23 Dec 2019 NOTE: First Working Group meeting held. 6 Apr 2020 NOTE: Working Group has been suspended.	Community and Economic Development	
Council 20/08/2019				
AO244-19	MOTION ON NOTICE - SMOKING BAN IN CBD	19 Sep 2019 RES: Prepare a report to council that investigates matters relevant to proposing the town centre be a smoke free area, by addressing each of the matters contained in Council resolution AO244-19. 24 Feb 2020 NOTE: Scheduled for Council workshop in March 2020. 3 Aug 2020 NOTE: Discussed at Council workshop on 28 July 2020.	Land and Environmental Services	
Council 17/09/2019				

Council Meeting Action Report**Outstanding Actions for Open Sessions Jan 2018 to Jul 2020**

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Item Number	Report Title	Action	Department	Completed
AO245-19	MOTION ON NOTICE - MAGAZINE OR NEWSLETTER OF ACTIVITIES, FUNCTIONS AND EVENTS	19 Sep 2019 RES: Introduce a printed newsletter featuring activities, functions, events, and promotions and any other information relating to the City, at least every six months, with participating advertisers to help defray the costs, in accordance with the resolution of Council AO245-19.	Corporate and Business Services	
Council 17/09/2019				
AO311-19	PROPOSAL TO DISPOSE (LEASE) A PORTION OF PUBLIC LAND TO BURNIE POLICE AND CITIZENS BOYS AND GIRLS CLUB INC (PCYC) 1-5 TERRYLANDS STREET, BURNIE CT VOLUME 158965 FOLIO 1	21 Nov 2019 RES: Negotiate a community lease with PCYC, in accordance with the resolution of Council AO311-19.	Community and Economic Development	
Council 19/11/2019				
AO334-19	MOTION ON NOTICE - PUBLIC MEET AND GREET	12 Dec 2019 ACT: Make arrangements for Councillor quarterly public meet and greet sessions to commence February/March 2020. 3 Apr 2020 NOTE: Planning undertaken for remainder of 2020 but deferred due to Covid 19 restrictions.	Corporate and Business Services	
Council 10/12/2019				
AO038-20	MOTION ON NOTICE - OLD BURNIE INN	24 Feb 2020 RES: Arrange meeting between Burnie Historical Society and MWMAG architects relating to the Burnie Inn query, as per AO038-20. 1 Jun 2020 NOTE: Meeting had been arranged between Historical Society and Architects but was postponed due to COVID.	Community and Economic Development	
Council 18/02/2020				
AO043-20	MOTION ON NOTICE - CIGARETTE BUTTS	24 Feb 2020 RES: Refer the matter of removal of cigarette butt bins from CBD locations, and a campaign to improve the proper disposal of cigarette butts, for further consideration in conjunction with the current investigations into a possible declaration of the CBD as a smoke free area, as per AO043-20. 3 Aug 2020 NOTE: Matter within scope of discussion on a smoking ban within Burnie CBD - discussed at workshop 28 July 2020.	Land and Environmental Services	
Council 18/02/2020				
AO045-20	MOTION ON NOTICE - RECYCLE BINS AT SPORTING AND COMMUNITY EVENTS AND VENUES	24 Feb 2020 RES: Investigate the provision of recycle bins at sporting and community events at council venues to determine the demand and cost burden associated, and provide a report back to Council for 2020-21 budget considerations, per AO045-20.	Works and Services	
Council 18/02/2020				

Council Meeting Action Report**Outstanding Actions for Open Sessions Jan 2018 to Jul 2020**

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Item Number	Report Title	Action	Department	Completed
AO065-20	MOTION ON NOTICE - CBD VEHICLE AND CARAVAN PARKING	24 Mar 2020 RES: Investigate a location within the CBD suitable for paid parking for vehicles towing a caravan in accordance with the resolution of Council AO065-20.	Land and Environmental Services	
Council 17/03/2020				
AO071-20	MOTION ON NOTICE - BURNIE 'HASHTAG' SIGN	24 Mar 2020 RES: Investigate locations for Burnie 'hashtag' sign and provide report back to Council in accordance with the resolution of Council AO071-20.	Works and Services	
Council 17/03/2020				
AO111-20	PHASE ONE - COVID-19 COMMUNITY SUPPORT PACKAGE	29 Apr 2020 RES: Negotiate with the Zodiacs Gymnastic Club to transfer to a community lease in accordance with the resolution of Council AO111-20. 4 May 2020 NOTE: Negotiations have commenced with Zodiacs.	Community and Economic Development	
Council 28/04/2020				
AO111-20	PHASE ONE - COVID-19 COMMUNITY SUPPORT PACKAGE	29 Apr 2020 RES: Develop a promotions and events program to support the community in its recovery from COVID-19, in accordance with the resolution of Council AO111-20. 4 May 2020 NOTE: Business NorthWest notified of Councils decision.	Community and Economic Development	
Council 28/04/2020				
AO141-20	CRADLE COAST WASTE MANAGEMENT GROUP - ANNUAL PLAN AND BUDGET 2020/21	19 Jun 2020 ACT: Write to CCWMG to advise of Council's endorsement of their Annual Plan and Budget Estimates 20-21, per Council resolution AO141-20.	Works and Services	
Council 16/06/2020				
AO152-20	COMMUNICATIONS JOURNAL - BURNIE HARNESS RACING CLUB - RIDE ON LAWN MOWER	19 Jun 2020 RES: Advise the Burnie Harness Racing Club of Council's decision in relation to the donation of a used ride-on mower and negotiate a suitable contribution, in accordance with the resolution of Council AO152-20. 20 Jun 2020 NOTE: Letter sent to the BHRC advising of Council decision. Awaiting feedback from BHRC.	Works and Services	
Council 16/06/2020				
AO163-20	MOTION ON NOTICE - BURNIE PROMOTION	23 Jul 2020 RES: Report proposed ideas for messages of support to Burnie, to a council workshop, in accordance with the resolution of Council AO163-20.	Works and Services	
Council 21/07/2020				
AO164-20	MOTION ON NOTICE - OLDAKER FALLS, BURNIE PARK	23 Jul 2020 RES: Plan for the revitalisation of Oldaker Falls surrounds, and workshop proposed plans with Council, in accordance with Council resolution AO164-20. 6 Aug 2020 NOTE: Improvement plan being developed. To be workshopped with Council.	Works and Services	
Council 21/07/2020				

Council Meeting Action Report**Outstanding Actions for Open Sessions Jan 2018 to Jul 2020**

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Item Number	Report Title	Action	Department	Completed
AO184-20	COMMUNICATIONS JOURNAL - BURNIE COMMUNITY HOUSE INC - HOUSING OF A2P'S VEHICLE	23 Jul 2020 ACT: Implement change of parking allocation at MSCP for A2P Learner Driver Mentor Program, from Red Cross to the Burnie Community House Inc, in accordance with the resolution of Council AO184-20. 3 Aug 2020 NOTE: Permits issued to Burnie Community House for reserved parking spaces in MTCP for A2P vehicles.	Land and Environmental Services	
Council 21/07/2020				

COVID-19 Community Support Package

Progress Report as at 31 August 2020

	Initiative	Dept	Update	Status
Phase 1 AO111-20 – 28 April 2020				
1	Deliver the Annual Plan and Budget for 2020/2021 financial year based on a 0% general rate increase	CBS	0% rate increase included in the rates resolution adopted at the June Council meeting and also included in the 2020/21 Annual Plan & Budget Estimates for adoption at Council's August meeting.	Complete
2	Suspend section 3.5.3 'Defaults and Penalties' of the 2019-20 Rates Resolution from 1 March 2020 to 30 June 2020	CBS	No interest was applied to outstanding rates balances for the period 1 March to 30 June.	Complete
3	Ratify the decision of the General Manager to waive the default interest for March 2020	CBS	No interest was applied to outstanding rates for the month of March 2020.	Complete
4	Providing an early payment discount of 2.5% in 2020-21 if rates and charges are paid in full by the 31st October 2020	CBS	2.5% early payment discount included in the rates resolution adopted at the June Council meeting. Discount included in rates notices sent in July.	Complete
5	Deferring the 2020-21 rates to be paid in the following instalments on the following dates: o 30 November 2020 o 31 January 2021 o 31 March 2021 o 31 May 2021;	CBS	Deferred instalment dates included in the rates resolution adopted at the June Council meeting. Deferred instalment dates included in rates notices sent in July.	Complete
6	Adopting the Financial Hardship Assistance Policy CP-CBS-SG-049 to support ratepayers that are in serious financial hardship associated with COVID-19, and review by June 2021	CBS	Policy v1.0 was approved by Council on 29 April 2020 with a review date set for May 2021.	Complete
7	For a limited time, amend the limitation of its existing delegation to the General Manager for writing off bad debts, with the following delegation: <i>That Council delegate its powers and functions under s76 of the Local Government Act 1993 to the General Manager, with a limit of \$5,000 per debt, in place until 30 June 2021, after which time the limit will return to \$500 or any other value as determined by Council at that time.</i>	CBS	General Managers Delegation REG-CBS-SG-100 updated with this delegation.	Complete
8	Waiving all winter sport fees on community groups for the 2020 winter season	CBS	Invoices expected to be raised in September and credited to Council's COVID-19 Relief Expense. No invoices to be sent to sporting groups.	In Progress

	Initiative	Dept	Update	Status
9	Waiving of community lease payments in 2020-21	CBS	30 April 2020 – Letters sent to all clubs to advise of Council decision – Doc 954752 16 July 2020 - Memo to AR to journal 2020-21 lease fees to COVID Relief expense – 962430. Cost \$9,871.40	Complete
10	Suspending the provision in the Community Lease Policy to reimburse Council for insurances charges for 2019-20 and 2020-21	CBS	30 April 2020 – Letters sent to all clubs to advise of Council decision – Doc 954752 2019-20 Insurance allocations for ISR journalled to Covid Relief Expense – Cost \$21,791 2020-21 Insurance allocations for community groups yet to be allocated to Covid Relief Expense later in year	In progress
11	Conversion of the Zodiacs Gymnastics Club to a community lease and apply the above community lease support arrangements	CBS / CED	Letter sent to advise decision of Council 954752 Thank you response received 955433 Community lease to be prepared	In progress
12	Waiver of fees associated with registering food shop licences for 2020-21	LES	0% take-up because State Government has legislated to extend all existing licences for 6 months from date on which permit would otherwise lapse – anticipate fee waiver will have effect from early 2021 when licence renewals become due	On-going
13	<i>Superseded by 19 May 2020 Resolution under AO122-20 as follows:</i> THAT Council introduce the first hour free in the MSCP for a period of one year starting from the day on which the Tasmanian Government revokes restrictions on the movement and gathering of people; and that such day be clarified to be the day on which Stage 3 of the Tasmanian COVID-19 recovery plan becomes effective. Council can, at that time, review the benefits, cost, and occupancy rates of the MSCP to measure the effectiveness of this decision	LES	Free 1 st hour effective from 26 June 2020. MTCP occupancy statistics reported monthly to Council in GM's Report on Land and Environmental Services	On-going until 26 June 2021
14	Developing a promotions and events program to support the community in its recovery from COVID-19	CED	BNW have been in discussion with Council regards a destinational strategy and marketing campaign. Council staff are planning for an event in December 2020 based on government guidelines for gatherings.	In progress
15	Receive residential green waste free of charge (to a maximum of 3m ³ per resident) at the Waste Management Centre from the easing of Government social distancing restrictions for a period	WS	Free green waste period to expire 31 August 2020. Report to the August meeting (AO202-20) provided advice on the use of opportunity provided. Recommendation to Council was to cease the free period of disposal as at 31 August. Supported by Council. Notional value of	In progress

	Initiative	Dept	Update	Status
	of 3 months, to be reviewed at the conclusion of this time		the free green waste provision \$26,800 to date. Report as at 19 August.	
Phase 2 AO145-20 16 June 2020				
1	Reviewing the suspension of penalty and interest on rates and charges to 30 June 2020 and determine to cease this initiative from 1 July 2020, with exemptions to be considered by the General Manager upon receipt of an application by ratepayers under the Financial Hardship Assistance Policy	CBS	Interest waivers ceased as at 30 June. Penalty interest waivers considered on a case by case basis under Council's Financial Hardship Assistance Policy from 1 July 2020.	Complete
2	Delegating its powers and functions under s77 of the Local Government Act 1993 to the General Manager, with a limit in relation to protected commercial leases of rent waivers no more than 50% of the annual commercial rent, and rent deferral plans to be no greater than two years; and negotiations to be in accordance with the provisions of the COVID-19 Disease Emergency (Commercial Leases) Act 2020 and Regulations thereunder	CBS	General Managers Delegation REG-CBS-SG-100 updated with this delegation. Negotiations with eligible commercial tenants for part waiver / part deferrals, are progressing with Agreements being signed when confirmed. All relief provided is being reported to Council monthly in the GM Closed Report.	In progress
3	Provision of enhanced opportunity for outdoor dining as a means for restaurants and cafes to increase their trading area during the 2020/21 financial year by – a) waiver of the applicable street dining fee; and b) extension of the outdoor dining area beyond the frontage of the food premises where circumstances of the locality allow;	LES	0% take-up for new street dining permits 0% take-up to extend existing street dining areas 3 x existing street dining operators credited with waiver applicable fees	On going
4	Waiver of fees (excluding energy costs for connection to an electricity supply) for use of Council land by a mobile food vendor	LES	0% take-up. No applications received from mobile food vendors.	On-going
5	Waiver of fees for registration of a public health risk premises under the Public Health Act 1997 during the 20/21 financial year	LES	0% take-up because State Government legislated to extend all existing licences for 6 months from date on which permit would otherwise lapse – anticipate will have effect from early 2021 when permit renewals become due	On-going
6	Waiver of testing fee for primary contact water for two samples required under the Public Health Act 1997 prior to reopening of a closed swimming pool	LES	Samples required for 2 x pool re-opening Not all private pools have re-opened.	On-going

GENERAL MANAGER**AO220-20 ACTING GENERAL MANAGER'S INFORMATION REPORT FOR
WORKS AND SERVICES AUGUST 2020****FILE NO: 4/18/2****PREVIOUS MIN:**

MAKING BURNIE 2030 – CORPORATE PLAN REFERENCE:

Direction	7	AN ENGAGING AND ACCOUNTABLE LEADERSHIP FOCUSED ON A STRONG FUTURE
Objective	7.5	A sustainable long term future is planned through the management of Council's infrastructure and assets.
Strategy	7.5.2	Ensure assets are adequately developed, maintained and renewed.

1.0 RECOMMENDATION:

“THAT the Acting General Manager’s Information Report for Works and Services August 2020 be noted.”

2.0 SUMMARY

The report includes the following items:

- 3.0 Capital Works
 - 3.1 Request for Expressions of Interest, Quotations, Tenders and Contracts
 - 3.2 Civil Construction and Stormwater
 - 3.3 Buildings
 - 3.4 Parks, Reserves, Sporting Grounds and Cemeteries
 - 3.5 Waste Management
- 4.0 Operations and Maintenance
 - 4.1 Civil Construction and Stormwater
 - 4.2 Buildings
 - 4.3 Parks, Reserves, Sporting Grounds and Cemeteries
 - 4.4 Waste Management
- 5.0 Vandalism and Reported Incidents
- 6.0 Private Works
- 7.0 SES and Burnie Emergency Management Committees Activity Reports
- 8.0 Energy Management

3 CAPITAL WORKS

3.1 Request for Expressions of Interest, Quotations, Briefs, Tenders and Contracts

3.1.1 Expressions of Interest

a) Public Artwork – Oakleigh Park Fountain Upgrade

Seven (7) artists registered their interest and attended a Zoom Project Briefing on 7 August 2020. EOI's closed on 21 August 2020 and Council received two submissions.

The two shortlisted artists now progress to developing a Concept Design and cost estimate to be submitted for final selection of the artist that will progress detail design and installation of a public artwork to integrate into the paving, features and landscaping of fountain upgrade project. The Concept Design submissions close on Friday 9 October 2020.

3.1.2 Quotations

a) Quotation 2653 – Skate Park Upgrade

Works are progressing well and are on schedule for completion in early October 2020.

b) Quotation 2651 – Street Sweeper Discharge Facility Concrete Works

Construction of the major works has been completed, minor plumbing works to connect the new facility to sewer are in progress and the facility will be commissioned during September 2020.

c) Wivenhoe Showground – Rail Corridor Stormwater Upgrade

TasRail and Gradco (Sub-contractor) have been engaged to undertake a stormwater crossing of the rail line and associated works to address stormwater management in the rail corridor, which has been impacting TasRail infrastructure.

Construction is expected to commence in late October 2020, and following completion of the rail corridor works, Council staff will undertake works to connect buildings and infrastructure into the new system early in the New Year to work around Harness Club events.

3.1.3 Tenders

a) Burnie Aquatic Centre – Supply of Natural Gas

A Request for Proposal closed on 7 September 2020 and is currently being assessed by Goanna Energy.

a) Contract 2659 – Supply and Delivery of One (1) Side Loading Garbage Truck

Tenders were published on LGAT Vendor Panel on 18 August 2020. Tenders close on 25 September 2020.

b) Contract 2657 – South Burnie Beach Toilet/Changerooms and Car Park Upgrade

Tenders were called on 29 August 2020 and close on 2 October 2020. A Tenderer's Briefing was held on Monday, 7 September 2020. A tender report will be presented to the October meeting.

c) Contract 2650 – Bitumen Surfacing Services 2020-2021

The Contract was awarded to Roadways Pty Ltd.

3.1.4 Contracts

There are no contract projects with works in progress to report the meeting. Officers are progressing the design and tender phase of several projects, including Montello Soccer Ground Upgrade, Circular Road Darling River Bridge Replacement, View Road Reserve Pump and Cycle Track, South Burnie Foreshore Erosion Control and the McKenna Park J League Development.

3.2 Civil Construction and Stormwater

Works have commenced on several annual programs for the 2020/21 year, including:

- Driveways, crossovers and kerb inserts annual upgrade program – 15% complete.
- Gully Pit Improvements – 30% complete.
- View Road Reserve car park extension – 80% complete.

3.3 Buildings

- Alterations and additions to the Burnie Netball Centre clubrooms – works are being undertaken by Depot staff and are progressing well. Some asbestos containing materials were identified and safely removed. Works are expected to be complete by early September 2020 – 75% complete.
- Aquatic Centre outdoor changeroom roof sheeting replacement – 5% complete.
- Burnie Sports Centre basketball ring installation – 90% complete.
- Wivenhoe Recreation Ground (South) new toilet – Demolition in progress, 10% complete.
- Cooe Hall window replacement – 10% complete.

3.4 Parks, Reserves, Sporting Grounds and Cemeteries

- Montello Soccer Ground upgrade terrace seating works – 80% complete.
- Mount Street Embankment Revegetation project is complete, excepting for the removal of some trees on the edge of the embankment – 95% complete.

- Works are near completion of the CBD Greening project outside the Anglican Church on the corner of Mount and Cattley Streets. Seat installation and grass establishment remaining – 90% complete.

3.5 Waste Management

- The Wetlands and EPN compliance signage – 75% complete.
- Works on the Resource Recovery Area concrete containment bund for recyclables product, such as batteries, paint, cooking oil and other liquids to commence in September 2020.
- Street sweeper discharge facility – 80% complete.

4 OPERATIONS AND MAINTENANCE

4.1 Civil Construction and Stormwater

Operations and maintenance in accordance with the Service Level Document, including:

- Customer Request Module (CRM) works – as required.
- Road signage repairs and installation – ongoing.
- Rural and urban hotmix patching program, pothole repairs and monitoring of road shoulder hotspots – ongoing.
- Stormwater hotspot inspections and monitoring – ongoing.
- Driveway maintenance program – ongoing.
- Kerb and channel maintenance program – ongoing.
- Footpath maintenance program – ongoing.
- CBD paver maintenance program – ongoing.
- Gravel roads maintenance program – first grade completed.
- Road shoulder maintenance program – 30% complete.
- Culvert maintenance – ongoing.

4.2 Buildings

Planned and reactive maintenance and minor works in accordance with the Service Level Document and maintenance program, including:

- CRM works – as required.
- Building gutters clean out – seasonal recurring.
- Rooftop solar panel cleaning – City Offices and Guide Falls toilet – seasonal recurring.
- Electrical testing and tagging – numerous Council locations – ongoing.
- Plumbing maintenance and inspections of public amenities and Council facilities – ongoing (grease traps, backflow prevention devices, valves, etc) – ongoing.
- CBD line marking – as required.
- Vandalism repairs and painting – as required.
- West Park Oval cycling track fence painting – 10% complete. (Carried Forward 2020/21).
- Aquatic Centre annual maintenance – 90% complete.
- BAFC foyer varnishing – Completed.
- Burnie Sports Centre window replacement – Completed.

- Natone public toilets – new doors and door frames – 90% complete.
- Cooee Hall hot water supply to toilets – 5% complete.
- Wivenhoe Recreation Ground kiosk maintenance – 50% complete.

4.3 Parks, Reserves, Sporting Grounds and Cemeteries

Maintenance and minor works in accordance with the Service Level Document, including:

- CRM works – as required.
- Preventative tree maintenance – ongoing.
- Dangerous tree assessments/removal – as required/identified.
- Grass care and ground and feature care schedules – ongoing.
- Sports grounds maintenance and mowing schedules – ongoing.
- Walking track annual maintenance program – 25% complete.
- Routine playground maintenance and statutory inspections – in accordance with SLD and regulations. Softfall mulch replacement – ongoing.
- Annual playground inspections – 60% complete.
- West Park Oval and sports grounds maintenance and wicket preparation – as required.
- Sports grounds maintenance – ongoing.
- Playground safety and compliance inspections – ongoing.
- High risk area mowing – Completed.
- BRAG entrance landscaping – Completed.

4.4 Waste Management

- BWMC site maintenance – ongoing.
- Wetlands maintenance – ongoing.
- Mulch bund maintenance – ongoing.
- Routine pumps and gas flare maintenance – ongoing.
- Mulched green waste removal from site – 80% complete.
- COVID-19 – Passive controls still in place to manage congregation and safe distancing rules. Will remain in place whilst 1.5m rule still applies.
- COVID 19 – Advisory signage installed to assist the public to comply with social distancing, hygiene and public gathering rules.

Waste data and information is reported quarterly and is due in the November 2020 agenda.

5 VANDALISM AND REPORTED INCIDENTS

Vandalism and reported incidents to Council property are as follows:

Minor vandalism repairs were identified and completed during normal maintenance inspections.

DATE	LOCATION	VANDALISM AND REPORTED INCIDENTS	POLICE REPORT FILED	MONTHLY SUMMARY TO POLICE	CCTV FOOTAGE	OUTCOME	ESTIMATED MONTHLY COST	PROGRESSIVE ANNUAL TOTAL
AUGUST								
2/08/20	Roundhill Lookout	Smashed Section of Handrail/Balastrading	No	Yes	No	Make Up & Fit New Section of Handrail	\$1,100.00	
7/08/20	Upper Burnie Public Toilets	Graffiti to Doors and Walls	No	Yes	No	Remove/Paint Out Graffiti	\$250.00	
13/08/20	Skate Park	2 x Bollards Snapped Off	No	Yes	No	Repair Bollards	\$200.00	
17/08/20	View Road Toilets	Graffiti to Internal Walls & Doors	No	Yes	No	Remove/Paint Out Graffiti	\$150.00	
18/08/20	Shorewell Park	Smashed Screening Boards	No	Yes	No	Replace Boards	\$150.00	
21/08/20	Burnie Park Toilets	Cut Power Cords to Hand Dryer	No	Yes	No	Replaced Power Cords so not exposed.	\$500.00	
TOTAL							\$2,350.00	\$3,950.00

6 PRIVATE WORKS

No information to report.

7 SES AND BURNIE EMERGENCY MANAGEMENT COMMITTEES ACTIVITY REPORTS

a) Emergency Management Committees

North Western Regional Emergency Management Committee (NWREMC)

- The Regional Emergency Coordination Centre has been stood down, however there remains a regional focus on various COVID-19 related matters.
- The NWREMC 15 July 2020 meeting was held online.
- The next meeting is scheduled for 16 September 2020 at Burnie City Council.

Western Emergency Management Committee (WEMC)

- The next meeting of the WEMC is planned for September and it is anticipated that gathering restrictions will have relaxed sufficiently to allow a physical meeting to occur.

b) Western Fire Management Area Committee (FMAC)

Council Officers are currently working with TasFire Bushfire Risk Unit (formerly fuel reduction unit) to progress further community information sessions.

Council's Deputy Emergency Management Coordinator attended two Bush Fire Risk Register workshops in Devonport in August 2020.

8 ENERGY MANAGEMENT

The installation works of the Electric Highway Tasmania (EHT) electric vehicle fast charging station is in progress on North Terrace. The installation is expected to be complete in October 2020.

COUNCIL RESOLUTION**Resolution number: MO261-20*****MOVED: Cr T Bulle******SECONDED: Cr D Pease******“THAT the Acting General Manager’s Information Report for Works and Services August 2020 be noted.”***

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

GENERAL MANAGER**AO221-20 ACTING GENERAL MANAGER'S INFORMATION REPORT FOR LAND AND ENVIRONMENTAL SERVICES AUGUST 2020****FILE NO: 4/18/2****PREVIOUS MIN:**

MAKING BURNIE 2030 – CORPORATE PLAN REFERENCE:

Direction	7	AN ENGAGING AND ACCOUNTABLE LEADERSHIP FOCUSED ON A STRONG FUTURE
Objective	7.3	Council is compliant in all areas and carries out the role of regulatory enforcement in a fair and effective manner.
Strategy	7.3.2	Resource the reasonable enforcement of the legislative and regulatory provisions for which Council is responsible within its financial resources, and ensure the community is well informed of their obligations.

1.0 RECOMMENDATION:

“THAT the Acting General Manager’s Information Report for Land and Environmental Services for August 2020 be noted.”

2.0 SUMMARY

The report includes the following items:-

- 2.1 Health
- 2.2 Building Applications
- 2.3 Planning
- 2.4 Parking
- 2.5 Cemetery Statistics

2.1 HEALTH**2.1.1 Environmental Enquiries / Investigations**

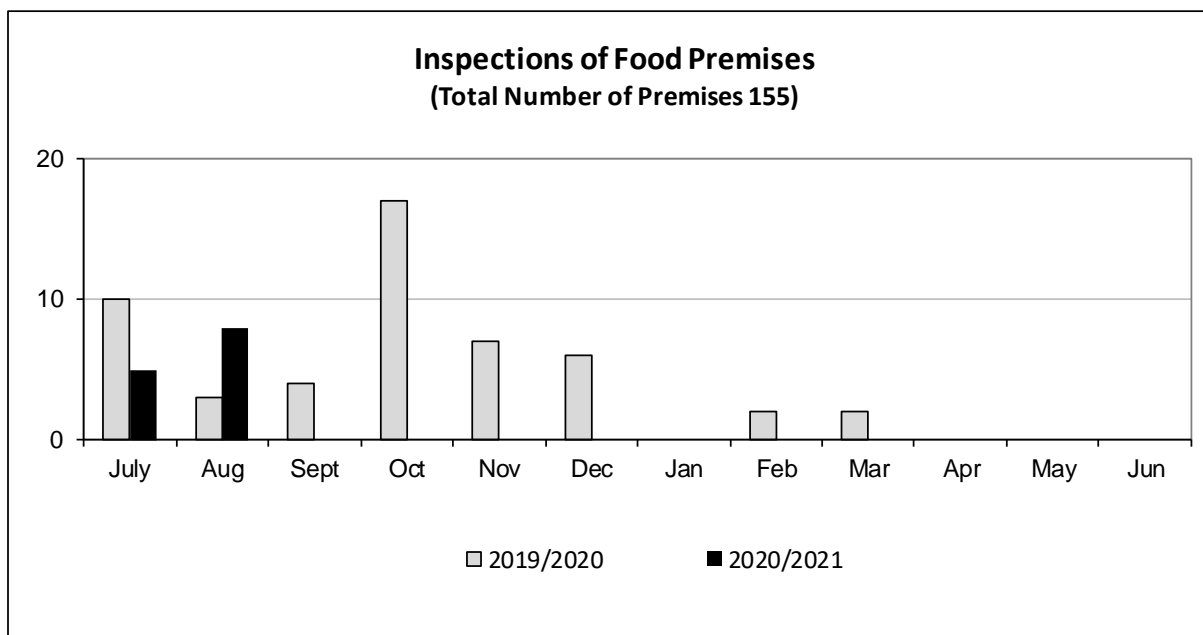
Type	Number of Enquiries / Investigations	
	August 2020	YTD Total
Air	1	3
Water	1	1
Noise	3	5
Solid Waste	2	3
Other	4	5

YTD is measured from 1 July each year.

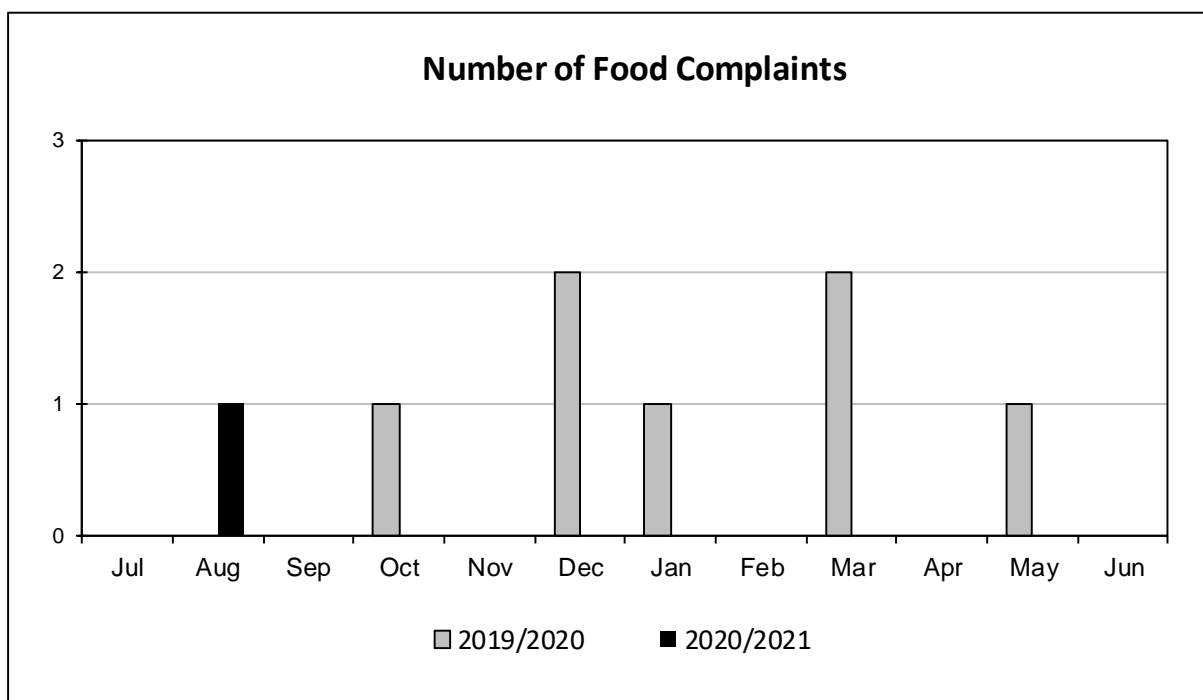
2.1.2 Environmental Sampling

Type	Number of Samples Taken	
	August 2020	YTD Total
Beach Water Samples (summer months only)	0	0
Public Swimming Pool samples	3	7

YTD is measured from 1 July each year.

2.1.3 Food

Zero food premises inspections for January, April, May and June 2020.



Zero food complaints in July, August, September and November 2019. Nil food complaints in February, April, June and July 2020.

2.2 BUILDING APPLICATIONS

Permit Authority Applications - 2019												
Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Notifiable Plumbing	3	3	13	4	8	7	5	9	4	4	9	8
Notifiable Building	7	13	6	14	10	8	4	9	5	6	5	9
Permit Plumbing	2	3	1	5	5	4	5	5	4	7	3	2
Permit Building	2	5	4	4	5	1	7	6	1	3	5	11
Substantial Compliance	2	0	1	1	2	0	0	0	1	2	0	0
Notifiable Demolition	0	0	0	0	0	0	0	0	0	0	0	0
Permit Demolition	0	0	0	1	1	0	0	0	0	2	0	0
Permit Refused	0	0	0	0	0	0	0	0	0	0	0	0
Application Value \$	3,166,007	1,796,148	1,022,630	3,714,353	5,931,974	1,336,546	2,978,446	5,352,472	1,639,537	3,344,759	1,709,660	5,192,312
Cumulative Total \$	3,166,007	4,962,155	5,984,785	9,699,138	15,631,112	16,967,658	19,946,104	25,298,576	26,938,113	30,282,872	31,992,532	37,184,844

Permit Authority Applications - 2020												
Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Notifiable Plumbing	5	6	7	6	5	7	10	6				
Notifiable Building	11	14	8	8	6	5	9	16				
Permit Plumbing	5	2	3	3	3	4	1	4				
Permit Building	4	2	4	7	6	4	7	8				
Substantial Compliance	1	2	1	0	0	0	0	1				
Notifiable Demolition	0	0	0	0	0	0	0	0				
Permit Demolition	0	0	0	0	1	0	0	0				
Permit Refused	0	0	0	0	0	0	0	0				
Application Value \$	4,249,070	1,802,493	2,455,260	30,777,166	3,105,370	2,648,246	5,232,442	4,330,688				
Cumulative Total \$	4,249,070	6,051,563	8,506,823	39,283,989	42,389,359	45,037,605	50,270,047	54,600,735				

2.3 PLANNING**2.3.1 Summary Land Use and Development Applications**

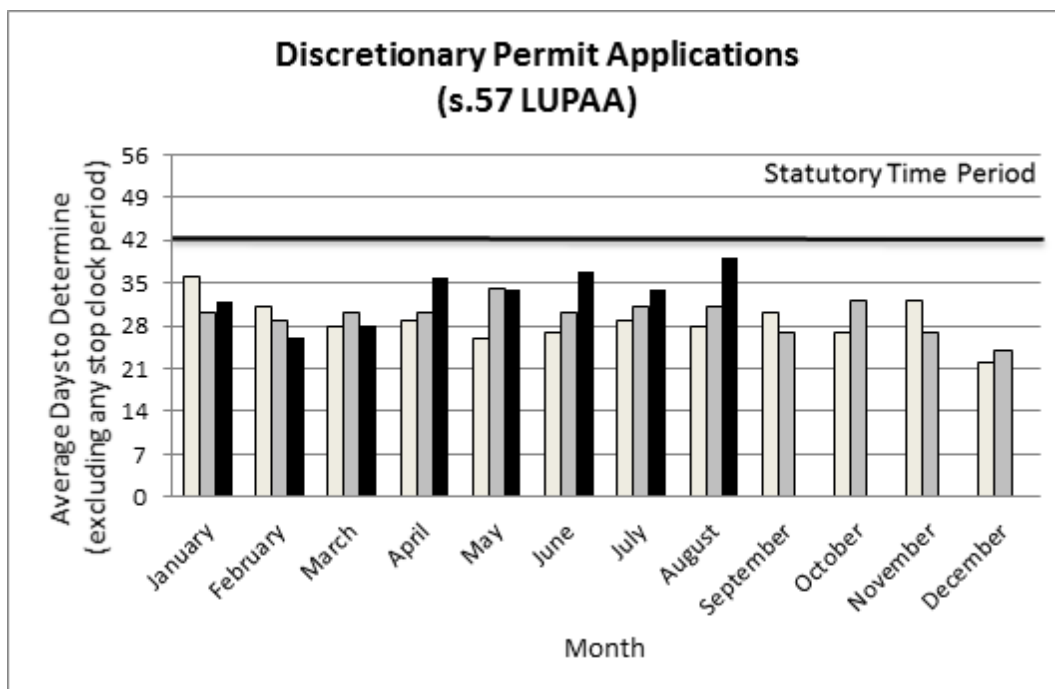
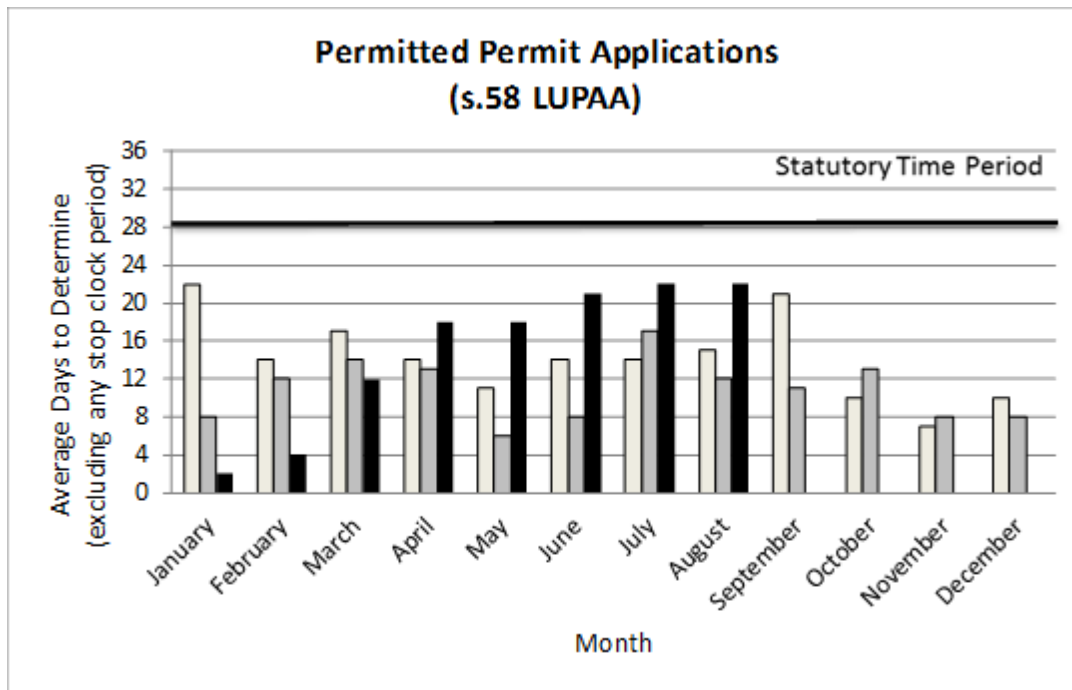
LAND USE AND DEVELOPMENT APPLICATIONS	Aug 19	Sept 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	Jul 20	Aug 20
Permitted Use & Development	9	9	11	7	5	1	5	5	3	9	8	11	11
Discretionary Use & Development	5	8	8	11	6	5	6	6	7	11	12	5	8
Subdivisions	3	2	1	0	1	0	0	1	0	1	1	2	2
TOTAL APPLICATIONS	17	19	20	18	12	6	11	12	10	21	21	18	21
Determined by Delegation	10	16	20	17	16	10	5	9	6	9	14	21	11
Determined by Council	1	0	1	0	0	1	0	0	0	0	0	0	0
Withdrawn	0	1	1	2	2	0	0	0	0	0	0	3	4
Applications Cancelled by Planning Authority	0	0	0	0	0	0	0	0	0	0	0	0	0
Consent Decisions	0	0	0	0	0	0	0	0	0	0	0	0	0
Application Approved by Tasmanian Planning Commission	0	0	0	1	0	0	0	0	0	0	0	0	0
Applications Appealed and Approved by Resource Management & Planning Appeals Tribunal	0	0	0	0	0	0	0	0	0	0	0	0	0
PLANNING SCHEME AMENDMENTS													
Amendment requests	0	0	0	1	0	0	0	0	0	0	0	0	0
Amendment finally approved	0	0	1	0	0	0	0	0	0	0	1	0	0
Amendment Refused by Tasmanian Planning Commission	0	0	0	1	0	0	0	0	0	0	0	0	0
Applications Appealed and Refused by Resource Management & Planning Appeals Tribunal	0	0	0	0	0	0	0	0	0	0	0	0	0

2.3.2 Land Use Permit Applications

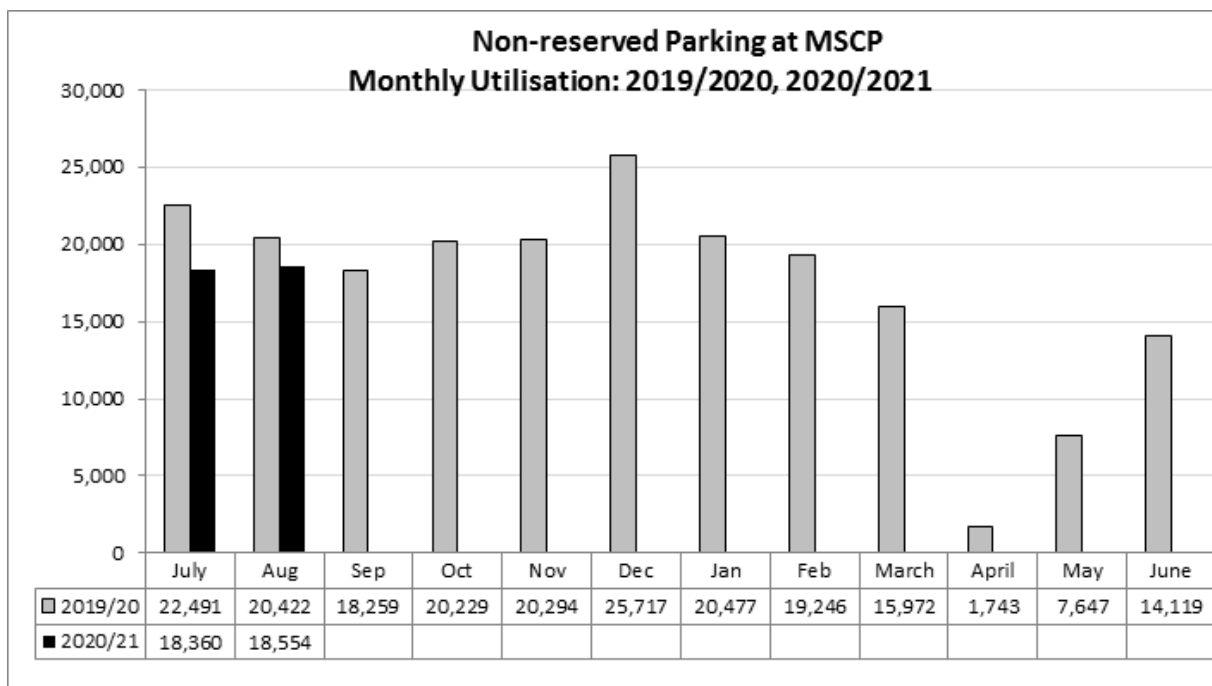
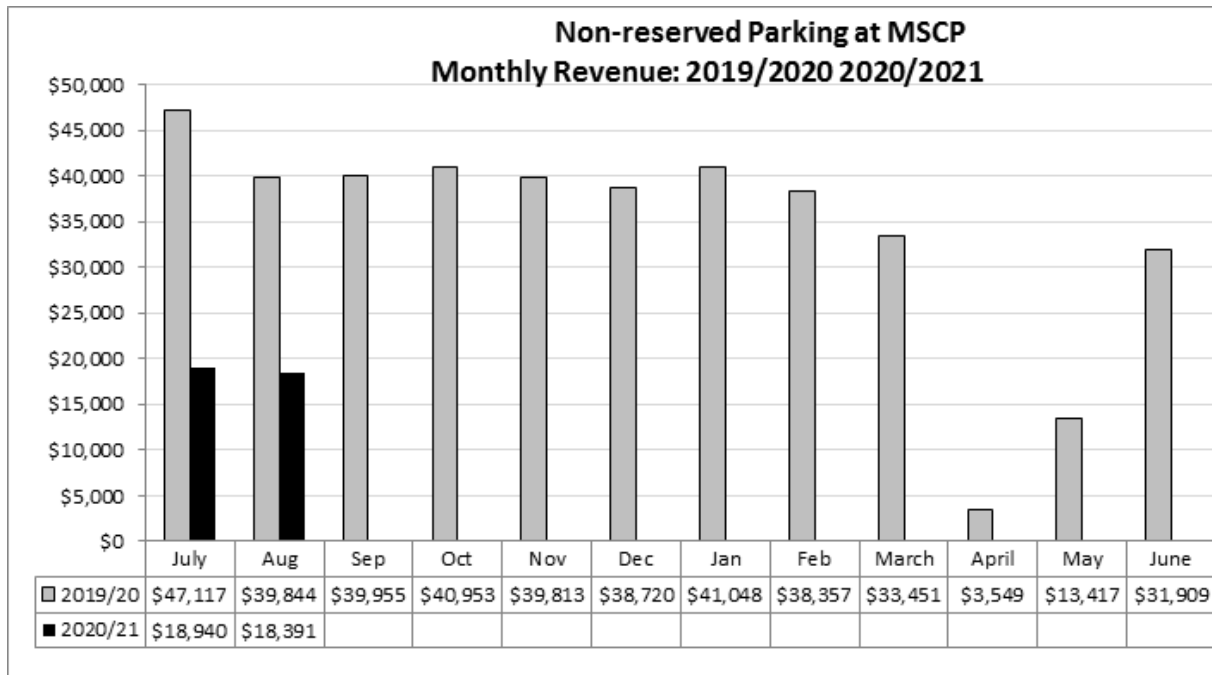
DATE	PERMIT NO.	LOCATION	TYPE OF DEVELOPMENT	PUBLIC NOTIF. DATE	EXPIRY DATE	DECISION / DATE
20/5/20	2020/51	1 Madeline Drive, Mooreville	Multiple Dwellings x 2. Reliant on Performance Criteria for grant of Permit – Clause E9.5.1 (P1)	11/7/20	27/7/20	Approved 12/8/2020
2/6/20	2020/61	29 Janet Drive, Park Grove	Single Dwelling & Outbuilding. Reliant on Performance Criteria for grant of Permit – Clause 12.4.3 (P1, P2 & P4) and Clause 12.4.7 (P1)	15/7/20	29/7/20	Approved 4/8/2020
11/6/20	2020/69	16 Josie Crescent, Romaine	Single Dwelling. Reliant on Performance Criteria for grant of Permit – Clause 10.4.2 (P3)	11/7/20	27/7/20	Approved 10/8/2020
15/6/20	2020/70	47A Old Surrey Road, Havenview	Conversion and extension of Shed to a second Dwelling. Reliant on Performance Criteria for grant of Permit – Clause 10.4.2 (P3), Clause 10.4.4 (P1) and Clause 10.4.9 (P2)	18/7/20	3/8/20	Approved 17/8/20
22/6/20	2020/74	180 Stowport Road, Stowport	Outbuilding. Reliant on Performance Criteria for grant of Permit – Clause 26.4.1 (P2)	4/7/20	20/7/20	Approved 7/8/2020
23/6/20	2020/75	40 Futuna Avenue, Park Grove	Single Dwelling. Reliant on Performance Criteria for grant of Permit – Clause 10.4.2 (P3)	15/7/20	29/07/20	Approved 13/8/2020
30/6/20	2020/79	897 Ridgley Highway, Ridgley	Outbuilding. Reliant on Performance Criteria for grant of Permit – Clause 16.4.3 (P1 & P2)	18/7/20	3/8/20	Approved 12/8/2020
3/7/20	2020/82	22 Richardson Crescent, Park Grove	Dwelling Extension and Renovations. Reliant on Performance Criteria for grant of Permit – Clause 8.4.2 (P3)	5/8/20	19/08/20	Approved 24/8/20
6/7/20	2020/83	8 Billett Court, Shorewell Park	Single Dwelling. Reliant on Performance Criteria for grant of Permit – Clause 10.4.2 (P3)	18/7/20	3/8/20	Withdrawn by applicant 18/8/2020
7/7/20	2020/85	20 Elizabeth Street, Montello	Dwelling Extension, new Outbuilding and Demolition of existing Outbuilding. Reliant on Performance Criteria for grant of Permit – Clause 8.4.2 (P1 & P3)	25/7/20	10/8/20	Approved 26/8/2020
22/7/20	2020/91	8 Madeline Drive, Mooreville	Single Dwelling.	N/A	N/A	Withdrawn by applicant 4/8/2020
24/7/20	2020/92	12 Stevens Place, Park Grove	Single Dwelling.	N/A	N/A	Withdrawn by applicant 18/8/2020
3/8/20	2020/96	22 Mount Street, Burnie	Offices	N/A	N/A	Withdrawn by applicant 10/8/2020
5/8/20	2020/98	57-58 Wilmot Street, Burnie	Multiple use of the Food Services and Hotel Industry use classes from existing premises at 57A Wilmot Street, Burnie	N/A	N/A	Approved 26/8/2020

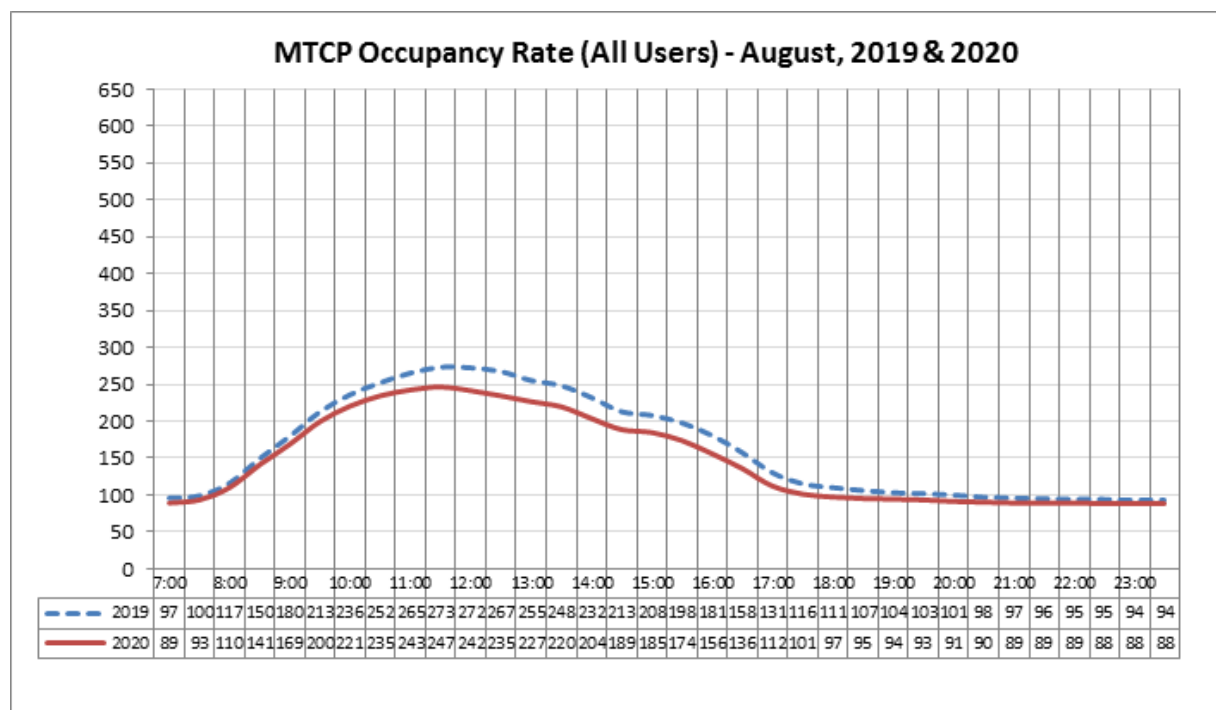
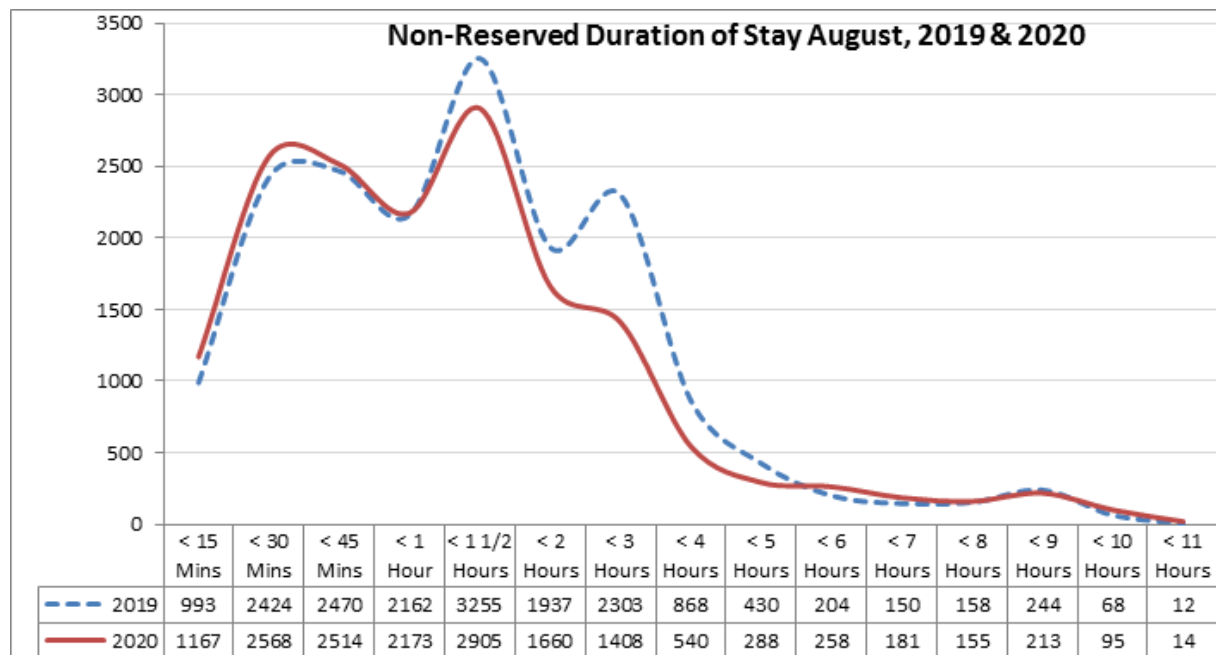
2.3.3 Subdivision Applications

DATE	PERMIT NO.	LOCATION	TYPE OF DEVELOPMENT	PUBLIC NOTIF. DATE	EXPIRY DATE	DECISION / DATE
8/7/20	SD 1307	144 Cascade Road, Romaine	Subdivision to create - proposed lot 1 of 1.003 ha to contain an existing Residential use and single dwelling development, and proposed vacant lot 2 of 1.003 ha.	N/A	N/A	Approved 26/8/2020



Average time for determination of permit applications decided by month.

2.4 PARKING



Calculated on remaining spaces – 89 Reserved spaces for 2019, 85 Reserved spaces for 2020

2.5 CEMETERY STATISTICS

Burials	August 2020	YTD Total
Lawn Cemetery	4	13
Wivenhoe / Ridgley	0	0
Other	0	0
Total	4	13

YTD is measured from 1 July each year.

Ashes Interred	August 2020	YTD Total
Lawn Cemetery	2	4
Wivenhoe / Ridgley	0	0
Total	2	4

YTD is measured from 1 July each year.

COUNCIL RESOLUTION

Resolution number: MO262-20

MOVED: *Cr K Dorsey*

SECONDED: *Cr G Simpson*

“THAT the Acting General Manager’s Information Report for Land and Environmental Services for August 2020 be noted.”

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

GENERAL MANAGER**AO222-20 ACTING GENERAL MANAGER'S INFORMATION REPORT
COMMUNITY AND ECONOMIC DEVELOPMENT AUGUST 2020**

FILE NO: 4/18/2
PREVIOUS MIN:

MAKING BURNIE 2030 – CORPORATE PLAN REFERENCE:

Direction	2	AN INCLUSIVE AND HEALTHY COMMUNITY
Objective	2.3	A place where everyone feels accepted and participates freely in community activities.
Strategy	2.3.4	Promote inclusiveness and participation within identifiable groups.

1.0 RECOMMENDATION:

“THAT the Acting General Manager’s Information Report for Community and Economic Development August 2020 be noted.”

2.0 SUMMARY

This report provides the past month’s updates under the following areas:

Community and Economic Development

- 2.1 Business and Recreation
- 2.2 Community / Cultural Development
- 2.3 Burnie Regional Museum and Burnie Regional Art Gallery
- 2.4 Burnie Arts and Function Centre
- 2.5 Makers’ Workshop – Visitor Information Centre
- 2.6 Marketing and Events
- 2.7 Collective Impact
- 2.8 Youth Development

2.1 BUSINESS AND RECREATION

The Heritage Burnie Ten – October 17-18, 2020

The Heritage Burnie Ten started its third and final year of partnership with the specialty cheesemaker by introducing the popular South Cape as its signature brand for the event.

RACE is also in its third year and was thrilled to have over 400 participants who identified themselves as members in our 2019 race.

Registrations opened for The Heritage Burnie Ten during the final days of August ready for a social media launch on 1 September.

Initial numbers of around 100 entries in the first two days is promising.

Advertising for the event has been organised through to commence in September in our local newspaper, radio and television.

We are dedicating resources to filling content on our Social Media page in the form of running tips, competitions and information about the race.

A billboard was erected at Wivenhoe in August and street banners ready for Burnie's CBD during September.

As previous years, emails and letters have been sent to all past competitors, corporate and school contacts inviting them to register teams and groups in our race 5km and 10km.

The Health Care Insurance 321GO kids' Race

Printed collateral and website changes were undertaken for the November event during August.

Social media, newspaper and radio coverage promoted our new date and changes with this year's event which includes a 180 limit on race fields for each age and gender category.

The continued support of major sponsors together with a reduction on attractions planned for the day enabled the Council to reduce registration fees.

2.2 COMMUNITY / CULTURAL DEVELOPMENT

Burnie Farmers Market

Since the first Farmers Market on 18 July, the new Market Manager has been appointed and the market has been going well with a number of new stallholders expressing interest in attending.

Stallholders inside the Dairy Shed will be gradually being relocated outside over the next nine months with all stallholders outside by 15 June, 2021.

Indoor Sports Centre

A Working Group meeting was held on Tuesday 11 August where the consultants from @leisure Planners via Webinar, ran through the final draft of the Burnie Indoor Sports Planning Study report.

Finding Their Place

Council officers assisted with the 'Finding their Place' Webinar held Thursday 27 August. This was a call to action to businesses in the Hellyer Regional Collective region to offer VET (Vocational Education and Training) placements to students in 2020.

Expressions of Interest in Buildings at Wivenhoe

Fifteen responses have been received for the Expressions of Interest for Buildings at Wivenhoe which closed on Monday 31 August.

Council Officers are collating responses into a database for the Wivenhoe Working Group.

Food Box Initiative

Council Officers are the contact point for members of the community seeking a Food Box.

Initially there were 320 Food Boxes available, as of 31 August there were 137 Food Boxes still available.

2020/2021 Financial Assistance Grants (as at 1/9/20)***Committed Three Year Sponsorship (2019-2022)***

Cohee to Camdale Coastcare (\$7,410 over 3yrs)	\$2,470	\$0	To purchase equipment, clothing and assist with insurance and telephone costs.
Burnie Amateur Swimming Club (\$9,000 over 3yrs)	\$3,000	\$0	To assist with the costs of hiring the Burnie Aquatic Centre.
Burnie Harness Racing Club (2019/2020 - \$1,485) (2020/2021 - \$1,980) (2021/2022 - \$1,980)	\$1,980	\$0	To off-set costs associated with access across the rail corridor at Wivenhoe.
Total	\$7,450	\$0	

Other Annual Community Group Assistance

Name/Organisation	Committed	Paid
Morning Melodies	\$1,460	\$0
Tasmanian Special Children's Christmas Party	\$1,500	\$1,500
Koori Kids - NAIDOC Week	\$400	\$0
Total	\$3,360	\$1,500

State Representatives Allowance

	Budget	Paid
State Representatives	\$10,000	\$0

Mayor Financial Assistance Minor Sponsorship Requests

	Budget	Paid
Minor Sponsorship Requests	\$2,500	\$0

Food License Permits Requests

	Budget	Paid
Cancer Council of Tasmania		\$141
Total	\$1,000	\$141

Community Bands Assistance

Name/Organisation	Committed	Paid
Burnie Concert Band	\$2,500	\$0
Burnie Highland Pipe Band	\$2,500	\$0
City of Burnie Brass Band	\$2,500	\$0
EMUsicians	\$2,500	\$0
Stringalong Music Programme	\$2,500	\$0
Total	\$12,500	\$0

Other - Annual Assistance

Name/Organisation	Committed	Paid
Burnie Mens Shed (2020/21 to 2024/25)	\$2,500	\$714
Carols by Candlelight	\$4,500	\$0
Total	\$7,000	\$714

Waste Disposal Costs for Charitable & NFP Organisations

Name/Organisation	Committed	Paid
Australian Red Cross	\$600	\$0
Launceston City Mission – Mission Shop Burnie	\$1,000	\$0
Lifeline Tasmania	\$300	\$0
Total	\$1,900	\$0

YTD Totals

Name/Organisation	Budget	Committed	Paid
Committed Three Year Sponsorship (2019-2022)		\$7,450	\$0
Other Annual Community Group Assistance		\$3,360	\$1,500
State Representatives Allowance		\$10,000	\$0
Minor Sponsorship Grants by Mayor		\$2,500	\$0
Food License Permits		\$1,000	\$141
Total Financial Assistance Grants	\$70,500	\$24,310	\$1,641
Community Bands		\$12,500	\$0
Other – Annual Assistance		\$7,000	\$714
Waste Disposal Costs for Charitable & NFP Organisations	\$5,000	\$1,900	\$0

2.3 BURNIE REGIONAL MUSEUM and BURNIE REGIONAL ART GALLERY**Significance Assessment**

Museum consultant Jai Paterson has completed an updated Significance Assessment for the BRM collections.

Bert Winter WWII photograph display at Burnie LINC

This display marks the 75th anniversary of the end of WWII. Imperial Japan's surrender was officially signed on September 2, 1945 and Bert Winter's photographs capture the historically significant event of General Adachi's surrender in Papua New Guinea on 13 September 1945.

Federation Street project

All objects have been brush vacuum cleaned, catalogued, photographed and accession marked:

- Butter Factory - 211 objects
- Carpenter's Workshop - 334
- Total = 545 objects

The Carpenter's Workshop has taken longer than anticipated because all metal objects have required cleaning with white spirit and fish oil. Some wood items have also required conservation treatment.

BRAG Attendance Figures

BRAG Attendance Figures

Month	2019	2020
Aug	1,498	241

Gallery Exhibitions

<i>AUGUST</i>	
Art Rage 7 August to 18 September [Main and Middle Galleries]	This QVMAG travelling exhibition showcases the work of young artists from across the state in years 11 and 12. The artworks have been selected by a curator from works shortlisted by the art teachers of the various colleges and reflect the students' originality and the creativity encouraged by the schools. School visits : Ulverstone High Parklands High Burnie High (x 4 groups visits, each group approx. 60 students)
Primary Kaleidoscope 7 August to 18 September Online	Puppets! – Working with schools to deliver puppet-making workshops and the finished product will be shown online through our social media pages.

Gallery re-opening from Monday – Friday (normal hours) + Saturdays 11 am – 4 pm from 31 August. Remaining closed Sundays and public holidays.

Other programs/projects:

- The Gallery is not open for public programs but are delivering some online children's programs via social media
- Oakleigh Park public art project underway

Design Eye Creative *paper on skin* 2020

The Burnie Regional Art Gallery hosted the Burnie Arts Council's launch of and award announcement of **Design Eye Creative *paper on skin*** on 2 July 2020 with a small group in attendance due to the current restrictions. However, there was also opportunity for the event to be viewed via Facebook live stream which allowed for participating artists, their friends and families to view from across the country and the world. This year saw 35 entries in total from Australia and overseas.

The public exhibition was held at the Burnie Regional Art Gallery from 2 to 31 July 2020. This successful event continues to grow and reach a broader audience with stunning professional entries from Australia and worldwide.

The Burnie Arts Council dedicated committee co-ordinated the filming of the clothing with the support of En Vogue models at the Burnie Arts and Function Centre from 20 to 29 June in collaboration with a number of groups.

An exclusive premiere screening of **Design Eye Creative *paper on skin* 2020** will be held at the Burnie Arts and Function Centre on Friday 4 September at 5.30 pm. Guests by invitation only. This will be followed by a Q & A hosted by Jane Haley, CEO Ten Days on the Island.

2.4 BURNIE ARTS AND FUNCTION CENTRE

The BAFC has had nine events during August including the sold out comedy night historical society who were very happy we could accommodate their annual meeting in the Town Hall.

The comedy night was live streamed and had 450 viewers for the evening.

Internal catering has had a steady start, with the staff adapting to individually packaged lunches and or morning/afternoon teas, in biodegradable packaging.

The BAFC is moving forward with zoom/conference room set ups and will purchase web cams and reutilise some foyer TV's, and staging microphones in the function rooms for this.

There will be a subscription season in 2021 that will include some postponed productions from 2020 but also a few new productions. There will be a launch in late November.

Future bookings are looking quite promising considering the current environment we are in.

2.5 MAKERS' WORKSHOP – VISITOR INFORMATION CENTRE

Makers' Workshop operating hours during the recovery period: Monday to Friday 9:00am – 3:00pm.

Visitor Numbers – August 2020

Makers' Workshop Door Count	1458 people
Visitor Centre Counter	114 people

Creative Paper Tasmania

Hand Made Paper Tour Experience	18 entries
Coach/School Groups	1 school group

Online Activity

	Online Sales	Online Enquiries
Website	13	3
eBay	3	1

August 2020 paper sales were 40% of August 2019.

2.6 MARKETING AND EVENTS

Burnie Shines

Registrations for Burnie Shines closed on 14 August. To date there have been 36 events registered, as the event program is only online we can accept registration up until 14 September.

We are currently in the process of building the Burnie Shines website. An additional element will be include on the website "Open for Business", recognising that hospitality and retail sectors have been adversely affected by the COVID-19 crises, businesses are invited to list their business details and current trading hours for inclusion. The registration link is <https://www.burnieshines.com/open4business>

Burnie Bite and Brew NYE 2020

No further progress on this event due to the unknown nature of COVID-19 and associated restrictions.

2.7 COLLECTIVE IMPACT

Burnie Works

Burnie Works held Social Recovery Planning Workshops with partners and is working on a plan and funding application.

Burnie Works is participating in the development of a Northern Tasmania Community of Practice for collective impact initiatives.

The Backbone Team hosted a VET (Vocational Education and Training) work placement student from Hellyer Regional College for 3 days.

Dream Big

Dream Big is currently on hold due to COVID-19.

Employment Partnership Group

The Transport to Work Regional Employment Trial is currently on hold due to COVID-19. Planning is continuing on recommencing this program.

BIG

BIG will held an online Up Close and BIG with Rosalie Martin, speech pathologist on 18 August 2020 via Zoom.

Burnie Works, BIG, the Industry Training Hub and the Beacon Foundation collaborated to hold the 'Finding their Place' webinar seeking VET work placements for Year 11-12 students on 27 August 2020.

Local Drug Action Team (LDAT)

The Local Drug Action Team has completed activities under the 'Resilient Burnie Families' Community Action Plan. Unfortunately due to low registration numbers activities planned for September were cancelled.

Activities under the 'Know the Risks' Community Action Plan commenced in August 2020.

New Working Groups

Burnie Works is working with CAPITOL at the University of Tasmania to establish a working group. The CAPITOL Team's vision is to help communities to more effectively prevent obesity.

Burnie Works is currently seeking to form new working groups around Families, Justice and Barrier Busting & Systems Change: Transport.

2.8 YOUTH DEVELOPMENT

NWAY

A meeting of North West Action for Youth (NWAY) was held 20 August 2020 via Zoom.

Of note:

A Youth Network of Tasmania survey on ideas for the social and economic response, what the government should be doing and focused on education, employment and mental health had some really good commentary and submissions, but young people did not know that the government had already put these ideas in place. It showed that young people were on the whole, unaware of free skills packages, training packages and other incentives. This made it clear that young people were not getting the messages. How the government can better connect with young people is something the network will be working on in future

The network gave a response to the Premiers Economic Social Recovery Advisory Council (PESRAC) and out of that PESRAC have finalised their first interim report and identifying that young people were disproportionately impacted by COVID along with women and vulnerable people.

The Tasmanian Youth Forum is being planned, a half day event online on the 30th October. Changed topic from 'Climate Change' to 'Building A Better Future for Young Tasmanians', looking at different topics including climate change.

Art Challenge

The Burnie Youth Council Art Challenge is being planned for October over Burnie Shines. Hellyer College is unable to contribute, and schools have raised the issue that submissions will be down this year due to the impacts of COVID 19 and lack of face to face art classes over the year.

The Art Challenge has been opened up for entries with a new category of 18 to 25 to better support young artists outside of school and to see how it is received to compensate for the expected drop in school entries.

The feasibility of a website for delivery of the event in case of COVID 19 is being explored.

YMCAB

The YMCAB Facebook page has seen increases of engagement with 937 likes and 979 people following the page.

Council Officer has begun regularly meeting online with a number of young people on Zoom. This includes young people from schools which are now regularly invited to meetings of young leaders as part of YMCAB due to Youth Council not running this year.

Members of YMCAB from Stella Maris have initiated a climate action project “Burnie Build Our Future - Climate Justice & Jobs!” which will occur in Marine Plaza on 25 September.

The Discord server has seen 26 people join this month and sits at 193 members. Service information and updates relevant for young people is posted regularly to the News channel and members can subscribe to content that interests them, from News, Games, YMCAB updates to Jobs.

The Burnie eSport Committee has been moving forward with the planned delivery of eSport tournaments over Burnie Shines every Friday evening starting 6pm, with a Finals event on the 30 October. Currently work is being done on the structures of the games, the ability for young people to create their own tournaments at any time on the Discord server, media release and advertising plans.

Currently 124 players are signed up at <https://minecraft.nwtassie.com> to play.

Youth Strategy Update

A workshop occurred with youth services 26 August where discussions occurred around the actions Council is looking at implementing in the Youth Plan. With much of the work for any strategy being done already by community organisations within Burnie Works, the focus has been on looking at how we can investigate leveraging Council services and building more formal connections between services and aspects of Council that can better inform representatives, and better service the community interests through our policies and procedures. Feedback from organisations was positive, and that the work being done in this space is what would be expected from Council’s role in the sector. Work is continuing.

Other

Council Officer has been attending Statewide Youth Collaborative Group meetings.

Council Officer gave the Education Department a tour of Burnie Minecraft and is investigating providing a connection to Melbourne Minecraft (created by the Education Department in Victoria) so that young people can travel from Burnie to Melbourne in the game. The collaboration is exploring how we can utilise the work done in the Councils Minecraft project and bring it into the educational sector. This involves some work with licencing and programming.

COUNCIL RESOLUTION

Resolution number: MO263-20

MOVED: Cr D Pease

SECONDED: Cr G Simpson

“THAT the Acting General Manager’s Information Report for Community and Economic Development August 2020 be noted.”

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

GENERAL MANAGER**AO223-20 ACTING GENERAL MANAGER'S INFORMATION REPORT
CORPORATE AND BUSINESS SERVICES AUGUST 2020**

FILE NO: 4/18/2
PREVIOUS MIN:

MAKING BURNIE 2030 – CORPORATE PLAN REFERENCE:

Direction	7	AN ENGAGING AND ACCOUNTABLE LEADERSHIP FOCUSED ON A STRONG FUTURE
Objective	7.4	A sustainable, viable financial future is assured and accountability is demonstrated through open and transparent processes.
Strategy	7.4.2	Demonstrate financial accountability and ensure strong internal controls underpin performance.

1.0 RECOMMENDATION:

“THAT the Acting General Manager’s Information Report for Corporate and Business Services for August 2020 be noted.”

2.0 SUMMARY

The report includes the following items:

Corporate and Business Services

- 2.1 Summary Financial Statements
- 2.2 Schedule of Investments
- 2.3 Operational Report by Directorate/Department
- 2.4 Receivables Analysis
- 2.5 Rates Analysis
- 2.6 Capital Expenditure Report
- 2.7 Contracts Awarded
- 2.8 Consultants Engaged
- 2.9 Governance – Use of Council Seal

2.1 SUMMARY FINANCIAL STATEMENTS**Statement of Comprehensive Income**

This report provides the draft YTD operating results for the period ending 31 August 2020.

YTD Comprehensive Income Statement

	YTD Actual	YTD Budget	YTD Variance to Budget	Annual Budget 2021	Annual Forecast 2021	Forecast Variance to Budget		
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Recurrent Income								
Rates and charges	22,830	22,994	✖ 164	22,994	22,994	✔	-	F
Statutory fees and fines	208	174	✔ (34)	1,045	1,045	✔	-	F
User fees	322	529	✖ 206	3,172	3,172	✔	-	F
Grants	1,154	623	✔ (531)	3,740	3,740	✔	-	F
Reimbursements	91	71	✔ (20)	424	424	✔	-	F
Other income	89	147	✖ 57	879	879	✔	-	F
Investment income	-	21	⚠ 21	123	123	✔	-	F
Total recurrent income	24,695	24,558	✔ (137)	32,377	32,377	✔	-	F
Recurrent Expenses								
Employee benefits	1,740	2,385	✔ (645)	11,925	11,925	✔	-	F
Materials and services	937	1,831	✔ (894)	10,986	10,986	✔	-	F
Depreciation and amortisation	1,332	1,332	✔ -	7,994	7,994	✔	-	F
Finance costs	-	38	✔ (38)	227	227	✔	-	F
Other expenses	228	572	✔ (344)	3,430	3,430	✔	-	F
Total recurrent expenses	4,237	6,158	✔ (1,921)	34,562	34,562	✔	-	F
Operating surplus/(deficit)	20,457	18,400	✔ (2,057)	(2,185)	(2,185)	✔	-	F
Capital Items								
Capital grants	136	506	✖ 370	3,034	3,034	✔	-	F
Expenditure on assets not owned by Council	-	-	✔ -	-	-	✔	-	F
Contributions - non-monetary assets	-	-	✔ -	-	-	✔	-	F
Net gain/(loss) on disposal of assets	-	(42)	✔ (42)	(250)	(250)	✔	-	F
	136	464	✖ 328	2,784	2,784	✔	-	F
Surplus/(deficit)	20,593	18,864	✔ (1,729)	599	599	✔	-	F
Operating Margin	5.83	3.99		0.94	0.94			

✔ A favourable variance

⚠ An unfavorable variance < \$50k

✖ An unfavorable variance > \$50k

F = YTD favourable variance to budget

U = YTD unfavourable variance to budget

Statement of Financial Position

The Statement of Financial Position provides a snapshot of Council's financial position at the end of the reporting period. The current ratio line is an indicator of Council's liquidity and ability to pay its debts when they fall due. A ratio of more than 1.00 or more indicates that there is more cash and short terms assets than short term liabilities.

Statement of Financial Position

	Actual 2021 \$'000	Budget 2021 \$'000	Forecast 2021 \$'000
Assets			
Current assets			
Cash and cash equivalents	17,833	9,926	9,438
Trade and other receivables	17,834	1,875	1,875
Inventories	90	127	127
Other assets	6	-	-
Total current assets	35,763	11,928	11,440
Non-current assets			
Investment in water corporation	58,156	75,672	58,156
Investments in subsidiaries	2,103	2,103	2,103
Investment in joint venture	3,748	3,311	3,748
Property, infrastructure, plant and equipment	348,610	347,434	353,329
Total non-current assets	412,616	428,520	417,335
Total assets	448,379	440,448	428,775
Liabilities			
Current liabilities			
Trade and other payables	359	1,899	1,899
Trust funds and deposits	132	140	140
Interest-bearing loans and borrowings	1,298	1,332	1,332
Employee provisions	2,375	2,574	2,574
Contract liabilities	66	-	-
Total current liabilities	4,231	5,945	5,945
Non-current liabilities			
Interest-bearing loans and borrowings	10,038	8,706	8,706
Employee provisions	192	199	199
Total non-current liabilities	10,231	8,905	8,905
Total liabilities	14,462	14,850	14,850
Net Assets	433,917	425,598	413,925
Equity			
Accumulated surplus	276,198	276,831	276,199
Surplus/(deficit)	20,593	599	599
Reserves	137,127	148,168	137,127
Total Equity	433,917	425,598	413,925
CURRENT RATIO	8	2.01	1.92

Statement of Cash Flows

This report details cash and investment movements and balances as at the end of the reporting period.

Council's cash and investments balance as at 31 August 2020 is \$17.833m.

Burnie City Council
Statement of Cash Flows

	Actual 2021 \$'000	Budget 2021 \$'000	Forecast 2021 \$'000
Cash flows from operating activities			
Rates and charges	6,809	22,932	22,932
Statutory fees and fines	208	1,045	1,045
User fees	322	3,172	3,172
Grants	739	3,740	3,323
Reimbursements	91	424	424
Other income	89	879	879
Payments to suppliers	(2,381)	(10,923)	(10,911)
Payments to employees	(1,853)	(11,834)	(11,833)
Other payments	(228)	(3,430)	(3,430)
Net cash provided by (used in) operating activities	3,797	6,005	5,601
Cash flows from investing activities			
Payments for property, infrastructure, plant and equip	(368)	(11,979)	(11,998)
Dividends and distributions	-	123	123
Capital grants	136	3,034	2,970
Net cash provided by (used in) investing activities	(232)	(8,822)	(8,906)
Cash flows from financing activities			
Finance costs	-	(227)	(227)
Trust funds & deposits	-	-	-
New borrowings	-	-	-
Repayment of interest bearing loans and borrowings	-	(1,298)	(1,299)
Net cash provided by (used in) financing activities	-	(1,525)	(1,526)
Net increase (decrease) in cash and cash equivalents	3,565	(4,342)	(4,830)
Cash and cash equivalents at the beginning of the financial year	14,268	14,268	14,268
Cash and cash equivalents at the end of the period	17,833	9,926	9,438

2.2 SCHEDULE OF INVESTMENTS

A schedule of Council's investments is provided as at 31 August 2020:

Investments Schedule as at 31/08/2020							
<u>Institution</u>	<u>Term</u>	<u>Rate</u>	<u>S&P Rating</u>	<u>Lodgement Date</u>	<u>Maturity</u>	<u>Amount</u>	<u>Total</u>
ANZ	At Call	0.65%	A1+			3,257,514	3,257,514
ANZ	180 Days	0.81%	A1+	1/07/2020	1/01/2021	1,000,000	
ANZ	365 Days	0.82%	A1+	27/08/2020	27/08/2021	1,500,000	2,500,000
MyState	365 Days	1.90%	A2	2/09/2019	2/09/2020	1,000,000	
MyState	90 Days	1.10%	A2	30/06/2020	1/10/2020	1,000,000	
MyState	90 Days	1.10%	A2	30/06/2020	1/10/2020	1,000,000	3,000,000
NAB	180 Days	0.90%	A1+	30/06/2020	30/12/2020	2,000,000	
NAB	90 Days	0.80%	A1+	30/06/2020	30/09/2020	1,000,000	
NAB	730 Days	0.87%	A1+	27/08/2020	27/08/2022	2,000,000	5,000,000
Bank of Queensland	365 Days	1.05%	A2	30/06/2020	30/06/2021	1,000,000	1,000,000
							14,757,514

Investment Allocation by Credit Rating

<u>Credit Rating</u>	<u>%</u>	<u>Amount</u>	<u>WAIR</u>
A1+	73%	\$10,757,514	0.79%
A1	0%	\$0	
A2	27%	\$4,000,000	1.29%
	100%	\$14,757,514	

Investment Allocation by Bank

<u>Bank</u>	<u>%</u>	<u>Amount</u>
ANZ	39%	\$5,757,514
MyState	20%	\$3,000,000
NAB	34%	\$5,000,000
BOQ	7%	\$1,000,000
	100%	\$14,757,514

Council's Treasury Management Policy CP-CBS-SG-038 sets the parameters for management of Council's investment portfolio.

Cash reserves require careful management to both achieve optimum investment incomes and to ensure that cash is available when needed for planned expenditures. Funds are invested in a manner that allows Council to earn interest on community funds for as long as possible while retaining flexibility in accessing those funds for Council operations.

The primary tool for deciding on how much and how long to invest is the cash flow budget. A buffer of funds is retained in an interest bearing at call account to ensure funds are available to meet the Council's commitments.

Council's risk from exposure to any individual institution is restricted through diversification of the investment portfolio. No more than 40% of Council's total investment portfolio will be invested in any one institution. Council is also mindful of limiting its exposure to institutions with a credit rating of less than A1 and will not invest more than \$3 million with any one institution with a credit rating of less than A1.

2.3 OPERATIONAL REPORT BY DIRECTORATE/DEPARTMENT

Final directorate reports for 2019-20 will be provided to Council once Council's 2019-20 financial statements are finalised.

2.4 RECEIVABLES ANALYSIS

The receivables analysis summarises all current amounts owed to Council as at the end of the reporting period. Graphical analysis is provided for the breakup of main receivable categories.

Receivables Analysis as at 31 August 2020

	<u>Total</u>	<u>Current - 30 Days</u>	<u>60 Days</u>	<u>90 Days</u>	<u>120+ Days</u>
Trade Debtors					
Sundry Debtors	44,979	15,591	6,279	-	23,110
Reserved Parking Spaces	6,634	6,297	(270)	68	539
Burnie Venues & Catering	3,699	3,699	-	-	-
Lease Debtors	72,843	19,564	25,138	11,980	16,161
Business & Recreation Debtors	100	-	-	-	100
Waste Debtors	31,279	30,181	345	260	493
Total Trade Debtors	159,535	75,332	31,492	12,307	40,403
Goods & Services Tax	(3,524)				
Infringements & Parking	1,315,400				
Other Receivables	581,157				
Rates & Charges	16,869,268				
Allowance for Impaired Debts	(1,087,975)				
Total Receivables	17,833,862				

Infringements & parking

	Aug-20		Aug-19		Movement	
	Count	Balance	Count	Balance	Count	Balance
Issued 2021	591	26,533			591	26,533
Issued 2020	1,933	196,003	1,244	57,326	689	138,677
Issued 2019	1,162	106,684	2,036	169,870	(874)	(63,187)
Issued 2018	916	59,391	1,109	82,369	(193)	(22,978)
Issued 2017	1,633	47,225	1,671	61,393	(38)	(14,168)
Issued 2016	964	34,651	995	41,162	(31)	(6,511)
Issued 2015	558	34,122	603	38,971	(45)	(4,849)
Issued 2014	492	31,309	532	35,294	(40)	(3,985)
Issued 2013	609	36,174	634	38,384	(25)	(2,210)
Issued 2012	501	30,631	542	34,013	(41)	(3,382)
Issued 2011	506	30,619	548	33,025	(42)	(2,406)
Issued 2010	634	22,962	663	24,591	(29)	(1,629)
Issued 2009	743	51,632	772	53,458	(29)	(1,826)
Issued Pre-2008	13,300	612,380	13,354	620,528	(54)	(8,148)
	24,542	1,320,316	24,703	1,290,385	(161)	29,931

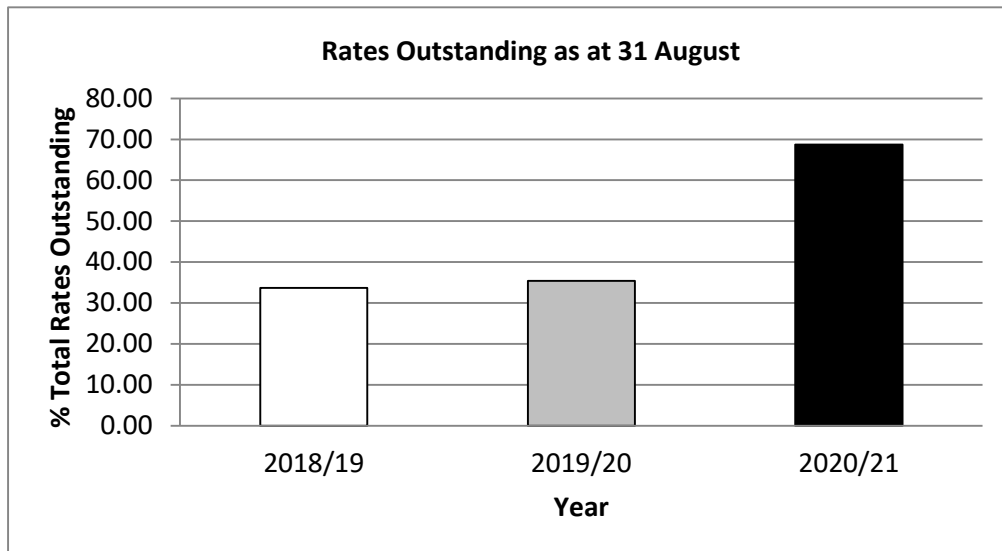
2.5 RATES ANALYSIS

The rates analysis contains a summary of rating transaction movements for 2020/21 including the total levied, the total paid to date and the total unpaid as at the end of the reporting period. Rates are levied in July each year.

Rates Outstanding as at 31/08/2020

	This Financial Year 31 Aug 2020		Last Financial Year 31 Aug 2019		Change
		\$		\$	\$
Arrears Brought Forward as at July 1	7.30%	1,734,603	2.90%	674,513	1,060,091
Credit Brought Forward	-3.39%	(805,360)	-0.45%	(103,929)	(701,431)
Legal Fees Carried Forward		(1,687)			(1,687)
Add Current Rates & Charges Levied	96.03%	22,830,540	97.47%	22,694,693	135,847
Penalty	0.06%	15,341	0.08%	17,802	(2,460)
Supplementary Rates	0.00%	33	0.00%	-	33
Gross Rates and Charges Demanded	100.01%	23,773,472	100.00%	23,283,078	490,394
Less: Rates & Charges Collected	27.57%	6,553,247	60.00%	13,969,974	(7,416,727)
Pension Remission	3.00%	713,338	3.05%	709,558	3,780
Residential Waste Remission	0.08%	19,305	0.08%	19,008	297
Hardship Interest Remission	0.00%	-	0.00%	-	-
Private Conservation	0.00%	165	0.00%	165	-
Misc Remissions	0.00%	-	0.00%	-	-
Services Remissions	0.00%	-	0.00%	-	-
Stormwater Remission	0.04%	8,567	0.04%	8,781	(214)
General Rate Remission	0.00%	-	0.00%	-	-
- Legal Fees	-0.01%	(1,687)	0.00%	-	(1,687)
- Discounts	0.64%	152,601	1.46%	338,941	(186,341)
- Roundings/Adjustments	0.00%	-	0.00%	15	(15)
Sub Total	31.32%	7,445,535	64.62%	15,046,441	(7,600,906)
Unpaid Rates & Charges as at 31/08	68.69%	16,327,937	35.38%	8,236,637	8,091,299

	<u>2020/2021</u>	<u>2019/2020</u>
Outstanding as at 31 August	16,525,540	8,426,808
Rates in credit	(197,603)	(190,141)
Legal Fees Carried Fwd	(1,687)	
	16,327,937	8,236,666
Total number of assessments	10,092	10,036
Assessments outstanding	75.76% 7,646	68.8% 6,900



2.6 CAPITAL EXPENDITURE REPORT

The following report outlines council's YTD capital expenditure compared to budget as at 31 August 2020. Explanations are provided below for project forecast variances to budget of \$20,000 or more.

YTD Capital Expenditure 2020/21						
	YTD Expenditure	Annual Budget	Balance Unspent	Forecast	Forecast Variance to Budget	Note
ROADS						
RURAL ROADS						
Upgrade Programme	764	502,310	501,546	502,310	● -	
Rural Roads Resealing	229	207,729	207,500	207,729	● -	
Rural Roads Major Patching & Resealing	114	439,310	439,196	439,310	● -	
Rural Roads Bridges Programme	1,039	338,394	337,355	338,504	● 110	
TOTAL RURAL ROADS	2,146	1,487,743	1,485,597	1,487,853	● 110	
URBAN ROADS						
Car Parking Improvements	-	297,952	297,952	297,952	● -	
Driveways, Footpaths and Channel	57,157	473,498	416,341	473,498	● -	
Retaining Walls	555	382,309	381,754	382,337	● 28	
Urban Infrastructure	42,088	491,119	449,031	491,119	● -	
Urban Road Renewal & Upgrades	44,949	710,312	665,363	710,312	● -	
Urban Road Resealing	1,871	1,024,641	1,022,770	1,024,641	● -	
TOTAL URBAN ROADS	146,620	3,379,831	3,233,211	3,379,859	● 28	
TOTAL ROADS	148,765	4,867,574	4,718,809	4,867,712	● 138	
STORMWATER						
Storm Water Upgrades & Replacements	13,898	674,114	660,216	674,114	● -	
TOTAL STORMWATER	13,898	674,114	660,216	674,114	● -	
PARKS, RESERVES AND SPORTING FACILITIES						
General Parks and Reserves	70,154	3,206,224	3,136,070	3,207,268	● 1,044	
Cemeteries	-	58,150	58,150	58,150	● -	
Sporting Grounds & Facilities	12,996	1,126,806	1,113,810	1,126,855	● 49	
TOTAL PARKS, RESERVES & SPORTING FACILITIES	83,150	4,391,180	4,308,030	4,392,273	● 1,093	
WASTE						
Garbage and Recycling	71	129,472	129,400	129,472	● 0	
Waste Management Centre	33,426	209,697	176,271	209,697	● -	
TOTAL WASTE MANAGEMENT	33,497	339,169	305,672	339,169	● 0	
BUILDINGS						
Sporting Facilities	4,706	391,746	387,040	391,746	● -	
Public Amenities	4,825	296,195	291,370	296,195	● -	
Acquatic Centre	284	35,580	35,296	35,580	● -	
Other Buildings	53,199	256,236	203,037	276,215	● 19,979	
TOTAL BUILDINGS	63,014	979,757	916,743	999,736	● 19,979	
PROPERTY, PLANT & EQUIPMENT (PPE)						
Computer Equipment	(2,761)	691,741	694,502	688,964	● (2,777)	
Vehicles	(24,545)	185,000	209,545	185,000	● -	
Plant	1,181	856,130	854,949	856,130	● -	
Other	1,624	78,311	76,687	78,311	● -	
Parking Equipment	50,000	72,000	22,000	72,000	● -	
Furniture & Fittings	-	94,900	94,900	94,900	● -	
TOTAL PLANT/EQUIPMENT/VEHICLES	25,499	1,978,082	1,952,583	1,975,305	● (2,777)	
TOTAL	367,824	13,229,876	12,862,052	13,248,309	● 18,433	

2.7 CONTRACTS AWARDED

The following table shows contracts awarded over \$100,000 (full contract value) during August 2020:

Contract Number	Contract Title	Contractor Registered Business Name and Address	Awarded Date	Initial Term/ Delivery Date	Value of Contract (Ex GST)
2650	Bitumen Surfacing Services 2020-2021	Roadways P/L 3 Ormsby Street Wivenhoe TAS 7320	18/08/2020	1 year	Schedule of Rates Contract (Parts A, B and C)

2.8 CONSULTANTS ENGAGED

The following table lists consultants engaged throughout the current financial year for a cost greater than \$10,000. For the purpose of this table, a consultant is defined as a person or organisation that provides Council with professional advice in areas of strategy, planning or engineering. Consultants are engaged in accordance with Council's policy *Code for Tenders and Contracts CP-CBS-SG-012*.

Reasons that consultants may be engaged:

- A Lack of resource within Council
- B Specialist expertise required
- C Independence
- D Value for money (where Council cannot provide the service as efficiently)
- E Legal requirement

Project	Consultant	Description	Committed \$	Actual \$ LTD	Reason	Funded from	Complete
North West Museum & Art Gallery	Lifecycle Cost Management	Quantity Surveyor Cost Estimating, Stage 1 Services	19,550	25,026	B	Capital Works Allocation	On Hold
North West Museum & Art Gallery	Terroir	Stage 1 Services – Concept and Design Development	566,473	472,026	B	Capital Works Allocation	On Hold
Sports Centre Planning Study	@Leisure Planners	Planning study	19,765	17,959	B	Strategic project funding	No
Oakleigh Park Fountain Upgrade	Debbie Thomson and (EST sub-consultant)	Design, Documentation and Inspections	15,100	2,875.50	B	Capital Works Allocation	No
Futuna Avenue (Design & Consultation)	Pitt & Sherry	Consultant Brief 199 Futuna Avenue and Bay Street Traffic Study	21,425	0	B	Capital Works Allocation	No
Upper Burnie Lookout Redevelopment	Red Arrow	Design and installation of Interpretation panels	33,000	0	B	Capital Works Allocation	No

2.9 GOVERNANCE – USE OF COUNCIL SEAL

12 August 2020	Final Survey Plan and Schedule of Easements – SD 2019/1291 – 530 Stowport Road, Stowport
17 August 2020	Adhesion Order – 3-5 Grandview Avenue, Park Grove CTs 73099/28 and 167617/1
25 August 2020	Licence Agreement - Electric Highway Tasmania Pty Ltd - North Terrace, Burnie

COUNCIL RESOLUTION**Resolution number: MO264-20*****MOVED: Cr D Pease******SECONDED: Cr G Simpson******“THAT the Acting General Manager’s Information Report for Corporate and Business Services for August 2020 be noted.”***

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

AO224-20 COMMUNICATIONS JOURNAL SEPTEMBER 2020

FILE NO: 2/17/3
PREVIOUS MIN:

MAKING BURNIE 2030 – CORPORATE PLAN REFERENCE:

Direction	7	AN ENGAGING AND ACCOUNTABLE LEADERSHIP FOCUSED ON A STRONG FUTURE
Objective	7.2	Council and the community are informed and engaged on issues of local importance.
Strategy	7.2.2	Inform the community of key decisions and actions of Council.

1.0 RECOMMENDATION:

“THAT Council note the information contained in the Communications Journal as listed.”

2.0 SUMMARY

The purpose of the Communications Journal section of the Agenda is to provide Council with relevant general communication items received that need to be brought to the attention of Councillors.

Items contained in this monthly report are generally for noting. Any specific correspondence items which require an officer’s comment and a recommendation are tabled in the reports immediately following this one.

3.0 MAYOR’S COMMUNICATIONS

The Mayor advised that the following meetings, events or appointments were attended since the last Council Meeting report:

- Meeting with Mayor Robbie Walsh, Waratah Wynyard Council
- Business NW Breakfast Networking Session with Guest Speaker – Alex Simpson, Granville Harbour Windfarm Project
- Meeting with Mr Holter
- Meeting with Senator Wendy Askew
- TasWater Owners’ Representatives Quarterly Briefing
- Business North West – General Meeting and AGM
- Cradle Coast Authority Representatives Committee Meeting
- Hellyer Regional Collective VET Placement Live Streamed Event
- Meeting with Professor Jim Cavaye
- Official Opening of the Science and Maths Redevelopment at Hellyer College
- Meeting with Dave Meldrum, Tasmanian Fire Service
- Meeting with Felix Ellis MP

- Design Eye Creative Paper on Skin 2020 – The Film
- 2020 Virtual Year 2 Rural Week – Rural Clinical School (Community Welcome)
- Briefing with Hon Elise Archer MP
- WxNW Board Meeting

4.0 NOTIFICATION OF COUNCIL WORKSHOPS

Workshop	25 August 2020	
Councillors in attendance	Mayor Kons, Deputy Mayor Simpson, Cr Boyd, Cr Bulle, Cr Brumby, Cr Dorsey, Cr Keygan, Cr Lynch, Cr Pease	
Apologies		
Items Discussed	Indoor Sports Centre Planning Study	Presentation by Leisure Planners via Zoom
	Business North West	Discussion with Councillors
	Cooee Point	Discussion with Councillors
	Acting General Manager's Update	Discussion with Councillors

Workshop	1 September 2020	
Councillors in attendance	Mayor Kons, Deputy Mayor Simpson, Cr Boyd, Cr Bulle, Cr Brumby, Cr Dorsey, Cr Keygan, Cr Lynch, Cr Pease	
Apologies		
Items Discussed	Quarterly Works Update	Discussion with Councillors
	Strategic Priorities – Play Space Development	Discussion with Councillors
	Food Organics and Garden Organics (FOGO)	Discussion with Councillors
	LGAT General Meeting	Agenda discussion with Councillors

5.0 CORRESPONDENCE FOR NOTING

The following correspondence is **attached** for noting.

ATTACHMENTS

1. [Correspondence from UTAS - Renaming of Cradle Coast Campus - University of Tasmania](#)
2. [Interim Report from Burnie Arts Council - Design Eye Creative 'paper on skin' 2020](#)

COUNCIL RESOLUTION

Resolution number: MO265-20

MOVED: Cr G Simpson

SECONDED: Cr C Lynch

“THAT Council note the information contained in the Communications Journal as listed.”

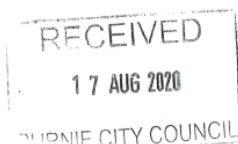
For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

**Academic Division**

Monday, 10 August 2020



Cr Steve Kons
Mayor
Burnie City Council
PO Box 973
Burnie Tas 7320

Re: Renaming of Cradle Coast Campus – University of Tasmania

Dear Steve,

Thank you for your letter of August 6 about the University considering the Burnie City Council's request to rename the Cradle Coast campus.

We greatly value our partnership with Burnie City Council and recognise the support the Council has provided for the establishment of the campus at West Park. We look forward to continued engagement with Council to maximise the advantages the city and the region will derive from the wide range of benefits that West Park will enable.

There are compelling reasons for the campus to remain named as the University of Tasmania's Cradle Coast campus. Its whole purpose is to serve the entire region and to help lift educational opportunities for people across the region. The university's campus has an established identity as the Cradle Coast campus and as the only campus in the North West, it is crucial that it maintains its focus on benefits to people throughout the Cradle Coast region.

Moreover, the campus is jointly funded with the Commonwealth and Tasmanian governments based on an agreement to lift educational attainment across the whole Cradle Coast region. Renaming the campus as Burnie would be inconsistent with these agreed outcomes and with the Commonwealth and State governments' intent.

Burnie City Council has provided important support and the city will derive major direct benefits from its investment over many future decades through staff and students being located in Burnie, additional vitality in Burnie City, community involvement with the university at West Park and university graduates serving the community in Burnie and across the region. This is in addition to significant economic stimulus during construction.

Office of the
Pro Vice-Chancellor
Cradle Coast campus

University of Tasmania T 61+ (03) 6430 4943
locked Bag 3502 E Jim.Cavaye@utas.edu.au
Burnie Tasmania ABN 30 764 374 782 / CRICOS 00586B
7320 Australia

utas.edu.au



We respectfully do not agree with the Council's request and will retain the name of Cradle Coast campus. The University will continue to keep Council informed of all significant developments at West Park. In the meantime, should you have any queries please do not hesitate to contact me.

Yours sincerely

Professor Jim Cavaye
Pro Vice-Chancellor
Cradle Coast campus, University of Tasmania



PO Box 506 Burnie
Tasmania 7320

Design Eye Creative *paper on skin* 2020

Interim Report 13th August

Filming completed, awards announced, four-week exhibition at BRAG now over.

Much anticipated film release date TBA – *just a matter of weeks now!*

In mid-March, when the decision was made to 'go virtual,' the entire world was in a state of flux. Burnie Arts Council could not definitively predict how much of our vision for 2020 would be realised. With the support and trust of our partners, the artists, and a dedicated organising committee, we forged ahead.

It is with great pleasure (and a measure of relief) that at this time we can say '*It has been worth it!*' From a purely artistic perspective, the standard of works received was outstanding. Generating awe, inspiration and a very difficult task for our judges, the pandemic clearly did not impede the creative ability of our finalists.

Please find below information collected during the past few months reflecting a growing interest in the event. Note that this is all *pre film release*. Based on this data – not to mention the social media chatter – we can safely assume there will be even greater spikes to come.

Artists pre-selected at end-of-March: 33 (larger number of entries received than ever before). Six countries represented. Over 50% new entrants.

Attrition between pre-selection and deadline: Non-COVID related – 2 (personal circumstances). COVID-related – 1 (freight impasse with Romanian entry). International freight delays also prevented x3 works from one US artist from being judged or filmed. They arrived in time for the last portion of the exhibition and a special stills photography session was arranged (these shots will be used in the film).

Arts and Screen Digital Production Fund: Burnie Arts Council Inc were successful in our application for this one-off grant round offered by the Tasmanian Government. The fund was designed to support programs or events impacted by COVID-19. It has enabled us to engage a film editor, provide wages for other arts and screen professionals involved and expand the breadth of the mentoring opportunities (involving Project O and North West Support Services) which had been structured into the project.

Filming: Took place at the Burnie Arts and Function Centre from 20 – 29 June. It was a hugely rewarding, collaborative effort between the Burnie Arts Council/*paper on skin* team, North West Support Services, Project O, staff from the Burnie Arts and Function Centre, En Vogue Modelling Academy (plus some dedicated parents) and photographer Grant Wells.

Exhibition: The exhibition ran from the 2 – 31st July at the Burnie Regional Art Gallery. Due to COVID restrictions the gallery's opening hours were reduced to three days per week. Despite this, the gallery reported strong visitation numbers and overwhelmingly positive feedback.

Livestream Award Announcement: Although gallery numbers were limited, a small, socially distanced group were present for the exhibition opening and award announcement on July 2nd. A much larger number, however, were able to view the proceedings via a live Facebook stream. This was especially appreciated by the participating artists (and their friends and families) who were watching across the country and around the world – some of them at very odd hours! The video is still available on Facebook and has had 1.6K hits.

Website & Social Media stats

burnieartscouncil.com – July analytics

- total users – 3,138
- new users – 3,094
- new visitors to site – 90.4% of total visitation
- total page views – 7,382
- geographic analytics – as the month progressed, the user percentage shifted from 60-70% Australian to **more than 60% overseas**. The top 6 countries reflect our international entrant base. Finals for the month: USA 44.20%, AUS 36.66%, Portugal 5.16%, Germany 3.25%, Brazil 2.53% and UK 1.4%.

***paper on skin* Facebook page July 2020:**

- Post reach – 27, 834 *up* 97%
- Post engagement – 14, 814 *up* 129%
- New followers – 103

Instagram (page established Sept 2019): Pre-pandemic followers - 190. At time of writing - 360.

Mailing list: 154 self-initiated subscribers joined during July. Our pre-pandemic mailout subscriber base was 148, at the time of writing subscriber total is sitting at 317.

Cocoon Designs Public Vote Award: The online public vote award was run through a submission form on the Burnie Arts Council website. Analytics show the page had **4011 unique views**. A total of **1,544** votes were cast. 41% Australian views, remainder overseas. An entry from the US was the final prize winner.

AO225-20 COMMUNICATIONS JOURNAL - GAVIN PEARCE MP - AUSTRALIAN GOVERNMENT BLACK SPOT PROGRAM**FILE NO:** 2/17/3; 20/1321**PREVIOUS MIN:**

MAKING BURNIE 2030 – CORPORATE PLAN REFERENCE:

Direction	1	AN ATTRACTIVE PLACE TO LIVE, WORK AND PLAY
Objective	1.7 A	road transport system that meets the needs of the community and supports the wider region.
Strategy	1.7.1	Maintain the efficiency and safety of the local road network.

1.0 RECOMMENDATION:***“THAT Council:***

- 1) Make an application to the 2021/22 Black Spot Program for funding for the installation of traffic signals at the intersection of Mount Street, Three Mile Line Road and Atkins Drive to address traffic and pedestrian safety concerns;***

and

- 2) Should Council be successful in the application, an allocation of \$175,000 be provided for in the 2021/22 Capital Works Program to support implementation of the project.”***

2.0 SUMMARY

Correspondence was received from Gavin Pearce MP regarding submissions for the 2021/22 Black Spot Program and concern raised over the intersection of Mount Street, Three Mile Line and Atkins Drive in Burnie.

Gavin Pearce MP, supported by Michael Ferguson MP, Minister of Infrastructure and Transport, have encouraged Council to apply to the 2021/22 Black Spot Program for funding to support the installation of traffic lights at the intersection, deemed by the Department of State Growth (DSG) as a more suitable and financially viable solution than a roundabout.

Mount Street is a DSG road and the intersecting streets are managed and maintained by Council.

3.0 GENERAL MANAGER'S COMMENTS

Gavin Pearce MP for Braddon, wrote to the Mayor on 11 August 2020 (**attached**) to advise of constituent concerns regarding safety at the intersection of Mount Street, Three Mile Line Road and Atkins Drive.

The safety concerns at this intersection are long standing and Council has applied to the Australian Government's Black Spot Program, administered by the Department of State Growth (DSG), on two previous occasions, most recently in the 2020/21 program round.

The previous applications were on the basis of a roundabout solution, as it has been Officers view that a roundabout facility is an efficient and safe solution to respond to established criteria of the Safe Systems Assessment Framework, which is part of the Tasmanian Towards Zero Safe Roads Strategy.

The reply to Gavin Pearce MP (**attached**) from the Minister for Infrastructure and Transport confirms there were four (4) minor crash injuries in the past five years at the intersection.

The crash data since June 2017 shows a total of 16 crashes including the four (4) minor injuries, however the other crashes resulted in property damage including to vehicles only.

Whilst at least three (3) casualty crashes in the past 5 years is one of the Black Spot eligibility criteria, locations are also assessed in terms of the potential accident risk associated with the road layout, and as such DSG are encouraging Council to apply for the 2021/22 program, given the intersections' functionality and complexity in terms of geometry and safety risk.

In the DSG assessment of Council's unsuccessful 2020/21 Black Spot application, they advised:

"Installation of traffic signals would be likely to compete more strongly for funding because it would provide a better level of service for pedestrians crossing the road (an important consideration given the proximity of Parklands High School) and would be less expensive than the construction of a roundabout."

Officers have engaged with DSG regarding a concept layout for traffic signals and will prepare a concept plan and cost estimate for a Black Spot application for traffic signals, based around advice that an order of cost for signal installation at the intersection would be \$500,000.

The 2020/21 Black Spot application estimated the cost of a roundabout to be \$770,000 excluding a 10% contingency sum, and \$10,000 for provision items, totalling around \$856,000. That application proposed that Council would contribute \$300,000 or 35% of the project cost.

On a similar contribution ratio, Council may wish to consider a contribution of approximately \$175,000.

It is recommended that Council apply to the 2021/22 Black Spot Program for the installation of traffic signals at the intersection of Mount Street, Three Mile Line Road and Atkins Drive

to address long standing traffic and pedestrian safety concerns. Should Council be successful, a contribution in the order of \$175,000 is likely to be required to implement the project in the 2021/22 Capital Works Program.

Subject to a successful application, consultation with key stakeholders would occur including the Department of Education, Metro Bus Lines and School Bus operators.

ATTACHMENTS

1. Correspondence from Gavin Pearce MP regarding the Government Black Spot Program 2021-22

COUNCIL RESOLUTION

Resolution number: MO266-20

MOVED: Cr G Simpson

SECONDED: Cr D Pease

“THAT Council:

- 1) Make an application to the 2021/22 Black Spot Program for funding for the installation of traffic signals at the intersection of Mount Street, Three Mile Line Road and Atkins Drive to address traffic and pedestrian safety concerns;**
- and**
- 2) Should Council be successful in the application, an allocation of \$175,000 be provided for in the 2021/22 Capital Works Program to support implementation of the project.”**

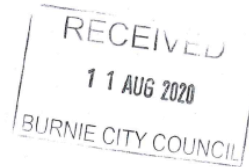
For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY



GAVIN PEARCE MP
Federal Member for Braddon



gbp/lmh

11th August, 2020

Alderman Steve Kons
Mayor, Burnie City Council
PO Box 973
BURNIE TAS 7320

Dear Mayor Kons,

I am writing to you in my capacity as the Federal Member for Braddon, not to be construed with my role as the Chairman of the Tasmanian Consultative Panel on the Australian Government's Black Spot Program.

In response to constituent concerns, I recently made representation to the Hon Michael Ferguson MP about safety issues at the intersection of Mount Street, Three-Mile Line and Atkins Drive in Burnie.

I have just received advice from Minister Ferguson that the Department of State Growth had received a nomination from Burnie City Council for funding under the Black Spot Program for a roundabout at that intersection. I am told that the Department determined a roundabout **not** to be a suitable solution, and instead recommended installing traffic signals at this intersection. Please find a copy of the Minister's letter attached.

As you would be aware, applications are currently open for the 2021-22 Black Spot Program. Council might determine it wishes to submit a traffic light solution to the Black Spot Program for funding, noting that the Black Spot Program is a competitive process and the specific projects recommended in a given year will depend on other applications. Current information about the Program can be found at: https://investment.infrastructure.gov.au/infrastructure_investment/black_spot/

For your consideration,

Yours sincerely,

Gavin Pearce MP

Shop 2-32 Wilmot Street, Burnie TAS 7320 Phone 03 6431 1333
Email gavin.pearce.mp@aph.gov.au Web gavinpearce.com.au Facebook [GavinPearceBraddon](https://www.facebook.com/GavinPearceBraddon)

Minister for Finance
Minister for Infrastructure and Transport
Minister for State Growth
Minister for Science and Technology
Leader of the House

Level 5, 4 Salamanca Place, Hobart
Public Buildings, 53 St John Street, Launceston
GPO Box 123, HOBART TAS 7001
Phone: (03) 6165 7701; Email: Michael.Ferguson@dpac.tas.gov.au



Mr Gavin Pearce MP
Federal Member for Braddon
By Email: Gavin.Pearce.MP@aph.gov.au

11 AUG 2020

Dear Mr Pearce

I refer to an email dated 10 July 2020 from your Electorate Officer Ms Leanne Holland, regarding concerns raised by your constituents about the safety of the intersection of Mount Street, Three-Mile Line Road and Atkins Drive at Burnie.

The Department of State Growth has advised me that details of all accidents reported to Tasmania Police are recorded on Traffic Accident Report forms. These are then electronically stored on the Crash Data Manager computer system, maintained by the Department.

The crash database shows that there have been four minor injury crashes at the Mount Street, Three-Mile Line Road and Atkins Drive intersection in the last five years.

The Burnie City Council had previously nominated the construction of a roundabout at this intersection for funding from the Australian Government's Black Spot Program. However, the layout of the roundabout, and the proposed alignment for vehicles travelling south along Mount Street meant it was not a suitable solution for Mount Street.

The Department has advised Burnie City Council that installing traffic signals at the intersection would be more suitable as it would provide better safety for pedestrians crossing the road and would also be more financially viable than a roundabout at this location.

Councils are invited to submit nominations for the 2021-22 Black Spot Program this month. I encourage either you or your constituents to kindly raise this issue with Burnie City Council.

I trust this information is of assistance to you in responding to your constituents' concerns.

Yours sincerely

A handwritten signature in dark ink that reads "Michael Ferguson".

Michael Ferguson MP
Minister for Infrastructure and Transport

AO226-20 COMMUNICATIONS JOURNAL - HON ELISE ARCHER MP - BURNIE COURT COMPLEX**FILE NO:** 2/17/3, 20/4596**PREVIOUS MIN:**

MAKING BURNIE 2030 – CORPORATE PLAN REFERENCE:

Direction	6	A REGIONAL HUB
Objective	6.3	The City provides leadership and works collaboratively on regional strategic issues.
Strategy	6.3.1	Advocate for the community on issues of local and regional importance.

1.0 RECOMMENDATION:

“THAT Council note correspondence received from Hon Elise Archer MP, Minister for Justice, regarding the Burnie Court Complex.”

2.0 SUMMARY

Correspondence has been received from the Hon Elise Archer MP, Minister for Justice, regarding the Burnie Court Complex.

3.0 GENERAL MANAGER’S COMMENTS

At the 18 August 2020 meeting Council considered a Motion on Notice in regard to the State Government’s proposed relocation of the Burnie Court House to the UTAS site at Mooreville Road, which would necessitate a redevelopment of that site.

Council determined the following (AO196-20):

“THAT Council write to the Attorney General, Elise Archer, to:

- 1) Invite her to provide an immediate briefing to Council on the following points in relation to the decision to relocate the Burnie courthouse:***
 - a) what, if any, consultation was undertaken and with what stakeholders, particularly the local legal community;***
 - b) what, if any, consultation was undertaken with community members and residents with an interest in the area;***
 - c) what, if any, consultation was undertaken with the local educational community, particularly with respect to the proximity of the local primary school;***
 - d) what, if any, consideration has been given to the existing public transportation network and the challenges this relocation raises for equitable access to the courthouse;***
 - e) and any other relevant issues; and***

- 2) *Request the Minister to hold a town hall style meeting with the public to address their concerns about the proposed relocation."*

An invitation was extended to the Minister in that regard and a briefing with Council occurred on 7 September 2020.

The ensuing discussion generally covered the matters raised in the Council decision.

At the meeting the Minister was requested to clarify a number of matters and subsequently the **attached** correspondence has been provided by the Minister.

It is clear in the correspondence that there is a firm commitment by the State Government to develop the Mooreville Road site, acknowledging that this is subject to compliance with relevant legislation including compliance with the normal planning processes.

The correspondence notes ongoing consultation with relevant stakeholders in respect to maximising the opportunity presented by the availability of the Mooreville Road site

ATTACHMENTS

1. [Correspondence from Hon Elise Archer MP dated 9 Sep 2020](#)

COUNCIL RESOLUTION

Resolution number: MO267-20

MOVED: *Cr T Brumby*

SECONDED: *Cr G Simpson*

"THAT Council note correspondence received from Hon Elise Archer MP, Minister for Justice, regarding the Burnie Court Complex."

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

Attorney-General
Minister for Justice
Minister for Corrections
Minister for Building and Construction
Minister for the Arts
Minister for Heritage

Level 10 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7739
Email Minister.Archer@dpac.tas.gov.au



- 9 SEP 2020

Cr Steve Kons
Mayor
by email: skons@burnie.net; burnie@burnie.net.au;

Steve

Dear Mayor

I write to thank you and your fellow Councillors for your time in attending the briefing in relation to the relocation of the Burnie Court complex.

I was pleased to be able to provide the Council with further information with my Department officials responsible for this project about the relocation of this multidisciplinary court complex to a new site a Mooreville Road, and discuss the next steps of this important project.

The Burnie City Council will play an important role as the Planning Authority in any planning assessment that may be required for the new site. Being mindful of this role, it is important my Department is able to continue to discuss this project further with your senior officials. I understand your General Manager is the Burnie City Council's nominee on my Department's consultative group and I have asked my Department to convene an initial meeting as soon as practicable.

This project is in its initial stage with design works and pre-planning matters being worked through and, over the coming months, we will be consulting further with stakeholders on how to maximise the opportunity with which we have been presented by the availability of the new site which ensures minimal impact to the courts' service delivery.

As with all infrastructure projects, the Tasmanian Government will ensure the normal planning processes are followed and this will include community consultation.

As we discussed at our meeting, I look forward to working with the Council wherever appropriate given its role, to deliver for the people of Burnie and the North West a fit-for-purpose court complex that will ensure access to an efficient and effective civil and criminal justice system into the future.

Yours sincerely

Hon Elise Archer MP
Attorney-General
Minister for Justice

MINUTES AND REPORTS OF COMMITTEES**AO227-20 BURNIE AUSTRALIA DAY SPECIAL COMMITTEE UNCONFIRMED
MINUTES OF MEETING HELD ON 10 AUGUST 2020**FILE NO: 29/1/8

RECEPTION FOR DISCUSSION**RECOMMENDATION:**

“THAT the Unconfirmed Minutes of the meeting of the Burnie Australia Day Special Committee held on 10 August 2020 be received for discussion.”

SUMMARY

At its meeting on 10 August 2020, the newly appointed members of the Burnie Australia Day Special Committee met and commenced discussions around possible arrangements for the Australia Day Ceremony to be held on 26 January 2021.

The committee discussed:-

- Site Induction information and committee paperwork for completion.
- Correspondence tabled by Mrs M Leeson OAM, copy attached, detailing two motions for consideration.
- Preliminary ideas for the 2021 ceremony, for consideration.

Committee members also paid tribute to John Duncan, a long standing member of the Burnie Australia Day Special Committee.

It is recommended that the minutes be received for discussion.

ATTACHMENTS



1. [Burnie Australia Day Special Committee - Minutes of Meeting held on 10 August 2020](#)
2. [Correspondence from Marg Leeson OAM - Australia Day Committee Motions](#)

COUNCIL RESOLUTION**Resolution number: MO268-20****MOVED:** *Cr K Dorsey***SECONDED:** *Cr T Bulle****“THAT the Unconfirmed Minutes of the meeting of the Burnie Australia Day Special Committee held on 10 August 2020 be received for discussion.”***

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

 	<p style="text-align: center;">MINUTES BURNIE AUSTRALIA DAY SPECIAL COMMITTEE</p> <p style="text-align: center;">Meeting held in the Councillor's Meeting Room, Burnie City Council Offices</p> <p style="text-align: center;">Monday, 10 August 2020</p>
---	--

TIME	2.00pm
PRESENT	Councillor Ken Dorsey (Chairman), M Leeson, M Harris, E Singleton, C White, T Aitken Burnie City Council Staff: K Kelly
APOLOGIES	R Bentley

BUSINESS ARISING

- | |
|--|
| <p>1. INDUCTION – AUSTRALIA DAY COMMITTEE</p> <p>Welcome to the new Committee then induction undertaken, including:-</p> <ul style="list-style-type: none"> • Site Induction – Emergency Procedures, amenities and First Aid kit locations • Council Representatives – Cr Ken Dorsey (Chairman) and Karen Kelly • Activities and Responsibilities – Review and discussion of documentation provided • Meetings – Confirmed, that given the delay in commencement, monthly meetings would be held on the first Monday of each month at 2.00pm • Declaration of Interest – Any conflict to be declared at the commencement of each meeting and will be included on each agenda |
| <p>2. CONFIRMATION OF MINUTES</p> <ul style="list-style-type: none"> • Confirmation of Minutes of the meeting held on 16 March 2020 <p style="margin-left: 40px;">Moved: E Singleton</p> <p style="margin-left: 40px;">Seconded: M Leeson</p> <p style="margin-left: 40px;">Minutes accepted by the Committee</p> |
| <p>3. CHAIRMAN'S COMMUNICATION</p> <ul style="list-style-type: none"> • M Leeson tabled correspondence (attached), including two motions:- |

Motion 1

- relating to correspondence or media releases on behalf of the committee, and
- celebrations be held within the framework and resources provided by the National Australia Day Council

Motion2

- the committee be more fully consulted with regard to the budget.
- Agreed the committee to be more fully informed on budget at each meeting.

Cr Dorsey spoke to the motions and discussion held on the change of date for Australia Day. Agreed it is a national celebration and Council will continue to celebrate Australia Day on 26 January.

4. AUSTRALIA DAY CEREMONY 2021 – Preliminary Ideas for Consideration

- Local v renowned artist – discussed options and decided not required at this stage
- Army Band – confirmed will approach the Army Band again for attendance at the ceremony. Burnie Brass Band to also be invited to perform again also.
- Australia Day Ambassador – discussed options and decided to:-
 - Request listing of available Australia Day Ambassadors from DPAC
 - Approach Mark Littler from Hellyer's Road Distillery to determine his availability
- Food - catering or use Council (BAFC)
 - BBQ was very popular and confirmed would include again, and increase supplies
 - Discussed BAFC catering costs and options. Will confirm with BAFC if external catering is an option and then source quotes and options from caterers.
- Budget and cost of the BAFC -
 - Reviewed the final budget and discussed options for 2021. Monthly expenditure to be tabled at each meeting for 2020/21. **(K Kelly)**
 - Approximately \$5.5 k of the budget was for BAFC expenses, which is hard to determine prior to the ceremony.
- Burnie Band
 - R Bentley has requested the purchase of some additional sheet music for the ceremony, on behalf of the Burnie Brass Band. Music to be "Australiana" with Australian music and lyrics. Investigate option of Grant Funding to accommodate this request and source listing of possible options from the band **(K Dorsey/K Kelly)**

5. OTHER BUSINESS

- Option of a combined event with Waratah Wynyard Council raised and discussed. WWC currently hold a breakfast at Gutteridge Gardens.
Cr Dorsey to enquire as to any interest from WWC.
- Promotion of nominations to commence with advert in The Advocate and correspondence and nomination forms to community groups. **(K Kelly)**
- Given the excellent quality of all nominations from last year, committee agreed to review the unsuccessful nominations and re-submit for this year.

- Youth involvement – Review the Burnie Shines logo competition engagement with youth with Deputy Mayor Simpson for ideas on youth inclusion with Australia Day.
- Gifts – confirmed alcohol will not be supplied as a gift in future.
Discussed possible gifts, including the option of an award/trophy type keepsake.

Committee members paid tribute to John Duncan, a long standing member of the Burnie Australia Day Special Committee.

NEXT MEETING: Monday, 7 September 2020 at 2.00pm

MEETING CLOSED: 3.00pm

Regency Park Apartments

3/50 North Terrace PO Box 1501 BURNIE TAS 7320
M 0407 357 405 E margleeson@hotmail.com

06/08/2020

Mayor and General Manager
Burnie City Council
PO Box 973
BURNIE TAS 7320

RE AUSTRALIA DAY SPECIAL COMMITTEE MOTIONS

I wish to acknowledge Council's confidence in re-appointing me to the Australia Day Special Committee for two years until April 30, 2022, and am honoured to accept.

As we enter the new year I wish to clarify some points within the Delegation of Authority and Rules of Operation. Accordingly, I submit the following motions for consideration at the first meeting of the new Committee, on August 10, as follows –

Motion (1) In 2 parts

a That the chair adhere to Schedule 2, Point 8.1 (q), which states: The Committee does not have the power to Issue correspondence or media releases from the Special Committee without the co-signature of the Mayor.

b That the Committee adhere to Schedule 2, Point 6.3, which states: To operate the Burnie Australia Day celebrations within the framework and resources provided by the National Australia Day Council.

Rationale

I was uncomfortable last year (and expressed my displeasure at that time) with media statements by the new chair, which clearly were outside the Delegation and Rules. These included public declarations regarding the established date of Australia Day and its relationship to alternative opinion. Quite clearly, the date of Australia Day is determined by the Federal Government's National Australia Day Council, and not by any instrumentality of local government.

Motion 2

That the Committee more fully be consulted regarding preparation and expenditure of the budget, and a written copy of expenditure be attached to the minutes of each meeting.

Rationale

The Committee was unaware of a pre-Australia Day function held at the chairman's home, until the chairman advised after the function that money additional to the budget was required to help fund it. This made it difficult to reconcile the budget change. Neither the Guest Speaker nor Committee persons were included in the function.

I look forward to working with the new Committee for the benefit of the community.

Yours sincerely
Marg Leeson

MINUTES AND REPORTS OF COMMITTEES**AO228-20 BURNIE INDOOR SPORTS STADIUM WORKING GROUP
UNCONFIRMED MINUTES OF MEETING HELD ON 11 AUGUST 2020****FILE NO: 5/19/6**

RECOMMENDATION:

“THAT the Unconfirmed Minutes of Meeting of Burnie Indoor Sports Stadium held on 11 August 2020, be received for discussion.”

SUMMARY

Leisure Planner Consultants attended this meeting. The Working Group endorsed a 4 court concept. The Working Group support the plan to obtain the services of an architect to provide a building footprint for new sports centre which would include car parking space. A presentation at a Council workshop by Leisure Planners was scheduled for Tuesday 25 August 2020.

ATTACHMENTS

1. [Minutes of Meeting of Burnie Indoors Sports Stadium Working Group held on 11 August 2020](#)

COUNCIL RESOLUTION**Resolution number: MO269-20****MOVED: Cr D Pease****SECONDED: Cr K Dorsey**

“THAT the Unconfirmed Minutes of Meeting of Burnie Indoor Sports Stadium held on 11 August 2020, be received for discussion.”

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

Meeting Minutes - Draft



Meeting: **BURNIE INDOOR SPORTS STADIUM WORKING GROUP**
 Held on: 7:00 am; Tuesday 11 August, 2020
 Venue: Council Chambers
 File No(s): 5/19/6

The meeting opened at 7.07am.

		Action
	Present Cr David Pease, Cr Ken Dorsey, Rodney Greene, Gary Neil, Mark Radford, Scott Knight, Bev Robotham, Leon Saltmarsh, Tim Waller, Melissa Coffey, Allison Daley (Minutes) Leisure Planners Consultants: Sally Jeavons (Director), Adrian Dixon (Project and Business Administration Officer) via Microsoft Teams.	
	Apologies Nil	
1	Introductions Cr David Pease welcomed everyone to the meeting including the Leisure Planner Consultants via Microsoft Teams at 7.15am.	
2	<ul style="list-style-type: none"> General endorsement of the 4 court concept and support facilities as listed in the report. Inclusion of the additional space 25m x 40m supported for multi-purpose use. Limited support for Gym. No discussion on the dormitory space. A Facility Manager to ensure fair and equitable usage of facilities by all sporting groups. A flexible shared space. Licensing agreements not leases. Decision tree in the report noted and provides a path to progress options review. Canteen Considerations <ul style="list-style-type: none"> Run by facility manager or contract out. Options for a café for patrons beyond users of the centre. Run by sporting groups after hours. Develop a structure for running canteen. Location is an important issue <ul style="list-style-type: none"> Will new stadium fit on current site? Redevelop old sports center or find a new site? 	

		Action
3	<p>Next step</p> <ul style="list-style-type: none"> • To seek further feedback from Working Group by Friday 21 August for discussion at the Council Workshop on Tuesday 25 August. • Consultants to present to Council at a workshop 25 August and then take study to the September meeting. • Obtain the services of an Architect to provide a building footprint for new sports centre, including car parking. • Look for possible locations and discuss pros and cons with Working Group. • Gain a perspective of what's happening at current sports centre. • GN to look at some building footprints to support some site assessments. • Determine usage and accessibility of current facility. • Obtain a building management perspective of the current sports centre to get a picture of what is happening. • Determine who is playing where and at what facilities. • How are other venues allocating and prioritising use. • Find out about the allocation of school venues for sporting clubs. 	
4	<p>Next Meeting</p> <p>The next meeting will be held in (TBA) October at 7am at the Burnie City Council offices. Meeting closed 8.20am.</p>	

Signed and dated (upon confirmation at next meeting):

Cr David Pease Chairperson_____
Date

MINUTES AND REPORTS OF COMMITTEES**AO229-20 CRADLE COAST AUTHORITY REPRESENTATIVES COMMITTEE
MEETING - UNCONFIRMED MINUTES OF MEETING HELD ON 20
AUGUST 2020****FILE NO: 2/5/3; 20/4168**

RECEPTION FOR DISCUSSION**RECOMMENDATION:**

“THAT the Unconfirmed Minutes of the General Meeting of the Cradle Coast Authority Representatives Committee, held on 20 August 2020 be received for discussion.”

SUMMARY

At its meeting of 20 August 2020, the Representatives' Committee Meeting discussed:

- Shared Services update and discussion
- Quarterly Progress Report and Quarterly Financial Report
- Regional Tourism Organisation update
- NRM update

Guest Speakers, Belinda Pratt, Director (North-West) of the Office of the Coordinator-General and Peta Sugden, Director, Investment Attraction provided an update to the committee.

ATTACHMENTS

1. [1](#) Cradle Coast Authority Representatives Committee Meeting - Unconfirmed Minutes of Meeting held on 20 August 2020

COUNCIL RESOLUTION**Resolution number: MO270-20****MOVED:** *Cr T Brumby***SECONDED:** *Cr K Dorsey****“THAT the Unconfirmed Minutes of the General Meeting of the Cradle Coast Authority Representatives Committee, held on 20 August 2020 be received for discussion.”***

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY



REPRESENTATIVES' MEETING

20 August 2020

UNCONFIRMED MINUTES

Meeting held 10:00am, Thursday 20 August 2020

1. WELCOME / APOLOGIES

1.1. Welcome and Apologies

Chief Representative Mayor Jan Bonde, opened the meeting at 10:05am, welcoming attendees.

Attendees and apologies are noted at Attachment 1.

2. GUEST

2.1. Belinda Pratt, Director of the Office of the Coordinator-General to attend and provide a brief update

The CEO welcomed Belinda Pratt, Director (North-West) of the Office of the Coordinator-General and Peta Sugden, Director, Investment Attraction.

Refer to the attached presentation.

B Pratt will be in contact with A Jarman in due course regarding linkage with EPA.

2.2. Matthew Dickson, Workforce Development Officer and Claire Smith, Director Strategic Services to provide Shared Services update followed by a group discussion

C Smith introduced M Dickson and provided a brief background on recent shared services work, noting herself and M Dickson have presented to all but one Council. She advised that while the General Managers had asked for the Shared Services Strategy action plan to be put on hold due to COVID 19, a workforce analysis of the back of Australian School-Based Apprentice (ASbA) has been done and the telecommunications review has been in progress with the help of Jeoff Griths from Devonport City Council.

Refer to the attached presentation.

J Arnold thanked Devonport City Council for their participation and willingness to share their experiences. S Kons recommends aligning all contractual dates now this data is available.

C Smith advised the workforce analysis data is available on SharePoint and an employee from each Council has been provided access to this.

M Dickson spoke to the presentation around the workforce analysis, noting some limitations in the data Councils were able to provide. D Midson noted the figures presented on the analysis of employment type would not be correctly presented for West Coast Council as a number of their apprentices are under 'full time'.

The CEO advised there may be an opportunity to analyse EBA and Local Government Awards.

C Smith opened a discussion around ASbA's in hope Councils would discuss and consider an ASbA in the next round (October). C Smith advised the length of the training contract is determined by the qualification and Councils are not obliged to keep the ASbA upon completion.

The Chief Representative thanked staff for their work.

Resolution:

The Representatives remain committed to the year one Shared Services Strategy actions.

Moved: D Quilliam / Seconded: M Duniam / Carried

3. STANDING ITEMS

3.1. Declarations

Nil

3.2. Governance

3.2.1. Confirmation of Previous Minutes

Resolution:

The Representatives accept and note the minutes as a true and accurate record.

Moved: D Quilliam / Seconded: M Duniam / Carried

3.2.2. Actions Register

Resolution:

The Representatives accept the Actions Register.

Moved: D Quilliam / Seconded: M Duniam / Carried

3.3. Quarterly Progress Report

The CEO advised the deed is in progress for the truck wash facilities and noted there is momentum behind the development of NRM Investment Prospectus. Mike Thomson was recently appointed the new Regional NRM Manager and he will commence shortly.

Page 2 of 5

The CEO indicated he has had recent engagement with politicians around the Regional Investment Framework and it's been well received. He advised CCA's 20/2025 Strategic Plan has been finalised is now available on the CCA website.

The Audit and Risk Committee have finalised the Financial Management Strategy and this will be presented to the Board for endorsement in due course. The CEO said this will also be presented to the Representatives for discussion, as it has implications for Member Councils. He said it was an important initiative, as it would see CCA focus on long term financial goals rather than simply focussing on one budget cycle at a time.

Resolution:

That the Representatives note and accept the Quarterly Progress Report

3.4. Quarterly Financial Report

C Smith spoke to the Quarterly Financial Report. She advised the new accounting and leasing standards have been applied and revenue from contracts is now noted as a liability on the balance sheet. Award-Winning Tasmania is now recognised as an intangible asset.

Resolution:

That the Representatives note and accept the Quarterly Financial Report.

3.5. Regional Tourism Organisation update from Mayor Kons

Discussed in Other Business.

4. GENERAL BUSINESS

4.1. Director Re-appointment

The Chair spoke to the Briefing Note provided.

Resolution:

That the Representatives resolve by Special Resolution, reappoint Malcolm Wells to the CCA Board for a 2-year term commencing 1 November 2020, in accordance with Rule 24.

Moved: M Duniam / Seconded: M Aitkens / Carried

The Chair congratulated M Wells for his re-appointment and thanked him for the skills and knowledge he brings to the Board.

5. OTHER BUSINESS

Regional NRM Committee Chair, P Voller provided a brief NRM update. He advised NRM staff and Committee are working on an integrated approach within CCA and are focussing on fostering sustainability. He indicated at the last Committee meeting concerns were raised regarding renewable energy and he will be taking these concerns to the Board. He noted 5 out of the 10 Committee members terms are about to expire, the Committee have decided to rely more on the Board for governance and the Committee for knowledge and skills.

The CEO advised the federal election could be as early as September next year and this will be a focus at the November meeting. In the meantime, Councils should give some thought to regional priorities.

D Midson provided a brief update on the RTO, advising COVID has been a large focus at their recent meetings. He advised they recently updated their name on their website in response to a recent survey, it will be changed to 'Visit North West'.

P Freshney provided a brief update on the current situation at the Mersey Community Hospital, advising they do not have the resources to retain both emergency departments.

The CEO thanked the Councils and General Managers for their work and cooperation on shared services.

6. WHAT WORKED WELL AND EVEN BETTER IF

The Chair thanked the CEO, M Dickson and C Smith for their presentation on shared services.

The CEO will explore hosting quarterly webinars for Councillors.

7. MEETING CLOSED

The meeting closed at 1:02pm and the next meeting is scheduled for 12 November 2020.

Attachment 1: Attendees and Apologies**Representatives**

Alison Jarman	Deputy Mayor, Devonport City Council
David Midson	General Manager, West Coast Council
Don Thwaites	Deputy Mayor, Kentish Council
Gerald Monson	General Manager, Latrobe Council
Matthew Atkins	General Manager, Devonport City Council
Mayor Daryl Quilliam	Circular Head Council
Mayor Jan Bonde	Mayor Central Coast Council (Chief Representative)
Mayor Peter Freshney	Latrobe Council (Deputy Chief Representative)
Deputy Mayor Mary Duniam	Waratah-Wynyard Council
Cr. Darren Fairbrother	Waratah-Wynyard Council
Sandra Ayton	General Manager, Central Coast Council
Scott Riley	General Manager, Circular Head Council
Mayor Tim Wilson	Kentish Council
Mayor Steve Kons	Burnie City Council
Mayor Julie Arnolds	King Island Council
Gary Neil	Acting General Manager, Burnie City Council

Cradle Coast Authority

Shane Crawford	Director
Daryl Connelly	Chief Executive Officer
Kathy Schaefer PSM	Director
Mayor Annette Rockliff	Director
Peter Voller PSM	NRM Chair, Director
Sid Sidebottom	CCA Chair
Malcolm Wells	Director
Sheree Vertigan AM	REDSG Chair, Director
Claire Smith	Director Strategic Services
Sophie Wright	Executive Assistant

Apologies

Greg Alomes	General Manager, King Island
Mayor Robby Walsh	Waratah-Wynyard Council
Giovanna Simpson	Deputy Mayor, Burnie City Council
Shane Pitt	Deputy Mayor, West Coast Council
Mayor Phil Vickers	Director

MINUTES AND REPORTS OF COMMITTEES**AO230-20 UPPER NATONE RESERVE SPECIAL COMMITTEE UNCONFIRMED
MINUTES OF MEETING HELD ON 24 AUGUST 2020****FILE NO: 2/5/16; 3383617**

RECOMMENDATION:

“THAT the unconfirmed Minutes of Meeting of the Upper Natone Reserve Special Committee held on 24 August 2020, be received for discussion.”

SUMMARY

The Minutes report on the activities of the special committee.

With the easing of Covid-19 restrictions and spring approaching a working bee is being planned to prepare the reserve for visitation.

Various operational matters were discussed and where possible, Officers support the committee.

Mr Arthur Bryan has not re-nominated to serve on the Upper Natone Reserve Special Committee. Mr Bryan was a long serving member of the committee. His service was acknowledged through a letter of appreciation from the Mayor.

ATTACHMENTS

1. [Unconfirmed Minutes of the Upper Natone Reserve Special Committee Meeting held on 24 August 2020](#)

COUNCIL RESOLUTION**Resolution number: MO271-20*****MOVED:*** *Cr K Dorsey****SECONDED:*** *Cr T Bulle****“THAT the unconfirmed Minutes of Meeting of the Upper Natone Reserve Special Committee held on 24 August 2020, be received for discussion.”***

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

Minutes of the Upper Natone Reserve Special Committee
24th August 2020 2020

Meeting opened 7.52pm

Attendance: Fiona Tustian (President), Phil Tustian (Secretary) Ivan Caston, Dianne Cripps, Garry Watts, Heather Ross, & Gary Neil (BCC)

Apologies: Jessica Reynolds

Declaration of Interest – Nil Declarations

Minutes of previous Meeting (13th July 2020) were read by the Secretary.

Moved Fiona Tustian & seconded Ivan Caston the Minutes be accepted as read as amended with time of starting being 7.31pm– **Carried**

Business arising:

1. Deferred until General Business

Correspondence: (Inwards) Gary Neil 5/8/20 Financial Report

Monika Reeve nominations received

(Outwards) email (phone) Notice of Meeting 24/8/20

Treasurer's Report

Gary Neil has advised of the Budget \$2000 allocation for 2020/2021

General Business

1. Gary Neil to look at a generic BCC lock for the gate to allow access for BCC & Committee Members.
2. Visitors were sometimes unaware of the toilet facility, and Gary Neil will arrange for the placement of a "Toilet" sign. He will also arrange for the removal of the "No Camping" sign.
3. Wayne Bramich was contacted today and has stated that he is unusually busy but will ensure he completed the scheduled rectification works beyond the gate/bridge by the end of September
4. Arthur Bryan was a "founding" Committee Member and following his move to Wynyard he is no longer in a position to continue. After discussion it was agreed that an Appreciation Card & letter be forwarded. The Secretary will arrange.
5. Discussion on filling vacancies. The BCC can appoint a replacement for any vacancy on the Committee. (The present Committee consists of 7 plus Ken Dorsey(BCC) – 2 unfilled vacancies)
6. A "Working Bee" will be deferred until after the next Committee Meeting.

Next Meeting Monday 12th October 2020 730pm Natone School

Meeting Closed 8.24pm

Meeting Closed 7.55pm

MINUTES AND REPORTS OF COMMITTEES**AO231-20 UPPER NATONE RESERVE SPECIAL COMMITTEE
CONFIRMED MINUTES OF ANNUAL GENERAL MEETING HELD ON
26 AUGUST 2019**FILE NO: 2/5/16; 3383617

RECEPTION FOR DISCUSSION**RECOMMENDATION:**


“THAT the confirmed Minutes of the Annual General Meeting of Upper Natone Reserve Special Committee held on 26 August 2019, be received for discussion.”

The 2020 Annual General Meeting was held on 24 August 2020.

The AGM confirmed the proceedings of the 2019 Annual General Meeting of the Upper Natone Reserve Special Committee. A copy of the confirmed 2019 minutes is **attached**.

There are no specific matters to report.

ATTACHMENTS

- 1  Confirmed Minutes of the Upper Natone Reserve Special Committee Annual General Meeting held on 26 August 2019

COUNCIL RESOLUTION**Resolution number: MO272-20****MOVED:** *Cr K Dorsey***SECONDED:** *Cr D Pease*

“THAT the confirmed Minutes of the Annual General Meeting of Upper Natone Reserve Special Committee held on 26 August 2019, be received for discussion.”

For: Cr S Kons, Cr A Boyd, Cr T Brumby, Cr K Dorsey, Cr C Lynch, Cr G Simpson, Cr T Bulle, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

Minutes of Upper Natone Reserve Special Committee AGM, 26th August 2019

Meeting opened 7:32 pm (Natone School)

Attendance

Present: Fiona Tustian (President), Phil Tustian (Secretary) Ivan Caston, Dianne Cripps, Garry Watts, Andrew Stephenson & Heather Ross.

Apologies: Gary Neil (Burnie City Council) & Arthur Bryan

Declaration of Interest: Nil

Minutes of the 2018 AGM were read by the President

Moved Fiona Tustian, & seconded Ivan Caston the Minutes be accepted as read. **Carried**

Matters arising: Nil

President's Report: The President's Report 2019 was report by Fiona Tustian. Moved Fiona Tustian & seconded Gary Watts the Report be accepted as read **Carried**

Correspondence: (In) Gary Neil – Financial Report 2018/2019

Gary Neil – procedure for Committee AGM etc

Gary Neil – Committee Members nominations accepted

(Out) Notice of AGM

Finances

The financial report showed expenditure of \$3575-92 for the 2018/2019 year.

The Budget allocated for the 2019/2020 Financial Year is unknown.

Moved Fiona Tustian & seconded Heather Ross that the Financial Report be accepted - **Carried**

Committee Members: Gary Neil's report advised all nominated persons had been elected (Fiona Tustian, Phil Tustian, Ivan Caston, Gary Watts, Dianne Cripps, Arthur Bryan, Andrew Stephenson & Heather Ross.)

Election of Office bearers:

Fiona Tustian declared all Office Holders positions vacant, & Phil Tustian took the chair and called for nominations for the position of President.

Ivan Caston nominated Fiona Tustian as President, seconded by Dianne Cripps.

Fiona Tustian took the chair and called for nominations for the position of Treasurer/Secretary.

Garry Watts nominated Phil Tustian as Secretary/Treasurer, seconded by Heather Ross.

There were no other nominations.

Both nominees accepted the nomination, and were declared elected.

There were no other matters for discussion.

AGM declared Closed at 7:50pm

AO232-20 NON AGENDA ITEMS

In accordance with the requirements of Regulation 8(5) of the *Local Government (Meeting Procedures) Regulations 2015* a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.

Council by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported:

- (a) the reason it was not possible to include the matter on the agenda; and
- (b) the matter is urgent; and
- (c) that advice has been provided under section 65 of the *Act*.

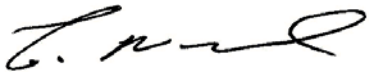
There were no non agenda items.

There being no further business the Mayor declared the Meeting closed at 7.51pm.

CERTIFICATION OF MINUTES AS A TRUE RECORD

These minutes are confirmed as an accurate record of the Ordinary Meeting of Burnie City Council held on 15 September 2020.

Confirmed:

A handwritten signature in black ink, appearing to read 'G. Neil', written in a cursive style.

Gary Neil, ACTING GENERAL MANAGER

Confirmed:

A handwritten signature in black ink, appearing to read 'S. Kons', written in a cursive style.

Steven Kons, MAYOR