



## **MINUTES**

# **Ordinary Meeting**

**TUESDAY, 25 JULY 2023**

**7.00PM**

**CITY OFFICES, 80 WILSON STREET, BURNIE**



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## OPEN SESSION

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## OPEN SESSION

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**MINUTES OF THE OPEN SESSION ORDINARY MEETING  
OF THE BURNIE CITY COUNCIL  
HELD AT THE CITY OFFICES ON TUESDAY, 25 JULY 2023**

**HOUR:** 5.56pm – 5.67pm  
7.01pm – 7.33pm

**TIME OCCUPIED:** 33 minutes

**PRESENT:** Mayor T Brumby, Deputy Mayor G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease

**Officers in Attendance:**

General Manager (S Overland), Director Corporate Commercial Services (B Lynch), Acting Director Works and Services (D Aherne), Executive Manager Development Services (S Pearce), Acting Executive Manager Corporate Governance (N French) and Media and Communications Officer (K Kong)

**APOLOGIES:** Cr S Kons

**‘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
AC064-23 COUNCILLORS DECLARATIONS OF INTEREST	15(2)(g)
AC065-23 CONFIRMATION OF MINUTES OF THE 'CLOSED SESSION' MEETING OF COUNCIL HELD ON 27 JUNE 2023	15(2)(g)
AC066-23 APPLICATIONS FOR LEAVE OF ABSENCE	15(2)(h)
AC067-23 GENERAL MANAGER'S REPORT - CLOSED SESSION	15(2)(i)
AC068-23 PERSONNEL QUARTERLY REPORT - JUNE 2023	15(2)(a)
AC069-23 OUTSTANDING DEBTORS QUARTERLY REPORT - JUNE 2023	15(2)(j)
AC070-23 CONTRACT 2702 - RED ROCK COOEE TO PORT CREEK WYNYARD - COASTAL PATHWAYS AND REVETMENT STRUCTURES	15(2)(d)
AC071-23 CONTRACT 2700 - SOUTH BURNIE BEACH BOAT RAMPS REDEVELOPMENT - CIVIL WORKS	15(2)(d)
AC072-23 CONSULTANT SERVICES BRIEF 210 - BURNIE GATEWAY PROJECT – CONCEPT DESIGN	15(2)(d)
AC073-23 TASWATER OWNERS' REPRESENTATIVES UNCONFIRMED MINUTES OF MEETING HELD ON 26 JUNE 2023	15(2)(g)
AC074-23 NON AGENDA ITEMS	15(2)(g)
AC075-23 MATTERS CONSIDERED IN CLOSED SESSION	15(2)(g)
AC076-23 AUTHORISATION TO DISCLOSE CONFIDENTIAL INFORMATION	15(2)(g)
AC077-23 COMPLETION OF CLOSED SESSION / MEETING ADJOURNMENT	15(2)(g)

**RECOMMENDATION**

***“THAT the meeting be closed to the public to enable Council to consider agenda items AC064-23 to AC077-23 which are confidential matters as prescribed in Clause 15 of the Local Government (Meeting Procedures) Regulations 2015”***

**COUNCIL RESOLUTION**

**Resolution number: MO132-23**

**MOVED:** Cr C Lynch

**SECONDED:** Cr A Keygan

***“THAT the meeting be closed to the public to enable Council to consider agenda items AC064-23 to AC077-23 which are confidential matters as prescribed in Clause 15 of the Local Government (Meeting Procedures) Regulations 2015”***

**For:** Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

**Against:**

***CARRIED UNANIMOUSLY***

<b>Reg</b>	<b>Confidential Reason</b>
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|----------|--|
| 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  |

In accordance with Regulation 34(1)(b) of the *Local Government (Meeting Procedures) Regulations 2015*, it is reported that the following matters were considered in Closed Session:

Agenda Item	Title	Brief Description
AC064-23	Councillor Declarations of Interest	A report to consider any declarations of interest by Councillors in any matter in the Agenda
AC065-23	Confirmation of Minutes of the Closed Session Meeting of Council held on 27 June 2023	A motion to confirm the Minutes of the previous meeting
AC066-23	Applications for Leave of Absence	A report to consider any requests for leave of absence by a Councillor
AC067-23	General Manager's Report – Closed Session	A report that considers various operational updates of a confidential nature
AC068-23	Personnel Quarterly Report – June 2023	A report to consider key indicators in personnel management
AC069-23	Outstanding Debtors Quarterly Report– June 2023	A report to review current outstanding debtors to Council
AC070-23	Contract 2702 Red Rock Cooe to Port Creek Wynyard – Coastal Pathways and Revetment Structures	A report to consider Contract 2702 - Red Rock Cooe to Port Creek Wynyard – Coastal Pathways and revetment Structures
AC071-23	Contract 2700 – South Burnie Beach Boat Ramps Redevelopment – Civil Works	A report to consider Contract 2700 – South Burnie Beach Boat Ramps Redevelopment – Civil Works
AC072-23	Consultant Services Brief 210 – Burnie Gateway Commission – Concept Design	A report to consider Consultant Services Brief 210 – Burnie Gateway Commission – Concept Design
AC073-23	TasWater Owners' Representatives Unconfirmed Minutes of Meeting held on 26 June 2023	A report to consider TasWater Owners' Representatives Minutes of Meeting
AC074-23	Non Agenda Items	A report to consider dealing with any matter that is not on the Council Agenda
AC075-23	Matters Considered in Closed Session	A report containing a brief description of all reports considered by Council in the Closed Session
AC076-23	Authorisation to Disclose Confidential Information	A report that authorises the Mayor and General Manager to disclose information if required during the course of implementing the decisions of Council
AC077-23	Completion of Closed Session/Meeting Adjournment	This report confirms the completion of the Closed Session

## 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.

***Burnie City Council acknowledges that every part of Australia is, always was and always will be, Aboriginal land. Burnie City Council pays respect to the pakana / palawa – original owners and cultural custodians – of all the lands and waters across trouwunna / lutruwita / Tasmania upon which pataway / Burnie is situated and where our Council meets.***

## VIDEO RECORDING AND LIVE STREAMING

It is noted that the open session of the meeting will be video recorded and live streamed. The live stream is accessible from <https://webcast.burnie.tas.gov.au/>

The video 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 Rev Phil Coghlan of the Burnie Anglican Church.

## AO109-23 COUNCILLORS 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.

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**AO110-23 CONFIRMATION OF MINUTES OF THE 'OPEN SESSION' MEETING  
OF COUNCIL HELD ON 27 JUNE 2023****RECOMMENDATION:**

***“THAT the minutes of the ‘Open Session’ of the Burnie City Council, held at the City Office on 27 June 2023, be confirmed as true and correct.”***

**COUNCIL RESOLUTION**

**Resolution number: MO133-23**

***MOVED: Cr A Keygan***

***SECONDED: Cr T Aitken***

***“THAT the minutes of the ‘Open Session’ of the Burnie City Council, held at the City Office on 27 June 2023, be confirmed as true and correct.”***

**For:** Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

**Against:**

***CARRIED UNANIMOUSLY***

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**PUBLIC QUESTION TIME****AO111-23 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.

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**Our Process for Public Questions**

All public questions are required to be submitted by 5pm the Friday before the Council Meeting. You can submit your question online at [www.burnie.tas.gov.au](http://www.burnie.tas.gov.au) or obtain a form from Customer Services. There is a limit of two questions per person.

Please note:

- You do not need to be present at the meeting to ask your question
- If you are in attendance at the meeting, you will be invited by the Mayor to read out your question. Please use the microphone as directed
- If it is not possible to answer the question at the meeting, the General Manager will provide a written answer within 10 days
- All questions must be in writing and the question and answer cannot be debated
- The Mayor may refuse to accept a question
- Parliamentary Privilege does not apply at Council Meetings
- Council Meetings are recorded

Cindy Kingston, of Burnie:

- 1) *It's hard to see how the two options of art works for bunny island really represent Burnie or will become anything more than boring 'highway furniture' that nobody looks at. How about investing in a project that will actually draw people to Burnie. Perhaps a giant devil or Tasmanian animal or even some colourful 'BURNIE' letters. Obviously these options would be much more appealing to tourists and visitors. The provided options will just become like the rusty markers on the entrance to Burnie. Have you ever heard anyone say 'wow those entrance markers at Burnie are so cool?' Surely the council can work with the state government on something more suitable. I have live here my whole life and love Burnie.***  
***Thanks***

The Mayor provided the following response:

The question is perhaps more a comment about the Gateway Project that has been out for public consultation the results of which were considered by Council earlier this evening. The project is wholly funded by the State Government. An announcement on the preferred option will be made shortly and we know whichever way the decision goes there will people who do not like the preferred option. That is the nature of art

and it can be a little controversial.

I love Cindy's passions. Public art is invariably controversial and there is always a wide-range of views about what is or is not acceptable and artistic merit. This is why Council set up the Gateway Project to give our community real input to the decision and hopefully ownership for this project.



**QUESTIONS WITHOUT NOTICE****AO112-23 QUESTIONS WITHOUT NOTICE****FILE NO: 15/5/5**

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**Questions without Notice**

Questions without notice may be asked by councillors, in accordance with Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2015*.

The Regulation provides that a councillor may ask a question of the chairperson, another councillor, or the general manager – Reg 29(1).

In putting a question without notice at a meeting, a councillor must not offer an argument or opinion, or draw any inference or make any imputations, except so far as may be necessary to explain the question – Reg 29(2).

The Chairperson must not permit any debate of a question without notice, or its answer – Reg 29(3).

The Chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question – Reg 29(4).

The Chairperson may refuse to accept a question without notice if it does not relate to the activities of the Council – Reg 29(5).

The Chairperson may require a councillor to put a question without notice in writing – Reg 29(7).

The Mayor facilitated responses to Questions Without Notice as raised by Councillors.

***COUNCIL MEETING AS A PLANNING AUTHORITY***

The Mayor advised that for item AO113-23 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.

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**PLANNING AUTHORITY****AO113-23 TASMANIAN PLANNING SCHEME  
REQUEST TO INITIATE A SCHEME AMENDMENT 2023/1  
329 RIDGLEY HIGHWAY, ROMAINE (CT 115159/1 & CT 48461/2)  
REZONE FROM AGRICULTURE TO RURAL ZONE**

FILE NO: 6188155  
PREVIOUS MIN:

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**1.0 RECOMMENDATION:**

***“THAT Council in its role as a planning authority under the Land Use Planning and Approvals Act 1993 –***

- 1) In accordance with Section 34 of the Act is satisfied that the draft amendment of the Burnie Local Provisions Schedule will meet the Local Provisions Schedule criteria; and***
- 2) In accordance with Section 38 of the Act agree to certify amendment 2023/1 to the Burnie Local Provisions Schedule as it applies to the land described in CT 115159/1 and CT 48461/2 and known as 329 Ridgley Highway, Romaine so as to change the zone assigned to the site from Agriculture to Rural zone; and***
- 3) Place draft Amendment 2023/1 on public exhibition for 28 days in accordance with section 40G(4) of the Act.”***

**2.0 EXECUTIVE SUMMARY****Purpose and Background**

Application has been made to Burnie City Council under the *Land Use Planning and Approvals Act 1993* requesting an amendment of the Burnie Local Provisions Schedule (LPS) under the Tasmanian Planning Scheme - Burnie to rezone the site at 329 Ridgley Highway, Romaine, identified in CT 115159/1 and CT 48461/2 from Agriculture to Rural zone.

This report provides an assessment of the request against the relevant requirements under section 34 and section 38 of the *Land Use Planning and Approvals Act 1993* and is satisfied that the draft amendment will meet the Local Provisions Schedule Criteria, agree to certify draft amendment 2023/1 to the Burnie Local Provisions Schedule and place the draft amendment on public exhibition.

**Key Issues**

The planning authority must be satisfied that the proposed amendment furthers the objectives of the *Land Use Planning and Approvals Act 1993*.

If the planning authority is satisfied that the draft amendment meets the all legislative requirements it must determine to agree to the amendment and prepare a draft amendment of the LPS.

If the planning authority determines to agree to the amendment and prepare a draft amendment of the LPS it must then certify the necessary draft amendment documents under its common seal and conduct a public exhibition period for community consideration and comment.

At the conclusion of the public exhibition period, the planning authority must then provide a report to the Tasmanian Planning Commission which will independently assess and determine the draft amendment.

**3.0 SUPPORTING INFORMATION****Strategic Alignment**

This report relates to the Council Plan Enabler, Our People by ensuring Council remains compliant with all its statutory and regulatory obligations and contributes to the regulatory environment which affects our community.

**Legal**

There are no direct legal implications or legislative requirements for Council arising from the recommendation in this report.

**Finance**

There are no financial impacts directly associated with the requirement for a planning authority to make a decision on whether to prepare a draft amendment of an LPS.

There may be costs incurred if the Commission assumes the planning authority's responsibilities because it fails to make a decision or complete an action within the prescribed timeframes.

**Relation to Council Policy**

There are no Council policies relating to this report.

**Discussion**

The application includes details of the reasons the proposed amendment has been requested and justification against the relevant strategic considerations.

**Health and Safety**

There are no health and safety impacts resulting from this report.

**Risk**

The application for scheme amendments are determined by the Tasmanian Planning Commission.

Council's role is to determine whether to prepare a draft amendment of the LPS.

The Commission is not bound to the opinion of the planning authority and may decide an outcome which is entirely different.

There is no right of appeal on the Commission's decision.

**Environmental Sustainability**

There are no environmental sustainability impacts to be considered in this report.

**Consultation**

Relevant Council Officers have been consulted in the preparation of this report.

**Conflict Of Interest**

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

**4.0 DETAIL**

The land known as 329 Ridgley Highway, Romaine is currently zoned Agriculture under the Local Provisions Schedule contained within the Tasmanian Planning Scheme – Burnie.

This zoning was applied as part of the transition from the former Burnie Interim Planning Scheme 2013 to the current Tasmanian Planning Scheme – Burnie.

The land was zoned Rural under the former Burnie Interim Planning Scheme 2013.

The reason the Agricultural zone was applied to the land was because it was consistent with the Section 8A Guidelines for application of zones that Council was required to follow as part of the translation process.

An agricultural land mapping project was undertaken by the State Government which broadly mapped land potentially suitable for agriculture. The mapping included the subject parcel of land as suitable and unconstrained.

This mapping formed the basis for applying the agricultural zone. However, Section 8A Guidelines stated that local analysis demonstrated in a report by a suitably qualified person and consistent with the relevant regional land use strategy may be taken into account.

The application to rezone the subject land is accompanied by an Agricultural Assessment prepared by Jason Lynch of Pinion Advisory which examines the agricultural potential of the land at a local level.

The assessment details a lack of adequate water supply for irrigation of crops and states 'the property has a very limited opportunity for agricultural land use diversity due to the lack of available irrigation water and in reality, the only alternative land use would be based on dryland cropping, such as the production of cereals or oilseed crops'.

8A Guidelines for application of the rural zone state that the rural zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if:

- (a) It can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;
- (b) It can be demonstrated that there are significant constraints to agricultural use occurring on the land;
- (c) The land is identified for a strategically important use or development that is more appropriately located in the Rural Zone and is supported by strategic analysis; or
- (d) It can be demonstrated, by strategic analysis, that the Rural Zone is otherwise more appropriate for the land.

The application demonstrates that the land, whilst having potential for agricultural use, is limited in terms of the type of agricultural use to grazing and hay production due to its lack of water resource. The land is not integral to the management of a larger farm holding.

The land is constrained in its location. The site fronts the state owned Ridgley Highway to the west and adjoins the railway line to the east and south. Directly beyond the railway line to the east is Rural Living zone and land to the south-east is Landscape Conservation zone.

The land does directly adjoin land within the Rural zone to the south-west fronting onto Ridgley Highway so if rezoned would, in this respect, provide for a continuation of the adjoining Rural zone to the south-west.

It is intended by the Burnie Agricultural and Pastoral Society that should the rezoning be approved that the land be utilised for community meeting and entertainment use (currently prohibited under the current agricultural zoning).

The proposed community meeting and entertainment use which would consist of the annual Burnie Show and providing mixed use venues to support recreation, competition and education related to primary industry purposes. Specific future development proposed (not part of this application) includes two arenas (both opened and uncovered spaces and an animal pavilion (covered space which would provide for a range of equestrian events, rodeos

and machinery demonstrations. It is intended that the balance of the land be continued to be used for agricultural purposes, being grazing and current pastoral use.

Community meeting and entertainment use is a discretionary use in the Rural zone and therefore any subsequent development as a result of the draft scheme amendment being approved would be subject to a discretionary land use and development application. The application would need to demonstrate compliance with the relevant provisions within the Rural zone.



Figure 1 – The subject site highlighted (LISTmap, 2023)

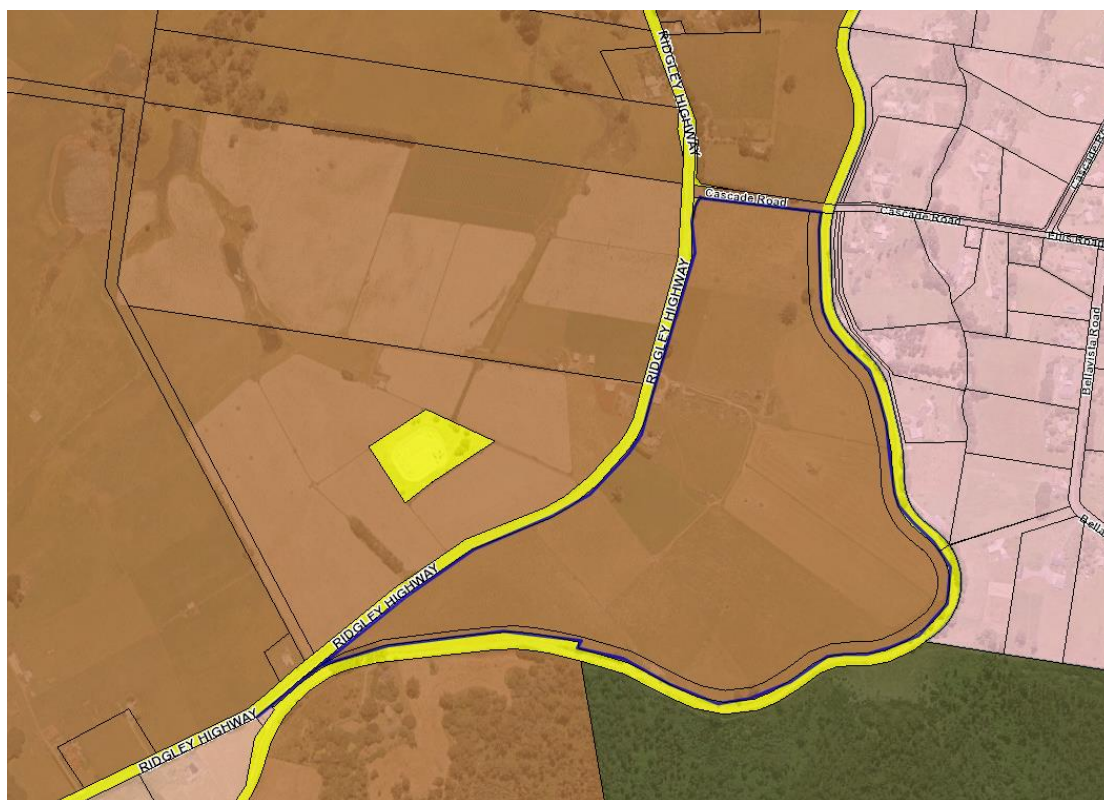


Figure 2 – The subject site showing the current zoning map (LISTmap, 2023)

To enable Council to agree to the amendment and prepare a draft amendment to change the zoning of the site, it must be satisfied that the that such a draft amendment is consistent with the LPS criteria under Section 34 of the *Land Use Planning and Approvals Act 1993*. The table below lists the requirements and provides assessment and comments.

Requirements	Comments
(a) contains all the provisions that the SPP's specify must be contained in an LPS; and	The proposed amendment does not alter any provisions that the SPP's specify must be contained in an LPS.
(b) is in accordance with section 32; and	The proposed amendment is on accordance with section 32 which specifies the requirements of an LPS. The proposed changes are in keeping with the Guidelines for zone and code application.
(c) furthers the objectives set out in Schedule 1 ; and	<p>The accompanying report (see attachments) provides justification against the objectives set out in schedule 1 of the <i>Land Use Planning &amp; Approvals Act 1993</i>.</p> <p>Schedule 1 contains two parts.</p> <p>Part 1 looks at the objectives of the Resource Management and Planning System of Tasmania and Part 2 sets out the objectives of the planning process</p>



	<p>established by the <i>Land Use Planning and Approvals Act 1993</i>.</p> <p>Schedule 1 aims to promote the sustainable development of natural and physical resource. Agricultural land is a resource with a limited supply. In order to consider a rezoning of the land, the ability of the resource must be examined and whether or not the current zoning of the land is an accurate reflection of the land capabilities.</p> <p>Sustainable development means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being.</p> <p>It can be concluded through the report provided on the agricultural capability of the land that the land has limitations for potential for agricultural use.</p> <p>The Rural zone contains specific tests within aimed at the protection of agricultural land of which any proposed use or development must meet.</p> <p>The purpose of the Rural zone is to provide for a range of use or development within a rural location where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics, that requires a rural location for operational reasons, is compatible with agricultural use if occurring on agricultural land, minimises adverse impacts on surrounding uses, to minimise conversion of agricultural land for non-agricultural use and to ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.</p> <p>One of the tests for proposed development within the Rural zone is that if located on agricultural land it must minimise</p>
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	<p>conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to the nature, scale and intensity of use, the local regional significance of the agricultural land and whether agricultural use on adjoining properties will be confined or restrained.</p> <p>If the scheme amendment was approved any proposed use or development on the site would need to be applied for to Council and would need to meet the above tests along with other applicable tests within the Rural zone.</p> <p>Therefore, the Rural zone still affords protection to potential agricultural use of the land.</p>
(d) is consistent with each State policy; and	<p>The assessment accompanying the application discusses consistency with the relevant state policies.</p> <p>The State Coastal Policy 1996 only applies to a site within 1km of the high water mark.</p> <p>The State Policy on Water Quality Management 1997 is also not applicable as there is no development proposed as part of this application.</p> <p>The State Policy for the Protection of Agricultural Land 2009 is applicable. The purpose of this Policy is:</p> <p><i>To conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.</i></p> <p>The Objectives of the Policy are:</p> <p><i>To enable the sustainable development of agriculture by minimising:</i></p> <p><i>(a) conflict with or interference from other land uses; and</i></p> <p><i>(b) non-agricultural use or development on</i></p>

	<p><i>agricultural land that precludes the return of that land to agricultural use.</i></p> <p>The subject site is identified as containing class 2 and 3 agricultural land and therefore was mapped as land suitable for agricultural use under the states mapping project used to inform translation of zoning to the Tasmanian Planning Scheme - Burnie.</p> <p>However, in this case, the application is accompanied by local level analysis by a suitably qualified person which concludes:-</p> <ul style="list-style-type: none"> <li>- <i>Agricultural use of the site was effectively restricted to dryland pasture and/or cropping enterprises, due to a lack of access to broad-scale irrigation;</i></li> <li>- <i>Despite the property being predominantly covered by prime agricultural land, 37.1 of a total of 39.1 hectares of land would not be involved in the development and preserved for agricultural use, as per a continuation of the current pastoral use and potential dryland cropping.</i></li> <li>- <i>Whilst 2.5 hectares of agricultural land would be lost as a result of the proposed development, this can be justified and considered reasonable based on the significant broader benefits offered to primary production and the wider community in north west Tasmania in terms of hosting the annual Burnie Show and other competitive events (e.g. equestrian and rodeo activities) and the promotion and educational outcomes supported by an Agriplex development.</i></li> </ul> <p>In this respect, it is considered that adequate justification has been provided within the application to demonstrate that</p>
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	<p>a change in zoning to rural will not be at odds with the policy and will provide opportunity for a broader range of use on the land that is otherwise restricted in its ability to be used for a full range of agricultural use.</p> <p>The rezoning will facilitate agricultural related activities through the use by the Burnie Agricultural and Pastoral Society and it has been demonstrated that use of the land for this purpose will not conflict with or interfere with land located directly to the north, west and south of the site.</p>
(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and	<p>The applicable regional land use strategy is the <i>Cradle Coast Regional Land Use Strategy 2010-2030</i>.</p> <p>The document prepared in support of the rezoning application demonstrates compliance with the Regional Land Use Strategy.</p> <p>The strategy aims to guide the land use planning process within the Cradle Coast Region through to 2030. It has a statutory function to inform the purpose and content of local planning schemes.</p> <p>In terms of agricultural production, section 3.3.3 of the strategy considers agriculture dependent on the soil as a growth medium is the priority use on land significant for agriculture.</p> <p>It aims to protect and buffer agriculture against incompatible use which may conflict and constrain potential for sustainable production.</p> <p>Additionally, land significant for agriculture is not excluded from agricultural use unless for</p> <ul style="list-style-type: none"> <li>i. settlement in accordance with an approved settlement strategy; or</li> <li>ii. an alternate economic use where</li> </ul>

	<ul style="list-style-type: none"> <li>iii. necessary to operational efficiency</li> <li>iv. the impact on loss of land for agricultural use and on adjacent agricultural use is minimal; and</li> <li>v. there is no reasonable alternate location which would avoid agricultural land or allow location on agricultural land of a lesser classification.</li> </ul> <p>In this respect, the site will retain ability for use for agriculture whilst also allowing a range of activities compatible with a Rural zone.</p> <p>The application also discusses a number of other policies within the strategy with potential relevance to the future proposal of the site if the proposed draft amendment is approved. These include economic activity and sustainable tourism with regard to potential use of the site for the Burnie Show and other activities which will provide economic benefits to the region.</p> <p>The rezoning will facilitate potential activities which are compatible with a Rural zone, do not interfere with or constrain adjoining use of agricultural land whilst retaining ability of the site to be used for agricultural purposes and providing economic benefits to the region.</p> <p>It is envisaged that future use and development proposed by the Burnie Agricultural and Pastoral Society if the scheme amendment is approved will be such that any buildings developed can be removed at a later stage if needed and that portion of the land returned to agriculture.</p>
(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and	No relevant strategic plan.
(g) as far as practicable, is consistent with	Does not directly adjoin municipal

---

and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and	boundaries.
(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019 .	There are no declared gas pipeline corridors or declared gas pipeline easement or planning corridors within or adjacent to the site.

The planning authority may be satisfied that the request to amend the Local Provisions Schedule of the Tasmanian Planning Scheme – Burnie has demonstrated consistency with all relevant strategic requirements.

## ATTACHMENTS

1 [↓](#). Application and Supporting Documents

---

**COUNCIL RESOLUTION****Resolution number: MO134-23****MOVED:** Cr K Dorsey**SECONDED:** Cr J Grave***“THAT Council in its role as a planning authority under the Land Use Planning and Approvals Act 1993 –***

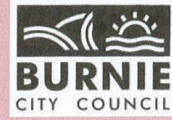
- 1) In accordance with Section 34 of the Act is satisfied that the draft amendment of the Burnie Local Provisions Schedule will meet the Local Provisions Schedule criteria; and***
- 2) In accordance with Section 38 of the Act agree to certify amendment 2023/1 to the Burnie Local Provisions Schedule as it applies to the land described in CT 115159/1 and CT 48461/2 and known as 329 Ridgley Highway, Romaine so as to change the zone assigned to the site from Agriculture to Rural zone; and***
- 3) Place draft Amendment 2023/1 on public exhibition for 28 days in accordance with section 40G(4) of the Act.”***

**For:** Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

**Against:**

***CARRIED UNANIMOUSLY***

BURNIE CITY COUNCIL  
PO Box 973, BURNIE, TASMANIA 7320.  
Ph : (03) 6430 5700  
Email : [burnie@burnie.net](mailto:burnie@burnie.net)

**Land Use Planning and Approvals Act 1993****Tasmanian Planning Scheme****PERMIT APPLICATION****Office use only**

Application No \_\_\_\_\_

Date Received \_\_\_\_\_

Permit Pathway - Permitted/Discretionary

**Use or Development Site:**

Street Address

329 Ridgley Highway  
ROMAINECertificate of  
Title Reference

CT 115159/1 CT 48461/2

**Applicant**

First Name

Peter

Second  
Name

Stanley

Surname

Holloway

**Owner** (note – if more than one owner, all names must be indicated)First  
NameBurnie Agricultural  
& Pastoral SocietySecond  
Name

Surname



**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 6.2 Tasmanian Planning Scheme 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 6.1 Tasmanian Planning Scheme 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 Tasmanian Planning Scheme, 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 Tasmanian Planning Scheme. The

application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg clause 8.4.3 (A1 – A4, 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.

<b>Permit Information</b>	(NB If insufficient space, please attach separate document)
<b>Proposed Use:</b>	
Use Class	<b>Rezoning</b>
<b>Documents included with the permit application to describe the Use</b>	
Please refer to accompanying documentation	
<b>Proposed Development</b>	
Use class to which the development applies	<b>n/a - rezoning</b>
<b>Documents included with the permit application to describe the Development</b>	
Please refer to accompanying documentation	
<b>Provisions and Standards relied upon for grant of a Permit</b>	
Please refer to accompanying documentation	

Value of use and/or development	
Notification of Landowner/s	
If land is not in applicant's ownership	
I, <u>PETER STANLEY HOLLOWAY (DIRECTOR)</u> , 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 <u>23/6/23</u>

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

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

Applicant Declaration	
I, <u>PETER STANLEY HOLLOWAY</u> 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 <u>19/06/23</u>

Office use only

General Manager  
Burnie City Council  
80 Wilson Street,  
BURNIE 7320

Attention: Ms. Sally Pearce, Planning Manager

Dear Ms. Pearce,

Burnie Agricultural and Pastoral Society  
329 Ridgley Highway, Romaine  
Property Rezoning Application

Further to discussion Pearce / Holloway Friday 16 June please find attached revised Permit Application nominating Peter Holloway as Applicant for the above Rezoning Application.

Should you require further information or discussion please do not hesitate to contact the undersigned.

Yours sincerely,



Peter Holloway  
Director (Development)  
Burnie Agricultural and Pastoral Society



19 June 2023

Revised Permit Application attached.

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 115159	FOLIO 1
EDITION 6	DATE OF ISSUE 21-Jun-2019

SEARCH DATE : 21-Apr-2023

SEARCH TIME : 08.59 AM

DESCRIPTION OF LAND

City of BURNIE  
Lot 1 on Plan 115159  
Being the land firstly described in Conveyance No. 66/9083  
Excepting thereout Lot 2 on Plan No.115157  
Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land  
Company  
Prior CT 48461/104

SCHEDULE 1

E50097    TRANSFER to BURNIE AGRICULTURAL AND PASTORAL SOCIETY  
Registered 04-Jul-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
8/7841    CONVEYANCE Made Subject to Exceptions And  
Reservations in favour of The V.D.L. Co.  
17/9215    BENEFITING EASEMENT: Right to take water from the  
creek on the adjoining 112A-3R-16Ps. owned by the  
Public Trustee as personal representative of George  
Radford through pipes of not more than one inch in  
diameter by the existing ram with a right of entry  
for the purposes of maintenance

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

# FOLIO PLAN

RECORDED OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



OWNER P A LYNCH PTY LTD		PLAN OF TITLE		REGISTERED NUMBER <b>P115159</b>
FOLIO REFERENCE C.T VOL 48461 FOL 104		LOCATION CITY OF BURNIE		APPROVED <b>5 APR 1995</b> <i>M. H. H. H.</i> Recorder of Titles
GRANTEE PART OF 50 000a0r0p GRANTED TO THE VAN DIEMENS LAND COMPANY		CONVERTED BY PLAN No D.48461 COMPILED BY COHEN & ASSOCIATES PTY LTD NOT TO SCALE      LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. 42	LAST UPI No <b>8920</b>	LAST PLAN No D.48461	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

## SKETCH BY WAY OF ILLUSTRATION ONLY

## BALANCE PLAN

### "EXCEPTED LANDS"

LOT 2 ON P.115159 148 m<sup>2</sup>

(D.104315)  
(D.109286)  
(P.19844)  
CASCADE ROAD  
(SP.9202)  
(SP.104196)  
(P.42031)  
(S.P.5243)  
2 (D.48461)  
BAY  
LINE  
EMU  
MOUNT ROAD  
36.89 ha  
NOT INCLUDING HATCHED PORTION  
201.25  
101.33  
286.27  
34.40  
22.25  
60.65  
18.38  
41.46  
144.38  
144.44  
139.15  
10.70  
(P.115157)  
(P.900 D.O.)  
(99-22 D.O.)  
(D.103339)

Search Date: 21 Apr 2023

Search Time: 08:59 AM

Volume Number: 115159

Revision Number: 01

Page 1 of 1

Department of Natural Resources and Environment Tasmania

[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 48461	FOLIO 2
EDITION 6	DATE OF ISSUE 21-Jun-2019

SEARCH DATE : 21-Apr-2023

SEARCH TIME : 08.59 AM

DESCRIPTION OF LAND

City of BURNIE  
Lot 2 on Diagram 48461  
Being the land secondly described in Conveyance No. 66/9083  
Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land  
Company  
Prior CT 4751/21

SCHEDULE 1

E50097 TRANSFER to BURNIE AGRICULTURAL AND PASTORAL SOCIETY  
Registered 04-Jul-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
18/813 CONVEYANCE Made Subject to Exceptions And  
Reservations in favour of The V.D.L. Co.  
18/813 CONVEYANCE Made Subject to Fencing Covenant

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



APPROVED..... 26 FEB 1991 <i>Michael P. [Signature]</i> RECORDED BY TITLES	CONVERSION PLAN CONVERTED FROM 66/9083	REGISTERED NUMBER <b>D.48461</b>
FILE NUMBER Y.14146	GRANTEE PART OF 50,000-0-0 GTD TO VAN DIEMENS LAND COMPANY	DRAWN M.Y 18-2-91

05-K-2083

SKETCH BY WAY OF ILLUSTRATION ONLY

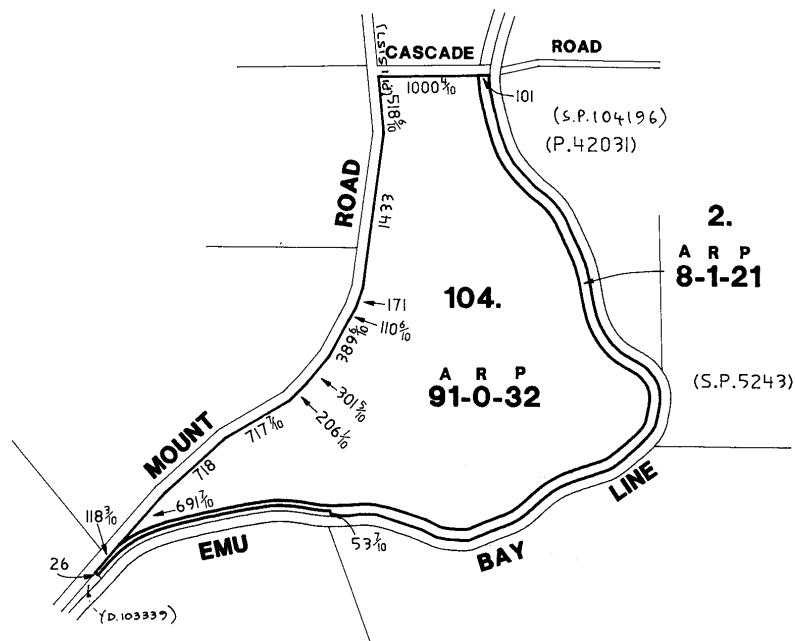
CITY/TOWN OF BURNIE

LAND DISTRICT OF

PARISH OF

LENGTHS ARE IN METRES; NOT TO SCALE.

LENGTHS IN BRACKETS IN LINKS/FEET &amp; INCHES.





329 RIDGLEY HIGHWAY, RIDGLEY



ireneinc & smithstreetstudio  
PLANNING & URBAN DESIGN

PLANNING TAS PTY LTD TRADING AS IRENEINC PLANNING & SMITH STREET STUDIO PLANNING & URBAN DESIGN ABN 78 114 905 074

## 329 RIDGLEY HIGHWAY, RIDGLEY

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### Planning Scheme Amendment Request

#### *Tasmanian Planning Scheme - Burnie*

Last Updated - April 2023

Author - Phil Gartrell

Review - Irene Duckett

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**ireneinc** PLANNING & URBAN DESIGN

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## 1. INTRODUCTION

Ireneinc Planning and Urban Design has been engaged to prepare an amendment to the planning provisions for the land at 329 Ridgley Highway, Ridgley. This report forms part of the request for an amendment to the *Tasmanian Planning Scheme - Burnie* and includes the strategic background and consideration of the proposed amendment against the requirements of LUPAA and the State policies.

### 1.1 PROPOSAL

The proposal seeks to amend the Tasmanian Planning Scheme - Burnie, by rezoning the site at 329 Ridgley Highway from Agriculture to Rural. The purpose of the rezoning is to facilitate the future use/development of the site for an Agri-plex, operated by the Burnie Agricultural and Pastoral Society.

The site has previously been used to host the Burnie Show under a temporary permit. However, the society facilitates and supports a number of agricultural related functions, activities and facilities, including core activities such as the Burnie Show, which falls within the Community Meeting and Entertainment use classification - which is prohibited within the Agriculture Zone. The rezoning request does not involve any use or development - however, the following has been provided to assist in understanding the reason for the rezoning and future intent.

Whilst these uses/activities/events/functions are directly linked to the agricultural industry and there is potential for the continuation of grazing on the site, the uses require separate classification as uses/activities/events/functions will primarily rely upon off-site activation from industry and the public. The following outlines the scope of activities/operations that are likely to be undertaken on the site year-round (subject to the rezoning and subsequent development applications).

- Comprehensive Equestrian Centre
- Producers, Trade and Homecrafts outlets
- Wood chopping displays/competitions, Rodeo and Tractor Pulling
- Agriculturally based museum and repair / maintenance facility
- Short and long-term educational / demonstration facilities
- Exhibition and demonstration days for agriculture, horticulture etc, forestry and mining industries
- Stud sales
- Annual regional agricultural exhibitions - including Burnie Show
- Function centre & Entertainment facilities
- Rural counselling and outreach facilities
- Agricultural, horticultural and maker / processor pop-up outlets to service tourism Training facilities

Most of the abovementioned uses/activities are temporary and would occur during the annual Burnie Show event.

The day-to-day operations on the site would not involve permanent stores for example. A further assessment and outline of the relevant use classifications and status under both the Agriculture and Rural Zone is provided in section 2.2 of this report.

## 1.2 BACKGROUND

The subject property was purchased by BAPS in 2016 in acknowledgement that their former site at Wivenhoe was no longer fit for purpose and unsuitable for redevelopment.

329 Ridgley Highway was specifically purchased by BAPS with the intent of becoming the new home for the Burnie Show and sundry complimentary events. At the time of purchase the site was zoned Rural Resource under the Burnie Interim Planning Scheme 2013 with the proposed usage being discretionary use. A Development Application for visionary long-term development was submitted to the Burnie Council in 2018 under the Interim Planning Scheme.

Following extensive discussions with the Planning Manager and in response to feedback and input from exhibitors and patrons at the 2019 centenary show (held onsite under a temporary permit) BAPS acknowledged that the proposed development was excessive for real needs and on the recommendation of the Planning Manager withdrew the DA for resubmission of a revised and much reduced proposal. Unfortunately, BAPS were not informed of the potential impact of the imminent new statewide planning scheme for this site which changed the zoning to Agriculture, under which the site usage envisaged at purchase became prohibited. Discussions with the Planning Manager, prior to the DA withdrawal, established proposed development design principals including a site coverage maximum of approximately 10% of site which BAPS accepted.

## 1.3 SITE DESCRIPTION

The site is located at 329 Ridgley Highway, Ridgley and has the following certificate of title reference:

- CT 115159/1: and
- CT 48461/2

The site is approximately 39.6 hectares in area and is located approximately 5.8 kms from Burnie, as illustrated by the following figure:



Figure 1: Site aerial (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © State of Tasmania)



Figure 2 - Site Location (Source: [www.theLIST.tas.gov.au](http://www.theLIST.tas.gov.au) © State of Tasmania)

#### 1.3.1 Existing Use and Development

The site is predominantly cleared of vegetation and has historically been used for agricultural cropping (hay production) and cattle grazing. The site supports an existing dwelling, along with associated outbuildings. It is understood that the site has previously been utilised for agricultural events hosted by the Burnie Agricultural & Pastoral Society.

The site is fully enclosed by road and rail infrastructure comprising the Melba rail line to the east and south, Ridgley Highway to the west and Cascade Road to the north.

#### 1.3.2 Surrounding Land

The subject site is situated approximately 5.5km south of the Burnie CBD and is surrounded by broadscale agriculture use to the west, with rural living land to the east.

Land use and development to the south along Ridgley Highway also supports a mix of rural residential and agricultural operations and is consistent with the overall character of the area.

#### 1.3.3 Services

The site is not directly serviced by reticulated water, however the Burnie water supply line from Pet Dam is located within the property opposite west of Ridgley Highway including the Cascade Basin reservoir.

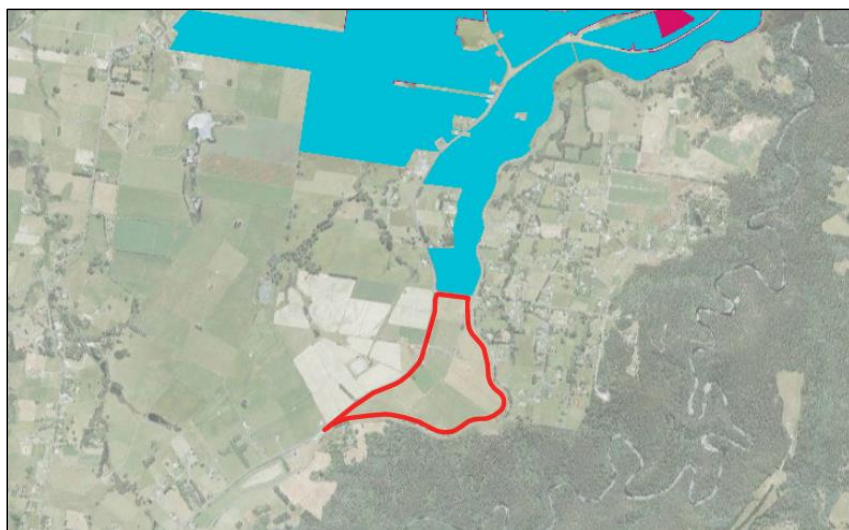


Figure 3: Water (blue) serviced land (Source: [www.theLIST.tas.com.au](http://www.theLIST.tas.com.au) © State of Tasmania)

#### 1.3.4 Land Capability

The site contains a mixture of Class 2 and 3 land, which is considered prime agricultural land under the State Policy on the Protection of Agricultural Land.

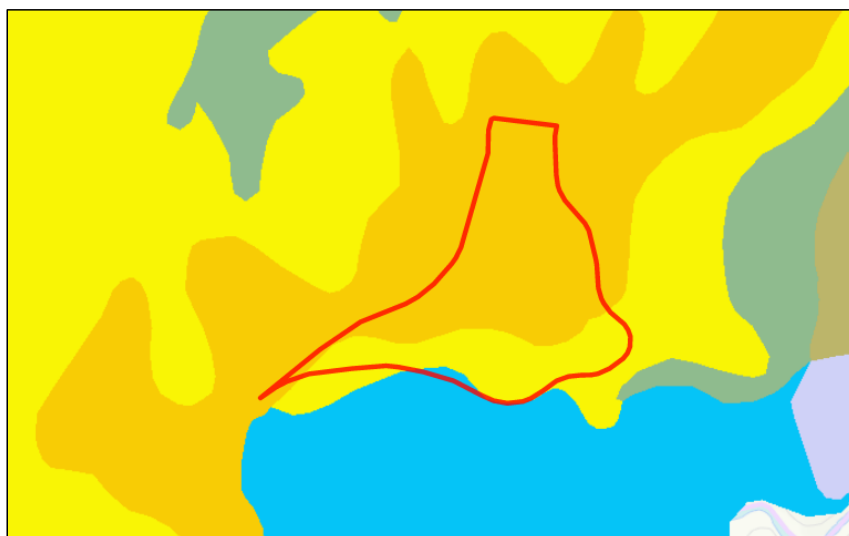


Figure 4: Land capability mapping (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © State of Tasmania)

The following outlines the relevant definitions for the soil classes identified across the site.

##### ***Class 2***

*Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation*



practices. However the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land.

### Class 3

Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use.

The following diagram illustrates the outcome of a more detailed land mapping project undertaken by the State Government, to assist local councils in rezoning land. The project took into account a number of factors, including land value per hectare, proximity to other prime agricultural land and existing industry and proximity to non-agricultural use/development.

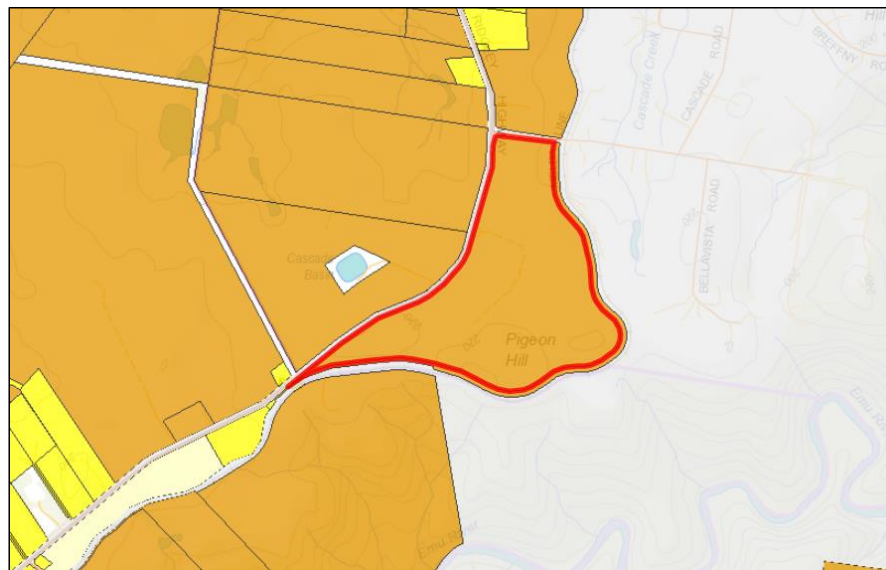


Figure 5: Land potentially suitable for agriculture zone - indicating 'potentially unconstrained' (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © State of Tasmania)

Notwithstanding the above, an agricultural report was prepared in 2021, which concluded that:

*Despite the property being predominantly covered by prime agricultural land, 37.1 of a total of 39.1 hectares of land would not be involved in the development and preserved for agricultural use, as per a continuation of the current pastoral use and potential dryland cropping.*

*Whilst agricultural land would be lost as a result of the proposed development, this can be justified and considered reasonable based on the significant broader benefits offered to primary production and the wider community in north west Tasmania in terms of hosting the annual Burnie show and other competitive events (eg equestrian and rodeo activities) and the promotion and educational outcomes supported by the Agriplex development.*

It is intended that the south-western portion of the site will be retained for ongoing grazing and to cater for any livestock if required - indicating that substantial sections of the site and corresponding soil quality will be left unaltered.

Further consideration will be made against the relevant Strategic and Statutory tests outlined in section 3 and 5 of this report.



#### 1.3.5 Aboriginal heritage

An Aboriginal Heritage property search for the site identifies no registered Aboriginal relics or apparent risk of impacting Aboriginal relics.

#### 1.3.6 Bushfire

The site and surrounding area is bushfire prone, and therefore the Bushfire-Prone Areas Code will apply to any subsequent development application on the site. The proposed amendment to the Planning Scheme will not result in changes to the way that the Code applies to the site.

#### 1.3.7 Rail Corridor

The site is immediately adjacent to the Western Line railway corridor, which is subject to the Strategic Infrastructure Corridors (Strategic and Recreational Use) Act 2016. The act requires a referral to State Growth (DSG) for all new development within 50m of the rail corridor.

At this stage, no development is proposed - however, upgrades to existing access points may be required as part of subsequent development application.

Extensive negotiations have been held between Council, TasRail and BAPS regarding the proposed Cascade Road site access and usage protocols agreed and successfully implemented for the 2 shows held to date.

## 2. PLANNING SCHEME PROVISIONS

### 2.1 EXISTING ZONING - AGRICULTURE

The subject site is currently zoned Agricultural under the Tasmanian Planning Scheme - Burnie, as illustrated below.

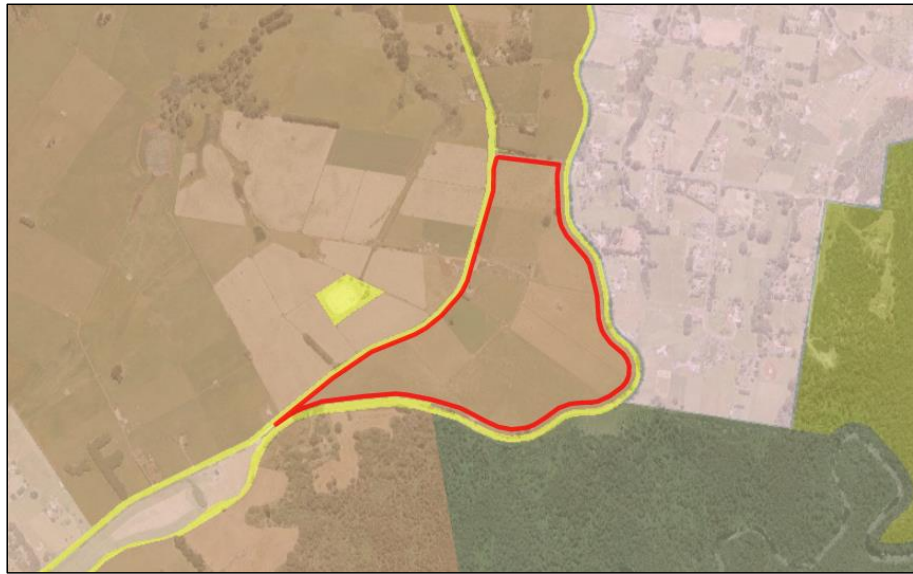


Figure 6: Current zoning (brown - Agriculture) (pink - Rural Living) (dark green - Environmental Management) (light green - Landscape Conservation) (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © State of Tasmania)

#### 2.1.1 Purpose of the Zone

The purpose of the zone is as follows:

21.1.1 - To provide for the use or development of land for agricultural use.

21.1.2 - To protect land for the use or development of agricultural use by minimising:

- (a) conflict with or interference from non-agricultural uses;
- (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
- (c) use of land for non-agricultural use in irrigation districts.

21.1.3 - To provide for use or development that supports the use of the land for agricultural use.

The intended use of the site directly involves agriculturally based activities and events, however cultivation of crops and/or large scale livestock keeping is unlikely to undertaken, due to limited water availability for irrigation.

Given that the Agriculture Zone is designed to cater for high-intensity/broadscale farming and primary industry, the intended use of the property is unlikely to satisfy the purpose statements

under the current zoning - hence, a rezoning or PPZ would be required to enable the currently temporary operations to continue permanently.

#### 2.1.2 Use Classification and Conditions

The site has previously been used to host the Burnie Agricultural Show under a temporary permit. However, the society facilitates and supports a number of agricultural related functions, many of which are not directly subservient to existing, limited agricultural use on the site (limited to grazing).

Whilst these uses/activities/events/functions are directly agriculturally related, the uses are substantial enough in their own right to require separate classification (i.e. not directly ancillary to an existing or potential agricultural use on the site).

The following outlines the scope of activities/operations that are likely to be undertaken on the site year-round (subject to the rezoning and subsequent development applications).

- Comprehensive Equestrian centre
- Producers, Trade and Homecrafts outlets
- Wood chopping displays/competitions, Rodeo and Tractor Pulling
- Agriculturally based museum and repair / maintenance facility
- Short and long-term educational / demonstration facilities
- Exhibition and demonstration days for agriculture, horticulture etc, forestry and mining industries
- Stud sales
- Annual regional agricultural exhibitions
- Function centre
- Entertainment facilities
- Rural counselling and outreach facilities
- Agricultural, horticultural and maker / processor pop-up outlets to service tourism Training facilities

The following outlines the relevant uses, the most appropriate use definition they fall within, and the extent to which these uses are no-permit required, permitted, discretionary or prohibited under the existing Agricultural Zone.

#### **Community Meeting & Entertainment**

*use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, place of worship, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre, community centre and neighbourhood centre.*

This use class would cater for the proposed function centre, annual agricultural exhibitions, Burnie Show, entertainment facilities, agricultural based museum and community shed.

Community meeting and entertainment is **Prohibited** in the zone.

#### **Sports and Recreation**

*use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf*

*course or driving range, gymnasium, outdoor recreation facility, children's play centre, swimming pool, race course, sports ground, and major sporting facility.*

This use class would cater for the proposed equestrian centre, wood chopping displays/competitions, Rodeo and Tractor Pulling - this use is also **Prohibited** in the zone.

#### **Resource Development**

*use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility.*

This use class would cater for stud sales and is no-permit required, if the following is satisfied:

If:

- (a) on land other than prime agricultural land; or
- (b) an agricultural use, excluding plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium.

Otherwise, it is discretionary.

Based on the above, two of the key uses which underpin the Burnie Agricultural Society yearly operations, events and activities is Community Meeting and Entertainment and Sports and Recreation.

Given that these uses are prohibited in the Agriculture Zone, the zone is not considered appropriate to cater for the proposed use and future development/facilities on the site.

## 2.2 POTENTIAL AMENDMENT MECHANISMS

The following options have been considered to provide the appropriate strategic/planning mechanism to enable the aforementioned use/development:

- Option 1 - Apply the Rural Zone;
- Option 2 - Apply a Particular Purpose Zone; or
- Option 3 - Apply site-specific qualifications, allowing Community Meeting and Entertainment and Sports and Recreation use to be undertaken in the Agricultural Zone.

The first step taken in determining which option would be most appropriate, was to review the guidelines prepared by the Tasmanian Planning Commission, on the application of zones and codes.

The following provides an outline of the decision-making process with respect to each option.

### 2.2.1 Option 1 - Application of the Rural Zone

Option 1 would be relatively straight forward, given that the Rural Zone provides for all of the use types required by the Burnie Agricultural and Pastoral Society.

In order to determine whether the Rural Zone is appropriate for the wide variety of uses intended, the following assesses the purpose of the zone, along with the use and development standards.

#### **Zone Purpose**

The purpose of the Rural Zone is as follows:

##### **20.1 Zone Purpose**

*The purpose of the Rural Zone is:*

**20.1.1 - To provide for a range of use or development in a rural location:**

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
- (b) that requires a rural location for operational reasons;
- (c) is compatible with agricultural use if occurring on agricultural land;
- (d) minimises adverse impacts on surrounding uses.

The Rural Zone would facilitate and enable the full range of use/development proposed by the Burnie Agricultural and Pastoral Society. The accompanying agricultural report indicates that the agricultural potential of the site is limited, due to a lack of access to substantial water resources or irrigation schemes and due to the highway which separates the site from adjoining agricultural land.

The site is also susceptible to soil erosion.

The use/activities undertaken by the Burnie Agricultural & Pastoral Society are all based on and around the agricultural industry - with many of the activities requiring a rural location for practical and operational reasons, specifically the annual Burnie Show which requires large pervious areas such as paddocks/grassland.

Given the above, the intended use/activities across the site are agricultural in nature and are clearly compatible with any ongoing agricultural use undertaken on vacant parts of the site, such as ongoing grazing/livestock keeping.

The location of the site, within a rural area, substantially reduces the potential for any adverse impacts on surrounding land uses.

**20.1.2 - To minimise conversion of agricultural land for non-agricultural use.****20.1.3 - To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.**

A number of the proposed uses are grounded in agriculture and the agricultural report indicates the site is restricted in its viability for broadscale agricultural use.

These uses/activities are not considered predominately non-agricultural uses, therefore the use would be consistent with 20.1.2.

The scale and intensity of the intended use/activities is considered appropriate for the Rural location. In fact, such activities are best suited to be undertaken within the context in which they are supported and undertaken on a day-to-day basis. Use of rural land for such purposes ensures the ties to industry are maintained and enhanced, and directly supports and enhances the agricultural industries.

Notwithstanding, it is understood there is room for interpretation under statements 20.1.2 and 20.1.3.

**Use**

As outlined in section 2.3.1, the Rural Zone appropriately caters for all of the intended use/development.

There will be a number of uses that are ancillary/subservient to the primary uses identified.

**Use & Development Standards**

The use and development standards are considered appropriate to effectively control use/development on the site.

The following summarises the pros and cons for Option 1.

Option 1 - Apply the Rural Zone	
PROS	CONS
<ul style="list-style-type: none"> <li>- The zone caters for a broader range of use/development than the existing Agriculture Zone</li> <li>- The use/activities proposed are directly associated with rural activities.</li> <li>- The proposed/intended use/activities are generally consistent with the purpose of the zone. <ul style="list-style-type: none"> <li>- The use/development standards under the zone are appropriate to cater for future operations.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Question may arise as to whether the use appropriately minimises conversion of agricultural land for non-agriculture use.</li> </ul>

The following section outlines the rationale for Option 2.

#### 2.2.2 Option 2 - Application of a Particular Purpose Zone

The following decision-making process weighs up the suitability of a Particular Purpose Zone, to cater for the intended use/development associated with the Burnie Agricultural & Pastoral Society.

As outlined previously, the Section 8(A) Guidelines on the Application of Codes and Overlays state the following with respect to application of a PPZ.

**PPZ 1** - A Particular Purpose Zone (PPZ) may be applied to a particular area of land where the intended planning outcomes cannot be achieved through the application of one or more State Planning Provision zones.

*It may be applied to land that provides major facilities or sites which require a unique or tailored approach to both use and development standards, such as a university campus, or major hospital site.*

The first question is whether the Rural or Agriculture Zone can appropriately provide for the intended use/development. Based on the analysis provided above, the use table within the Agriculture Zone would need to be modified to allow for several uses which are core to BAPS activities but are currently prohibited.

The zone purpose statements also seek to primarily cater for agricultural production, rather than agricultural related activities.

The Rural Zone already provides for these uses as discretionary use, requiring no specific amendments - however, there may be some degree of hesitation with respect to the zone purposes statements. The use/development standards under each zone are appropriate to cater for future activities.

Whilst the activities on the site would be unique in some respects, it is unlikely that unique use qualifications, use standards or development standards would be required. Therefore, the provision of Particular Purpose Zone would only have the effect of providing more unique/site-specific purpose statements to guide activities on the site.

In addition, this application does not currently seek approval for any use/development on the site. It is anticipated that if a Particular Purpose Zone were proposed, a s.40T - combined permit and amendment application would be required to provide certainty that the site would in fact be used and developed in accordance with the PPZ.

The following summarises the pros and cons for Option 2.

Option 2 - Apply a Particular Purpose Zone	
PROS	CONS
<ul style="list-style-type: none"> <li>- The zone would provide specific purpose statements relating to the BAPS activities.</li> <li>- Specific use/development standards could be imposed - or existing provisions under the Rural Zone could be adopted.</li> <li>- The zone would recognise the 'unique' purpose of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- A question may arise as to whether the use of the site minimises conversion of agricultural land for non-agriculture use</li> </ul>

#### 2.2.3 Option 3 - Provision of site-specific qualifications in the Agriculture Zone

Due to recent changes to the Land Use Planning and Approvals Act and the Tasmanian Planning Scheme, along with our own professional experience it is our understanding that new site-specific qualifications are less-likely to be supported by the Tasmanian Planning Commission and should be avoided if other more suitable mechanisms can be achieved.

The primary reason is that the Tasmanian Planning Scheme seeks to standardise planning controls across the state, and the provision of site-specific qualifications or modifications to use tables or specific provisions tends to work against those broader goals of standardisation.

#### 2.2.4 Summary

The use and development standards within the Rural zone are considered appropriate, given the rural nature/focus of the society and the proposed annual and day to day activities to be undertaken.

However, if a greater level of control were required a Particular Purpose Zone may be appropriate depending on further discussions with Council once the application has been lodged.

It is anticipated that any Particular Purpose Zone would adopt similar standards as those already provided under the Rural Zone. A brief analysis of those provisions are outlined below.

### 2.3 CONSIDERATION OF RURAL ZONE PROVISIONS

#### 2.3.1 Use Classification

The following outlines the status of the aforementioned uses under the Rural Zone.

##### **Community Meeting & Entertainment**

*use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, place of worship, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre, community centre and neighbourhood centre.*

This use class would cater for the proposed function centre, annual agricultural exhibitions, entertainment facilities and agricultural based museum.

Community meeting and entertainment is **Discretionary** in the zone - with no qualification.

##### **Sports and Recreation**

*use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf*

*course or driving range, gymnasium, outdoor recreation facility, children's play centre, swimming pool, race course, sports ground, and major sporting facility.*

This use class would cater for the proposed equestrian centre and wood chopping displays/competitions - this use is also **Discretionary** in the zone, with no use qualification.

#### **Resource Development**

*use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility.*

This use class would cater for stud sales and is no-permit required.

The key difference with respect to use in the Rural Zone, is that two of the core activities/uses proposed as part of the BAPS operations (Community Meeting & Entertainment and Sports and Recreation) are no longer prohibited uses.

The following use standards will apply to any subsequent applications on the site, in the event the site were rezoned Rural or a PPZ were applied, adopting Rural Zone provisions.

### 2.3.2 Use Standards

#### **Clause 20.3.1 - Discretionary Use**

*Objective: That the location, scale and intensity of a use listed as Discretionary:*

- (a) is required for operational reasons;*
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;*
- (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and*
- (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.*

#### **SCHEME STANDARDS**

**A1** - A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if:

- (a) the gross floor area does not increase by more than 30% from that existing at the effective date; and*
- (b) the development area does not increase by more than 30% from that existing at the effective date.*

**P1** - A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to:

- (a) the nature, scale and intensity of the use;*
- (b) the importance or significance of the proposed use for the local community;*
- (c) whether the use supports an existing agricultural use;*
- (d) whether the use requires close proximity to infrastructure or natural resources; and*
- (e) whether the use requires separation from other uses to minimise impacts.*

#### **RESPONSE**



As outlined in this report, the intended use of the site will be subject to a separate application if the proposed rezoning or particular purpose zone is approved.

The uses proposed require a rural location due to the expansive nature of the activities undertaken and intent to run the annual Burnie show on the premises. The show itself and the ongoing activities of the BAPS is a core element in the local community, supporting and promoting local businesses and agricultural sector.

A substantial portion of the site will be retained for continued pastoral grazing.

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*P2 - A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:*

- (a) the location of the proposed use;*
- (b) the nature, scale and intensity of the use;*
- (c) the likelihood and nature of any adverse impacts on adjoining uses;*
- (d) whether the proposed use is required to support a use for security or operational reasons;*  
*and*
- (e) any off site impacts from adjoining uses.*

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**RESPONSE**

The site is isolated from adjoining agricultural land by Ridgley Highway to the west and Melba line to the southeast and Cascade Road to the north.

The intended operations are not expected to have any impact on adjoining agricultural land use.

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*P3 - A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:*

- (a) the nature, scale and intensity of the use;*
- (b) the local or regional significance of the agricultural land; and*
- (c) whether agricultural use on adjoining properties will be confined or restrained.*

---

**RESPONSE**

An agricultural report accompanies this application, indicating the site does not possess significant soils and is constrained due to a lack of access to water resources.

The intensity and scale of the intended use/operations is relatively limited given the size of the site. The clear intention is to limit the extent of built structures on the site, combining intended facilities across two core buildings, ensuring the balance of the site remains free of structures and can be retained for both on-site parking (to cater for large events which have been previously held on the site) and ongoing grazing.

The intended activities to be undertaken on the site (subject to a separate application) will be directly associated with and support the agricultural industry, providing venues and facilities for a wide variety of activities and events including the annual Burnie show.

Due to the physical separation of the site from adjoining agricultural land, the intended use/development of the site will not confine or fetter adjoining properties.

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*P4 - A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:*

- (a) the nature, scale and intensity of the proposed use;*
  - (b) whether the use will compromise or distort the activity centre hierarchy;*
  - (c) whether the use could reasonably be located on land zoned for that purpose;*
  - (d) the capacity of the local road network to accommodate the traffic generated by the use; and*
  - (e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.*
- 

#### RESPONSE

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The intended operations/activities on the site, which are not limited to the annual show, are directly associated with, and support the agricultural industry. The intended buildings/facilities to support these operations/activities will be of a limited extent compared to the size of the site - with two or three large buildings catering for a wide-variety of uses/activities.

This reduces the extent of the site to be developed, allowing a substantial portion to remain as grazing land.

#### 2.3.3 Development Standards

This application does not propose any development.

### 2.4 CODE AND OVERLAY PROVISIONS

Codes that apply to the site are described below.

#### 2.4.1 Parking and Sustainable Transport Code

The intended development on the site (subject to separate application, pending amendment approval) has been commenced on-site on several occasions via temporary permits. Indications from those events suggest parking demand for events/activities can be fully accommodated on-site.

Given that the annual Burnie Show is the largest event to be undertaken on the site, the intended weekly operations will be of a much lower intensity - and require substantially less area for on-site parking. It is anticipated that formal parking areas will be provided to cater for the weekly operations and that informal areas will be set aside during show events, where required.

However, the provision of formal parking areas will need to be determined through any subsequent development application.

#### 2.4.2 Road and Railway Assets Code

As outlined in section 1.2 of this report, a previous development application was lodged on the site for the intended operations. As part of that assessment, discussions were held with the Department of State Growth and Burnie City Council and the following advice was received - with respect to vehicle movements and road access points:

*The criteria identified in the Department of State Growth 24 December 2019 correspondence is accepted in principal by the Society subject to clarification of dot point 1 relating to patron access off Cascade Road for 'major events only'. General site access for day to day activities and minor events to be off the principal highway access location in accordance with Society correspondence to State Growth dated 20 November 2019.*

*Post 2019 show discussions with Gary Neil, Burnie City Council Manager Engineering, did not identify any functional or safety issues regarding traffic movement on Cascade Road. Gary advised he had no requirement for any works within the Cascade Road corridor going forward. The subject of the crossover and fence / gates is to be further negotiated.*

*Further discussion / negotiation with Tasrail and the council regarding the rail crossing are to be undertaken however recent 'off the record' discussion between a society member and Tasrail Management representative was positive regarding the 2019 traffic management protocols relating to the rail crossing.*

Further detail regarding site access and anticipated vehicle movements will be dealt with through the formal development application process, pending the outcome of the rezoning.

#### 2.4.3 Natural Assets Code

The site is not mapped as containing any priority vegetation, nor are there any mapped watercourses to which the waterway overlay would apply.

#### 2.4.4 Scenic Protection Code

A small section along the southern edge of the site, which abuts the Melba Line, is identified within a Scenic Protection Area, as illustrated below.

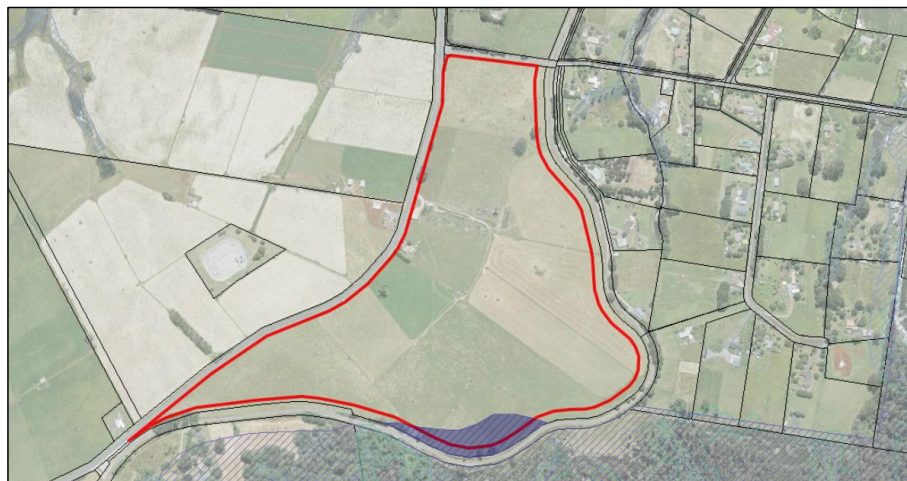


Figure 7: Extent of the Scenic Protection Area (blue) - site area in red (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © State of Tasmania)

The amendment will have no impact on this area.

#### 2.4.5 Bushfire Prone Areas Code

The subject site is identified as bushfire prone. Whilst the amendment has no impact on the Code, any future application for use and development of the site must be assessed to comply with the applicable standards - including a Bushfire Hazard Management Plan.

3. STRATEGIC ANALYSIS

The following is an assessment of the strategic documents that are relevant to the future use and development of the subject land and site. Consideration is given to the Cradle Coast Regional Land Use Strategy 2010-2030 (CCRLUS) as the key regional strategic document, and the Making Burnie 2030 strategy as the key local strategic document.

3.1 THE CRADLE COAST REGIONAL LAND USE STRATEGY 2010-2030

The Cradle Coast Regional Land Use Strategy 2010-2030 (CCRLUS) is a regional plan that sets out the strategy and policy framework to manage change and growth in the Cradle Coast Region of Tasmania over the next 10 years. The document provides overarching strategic policies, directions, and actions to guide economic, social, and cultural growth throughout the Region.

The CCRLUS includes Regional Planning Policies to address the management of regional growth. The purpose of the CCRLUS is to guide land use and development in the region and as such the policies of the CCRLUS needs to be considered in relation to the proposed amendment. The following strategic policies are addressed as being particularly relevant to the proposal.

3.1.1 Wise Use of Resources

Land use outcomes for the Wise Use of Resources are identified in the CCRLUS to ensure use and development maintains, safeguards, and enhances the natural resources of the Region. The strategy includes relevant policies for climate change mitigation and adaptation, water and land management.

2.5 Land Use Policies for Land

- a) *Recognise land is an irreplaceable and exhaustible resource*
- b) *Ensure the sustainable use or development of land in accordance with capability to provide the greatest economic and social for the region's communities benefit at least cost to natural values*
- c) *Identify land for*
  - i. *protection and conservation*
  - ii. *primary production*
  - iii. *economic activity*
  - vi. *tourism and recreation*

The CCRLUS recognises the inextricable connection between the land and sustainability of human cultural and economic systems.

The site provides a unique opportunity to support ongoing agricultural use, whilst providing tailored facilities for the agricultural industry and community - supporting a wide-variety of agriculturally based enterprise, businesses, events and activities.

3.1.2 Support for Economic Activity

The CCRLUS states that the economy of the Cradle Coast Region is not self-contained and is dependent on economic flows at the inter-regional, national, and global level. Therefore, there is an imperative for the region to support economic activity by recognising the connectedness between the success of economic endeavour and security of access to resources, an attractive lifestyle, and

health of the environment. A key outcome for the strategy is to expand economic activity to remain competitive and secure, hence the following policies are determined as relevant to the proposal.

In addition, the proposed rezoning and development seek to retain large sections of the site for ongoing/future grazing/crop production where possible. However, as outlined in the Agricultural Report, the site does not have a dedicated water supply and is not connected to any existing irrigation areas, which substantially reduces the ability for broadscale agricultural operations such as cropping.

In addition, section 3.3.3 provides additional objectives for agricultural production, as follows:

### **3.3.3 - Agricultural Production**

- a. identify land significant for agriculture in the Region as not less than the entirety of the land which is currently available to and developed for agriculture*
- b. exclude use or development that has no need or reason to locate on land significant for agriculture, unless the local unique circumstances of the King Island economy require a nuanced approach, and that approach is consistent with the State Policy on the Protection of Agricultural Land 2009*
- c. indicate agriculture dependent on the soil as a growth medium is the priority use on land significant for agriculture*
- d. facilitate new forms and changing patterns of agricultural use on land that is not significant for agriculture, including controlled environment and feed lot agriculture*
- e. Protect and buffer agriculture against incompatible use which may conflict and constrain potential for sustainable production*
- f. Ensure industries which support and service agricultural production are able to diversify, adjust, innovate and value-add*
- g. land significant for agriculture is not excluded from agricultural use unless for*
  - i. settlement in accordance with an approved settlement strategy; or*
  - ii. an alternate economic use where*
  - iii. necessary to operational efficiency*
  - iv. the impact on loss of land for agricultural use and on adjacent agricultural use is minimal; and*
  - v. there is no reasonable alternate location which would avoid agricultural land or allow location on agricultural land of a lesser classification;<sup>1</sup>*

The proposed use of the site will retain a core agricultural component, with much of the proposed activities on the site also directly related to agriculture, supporting the agricultural industry as a whole. It is worth reiterating that the site is not connected to any existing irrigation schemes and does not contain any on-site water supply in which to draw on for agricultural operations.

This substantially limits the agricultural potential of the site, hence it's use primarily for grazing.

The proposed development and amendment will retain this function, whilst broadening the agricultural focussed use/development across the site, providing space for the society and facilities for associated businesses to diversify, adjust, innovate for sustainable production, whilst showcasing the work being done within the agricultural industry.

The agricultural report considers these factors and determines that whilst the site does possess a degree of agricultural potential, the lack of water supply and erosion issues substantially inhibit this. The intended Burnie Agricultural & Pastoral Society operations on the site would still allow for

<sup>1</sup> CCRLUS 2010-2030, p: 138-139

agricultural related use to be undertaken and would retain a substantial area free from development, thereby maintaining soil quality.

#### **Tourism & Agri-tourism**

Tourism is a relevant consideration, given that the site will support the annual Burnie Show - which is a major event, attracting a wide variety of local businesses and tourists from around the State. The rezoning will allow these events to occur, along with the various day to day and irregular activities undertaken by the Society (as outlined previously).

#### **3.3.5 - Sustainable Tourism**

*a) facilitate tourism operations and facilities in locations that -*

- i) leverage attraction and uniqueness of authentic experience in natural and wild places, including iconic destinations*
- ii) integrate with other economic activity, including agriculture and mining*
- iii) capitalise on natural and cultural heritage and landscapes*
- iv) provide choice and diversity in character, distribution and scale*

*b) protect attributes which attract and enhance tourism experience in the vicinity of designated tourist trails, identified points of interest and high value environmental, cultural and scenic sites*

*d) promote tourism incidental to resource, industrial and settlement activity.*

*g) avoid alienation and displacement of local communities and significant change in local character, function and identity*

*h) ensure regulatory requirements and approval processes do not unduly direct or restrain the location, nature and flexibility of tourism operations and visitor accommodation*

The proposed amendment will facilitate future BAPS events and operations, including the Burnie Show which is a significant annual tourist draw card for the locality and wider region - supporting Agri-tourism in a similar way to the annual Ag-fest agricultural show held south of Launceston.

The location of the site ensures that events and operations are well positioned within proximity to other agricultural areas and industries in a rural area, but also sufficiently close to the urban areas of Burnie.

The T21 Visitor Economy Action Plan 2020-2022, prepared by Tourism Tasmania identifies a need to restore the value of tourism to Tasmania, in light of Covid-19, by rebuilding visitation through a focus on:

- Tasmania's natural environment.
- Our home-grown festivals and events.
- Drive holidays and Tassie road trips.
- Uniquely Tasmanian operators and experiences.<sup>2</sup>

The Burnie Show is a key event on the north-west calendar and the most recent event following Covid-19 attracted the highest visitor numbers on record.

The show also boosts drive holidays and road trips across the north/north-west.

#### **Strategic Outcomes to Support Economic Activity**

The Strategy outlines the following strategic outcomes:

<sup>2</sup> T21 Visitor Economy Action Plan 2020-2022 (Tourism Tasmania)

Prosperity and liveability of the Cradle Coast Region is achieved through economically, socially and environmentally sustainable development. Land use planning -

- *Facilitates regional business through arrangements for the allocation, disposition and regulation of land use which promote diversification, innovation and entrepreneurship and avoid unnecessary restraint on competition and cost for compliance.*
- *Promotes use and development which maximises the Region's economic potential in key sectors where it has deep capacity and potential for sustained growth and economic return or a clear strategic advantage.*
- *Improves the social and environmental sustainability of the State and regional economy by allowing economic development and employment opportunities in a range of locations while respecting the link between a healthy environment and a healthy economy.<sup>3</sup>*

The proposed rezoning will provide the appropriate land use which will facilitate, support and promote regional agricultural businesses and community related activities. The activities undertaken by the BAPS are of significant social, economic and community benefit and form an integral part of the local and regional community and identity.

The proposal is broadly consistent with the above, given the wide variety of on-going use/development that is proposed and the extent to which the BAPS support agri-business and other community organisation and events. The provision of a new dedicated location and facilities for these functions will promote and improve the region's economic potential, particularly given that agricultural industry is one of the key sectors in the north-west.

### 3.1.3 Places for People - Liveable and Sustainable Communities

As outlined in the Strategy, the settlements of the Cradle Coast are generally small, geographically dispersed, with distinctive identities. Strategy priorities are directed towards improvement in liveability and sustainability within communities. The strategy encourages a greater mix of jobs to allow people opportunity to work and access daily services in locations closer to where they live. As the proposal will add employment opportunities to the area, the following statement policies are relevant.

#### 4.3.2 - Rural Land

*Land use planning processes -*

- Make primary production the priority purpose*
- Limit use or development that does not have a need or reason to be located on rural land, unless the local unique circumstances of the King Island economy require a nuanced approach, and that approach is consistent with the State Policy on the Protection of Agricultural Land 2009*
- Facilitate use or development that is directly associated with and subservient part of a rural resource use*
- Restrict use or development likely to interfere or conflict with a rural resource use, unless the local unique circumstances of the King Island economy require a nuanced approach, and that approach is consistent with the State Policy on the Protection of Agricultural Land 2009*
- Protect areas of natural or cultural significance.*

The proposed amendment will facilitate opportunities for a wider range of agricultural related uses to be undertaken on the site, which require a rural location - not only for functional reasons but also for aesthetic reasons particularly with respect to the Burnie Show, with the rural location providing a more immersive rural atmosphere for patrons.

<sup>3</sup> CCRLUS 2010-2030, p: 56

The intended events and activities undertaken on the site are directly associated with the wider agricultural industry, supporting businesses, stock owners and industry through the provision of dedicated facilities that can be utilised year-round, such as those outlined in section 1.1.

This is anticipated to assist in promoting local businesses and supporting the wider industry in general.

The site will also retain its traditional agricultural potential, with well over 75% of the site remaining free of new buildings/structures, to facilitate existing and future grazing and stockkeeping.

### 3.2 ZONE AND CODE APPLICATION GUIDELINES

The following guidelines were prepared by the Tasmanian Planning Commission and must be considered.

#### Guidelines on the application of zones and codes

The following lists the guidelines for the application of the Rural Zone:

***RZ 1** - The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.*

The site is within a non-urban area and has limited agricultural potential due to a lack of water resources and soil erosion, as outlined in the Agricultural Assessment. Whilst the site does support grazing and stock keeping, the proposed amendment would have no impact on these operations - with up to 75% of the site being left undeveloped. However, it will provide greater flexibility to continue agricultural operations, whilst also providing appropriate land for the annual Burnie Show, along with day-to-day, weekly and monthly agricultural related activities, functions, services and events for, and by, the community.

The site does not appear to contain any specific environmental values, therefore the application of the Environmental Management or Landscape Conservation zoning is not applicable.

***RZ 2** - The Rural Zone should only be applied after considering whether the land is suitable for the Agriculture Zone in accordance with the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST.*

The 'Land Potentially Suitable for Agricultural Zone' layer on the LIST indicates the site as being unconstrained. However, as outlined in the Agricultural Report, the site does not have access to irrigation and the only water resource is an existing bore, which is used to provide water for livestock.

This substantially reduces the agricultural potential of the site to limited cropping and grazing. The proposed rezoning to Rural would continue to allow existing agricultural activities to be undertaken on the site, so as not to reduce the property's existing potential, but also provide greater flexibility for other agricultural related activities such as the Burnie Agricultural Show.

***RZ 3** - The Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if:*

*(a) it can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;*

*(b) it can be demonstrated that there are significant constraints to agricultural use occurring on the land;*



As outlined above, the accompanying agricultural report indicates that the agricultural potential is limited, and the site is not integral to the management of any larger farm holdings.

*(c) the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis;*

The land does not contain any naturally occurring resources.

*(d) the land is identified for a strategically important use or development that is more appropriately located in the Rural Zone and is supported by strategic analysis; or*

The land has already been utilised by the Burnie Agriculture and Pastoral Society for the annual Burnie Show, which was undertaken via a temporary permit. It is envisaged that the site will become the home of the annual show and will provide space for events and other agricultural related activities which are significant to the agricultural community in the region.

*(e) it can be demonstrated, by strategic analysis, that the Rural Zone is otherwise more appropriate for the land.*

The Rural Zone caters for a broader range of use/activities which are directly associated with agricultural operations in the region.

## 4. AMENDMENT FORMAT

### 4.1 INTENT OF THE PROPOSED AMENDMENT

The intent of the amendment request is to rezone the site at 329 Ridgley Highway, to facilitate the use of the site for the Burnie Agricultural & Pastoral Society and formalise previous temporary permits which have allowed for BAPS activities on the site.

The amendment aligns with the strategies for development as set out in regional and local government residential land use strategies, primarily the CCRLUS and the Central Coast Strategic Plan.

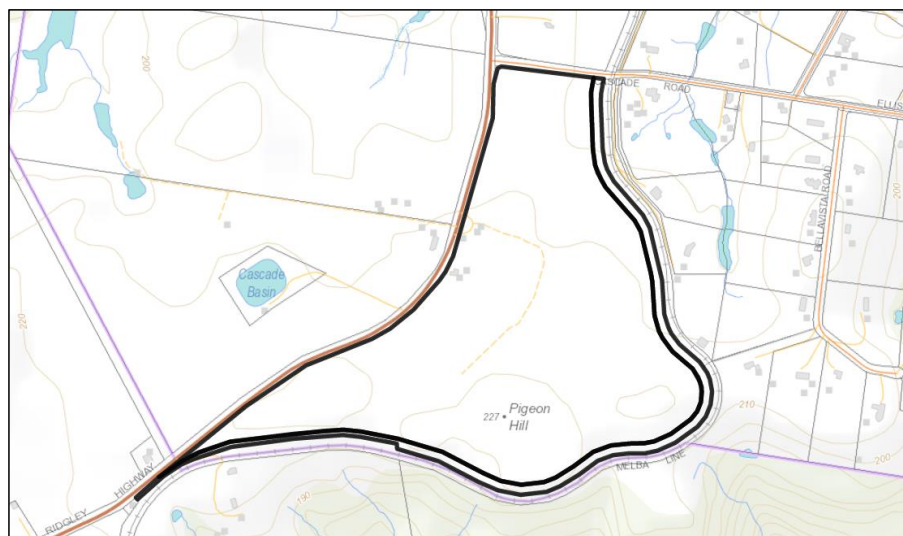
#### 4.1.1 Proposed Zoning

The application seeks to re-zone the site to Rural. As outlined in section 2.2 of this report, the provision of Particular Purpose Zone was considered, however the current controls provided under the Rural Zone were considered sufficient to cater for the future use/development on the site, without modification.

### 4.2 SPECIFIC AMENDMENT

The following change is proposed to the *Tasmanian Planning Scheme - Burnie*.

Rezone the site at 329 Ridgley Highway (CT 115159/1 & CT 48461/2) to Rural, as illustrated in the following figure.



## 5. ASSESSMENT UNDER LUPAA

### 5.1 CONTENT OF LPS

Section 32(3) and (4) of the *Land Use Planning and Approvals Act 1993*, sets out the aspects/ordinance that an LPS can/must consist of, as follows:

*(3) Without limiting subsection (2) but subject to subsection (4), an LPS may, if permitted to do so by the SPPs, include -*

*(a) a particular purpose zone, being a group of provisions consisting of -*

*(i) a zone that is particular to an area of land; and*

*(ii) the provisions that are to apply in relation to that zone; or*

*(b) a specific area plan, being a plan consisting of -*

*(i) a map or overlay that delineates a particular area of land; and*

*(ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs; or*

*(c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.*

*(4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if -*

*(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*

*(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

*(5) An LPS must be in accordance with the structure, if any, that is indicated, or specified, in the SPPs to be the structure to which an LPS is to conform.*

The above consideration under section 32(3) and (4) would only apply in the event a Particular Purpose Zone or SAP were proposed. Whilst these options have been explored, as outlined in section 2.2 of this report, a rezoning to Rural is considered appropriate to cater for the future use/development on the site, without requiring specific controls that would otherwise be introduced through a PPZ and SAP.

### 5.2 LPS CRITERIA

Section 34(2) of the *Land Use Planning and Approval Act 1993*, sets out the LPS Criteria, for which amendments to the Local Provisions Schedules must satisfy, as follows:

*(2) The LPS criteria to be met by a relevant planning instrument are that the instrument -*

*(a) ...*

*(b) ...*

*(c) furthers the objectives set out in Schedule 1; and*

*(d) is consistent with each State policy; and*

(da) satisfies the relevant criteria in relation to the TPPs; and

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and

(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.

(2A) A relevant planning instrument satisfies the relevant criteria in relation to the TPPs if-

(a) where the SPPs and the relevant regional land use strategy have not been reviewed under section 30T(1) or section 5A(8) after the TPPs, or an amendment to the TPPs, is or are made - the relevant planning instrument is consistent with the TPPs, as in force before the relevant planning instrument is made; and

(b) whether or not the SPPs and the applicable regional land use strategy have been reviewed under section 30T(1) or section 5A(8) after the TPPs, or an amendment to the TPPs, is or are made - the relevant planning instrument complies with each direction, contained in the TPPs in accordance with section 12B(3), as to the manner in which the TPPs are to be implemented into the LPSs.

(3) An amendment of an LPS, or a draft amendment of an LPS, is taken to meet the LPS criteria if the amendment of the LPS, or the draft amendment of the LPS, if made, will not have the effect that the LPS, as amended, will cease to meet the LPS criteria.

The following sections provide a response to points (c), (d) and (da), demonstrating compliance with s.34(2).

### 5.3 SCHEDULE 1 OBJECTIVES OF LUPAA

The objectives are considered in the following tables:

#### 5.3.1 Part 1- Objectives of the Resource Management and Planning System Tasmania

PROVISION	RESPONSE
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and	<p>The proposed amendment simply seeks to revert the current zoning of the site to Rural, which is consistent with the zoning of the site prior to the implementation of the SPPs.</p> <p>An agricultural report accompanies the application which indicates the agricultural value/viability of the site is constrained for a number of reasons (as outlined in sections 1.1.4, 2.3 and 3.1 of this report).</p> <p>Notwithstanding, a substantial area of the site will not be developed and will be retained for ongoing grazing, which is consistent with the</p>

	broad range of future agricultural activities intended to be undertaken on the site.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water: and</i>	The planning process provides for public interaction in the assessment process.
<i>(c) to encourage public involvement in resources management and planning; and</i>	The process required for the assessment of amendments to planning schemes provides interested parties with an opportunity to make representations during public exhibition as well as attending subsequent hearings. This process additionally provides Council and subsequently the TPC to consider issues raised during the assessment.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c): and</i>	The proposed rezoning will facilitate a future development application to undertaken a broad range of agricultural based uses/activities, including the annual Burnie Agricultural Show - which directly supports the agriculture industry and the community.
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The assessment process promotes the involvement of the public as well as local and state government.

## 5.3.2 Part 2 - Objectives of the Planning Process Established by this Act

PROVISION	RESPONSE
<i>(a) to require sound strategic planning and co-ordinated action by State and local government; and</i>	The amendment has been prepared with respect to relevant strategic outcomes of state and local government.
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;</i>	The proposal seeks to amend the planning scheme standards and has been prepared with respect to the existing provisions of the scheme and demonstrates consistency with the relevant objectives and policies of the Act.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;</i>	The existing planning scheme has been written giving effect to this objective and consequently relating to use and development of the subject land will need to comply with the relevant codes which protect natural and environmental values.
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;</i>	This is achieved through the planning scheme.

<i>(e) to provide for the consolidation of approvals for land use and development and related matters, and to co-ordinate planning approvals with related approvals;</i>	This is achieved through the existing planning mechanisms and amendment process.
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;</i>	N/A.
<i>(g) to conserve those buildings and areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;</i>	The proposed amendment does not alter any matter related to any area of historic or cultural significance.
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and</i>	This amendment will not impact existing public infrastructure.
<i>(i) to provide a planning framework which fully considers land capability.</i>	The proposed amendment considers land capability.

#### 5.4 STATE POLICIES

The following are the state policies and have been considered as part of this application.

##### 5.4.1 The State Coastal Policy 1996

The *Tasmanian State Coastal Policy 1996* applies to all land within 1km of the high-water mark. The site is not within 1km of the high-water mark and is therefore, not applicable.

##### 5.4.2 The State Policy on Water Quality Management 1997

The purpose of this Policy is:

*To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.*

The Policy applies to:

*all surface waters, including coastal waters, and groundwaters, other than:*

- (i) privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or*
- (ii) waters in any tank, pipe or cistern.*

The proposal is required to be considered against the relevant objectives of the Policy and consider the sustainable management of surface and ground water resources.

The objectives of this policy are to:

*(a) focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;*

*(b) ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;*

*(c) ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;*

*(d) facilitate and promote integrated catchment management through the achievement of objectives (a) to (c) above; and*

*(e) apply the precautionary principle to Part 4 of this Policy.*

No new buildings or works are proposed as part of the amendment. Subsequent development applications will include provision for stormwater management to ensure the ongoing protection of water quality in accordance with the policy.

#### 5.4.3 The State Policy on the Protection of Agricultural Land 2009

The purpose of this Policy is:

*To conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.*

The Objectives of the Policy are:

*To enable the sustainable development of agriculture by minimising:*

*(a) conflict with or interference from other land uses; and*

*(b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.*

The accompanying agricultural report was prepared after the introduction of the Tasmanian Planning Scheme. The report is relevant in determining the agricultural potential of the site. The report provides a detailed analysis of the relevant provisions under the Policy and generally concluded that:

- Agricultural use of the site was effectively restricted to dryland pasture and/or cropping enterprises, due to a lack of access to broad-scale irrigation;
- Despite the property being predominantly covered by prime agricultural land, 37.1 of a total of 39.1 hectares of land would not be involved in the development and preserved for agricultural use, as per a continuation of the current pastoral use and potential dryland cropping.
- Whilst 2.5 hectares agricultural land would be lost as a result of the proposed development, this can be justified and considered reasonable based on the significant broader benefits offered to primary production and the wider community in north west Tasmania in terms of hosting the annual Burnie show and other competitive events (e.g. equestrian and rodeo activities) and the promotion and educational outcomes supported by the Agriplex development.

Further detail in response to each of the relevant objectives is provided within the accompanying report.

The proposed rezoning will not result in an unreasonable loss of prime agricultural land.

5.4.4 National Environment Protection Measures (NEPMs)

NEPMs are taken to be State Policies in Tasmania. NEPMs are made under Commonwealth legislation and given effect in Tasmania through the State Policies and Projects Act.

The current NEPMs are:

- Air Toxics
- Ambient Air Quality
- Assessment of Site Contamination
- Diesel Vehicle Emissions
- Movement of Controlled Waste
- National Pollutant Inventory
- Used Packaging

The Codes within the Scheme deal in detail with the relevant matters (such as noise).



## 6. SUMMARY

The proposal seeks to amend the Tasmanian Planning Scheme - Burnie, by rezoning the site at 329 Ridgley Highway from Agriculture to Rural.

The purpose of the rezoning is to facilitate the future use/development of the site for an Agri-plex, operated by the Burnie Agricultural and Pastoral Society.

The site has previously been used to host the Burnie Show and the Tasmanian Government released a statement in October 2022 showing support for the show and extending the Agricultural Show Development Grants Program for a further two years to 2023-24.

The society facilitates and supports many agricultural related functions, activities and facilities, including core activities such as the Burnie Show, which falls within the Community Meeting and Entertainment use classification - which is prohibited within the Agriculture Zone.

The rezoning request does not involve any use or development - however, the following has been provided to assist in understanding the reason for the rezoning and future intent.

Whilst these uses/activities/events/functions are directly linked to the agricultural industry and there is potential for the continuation of grazing on the site, the uses require separate classification as uses/activities/events/functions will primarily rely upon off-site activation from industry and the public.

The following outlines the scope of activities/operations that are likely to be undertaken on the site year-round (subject to the rezoning and subsequent development applications).

- Comprehensive Equestrian Centre
- Producers, Trade and Homecrafts outlets
- Wood chopping displays/competitions, Rodeo and Tractor Pulling
- Agricultural based museum and repair / maintenance facility
- Short and long-term educational / demonstration facilities
- Exhibition and demonstration days for agriculture, horticulture etc, forestry and mining industries
- Stud sales
- Annual regional agricultural exhibitions - including Burnie Show
- Function centre
- Entertainment facilities
- Rural counselling and outreach facilities
- Agricultural, horticultural and maker / processor pop-up outlets to service tourism Training facilities

Most of the abovementioned uses/activities are temporary and would occur during the annual Burnie Show event. The day-to-day operations on the site would not involve permanent stores.

A further assessment and outline of the relevant use classifications and status under both the Agriculture and Rural Zone is provided in section 2.2 of this report.

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Burnie Agricultural and Pastoral Society

**Agricultural Assessment of Proposed  
Agriplex Development at 329 Ridgley  
Highway, Romaine**

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21/6/2021





## Agricultural Assessment at 329 Ridgley Highway, Romaine



*Pinion Advisory was formed in July 2020 by the merger of three Australian consulting firms – Macquarie Franklin, Rural Directions and Sunraysia Agriculture.*

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## Agricultural Assessment at 329 Ridgley Highway, Romaine

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Agricultural Assessment at 329 Ridgley Highway, Romaine

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## **1 Executive summary**

This agricultural assessment report has been prepared on behalf of the proponent, Burnie Agricultural and Pastoral Society, and covers various aspects of the proposed Agriplex development at 329 Ridgley Highway, Romaine.

The property is currently used for agricultural land use activity, that being for pastoral use to graze livestock. Due to the non-availability of irrigation water the opportunity for cropping land use activity on the property is severely constrained and would be restricted to crops such as dryland cereal production.

The property would be subject to a number of developments linked to the proposed Agriplex facility which would be used to host the annual Burnie show, as well as providing community mixed-use venues to support recreation, competition and education related primary industry purposes.

The specific developments associated with the Agriplex development includes two arenas (both open and uncovered spaces) and an animal pavilion (covered space).

The areas would be used for a range of purposes such as equestrian events, rodeos, machinery demonstrations.

The balance of the property not involved in the Agriplex development would continue to be used for agricultural land use activity, as per a continuation of the current pastoral use.

Whilst agricultural land would be lost as a result of the proposed development however this can be justified and considered reasonable based on the significant broader benefits offered to primary production and the wider community in north west Tasmania in terms of hosting the annual Burnie show and other competitive events (eg equestrian and rodeo activities) and the promotion and educational outcomes supported by the Agriplex development.



## 2 Purpose

This report has been undertaken on behalf of Burnie Agricultural and Pastoral Society (the proponent) and will accompany an application to the Burnie Council seeking approval to develop land at 329 Ridgley Highway, Romaine.

The document provides an agricultural assessment of the property in question and reports on how the proposal complies with the relevant clauses of the Tasmanian Planning Scheme - Burnie came into effect on 22 July 2020.

### 2.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most resilient to degradation processes and Class 7 the least. Class 1, 2 and 3 is collectively termed "prime agricultural land". For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing the opinion enclosed here, it is to be noted that Jason Lynch possess a B.AppSc(hort), is a member of Australian Institute of Agriculture, Certified Practising Agricultural and has over 20 years experience in the agricultural industry in Tasmania. Jason is skilled to undertake agricultural and development assessments as well as land capability studies. He has previously been engaged by property owners, independent planners, surveyors and councils to undertake assessments within the Brighton, Burnie, Central Coast, Central Highlands, Circular Head, Clarence, Devonport, George Town, Huonville, Kentish, King Island, Kingston, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands and Waratah-Wynyard municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with Council Planning Schemes.

### 2.2 Tasmanian Planning Scheme 2020

The Tasmanian Planning Scheme – Burnie came into effect on 22 July 2020 and replaced the former Burnie Interim Planning Scheme 2013, and sets out the requirements for use and development of land in the Burnie council municipality.

3 Property location

The property in question is owned by Burnie Agricultural and Pastoral Society (the proponent), is located at 329 Ridgley Highway, Romaine, and consists of two titles. Table 1 and Figure 1.

Table 1 Property details

Title Address	Title Reference	Property ID	Hectares (Approx)
329 Ridgley Highway, Romaine	115159/1	6188155	36.4
	48461/2		3.3

The property is located approximately 6km south of the Burnie city CBD, has a northerly aspect and is covered by flat, gently sloping and undulating land. Figure 2.

The vegetation present on the property is entirely covered by pastureland, with a small section of gardens and shelter belt on the southern side of the residential dwelling located on the central western boundary of the block.

No threatened native vegetation communities have been identified on the block (Threatened Native Vegetation Communities 2014).

Infrastructure present on the property includes boundary and internal paddock fencing, various sheds, a residential dwelling, bore, stockyards, laneway system and various sheds, and has frontage to both Ridgley Highway and Cascade Road.

The entire eastern boundary of the property is immediately adjacent to the Melba line railway.

The property in question is zoned agriculture according to the Tasmanian Planning Scheme with all adjacent properties to the north, west and south similarly zoned agriculture, and area of rural living zoned land adjacent to the east west, environmental management zoned land to the south east and further to east in a landscape conservation zoned land. Figure 3

The property is held as private freehold land and is immediately surrounded by private freehold land, a small parcel of land retained TasWater (as per the Cascade Basin) further to east is a Conservation area (as per the Emu River Conservation area) and an area of local government land. Figure 4.

## Agricultural Assessment at 329 Ridgley Highway, Romaine

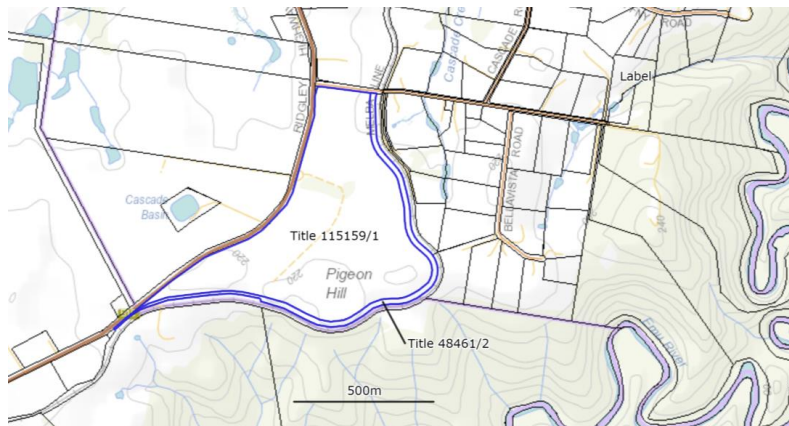


Figure 1 Property location (source the LIST)



Figure 2 Topography over the property in question

## Agricultural Assessment at 329 Ridgley Highway, Romaine

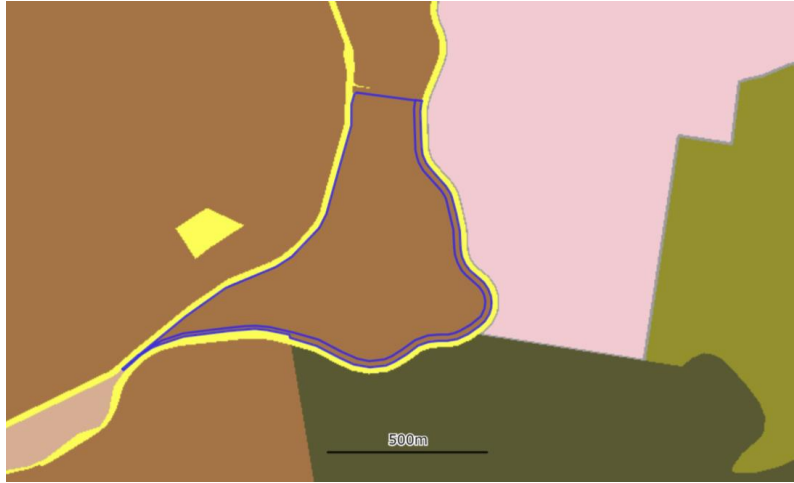


Figure 3 Zoning map, the property in question and land to the west, north and south zoned agriculture (dark brown shaded), rural living zoned land (pink shaded) to the east and north east, rural zoned land (light brown shaded), environmental management zoned land (dark green shaded) to the south west and landscape conservation (light green shaded) further to the east (source the LIST)

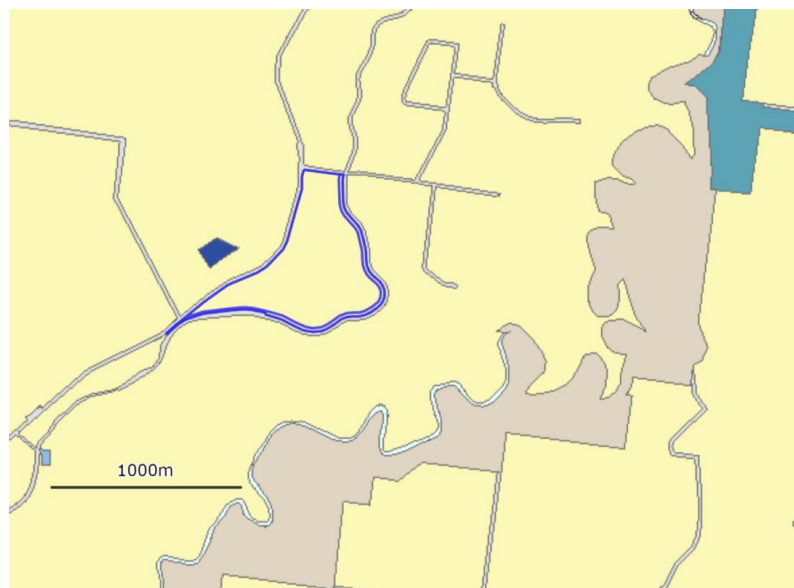


Figure 4 Land tenure map (source the LIST)

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## 4 Land capability

The official land capability map for the area was produced by the DPIWE in 1999 at a scale of 1:100,000 and reported in their Inglis Report. On the subject lot, DPIWE identified the property to be covered by Class 2, 3 and 6 land.

A more detailed inspection of the property was undertaken by the author in July 2020, and determined the property is covered by Class 2, 3 and 6 land (Figure 5);

Class 2 land is described as:

*Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight and these can be readily overcome by management and minor conservation practices. However the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted than for Class 1 land.*

*This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.*

Class 3 land is described as:

*Land suitable for cropping and intensive grazing. Limitations are such that either cultivation for cropping should be limited to two to five successive crops in a rotation with pasture or equivalent to prevent damage to the soil resource, or the risk of crop failure or yield reduction with average climatic conditions is such that significant losses can be expected five to seven years out of ten. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. The range of crops able to be grown is generally more restricted than on Class 1 or 2 land.*

Class 5+6 land is described as:

*At least 60% Land unsuited to cropping and with slight to moderate limitations to pastoral use, up to 40% Land unsuited to cropping but which is marginally suited to grazing due to severe limitations.*

The key land capability limitation associated with the property is;

- Erosion (e) associated with the risk of rill and sheet erosion on the steeper land, the potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.

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Figure 5 Land capability areas on the property in question

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Table 2 Land capability table

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
2e (approx. 24.4 ha)	Clay loam ferrosol derived from Tertiary basalt geology as per the Lapoinya soil association. Gradational red brown clay loam soils.	0-5%	Flat to very gently undulating sloping ground. 200-220m ASL	Low risk. Associated with the risk of rill and sheet erosion on bare and exposed soils, the potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.	Minor  This land experiences cool winters and mild summer conditions.  Receives on average 1020 mm annual rainfall, has less than 3 annual frost events, has 850 GDD (Oct to April) and 710 chill hours (May to August).	These soils are well drained and have a moderate soil moisture holding capacity.  Topsoil depth ranges from 30-40 cm deep.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.  Avoid over cultivation of the land (frequency, depth and when soils are too moist).  Where possible grow green manure crops and pasture and incorporate crop stubbles.	This land is suitable for cropping, however and could be cropped on eight to nine years out of ten with an unrestricted diverse range of crops.  This land is suitable for pastoral land use activity.

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Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
Class 3e (approx. 13.9 ha)	Clay loam ferrosol derived from Tertiary basalt geology as per the Lapoinya soil association.  Gradational red brown clay loam soils.	3-10%	Gentle/moderate sloping and undulating ground.  220-225m ASL.	Low/moderate risk. Associated with the risk of rill and sheet erosion on bare and exposed soils, the potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.	Minor  This land experiences cool winters and mild summer conditions.  Receives on average 1020 mm annual rainfall, has less than 3 annual frost events, has 850 GDD (Oct to April) and 710 chill hours (May to August).	These soils are well drained and have a moderate soil moisture holding capacity.  Topsoil depth ranges from 30-40 cm deep.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.  Avoid over cultivation of the land (frequency, depth and when soils are too moist).  Where possible grow green manure crops and pasture and incorporate crop stubbles.	This land is suitable for cropping and could be cropped up to five to six years out of ten with a diverse range of crops.  This land is suitable for pastoral land use activity.
Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility



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5+6e (approx. 1.4 ha)	Clay loam ferrosol derived from Tertiary basalt geology as per the Lapoinya soil association.  Gradational red brown clay loam soils.	15- 25+%	Low hilly ground.  210-215m ALS.	Moderate/high risk.  Associated with the risk of rill and sheet erosion on bare and exposed soils, the potential for degraded soil structural due to pugging from livestock movement on waterlogged soils, inappropriate and excessive ground cultivation activities, and stream bank erosion.	Minor  This land experiences cool winters and mild summer conditions.  Receives on average 1020 mm annual rainfall, has less than 3 annual frost events, has 850 GDD (Oct to April) and 710 chill hours (May to August).	These soils are well drained and have a moderate soil moisture holding capacity.  Topsoil depth ranges from 30- 40 cm deep.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.  Avoid over cultivation of the land (frequency, depth and when soils are too moist).	Unsuitable for cropping and only very marginally suitable for pastoral use with moderate/severe limitations.
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Agricultural Assessment at 329 Ridgley Highway, Romaine

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Figure 6 Westerly view from Pigeon Hill over the class 2 land present on the central area of the property



Figure 7 Easterly view over the new property entrance off the Ridgley Highway

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Figure 8 Lapoinya ferrosol soil profile common throughout the property

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Figure 9 Existing farm buildings present on the property



Figure 10 Northerly view over the property from Pigeon Hill



## 5 Proposed Development

### 5.1 Site developments

The property would be subject to a number of developments linked to the proposed Agriplex facility which would be used to host the annual Burnie show, as well as providing community mixed-use venues to support recreation, competition, education related primary industry purposes.

The specific developments associated with the Agriplex development includes two arenas (both open and uncovered spaces) and an animal pavilion (covered space).

The Agriplex development is based on two a stage development:

- Stage 1: outdoor arenas
  - o Open spaces with a grassed surface
  - o Rodeo arena would cover 3,750m<sup>2</sup>
  - o Equestrian arena would cover 10,000m<sup>2</sup>
  - o Both of these arenas require levelling the ground surface which involved moving off the topsoil and using this material to create a viewing bund
- Stage 2: animal pavilion
  - o This pavilion would involve open sided shed covered space with earth floor
  - o Covers 5,250m<sup>2</sup>
  - o Building designs are attached in Appendix A Figure 13 and 14

The recently approved DA 2020/154, for a 18 x 12m shed, would be located nearby to the east of the existing residential dwelling, will be used by the Burnie Agricultural and Pastoral Society to support the use of the property.

Additional development associated with Agriplex development includes improved road access from Ridgely Highway and Cascade Road and laneway improvements.

Revegetation works will also occur as part of the development, and this includes a series of clumped tree and shrub plantings along the eastern boundary of the property. The tree species used will be based on the use of compatible native tree and shrub species.

The land in the vicinity of the animal pavilion, outdoor arenas and on the northern area of the property would be periodically used for carparking when activities are underway. These car parking areas would remain as a grassed land and not be modified in terms of alteration of the agricultural landscape, and whilst not in use are anticipated to be used for agricultural land use activities, such as grazing by livestock and the potential harvesting of fodder.

It is reasonable to consider that if required the outdoor arenas could be remediated and returned back to agricultural use by deep ripping the ground, moving the topsoil back and applying any soil conditioners (eg lime amendments or gypsum) and/or fertiliser.

The animal pavilion could also be remediated in a similar manner to the arenas however the shed infrastructure would require removal.

## Agricultural Assessment at 329 Ridgley Highway, Romaine

Overall, the individual Agriplex developments would cover a combined area of approximately 2 hectares.

The Agriplex development would host the annual Burnie Show as well as number of other primary industry related events as well providing a venue to support state and local community and primary industry specific education and training activities.

The balance of the property not involved in the Agriplex development would continue to be used for agricultural land use activity, as per pastoral use, fodder production and potentially for dryland cropping such as cereal production.

## 5.2 Agriplex prominence and importance

The basis for the Agriplex development is to support and promote agricultural industry in north west Tasmania.

Agriculture is a major industry in north west Tasmania and in the most recent ABARES About my region – West and North West Tasmania:

- Primary industry (agriculture, forestry and fisheries) is the 2<sup>nd</sup> biggest employer (May 2020)
- 2018/19 gross value of agriculture as \$613M which represents 37% of the total gross value of the Tasmanian agricultural sector
- There are 718 farms in the region which accounts for 36% of farming properties. Table 3 provides details on the key farming industry classification by region and state

**Table 3 Regional farming properties importance (adapted from ABARES About my region West and North West Tasmania, Department of Agriculture)**

Farming industry classification	North West Region	Contribution of region to state total (%)
	Number of farms	
Beef cattle	251	48.5
Dairy cattle	224	59.8
Vegetable growing	137	55.8

Additionally, those industries involved in meat, dairy and vegetable processing and associated food manufacturing are a key employer and contributor the regional and overall Tasmanian economy.

Clearly with agriculture playing such an important and prominent economic and employment role in the region Agriplex is an appropriate and well-intended development which is highly relevant and appropriate.

The core use of the Agriplex is to host the annual Burnie show. The Burnie show, since its inception is now in its 101<sup>st</sup> event and a very important community event in the region. Until 2018 this event was held in Wivenhoe but shifted to the current Romaine location in 2019 (the 2020 show was cancelled due to issues associated with the Covid-19 pandemic) and enjoyed overwhelming success at this new venue. Throughout Tasmania other agricultural shows are facing challenging circumstances and either being cancelled or shortened, however the Burnie show is experiencing growth and increasing in its visitation numbers.

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The Burnie Agricultural and Pastoral Society has a mandate to build on the agricultural relevance of the show and is deeply committed to building and enhancing the ongoing connection between city and country.

The opportunity to support and host educational and training events and activities is of key importance to the north west for those already employed and potentially new employees in the agricultural sector. In a region where agriculture is such a key sector of the economy and community the local capability and capacity to support agricultural education is vital. The 2020 "Agricultural Language, Literacy and Numeracy in Tasmania" highlighted the importance of agricultural sector training, change the perception of agriculture being non-academic and to improve the level of formal education and training.

## **6 Water Availability**

### **6.1 Water resources**

The property has a severely limited access to water resources, with no dams and waterways present on the property and is solely reliant upon a bore (bore ID 882).

The bore is located to the immediate north east of the residential dwelling on the property and is used to supply stock water for livestock on the property.

The property is not located in a declared irrigation district.

No irrigation water available on the property.

No dams are present on the property.

The property is not serviced by TasWater for the provision of drinking water or sewerage services.

The proposed development will have no impact and/or negatively impact the current and/or future water resources on the property and will not diminish the current and future potential for neighbouring and nearby properties to access water.

## **7 Land Use Activity**

### **7.1 Current agricultural land use activity**

At present the 329 Ridgley Highway property is used for pastoral land use, that being to graze livestock.

### **7.2 Potential land use activity**

#### **7.2.1 Cropping land use activity**

The class 2 and 3 land on the property could continue to be used for dryland cropping, and this would effectively limit the cropping options to cereals and oil seed crops.

Vegetable crops (eg broccoli, carrots, onions, peas and potatoes), pyrethrum and poppies would not be grown without access to reliable supply of irrigation water due to the excessive risk involved in dryland production of these crops, and the associated inability to ensure satisfactory crop yields and/or quality parameters could be achieved.

On an annual basis the property could sustainably support approximately 23 hectares of annual cropping albeit restricted to dryland cropping enterprises, such as cereal (wheat and barley) or oilseed (canola) crops.

Due to the lack of available irrigation water the property has not been used for cropping land use activities in the past.

#### **7.2.2 Pastoral land use activity**

The land on the property is suitable for pastoral use, and based on the size of available land, rainfall and land capability the approximately carrying capacity of 35 DSE/ha for a total potential carrying capacity of approximately 1,365 DSE.

A typical prime cattle finishing livestock enterprise would be anticipated to produce an annual gross margin of return of approximately \$61,500.

In terms of the agricultural productivity loss associated with the development this would be equivalent to approximately 90 DSE which can be valued at roughly \$4,000 per annum.

It should be noted that whilst a prime cattle example has been used to calculate the gross margin returns this does not require the property to be purely operated with only this enterprise. Similar returns can be expected for backgrounding and agisting younger and lighter cattle.

#### **7.2.3 Perennial horticultural land use activities**

In theory the property could be considered potentially suitable for the production of certain horticultural crops, including table and sparkling wines, hazelnuts, olives and/or cherries.

However, it is important to note that at this time these perennial crops would be considered high risk enterprises due their unproven performance in this district including



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unknown yield, quality, reliability of satisfactory economic returns and fundamentally the complete lack of irrigation water effectively precludes these enterprises.

8 Impact on agricultural land use activity

The property in question is surrounded by land with a mixed-use pattern including agricultural land use activity involving pastoral and seasonal cropping enterprises and properties principally used for residential purposes.

The layout and nature of the development in conjunction with separation distances to the adjacent and nearby agricultural land would not result in increased fettering and/or negatively impacting on the current or future potential primary production activity on the adjacent and/or nearby agricultural land.

After inspecting the site, I have concluded that the nature of the proposed development and associated separation and buffer distances are sufficient to prevent unreasonable impact on primary production activities on the residential amenity and vice versa.

8.1 Potential impact of neighbouring agricultural land use activity to the development

The key risk area is to the west where agricultural land use activity is closest, as per pastoral and mixed cropping land use activities, however the separation distances, layout and nature of the proposed development, presence of the Ridgley Highway would provide a significant and appropriate buffer to this land.

However, normal agricultural land use activities are/are not expected to have any unreasonable impact on the proposed development.

An assessment of the key risks are summarised below in Table 4. This has been compiled on the basis that the neighbouring farm activities would be based on pastoral use and theoretically also include irrigated and dryland cropping.

Table 4 Potential risk from neighbouring agricultural land use activity and possible mitigation strategies

Potential Risk from Neighbouring Land Use Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Existing separation and buffer distances will mitigate the impact of sprays and dust if applied under normal recommended conditions. Aerial spraying is not conducted on the adjacent land, although ground or spot spraying is a practical and mostly used alternative on the land to the south and east. Spraying events should be communicated in a timely manner to the inhabitants of the dwelling.
2. Noise from machinery	Risk = low. Some occasional machinery traffic will occur when

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	working and undertaking general farming duties on adjacent land. The layout of the development and buffer distances will moderate the noise impact. This is a rural area and it accepted that sounds and noise associated with agricultural land use activity can, will and occur.
3. Irrigation water over boundary	Risk = low. Potentially irrigated agricultural land use activities occur on adjacent land to the east. If irrigation do occur the setback and separation distances and nature of the proposed development are sufficient such that this is not expected to be an issue. Irrigation systems are not normally operated in high winds due to excessive evaporative losses and uneven application rates on the ground. The presence of Ridgley Highway also requires that irrigation spray be kept to an absolute minimum to ensure an appropriate level of road safety is maintained.
4. Stock escaping and causing damage.	Risk = low provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

It is not anticipated that the proposed development would be negatively impacted and/or constrained by neighbouring agricultural land use activity, notwithstanding there is already a level of constraint imposed on the agricultural land use activities on the land in the vicinity of the 329 Ridgley Highway property which includes the rural residential land located north east of the property in question and smaller properties in the rural and agricultural zoned land which have primarily a residential use.

## 8.2 Potential impact of neighbouring agricultural land use activity on the development

The potential impacts and constraints that could be imposed to neighbouring agricultural activity by the development are usually manifested as complaints possibly made by the visitors to the property against normal agricultural practices and issues, with other risks possibly including trespass, theft and damage to the property. Table 5.

## Agricultural Assessment at 329 Ridgley Highway, Romaine

Table 5 Potential impact to neighbouring agricultural land use activity on the proposed development and mitigation strategies

Potential Risk to Neighbouring Agricultural Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include maintenance of sound boundary fencing, lockable gates and appropriate signage to warn visitors about entry onto private land; report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be negligible, with the proponents committed to managing the property for weeds and undertaking ongoing and routine weed control activities.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish.
6. Dog menace to neighbouring livestock	Risk = low. No dogs will be required for use as part of the development. Any events which involve dogs, eg dog shows, involve strict and careful managed and does not involve dogs being allowed to wander the property in an unrestrained manner.
7. Noise	<p>Risk = low/moderate. A number of events (eg Burnie show, equestrian competitions and rodeo) will produce noise as part of these activities. All events will abide by any and all applicable noise emission standards.</p> <p>The current and ongoing pastoral use activity on the property in question involves minimal noise emissions apart from livestock sounds and the occasional movement of tractors and vehicles involved in checking on livestock, feeding out fodder and general farm duties.</p>

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The proposed development would not be anticipated to fetter and/or constrain the neighbouring agricultural land use activity, notwithstanding there is already a level of constraint imposed on the agricultural land use activities on the land in the vicinity of the 329 Ridgley Highway property which includes the rural residential land located north east of the property in question and smaller properties in the rural and agricultural zoned land which have primarily a residential use.

### 8.3 Impact on residential amenity

This area in Romaine in the vicinity of the property in question to the west, north and south and associated development is lightly populated to the west, with an area of rural living zoned land to the north east which is moderately populated. Figure 12.

No new dwellings are being proposed rather it is change of land use activity on the property in question.

The nearest residential dwelling to the location of the proposed development would be located approximately 160m to the west of the arena developments.

Shelter belts are being proposed for the eastern boundary of the property.

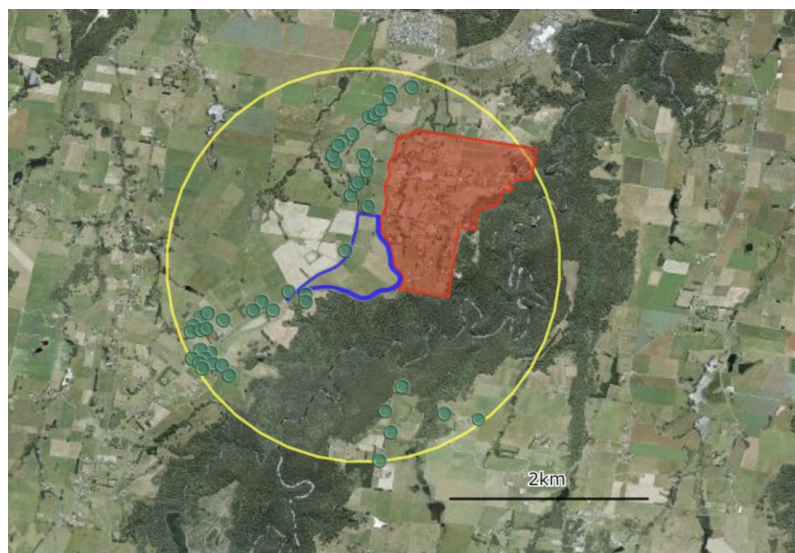


Figure 11 Existing residential dwellings (blue dot) within a 2km radius (yellow line) of the location from the centre of the property in question (outlined in blue)

Based on the likely frequency of use of the property for events (eg Burnie show, equestrian and rodeos etc...), management of these activities, eastern boundary shelter belts and separation distances involved it is considered that the potential impact on the residential amenity in this of Romaine to be minimal.

## Agricultural Assessment at 329 Ridgley Highway, Romaine

**8.3.1 Local and regional agricultural significance**

The property holds a very limited level of recognised local and regional agricultural significance in that it includes a prime agricultural land albeit on a small scale.

The property in question covers 39.6 hectares of land which accounts for 0.014% of the total Inglis land capability mapping area.

The prime agricultural land is present on the property covers 38.3 hectares which accounts for 0.17% of the total prime agricultural land (21,699 hectares) in the Inglis land capability mapping area.

The non-prime agricultural land on the property (as per the class 5+6 land) represents 0.0009% of the total Inglis land capability mapping areas.

Table 6 outlines the regional significance of the proposed development.

**Table 6 Relative regional significance of the 329 Ridgley Highway property by land area**

Non-prime land capability areas	Inglis mapping areas		329 Ridgley Highway property	
	Land area (hectares)	% of total mapping area	Land area (hectares)	% of Inglis land capability mapping area
Prime class land	21,699	7.6	38.3	0.17
Non-prime class land	166,352	58.4	1.3	0.0009
Exempt land	97,127	34.0	-	-
All land classes	285,178	100	39.6	0.0014

Approximately 2 hectares of land will be directly impacted due to the Agriplex development.

In terms of the agricultural productivity loss associated with the development this would be equivalent to approximately 90 DSE which can be valued at roughly \$4,000 per annum.

The Burnie Agricultural and Pastoral Society is a non-profit organisation it plays a key role in facilitating economic activity in the form of the annual Burnie Show and the hosting of a number of events and activities (eg State show jumping competition) which does generate significant economic activity such as:

- visitor accommodation for competitors and their supporters
- food and fuel consumed/used at the events and activities
- promotion of various businesses at the show which has significant flow on impacts

Whilst there is no direct financial analysis available on the Agriplex development it is reasonable to consider the proposed development and associated activities/events on the property would substantially exceed the value of the agricultural productivity loss of 2 hectares of land.

Agricultural Assessment at 329 Ridgley Highway, Romaine

## 9 Compliance with Tasmanian Planning Scheme - Burnie

This section provides responses to the various applicable clauses of the Tasmanian Planning Scheme – Burnie

### 9.1 21.1 Zone Purpose

21.1.2	
<b>The purpose of the Agriculture Zone is:</b>	
21.1.1	To provide for the use or development of land for agricultural use.
21.1.2	To protect land for the use or development of agricultural use by minimising: <ul style="list-style-type: none"> <li>(a) conflict with or interference from non-agricultural uses; and</li> <li>(b) non-agricultural use or development that precludes the return of the land to agricultural use; and</li> <li>(c) use of land for non-agricultural use in irrigation districts.</li> </ul>
21.1.2	To provide for use or development that supports the use of the land for agricultural use.
<b>Response</b>	
21.1.1	The proposed development involves using 2 hectares of the available 39.6 hectares of land on the property to establish two open space Arenas and an open sided shed (as per the animal pavilion). The balance of the property in question would continue to be used for agricultural land use activity, that being for pastoral land use activity to graze livestock. Whilst the balance of the property will be preserved for agricultural use as its pastoral use, and potentially cropping albeit restricted to dryland production of cereals and oilseed crops.
21.1.2	<ul style="list-style-type: none"> <li>(a) As outlined in section 8.1 of the agricultural report the proposed Development can be undertaken with the potential for minimal conflict and interference with agricultural activity and use on neighbouring land. Due to the nature of development, setback and buffer distances and the adjacent land use activity it is reasonable to consider the potential for minimal negative impact agricultural land use activity.</li> <li>(b) The 2 hectares of land associated with the arenas and animal pavilion could be rehabilitated and subsequently re-used for agricultural land use activity. The balance of the property (37.1 hectares) would continue to be used for agricultural land activity whilst all the land was in use with the Agriplex development.</li> <li>(c) The property in question is not in irrigation district.</li> </ul> <p>The proposed Agriplex development involves 2 hectares of land with balance of the property used for a continuation of agricultural land use activity.</p>

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21.1.3

The various developments associated with the Agriplex development are based on providing promotion and support to local and regional north west agricultural sector. The proponent, the Burnie Agriculture and Pastoral Society has been directly associated with the local and regional agricultural sector for the past 101 years and is heavily committed to continuing in this role. Through the proposed Agriplex development it will allow it to grow and expand its involvement, capacity and capability to support the agricultural sector.

The balance of the property (37.1 hectares) will continue to be used for agricultural land use activity, that being for pastoral use. The property has a very limited opportunity for agricultural land use diversity due to the lack of available irrigation water and in reality, the only alternative land use would be based on dryland cropping, such as the production of cereals or oilseed crops.

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## 9.2 Clause 21.3.1 Lot design

Objective	
<b>Objective</b> To provide for subdivision that: <ul style="list-style-type: none"> <li>(a) relates to public use, irrigation infrastructure or Utilities; and</li> <li>(b) protects the long term productive capacity of agricultural land.</li> </ul>	
Performance criteria	Response
<b>P1</b> A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to: <ul style="list-style-type: none"> <li>(a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;</li> <li>(b) access to infrastructure only available on the site or on land in the vicinity of the site;</li> <li>(c) access to a product or material related to an agricultural use;</li> <li>(d) service or support for an agricultural use on the site or on land in the vicinity of the site;</li> <li>(e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and</li> <li>(f) provision of essential Emergency Services or Utilities.</li> </ul>	<b>P1</b> <ul style="list-style-type: none"> <li>(a) The proposed development involves the majority of the property (37.1 hectares of the 39.6 hectares) to continue to be used for pastoral land use activity. 2.5 hectares of the property involves the site of two outdoor arena, an open sided animal pavilion all of which involves and requires access to sufficient and suitable land to conduct the various activities associated with these events. The property offers sufficient open space and an provides an appropriate rural amenity to hold the various events and activities associated with the Agriplex development.</li> <li>(b) The property has no specific infrastructure which is exclusive and/or only available at the site. It should be noted that the Ridgley Highway does provide easy access for visitors to the annual Burnie Show and other events (eg equestrian and rodeo events).</li> <li>(c) The balance of the property relies on access to pasture grown on the land at the site.</li> <li>(d) No value adding of agricultural products is associated with the developments. The Burnie Agriculture and Pastoral Society is a non-profit organisation however the opportunity host events such as the Burnie show, equestrian and rodeo events offers the opportunity to obtain revenue which is used to reinvest into the property and overall support the promotion and support of local and regional agriculture.</li> <li>(e) No provision of essential emergency Services or utilities are associated</li> </ul>



## Agricultural Assessment at 329 Ridgley Highway, Romaine

<p><b>P2</b></p> <p>A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the area of land being converted to non-agricultural use;</li> <li>(b) whether the use precludes the land from being returned to an agricultural use;</li> <li>(c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.</li> </ul>	<p>with the Agriplex development.</p> <p><b>P2</b></p> <ul style="list-style-type: none"> <li>(a) The Agriplex development has been planned and organised such that it minimises the amount of land which is converted to non-agricultural use. The development involves 2 hectares of land, all of which can be remediated back to agricultural land use activity. The Agriplex development is essentially aimed at supporting and promoting local and regional agriculture.</li> <li>(b) The nature of the two arenas and animal pavilion would enable the land directly associated with these developments to be remediated and returned back to agricultural use. The balance of the property (37.1 hectares) would continue to be used agricultural land use activity, that being for pastoral use and potentially dryland cropping (as per cereal or oilseed crop production).</li> <li>(c) Section 8.1 and 8.2 of the agricultural report provides details and consideration on the potential for negative impacts and/or restraints which could be imposed by the development. Due to the nature, planned layout usage pattern of the proposed Agriplex development its not anticipated it would confine and/or restrain the current and future agricultural land use activity on the property itself nor that of adjacent land, with the exception of the 2 hectares of land directly associated with the development whilst the proposed changed land use activity is in operation.</li> </ul>	
<p><b>P3</b></p> <p>A use listed as Discretionary, excluding Residential, located on prime agricultural land must:</p> <ul style="list-style-type: none"> <li>(a) be for Extractive Industry, Resource Development or Utilities, provided that: <ul style="list-style-type: none"> <li>(i) the area of land converted to the use is minimised;</li> <li>(ii) adverse impacts on the surrounding agricultural use are minimised; and</li> </ul> </li> </ul>	<p><b>P3</b></p> <ul style="list-style-type: none"> <li>(a) The proposed development does not involve extractive industries, resource development or utilities.</li> </ul> <p>Section 5.2 and 8.3.1 of the agricultural report provides details and consideration on the potential local and regional benefits. Agriculture in the North West region plays a prominent and key role in the economy, employment, landscape and general community involvement. The Agriplex</p>	

## Agricultural Assessment at 329 Ridgley Highway, Romaine

<p>(iii) the site is reasonably required for operational efficiency; or</p> <p>(b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.</p>	<p>development directly supports and promotes local and regional agriculture. The Agriplex development would provide significant social and economic benefit on a local and regional basis.</p>	
<p><b>P4</b></p> <p>A Residential use listed as Discretionary must:</p> <p>(a) be required as part of an agricultural use, having regard to:</p> <ul style="list-style-type: none"> <li>(i) the scale of the agricultural use;</li> <li>(ii) the complexity of the agricultural use;</li> <li>(iii) the operational requirements of the agricultural use;</li> <li>(iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and</li> <li>(v) proximity of the dwelling to the agricultural use; or</li> </ul> <p>(b) be located on a site that:</p> <ul style="list-style-type: none"> <li>(i) is not capable of supporting an agricultural use;</li> <li>(ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and</li> <li>(iii) does not confine or restrain agricultural use on adjoining properties.</li> </ul>	<p><b>P4</b></p> <p>(a) No residential use is associated with The Agriplex development.</p>	

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Agricultural Assessment at 329 Ridgley Highway, Romaine

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**9.3 Clause 21.4.1 Building Height**

<b>Objective</b>  To provide for a building height that:  (a) is necessary for the operation of the use; and  (b) minimises adverse impacts on adjoining properties.	
<b>Acceptable solutions</b>  <b>P1</b> Building height must be not more than 12m.	<b>Response</b>  The building involved in the proposed development, as per the animal pavilion (peak height of 8m) will be compliant.

## Agricultural Assessment at 329 Ridgley Highway, Romaine

## 9.4 Clause 21.4.2 Setbacks

**Objective**

That the siting of buildings minimises potential conflict with use on adjoining properties.

**Response**

Please note the two buildings associated with the Agriplex development will be located greater than 5m from the nearest property boundary.

The animal pavilion would be located closer than 200m (approximately 160m at the nearest point) from the adjacent property boundary to the east, as per the properties located 26 and 28 Cascade Road.

The animal pavilion would be located greater than 200m to the east of the nearest agricultural zoned land (as the property located at 328 Ridgley Highway and property title 132058/2).

Hence the concentration on performance criteria P2.

Performance Criteria	Response
<b>P2</b>  Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: <ul style="list-style-type: none"> <li>(a) the size, shape and topography of the site;</li> <li>(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</li> <li>(c) the location of existing buildings on the site;</li> <li>(d) the existing and potential use of adjoining properties;</li> <li>(e) any proposed attenuation measures; and</li> <li>(f) any buffers created by natural or other features.</li> </ul>	<ul style="list-style-type: none"> <li>(a) The animal pavilion is sited on the property in question in order to minimise the loss and constraint imposed upon the balance of the property, and thereby maximises the preservation of the current and future potential agricultural land use activity which can and could be conducted. The animal pavilion maximises the setback distances to the most sensitive boundary, that being to the west, on the agricultural zone land.</li> <li>(b) The current buildings on the property would be considered integral to the agricultural land use activities conducted on the property, such as machinery and storage sheds, recently approved shed (as per DA 2020/154) and a residential building. Please note the residential dwelling would not be used as a residence in the future as part of the Agriplex development.</li> <li>(c) A number of existing buildings are present on the property to the west of the animal pavilion (as per a residential dwelling and various sheds and outbuildings) which provide a buffer between adjacent agricultural land further</li> </ul>

## Agricultural Assessment at 329 Ridgely Highway, Romaine

	<p>to the west across Ridgely Highway.</p> <p>(d) The land use activity conducted on the properties located to the west of the property in question (as per 328 Ridgely Highway and property title 132058/2) involves mixed farming activities, such as seasonal mixed cropping and pastoral use. As outlined in section 8.1 and 8.2 of the agricultural report it is anticipated that the proposed Agriplex development would not constrain and or limit the agricultural land use activities on these properties further to the west. The land use activity to the east of the property in question is covered by rural living zone land, divided into small size blocks (typically 1-2 hectares), principally used for residential purposes with small scale low intensity non-commercial pastoral enterprises. No meaningful agricultural land use activity occurs on this rural living zone land, no broadscale irrigation does and/or would occur and effectively due to the subdivided nature of the ground no agricultural land use activity of any commercial scale does and/or could occur.</p> <p>(e) Proposed attention measures include the sensitive design and nature of the animal pavilion. Revegetation works will also occur as part of the development, and this includes a series of clumped tree and shrub plantings along the eastern boundary of the property. The tree species used will be based on the use of compatible native tree and shrub species. The revegetation works will assist in providing visual screening along the eastern boundary and provide more shelter from the prevailing westerly winds which blow into the rural living zone land.</p>
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Agricultural Assessment at 329 Ridgely Highway, Romaine

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	(f) The presence of the Ridgely Highway creates a significant buffer to the agricultural land to the west with respect to its width and need for careful conduction and operation of various agricultural land activities (eg irrigation overspray and the application of agricultural chemicals).
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## 10 PAL Policy compliance

An assessment is required to ensure that the proposed development does not conflict with the principles outlined in State Policy on the Protection of Agricultural Land 2009 (PAL Policy). The purpose of the PAL Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

Note that no one Principle should be read in isolation from the others to imply a particular action or cause and that generally the Principles are to be implemented through the planning scheme as it states in the PAL Policy.

### 10.1 Principle 1

Principle 1 states

"Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development".

The Agriplex development on the property in question covers approximately 2 hectares of the 39.6 hectare property, with the balance of the property preserved for use a continuation of agricultural land use activity. At present the property in question is used for pastoral land use activity and this will be able to continue with the option of cropping albeit restricted to dryland cereal production due to the unavailability of irrigation water.

Whilst all land associated with the Agriplex development was utilised it would result in a loss of \$4,000 of pastoral based enterprise income.

Of the 2 hectares of land involved in the Agriplex development with these 2 hectares of land able to be remediated and returned back to agricultural production.

The agricultural land adjacent to the property in question would not be negatively impacted due to the setback and buffer distances and nature of the Agriplex development.

### 10.2 Principle 2

Principle 2 states

"Use and development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium"

The nature, design and layout of the Agriplex development is sensitive to the agricultural land use activity on the balance of the property and has been planned to minimise the conversion of prime agricultural land to a non-agricultural use.

Of the 2 hectares of land involved in the Agriplex development with these 2 hectares of land able to be remediated and returned back to agricultural production.

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Agricultural Assessment at 329 Ridgley Highway, Romaine

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Despite the property being predominantly covered by prime agricultural land, 37.1 of a total of 39.1 hectares of land would not be involved in the development and preserved for agricultural use, as per a continuation of the current pastoral use and potential dryland cropping.

### 10.3 Principle 3

Principle 3 states

"Use and development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy."

The proposed Agriplex development is aimed at supporting and promoting local and regional agriculture.

Of the 2 hectares of land involved in the Agriplex development with these 2 hectares of land able to be remediated and returned back to agricultural production.

Despite the property being predominantly covered by prime agricultural land, 37.1 of a total of 39.1 hectares of land would not be involved in the development and preserved for agricultural use, as per a continuation of the current pastoral use and potential dryland cropping.

### 10.4 Principle 4

Principle 4 states

"The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:

- (a) minimising the amount of land alienated;
- (b) minimising negative impacts on the surrounding environment; and
- (c) ensuring the particular location is reasonably required for operational efficiency.

No utilities, extractive industries and/or controlled environment agriculture are associated with the proposed development on the property in question.



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Agricultural Assessment at 329 Ridgley Highway, Romaine

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### 10.5 Principle 5

Principle 5 states

“Residential use of agricultural land is consistent with the Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land”.

No new residential use is associated with the proposed development on the property in question.

### 10.6 Principle 6

Principle 6 states

“Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits”.

Section 5.2 and 8.3.1 of the agricultural report provides details and consideration on the potential local and regional benefits. Agriculture in the North West region plays a prominent and key role in the economy, employment, landscape and general community involvement.

The Agriplex development directly supports and promotes local and regional agriculture.

The Agriplex development would provide significant social and economic benefit on a local and regional basis.

### 10.7 Principle 7

Principle 7 states

“The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use”.

No non-prime agricultural land present on the property will be utilised and/or impacted by the proposed Agriplex development.

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Agricultural Assessment at 329 Ridgley Highway, Romaine

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### 10.8 Principle 8

"Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development".

The property is not located within a declared irrigation district.

No irrigation water resources are available on the property in question, and effectively the land use activity is restricted to dryland pasture and/or cropping enterprises.

### 10.9 Principle 9 to 11

The remaining principles are not relevant to the subject area. These principles relate to the following:

- Planning schemes facilitating agricultural use on land zoned for rural purposes (Principle 9); and
- Plantation forestry (Principles 10 and 11).

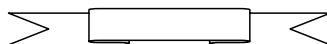
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Agricultural Assessment at 329 Ridgley Highway, Romaine

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## 11 Conclusions

1. The proposed Agriplex development would occur on the 39.6 hectare property at 329 Ridgley Highway, Romaine.
2. The 329 Ridgley Highway property is zoned as agriculture and is currently used for pastoral use.
3. The specific developments associated with the Agriplex development would cover 2 hectares and includes two arenas (both open and uncovered spaces) and an animal pavilion (covered space).
4. The Agriplex developments would be used to host the annual Burnie show, as well as providing community mixed-use venues to support recreation, competition and education related primary industry purposes.
5. The balance of the property, 37.1 hectares, not involved in the Agriplex development would continue to be used for agricultural land use activity, as per a continuation of the current pastoral use.
6. Whilst 2.5 hectares agricultural land would be lost as a result of the proposed development however this can be justified and considered reasonable based on the significant broader benefits offered to primary production and the wider community in north west Tasmania in terms of hosting the annual Burnie show and other competitive events (eg equestrian and rodeo activities) and the promotion and educational outcomes supported by the Agriplex development.
7. Of the 2 hectares of land involved in the Agriplex development this ground would be able to be remediated and returned back to agricultural production
8. The proposed development would be compliant with the various applicable clauses of the Tasmanian Planning Scheme-Burnie and the Protection of Agricultural Land Policy.



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Agricultural Assessment at 329 Ridgley Highway, Romaine

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## 12 References

ABARES. (reviewed November 2020). About my region – West and North West Tasmania  
[www.agriculture.gov.au/abares/research-topics/aboutmyregion/tas-west#farm-financial-performance](http://www.agriculture.gov.au/abares/research-topics/aboutmyregion/tas-west#farm-financial-performance)

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Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

Moreton R. M. (1999) Land Capability Survey of Tasmania, Inglis, 1:100 000 map. Department of Primary Industry, Water and Environment, Tasmania.

Moreton R. M. (1999) Land Capability Survey of Tasmania, Inglis Report, 1:100 000 map. Department of Primary Industry, Water and Environment.

Murfett S. – Inspire AG. (2020) Agricultural Language, Literacy and Numeracy in Tasmania. Department of Education. Tasmanian Government.

## 13 Declaration

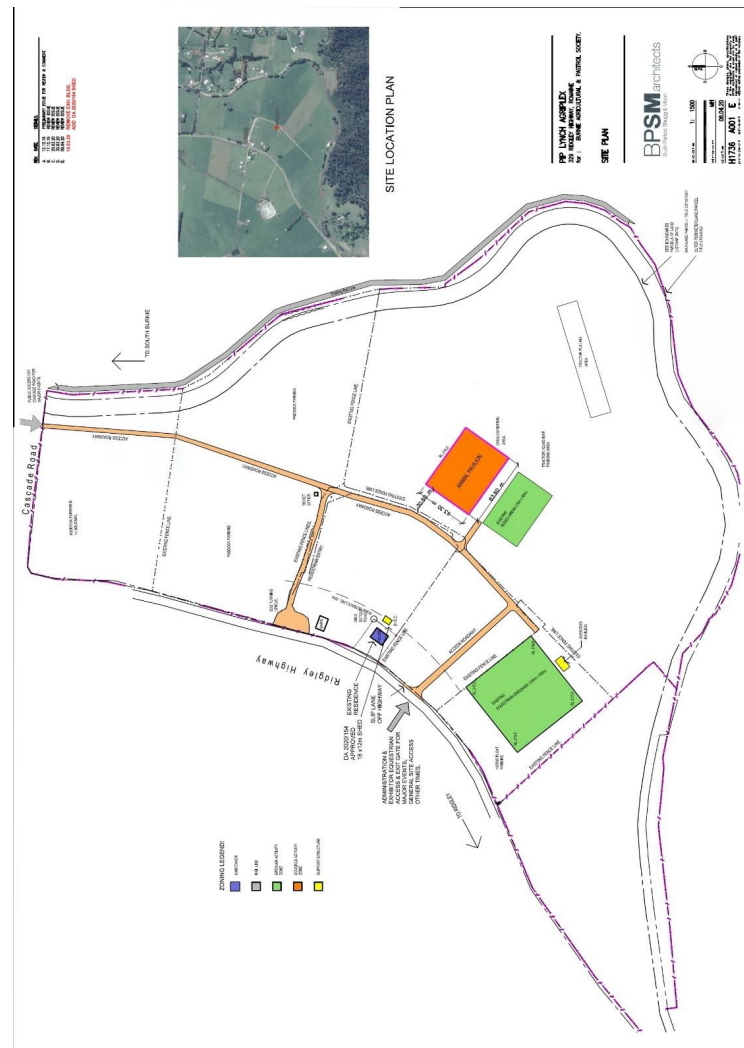
I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

*Jason Lynch*

Mr Jason Lynch B. App.Sci (Hort) CPag  
Senior Consultant  
Pinion Advisory Pty Ltd  
June 2021

Agricultural Assessment at 329 Ridgley Highway, Romaine

## Appendix A



**Figure 12 Plan of the Agriplex development (source BPSM Architects)**

Agricultural Assessment at 329 Ridgley Highway, Romaine

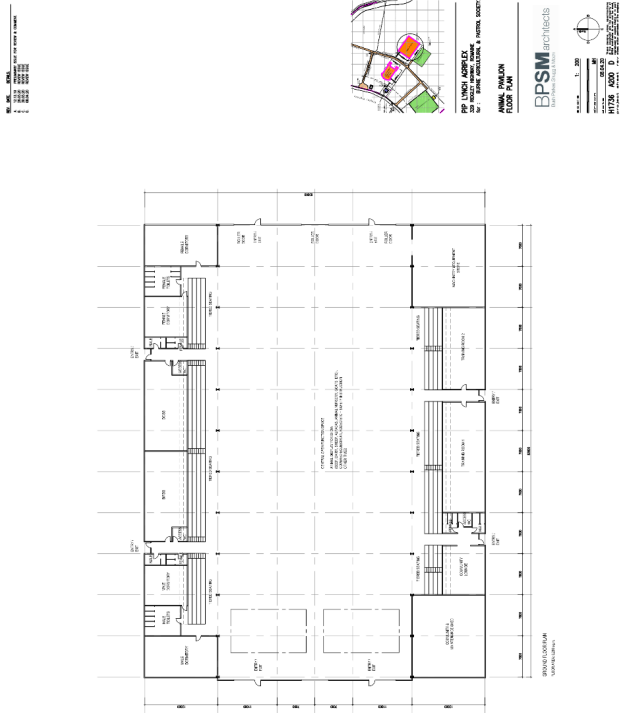


Figure 13 Animal pavilion design

Agricultural Assessment at 329 Ridgley Highway, Romaine

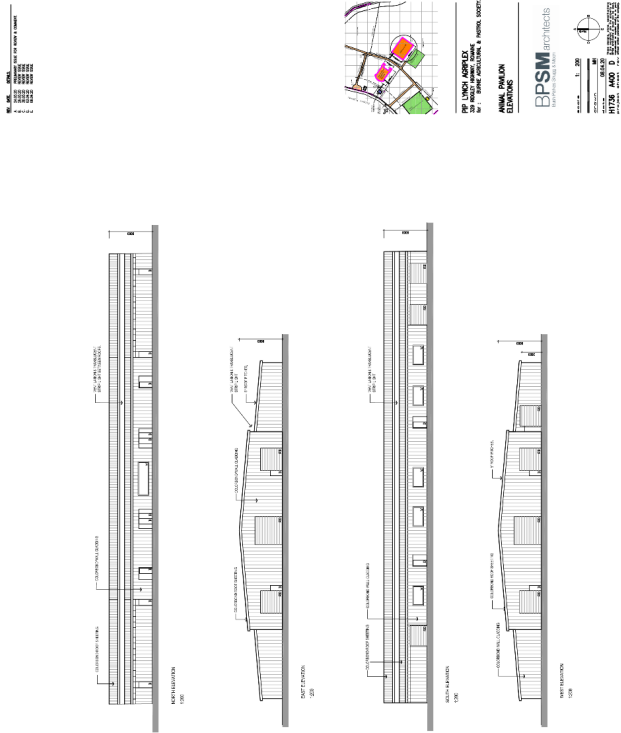


Figure 14 Animal pavilion building elevations

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**WORKS AND SERVICES****AO114-23 AWARD OF TENDER - CONTRACT 2702 - RED ROCK COOEE TO PORT CREEK WYNARD - COASTAL PATHWAYS AND REVETMENT STRUCTURES**

FILE NO: 31/3/343  
PREVIOUS MIN:

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**1.0 RECOMMENDATION:**

***“THAT Council accepts the tender submission from Shaw Contracting for the works described in Contract 2702 – Red Rock Cooee to Port Creek Wynyard – Coastal Pathways and Revetment Structures.”***

**2.0 EXECUTIVE SUMMARY****Purpose and Background**

The information relating to this tender and the selection process has been reported in Council’s closed session, as the item is considered confidential, due to it containing information pertaining to contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal, in accordance with Clause 15(2) of the Local Government (Meeting Procedures) Regulations 2015 (d).

This Report recommends that Council accepts the tender submission from Shaw Contracting for the works described in Contract 2702 – Red Rock Cooee to Port Creek Wynyard – Coastal Pathways and Revetment Structures.

**Key Issues**

Tenders for Contract 2702 – Red Rock Cooee to Port Creek Wynyard – Coastal Pathways and Revetment Structures were advertised on Saturday, 3 June 2023 and tenders closed on Friday, 7 July 2023.

A mandatory Tender Briefing was held at the City Offices on Tuesday, 13 June, 2023 at 10.30am. Eleven (11) people from eight (8) different companies attended the briefing, with ten (10) attending the office in person and one (1) person attending via online.

At close of submissions on Friday, 7 July 2023 at 2pm, four (4) submissions were received.

A tender evaluation panel was convened on Tuesday, 11 July 2023 to review the submissions and select the preferred company. Council’s Acting Director of Works and Services facilitated the evaluation process and the other evaluation panel members consisted of the Bridges /



Civil Engineer from Pitt & Sherry, the Strategic Projects Officer from Waratah-Wynyard Council and the Director Infrastructure Services from Central Coast Council.

The tender evaluation panel advises as to the assessment of the submissions and makes a recommendation on award to the General Manager.

### **3.0 SUPPORTING INFORMATION**

#### **Strategic Alignment**

This project aligns with Council's current Strategic Goals under the Council Plan 2022 – of Community Facilities to Support Liveability.

#### **Legal**

The requirements of the Council's Code for Tenders has been complied with in this tender.

#### **Finance**

The Minister for Infrastructure and Transport, The Hon Michael Ferguson, has approved to redistribute the funds from the Grant Deed to reflect new cost estimates:

- Up to \$6million to protect the pathway from coastal erosion.
- Up to \$7.86million to plan, design and construct the pathway.

Both Burnie City Council and Waratah-Wynyard Council will be responsible for any additional costs outside these amounts.

#### **Relation to Council Policy**

There are no Council policies relating to this report.

#### **Discussion**

All four (4) tenders were evaluated against Council evaluation criteria and scored accordingly.

The evaluation process takes in to consideration a number of factors and 50% of the weighting is attributed to cost alone. The evaluation panel determined that Shaw Contracting Aust was the successful tenderer.

The Evaluation Panel recommends that Council endorse the Shaw Contracting tender submission for the work described in Contract 2702 – Red Rock Cooee to Port Creek Wynyard – Coastal Pathways and Revetment Structures.

**Health and Safety**

There are no health and safety impacts resulting from this report.

**Risk**

Shaw Construction demonstrated a depth of experience that provided confidence to the tender assessment panel, that the Company was the most suitable consultancy to deliver the project.

The normal project management and contract management processes Council has in place will mitigate and manage risk in the delivery of the project.

**Environmental Sustainability**

There are no environmental sustainability impacts to be considered in this report.

**Consultation**

Relevant Council Officers have been consulted in the preparation of this report, as well as the Tender Evaluation Panel consisting of two (2) representatives from neighbouring Council's and one representative from Pitt & Sherry.

**Conflict Of Interest**

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

**COUNCIL RESOLUTION****Resolution number: MO135-23****MOVED:**            *Cr D Pease***SECONDED:**      *Cr A Keygan*

***“THAT Council accepts the tender submission from Shaw Contracting for the works described in Contract 2702 – Red Rock Cooee to Port Creek Wynyard – Coastal Pathways and Revetment Structures.”***

**For:**            Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

**Against:**

***CARRIED UNANIMOUSLY***

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**WORKS AND SERVICES****AO115-23 AWARD OF TENDER - CONTRACT 2700 - SOUTH BURNIE BEACH  
BOAT RAMPS REDEVELOPMENT - CIVIL WORKS**

FILE NO: 23/3/90

PREVIOUS MIN:

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**1.0 RECOMMENDATION:**

***“THAT Council accepts the tender submission from Hardings Hotmix for the works described in Contract 2700 – South Burnie Beach Boat Ramps Redevelopment – Civil Works.”***

**2.0 EXECUTIVE SUMMARY****Purpose and Background**

The information relating to this tender and the selection process has been reported in Council’s closed session, as the item is considered confidential, due to it containing information pertaining to contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal, in accordance with Clause 15(2) of the Local Government (Meeting Procedures) Regulations 2015 (d).

This Report recommends that Council accepts the tender submission from Hardings Hotmix for the works described in Contract 2700 - South Burnie Beach Boat Ramps Redevelopment - Civil Works.

**Key Issues**

Tenders for Contract 2700 - South Burnie Beach Boat Ramps Redevelopment - Civil Works were advertised on Saturday, 10 June 2023 and tenders closed on Friday, 7 July 2023.

A mandatory Tender Briefing was held at the City Offices on Wednesday, 21 June 2023 at 10am. Eight (8) people from five (5) different companies attended the briefing, with all attending the office in person.

At close of submissions on Friday, 7 July 2023 at 2pm, three (3) submissions were received.

A Tender Evaluation Panel was convened on 13 July 2023 to review the submissions and select the preferred company. Council’s Acting Director of Works and Services facilitated the evaluation process and the other evaluation panel members consisted of Council’s Manager of Technical Services and the Senior Survey Manager from PDA.

This report advises as to the assessment of the submissions and makes a recommendation on award to the General Manager.

### **3.0 SUPPORTING INFORMATION**

#### **Strategic Alignment**

This project aligns with Council's current Strategic Goals under the Council Plan 2022 – of Community Facilities to Support Liveability.

#### **Legal**

The land upon which the works are proposed is crown land, for which Council has a license from Crown Land Services to occupy.

Approval for the proposed works has been obtained from the Department.

No Development Approval is required for this work.

The requirements of the Councils Code for Tenders has been complied with in this tender.

#### **Finance**

There are no financial impacts relating to this report.

#### **Relation to Council Policy**

There are no Council policies relating to this report.

#### **Discussion**

All three (3) tenders were evaluated against Council evaluation criteria and scored accordingly.

The evaluation process takes in to consideration a number of factors and 50% of the weighting is attributed to cost alone. The evaluation panel determined that Hardings Hotmix was the successful tenderer.

The Evaluation Panel recommends that Council endorse the Hardings Hotmix tender submission for the work described in Contract 2700 - South Burnie Beach Boat Ramps Redevelopment - Civil Works.

#### **Health and Safety**

The successful contractor must put into place suitable health and safety practices to ensure the safety of his staff and the general public.

**Risk**

The redevelopment of the boat ramps will be constructed in a dynamic environment which presents a range of challenges for the contractor.

This can be managed to a large extent through knowledge of the tides and weather conditions and having a documented work methodology.

The project will be closely monitored by a Consulting Engineer who will aim to maximise the value of the work provided to Council.

Prior to the works commencing the boating community and community at large will be advised of any access restrictions that may be necessary during the works. These restrictions will be minimised so far as practical.

**Environmental Sustainability**

There are no environmental sustainability impacts to be considered in this report.

**Consultation**

Relevant Council Officers have been consulted in the preparation of this report.

**Conflict Of Interest**

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

**COUNCIL RESOLUTION****Resolution number: MO136-23****MOVED:**            *Cr G Simpson***SECONDED:**      *Cr K Dorsey*

***“THAT Council accepts the tender submission from Hardings Hotmix for the works described in Contract 2700 – South Burnie Beach Boat Ramps Redevelopment – Civil Works.”***

**For:**            Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

**Against:**

***CARRIED UNANIMOUSLY***

**GENERAL MANAGER****AO116-23 ANNUAL PLAN 2022-23 PROGRESS REPORT TO 30 JUNE 2023**

FILE NO: 4/13/5

PREVIOUS MIN:

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**1.0 RECOMMENDATION:**

***“THAT Council note the 2022-23 Annual Plan progress report to 30 June 2023.”***

**2.0 EXECUTIVE SUMMARY****Purpose and Background**

The Annual Plan and Budget Estimates is developed by the Council each year setting out the key deliverables to be undertaken, together with the budgeted resources required to achieve them.

**Key Issues**

The Council adopted the Annual Plan and Budget Estimates 2022-23 at its meeting held on 28 June 2022. The plan can be viewed at [www.burnie.tas.gov.au](http://www.burnie.tas.gov.au)

The **attached** report outlines the progress made against each of the financial year's Annual Plan actions to date, and includes updates on those actions still in progress from the previous year.

From the 2022-23 Annual Plan, six actions are reported complete, two still in progress, and one not yet commenced.

**3.0 SUPPORTING INFORMATION****Strategic Alignment**

The current year Annual Plan prioritises key actions toward achieving the three strategic goals of the Council Plan 2022-2025:

- Vibrant Town Centre
- Community Facilities to Support Liveability
- Environmentally Responsible



Actions are also aimed at investing in the key Enablers under the Council Plan, being Financial Management, Our People, Community Consultation, Data, Digital Transformation, and Agility; which are necessary to achieve the above strategic goals.

**Legal**

The Annual Plan is prepared as part of the Annual Plan and Budget Estimate process, and is required under the *Local Government Act 1993*.

**Finance**

Actions in the Annual Plan are funded in the corresponding Annual Plan and Budget Estimates.

**Relation to Council Policy**

There are no Council policies relating to this report.

**Discussion**

The attached report provides the most recent quarterly progress update.

**Health and Safety**

There are no health and safety impacts resulting from this report.

**Risk**

There are no identified risks that require consideration in relation to this report.

**Environmental Sustainability**

There are no environmental sustainability impacts to be considered in this report.

**Consultation**

Relevant Council Officers have been consulted in the preparation of this report.

**Conflict Of Interest**

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

**ATTACHMENTS**

1 [!\[\]\(23a2e9ddc7bb0ef55393d38b772a848d\_img.jpg\)](#) Annual Plan - at 30 June 2023

**COUNCIL RESOLUTION****Resolution number: MO137-23****MOVED:**            *Cr A Keygan***SECONDED:**      *Cr J Grave****“THAT Council note the 2022-23 Annual Plan progress report to 30 June 2023.”***

**For:**            Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.




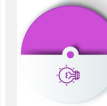
**Against:**

***CARRIED UNANIMOUSLY***




## Annual Plan 2022-23 Progress Report – Q4

2022-23 Annual Plan Actions	Link to Council Plan	Progress Update	Status
 Commence redevelopment of the new Burnie Cultural Centre	<b>Vibrant town centre</b> (Goal 1)	Vos Constructions commenced construction in April 2023. Phase 1 of works are expected to be completed by September 2023.	Complete
 Develop a feasibility assessment for the increase in capacity of the Upper Burnie Sports Centre	<b>Community facilities to support liveability</b> (Goal 2)	Options were discussed at the June council meeting and a motion passed to defer the detailed design of the Upper Burnie Sports Centre until such a time Council had funding available to carry out construction of the preferred option.	Complete
 Commence procurement of environmentally responsible vehicles and plant	<b>Environmentally responsible</b> (Goal 3)	Council have conducted a review of various models of electric vehicles with finalise models selected and ordering to occur shortly.	In Progress
 Develop an Asset Management Planning - Improvement Strategy to underpin long term financial forecasting	<b>Financial management</b> (Enabler)	The Asset Management Practices Improvement Plan has been developed and approved by the General Manager. The Audit Panel reviewed this document prior to its adoption, at its meeting of 3 May 2023.	Complete
 Conduct a cultural survey	<b>Our people</b> (Enabler)	The cultural survey open to all Council employees was conducted in April 2023. The participation rate was 81% overall (93% excluding casual employees).	Complete

## Annual Plan 2022-23 Progress Report – Q4

2022-23 Annual Plan Actions		Link to Council Plan	Progress Update	Status
	Develop a new 10 year Strategic Plan	<b>Community consultation</b> (Enabler)	The development to the draft Strategic Plan has occurred taking account of over 220 pieces of community feedback received. The Strategic Plan is now out for a second round of community comment to determine that the Plan is consistent with the community's expectations. It is expected that the final Draft Strategic Plan will be presented to the August Council meeting.	In Progress
	Develop a Building Our Best Future Report	<b>Data</b> (Enabler)	SGS Economics has developed a <i>Building our Best Future Report</i> which provided the context for the Strategic Plan works which are now underway.	Complete
	Commence implementing the five year Digital Transformation Strategy	<b>Digital transformation</b> (Enabler)	The Council's Digital Transformation Strategy was adopted by the Council at its meeting of 13 December 2022 which now provides the framework of the effort and investment required. A number of key projects are now underway. The largest of these is the development of a contemporary Active Directory system which is now complete.	Complete
	Develop Council's Community Recovery Function	<b>Agility</b> (Enabler)	This initiative is yet to be commenced. Recovery coordination is the subject of review currently by the State Government so this item will carry over to 2023-24 once new protocols are established and embedded.	Not yet commenced

## Annual Plan 2022-23 Progress Report – Q4

Actions from 2021-22 still in progress	Progress Update	Status
<p><b>Coastal Pathway</b></p>  <p>Complete the design and tender process for the Coote to Wynyard Coastal Pathway Project and commence construction.</p>	<p>Tender for construction of the pathway and erosion control was advertised and closed on the 7<sup>th</sup> of July 2023. A tender assessment will be conducted on Friday 14<sup>th</sup> July 2023</p> <p>Tender report to be prepared for the Council Meeting on the 25<sup>th</sup> July 2023 with construction expected to commence in September 2023</p>	In Progress
<p><b>Waste Management</b></p>  <p>Review our service delivery model for Burnie Waste Management Centre in preparation for 2022-23 services.</p>	<p>Contract negotiations are complete and the final contract is now in place.</p> <p>Dulverton have taken over the operation of the Burnie Waste Transfer station as of 1<sup>st</sup> July 2023</p>	In Progress
<p><b>FOGO</b></p>  <p>Investigate the feasibility of a Food Organic and Green Organic service for 2022-23.</p>	<p>Council has resolved to an in principal agreement to implement a FOGO collection service in the Burnie Municipality. Council has agreed to further evaluation of costs and benefits with the expectation to have FOGO in place in time for the 2024/25 financial year.</p>	In Progress

Annual Plan 2022-23 Progress Report – Q4

Actions from 2021-22 still in progress		Progress Update	Status
<div><p><i>Community Engagement</i></p><p>Prepare and implement a Community Consultation Framework to guide future engagement with the community of Burnie.</p></div>		A draft Community Engagement Framework will be available for public consultation in mid to late 2023, following other priority community consultation processes occurring.	In Progress

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**GENERAL MANAGER****AO117-23 GENERAL MANAGER'S REPORT - OPEN SESSION**

FILE NO: 4/18/2  
PREVIOUS MIN:

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**1.0 RECOMMENDATION:**

***“THAT Council note the information provided in the General Manager’s Report.”***

**2.0 EXECUTIVE SUMMARY**

The purpose of this report is to advise on the following items:

Mayor’s Communications  
General Manager’s Communications  
Notification of Council Workshops  
Notification of Special Committee Meetings  
Correspondence for Noting  
Council Meeting Action List

**3.0 DETAILS****Mayor’s Communications**

The Mayor advises that the following meetings, events or appointments were attended since the last Council Meeting report:

- Media photo with Anita Dow MP
- Burnie Musical Society AGM
- Citizenship Ceremony
- Interview on SeaFM's Patty & Arie for breakfast
- Homelessness discussion with Launceston City Council General Manager
- Transforming systems: a conversation with Mark Cabaj
- Business North West Breakfast Session with Guest Speaker Brigid Wilkinson of Council of the Aging (COTA)
- Burnie Men’s Coffee Group meeting at EVRG
- Business North West - General Meeting
- Justin Heazlewood
- WxNW Tourism Forum and Cocktail Party
- ABC Radio Interview with Kim Napier

- LGAT - Future of Local Government Review Engagement Session (North and North West Mayor's)
- Anthony Donald, TasPorts
- TasWater General Meeting
- Havenview Primary School - Official Opening of the Walk 'n' Talk Track Project
- GHD Urban Plan Participatory User Experience Session - CBD Reference Group
- Local Government Review Stage 3 - Engagement Sessions - Cradle Coast Community Catchment
- GHD Gateway Concept Design Presentation - CBD Reference Group Meeting
- Local Government Review Stage 3 - Engagement Sessions - Western Community Catchment
- Media photo with Errol Stewart
- Headstone Project - dedicating memorials to First World War Veterans
- Jude Taylor and Shari Marthick; Cruiseship Volunteers
- Nelson Humber
- Launch of BNW Sensing Table Cape tourism experience
- ABC Radio Interview with Belinda King
- Oceania Dental
- Community Consultation Session: Strategic Plan and Vision - Round 2
- Forico Site Visit

The Mayor advises that the following meetings, events or appointments were attended on their behalf since the last Council Meeting report:

- CMCA Tasmania Praise Methodist Church - 5th Anniversary Thanksgiving Service and Luncheon, attended by Deputy Mayor Giovanna Simpson
- 7BU Radio Interview with Leigh Kenworthy, attended by Cr Amina Keygan
- Burnie City Eisteddfod Official Opening Night, attended by Cr Trent Aitken
- 7BU Radio Interview with Leigh Kenworthy, attended by Cr Chris Lynch
- LGAT AGM and General Meeting, attended by Deputy Mayor Giovanna Simpson
- 7BU Radio Interview with Leigh Kenworthy, attended by Cr David Pease
- NAIDOC Week Morning Tea, attended by Cr Chris Lynch
- Energy and Climate Change Ministerial Council Stakeholder Reception, attended by Cr Amina Keygan
- The Burnie Netball Association Celebrations for their 90th Anniversary of Netball in Burnie, attended by Cr Amina Keygan

### General Manager's Communications

The General Manager advises that the following meetings, events or appointments were attended since the last Council Meeting report:

Date	Meeting / Function
19 June	Andrew Radjonc and John Setter, Venture Minerals
	Meeting with Marion Weeks and Brett Whiteley
	Citizenship Ceremony



Date	Meeting / Function
20 June	Meeting with Bess Clarke
	Meeting with Barry Campbell
	Meeting with Steve Kerrison and Joshua Bradshaw, TasRail
21 June	Business North West Breakfast Session with Guest Speaker Brigid Wilkinson of Council of the Aging (COTA)
	Housing Australia Future Fund (HAFF) – Virtual engagement session with Local Government (Tas)
	Business North West General Meeting
22 June	Meeting with Tim Holder and Chris Isley, Esk Spatial
	Meeting with Ian Jones, Business North West
26 June	Meeting with Anthony Donald, TasPorts
	TasWater General Meeting
	City Centre Urban Plan: Burnie City Council/GHD
27 June	Meeting with Paul Heubner and David Martin, Pentarch
28 June	Meeting with Ray Hyland
29 June	Meeting with TasNetworks
	Meeting with Grant Dreher, TasTafe CEO
30 June	LGAT AGM and General Meeting
5 July	Tasmanian Housing Strategy - Local Councils Action Plan Meeting
	Meeting with Burnie Rotary Club
6 July	Meeting with Dr Perviz Marker and Kathy Grieveson
	NAIDOC Week Morning Tea
	Meeting with Ian Jones, Business North West
	Meeting with Burnie Rugby Union Club
7 July	BCC / UTAS Fortnightly Meeting
	YFCC NAIDOC Week 2023 Event
10 July	Meeting with Justine McErlain and Ian Jones, Business North West
11 July	Community Consultation Session: Strategic Plan and Vision - Round 2
12 July	Meeting with Minister Catherine King MP

### Notification of Council Workshops

The General Manager advises that the following Workshop was held since the last Council Meeting report:

Workshop	11 July 2023
Councillors in attendance	Mayor Brumby, Deputy Mayor Simpson, Cr Aitken, Cr Dorsey, Cr Grave, Cr Keygan, Cr Kons, Cr Lynch, Cr Pease
Apologies	
Items Discussed	Forico Site Visit (Cr Dorsey, Cr Pease and Cr Kons not in attendance for this

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	section of workshop)
	Burnie NYE Event discussion with 7BU
	Australia Day Arrangements
	General Manager's Performance Review discussion
	Out of Session Workshop Briefing Papers
	Mayor and General Manager's Update

**Notification of Committee Meetings**

The General Manager advises that the following Committee Meetings were held since the last Council Meeting report:

22 June 2023	Youth Council
27 June 2023	CBD Reference Group Meeting
28 June 2023	Western Districts Bushwatch Meeting
	CBD Reference Group Meeting
11 July 2023	View Road Reserve Working Group Meeting

**Correspondence for Noting**

No correspondence for noting

**Council Meeting Action List**

The action lists from Council Meetings in Open Session are attached at the end of this report.

**ATTACHMENTS**

- 1 [↓](#). Open Session - All Actions 27 June 2023
- 2 [↓](#). Open Session - Outstanding Actions to 31 May 2023

**COUNCIL RESOLUTION****Resolution number: MO138-23*****MOVED: Cr A Keygan******SECONDED: Cr G Simpson******“THAT Council note the information provided in the General Manager’s Report.”***

**For:** Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

**Against:**

***CARRIED UNANIMOUSLY***

<b>Council Meeting Action Report</b> <b>All Actions for Open Session of 27 June 2023</b>				
<b>Key:</b> RES = Action arising from Resolution; ACT = Action required in addition; QON = Question on Notice; NOTE = Progress Note			<b>Date From:</b> 27/06/2023 <b>Date To:</b> 27/06/2023 <b>Printed:</b> Thursday, 13 July 2023 3:55pm	
Item Number	Report Title	Action	Department	Completed
AO102-23	INTENTION TO MAKE A NEW BY-LAW - HIGHWAYS BY-LAW	<b>28 Jun 2023</b> RES: Progress the draft by-law to the next stage of legal review, preparation of Regulatory Impact Statement, and then submission to Director for review and certification (prior to consultation period), per Council resolution AO102-23.  <b>13 Jul 2023</b> NOTE: Revised information sent to lawyer for review and preparation of Regulatory Impact Statement  Council 27/06/2023	Office of the General Manager	
AO104-23	BURNIE CITY COUNCIL AUDIT PANEL - UNCONFIRMED MINUTES OF MEETING HELD ON 3 MAY 2023	<b>28 Jun 2023</b> ACT: Provide an acknowledgement to the Chair of the Audit Panel for his letter of 10 May 2023.  Council 27/06/2023	Corporate and Commercial Services	
AO099-23	AUDIT PANEL INDEPENDENT MEMBER RECRUITMENT	<b>28 Jun 2023</b> RES: Implement steps to undertake recruitment of new Audit Panel member, in accordance with resolution of Council AO099-23, with further report to be prepared to recommend appointment prior to end Sept 2023.  <b>06 Jul 2023</b> NOTE: The position is being advertised in the Advocate on Saturday 8/7/2023 and on web/socials.  <b>06 Jul 2023</b> Completed - Position scheduled for advertising 8/7/2023.  Council 27/06/2023	Corporate and Commercial Services	6/07/2023
AO100-23	COUNCIL STRATEGIC PLAN DEVELOPMENT - DRAFT FOR CONSULTATION	<b>28 Jun 2023</b> RES: Implement Round 2 consultation on draft Strategic Plan, per council resolution AO100-23.  <b>06 Jul 2023</b> NOTE: Round 2 consultation has commenced and concludes on 31 July 2023.  <b>06 Jul 2023</b> Completed - Round 2 community consultation has commenced and will cease on 31 July 2023 after which the Draft Strategy will be tabled to Council.  Council 27/06/2023	Corporate and Commercial Services	6/07/2023
AO101-23	LAND DISPOSAL - PROPOSAL TO DISPOSE OF PUBLIC LAND - CAMDALE, CT VOLUME 65830 FOLIO 1, CT VOLUME 65830 FOLIO 2 AND CT VOLUME 65830 FOLIO 3	<b>28 Jun 2023</b> ACT: Provide a written response to those who made submissions under the public land disposal process, under Item AO101-23, to advise of Council's decision and notify of their appeal avenues.  <b>29 Jun 2023</b> Completed - Letters sent to submissions - 23/17691 and 23/17688  Council 27/06/2023	Office of the General Manager	29/06/2023

**Council Meeting Action Report****All Actions for Open Session of 27 June 2023**

**Date From:** 27/06/2023  
**Date To:** 27/06/2023  
**Printed:** Thursday, 13 July 2023 3:55pm

**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
AO101-23	LAND DISPOSAL - PROPOSAL TO DISPOSE OF PUBLIC LAND - CAMDALE, CT VOLUME 65830 FOLIO 1, CT VOLUME 65830 FOLIO 2 AND CT VOLUME 65830 FOLIO 3	<b>28 Jun 2023</b> RES: Pending the outcome of the appeal period, if no appeals, progress a sale agreement with JMC for land at Camdale, as per disposal of public land resolution AO101-23.	Office of the General Manager	
Council 27/06/2023				
AO105-23	BURNIE CITY COUNCIL AUDIT PANEL - UNCONFIRMED MINUTES OF EXTRAORDINARY MEETING HELD ON 6 JUNE 2023	<b>28 Jun 2023</b> ACT: Provide an acknowledgement to the Chair of the Audit Panel for his letter of 15 June 2023.	Corporate and Commercial Services	
Council 27/06/2023				
AO097-23	POLICY REVIEW - RATES AND CHARGES POLICY AND RATES RESOLUTION 2023-24	<b>28 Jun 2023</b> ACT: Update the General Manager's Delegations to include rates resolution per AO097-23 and remove the previous year's rates resolution, and publish. <b>04 Jul 2023</b> Completed - Updated REG-CCS-CS-100 and published	Office of the General Manager	4/07/2023
Council 27/06/2023				
AO093-23	COUNCIL DELEGATIONS - LAND USE PLANNING AND APPROVALS ACT 1993	<b>28 Jun 2023</b> ACT: Issue the LUPAA delegations under AO093-23 and update the Delegations Register. <b>29 Jun 2023</b> Completed - New delegations issued 23/15898 and 23/15899 and Register updated.	Office of the General Manager	29/06/2023
Council 27/06/2023				
AO094-23	RESIDENTIAL PARKING PERMITS – TRIAL OF RIGHT TO AN ADDITIONAL RESIDENTIAL PARKING PERMIT	<b>28 Jun 2023</b> RES: Implement the 12 month trial of new criteria for Residential Parking Permits, per council resolution AO094-23.	Land and Environmental Services	
Council 27/06/2023				
AO090-23	MOTION ON NOTICE - IRON MINE ROAD	<b>28 Jun 2023</b> RES: Explore option to hand back Iron Mine Road to Tasmanian Parks and Wildlife, as per council resolution AO090-23.	Works and Services	
Council 27/06/2023				
AO091-23	PUBLIC QUESTION TIME	<b>28 Jun 2023</b> QON: Provide a written response to Mr Charles for his public questions under AO091-23. <b>05 Jul 2023</b> Completed - DOC ID 23/18214	Office of the General Manager	5/07/2023
Council 27/06/2023				
AO097-23	POLICY REVIEW - RATES AND CHARGES POLICY AND RATES RESOLUTION 2023-24	<b>28 Jun 2023</b> RES: Implement rates resolution for 2023-24, per council resolution AO097-23. <b>07 Jul 2023</b> Completed - Advertised 1 July 2023 in the Advocate. Refer CM 23/17683	Corporate and Commercial Services	7/07/2023
Council 27/06/2023				

**Council Meeting Action Report****All Actions for Open Session of 27 June 2023**

**Date From:** 27/06/2023  
**Date To:** 27/06/2023  
**Printed:** Thursday, 13 July 2023 3:55pm

**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
AO098-23	ANNUAL PLAN AND BUDGET ESTIMATES 2023-24	<b>28 Jun 2023</b> RES: Update the APBE in the corporate document framework and publish, per council resolution AO098-23. <b>29 Jun 2023</b> Completed - Finalised and published.	Office of the General Manager	29/06/2023
Council 27/06/2023				
AO095-23	FINANCIAL MANAGEMENT STRATEGY 2024-2033	<b>28 Jun 2023</b> RES: Finalise the FMS in the corporate document framework and publish, per council resolution AO095-23. <b>29 Jun 2023</b> Completed - Finalised and published.	Office of the General Manager	29/06/2023
Council 27/06/2023				
AO096-23	FEES AND CHARGES SCHEDULE 2023-24	<b>28 Jun 2023</b> RES: Finalise the Fees and Charges in the corporate document framework and publish from 1 July, per council resolution AO095-23. <b>06 Jul 2023</b> Completed - Completed and published	Office of the General Manager	6/07/2023
Council 27/06/2023				

**Council Meeting Action Report****Outstanding Actions for Open Sessions up to 31 May 2023**

**Date From:** 1/01/1900  
**Date To:** 31/05/2023  
**Printed:** Thursday, 13 July 2023 4:02pm

**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
AO265-20	MOTION ON NOTICE - DUAL NAMING POLICY	<p><b>18 Nov 2020</b> RES: Undertake community consultation (both Aboriginal and non-Aboriginal), and progress to develop a dual naming policy for Burnie, in accordance with the report and resolution of Council AO265-20.</p> <p><b>14 Apr 2021</b> NOTE: Written to TAC seeking to engage in discussion as a starting point, 21/26471.</p> <p><b>11 Oct 2021</b> NOTE: 7/8 - follow up email sent, no response to date.</p> <p><b>10 May 2022</b> NOTE: Several attempts to engage have not provided a successful outcome. An alternative contact is being sourced through UTAS.</p> <p><b>15 Mar 2023</b> NOTE: Meeting scheduled with TAC for Tuesday, 21 March 2023</p> <p><b>12 Apr 2023</b> NOTE: Meeting took place 21/3. Agreement TAC will provide details of the geographical feature in Burnie municipality it would like to have dual named – mainly rivers and mountains. Also discussed TAC Language Program and Burning Country – Pakana Rangers.</p> <p><b>14 Jun 2023</b> NOTE: Contact received from Circular Head Aboriginal Corporation, requesting to meet, being arranged.</p>	Office of the General Manager	
Council 17/11/2020				
AO106-22	BY-LAW - INTENTION TO MAKE A NEW BY-LAW - DRAFT PUBLIC PLACES BY-LAW	<p><b>05 Jul 2022</b> RES: Request the preparation of a Regulatory Impact Statement for the draft Public Places By-law and then progress the required Director's certification and public consultation process, before returning a report to Council, per AO106-22.</p> <p><b>06 Jul 2022</b> NOTE: Preparation of RIS requested from legal practitioner on 6.7.22, doc 22/19343.</p> <p><b>17 Nov 2022</b> NOTE: RIS received and being reviewed.</p> <p><b>11 Jan 2023</b> NOTE: RIS finalised and sent to Director Local Government on 10.1.22 with draft by-law, seeking certification, prior to final stage of community consultation.</p> <p><b>13 Apr 2023</b> NOTE: Public consultation information prepared, awaiting Certificate from Director Local Government.</p>	Office of the General Manager	
Council 28/06/2022				

**Council Meeting Action Report****Outstanding Actions for Open Sessions up to 31 May 2023**

**Date From:** 1/01/1900  
**Date To:** 31/05/2023  
**Printed:** Thursday, 13 July 2023 4:02pm

**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
AO007-23	MOTION ON NOTICE - RECOGNITION OF CORPORAL CAMERON BAIRD DRIVE	<p><b>02 Feb 2023</b> RES: In consultation with the Baird family, write to the Nomenclature Board to request naming of internal drive at Burnie Park to be named in recognition of Cpl Baird VC MG, per Council Resolution AO007-23.</p> <p><b>16 Feb 2023</b> NOTE: Correspondence sent to the Baird Family - DOC ID 23/3310</p> <p><b>12 Apr 2023</b> NOTE: Confirmation received from Baird Family and correspondence sent to the Nomenclature Office (DOC ID 23/8858)</p> <p><b>24 Apr 2023</b> NOTE: Request sent to Place Name Advisory Board - referring Council's request to the Place Names Advisory Panel for consideration as an exemption to the Guidelines (DOC ID 23/10170)</p> <p><b>29 May 2023</b> NOTE: 26/4/2023 - Advice received from Dept of Natural Resources and Environment Tasmania advising the name had been advertised as per the Place Names Act 2020 and included as an item on their June 2023 meeting agenda</p> <p><b>12 Jul 2023</b> NOTE: Follow up email sent to Placenames to confirm status</p>	Office of the General Manager	
Council 31/01/2023				
AO041-23	MOTION ON NOTICE - FREE MOTORCYCLE PARKING IN THE CBD	<p><b>27 Apr 2023</b> RES: Provide list of suitable CBD locations for conversion to free motorcycle parking as part of budget deliberations by 31 August 2023 (as later extended by AO057-23); for implementation in accordance with Council resolution AO041-23.</p>	Land and Environmental Services	
Council 28/03/2023				



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**GENERAL MANAGER****AO118-23 GENERAL MANAGER'S QUARTERLY INFORMATION REPORT FOR  
WORKS AND SERVICES - JUNE 2023**

FILE NO: 4/18/2  
PREVIOUS MIN:

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**1.0 RECOMMENDATION:**

***“THAT the General Manager’s Quarterly Information Report for Works and Services for the June 2023 quarter be noted.”***

**2.0 SUMMARY**

The report includes the following items:

- 3.0 Capital Works
  - 3.1 Projects by Contractor
    - 3.1.1 Tenders, Request for Quotations, Briefs and Expressions of Interest
    - 3.1.2 Contract Extensions
    - 3.1.3 Project Updates
  - 3.2 Projects by Works Unit
    - 3.2.1 Civil Construction and Stormwater
    - 3.2.2 Buildings
    - 3.2.3 Parks, Reserves, Sporting Grounds and Cemeteries
    - 3.2.4 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 Burnie Emergency Management Committees – Activity Reports

**3 CAPITAL WORKS****3.1 Projects by Contractor****3.1.1 Tenders, Request for Quotations, Briefs and Expressions of Interest**

The information is provided in the table below:

Procurement Method	Contract/Project Number	Contract/Project	Date Advertised/Published	Closing Date	Status e.g. Advertised Tenderlink Under Review Awarded Deferred	Successful Contractor
Tender	2702	Red Rock Cooee to Port Creek Wynyard - Coastal Pathways and Retement Structures	3/6/2023	7/7/2023	Under Review	TBA
Tender	2700	South Burnie Beach Boat Ramps Redevelopment – Civil Works	10/6/2023	7/7/2023	Under Review	TBA
LGAT Vendor Panel	2697	Grader	31/1/2023	3/3/2023	Awarded	William Adams
Tender	2696	Retaining Wall Hodgman Street	4/2/2023	23/02/2023	Under Review	TBA
Tender	2694	Burnie Cultural Precinct BAFC Redevelopment (Stage 1)	26/11/2022	17/03/2023	Awarded	Vos Construction and Joinery

**3.1.2 Contract Extensions**

Contract/Project Number	Contract/Project	Extension	Expiry	Contractor
There are no contract extensions to report.				

**3.1.3 Project Updates****a) River Road Paver Reconstruction**

Works are scheduled to be completed on the 2 July 2023.

**b) Burnie Cultural Precinct – BAFC Redevelopment (Stage 1)**

Vos Construction and Joinery commenced on site 14 April 2023. Demolition and structural work well underway.

**c) Coastal Pathway**

The development application for the Coastal Pathway was lodged with both Waratah-Wynyard Council and Burnie City Council in mid-December 2022. Burnie have now received a development application, with Waratah-Wynyard's application still in progress.

A budget reforecast was completed in late January 2023 and the Minister agreed to redistribution of grant deed funds in March 2023. The overall grant deed budget remains unchanged at \$13.86 Million with BCC and WWC contributing \$1.86 Million between them.

The grant deed will now be \$6 Million for coastal erosion work and \$7.86 Million for pathway construction. Advertising of the construction tender has now closed and is currently under evaluation by Council.

**d) Burnie Gateway Project**

GHD have completed the community consultation for the Gateway Project. Council will now review the survey results and preferences from the CBD Reference Group to determine the next steps forward.

**e) City Centre Urban Plan**

City Centre Urban Plan project is underway. GHD have been awarded the contract and to date are currently underway with community consultation. Both the Gateway Project and Urban design project are currently operating in parallel, this enables Council to obtain a cost reduction of \$15,000 community consultation (as an example) is combined for both projects.

**f) Upper Burnie Sports Centre (Redesign)**

DWP Architects presented two of the original three conceptual drawings to Council along with indicative construction costs. After reviewing costs, Councillors have nominated to defer progression to detail design until a later date.

**g) Mount Street/Three Mile Line Road Intersection Upgrade**

Council recently appointed Burbury Consulting to undertake design and documentation of a new roundabout at the intersection, following a Traffic Engineering report which included stakeholder and public consultation.

It is anticipated to start construction at the end of September 2023.

**h) South Burnie Beach Boat Ramps Redevelopment**

Council staff are progressing the design and submitted a Land Use Permit application prior to Easter. The focus of works include additional and improved boat trailer parking and access road, and at the northern boat ramp, a new stepped concrete pier and an upgrade of the existing timber jetty.

The tender advertisement has now closed and is currently in the evaluation stage.

**i) Quotation – Upper Burnie Sports Centre – Hall 1 and 2 Works**

The flooring works in Hall 1, installation of new backboards in Hall 2 and the works to increase the water capacity in the changeroom area have all been completed.

The upgraded lighting in Hall 1 and has been completed.

**j) Contract 2691 – Bitumen Surfacing Services 2022-2023**

Works have commenced. Contractor has completed the following roads:

- Keetanah Road
- Phillip Street
- Thorne Street
- Payne/Hardy Street
- Belton Street Intersection
- Little Bird Street

**k) Upper Stowport Road Widening**

The Upper Stowport Road upgrade has now been completed.

**l) Flood Recovery Projects*****Oonah Road West***

Designs for rehabilitation works have been finalised by PDA consultants. Works to rebuild the section of road by Civilscape Contracting are substantially complete with works to be finished around the end of July 2023.

***Oonah Road East***

Road remains closed from CH1030 to CH2770 as Geoton finalise investigation works. Landslide has been deemed a significant deep seated landslide. PDA will be working on a design to complete works on the corner at CH1090 where the embankment has fretted away.

***Upper Natone Road – Horseshoe Bend***

Final designs for the drainage work are nearing completion. Rehabilitation designs for the road are still progressing.

***Fernglade Road***

PDA have completed the designs. Calling tenders for construction works in July 2023.

**3.2 Projects by Works Unit**

Capital projects currently underway by the Works Unit staff during 2022/23 across the various asset classes, are included in the following tables:

**3.2.1 Civil Construction and Stormwater**

Project	Progress
Gravel Road Re-sheeting	Complete
Traffic Island Safety Improvements	Complete
Gully Pit Improvement Program	Complete
Kerb Outfall Replacement Program	Complete
Stormwater Manholes/Mains Replacement Program	Complete
Upper Stowport Road Widening	Complete
Walkway – Grandview Avenue to Elizabeth Street	Complete
Ocean Outfall Improvement Program – Massy-Greene Drive	Complete
Driveways, Crossover and Kerb Inserts – above 100% due to coming under budget 5 driveways were planned for year. Currently 6 completed and 1 more to complete	Complete
Footpath Program	Complete
32 Cunningham Street Retaining Wall	Complete
Speed Street Reconstruction (Design Only)	In Progress

**3.2.2 Buildings**

Project	Progress
Penguin Complex Storage Extension	Complete
Senior Citizens Roof Replacement	Complete
Romaine Reserve – Bridge Replacement	Complete
Depot Workshop Underpinning	Complete
CBD Bin Replacement Program – Ongoing Program 2022/23 commitments met	Complete
Street Furniture Replacement – Bollard Replacement	Complete
South Burnie Beach – Existing Sea Wall Repairs	Complete

**3.2.3 Parks, Reserves, Sporting Grounds and Cemeteries**

Project	Progress
Playground Equipment Program	Complete
Parks Furniture Replacement	Complete

**3.2.4 Waste Management**

Project	Progress
Sewer Pump Station Upgrade	Complete
CBD Bin Pair Replacement Program	In Progress

**4 OPERATIONS AND MAINTENANCE****4.1 Civil Construction and Stormwater**

Planned and reactive maintenance and minor works have been carried out on Council's transport and stormwater assets in accordance with the Service Level Document, operational budget provisions and subsequent maintenance programs.

The following works are ongoing in the 2022/23 financial year:

- Urban and rural roadside spraying and slashing.
- Rural, Urban and Commercial road maintenance and repairs.

- Traffic island maintenance.
- Road signage repairs and replacements.
- Footpath and kerb and channel maintenance and repairs.
- Retaining wall maintenance.
- Rural road grading and shoulder program.
- Rural culvert cleaning program and stormwater system maintenance.
- General asset condition and safety inspections.
- Street sweeping and gully pit cleaning.
- A range of minor works generated from Customer Requests (CRM).

#### **4.2 Buildings**

Planned and reactive maintenance and minor works have been carried out on Council's facilities and amenities in accordance with the Service Level Document, operational budget provisions and subsequent maintenance programs.

The following works are ongoing in the 2022/23 financial year:

- Burnie Aquatic Centre – annual maintenance and servicing.
- Penguin management – signage installation, fences and gate maintenance.
- Annual building inspections.
- Line marking.
- General internal and external building repairs and maintenance.
- Gutter cleaning.
- Solar panel cleaning.
- Regulatory plumbing inspections and maintenance, including TMV plumbing inspections and backflow device testing.
- General building maintenance and condition inspections.
- A range of minor works/inspections generated from Customer Requests (CRM).

#### **4.3 Parks, Reserves, Sporting Grounds and Cemeteries**

Planned and reactive maintenance and minor works have been carried out on Council's parks, reserves, sporting grounds and cemeteries in accordance with the Service Level Document, operational budget provisions and subsequent maintenance programs.

The following works are ongoing in the 2022/23 financial year:

- Sports grounds – sports season changeover.
- West Beach sand sifting.
- Grass mowing and maintenance.
- Sports grounds preparation and maintenance.
- Street tree management and maintenance.
- Street plants and gardens maintenance.
- Parks and reserves maintenance.
- Lawn Cemetery maintenance and interment preparations.
- Walking track maintenance.
- Playground maintenance and compliance.

- Urban slashing and vegetation control.
- Weed control – flat weed spraying.
- General condition and safety inspections.
- A range of minor works/inspections generated from Customer Requests (CRM).

#### 4.4 Waste Management

Management of the Burnie Waste Management Centre (BWMC) and coordination of waste collection services in accordance with the Service Level Document, operational budget provisions and subsequent maintenance programs.

The following works are ongoing in the 2022/23 financial year:

- BWMC operation and site maintenance.
- Kerbside garbage collection.
- Commercial garbage collection.
- CBD and outer business districts street cleaning and litter control.
- BWMC Wetlands maintenance.
- Waste strategy actions and programs.
- Landfill reduction and recycling programs.
- Illegal dumping monitoring and periodic clean-up.
- A range of minor works/inspections generated from Customer Requests (CRM).

The following table shows the waste to landfill, recyclables collected kerbside and recovered products at the BWMC for this quarter:

MUNICIPAL WASTE DIVERSION FROM LANDFILL (tonnes)														
	2021/22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	2022/23
Waste Transported to Landfill	13,285	988	1,109	1,041	1,137	1,228	1,163	1,139	1,004	1,152	880	1,068	1,005	12,914
BCC Recovery	5,030	341	230	298	270	396	409	446	382	398	287	274	221	3,953
Cleanaway Recovery	2,203	119	115	119	122	136	53	113	123	104	44	81	122	1,252
Recyclables Collected Kerbside	1,325	93	89	88	92	115	120	104	91	101	96	95	123	1,208
Total Municipal Waste	21,843	1,541	1,543	1,547	1,621	1,876	1,745	1,802	1,600	1,755	1,307	1,518	1,471	19,327
% diverted from Landfill	39%	36%	28%	33%	30%	35%	33%	37%	37%	34%	33%	30%	32%	33%
Note: Figures are displayed to nearest whole number.														

## 5 VANDALISM AND REPORTED INCIDENTS

The following information depicts the amount of funds that Council has spent on rectifying vandalism for this quarter.

The total for this quarter is \$21,595. This reflects an increase of \$620 against the last quarter which was \$20,975, an increase of approximately 3% against the previous quarter.

The areas where vandalism is impacting our assets is:

- Graffiti: \$1,050
- Public toilet damage: \$9,150
- Outside furniture damage: \$4,500
- Broken glass/windows: Nil
- Miscellaneous: \$6,895

**6 BURNIE EMERGENCY MANAGEMENT COMMITTEES – ACTIVITY REPORTS****a) North Western Regional Emergency Management Committee (NWREMC)**

Meetings are held quarterly and include representatives from various agencies, utilities and Councils from the North West region. Social Recovery Coordinators also attend these meetings in addition to meetings held outside this forum.

The last meeting was a face to face meeting held on 10 May 2023 and the next meeting is not yet scheduled for with the date still to be finalised.

Agencies represented provided an overview of current activities. There has been significant work undertaken in the social recovery space, following a number of recent significant incidents.

Presentations on the transition from WebEOS to the Tasmanian Emergency Management System (TEMS) and (TASPOL) and Storm and Flood Ready (SES) were given.

**b) Western Emergency Management Committee (WEMC)**

This is a combined Committee that meets quarterly with representatives from Burnie, Waratah-Wynyard and Circular Head Councils, emergency service agencies and key stakeholders. The key function of this Committee is to develop and manage an Emergency Management Plan and shared risk register and coordinate identified actions from those plans.

The last meeting was held on 17 May 2023 and the next meeting is scheduled for 16 August 2023.

**Burnie Council Emergency Management Actions in Progress:**

- Management of fire hazards through the Annual Fire Hazard Reduction Program have been completed.
- Flood modelling – Aim to update Cooe Creek 2022/23 and do modelling for Messenger Creek in 2023/24.
- Roundhill Bushfire Management Plans – Completed.
- NDRG program – Council was successful in securing funding to progress a study for the design of a flood warning system for the lower reaches of the Emu River. Council has received a fee proposal from a Consultant to investigate and recommend a flood warning system. The report has been received and has been included in 2023/24 Capital Works program.
- Bushfire information sessions – supporting TasFire, as required.

**c) Western Fire Management Area Committee (FMAC)**

The FMAC meet prior to the start of the fire season, to discuss coordination of agencies fire management activities.



Council supports the strategic intent of the FMAC through the fire hazard management activities it carries out.

BCC meeting with TasFire to discuss the fuel reduction program within the Burnie Municipality.

The most recent meeting occurred 16 May 2023 with the next meeting yet to be scheduled.

#### COUNCIL RESOLUTION

**Resolution number: MO139-23**

***MOVED: Cr T Aitken***

***SECONDED: Cr D Pease***

***“THAT the General Manager’s Quarterly Information Report for Works and Services for the June 2023 quarter be noted.”***

**For:** Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

**Against:**

***CARRIED UNANIMOUSLY***

**GENERAL MANAGER**

**AO119-23 GENERAL MANAGER'S QUARTERLY INFORMATION REPORT FOR  
LAND AND ENVIRONMENTAL SERVICES - JUNE 2023**

FILE NO: 4/18/2

PREVIOUS MIN:

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**1.0 RECOMMENDATION:**

***“THAT the General Manager’s Quarterly Information Report for Land and Environmental Services for the June 2023 quarter 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**

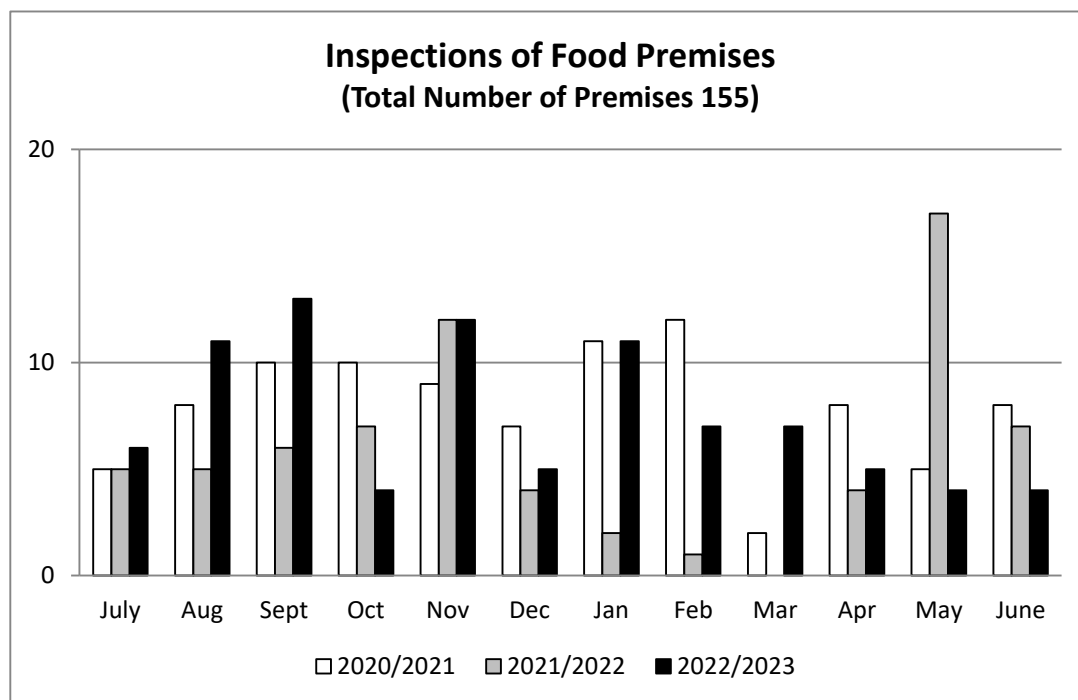
Type	Number of Enquiries / Investigations			
	Apr	May	June	YTD Total
Air	2	3	1	31
Water	1	1	2	21
Noise	2	4	2	55
Solid Waste	0	1	2	7
Other	1	4	3	34

*YTD is measured from 1 July each year.*

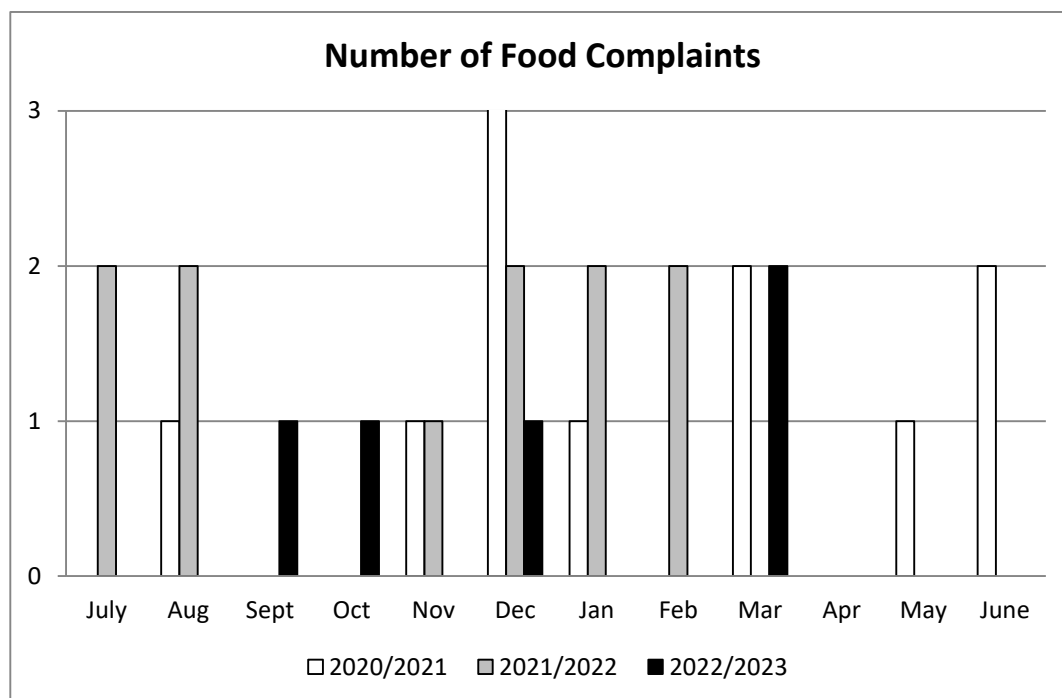
**2.1.2 Environmental Sampling**

Type	Number of Samples Taken			
	Apr	May	June	YTD Total
Beach Water Samples (summer months only)	0	0	0	84
Environmental Samples (new)	1	0	0	1
Public Swimming Pool samples	5	5	5	96

*YTD is measured from 1 July each year.*

**2.1.3 Food**

Zero food premises inspections for March 2022.



Nil food complaints in July, September, October and November 2020. Nil food complaints in February, April, September and October 2021. Nil food complaints in March, April, May, June, July, August and November 2022. Nil food complaints in January, February, April, May and June 2023.

**2.2 BUILDING APPLICATIONS**

Permit Authority Applications – 2022												
Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Notifiable Plumbing	5	7	7	8	12	16	0	12	6	10	5	4
Notifiable Building	8	13	18	21	16	15	12	9	18	18	13	8
Permit Plumbing	0	0	0	0	4	2	3	2	3	5	7	2
Permit Building	1	2	3	1	3	1	4	2	3	3	3	1
Substantial Compliance	0	0	0	0	0	0	0	1	0	1	0	0
Notifiable Demolition	0	0	0	0	0	0	0	0	0	0	1	0
Permit Demolition	0	0	0	0	0	0	1	0	0	0	0	0
Permit Refused	0	0	0	0	0	0	0	0	0	0	0	0
Application Value \$	2,093,700	5,037,148	10,130,516	4,871,299	5,527,665	4,225,931	28,866,468	1,796,645	36,950,132	8,235,542	3,232,480	3,205,184
Cumulative Total \$	2,093,700	7,130,848	17,261,364	22,132,663	27,660,328	31,886,259	60,752,727	62,549,372	99,499,504	107,734,746	110,967,226	114,172,410

Permit Authority Applications – 2023												
Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Notifiable Plumbing	0	1	13	3	12	9						
Notifiable Building	0	10	12	10	12	13						
Permit Plumbing	1	4	4	3	0	3						
Permit Building	1	2	1	3	1	2						
Substantial Compliance	0	0	0	0	0	0						
Notifiable Demolition	1	0	0	0	0	0						
Permit Demolition	0	0	0	0	0	0						
Permit Refused	0	0	0	0	0	0						
Application Value \$	116,746	2,269,374	5,924,014	13,158,131	2,303,641	4,877,864						
Cumulative Total \$	116,746	2,386,120	8,310,134	21,468,265	23,771,906	28,649,770						

**2.3 PLANNING****2.3.1 Summary Land Use and Development Applications**

<b>LAND USE AND DEVELOPMENT APPLICATIONS</b>	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23
Permitted Use & Development	4	4	3	4	6	4	1	7	3	5	4	6	4	3	3	4	3	3
Discretionary Use & Development	4	7	15	6	6	12	10	8	12	8	14	14	6	8	7	3	4	4
Subdivisions	1	1	0	0	0	0	0	1	1	1	1	0	1	0	2	0	0	1
<b>TOTAL APPLICATIONS</b>	<b>9</b>	<b>12</b>	<b>18</b>	<b>10</b>	<b>12</b>	<b>16</b>	<b>11</b>	<b>16</b>	<b>16</b>	<b>14</b>	<b>19</b>	<b>20</b>	<b>11</b>	<b>11</b>	<b>12</b>	<b>7</b>	<b>7</b>	<b>8</b>
Determined by Delegation	8	8	12	10	6	11	9	12	14	12	11	13	12	8	10	13	7	14
Determined by Council	1	1	1	1	1	1	0	0	0	0	0	0	1	0	0	0	0	0
Withdrawn	1	2	3	0	0	2	0	1	1	3	2	4	3	2	0	0	0	1
Applications Cancelled by Planning Authority	0	0	0	0	0	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	0	0	0	0	0
Application Approved by Tasmanian Planning Commission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Applications Appealed and Approved by Tasmanian Civil and Administrative Tribunal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>PLANNING SCHEME AMENDMENTS</b>																		
Amendment requests	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Amendment finally approved	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Amendment Refused by Tasmanian Planning Commission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Applications Appealed and Refused by Tasmanian Civil and Administrative Tribunal	0	0	0	0	0	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 NOTIFY DATE	EXPIRY DATE	DECISION / DATE
01/11/2022	2022/131	Roslyn Avenue, ROMAINE	Multiple Dwellings (x13) and associated works - Reliant on performance criteria for grant of permit - Clauses 8.4.2 (P1 & P3) - 8.4.3 (P1) - 8.4.4 (P1) - 8.4.6 (P1) and C2.6.5 (P1)	25/03/2023	13/04/2023	Approved 18/04/2023
02/11/2022	2022/133	48 Spencer Street BROOKLYN	Single Dwelling and Outbuilding	31/05/2023	16/06/2023	Approved 21/06/2023
05/12/2022	2022/152	40 Main Road WIVENHOE	New Classroom - Reliant on performance criteria for grant of permit - Clause C13.5.1 (P1)	18/03/2023	03/04/2023	Approved 04/04/2023
08/12/2022	2022/157	143-145 Bass Highway COOEE	Demolition of existing dwelling and associated outbuildings and construction of new buildings associated with use and development for Educational and Occasional Care (Childcare Centre) - Grant of permit reliant on performance criteria under Clauses – 17.3.1 (P1), 17.3.2 (P1), 17.4.2 (P1), 17.4.4 (P1), 17.4.6 (P1), C1.6.1 (P1.1 & P3), C1.6.2 (P1), C3.5.1 (P1), C10.5.3 (P1.1, P1.2 & P4), C10.6.1 (P1.1 & P1.2), C12.5.2 (P1 & P4) and C12.6.1 (P1.1 & P1.2)	11/03/2023	29/03/2023	Approved 04/04/2023
12/12/2022	2022/161	30 Fidler Street COOEE	Shade Structures - Reliant on performance criteria for grant of permit - Clauses 27.4.2 (P1) - C10.5.3 (P4) and C10.6.1 (P1.1 & P1.2)	18/03/2023	03/04/2023	Approved 04/04/2023
15/12/2022	2022/166	Bass Highway (Cooee Point to Cam River)	Coastal Pathway, revetment work and associated works – Reliant on performance criteria for grant of permit - Clause 23.4.1 (P1), 23.4.4 (P1), C7.6.1 (P1.1, P1.2, P2.1, P2.2, P3 & P5), C7.6.2 (P1.1 & P1.2), C10.5.1 (P1.1 & P1.2), C10.5.2 (P1), C10.5.4 (P1), C10.6.1 (P1.1 & P1.2), C10.6.2 (P1), C10.6.3 (P1), C11.5.1 (P1.1 & P1.2), C11.5.2 (P1.1 & P1.2), C11.5.3 (P1), C11.6.1 (P1.1 & P1.2), C11.6.2 (P1), C12.6.1 (P1.1 & P1.2), C14.5.1 (P1), C14.6.1 (P1)	03/05/2023	17/05/2023	Approved 01/06/2023
16/12/2022	2022/167	Smith Street WIVENHOE	Subdivision through consolidation, demolition of redundant buildings within the Rail Corridor, formalise a multiple use site comprising of Community Meeting and Entertainment, Sports and Recreation and Storage uses within existing buildings, onsite parking and associated works - Reliant on performance criteria for grant of permit - Clauses C2.6.1 (P1) and C2.6.5 (P1)	18/03/2023	03/04/2023	Approved 04/04/2023
21/12/2022	2022/168	9 Olive Street BURNIE	Alterations and Additions to Single Dwelling - Reliant on performance criteria for grant of permit - Clause 8.4.2 (P3) and Clause 8.4.6 (P2)	01/04/2023	20/04/2023	Approved 24/04/2023

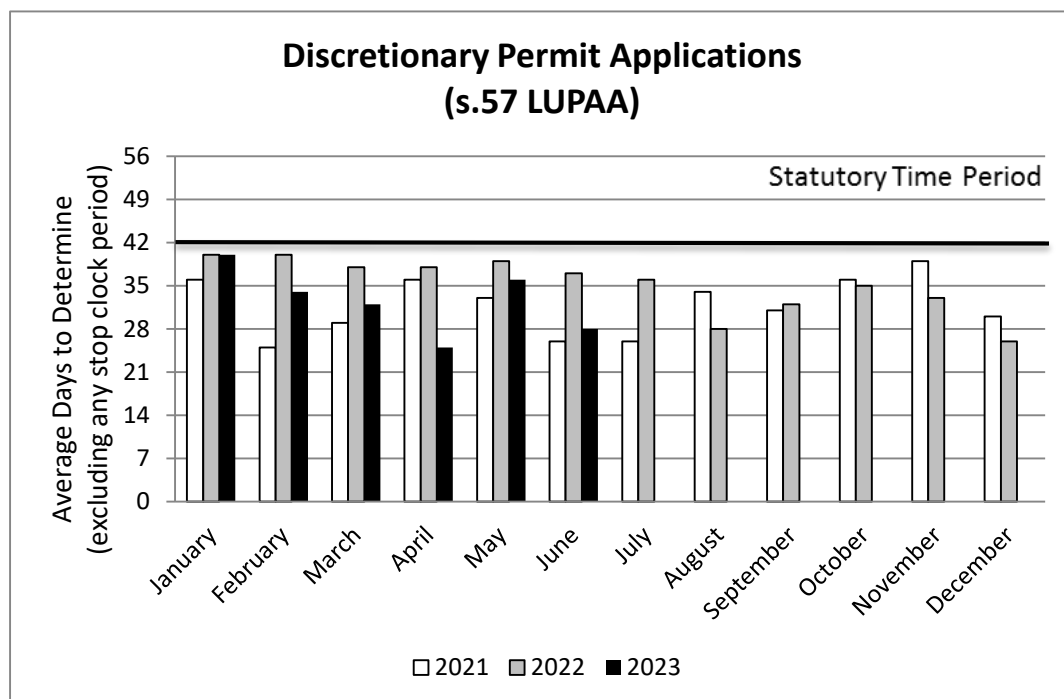
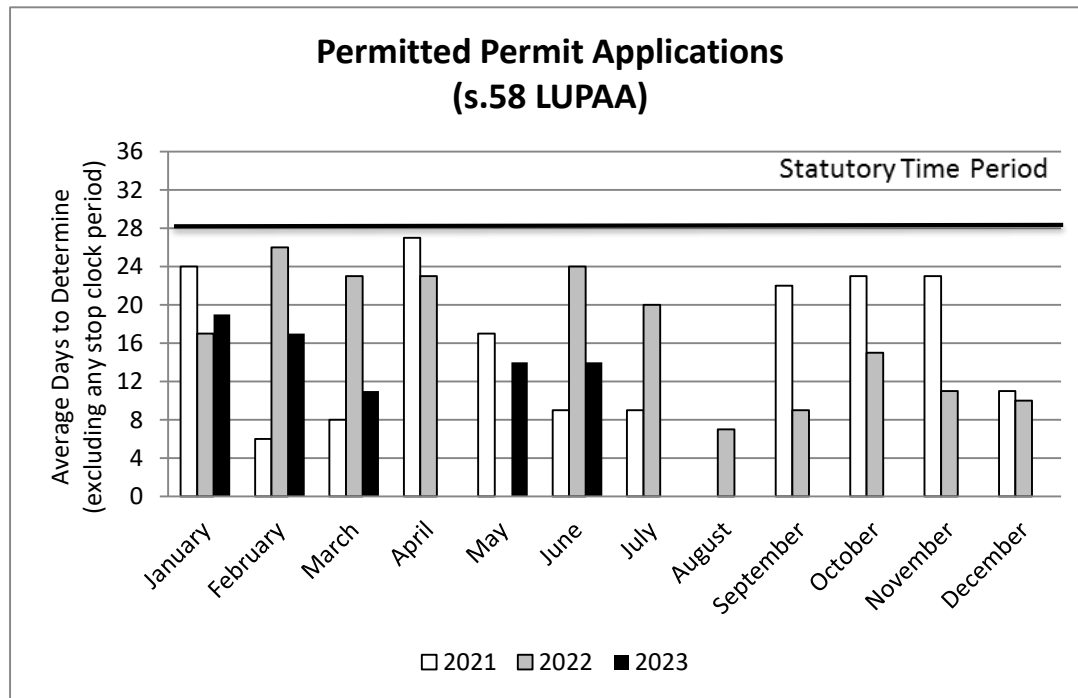
30/01/2023	2023/7	175 Bass Highway COOEE	Change of use to Business and Professional Services and associated Signage - Reliant on performance criteria for grant of permit - Clause 17.3.2 (P1)	11/03/2023	28/03/2023	Approved 04/04/2023
07/02/2023	2023/13	941 Ridgley Highway RIDGLEY	Outbuilding - Reliant on performance criteria for grant of permit - Clause 12.4.3 (P2)	16/03/2023	30/03/2023	Approved 04/04/2023
22/02/2023	2023/16	15 Stammers Place SHOREWELL PARK	Multiple Dwellings x 2	N/A	N/A	Approved 09/06/2023
23/02/2023	2023/17	225 Poimena Road WEST MOOREVILLE	Establish a Community Meeting and Entertainment and Food Service use - Reliant on performance criteria for grant of a permit - Clause 20.3.1 (P1, P2, P3 & P4)	19/04/2023	04/05/2023	Approved 12/05/2023
23/02/2023	2023/18	Bass Highway HEYBRIDGE	Ground Based Third Party Sign - Reliant on performance criteria for grant of permit - Clause C1.6.3 (P1)	27/04/2023	11/05/2023	Approved 15/05/2023
24/02/2023	2023/19	Bass Highway PARKLANDS	Alterations to existing car parking layout and minor modifications to approved landscaping (integral and subservient to the existing Educational and Occasional Care use) - Reliant on performance criteria for grant of permit - Clauses 23.4.1 (P1) - C7.6.1 (P1, P2.1 & P3) - C11.5.2 (P1) - C11.5.4 (P1.1, P1.2 & P4) - C11.6.1 (P1.1 & P1.2) - C14.5.1 (P1) and C14.6.1 (P1)	13/05/2023	29/05/2023	Approved 06/06/2023
27/02/2023	2023/20	561 Stowport Road STOWPORT	Outbuilding - Reliant on performance criteria for grant of permit - Clause 11.4.1 (P1) and Clause 11.4.2 (P3)	22/03/2023	05/04/2023	Approved 06/04/2023
28/02/2023	2023/21	35 Grenville Street ACTON	Multiple Dwellings x 2	08/04/2023	27/04/2023	Approved 18/04/2023
07/03/2023	2023/24	571 Natone Road NATONE	Outbuildings x 2 - Reliant on performance criteria for grant of permit - Clause 11.4.2 (P2 & P3)	22/03/2023	02/04/2023	Approved 14/04/2023
09/03/2023	2023/25	2 Morris Street COOEE	New covered outdoor deck – Reliant on performance criteria for grant of permit - Clause 7.6.1 (P1.1)	29/03/2023	18/04/2023	Approved 24/04/2023
17/03/2023	2023/27	43 Mills Road PARK GROVE	Multiple dwellings x 2	N/A	N/A	Approved 23/05/2023
21/03/2023	2023/29	1 Mussen Close SHOREWELL PARK	Assisted Housing Development - Reliant on performance criteria for grant of permit - Clauses C2.6.3 (P1), C2.6.5 (P1) and C7.6.1 (P1)	22/04/2023	09/05/2023	Approved 23/05/2023
28/03/2023	2023/30	408 Ridgley Highway MOOREVILLE	Alterations and Addition to Single Dwelling	N/A	N/A	Approved 14/04/2023
30/03/2023	2023/31	68 Manuka Drive ROMAINE	Single Dwelling and Outbuilding - Reliant on performance criteria for grant of permit - Clause 8.4.2 (P3)	27/04/2023	11/05/2023	Approved 01/06/2023



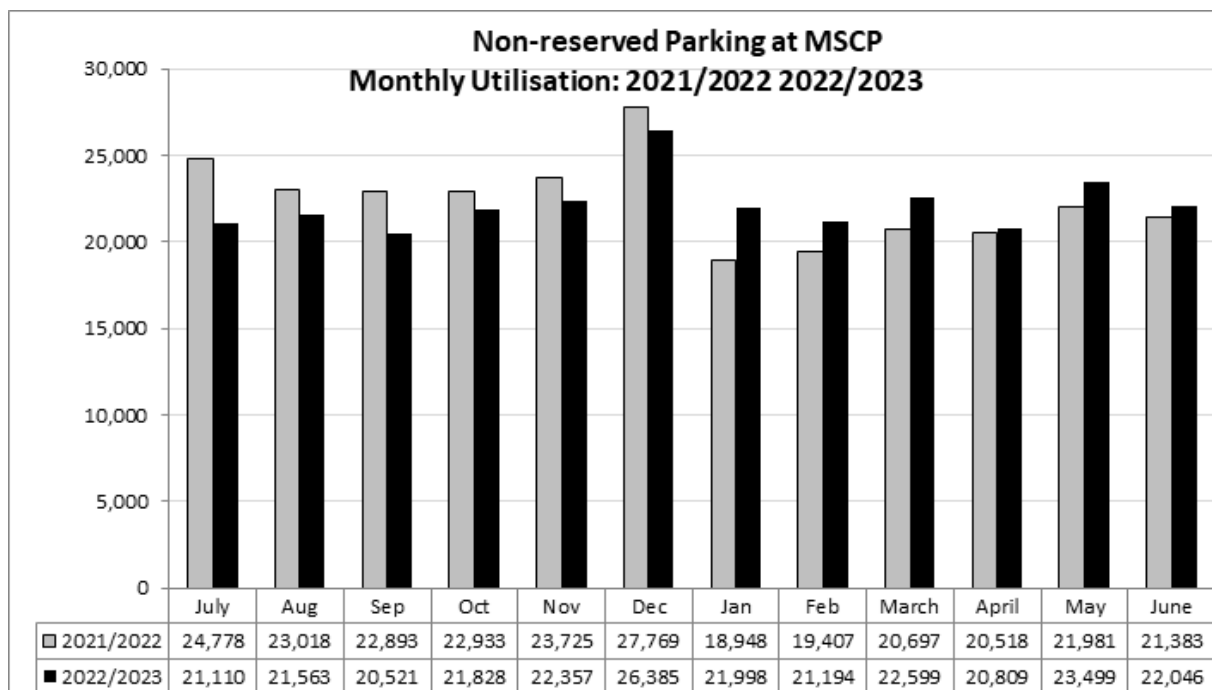
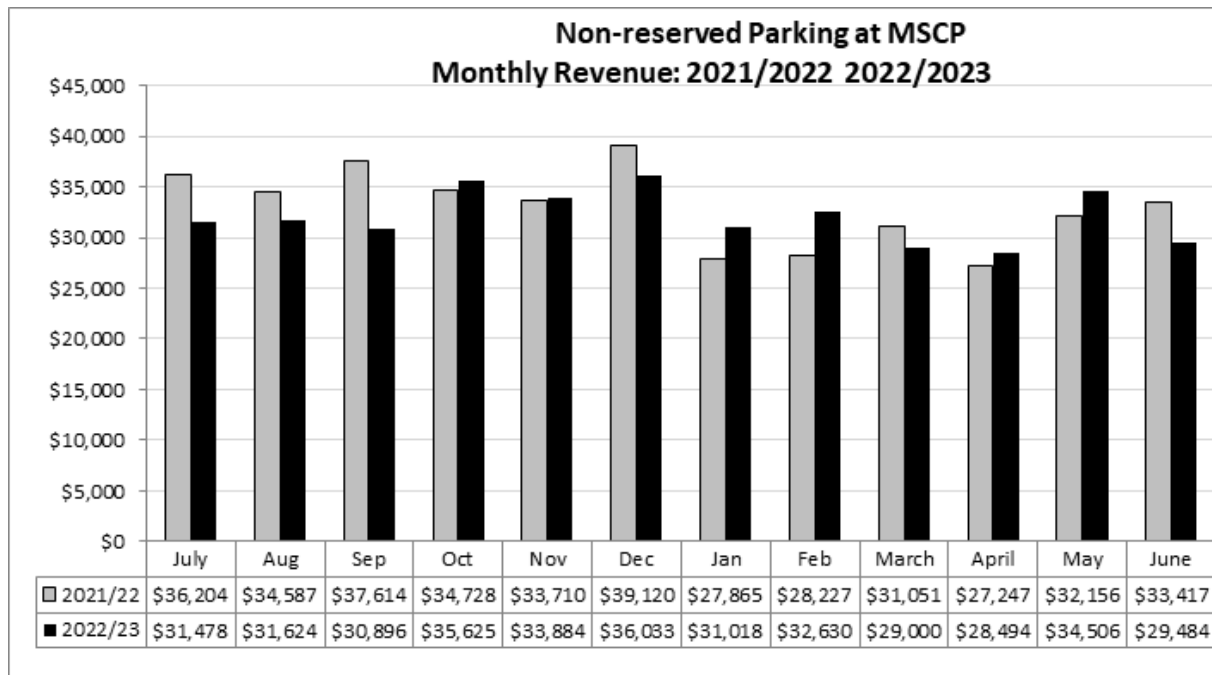
06/04/2023	2023/32	The Esplanade, SOUTH BURNIE	South Burnie Beach Boat Ramp Redevelopment (Passive Recreation use) - Reliant on performance criteria for grant of permit - Clauses 23.4.1 (P1), 23.4.2 (P2), 23.4.4 (P1) and C7.6.1 (P2.1, P2.2 & P5)	22/04/2023	09/05/2023	Approved 23/05/2023
12/04/2023	2023/33	23 Brickport Road COOEE	Carpark in association with existing NW Regional Hospital (including significant works) - Reliant on performance criteria for grant of permit - Clause C15.5.1 (P1.1 & P2) and C15.6.1 (P1.1 & P1.2)	17/05/2023	31/05/2023	Approved 09/06/2023
12/04/2023	2023/35	43-46 Marine Terrace BURNIE	Signage - Reliant on performance criteria for grant of Permit - Clause C1.6.1 (P1.1)	10/05/2023	24/05/2023	Approved 01/06/2023
14/04/2023	2023/36	2 Menai Street SOUTH BURNIE	Change of use to Visitor Accommodation	N/A	N/A	Approved 01/05/2023
18/04/2023	2023/37	7 Cedar Place ROMAINE	Single Dwelling (within Electricity Transmission Corridor)	N/A	N/A	Approved 02/05/2023
27/04/2023	2023/38	4 Dedham Street WIVENHOE	Demolition of two single dwellings, all outbuildings and structures	N/A	N/A	Approved 15/06/2023
12/05/2023	2023/39	20 Madeline Drive MOOREVILLE	Outbuilding - Reliant on performance criteria for grant of permit - Clause 8.4.2 (P3)	20/05/2023	05/06/2023	Approved 13/06/2023
12/05/2023	2023/40	1 Griffith Street ACTON	Secondary Residence (within Substation Facility buffer area)	N/A	N/A	Approved 01/06/2023
12/05/2023	2023/41	52-54 Alexander Street BURNIE	Change of use from Visitor Accommodation to Residential use - Reliant on performance criteria for grant of permit - Clauses 16.3.2 (P1 & P2) - 16.4.6 (P1 & P2) - BUR-2.6.1 (P1) and BUR-S2.6.3 (P1)	31/05/2023	15/06/2023	Approved 16/06/2023
17/05/2023	2023/42	158 Ridgley Highway ROMAINE	Outbuilding with associated demolition - Reliant on performance criteria for grant of permit - Clause 21.4.2 (P1)	27/05/2023	13/06/2023	Approved 14/06/2023
17/05/2023	2023/43	2 Bryan Street MONTELLO	Change of use to Visitor Accommodation	N/A	N/A	Approved 13/06/2023
18/05/2023	2023/44	4 Wattle Place EMU HEIGHTS	Alterations and Addition to fire damaged dwelling (within the Electricity Transmission Corridor)	N/A	N/A	Approved 05/06/2023

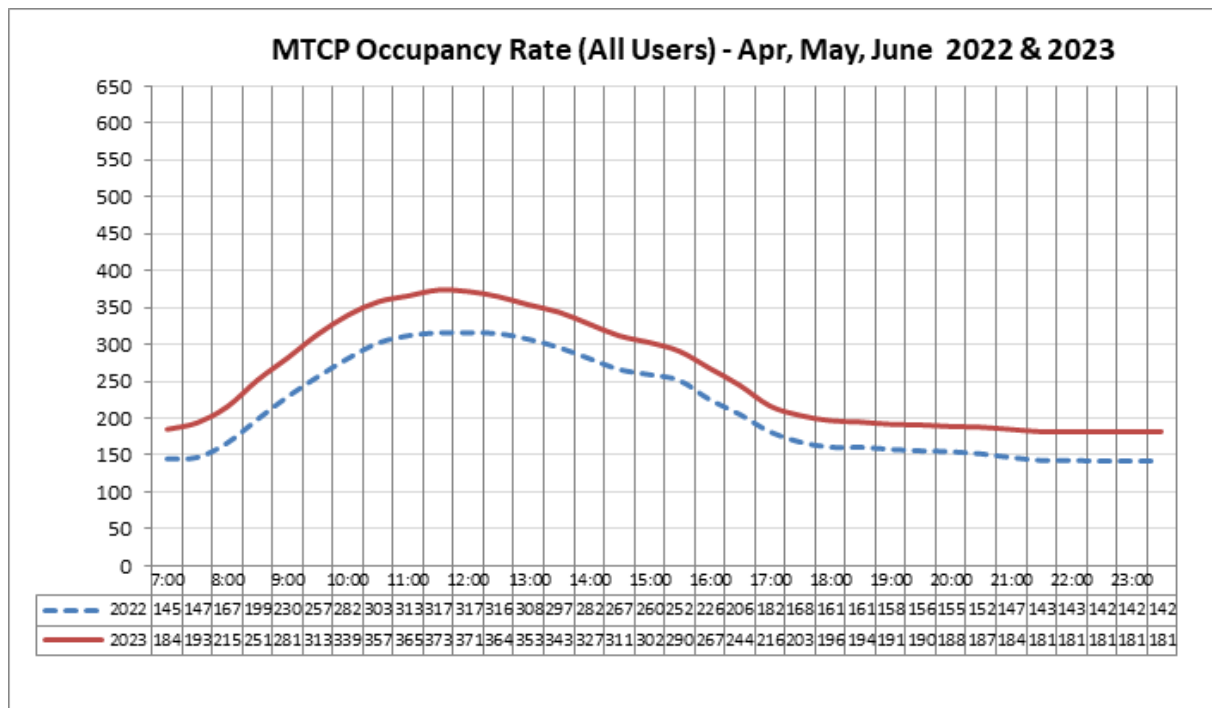
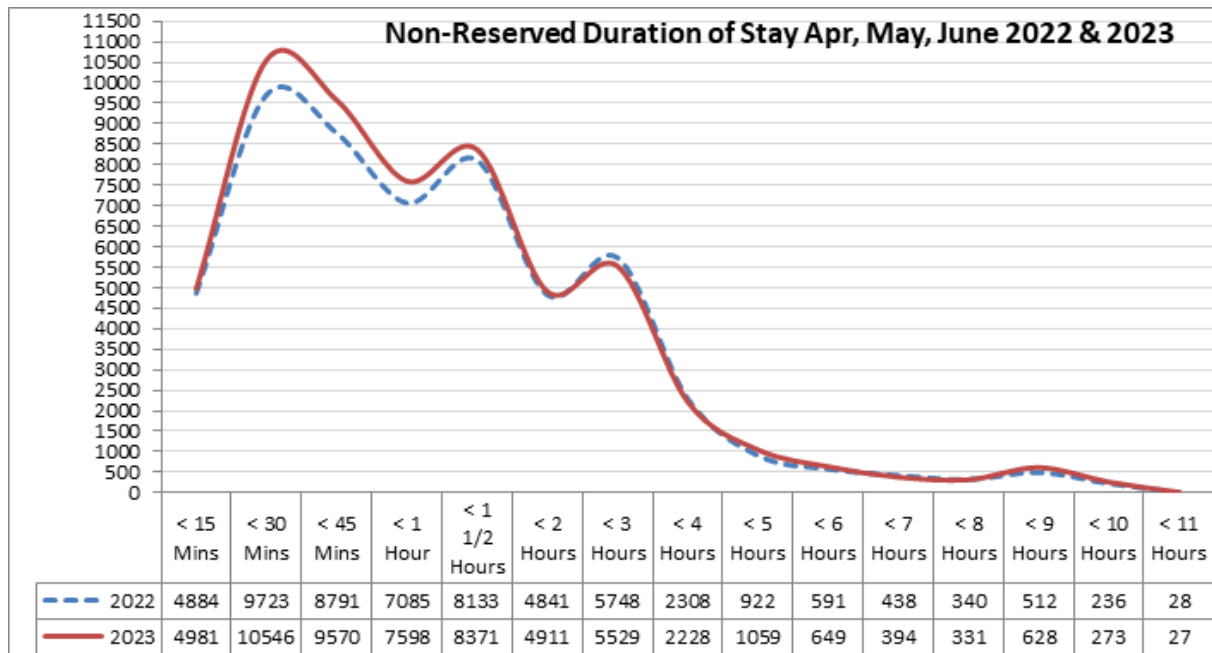
### 2.3.3 Subdivision Applications

Nil.



Average time for determination of permit applications under delegation decided by month.

**2.4 PARKING**



Calculated on remaining spaces—Average 131 Reserved spaces Apr/May/June 2022, 174 Reserved spaces Apr/May/June, 2023.

**2.5 CEMETERY STATISTICS**

Burials	Apr	May	June	YTD Total
Lawn Cemetery	1	6	9	72
Wivenhoe / Ridgley				0
Other				0
<b>Total</b>				<b>72</b>

*YTD is measured from 1 July each year.*

Ashes Interred	Apr	May	June	YTD Total
Lawn Cemetery	10	5	6	52
Wivenhoe / Ridgley				0
<b>Total</b>				<b>52</b>

*YTD is measured from 1 July each year.*

**COUNCIL RESOLUTION**

**Resolution number: MO140-23**

**MOVED:**            *Cr J Grave*

**SECONDED:**      *Cr T Aitken*

***“THAT the General Manager’s Quarterly Information Report for Land and Environmental Services for the June 2023 quarter be noted.”***

**For:**            Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

**Against:**

***CARRIED UNANIMOUSLY***

---

**GENERAL MANAGER****AO120-23 GENERAL MANAGER'S QUARTERLY INFORMATION REPORT FOR  
CORPORATE AND COMMERCIAL SERVICES - JUNE 2023**

FILE NO: 4/18/2

PREVIOUS MIN:

---

**1.0 RECOMMENDATION:**

***"THAT the General Manager's Quarterly Information Report for Corporate and Commercial Services for the June 2023 quarter be noted."***

**2.0 SUMMARY**

The report includes the following standard items:

**Corporate and Commercial Services**

- 2.1 Summary Financial Statements \*
- 2.2 Schedule of Investments
- 2.3 Receivables Analysis \*
- 2.4 Rates Analysis
- 2.5 Capital Expenditure Report
- 2.6 Budget Estimate Variances under Delegation
- 2.7 Contracts Awarded
- 2.8 Consultants Engaged
- 2.9 Governance – use of Council Seal
- 2.10 Communications – web, social media and community engagement activity

Please note that reports marked with an \* are not available for inclusion within this report given this report is the end of the financial year. Subsequently these reports will be available after the end of financial year process has been undertaken and all accounts are reconciled. The statutory timeframe for submission of the financial statements to the Tasmanian Audit Office is 14 August 2023. A separate end of year financial report will be provided after this time.

**2.1 SUMMARY FINANCIAL STATEMENTS**

This information is not available until after the preparation of the end of year financial statements.

**2.2 SCHEDULE OF INVESTMENTS**

A schedule of Council's investments is provided as at 30 June 2023:

Investments Schedule as at 30/06/2023						
<u>Institution</u>	<u>Term</u> <u>(days)</u>	<u>Annual</u> <u>Interest Rate</u>	<u>S&amp;P Rating</u>	<u>Lodgement Date</u>	<u>Maturity</u>	<u>Amount</u>
CBA	At Call	4.15%	A1+			20,624,112
						<u><u>20,624,112</u></u>
<u>Investment Allocation by Credit Rating</u>						
<u>Credit Rating</u>	<u>Policy Max Weighting</u>	<u>Investment %</u>	<u>Investment</u> <u>Amount</u>	<u>WAIR</u>		
A1+	100%	100%	\$20,624,112	4.15%		
A1	80%	0%	\$0	0.00%		
A2	50%	0%	\$0	0.00%		
		<u>100%</u>	<u>\$20,624,112</u>	<u>4.15%</u>		
<u>Investment Allocation by Bank</u>						
<u>Bank</u>	<u>Credit Rating</u>	<u>Policy Max We</u>	<u>Investment %</u>	<u>Investment</u> <u>Amount</u>	<u>WAIR</u>	
Bank of Queensland	A2	20%	0%	\$0	0.00%	
Suncorp	A1	50%	0%	\$0	0.00%	
ANZ	A1+	100%	0%	\$0	0.00%	
MyState Financial	A2	20%	0%	\$0	0.00%	
IMB	A2	20%	0%	\$0	0.00%	
NAB	A1+	100%	0%	\$0	0.00%	
Bendigo	A2	20%	0%	\$0	0.00%	
Westpac	A1+	100%	0%	\$0	0.00%	
ME Bank	A2	20%	0%	\$0	0.00%	
CBA	A1+	100%	100%	\$20,624,112	4.15%	
			<u>100%</u>	<u>\$20,624,112</u>	<u>4.15%</u>	

Council's Treasury Management Policy CP-CBS-SG-038 sets the parameters for management of Council's investment portfolio.

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 how much and how long to invest is the cash flow budget. A contingency of funds is retained in an interest bearing at call account to ensure funds are available to meet the Council's commitments.

**2.3 RECEIVABLES ANALYSIS**

This information is not available until after the preparation of the end of year financial statements.

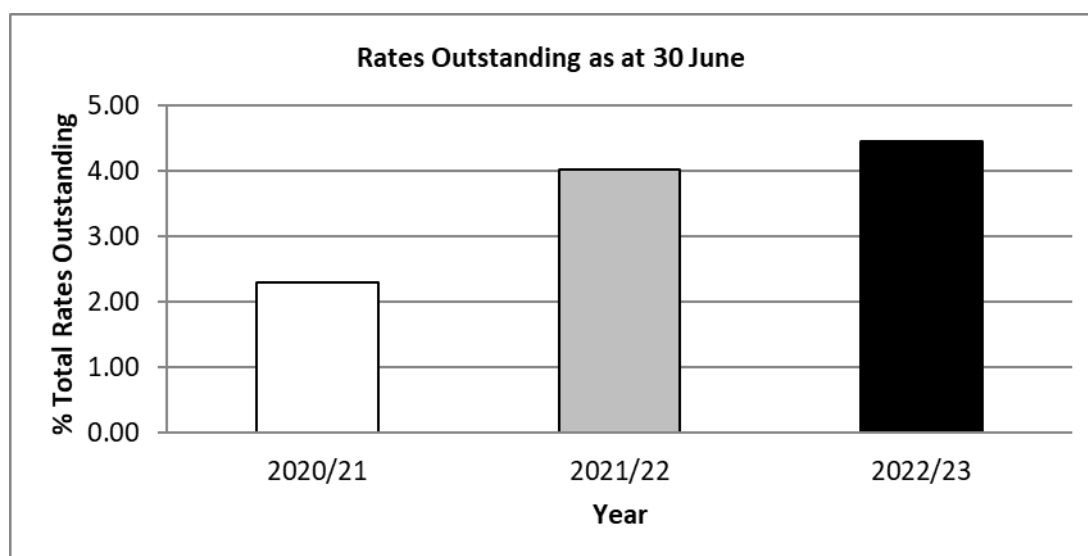
**2.4 RATES ANALYSIS**

The rates analysis contains a summary of rating transaction movements for 2022-23 including the total levied, the total paid and the total unpaid at the end of the reporting period. Rates are levied in July each year. Outstanding rates as a percentage is marginally higher than the same time last year.

**Rates Outstanding as at 30/6/2023**

	<b>This Financial Year 30 Jun 2023</b>		<b>Last Financial Year 30 Jun 2022</b>		<b>Change</b>
		<b>\$</b>		<b>\$</b>	<b>\$</b>
Arrears Brought Forward as at July 1	7.07%	1,939,953	6.04%	1,476,485	463,468
Credit Brought Forward	-3.49%	(958,203)	-3.87%	(946,074)	(12,129)
Legal Fees Carried Forward	0.01%	1,687	0.01%	1,687	-
Add Current Rates & Charges Levied	95.38%	26,157,332	97.27%	23,786,401	2,370,932
Penalty	0.54%	147,873	0.54%	131,662	16,211
Supplementary Rates	0.50%	136,883	0.01%	3,383	133,499
<b>Gross Rates and Charges Demanded</b>	<b>100.00%</b>	<b>27,425,525</b>	<b>100.00%</b>	<b>24,453,544</b>	<b>2,971,981</b>
Less: Rates & Charges Collected	91.56%	25,111,298	91.42%	22,354,240	2,757,058
Pension Remission	2.86%	785,047	3.06%	748,939	36,107
Residential Waste Remission	0.07%	20,052	0.08%	19,373	680
Hardship Interest Remission	0.00%	-	0.01%	1,483	(1,483)
Private Conservation	0.00%	665	0.00%	665	-
Misc Remissions	0.00%	-	0.00%	-	-
Services Remissions	0.00%	-	0.00%	-	-
Stormwater Remission	0.03%	8,372	0.04%	8,731	(359)
General Rate Remission	0.00%	-	0.00%	-	-
- Legal Fees	0.00%	-	0.00%	-	-
- Discounts	1.02%	279,304	1.37%	335,069	(55,765)
- Roundings/Adjustments	0.01%	3,832	0.01%	1,607	2,225
Sub Total	95.56%	26,208,570	95.98%	23,470,107	2,738,463
<b>Unpaid Rates &amp; Charges as at 30/6</b>	<b>4.44%</b>	<b>1,216,955</b>	<b>4.02%</b>	<b>983,437</b>	<b>233,518</b>





## 2.5 CAPITAL EXPENDITURE REPORT

The below financial information depicts the performance in delivery of the Capital Works Program for 2022-23, subject to end of financial year reconciliations. At this time there are still a number of invoices to be paid, and overheads being applied that will increase the final project expenditure. This report is purely for information at this time for transparency purposes

A number of projects are either still in progress, or have been delayed and will be completed in 2023-24, as follows:

- BAFC Redevelopment
- BAFC Renewals - Museum, Theatre, Kitchen
- Upper Burnie Public Toilet - Roof Sheet, Gutter and Fascia Replacement
- Coastal Pathway - Erosion Control Revetment Works
- Coastal Pathway - Red Rock to Cam River
- Coastal Pathway - West Part / UTAS link and Band Rooms Landscaping
- South Burnie Beach - Boat Trailer Car Park
- South Burnie Beach - Recreational Fishing Facility
- View Road Reserve Additional Car Park
- West Park Oval - Cycle Track Surface Resurfacing
- CBD Master Plan Implementation
- Burnie Gateway Project
- Mount Street / Three Mile Line Road Intersection Upgrade
- River Road Paver Reconstruction
- Speed Street Reconstruction
- Resealing - Cattley Street - Mount Street to Marine Terrace
- Resealing - Hodgman Street - 18-20 Hodgman St to Jones Street
- Resealing - Queen Street - Olive Street to Bass Hwy
- Retaining Wall - Hodgman Street

	March Qtr Budget	
	Review	YTD Actual
<b>Buildings</b>	\$ 4,728,609	\$ 3,173,833
Burnie Arts & Function Centre	\$ 3,519,102	\$ 2,251,188
City Office	\$ 134,051	\$ 67,390
Depot	\$ 19,058	\$ 7,230
Multi Storey Car Park	\$ 56,583	\$ 44,598
Other Buildings	\$ 406,227	\$ 504,488
Public Amenities Buildings	\$ 24,810	\$ 1,147
Sporting Grounds and Facilities	\$ 554,337	\$ 288,817
Wivenhoe Showground (South)	\$ 14,441	\$ 8,976
<b>Parks and Reserves</b>	\$ 2,545,179	\$ 1,214,126
Parks and Reserves	\$ 2,273,656	\$ 1,054,087
Bridges	\$ 132,867	\$ 132,867
Cemeteries	\$ 4,000	\$ 1,236
Sporting Grounds and Facilities	\$ 134,656	\$ 25,935
<b>Stormwater</b>	\$ 289,315	\$ 168,404
Annual Program	\$ 250,604	\$ 139,504
Stormwater Renewal	\$ 22,710	\$ 22,711
Stormwater Upgrade	\$ 16,000	\$ 6,189
<b>Transport</b>	\$ 6,412,511	\$ 4,109,886
Bridges	\$ 144,919	\$ 33,404
Rural - Major Patching and Resealing	\$ 354,840	\$ 234,351
Rural - Resealing	\$ 473,004	\$ 190,527
Rural - Road Upgrade	\$ 976,157	\$ 976,732
Urban - Car Parking	\$ 19,058	\$ 12,792
Urban - Footpaths Kerb & Channel	\$ 99,141	\$ 64,408
Urban - CBD and Commercial	\$ 81,788	\$ 98,048
Urban - Other Infrastructure	\$ 174,395	\$ 207,338
Urban - Reconstruction and Upgrades	\$ 1,209,860	\$ 52,112
Urban - Resealing	\$ 1,474,658	\$ 1,039,881
Urban - Retaining Walls	\$ 704,692	\$ 297,244
Rural - Flood Repairs	\$ 700,000	\$ 903,050
<b>Waste</b>	\$ 197,290	\$ 120,745
Garbage & Recycling	\$ 101,025	\$ 106,748
Waste Management Centre	\$ 96,264	\$ 13,997
<b>Plant and Equipment</b>	\$ 2,044,185	\$ 951,206
Computer Equipment	\$ 726,221	\$ 452,974
Other	\$ 102,691	\$ 207,075
Parking Equipment	\$ 62,638	\$ 64,286
Plant	\$ 1,152,635	\$ 212,994
Furniture and Fittings	\$ -	\$ 13,876
<b>Works and Depot Overhead</b>	\$ -	\$ 1,076,646
Other	\$ -	\$ 1,076,646
<b>Grand Total</b>	\$ 16,217,089	\$ 10,814,847

**2.6 BUDGET ESTIMATE VARIANCES UNDER DELEGATION**

The General Manager has a delegation to make minor adjustments up to \$350,000 to any individual estimate item (including capital works) as deemed necessary during the financial year, provided that the total of the Estimates remains unaltered. Any change made under this delegation must be reported to the Council.

The General Manager has not used this delegation in the period April to June 2023. Proposed budget variations have been updated as part of the March budget review process (attached to this agenda).

**2.7 CONTRACTS AWARDED**

The following table shows contracts awarded over \$100,000 (full contract value) during the June 2023 quarter.

Contract/ Project Number	Contract/Project	Successful Contractor Registered Business Name and Address	Awarded Date	Initial Term/ Duration	Value of Contract (Ex GST)
2697	Grader	William Adams 17-55 Nantilla Road Clayton VIC 3168	31/03/2023	15 months	\$499,276.00
2694	Burnie Cultural Precinct - BAFC Redevelopment (Stage 1)	Vos Construction and Joinery 40 Appledore Street Devonport TAS 7010	28/03/2023	9 months	\$5,536,581.59

**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
Digital Transformation Strategy	2PM Consultancy	Phase 3 and 4 – Research and Design	48,000	51,635	B	ICT Operational Budget	Yes
Council Strategic Plan	SGS Economics and Planning	Support development of Council's Strategy as per s66 LGA	53,702	53,702	B	Operational Budget	Yes

Project	Consultant	Description	Committed \$	Actual \$ LTD	Reason	Funded from	Complete
Emu River Flood Warning Implementation Study	Entura	Research and workshop to develop flood mitigation plan for Emu River	50,632	50,632	B	Operational Budget	Yes
Upper Natone Road/Horseshoe Bend – Oonah Road Recovery	PDA	Engineering Services required to determine best recovery options	30,000	79,101	A, B	Cap Ex/State Emergency Recovery Fund	No
Urban Design and Gateway Project	GHD	Urban Design and Town Planning Services	181,650	186,982	A,B	Cap Ex Budget	No
Business Continuity Planning	Resilience Services	Comprehensive improvement to Business Continuity Plan	14,000	13,200	A	Corporate and Commercial Services operational budget	No
Data capture and analytics	Place Intelligence	Data to inform decision making for CBD and key community facilities	40,000	41,250	B	Corporate and Commercial Services operational budget	Yes
Retaining Wall – Hodgman Street	PDA	Engineering Services required to redesign retaining wall	10,000	0	A, B	CapEx Budget	No
Asset Condition Data	CT Management Group	Assessment of assets to determine condition and Asset Register data	125,000	55,682	A,B,C	CapEx Budget	No
South Burnie Beach Boat Ramp	PDA	Engineering services required for project management	10,000	0	A, B	CapEx Budget	No
Mount Street Three Mile Line Roundabout Blackspot	PDA	Engineering services required for project management	15,000	0	A, B	CapEx Budget	No
Speed Street	Tas Consulting Services	Engineering services required design	26,800	21,594	A, B	CapEx Budget	No

## 2.9 GOVERNANCE – USE OF COUNCIL SEAL

18 April 2023	Grant Agreement - Arts Tasmania - Cultural Heritage Organisations 2023-24 - Burnie City Council
21 April 2023	Petition to Amend Sealed Plan – CT 32913/1007 – Wright Street, Shorewell Park
16 May 2023	Petition to Amend Sealed Plan – 2 Bay View Avenue, Burnie
22 May 2023	Schedule of Easements – 1 Mussen Close (Returned to MMT)
22 May 2023	Coastal Pathway Funding Agreement – Variation 1
23 May 2023	Contract 2694 – Burnie Cultural Precinct Redevelopment of the Burnie Arts and Function Centre – March 2023
23 May 2023	Revised Grant Deed – Remedial Works to South Burnie Boat Ramp Jetty
5 June 2023	Discharge of Adhesion Order – 30-32 Kingsley Avenue, Romaine

5 June 2023	Part 5 Agreement – Lot 96, Janet Drive, Park Grove
7 June 2023	Deed of Renewal of Lease - 46 and 46A Terrylands Street, Montello (Tower)
14 June 2023	All Access All Weather Bus Stop Upgrade Grant Program Round 1 - Grant Deed

## 2.10 COMMUNICATIONS – WEB, SOCIAL MEDIA AND COMMUNITY ENGAGEMENT ACTIVITY

Attached is a quarterly report showing current website and social media activity along with community engagement undertaken.

### ATTACHMENTS

1. [Down Arrow](#). Communications and Engagement Report - April to June 2023

### COUNCIL RESOLUTION

**Resolution number: MO141-23**

**MOVED:** *Cr A Keygan*

**SECONDED:** *Cr K Dorsey*

***“THAT the General Manager’s Quarterly Information Report for Corporate and Commercial Services for the June 2023 quarter be noted.”***

**For:** Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

**Against:**

***CARRIED UNANIMOUSLY***



# APRIL 2023 QUARTERLY REPORT COMMUNICATIONS

[Burnie.tas.gov.com.au](http://Burnie.tas.gov.com.au)  
Burnie City Council Facebook

## SOCIAL MEDIA

As of March 2023, there are 2.9 billion total social media users worldwide. Most of us view social media as fundamental to everyday life, broadening the range of available possibilities to facilitate interaction through a new set of capacities to enhance and promote effective communication. At Burnie City Council we use this medium to capture a wider audience.



## BURNIE.TAS.GOV.AU

This reports outlines the tracking of data through web analytics. This quarterly overview of our data captured is also crossed referenced with external sources including Burnie City Council Social media. Councils webpage provides our users with essential information and updates of the requirements of Local Government.



 80 Wilson Street Burnie, TASMANIA

## BURNIE WEBSITE REPORT

*1 April 2023 - 30 June 2023*

### Summary

This reports outlines the tracking data through web analytics. This quarterly overview of our data captured is also crossed referenced with external sources including Burnie City Council Social media.

Councils webpage provides our users with essential information and updates of events, grant opportunities, road updates, projects, local news, registrations and compliance forms,

### Terms

*A quick breakdown*

#### USERS

Users who have initiated at least one session during the date range.

#### NEW USERS

The number of first-time users during the selected date range.

#### SESSIONS

Total number of Sessions within the date range. A session is the period time a user is actively engaged with our website. All usage data (Screen Views, Events, Ecommerce, etc.) is associated with a session.

#### NUMBER OF SESSIONS PER USER

The average number of Sessions per user

#### PAGE VIEWS

Pageviews is the total number of pages viewed. Repeated views of a single page are counted.

#### PAGE/ SESSIONS

Pages/Session (Average Page Depth) is the average number of pages viewed during a session. Repeated views of a single page are counted.

#### AVERAGE SESSIONS DURATION

Average session duration refers to the average time users spend on a our website during a single session. It is calculated by dividing the total duration of all sessions by the number of sessions during a specific period.

#### BOUNCE RATE

The Bounce rate is the percentage of visitors to our website who navigate away from the site after viewing only one page.

*"a rising bounce rate is a sure sign that your homepage is boring or off-putting"*

Quarterly Report - APRIL 2023

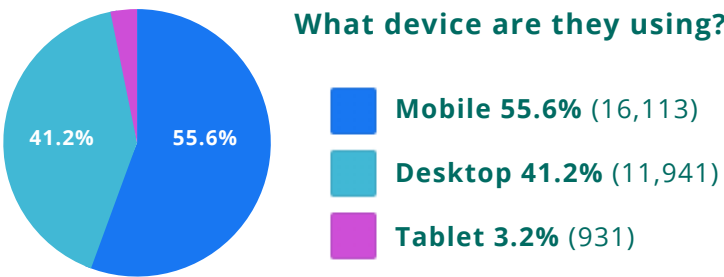
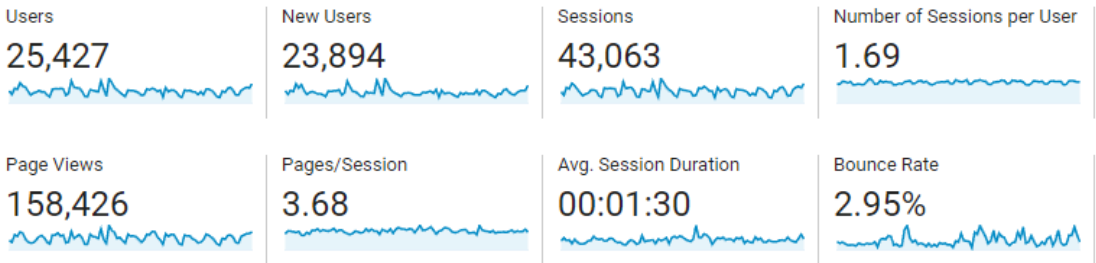
BURNIE WEBSITE REPORT

Overview  
1 April 2023 - 30 June 2023

In the second quarter of 2023, we have seen a drop of 3,537 in users and 3,382 in new users. Sessions have also declined by 4,313 with the average session duration being on par with last quarter. The overall page views have dropped from 169,980 last quarter to 158,426 in the April quarter. The bounce rate has decreased to 2.95% - which is a good thing as our users are more engaged with the site than previous months.

NB: The higher figures from the first quarter, are due to the New years break.

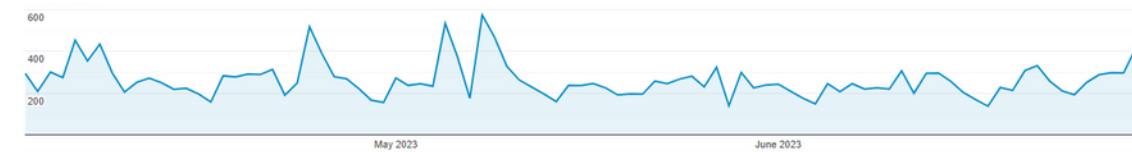
1 April 2023 - 30 June 2023  
Snap shot





**Users - 25, 427**

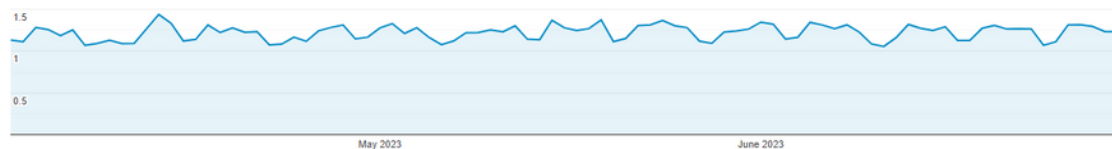
- Peaked on Monday 8 May w/ **762 users** - *Hello Sailor Story*
- Peaked on Monday 5 May w / **698 users** - *DA For the Coastal Pathway*
- Peaked on Monday 24 April w / **695 users** - *Annual Plan & Budget Estimates Feedback*

**New Users - 23,894**

- Peaked on Monday 8 May w/ **575 new users** - *Hello Sailor Story*
- Peaked on Friday 5 May w / **535 new users** - *DA For the Coastal Pathway*
- Peaked on Monday 24 April w / **519 new users** - *Annual Plan & Budget Estimates Feedback*

**Sessions - 43,063**

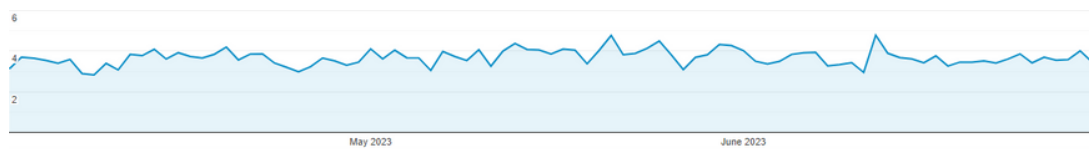
- Peaked on Monday 8 May w/ **930 sessions** - *Hello Sailor Story*
- Peaked on Friday 5 May w / **812 sessions** - *DA For the Coastal Pathway*
- Peaked on Monday 24 April w / **811 sessions** - *Annual Plan & Budget Estimates Feedback*

**Number of Sessions per User - 1.69**

Each user visited the website 1.69 times

**Page Views - 158,426**

- Peaked on Monday 8 May w/ **3,474 views** - *Hello Sailor Story*
- Peaked on Friday 5 May w / **2,975 views** - *DA For the Coastal Pathway*
- Peaked on Monday 24 April w / **2,606 views**- *Annual Plan & Budget Estimates Feedback*

**Page/Sessions - 3.68**

Each user visited 3.68 pages during their session

**Average Sessions Duration - 00:01:30**

- Peaked on Sunday 21 May with an average session of 00:03:38 - *Closing date of the Strategic Plan and Vision ROUND 1*

**Bounce Rate - 2.95%**


Down from 3.01% from last quarter

## BURNIE WEBSITE PAGES

## News, Events &amp; Projects

Top Performers - overall

1 April 2023 - 30 June 2023

Page title	Total Views
Home Burnie City Council	34.5K
Content search Burnie City Council	7.3K
Permit applications on exhibition Burnie City Council	5.9K
Jobs at Council Burnie City Council	3.7K
What's On Events Burnie City Council	3.2K
Council Meetings Burnie City Council	2.9K
Burnie Waste Management Centre Burnie City Council	2.7K
Contact Burnie Council Burnie City Council	2.5K
New Chapter of 'making' in the North-West Tasmania Burnie Cit...	1.9K
Council News Burnie City Council	1.8K
Strategic Plan and Vision Survey - Have your say  Burnie City ...	1.8K
ANZAC Day Services 2023 Burnie City Council	1.7K
Public Parking Burnie City Council	1.6K
Burnie Aquatic Centre Burnie City Council	1.5K
Waste Collection Burnie City Council	1.4K
Projects and Works Burnie City Council	1.4K
Council Burnie City Council	1.3K
Elected Representatives Burnie City Council	1.3K
Rates Burnie City Council	1.2K
School Holiday Activities Burnie City Council	1.2K
<b>Grand total</b>	<b>158.4K</b> -

## HIGHLIGHTS

## Strategic Plan and Vision - Community Consultation Round 1

991 Page Views

## Source

How did  
they find  
the page?
  
 Google  
 11.60%

  
 Direct  
 13.42%

  
 Facebook  
 59.41%

Quarterly Report - APRIL 2023

**Events***Top Performers***BURNIE WEBSITE PAGES***1 April 2023 - 30 June 2023*

Page title	Total Views
1. ANZAC Day Services 2023 Burnie City Council	1,672
2. School Holiday Activities Burnie City Council	1,156
3. Burnie Farmers Market Wivenhoe Burnie City Council	654
4. Cracker Night Tasmania Burnie City Council	631
5. International Day of the Midwife Burnie City Council	434
6. Ridgley Community Market Burnie City Council	371
7. Civic Events, Awards and Ceremonies Burnie City Council	331
8. Kids Easter Egg Hunt Burnie City Council	266
9. Whats happening this month Burnie City Council	174
10. Don't miss the Bus - Breastsreen Tasmania Burnie City Council	154
<b>Grand total</b>	<b>8,275</b>

**HIGHLIGHTS****ANZAC Day Service 2023 Burnie City Council***1,672 Page Views***Source***How did they find the page?*Google  
**86.61%**Direct  
**8.55%**Facebook  
**1.15%****School Holiday activities (Easter)***1,156 Page Views***Source***How did they find the page?*Google  
**37.41%**Direct  
**11.2%**Facebook  
**37.79%**

Quarterly Report - APRIL 2023

**News***Top Performers***BURNIE WEBSITE PAGES***1 April 2023 - 30 June 2023*

Page title	Total Views
1. New Chapter of 'making' in the North-West Tasmania Burnie City Council	1,909
2. Green Light for North Terrace Visitor Accommodation Burnie City Council	987
3. Annual Plan & Budget Estimates 2023-24 : Community Feedback Burnie C...	663
4. Burnie's Gateway Concept Designs - Community votes Burnie City Council	641
5. Cultural Centre and Precinct project - Stage 1 Burnie City Council	449
6. Easter Opening Hours 2023 Burnie City Council	324
7. Upper Natone - Friday Updates: Horseshoe Bend Burnie City Council	284
8. Gateway Project - Artists Shortlisted Burnie City Council	283
9. Hello Sailor 🇬🇧 Burnie City Council	278
10. ANZAC Day Household Rubbish Collection Burnie City Council	277

**HIGHLIGHTS****Green Light for North Terrace Visitor Accommodation***987 Page Views***Source***How did they find the page?*

  
Google
   
15.91%


  
Direct
   
7.96%


  
Facebook
   
47.02%
**Annual Plan and Budget Estimates - Community Consultation***663 Page Views***Source***How did they find the page?*

  
Google
   
16.98%


  
Direct
   
31.27%


  
Facebook
   
18.87%

**NB:** Our audience still refers to Councils page for updates on UTAS, as we progress into the next quarter, we will be redirecting our audience directly to UTAS platforms.

Quarterly Report - APRIL 2023

## Projects

*Top Performers*

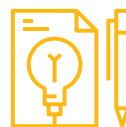
## BURNIE WEBSITE PAGES

*1 April 2023 - 30 June 2023*

Page title

Total Views

Burnie City Centre Urban Plan Burnie City Council	667
Cultural centre and precinct project Burnie City Council	551
Burnie Gateway Project Burnie City Council	520
View Road - additional Carpark and shelters Burnie City Co...	247
Burnie Coastal Pathway Burnie City Council	192
<b>Grand total</b>	<b>2,707</b>



**6 Major Projects Submitted**

## Jobs

*Top Performers*

Information & Customer Service Officer Burnie City Council	987
Permit Authority Officer Burnie City Council	868
Planning Officer Burnie City Council	847
Information Management Project Officer Burnie City Cou...	683
Civil Construction Operator Burnie City Council	608
<b>Grand total</b>	<b>4,740</b>



**6 Jobs Advertised**

## File Downloads

*Top Performers*

Download PDF	Council Meetings Burnie City Council	456
Find out what day your rubbish is coll...	Waste Collection Burnie City Council	307
Public-Exhibition-Documents-Redacte...	Bass Highway (Cooee Point to Cam R...	206
Recycling week calendar	Recycling Collection Burnie City Coun...	161
Waste Fees and Load Sizes	Burnie Waste Management Centre Bu...	137
Download PDF = Agenda	<b>Grand total</b>	<b>7.2K</b>



*Download PDF =  
Council Agenda*

Quarterly Report - APRIL 2023

## Search Items

### Top Performers

rates	37
waste	30
Strategic Plan and Vi...	21
grants	19
gateway	17
annual report	14
jobs	13
infringement	12
fees and charges	12
coastal pathway	12
agenda	12
policies	11
building	11
annual plan	11
planning	10
fees	10
rates notice	9
dog	9
dogs	9
recycling	8

## BURNIE WEBSITE PAGES

1 April 2023 - 30 June 2023

### Overview

Search terms allows us to understand what our community wants to know.

In most cases, search terms coincide with items that are already published. Other circumstances are our community searching for items that have not been published.

This is us listening to our community. It allows us to understand what they want to know. We therefore can respond accordingly by:

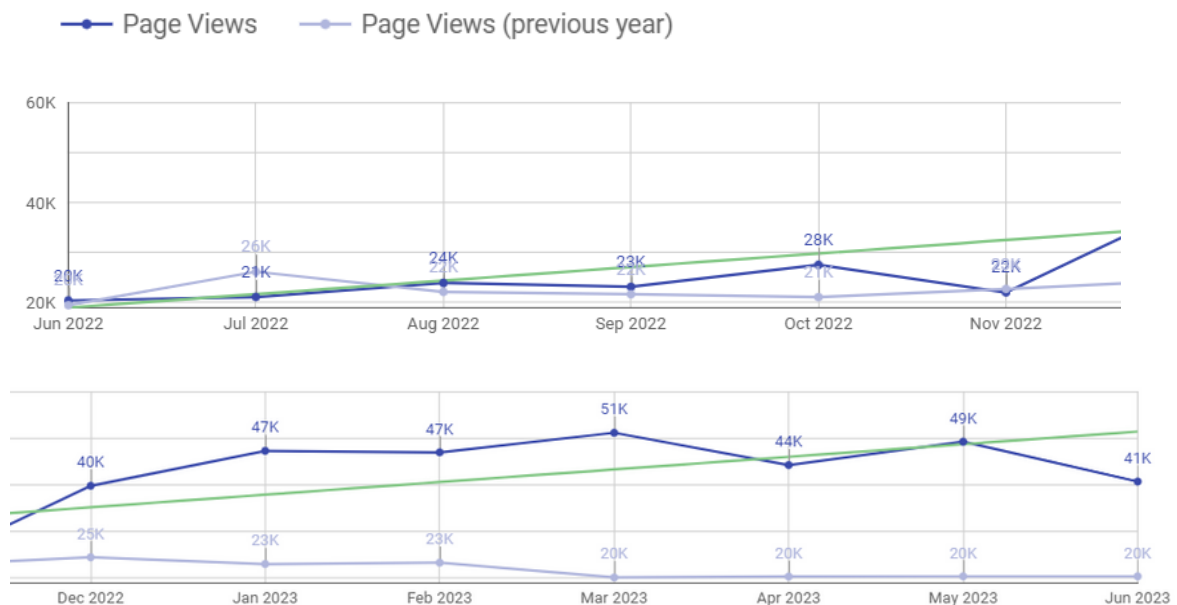
- Updating published pages
- Creating News items or events

This measure enables the council to pre-empt what the community wants to know

## BURNIE WEBSITE PAGES

## Monthly page views trend

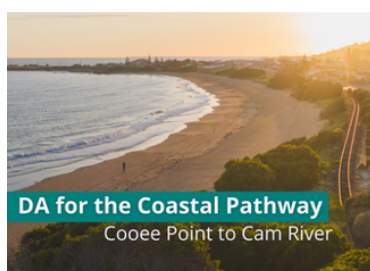
June 2022 - June 2023



## Overview

From June 2022 until November 2022, the average monthly page view was 24,000. In mid November, the figures begin to climb - with an increase of 100%. From December 2022 till June 2023, our average monthly page views are 50,000.

**NB:** This trend is also seen across **burniearts.net**. Events and news stories are shared across both platforms.



Quarterly Report - APRIL 2023

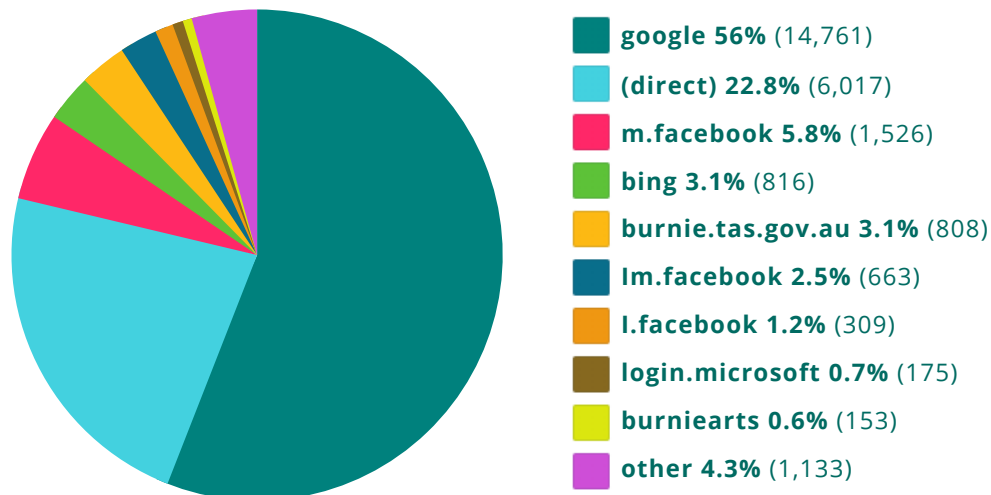


## Source Overview

*How do people find our site?*

## BURNIE WEBSITE PAGES

*1 April 2023 - 30 June 2023*



## Terms

### **m.facebook.com**

The regular one "facebook.com" indicates traffic from desktop devices. m.facebook.com just shows Facebook traffic from mobile devices

### **lm.facebook.com**

lm.facebook.com occurs when someone clicks a shared link or post from m.facebook.com, the mobile Facebook version (like the mobile application)

### **l.facebook.com**

The l.facebook.com is a form of traffic that has been redirected through Facebook through what is known as a link shim. A link shim is a tool that was created by Facebook in 2008 and protects Facebook users from malicious URLs

*How does Google Analytics report Facebook traffic? By default, Google Analytics sees people coming to your website from Facebook as a referral, which is an inbound link from another website. This is the case for people finding our content on the Facebook app and the Facebook website.*

**BURNIE FACEBOOK***1 April 2023 - 30 June 2023***STRATEGY**

For the Burnie City Council, we are using Facebook to reach the community. This is a great platform for engaging with our community in a way that is more formal, and professional but still personal.

Facebook is also a more forum-based platform, which is why we use it to post all of the relevant information to the community that they need to know. Then when someone wants to know something specific, they can come and search on our Facebook page.

We post short-form content that is engaging and easy to read and then link through to the relevant website pages where the reader can find more in-depth information when necessary.

We include a range of video-based content because this is the way people are consuming social media content. The videos are value-adding to the reader, rather than just information based. This stops the page from getting stale and over time will build more positivity within the community as they consume more of this positive form of content

**GOALS**

- Increase tourist visitation annually.
- Increase awareness of the Burnie City brand and Council services
- Maintain effective communication and support for stakeholders
- Promote investment opportunities and liveability in the Burnie City Council area
- Building a positive community brand perception
- Increase the council's ability to gain feedback and engage with the community



**BURNIE FACEBOOK***1 April 2023 - 30 June 2023***Terms***A quick breakdown***REACH**

The total reach is the number of people that you are reaching with your social media posts/videos. This means that when someone was scrolling through their feed, they saw your post or video. This tells us if the content we are creating is getting out to new people and we want to increase this number because it helps to grow our brand awareness.

**ENGAGEMENT**

This metric tells you how good the quality of your content is as people are responding positively to it by engaging with it. This is all the Likes, Comments, Shares, Saves and Link Clicks through to your website, that your post receives. Engagement rate is the percentage rate of how many people that have seen your post actually engaged with it. This is a great benchmarking metric to see how well your content is resonating with your audience.

**FOLLOWERS**

This is the total number of people who have liked your Facebook page. When it comes to growing your page with new followers, the focus shouldn't just be on getting a bigger number, it should be about attracting the right people who are in your dream audience.

**CAMPAIGNS**

We ran a series of campaigns during this quarter with the aim to achieve specific goals the council had. We have detailed the goals of the campaigns and their results following. A comprehensive social media strategy takes into account much more than just increasing reach or likes, it looks at the current struggles or goals the business wants to achieve and then builds out strategic campaigns to achieve the goals. No longer can social media accounts rely on results from just one post, it is a series of different forms of content posted strategically that gets real needle moving results.

Quarterly Report - APRIL 2023

**BURNIE FACEBOOK****OVERVIEW***Growth at a glance**1 April 2023 - 30 June 2023*

**296**  
NEW PEOPLE  
FOLLOWED  
OUR ACCOUNT



ENGAGEMENTS  
ARE UP BY  
**80%**



**20%**  
ENGAGEMENT  
RATE GROWTH  
ON AVERAGE

**9,425** Total  
Audience  
size



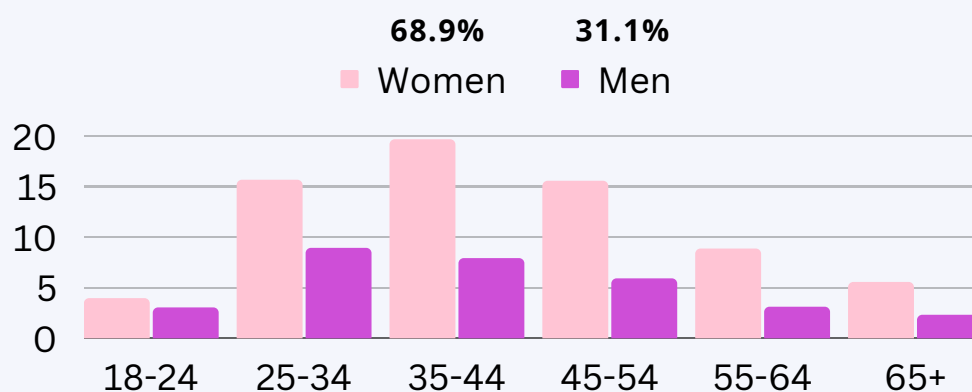
**430%**  
GROWTH IN  
REACH FROM  
THIS TIME LAST  
YEAR



**2,301**  
PEOPLE  
CLICKED  
THROUGH TO  
THE WEBSITE



SURVEY  
CAMPAIGNS  
GENERATED  
**OVER 100**  
NEW SURVEY  
ENTRIES

**AUDIENCE AGE AND GENDER***1 April 2023 - 30 June 2023*

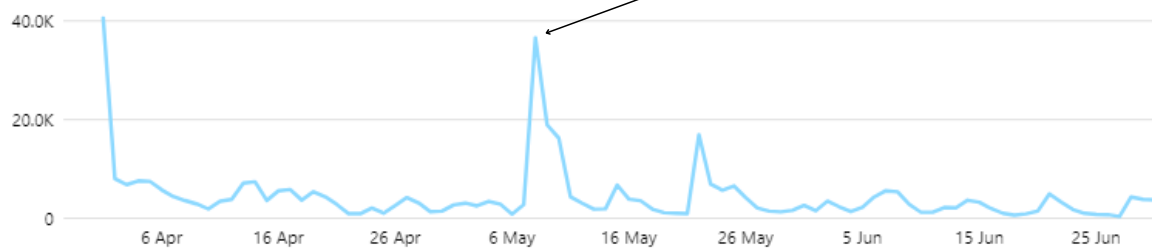
Quarterly Report - APRIL 2023

**BURNIE FACEBOOK**

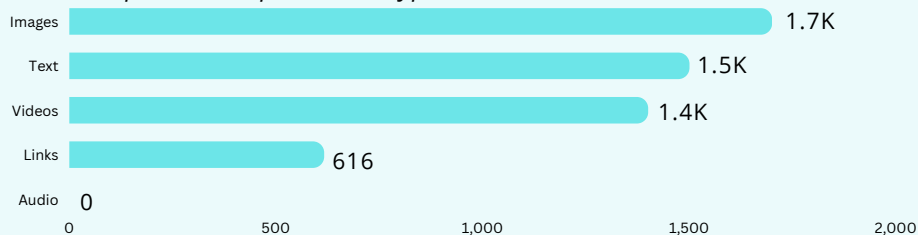
1 April 2023 - 30 June 2023



Total amount of people reached through posts

**148,891** ↑ 11.4% from last quarter**POSTS**Published **172** Posts ↑ 12.4% from last quarter

Median post reach per media type

Highest **Reach**  
on a postAccommodation  
Development on Marine  
Terrace**Reached 40,596**Highest **Reactions**  
on a post

Ahoy Sailor

**610 Reactions**  
6,678% more  
than our medianHighest **Comments**  
on a post

Ahoy Sailor

**286 Comments**  
14,200% more  
than our median

Quarterly Report - APRIL 2023

**BURNIE FACEBOOK**

1 April 2023 - 30 June 2023

**ENGAGEMENTS***Total amount of people interacted with our posts***APRIL - MAY - JUNE  
2022***Likes, Comments, Shares  
and Link Clicks***3,811****APRIL - MAY - JUNE  
2023***Likes, Comments, Shares  
and Link Clicks***6,848**

**80%  
GROWTH**

<b>COMPARISON</b> 2022 to 2023	APRIL MAY JUNE 2022	APRIL MAY JUNE 2023	<b>GROWTH</b>
<i>Likes</i>	2,350	4,242	<b>80%</b>
<i>Comments</i>	862	1,803	<b>109%</b>
<i>Shares</i>	599	803	<b>34%</b>
<i>Link Clicks</i>	1,787	2,301	<b>28%</b>

**ENGAGEMENT RATE***Percentage of engagements compared to reach***APRIL - MAY - JUNE  
2022***Likes, Comments, Shares  
and Link Clicks***1.2%****APRIL - MAY - JUNE  
2023***Likes, Comments, Shares  
and Link Clicks***1.43%**

**20%  
GROWTH**

**BURNIE FACEBOOK****CAMPAIGNS***1 April 2023 - 30 June 2023**Campaign #1***On the Couch YouTube series****Goal**

To dive deep into the big questions or concerns the community have about specific topics and being able to go into more detail than we are able to on posts.

**Form**

Long form videos that would be between 4 - 10 minutes long

**Results**

These videos series have allowed us to unpack topics at a greater detail and we are starting to get a good response from the community that they appreciate the effort we are going to to unpack issues in a deeper and more transparent way.

**Where next**

We have seen a great response to the videos where we have two people sitting on the couch in an interview style. These videos are more relaxed and organic. This will be a focus moving forward.

**8**

Videos Created

**23,039**

Reach

**718**

Engagements

**13,752**

Minutes Viewed

*Campaign #2***Strategic Plan and Vision Community Consultation****Goal**

To drive responses to the Strategic Plan survey: Round 1

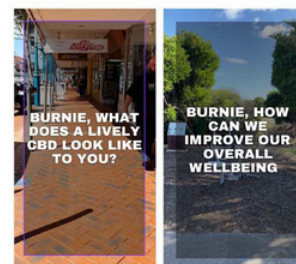
**Form**

A series of videos we posted breaking down some of the questions from the survey to get people engaging and thinking about their own opinion. Then we directed them to the survey.

We wanted to stay top of mind, hence posting a series of videos, rather than just one. We also wanted to simplify a rather complex topic, hence breaking down the questions into more simple ones on social media was able to get people thinking in a way they might not have before

**Results**

During the two weeks, the number of surveys being completed dramatically increased. We ended up receiving more survey results than the Council has received on a public consultation. We also had incredibly thoughtful and constructive discussions on these video posts between community members.

**6**

Videos Created

**16,555**

Reach

**174**

Comments

**226**

Survey link clicks

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**BURNIE FACEBOOK****CAMPAIGNS***1 April 2023 - 30 June 2023**Campaign #3***Burnie's Major Events Launch****Goal**

To get the community excited about this year's events & to show that the Council is bringing events to Burnie even though our format of running them in-house has changed.

**Form**

We posted a series of videos launching each of this year's Major Event partners for the Major Events. The videos were short and catchy with fun music to aim to get people excited about the events.

**Results**

We had a great number of people reached from these videos and a large number of positive comments of the community excited about these upcoming events.

**6**

Videos Created

**9,211**

Reach

**138**

Engagements

**783**

Minutes Viewed

*Campaign #4***Annual Plan and Budget Community Consultation****Goal**

To drive responses to the Annual Plan survey & to educate the community on the rates increase.

**Form**

We posted an intro post explaining to the community what an annual plan is and then a follow-up post about what they would find in the budget. We filmed two informative videos; an on-the-couch video with the Mayor & Bel which broke down in an engaging way what was included in the annual plan and also a video with Cr. Lynch, where he stepped through the rates increase and why it had occurred. We also posted a series of reminder posts and follow-up posts during the month.

**Results**

We had a great response from our community on the breakdown videos and how informative they were. We also had some great conversations in the comments of the posts where we were able to answer many of the questions the community still had.

**11**

Posts

**12,970**

Reach

**133**

Engagements

**167**

Survey link clicks

Quarterly Report - APRIL 2023



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**MINUTES AND REPORTS OF COMMITTEES****AO121-23 BURNIE CITY YOUTH COUNCIL - UNCONFIRMED MINUTES OF MEETING HELD ON 22 JUNE 2023****FILE NO: 2/5/34**

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**RECOMMENDATION:**

***“THAT the Minutes of the meeting of the Burnie City Youth Council held on 22 June 2023, be received and noted.”***

**SUMMARY**

The meeting of the Burnie City Youth Council was held on Thursday 22 June 2023 where guest speaker Josh Salter from Burnie High School attended to discuss suggestions for the Burnie Counts initiative.

A copy of the meeting minutes are attached.

**ATTACHMENTS**

1 [↓](#). Minutes - Burnie City Youth Council - 22 June 2023

**COUNCIL RESOLUTION****Resolution number: MO142-23****MOVED: Cr A Keygan****SECONDED: Cr T Aitken**

***“THAT the Minutes of the meeting of the Burnie City Youth Council held on 22 June 2023, be received and noted.”***

**For:** Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

**Against:**

***CARRIED UNANIMOUSLY***

## Meeting Minutes



Meeting: **BURNIE YOUTH COUNCIL**  
 Held on: Thursday 22 June 2023  
 Venue: Burnie City Council Chambers  
 File No(s): 2/5/34



The meeting opened at 9.25am

1.	<p><b>Present:</b></p> <p>(PHS) - Gi'Annie Kingdon          (PHS) - Izzy Riley          (PHS) - Danika Johnston          (PHS) - Teleeka Campbell          (MRC) - Harry Poke          (MRC) - Bronte van der Ploeg          (MRC) - Oceania Eustace          (MRC) - Jonty Brumby          (BHS) - Saxon Long          (HPS) - Madeline French          (RPS) - Kolby Hampson          (RPS) - Eila Argent          (RPPS) - Zoish Contractor          (BPS) - Sari Armstrong          (BPS) - Hudson Bain          (SMPS) - Charlie Brown          (SMPS) - Azra Khan          (LCS) - Kiana Gibson          (LCS) - Tiabella Bester          (CPS) - Jonte Schumann          (MPS) - Kaha Taiaroa          (MPS) - Asha Taiaroa</p> <p><b>Apologies:</b></p> <p>(BHS) - Lottee Rolls, Ellie Sushames, Imogen Lloyd          (CPS) - Archer Collins          (HPS) - Jagger Barnard</p> <p><b>Ex-officio Officers in attendance:</b></p> <p>Deputy Mayor Giovanna Simpson          Burnie Works - Kira Coghlan, Allison Daley, Fiona Loughran</p>
	<p><b>Acknowledgement of Country by Deputy Youth Mayor Izzy Riley</b></p>
2.	<p><b>Confirmation of Minutes and Correspondence</b></p> <p><b>Motion:</b>  <i>That the notes of a meeting held on 25 May 2023 are accepted as a true and accurate record.</i></p> <p>Moved: Tiabella Bester                      Second: Teleeka Campbell                      <b>CARRIED</b></p>

	<p><b>Actions from previous Minutes.</b></p> <ul style="list-style-type: none"> <li>• Heywire Grants – communicating opportunity <ul style="list-style-type: none"> <li>- A Motion at the May meeting was to apply for a Heywire Youth Innovation Grant – however the grant applications closed on 7 June.</li> </ul> </li> <li>• Federal, State and Local Government operations <ul style="list-style-type: none"> <li>- Exploring further.</li> </ul> </li> <li>• Rant Arts – opportunity: <ul style="list-style-type: none"> <li>- 1<sup>st</sup> piece: councillors discussed five questions around What is Burnie Youth Council?</li> <li>- 2<sup>nd</sup> piece: there are four (4) spaces on website for a Burnie Youth Council bio.</li> <li>- Councillors will design an image that best describes ‘connection and together’ at the July meeting.</li> </ul> </li> </ul>
3.	<p><b>Decision Making, Connection and Communication Strategy</b></p> <p><b>Connecting, Communicating and Opportunities</b></p> <p>1. Burnie Library Operating Hours</p> <p><b>Motion:</b></p> <p><i>“That the Burnie Youth Council support the further action of fact finding then working on Communications regarding Burnie Library opening hours”.</i></p> <p>Moved: Saxon Long                      Seconded: Charlie Brown                      <b>CARRIED</b></p> <p>2. Dream Big interviews – communicating opportunity</p> <p><b>Motion:</b></p> <p><i>“That the Burnie Youth Council communicate the Dream Big interviews to eligible young people in Burnie”.</i></p> <p>Moved: Jonty Brumby                      Seconded: Izzy Riley                      <b>CARRIED</b></p> <p>3. General Manager – Strategic Plan presentation</p> <p><b>Motion:</b></p> <p><i>“That the Burnie Youth Council invite the Burnie City Council General Manager to attend the next meeting to talk about Council’s Strategic Plan”.</i></p> <p>Moved: Teleeka Campbell                      Seconded: Izzy Riley                      <b>CARRIED</b></p> <p>4. YNOT Youth Survey</p> <p><b>Motion:</b></p> <p><i>“That the YNOT TYF survey request be noted and no further action taken”.</i></p> <p>Moved: Oceania Eustace                      Seconded: Saxon Long                      <b>CARRIED</b></p>

	<p>5. Federal, State and Local Government operations</p> <p><b>Motion:</b> <i>"That learning more about the different levels of government and how they work be noted and no further action taken".</i></p> <p><i>Moved: Teleeka Campbell</i>                      <i>Seconded: Izzy Riley</i>                      <b>CARRIED</b></p>
4.	<p><b>Placemaking, Playgrounds and Public Spaces</b></p> <ul style="list-style-type: none"><li>- Information provided to GHD on placemaking CBD future. Item to be carried over to July meeting for further discussion.</li></ul>
5.	<p><b>Burnie Counts – Guest Speaker Josh Salter from Burnie High School</b></p> <p>Mr Salter spoke to Youth Council about the Burnie Counts initiative seeking ideas, suggestions and locations for initiative. The Youth Council members formed groups to discuss the initiative and provided numerous ideas and locations within Burnie.</p>
7.	<p><b>Next Meeting</b> Thursday 27 July</p>

Closed: 11.28am

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**MINUTES AND REPORTS OF COMMITTEES****AO122-23 UPPER NATONE RESERVE SPECIAL COMMITTEE UNCONFIRMED  
MINUTES OF MEETING HELD ON 19 JUNE 2023****FILE NO: 2/5/16 & 3383617**

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**RECOMMENDATION:**

***“THAT the unconfirmed Minutes of a meeting of Upper Natone Reserve Special Committee held on 19 June 2023, be received for discussion.”***

**SUMMARY**

An ordinary meeting of the Upper Natone Special Reserve Committee was held on Monday, 19 June 2023 at 7.30pm. The unconfirmed Minutes of the meeting are attached for noting.

The next Meeting will be held at 7.30pm on Monday 24 July 2023 at the Natone Primary School. To be confirmed.

**ATTACHMENTS**

1. [Upper Natone Reserve Special Committee Meeting Unconfirmed Minutes - 19 June 2023.pdf](#)

**COUNCIL RESOLUTION****Resolution number: MO143-23****MOVED: Cr J Grave****SECONDED: Cr C Lynch**

***“THAT the unconfirmed Minutes of a meeting of Upper Natone Reserve Special Committee held on 19 June 2023, be received for discussion.”***

**For:** Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

**Against:**

***CARRIED UNANIMOUSLY***

**Upper Natone Reserve Special Committee**

Minutes of meeting held at the Natone Primary School  
Monday 19<sup>th</sup> June 2023

**Meeting opened:** 7.33 pm.

**Present:** Ivan Caston (Chairperson), Heather Ross (Secretary), Diane Cripps, Brielle Gray, Richard Franks, Justin Grave, Damien Aherne.

**Apologies:** Jeremy Schmidt

**Resignation:** Lachlan Girschik resigned from the committee 29/5/23 due to being heavily committed to other volunteer committees and his work.

This resignation leaves the committee with the minimum required community members of six people.

**Guest Speakers:** Danielle Agnew, Kristen Robertson, Bethany Ayton.

These ladies are members of a group of parents who home school their children and regularly visit the reserve to teach their children about nature and self-sufficiency. They have discovered bush tucker plants in the reserve and would like to plant more native bush tucker plants on the short walk and at the memorial garden. The group was recently successful with securing a small grant to plant trees in the Upper Natone area. As they frequent the reserve, they requested to bring their idea to the committee.

Damien stated STT would need to approve the plant types and the areas in which they intend on planting them.

The group will put a proposal together with details of the plants and positioning which can then be submitted to BCC and STT for approval.

Should this be approved, the group will undertake the planting with help from the committee members. They would like to continue to have the children care for the plants until established. The group have also indicated they would be interested in assisting the committee with working bees from time to time.

**Declaration of Interest:** Nil

**Minutes of previous meeting:** Minutes of previous meeting 19<sup>th</sup> March 2023 read and accepted.

Moved: Heather Ross, Seconded Diane Cripps

**Business Arising from Previous minutes:**

1. Induction checklist. Person responsible at BCC is no longer employed by the council, explaining why this has not progressed further. **ACTION:** Copy of proposed checklist put together by B Gray to be forwarded to Damien Aherne. Discussed emergency procedure for reserve and obtaining input from Sustainable Timbers Tasmania. Final document needs to be a site-specific induction relevant to this committee as per clause 13 in the Delegation of Authority and Rules of Operation. Previous induction form was not relevant to this committee's activities, hence the proposed changes.
2. Burnie City Council GM approved to waive the condition under the present rules requiring the AGM to be advertised in The Advocate newspaper and permitting advertising of the AGM to be done through a variety of means mentioned in letter from Secretary.
3. Toilet paper has been provided by BCC in bulk and is stored in the locked cabinet at the reserve and at Ivans residence.
4. Chainsaw safety course. Richard and Jeremy would still like to attend this course if offered. Currently only one member has completed a chain saw safety course. (B Gray)  
Council indicated they would like to revisit the use of chainsaws by volunteer committee members in the reserve and discuss with STT as well. Volunteers may be limited to limbs of a certain size for example. Committee members reiterated this would increase the need for Council or STT to clear tracks of fallen trees rather than the volunteers.

**Financial Report:**

\$259.69 remaining unspent in current budget (from \$2000)

**Correspondence In/Out:****In:**

- 21/3/23 Email from Justine Grave requesting contact details and positions on the committee
- 22/3/23 Email from Justine Grave re: outcome of his enquiries about amendment to Delegation of Authority documents outside of AGM – suggested Secretary write a letter to BCC General Manager
- 28/3/23 Email from Manieka Reeve at BCC requesting minutes also be emailed to her. She is responsible for providing a report and placing them on councils file system. Noted.
- 22/5/23 Letter from BCC GM approving a waiver to advertising the AGM in The Advocate newspaper. Delegation of Authority and Rules of Operation to be changed in due course.
- 29/5/23 Resignation email from Lachlan Girschik
- 08/6/23 Reply email from Damien Aherne accepting meeting invite and provision of financial statement for committee budget as requested.
- 08/6/23 Phone calls to Secretary from Justin Grave and Nathan Newton re: Pirtek Rally
- 09/6/23 Reply email from Damien Aherne re: Pirtek Rally
- 10/6/23 Email from Aaron Johnston BCC event Coordinator re: Pirtek Rally
- 14/6/23 Email from P Troughton re: outcome of meeting held about upcoming Pirtek Rally
- 15/6/23 Email from Aaron Johnston requesting photos before and after the rally of the areas used.

**Out:**

- 20/3/23 Email to Doug White with list of materials required for new boardwalks.
- 24/3/23 Email to Simon Overland GM BCC requesting consideration to amend the Delegation of Authority (the rules) clause 7.3.2 requiring the AGM to be advertised in The Advocate at great expense to the budget. Alternative Social Media options provided and explained.
- 27/3/23 Minutes of committee meeting held 19/3/23 emailed to council and committee members.
- 27/3/23 Email to Justin Grave from Secretary re: Items discussed at meeting for him to follow up with relevant people in council about
- 29/4/23 Proposed working bee dates emailed to volunteers with request to notify availability. (Chairperson)
- 30/5/23 Proposed working bee dates emailed to volunteers with request to notify availability. (Secretary)
- 06/6/23 Reminder email to committee members and council about June meeting
- 06/6/23 Email of introduction to Damien Aherne acting Director of Works and Services inviting him to the meeting
- 09/6/23 Email to Damien Aherne re: Pirtek Rally concerns
- 09/6/23 Text to Danielle Agnew with meeting date and inviting her to attend the meeting 19/6/23 with proposal.
- 14/6/23 Email to P Troughton re: Pirtek Rally
- 15/6/23 Email to Aaron Johnston Events Coordinator BCC re: taking of photos and meeting with Car Club event organiser 16/6/23 at reserve.
- 19/6/23 Before and after photos provided to BCC (Aaron Johnston) re: Pirtek rally.

**General Business:**

- The Upper Natone Reserve Facebook page has increased from 98 followers to 146 with engagement increasing.
  - The Fungi hunters have been very active on the walking tracks with many professional photographers sharing their photographs on a local fungi page and international pages, tagging the reserve.
  - Due to unavailability of volunteers over the past few months, no working bees were able to be held. The usual at least weekly checks, rubbish removal, walking the tracks and cleaning of the toilet has continued to occur thanks to three members.
  - Damien Aherne explained the council will consider the capital program for dealing with the issue of the flooding toilet and ongoing issues with pumping water to the water tank. The water truck will continue to fill the tank for the toilet in the meantime which is not as often during winter.
  - Damien requested a plan going forward from the committee for working bee activities, improvements, maintenance etc. This was done and submitted to the previous Director of Works and Services in early 2022. Some of the proposals/ideas were not permitted, with many of those approved already completed.
- ACTION:** A copy to be provided to Damien.
- Pirtek Rally Natone: The rally has been occurring for over 10 years on the forestry roads around the reserve with the permission and provision of a permit by STT and Tasmania Police. It appears within the permit from

STT, permission was granted for the use of the open green areas of the reserve it leases to the council for the purpose of mechanical servicing of vehicles between stages.

It appears BCC have not been made aware of this activity in the past, nor been approached for a permit to use the reserve by the Northwest Car Club directly. It appears BCC were also not informed by STT that they had granted permission for the reserve to be utilised as part of their permit.

Due to the extremely wet conditions leading up to the rally and forecast weather on the day (16/6), committee members had concerns about the potential damage to the green mossy areas of the reserve this activity would leave. In the past, not knowing that this rally was occurring, volunteers assumed the reserve had been targeted by hoon activity which occurs occasionally.

The rain did not begin to fall heavily until most of the support vehicles, trucks, trailers with the rally cars etc had vacated the reserve. However, had it been raining during the event, the areas the rally set up to service vehicles would have been a mess and taken some time to recover as has been the case in previous years.

The Chairperson and Secretary met with car club event organiser Nathan the day before the event to discuss alternative areas where these activities could occur and not leave as much of a footprint as previous events. Whilst this meeting went well, the information appears not to have been passed on to participants and support crews and they set up as they have in previous years. Although some damage has been caused by the volume of traffic, types of vehicles, unloading and loading of vehicles etc, it was not as bad as it could have been had it rained all day.

There was however evidence of spilt fuel and oil, on the mossy areas and road and unknown frothy product left on the mossy area opposite the toilet block where two vehicles were serviced.

Whilst the committee appreciate STT and BCC wish the reserve to be a multiuse reserve, the rally is usually held in May or June when the weather is or has been wet and simply driving one vehicle onto the mossy/grassed areas leaves a muddy mess. Currently one area of the reserve has a gate to close it off during the wetter months, due to previous damage caused by vehicles. The day use only area is planned to be fenced off and the area for parking along this barrier will perhaps need to be gravelled.

This event has highlighted the need for a gravel or sealed area for cars visiting the reserve to park on rather than the grass. Camping at the reserve over the winter months is not usual with only a few campers venturing in during this time of year. The impact of camping on the open mossy/grassed areas is minimal in summer. However, the potential impact of the car rally on these areas is significant.

The committee have focussed on promoting the reserve for people to enjoy the walking tracks, enjoy a picnic or BBQ using the facilities provided when visiting for the day. It is a popular area to camp, to hunt for fungi, spot wildlife, enjoy the garden areas, displays of native flowers and flowering plants, view the old mill equipment, learn about the history of the area, and enjoy the native areas and assortment of non-native trees growing in the reserve, including Redwood trees. The fairy and gnome area created in the memorial garden has become a delight with children and parents alike. The reserve is a nature corridor in the middle of forestry and is enjoyed by those who visit.

**ACTION:** UNRSC to invite STT representatives to a meeting to discuss their vision and expectations/uses for the reserve etc. Seek clarification regarding any improvements to facilities the committee can and can't do under the terms of the lease and within the BCC rules of operation.

Meeting proposed for Monday 24<sup>th</sup> July, 7.30 pm at the Natone Primary School. To be confirmed.

Following meeting will be the AGM followed by a committee meeting Monday 21<sup>st</sup> August 2023, 7.30 pm at the Natone Primary School.

Meeting closed: 9.45 pm



**AO123-23 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*.

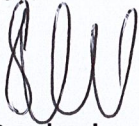
There were no non agenda items.

There being no further business the Mayor declared the Meeting closed at 7.33pm.

## CERTIFICATION OF MINUTES AS A TRUE RECORD

These minutes are confirmed as an accurate record of the Open Session of the Ordinary Meeting of Burnie City Council held on 25 July 2023.

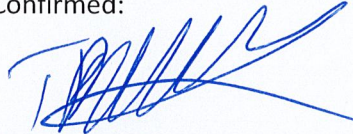
Confirmed:



**Simon Overland**  
**GENERAL MANAGER**

Date: 22 AUGUST 2023

Confirmed:



**Teeny Brumby**  
**MAYOR**

Date: 22-8-2023