



AGENDA

Ordinary Meeting

TUESDAY, 23 SEPTEMBER 2025

7.00PM

CITY OFFICES, 80 WILSON STREET, BURNIE

GENERAL MANAGER'S CERTIFICATION

Qualified Persons Advice - Section 65 Local Government Act 1993

PURSUANT to Section 65 of the *Local Government Act 1993* I hereby certify, with respect to the advice, information and/or recommendation provided for the guidance of Council in this Agenda, that:

1. such advice, information and/or recommendation has been given by a person who has the qualifications or experience necessary to give such advice; and
2. where any advice is given by a person who does not have the required qualifications or experience, that person has obtained and taken into account the advice from an appropriately qualified or experienced person; and
3. a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice has been provided to the council.



Shane Crawford
GENERAL MANAGER

NOTICE PAPER

In accordance with the Local Government (Meeting Procedures) Regulations 2025 NOTICE is hereby given that the next Ordinary Meeting of the Burnie City Council will be held at the City Offices, 80 Wilson Street, Burnie on Tuesday, with the Business of the meeting to be in accordance with the following agenda paper.

Visitors:



Shane Crawford
GENERAL MANAGER

PUBLIC PARTICIPATION

All Ordinary and Special Meetings of Council are opened to the public

Public Questions

Anyone may submit a question to be read out at Public Question Time during a Council Meeting. A limit of two questions may be submitted in writing online at <https://www.burnie.tas.gov.au/Public-Questions>, by post PO Box 973, Burnie TAS 7320, or by obtaining a form at the City Offices located at 80 Wilson Street, Burnie. Questions must relate to the activities of Council and should be clear and concise with minimal pre-ambles. Statements will not be accepted. Questions and answers cannot be debated. If a question is refused, a person's name and the reason for refusal will be published in the Agenda or Minutes.

Questions asked during Public Question Time may be asked **with** or **without notice**:

Questions on Notice: Questions received by 5pm Tuesday, one week prior to the Council Meeting, are treated as a Public Question on Notice. Your questions and answers will be published in the Agenda and Minutes of the Council Meeting. You do not need to be present at the meeting to ask your question.

Public Questions without Notice: Questions received after 5pm Tuesday, but before 5pm Friday, prior to the Council Meeting, are treated as a Public Questions without Notice. Questions received after this time will be deferred to the next scheduled Council Meeting and be treated as a Public Question on Notice. You need to be present at the Council Meeting to ask your question. If your question is accepted, it will be either answered at the Council Meeting or Taken on Notice and tabled in the Minutes of the following meeting. If you are absent at the Meeting, the question will not be read or answered. Your question will be tabled at the next meeting as a Public Question on Notice.

Invitations to Address Meeting

Members of the public, with the written permission of the Mayor, are able to be part of a deputation to address Council with an address, statement or report. Application forms are available by contacting the City Offices.

Livestreaming of Council Meetings

The open session of the Council Meeting will be video recorded and live streamed. The Chairperson will provide notice that the meeting will be video recorded and live streamed. The video recording will be made available to the public in accordance with Regulation 43 of the *Local Government (Meeting Procedures) Regulations 2025*. The live stream is accessible from <https://webcast.burnie.tas.gov.au/>

Participation in person at a Council Meeting is considered that attendees have given their consent to Council to broadcast images and speech to be video recorded and live streamed.

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HOUR: 6.00pm

TIME OCCUPIED:

PRESENT:

APOLOGIES:

'CLOSED SESSION': COUNCIL

The General Manager advised that in his opinion, the agenda items listed below are prescribed items in accordance with Clause 17 of the *Local Government (Meeting Procedures) Regulations 2025* (confidential matters), and therefore Council may by absolute majority determine to close the meeting to the general public.

	Meeting Regulations Reference
AC088-25 COUNCILLORS DECLARATIONS OF INTEREST	17(2)(h)
AC089-25 CONFIRMATION OF MINUTES OF THE 'CLOSED SESSION' MEETING OF COUNCIL HELD ON 26 AUGUST 2025	17(2)(h)
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Reg Confidential Reason

- 17(2)(a) Personnel matters, including complaints against an employee of the council
- 17(2)(b) Industrial relations matters
- 17(2)(c) 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
- 17(2)(d) 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
- 17(2)(e) Contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal
- 17(2)(f) The security of (i) the council, councillors and council staff; or (ii) the property of the council
- 17(2)(g) Proposals for the council to acquire land or an interest in land or for the disposal of land
- 17(2)(h) Information that is (i) of a personal and confidential nature; or (ii) provided to the council on the condition that it be kept confidential
- 17(2)(i) Requests by councillors for leave of absence
- 17(2)(j) Notifications by councillors of leave of absence for parental leave
- 17(2)(k) Matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council
- 17(2)(l) The personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area

RECOMMENDATION

“THAT Council resolve by absolute majority that the meeting be closed to the public to enable Council to consider agenda items AC088-25 to AC095-25 which are confidential matters as prescribed in Clause 17 of the Local Government (Meeting Procedures) Regulations 2025.”

RESUMPTION**HOUR:** 7.00pm**TIME OCCUPIED:****PRESENT:****APOLOGIES:****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 Council Meeting is video recorded and live streamed.

The video recording will be made available to the public in accordance with Regulation 33 of the *Local Government (Meeting Procedures) Regulations 2015*. The live stream is accessible from <https://webcast.burnie.tas.gov.au/>

Participation in person at a Council Meeting is considered that attendees have given their consent to Council to broadcast images and speech to be video recorded and live streamed.

OPENING STATEMENT

In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2025*, all persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting.

Language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.

PRAYER

The meeting was opened with prayer by the Burnie City Council Chaplain, Steve Arrol.

AO147-25 COUNCILLORS DECLARATIONS OF INTEREST

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

AO148-25 CONFIRMATION OF MINUTES OF THE 'OPEN SESSION' MEETING OF COUNCIL HELD ON 26 AUGUST 2025

RECOMMENDATION:

"THAT the minutes of the 'Open Session' of the Burnie City Council, held at the City Office on 26 August 2025, be confirmed as true and correct."

PUBLIC QUESTION TIME**AO149-25 PUBLIC QUESTIONS ON NOTICE****FILE NO: 15/5/5**

In accordance with Regulation 36 of the *Local Government (Meeting Procedures) Regulations 2025* Council conduct a Public Question Time.

A limit of two questions received in writing by 5pm Tuesday, one week prior to the Council meeting, are treated as Public Questions on Notice – Reg 38.

Questions must relate to the activities of Council (Reg 38(2)), and should be clear and concise with minimal pre-amble. Statements will not be accepted – Reg 33(2).

Questions and answers cannot be debated – Reg 36(2).

You do not need to be present at the meeting to ask your question.

Your question and answer will be published in the Agenda and Minutes of the Council

The following question was submitted to the Council on 26 August 2025 by David Rogers, of Burnie, and have been answered by the General Manager.

Question 1

Cats that are left out to roam and breed at night are a public nuisance. They stir up dogs causing them to bark all night. They destroy and decimate wildlife. They harass and spray all over properties and houses where people, like myself, keep our male cats indoors so as not to add to the problems. People, like myself, and housing choices have tried to have this problem solved for literally years now. We keep getting handballed round and round in circles between Council, Bio-Security and a cattery just to be sent back to Council.

It's obvious that the left hand doesn't know what the right hand is doing because apparently there is no funding or resources to deal with it.

I'm asking on behalf of many, including housing, that Council find a way to get on top of it because I'm more than prepared to trap them myself and leave them here in bags alive.

Response

Cradle Coast Authority has had a position titled the Regional Cat Management Coordinator who has been employed to oversee the implementation of the *Tasmanian Cat Management Plan 2022-2026* in the Cradle Coast Region. The role (which finishes on 30 September), delivered tangible value to local councils by providing direct support programs that reduced barriers to responsible pet ownership and eased pressure on council resources.

The regional desexing program saw over 400 cats desexed and more than 350 microchipped, while the 'catio' enclosure subsidy program enabled 90 previously free-roaming cats to be safely contained. These initiatives were highly subscribed and well received, offering councils a practical, low-cost way to address community concerns about cat impacts.

Alongside these programs, councils benefited from access to educational resources, including the Tassie Cat website <https://www.tassiecat.com.au/>, policy templates and the support of the Regional Coordinator, which together built capacity, improved responsiveness to community complaints and strengthened collaboration across the region. Additional information can be found here: <https://www.tassiecat.com.au/roaming-cats>.

There is no known regional solution to address broader cat issues following the expiration of the role above.

Question 2

What's the point in wasting money on security facial recognition cameras when there are little to no consequences other than suspended sentences? There needs to be accountability for no consequences in all public service sectors other than just robbing the people that already pay the wages. Before we even talk about more surveillance.

Response

CCTV systems are a critical element of public safety, potentially discouraging criminal activity, providing public reassurance in areas of elevated safety concerns and recording evidence for law enforcement activity. CCTV will not improve public safety in isolation but forms a part of a broader suite of initiatives that creates safer public spaces.

In 2022, the Local Government Association of Tasmania partnered with the Tasmanian Government to deliver a \$4 million Regional Towns CCTV Program aimed at enhancing community safety across regional areas. The program has delivered a unified CCTV video management platform for 23 Councils, enabling consistent real time, 24/7 security monitoring and access. It also significantly expanded Tasmania Police's access

with an additional 1200 camera feeds. There are 141 CCTVs throughout Burnie's public spaces and a significant number of internal cameras throughout Council owned assets.

Council does not have any jurisdiction regarding penalties applied through the state justice system.

PUBLIC QUESTION TIME**AO150-25 PUBLIC QUESTIONS WITHOUT NOTICE****FILE NO: 15/5/5**

In accordance with Regulation 36 of the *Local Government (Meeting Procedures) Regulations 2025* Council conduct a Public Question Time.

A limit of two questions received in writing after 5pm Tuesday, but before 5pm Friday, prior to the Council Meeting, are treated as a Public Questions without Notice – Reg 37(1). Questions received after this time will be deferred to the next scheduled Council Meeting and be treated as a Public Question on Notice.

Questions must relate to the activities of Council (Reg 37(2)), and should be clear and concise with minimal pre-amble. Statements will not be accepted – Reg 33(2).

You need to be present at the Council Meeting to ask your question.

If your question is accepted, it will be either answered at the Council Meeting or Taken on Notice and tabled in the Minutes of the following meeting.

If you are absent at the Meeting, the question will not be read or answered. Your question will be tabled at the next meeting as a Public Question on Notice.

If a question is refused, the Minutes will record your name and the reason for refusal – Reg 33(4).

COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advised that for item AO151-25 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 29 of the *Local Government (Meeting Procedures) Regulations 2025*.

PLANNING AUTHORITY**AO151-25 TASMANIAN PLANNING SCHEME
PERMIT APPLICATION SD 2025/1384
143 NATONE ROAD, STOWPORT
SUBDIVISION TO CREATE TWO (2) LOTS**

FILE NO: DD002.2025.1384.001
PREVIOUS MIN:

1.0 RECOMMENDATION:

“THAT Council in its role as a planning authority under the Land Use Planning and Approvals Act 1993 determine in accordance with section 51 (2) (c) and section 57 (6) of the Land Use Planning and Approvals Act 1993, section 81 of the Local Government (Building and Miscellaneous Provisions) Act 1993 and State Planning Provisions 6.8.1 and 7.10.1 to GRANT a permit to application SD 2025/1384 to carry out development for a Subdivision to create two (2) lots for the purpose of Resource Development on land described in CT 208258/1 and known as 143 Natone Road, STOWPORT to create:-

- a) Lot 1 to contain approximately 2.52ha to be used for Resource Development purposes (Warmblood Equine Breeding Program) in conjunction with land identified in CT 44614/2 and known as 211 Natone Road, STOWPORT; and***
- b) Lot 2 to contain an existing dwelling and associated outbuilding to have an area of approximately 34.86ha***

Conditions

- 1) That the development subdivision is to proceed and be maintained substantially in accordance with the descriptions, commitments and requirements contained in the following documents (in so far as they relate to subdivision only) – copies of which are attached and endorsed to form part of this Permit:-***
 - a) Planning Submission, as prepared by JDA Planning, dated July 2025;***
 - b) Agricultural Assessment Report, as prepared by Pinion Advisory, dated June 2025;***
 - c) Bushfire Hazard Management Report – Subdivision as prepared by Livingston Natural Resource Services, dated 6 March 2024;***
 - d) Wastewater & Stormwater Site Suitability Assessment Report, as prepared by seam environmental, dated March 2024;***
 - e) Plan of Subdivision, as prepared by PDA, job no. 52379, sheet 01, dated 15 January 2024; and***
 - f) Statement of Compliance, as issued by Burnie City Council, dated 9 September 2025***

- 2) *That lot 1 must be utilised in conjunction with land identified in CT 44614/2 and known as 211 Natone Road, Natone for the purposes of Resource Development use (Warmblood Equine Breeding Program) only as outlined in the endorsed documents.*

In this regard, prior to the sealing of the Final Survey Plan, an Agreement under Part 5 of the Land Use Planning and Approvals Act 1993 Section 71, must be registered on the title to Lot 1 to this effect.

Notes

- 1) *This permit is issued in relation to Subdivision only.*
- 2) *It is the responsibility of the Permit holder to: -*
- a) identify the correct boundaries of the land;*
 - b) cover all costs associated with the provision and construction of access to the site and with the connection of utilities;*
 - c) have regard to the peaceful enjoyment and protection of occupation and use and development on adjacent land, and to program the nature and timing of work to minimise potential for disturbance, disruption or harm;*
 - d) identify the need for and obtain all other permits or approvals which may be required by the law of Tasmania in relation to the conduct of the use and the carrying out of development on the land; and*
 - e) The final plan required in accordance with the Local Government (Building and Miscellaneous Provisions) Act 1993 will not be sealed by the Burnie City Council until all the terms and conditions of this permit have been satisfied; or in the event the permit holder seeks early release, until a bond or guarantee in an amount agreed by the Council has been lodged in respect of any outstanding work."*

2.0 EXECUTIVE SUMMARY

Purpose and Background

Application is made seeking grant of a permit under the *Land Use Planning and Approvals Act 1993* to allow subdivision of land described in CT 208258/1 and known as 143 Natone Road, Stowport to create two lots.

This report provides an assessment of the proposed subdivision against the relevant requirements of the *Tasmanian Planning Scheme*, taking into consideration two (2) representations received during the exhibition period under section 57 of the Act.

Key Issues

The application relies on assessment and compliance with following Performance Criteria:-

1. Clause 7.10 Development Not Required to be Categorised into a Use Class; and
2. Clause 21.5.1 – Lot Design (P1)

By way of background, an application for subdivision was lodged to Council for the same site and a similar lot arrangement in 2024 and refused.

The previous subdivision application clearly proposed a subdivision for the purpose of a residential use and clearly failed to satisfy the Performance Criteria within Clause 21.5.1 (P1) (a) as it was not for the purpose of providing for the operation of an agricultural use.

The current subdivision application is a completely new application and must be assessed as such and no consideration can be given to the previous application.

3.0 SUPPORTING INFORMATION**Strategic Alignment**

This report relates to the Council Plan Goal 2: Making liveable local communities; by ensuring Council remains compliant with its statutory and regulatory obligations and contributes to the regulatory environment which affects our community.

Legal

The Council is established as a planning authority by definition under section 3(1) of the Act and must enforce the planning scheme under section 48. The purpose of this report is to enable the planning authority to determine application SD 2025/1384.

In accordance with section 57 of the Act and the Scheme, this proposal is an application for a discretionary permit. Council, as the planning authority, may approve or refuse discretionary permit applications after considering both Council's planning scheme and the public representations received.

The provisions of the Act require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.

Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Act.

This report details the reasons for the officer recommendation. The planning authority must consider this report but is not bound to adopt the recommendation. Broadly, the planning authority can either:

- 1) adopt the recommendation, or

- 2) vary the recommendation by adding, modifying, or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa).

Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.

Finance

There are no financial impacts resulting from this report.

There is likelihood if a decision on a permit application is appealed, that the planning authority will be responsible for the costs of representation and appearance before the Tasmanian Civil and Administrative Tribunal.

Relation to Council Policy

There are no Council policies relating to this report.

Discussion

Refer to Attachments for further information.

Health and Safety

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

Risk

There is risk -

- a) The decision of a planning authority may be appealed if the applicant, or any person who has made a relevant representation during the exhibition period, is dissatisfied with the decision;
- b) The applicant or a third party may allege breach of procedural fairness in relation to the execution of one or more of the statutory processes applicable to assessment and determination of a permit application;
- c) The applicant will bring an action before the Tasmanian Civil and Administrative Tribunal (TASCAT) if the planning authority fails to make a decision within the relevant statutory timeframe, in which event the planning authority will be liable for the costs of all parties;
- d) A person may allege the planning authority has failed to exercise, or improperly exercised, a statutory power relating to assessment and determination of a permit application; or

- e) A person may allege a planning authority, or a person appointed or employed by a planning authority has engaged in improper conduct relating to assessment and determination of a permit application.

A planning authority may minimise risk by –

- a) Determining a permit application by reference only to the information provided with the permit application or in any representation received during the exhibition period;
- b) Determining compliance by reference only to the regulatory provisions and processes which are relevant to the use or development described in the permit application;
- c) By remaining impartial, observe all relevant processes, and not indicating any position on the application until the matter is presented for decision;
- d) Not accept or invite any inducement relating to a decision on a permit application.

Environmental Sustainability

There are no environmental sustainability impacts to be considered in this report apart from those specifically outlined in any relevant provisions of the Scheme.

Consultation

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 application seeks a permit to allow subdivision to create two lots consisting of:-

- a) Lot 1 to contain 2.52ha; and
- b) Lot 2 to contain 34.86ha.

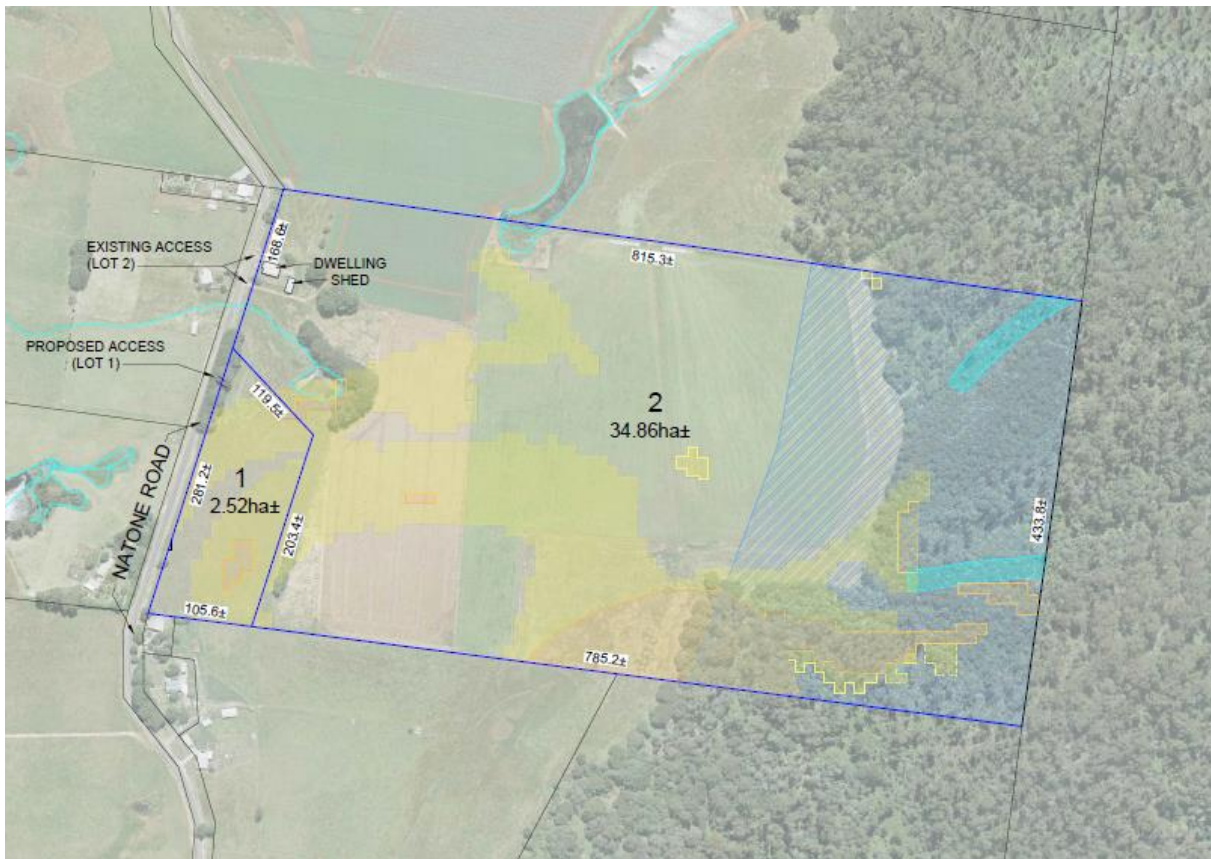


Figure 1 – Extract from the Plan of Subdivision as prepared by PDA, dated 15 January 2024 and submitted as part of the subdivision application

The site is zoned Agriculture under the *Tasmanian Planning Scheme* and contains some 37.40ha.

The site contains a single dwelling with the main year of construction being 1910 and farm buildings.

The site contains a scenic protection overlay on its eastern side (rear) along with an area of waterway and coastal protection overlay which contain minor tributaries. The eastern portion of the lot is covered in vegetation.

The remainder of the site is shown on List Maps 'Land Capability' overlay to contain class 2, 3, 4 and 5 agricultural land. The land capability classes include 7 classes of agricultural land, class 1 being the best and class 7 the poorest. The overlay on List Maps has been mapped by the State Government to provide broad scale mapping.

The front part of the site contains a mixture of class 2, 3 and 4. Class 1 to 3 providing the best quality land to undertake a broad scale range of agricultural activities.

Figure 2 below shows the subject site outlined with land capability overlay applied. The aerial photograph shows that the land has been utilised for cropping activities.

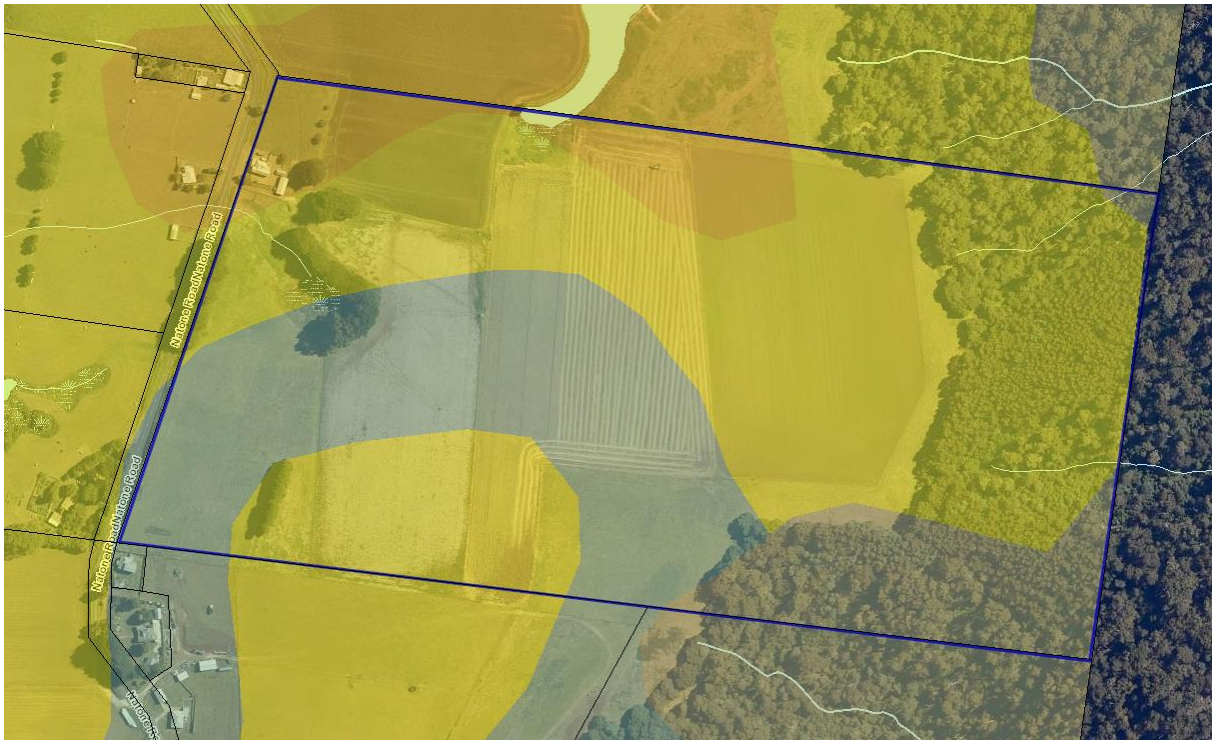


Figure 2 – Land capability map (Source: Listmaps)

The agricultural report submitted with the application has provided a detailed analysis of the land class on the lot and states that the area to be subdivided consists of 5e containing a 10-28% slope and states that the land is unsuitable for cropping. However suitable for grazing with moderate/severe limitations. The remainder of the title includes a mix of class 4, 3 and 5 where vegetated at the rear of the title.

The site has existing vehicular access from Natone Road.

The application states that:-

- a) *'The subdivision will provide a separate title for the purposes of accommodating an element of the present horse breeding operation conducted by the owners'. 'The use is part of the Warmblood Equine breeding program conducted on the property at 211 Natone Road'.*
- b) Proposed Lot 2 will continue to be leased to the adjoining farm to the north at 74 Natone Road (the title directly adjoining the site to the north) which has been the case for in excess of 50 years.

It is stated that the property at 211 Natone Road is used for a 'Warmblood Equine Breeding Program' which commenced in 2016 with its purpose to produce high quality horses suitable for dressage and that the proposed subdivision is to facilitate an element of this program.

For context, refer to figure 3 below for a location map of 211 Natone Road and the subject property at 143 Natone Road.

The subject site and the site at 211 Natone Road are in the same ownership.



Figure 3 – Map showing the location of 143 Natone Road in relation to 211 Natone Road (Source: ListMaps)

The site at 211 Natone Road is stated to contain exercise and dressage areas, stables, holding yards, wash bay, tie up area, feed storage and indoor quarantine facility.

Proposed Lot 1 is said to have the characteristics of slope to assist with muscle growth in the hind legs and hind ends of young horses.

Whilst the application only seeks approval for subdivision it is clear following review of the submission documentation, that the intention (if subdivision is approved), is to apply for a dwelling on Lot 1 with approval stated to be sought as part of the resource development use.

Figure 4 below shows a map indicating property within the same ownership being the subject site at 143 Natone Road, CT 44614/1 and 211 Natone Road identified as CT 44614/2.



Figure 4 - Shows the subject site at 143 Natone Road and its relationship to the adjoining properties in the same ownership (Source: ListMaps)

Assessment against the applicable provisions under the Tasmanian Planning Scheme

Pursuant to clause 6.2.6 of the *Tasmanian Planning Scheme* ('the Scheme'), development of land for subdivision is not required to be categorised into a Use Class listed in Table 6.2 of the Scheme.

In this regard, subdivision of land retains a default 'permitted' status within the Scheme which only changes where the subdivision relies upon a performance criteria for compliance with an applicable standard or where it is prohibited under any other provision of the Scheme.

In this instance, the application for subdivision relies on the following provisions and Performance Criteria which change the status of the application to 'discretionary':

1. Clause 7.10 Development Not Required to be Categorised into a Use Class; and
2. Clause 21.5.1 – Lot Design (P1)

Table 1 - assessment of clause 7.10 of the Scheme.

Clause 7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.	
Clause 7.10.2 An application must only be approved under subclause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.	
Planning Comment: The application states that the subdivision will provide a separate title for the purposes of use as part of the Warmblood Equine breeding program conducted on the property at 211 Natone Road. The equine breeding program is categorised as a Resource Development use under the planning scheme. A Resource Development has a 'no permit required' use status within the Agriculture zone. No permit required uses are uses that are deemed consistent with the purpose and intent of the zone. The purpose of the zone is to protect land for the use and development of agriculture by minimising conflict with or interference from non-agricultural uses and minimises development that precludes the return of land to agricultural. Therefore, by default, Resource Development use that meets the qualifications within the use table and any applicable use and development standards within the zone provisions is deemed not to cause an unreasonable determinantal impact on adjoining uses or the amenity of the surrounding area.	
Clause 7.10.3 In exercising its discretion under subclauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:	
Sub-clause:	Planning Assessment:
(a) the purpose of the applicable zone;	The purpose of the Agriculture Zone is: 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.

	<p>The application is accompanied by an Agricultural Assessment Report undertaken by Pinion Advisory.</p> <p>Any proposed subdivision must be for the purpose and be necessary to provide for the use or development of land for agricultural use.</p> <p>The application states that the subdivision is required to facilitate a warmblood equine breeding program.</p> <p>The definition within the <i>Tasmanian Planning Scheme</i> of an agricultural use is:-</p> <p><i>'means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.'</i></p> <p>The definition includes the breeding of animals which would include an equine breeding program.</p> <p>Therefore, the proposed purpose of the subdivision is in keeping with 21.1.1 to provide for the use or development of land for agriculture use.</p> <p>With regard to Clause 21.1.2 to protect land for the use or development of agricultural use by minimising conflict with or interference from non-agricultural uses. The subdivision is proposed for an agricultural use therefore there will be no interference form a non-agricultural use.</p> <p>In relation to 21.1.2 (b) non-agricultural use or development that precludes the return of the land to agricultural use. The proposal to utilise the proposed lot for equine breeding is an agricultural use.</p> <p>In relation to 21.2.2 (c) the subdivision does not proposal a non-agricultural use.</p> <p>Part 21.1.3 of the zone purpose statement is to</p>
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	<p>provide for use or development that supports the use of the land for agricultural use.</p> <p>The proposed development for subdivision is stated to be to provide for an agricultural use.</p> <p>Therefore, based on the information provided within the application the proposal is in line with the purpose of the Agricultural zone.</p>
(b) the purpose of any applicable code;	<p><u>Parking and Sustainable Transport Code+</u></p> <p>This code applies to all use and development. In this case, no car parking is required.</p> <p><u>Road and Railway Assets Code</u></p> <p>A new vehicular access is required for the proposal. A Statement of Compliance for road access has been issued by Council acting as the Road Authority.</p> <p><u>Landslip Hazard Code</u></p> <p>The proposal for subdivision is exempt under C15.4.1 (d) (i) & (ii) as it does not involve significant works.</p>
(c) any relevant local area objectives; and	The site is not subject to any local area objectives.
(d) the purpose of any applicable specific area plan.	The site is not subject to a specific area plan.

Table 2 - assessment against clause 21.5.1 – Lot Design (P1)

21.5.1	Lot Design
P1	<p>P1 provides</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) provide for the operation of an agricultural use, having regard to:</p> <ul style="list-style-type: none"> (i) not materially diminishing the agricultural productivity of the land; (ii) the capacity of the new lots for productive agricultural use; (iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation; <p>Planning Assessment</p> <p>The application is accompanied by an Agricultural Assessment Report undertaken by Pinion Advisory.</p>

<p>The proposal is for subdivision to create a new lot with frontage to Natone Road containing an area of 2.52ha.</p> <p>The application states that the basis of the subdivision would be to support the warmblood equine breeding program.</p> <p>The report states <i>'The proposed subdivision would allow for a continuation of the current agricultural land use activities to continue to be undertaken on the property, as per Lot 2. The proposed Lot 2 would continue to be farmed in conjunction with the adjoining property at 74 Natone Road, and this arrangement having been in place for over 50 years. The proposed Lot 1 would be used by the Warmblood Equine Breeding Program to breed and raise elite high value dressage horses. Whilst the proposed lot 1 would be covered by sloping ground with a low land capability it is actually ideal for raising young horses. No croppable land would be lost and/or negatively impacted by the proposed subdivision development, and no irrigation resources and/or infrastructure would be negatively impacted and/or diminished'</i>.</p> <p>In relation to P1 (a) (i) the proposal is stated to provide for an agricultural use. The Agricultural Assessment Report demonstrates that it would not materially diminish the agricultural productivity of the land as it would not interfere with the continuation of the current agricultural land use of the property. The proposed lot 2 would continue to be farmed in conjunction with adjoining land at 74 Natone Road. The report states that no croppable land would be lost given the slope and characteristics of the land south to be subdivided into lot 1.</p> <p>P1 (a) (ii) requires consideration be given to the capacity of a new lot for productive agricultural use. The report states that proposed lot 1 would be utilised as a part of land at 211 Natone Road for an equine breeding program, therefore, the lot has capacity to provide for a productive agricultural use if utilised in conjunction with the equine breeding program at 211 Natone Road.</p> <p>P1 (a) (iii) states that the lot proposed must provide for the operation of an agricultural use having regard to any topographical constraints. The report states that <i>'proposed Lot 1 is covered by class 5 land and is unsuitable for cropping however it would be suitable only for grazing purposes. The proposed intended use would be for a horse breeding enterprise which involves the use of grazing horses on pasture. Whilst the proposed lot 1 would be covered by sloping ground with a low land capability it is actually ideal for raising young horses'</i>.</p> <p>P1 (a) (iv) relates to current irrigation practices and the potential for irrigation. In this regard the report states <i>'The subject property is severely restricted for access to current and future irrigation water and is best considered as a dryland property. The proposed development will have no impact on the current and future potential for irrigation development on the property, not that of the proposed Lot 1 and/or Lot 2. No irrigation infrastructure and/or water resources would be degraded and/or diminished on adjacent properties as a result of the proposed development'</i>.</p> <p>Based on the tests within Clause 21.5.1, it is concluded that information provided within the application has provided justification against the tests within P1 (a).</p>

REPRESENTATIONS

Clause 6.10.1 of the Scheme requires a decision on a permit application must take into consideration all applicable standards and requirements of the planning scheme and any representations made during the public exhibition period, but only insofar as each such matter is relevant to the particular discretion being exercised.

In this instance, the following discretions are required to be exercised by Council:

1. Clause 7.10 Development Not Required to be Categorised into a Use Class; and
2. Clause 21.5.1 – Lot Design (P1)

Council received two (2) representations during the public exhibition period.

The representations and planning responses to the issues raised are provided below. While every effort has been made to include all issues raised, this summary should be read in conjunction with the representations which are included as an enclosure to this report.

Issues Raised:	Planning response:
The purpose listed for the subdivision of this title located at 143 Natone Road Stowport is dubious at best. With land already on 211 Natone Road Stowport under-utilised and equally suitable for the suggested warmblood equine breeding program.	<p>The Planning Authority can only assess the application based on the information presented to it.</p> <p>Whilst additional information can be requested (which was undertaken in this case) a report from a suitably qualified person has been received and justification against the applicable provisions within the planning scheme for subdivision has been provided.</p> <p>In this case, a permit is recommended with a condition that will ensure the proposal (if it were to progress) will be undertaken in accordance with the claims and commitments presented within the subdivision application.</p> <p>This ensures that the subdivision cannot be used for any purpose other than the agricultural purpose described within the application which must be undertaken in conjunction with land at 211 Natone Road, Stowport.</p>
As per several other similar type ventures proposed in this district that are and have been a ruse to circumnavigate the current Planning system I want to know what exactly council has in place for a timeline and follow up procedures to investigate the proposed development is actually adhered to and what procedures are in place to revert this application if the proposed development is not adhered to?	<p>The land will not be able to be subdivided unless a Part 5 Agreement is entered into which will tie the proposed use of Lot 1 to the land at 211 Natone Road, Stowport for resource development use as part of the equine breeding program described within the application.</p> <p>The <i>Land Use Planning & Approvals Act 1993</i> allows an agreement may provide for the use or regulation of a development or the conditions subject to which</p>

Issues Raised:	Planning response:
<p>It has been my observation that all subdivision applications under this format are just a means of bypassing planning schemes with no intention of ever using the new lot for the prescribed planning use and in none of the applications once the new lots have been created has there been any follow up on the validity of the D/A .</p>	<p>a use or development may be undertaken.</p> <p>An agreement is a legally binding and enforceable agreement that runs with the land to which the agreement relates.</p> <p>If the agreement is entered into and the benefit of the permit realised (ie: lot 1 is created), and the land were ever to be listed for sale, any potential purchaser would be aware of the existence and content of the agreement.</p> <p>If a Part 5 Agreement is not entered into the permit will not take effect.</p> <p>The permit will only take affect once the agreement has been executed.</p>
<p>This lot is perfectly suitable for growing a range of crops and the size of the lot at 143 Natone road should not be diminished further as I already note a house on this title that could be used as a managers cottage for any valid warmblood equine breeding program if it in fact was genuine</p>	<p>Whilst it is clear from the material provided with the application that the owners intention is to apply for further approval for a dwelling, the application specifically states that it is for subdivision of land only.</p>
<p>Clause 21.5.1 (Subdivision) requires that new lots be suitable for agricultural use. The applicant proposes to remove a steep, 2.93 ha parcel of Class 4/5 land described as "least agricultural productive land," leaving 29.8 ha of arable land across the balance of the holding. Removing land and creating a separate title further fragments a holding that already lacks irrigation and marginally supports cropping and grazing. A small horse exercise paddock does not constitute an agricultural use that warrants creating a separate title. As Council previously concluded, the proposal therefore fails to satisfy P1(a) and the Agriculture Zone purpose statements.</p>	<p>The Council must make a decision based on the information provided to it and cannot make assumptions.</p> <p>The Agricultural Assessment Report provides details of the proposed agricultural use of which the subdivision is proposed to relate to and technical information about the land capability and potential for agricultural use.</p> <p>Regardless of whether a new legal title boundary needs to be created for this proposed use to occur, an application has been made for subdivision and a decision must be made with the information provided and with regard to the applicable provisions of the planning scheme.</p> <p>The primary consideration within Clause 21.5.1 (P1) (a) is that the subdivision must provide for the operation of an agricultural use of which an equine breeding program is considered to be.</p>
<p>The Agriculture Zone contains strict setback provisions for buildings associated with sensitive uses. Acceptable Solution A1 requires that such buildings be sited at least 200 m from all boundaries, or, if an existing</p>	<p>The application states that it is for subdivision only. Therefore, Council can only consider the proposed subdivision of the land.</p> <p>A new residential use (dwelling) would need to be</p>

Issues Raised:	Planning response:
<p>sensitive-use building on the site is within 200 m, the new building must not be closer. The proposed dwelling is roughly 100–150 m from our shared boundary and therefore cannot satisfy the Acceptable Solution. Under the Performance Criteria P1, the building must provide adequate access and “not cause an unreasonable impact on existing use on adjoining properties”, having regard to its bulk and form, the nature of existing uses, separation distance and any buffers. No evidence is provided to demonstrate that a dwelling within 200 m will avoid land-use conflict. Our cattle operation involves stock movement, fertiliser application, machinery noise and early-morning activities. Introducing a dwelling so close to the boundary is highly likely to generate complaints and constrain lawful farming practices.</p>	<p>considered under a separate planning permit application.</p> <p>An application for a residential use would be discretionary and subject to the discretionary use tests within Clause 21.3.1 (P4) which states that:-</p> <p><i>A Residential use listed as Discretionary must:</i></p> <ul style="list-style-type: none"> <i>(a) be required as part of an agricultural use, having regard to:</i> <ul style="list-style-type: none"> <i>(i) the scale of the agricultural use;</i> <i>(ii) the complexity of the agricultural use;</i> <i>(iii) the operational requirements of the agricultural use;</i> <i>(iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and</i> <i>(v) proximity of the dwelling to the agricultural use; or</i> <i>(b) be located on a site that:</i> <ul style="list-style-type: none"> <i>(i) is not capable of supporting an agricultural use;</i> <i>(ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and</i> <i>(iii) does not confine or restrain agricultural use on adjoining properties.</i> <p>Any application for a residential use (Managers Residence) as asserted within the application would need to demonstrate that it is required and that the nature and scale, complexity, and operational requirements of the agricultural use necessitate an onsite residential presence.</p> <p>The test under Clause 21.3.1 (P4) is the primary test. If the application meets the test within 21.3.1 (P4), setbacks for development from boundaries of a lot would then be considered.</p>
<p>The applicant asserts that the house is essential for a warmblood horse-breeding enterprise. However, the horse-breeding program is carried out across other properties and there is no compelling reason why a manager’s residence cannot be located on the existing title or at 211 Natone Road. There is no binding mechanism to ensure that the 2.93 ha lot remains dedicated to horse breeding; once subdivided, the lot could be sold or repurposed for rural-residential or hobby farming uses, fragmenting agricultural land</p>	<p>Any permit issued will be subject to the use of the site being for a Recourse Development purpose as stated within the permit application documentation.</p> <p>This documentation would form part of any permit issued.</p> <p>The permit would contain specific conditions of approval.</p> <p>The applicant would be required to demonstrate in a separate application (if subdivision were to progress) that a dwelling was a necessary</p>

Issues Raised:	Planning response:
contrary to the State Policy on the Protection of Agricultural Land 2009.	<p>component of the breeding program under Clause 21.3.1 (P4) which contains strict tests that would need to be met.</p> <p>This would include demonstrating why the dwelling is required given the existing dwelling at 211 Natone Road which is the primary site for the breeding program and in close proximity to the subject site.</p> <p>Clause 2.1.1 of the planning scheme states that its purpose is to be consistent with State Policies in force. In this respect the planning scheme is consistent with the requirements under the State Policy for the <i>Protection of Agricultural Land 2009</i>. The Policy states that a decision made in accordance with the provisions of a planning scheme approved under the <i>Land Use Planning and Approvals Act 1993</i> as being in accordance with the policy is taken to have been made in accordance with the policy.</p>
The site is subject to Low and Medium Landslip Hazard, Scenic Protection, Waterway & Coastal Protection, and Bushfire Prone Area overlays. While the applicant claims that no works are proposed at this stage, any future dwelling, stables, yards or access tracks will trigger these codes. Approving the subdivision in isolation creates a piecemeal approach and risks subsequent developments that cannot comply with geotechnical, scenic, watercourse and bushfire provisions. A full hazard, environmental and access assessment should precede any approval.	<p>The area of the site subject to the proposed subdivision contains some areas of low and medium hazard landslip, however, Code 15.0 of the planning scheme exempts development for subdivision on areas containing low or medium hazard landslip if no significant works are proposed.</p> <p>If a subsequent application for a residential use was submitted any applicable overlays would be considered.</p>
<p>Our property at 201 Natone Road is an established beef-breeding operation. Introducing a separate equine facility and residence adjacent to our boundary poses significant risks:</p> <ul style="list-style-type: none"> • Noise, odour and spray drift complaints: Horses and associated residences are more sensitive to odour, noise and dust. Routine activities such as manure spreading or calving could attract complaints and jeopardise our operations. • Biosecurity threats: Horses can carry diseases and weed seeds that threaten cattle herds and pastures; increased human and animal movement heightens risk. • Increased traffic and farm safety: 	<p>Both an equine breeding program and beef breeding operation are agricultural uses within the definition of Resource Development use class contained within the planning scheme and have a no permit required status within the Agricultural zone.</p> <p>Therefore, Council cannot take these matters into consideration.</p>

Issues Raised:	Planning response:
The proposed access and internal road network could interfere with stock movements and create hazards on Natone Road.	
The planning scheme's Agriculture Zone purpose statements encourage the protection of existing agricultural uses from encroachment by non-agricultural activities. The application does not address these issues.	The application is for subdivision only and does not propose any non-agricultural uses.
Approving this application would establish a precedent for creating small rural lots for quasi-residential purposes, contrary to the strategic intent of the Agriculture Zone and the Right to Farm principles. Council's 2024 refusal demonstrates a clear policy direction to resist fragmentation. The minor reduction in lot size (from 2.52 ha to 2.93 ha) does not alter the fundamental conflict identified in the earlier decision.	<p>An application for subdivision was lodged with Council in 2024 and refused.</p> <p>This subdivision application clearly proposed a subdivision for a residential use and clearly failed to satisfy the Performance Criteria within Clause 21.5.1 (P1) (a) as it was not for the purpose of providing for the operation of an agricultural use.</p> <p>The <i>Tasmanian Planning Scheme</i> does not specify a minimum lot size for the Agricultural zone for the fact that the amount of land required is dependent on the agriculture use proposed.</p>
<p>For the reasons set out above, we respectfully request that Burnie City Council:</p> <ol style="list-style-type: none"> 1. Refuse Application SD 2025/1384 outright because it fails to meet Clause 21.5.1 P1(a), does not achieve the Agriculture Zone purpose statements and contravenes the 200-metre building setback requirements. 2. Alternatively, defer determination until the applicant provides: <ul style="list-style-type: none"> • A robust agronomic report demonstrating that a 2.93 ha lot is essential to support an agricultural use. • Detailed assessments addressing Performance Criteria for the 200-metre setback, road access, biosecurity, and overlay codes. • Binding mechanisms (e.g. Section 71 agreements or covenants) ensuring that any new lot is used exclusively for 	<p>The application states that the proposed lot is to be used for the operation of an agricultural use which is the primary requirement of Clause 21.5.1 (a).</p> <p>Council must rely on the information provided within the Agricultural Assessment Report. The report has been prepared by a suitably qualified person. Council do not have in-house expertise in relation to agricultural assessments.</p> <p>Whilst it is clear within the application that the future intention is to apply for planning permit to erect a dwelling on the lot, the current application is for subdivision only and any approval issued will be in relation to subdivision only.</p> <p>In this regard, Council cannot assess use and development for a dwelling and is to assess only the subdivision put before it.</p> <p>The recommended outcome with regard to the permit application is approval subject to conditions relating to the use proposed lot 1.</p> <p>This will include a Part 5 Agreement be required prior to the sealing of any plan of survey to be</p>

Issues Raised:	Planning response:
<p>agricultural purposes.</p> <p>3. If Council contemplates granting a permit, impose conditions that:</p> <ul style="list-style-type: none"> • Prohibit any sensitive-use dwelling within 200 m of our shared boundary. • Require substantial buffering and vegetative screening. • Mandate that the owner bear the cost of any road or infrastructure upgrades necessitated by the development. 	<p>registered on the title which will tie the lot to use only for the purpose as outlined in the application submitted.</p> <p>The Part 5 Agreement will require that lot 1 be utilised for resource development only being a warmblood equine breeding program' in conjunction with land at 211 Natone Road, Stowport.</p> <p>If any future development is proposed on the lot it will be subject to a separate discretionary planning application of which adjoining property owners will be notified and have the ability to submit a representation.</p> <p>Any future application will be subject to the tests within the planning scheme which include in relation to a dwelling Clause 21.3.1 (P4) which requires that a residential use must be required as part of an agricultural use having regard to the following which would have to be demonstrated against:-</p> <ul style="list-style-type: none"> (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use; <p>Lot 1 can only ever be utilised for the purposes of resource development by way of the part 5 agreement so any proposal for a residential use would not be able to rely on part (b) of P4 which states a dwelling must be located on a site that is not capable of supporting an agricultural use. This application clearly demonstrates that the proposed lot is capable of supporting an agricultural use and this forms the basis of approval.</p>

ATTACHMENTS

- 1 [↓](#). Permit Application Documents
- 2 [↓](#). Statement of Compliance
- 3 [↓](#). Representation - Saunders
- 4 [↓](#). Representation - Dorian

PLEASE QUOTE

Your Ref:

Our Ref: SD 2025/1384

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690

Phone: (03) 6430 5700

Email: burnie@burnie.tas.gov.auWeb: www.burnie.tas.gov.auWe value your feedback on our service.
Tell us about it at www.burnie.tas.gov.au/feedback**NOTICE OF APPLICATION FOR LAND USE PERMIT**

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: - SD 2025/1384
Development Site: - 143 Natone Road STOWPORT
CT: 208258/1
Proposal: - Subdivision to create two (2) lots

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

General Manager,
Burnie City Council,
PO Box 973, Burnie 7320

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **25 August 2025**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy

PRINCIPAL PLANNER

Date of Notice: - **9 August 2025**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au

**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

143 Natone Road Stowport

Certificate of
Title Reference

208258/1

Applicant

First Name

John

Second
Name

Ayers

Surname

JDA Planning Pty Ltd

Postal Address:

PO Box 347 Prospect TAS 7250

Phone No:

Mobile:

0408 123 770

Email Address:

john@jdaplanning.com

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address?

YES



NO



Applicants Signature:

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

First Name

Clint Roy & Jacqueline Maree

Second Name

Surname

Broomhall

Postal Address:

Phone No:

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.

Permit Information	(NB If insufficient space, please attach separate document)
Proposed Use:	
Use Class	Agricultural
Documents included with the permit application to describe the Use	
Refer to Planning submission - JDA Planning July 2025	
Proposed Development	
Use class to which the development applies	
Documents included with the permit application to describe the Development	
Planning submission and associated documentation including: Appendix A - Property Title Appendix B - Proposal Plan Appendix C - Bushfire Hazard Management Plan Appendix D - Agricultural Land Assessment Appendix E - Onsite Wastewater Assessment	
Provisions and Standards relied upon for grant of a Permit	
Tasmanian Planning Scheme - Burnie 2020 cl.21.5.1 P1(a) Refer planning submission July 2025	

Value of use and/or development

Notification of Landowner/s	
If land is not in applicant's ownership	
I, John Ayers, JDA Planning Pty Ltd, 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 01/07/2025

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, John Ayers of JDA Planning Pty Ltd 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 01/07/2025

Office use only

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 208258	FOLIO 1
EDITION 8	DATE OF ISSUE 16-Feb-2021

SEARCH DATE : 30-Jan-2024

SEARCH TIME : 10.25 AM

DESCRIPTION OF LAND

Parish of STOWPORT, Land District of DEVON
Lot 1 on Plan 208258
Derivation : Part of Lot 11178 Gtd to J Morris
Prior CT 2393/46

SCHEDULE 1

(M481182) E88387 CLINT ROY BROOMHALL and JACQUELINE MAREE
BROOMHALL as tenants in common in equal shares
Registered 11-Apr-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C193227 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of
the Forest Practices Act 1985 (affecting portion of
the said land within described as defined in the
Notification) Registered 10-Jan-2001 at noon
E249229 MORTGAGE to Commonwealth Bank of Australia
Registered 16-Feb-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDED OF TITLES

Issued Pursuant to the Land Titles Act 1980



ORIGINAL—NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

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Cert. of Title Vol.634 Fol.37.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Mutkins

Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF STOWPORT LAND DISTRICT OF DEVON
NINETY TWO ACRES ONE ROOD THIRTY PERCHES on the Plan hereon

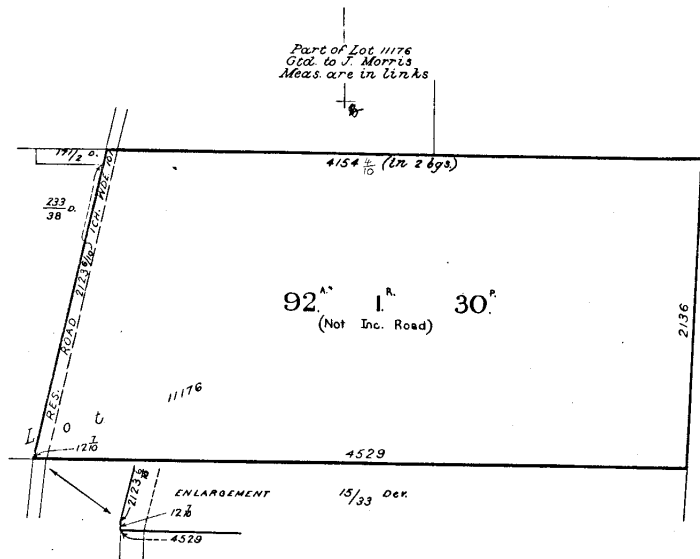
FIRST SCHEDULE (continued overleaf)

BASIL NORMAN SHEPHARD and NEIL JOHN SHEPHARD, both of Stowport
Farmers AS TENANTS IN COMMON IN EQUAL SHARES

SECOND SCHEDULE (continued overleaf)
NIL

NIL

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.



Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

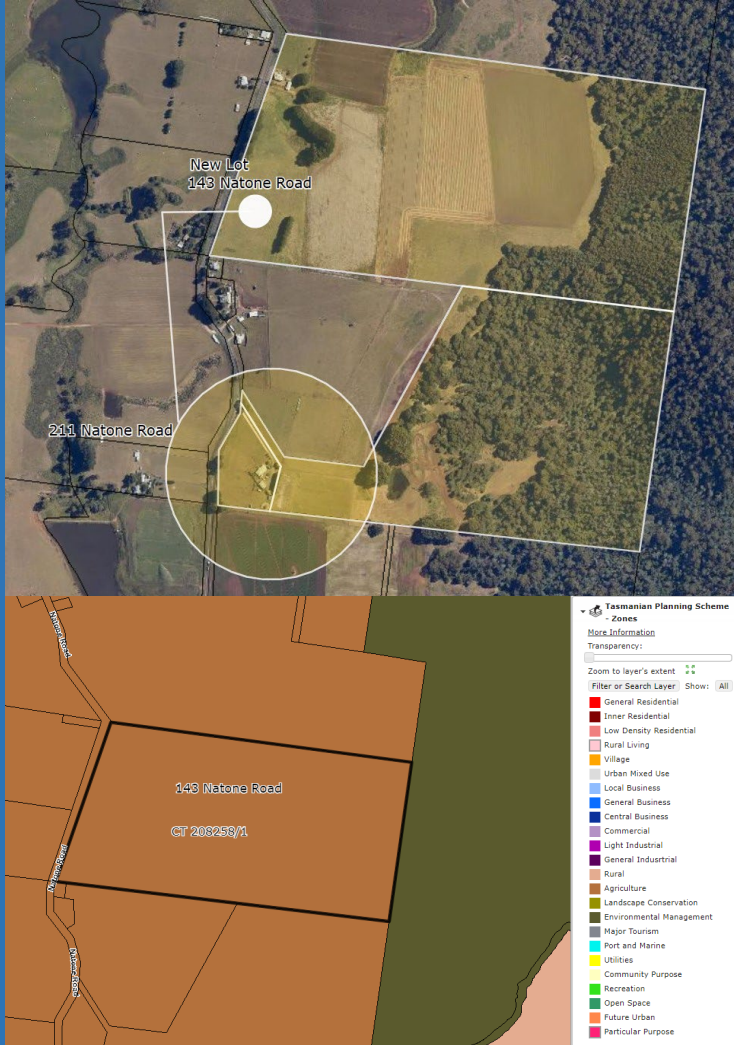
REGISTERED NUMBER

208258

FIRST Edition. Registered 13 SEP 1968

Derived from C.T.Vol.634 Fol.37. Transfer A176954- J.M.D.Alexander/

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Tasmanian Planning Scheme – Burnie 2020

**cl.21.5.1
P1 (a)(i)-(iv)**

PLANNING SUBMISSION

SUBDIVISION – 2 Lots:143 NATONE ROAD STOWPORT

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July 2025

JDA Planning
obo
CR & JM Broomhall

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SUBDIVISION 143 NATONE ROAD STOWPORT

EXECUTIVE SUMMARY

The application relates to the property at 143 Natone Road Stowport CT208258/1, and proposes the subdivision of one lot from the existing title creating a new allotment, Lot 1 with an area of 2.93ha. The purpose of the subdivision is the introduction of elements of the existing equine breeding program undertaken by the owners on the adjoining property.

The balance title shown as Lot 2 will be 34.44ha.

The title boundary of the subject area is shown at Figure 1 below.

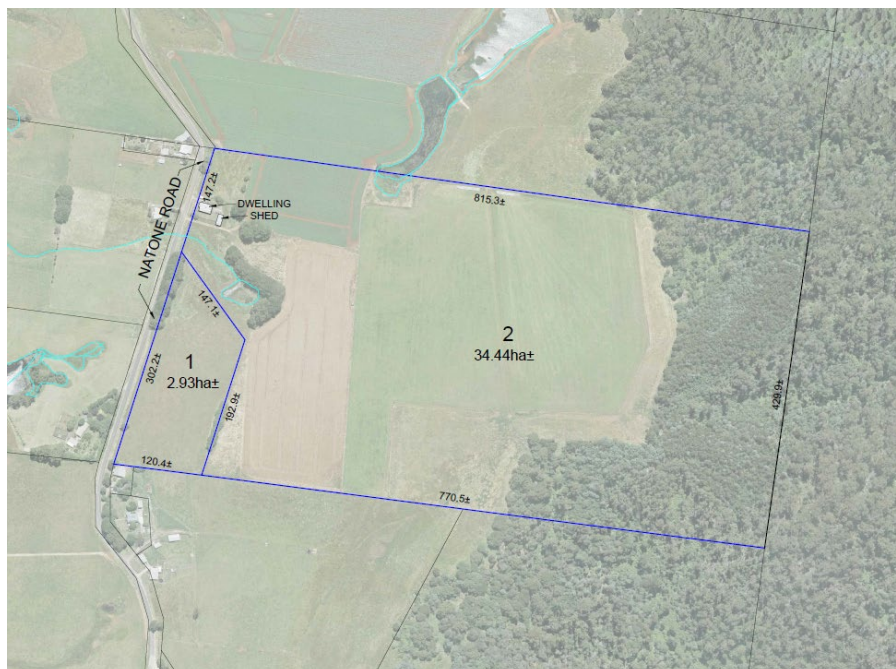


Figure 1 - Aerial image - Proposal Plan. Source PDA Surveyors

The proposal is considered compliant with *clause 21.5.1 P1(a)(i)-(iv) of the Tasmanian Planning Scheme - Burnie*, a view which also draws upon the findings of the assessment prepared by consultancy group *Pinion Advisory*.

The assessment by *Pinion Advisory* concludes that the development can be undertaken without expectation of creating conflict with and/or limiting the current and future agricultural land use of the subject property nor on adjacent and nearby agricultural land. Refer section 5 and 7 of the report.

The subdivision will provide a separate title for the purpose of accommodating an element of the present horse breeding operation conducted by the owners.

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The use is part of a *Warmblood Equine Breeding Program* conducted on the property at 211 Natone Road.

The new Lot (1) is being created to support the current program the consideration of which concludes that the reduction in size of the balance Lot (2), will not impact the productive capacity of the existing title configuration, and not introduce use elements which will by their nature lead to land use conflict.

In terms of background information relevant to the proposal:

- The present Warmblood Equine Breeding Program is conducted on the property at 211 Natone Road.
- The program commenced in 2016; its purpose is the production of high-quality horses suitable for Dressage. The goal is the production of horses with a reputation for quality, superb temperament, trainability, impressive looks and movement.
- The present program achieves sales of young stock Australia wide for successful competition in dressage (*Australian and State Champion producer of Dressage Horses*).

The farm property at 143 Natone Road has been leased to the adjoining farm (reference CT 238457/1 et al.) and operated in conjunction with the farmed properties at 74 Natone Road. The arrangement has been in place for a period in excess of 50 years. The existing house on the farm at 143 Natone Road is rented and has been a valuable income source to support the Equine Breeding Program.



Figure 2 - 211 Natone Road - Existing Equine Breeding Program

Figure 2 shows the following equine breeding program facilities located on site – exercise and dressage areas, stables, holding yards, wash bay, tie up area, feed/ storage and indoor quarantine facility (used for horses that have travelled interstate for breeding or training purposes).

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The new lot *provides for an agricultural use*. The site of the new lot at 143 Natone Road offers the characteristics which have been identified to assist the development of the young horses because it offers a land with a steep grade to assist muscle growth in the hind legs and hind ends. It will allow the development of a dwelling as a part of the agricultural operation.

Due to the imperative for a regular presence in the security and management of the program, it is intended that a dwelling will be constructed on the site and that given its function in providing direct management of the breeding program, is appropriately categorised under the agricultural classification. It is both integral and subservient to the main agricultural use. Note the building of a manager's residence is not a part of the present application, but would be permitted as a part of the agricultural use. The dwelling will house the program manager necessarily located on site for this purpose.

In terms of the impact upon the current agricultural operation of the resultant balance area, we say the proposal does not negatively impact the productive capacity of the area. This position is developed given the knowledge of the present farm operations which over time has avoided the use of this area given its slope characteristics in particular.

The present proposal to subdivide the site represents a legitimate agricultural purpose. The creation of a separate title will ensure the maintenance of sovereignty and the sustainability of the horse breeding enterprise.

In summary, the analysis demonstrates compliance with the following provisions of the scheme: *clauses 21.1.1, 21.1.2, 21.1.3 and 21.5.1 P1 (a)(i)-(iv)*.

- (a) provide for the operation of an agricultural use, having regard to:
 - (i) not materially diminishing the agricultural productivity of the land;
 - (ii) the capacity of the new lots for productive agricultural use;
 - (iii) any topographical constraints to agricultural use; and
 - (iv) current irrigation practices and the potential for irrigation;

The proposal creates a lot to provide for an agricultural use and the development of an associated dwelling would be proposed as incidental and integral to the agricultural use.

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1.0 INTRODUCTION

The proposal seeks subdivision of the site at 143 Natone Road to create a lot of 2.93ha leaving the balance area which is currently farmed and incorporates the existing farm house, outbuildings and farming related infrastructure. This balance area (Lot 2) would continue to be managed for pasture and dry land crop production.

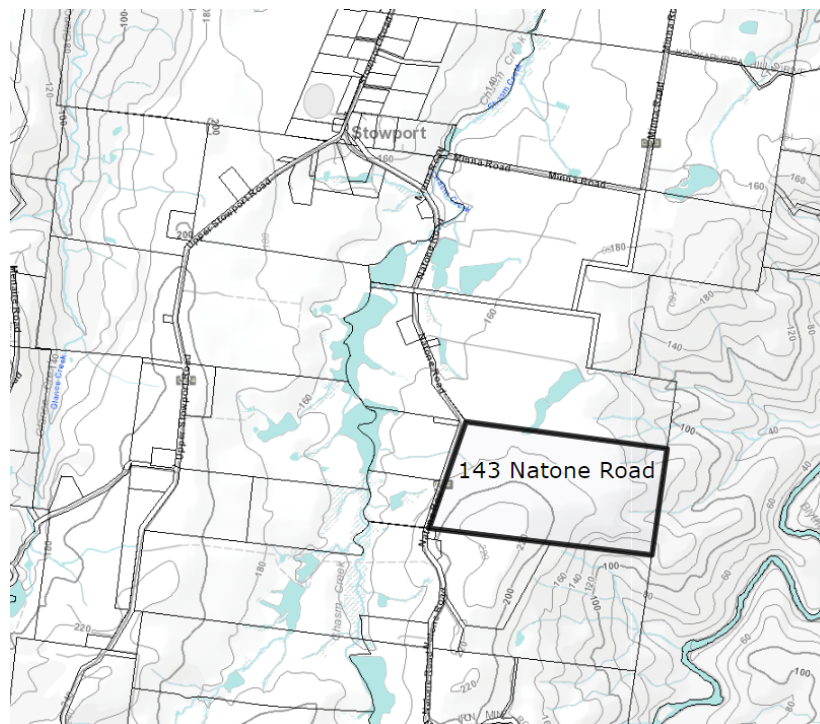


Figure 3 - Location map showing proposal area. Source: *the LIST*

Both the new lot and the balance will retain frontage to Natone Road. The stand of macrocarpa vegetation adjacent Natone Road and the east boundary of proposed Lot 1 is being removed.

The more detailed land capability assessment undertaken by *Pinion* determines that the land which will form the new Lot 1 consists of class 4 and mostly class 5 land which it is noted is not used as a part of the current farming operation.

Lot 1 proposed, is located at the far south west boundary of the property and is described by *Pinion* as representing "the equally least agricultural productive land present" (*Pinion*, page 21) on the site.

Introduction of the managers residence being integral to the agricultural operation on Lot 1, represents less than 1% of the total area of the property, assuming a footprint of 200m².

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The subject property is currently used for agriculture, with approximately 29.8 hectares of arable land which is used for dryland cropping and pasture production. According to the *Pinion* assessment the lack of irrigation water severely limits the current and potential future application of agricultural use of the property.

Pinion expresses the view that the dryland cropping and pasture production would not be considered as having sufficient size to be recognised as an autonomous commercial scale operation.

The proposed subdivision is intended for the stated agricultural purpose and will include the manager's residence. Therefore, and whilst not required by the scheme, the submission analyses the potential impact of the housing component and in particular, the impact upon the ongoing farming operation of the balance property, Lot 2 in particular.

2.0 SITE DESCRIPTION

2.1 Location

The property at 143 Natone Road is contained in a single title located approximately 1.3kms south of the Stowport village, refer Figure 3.

The property is characterised by undulating and rolling ground of which 28.4ha is open pasture including mature *macrocarpa* pine shelter belts and approximately 8ha of remnant vegetation identified as *Eucalyptus obliqua* wet forest. There is also a smaller section of *Nothofagus* rainforest, a dominant tree species within the Tasmanian rainforest community.

Private freehold land lies adjacent the north, south and west boundaries. To the west is the Blythe River Conservation area. Adjoining the Conservation area is a permanent timber production zone, refer Figure 5.

Refer to plates 7-11 of the *Pinion* assessment report at pages 18-20 which provide an overall visual snapshot of the property and the areas the subject of the subdivision proposal.

2.2 Land Use

The property is used for agricultural activity and *Pinion* advise that approximately 29.8ha of arable land is used for dryland cropping and pasture production. A lack of irrigation water severely limits the current and future agricultural use.

The suitable pastoral area has a dryland pasture carrying capacity of 31 DSE/ha and assuming no cropping on the land, it is considered sufficient to run approximately 75 finishing steers.

Analysing the proposed subdivision, *Pinion* concludes that there is no cropping land contained within proposed Lot 1 which is otherwise contained wholly within Lot 2. Further, *Pinion* opines based upon average cropping of 5 to 10 years rotation, there remains potential to sustainably grow 12.7ha of crop. Notwithstanding, *Pinion* are of the view that cropping of the property does not represent a commercial concern.

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Figure 4 - Land classification map. Source: *Agricultural Assessment report - Pinion Advisory p.12*

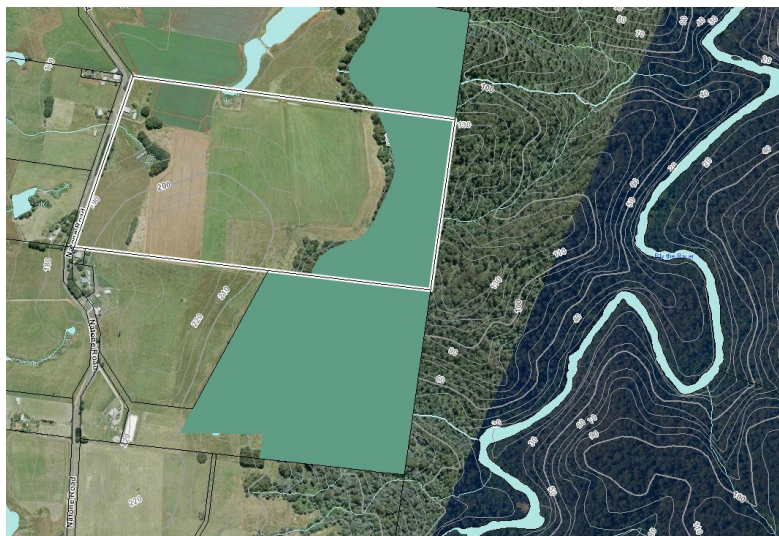


Figure 5 - Private Timber Reserve (*shaded green*); Blythe River Conservation zone (east). Source *the LIST*

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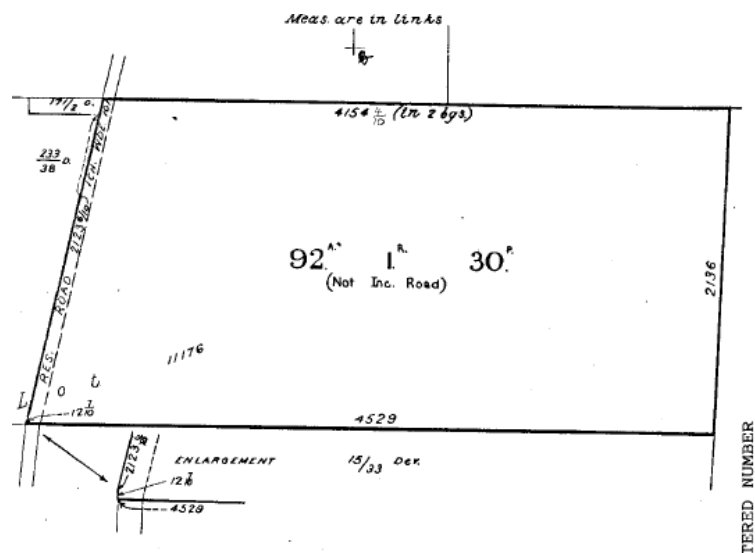


Figure 6 - Title plan Subject site Ref: CT208258/1



Figure 7 - Aerial image subject site & adjoining properties. Source: Google Maps

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Figure 8 - Adjoining dwelling on southern boundary of subject site. Source: *Google Maps*



Figure 9 - View looking from Natone Road to proposed subdivision lot

The new lot provides for an agricultural use. The site identified for the new lot at 143 Natone Road offers the characteristics which have been identified to assist the development of the young horses because it offers a land with a steep grade to assist muscle growth in the hind legs and hind ends. It will allow the development of a manager's residence as a part of the agricultural operation.

Because of the imperative for a site presence associated with the management of the program, the residential component is directly related and integral to that agricultural use.

In terms of the impact upon the current agricultural operation of the balance area, we say the proposal does not negatively impact the productive capacity of the area. This position is developed

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given the knowledge of the present farm operations which avoid the use of this area given its slope characteristics in particular.

The present proposal to subdivide the site represents a legitimate agricultural purpose. The creation of a separate title will ensure the maintenance of sovereignty and the sustainability of the horse breeding enterprise.

In summary, the analysis demonstrates compliance with the following provisions of the scheme: *clauses 21.1.1, 21.1.2, 21.1.3 and 21.5.1 P1 (a)(i)-(iv).*

- (a) provide for the operation of an agricultural use, having regard to:
 - (i) not materially diminishing the agricultural productivity of the land;
 - (ii) the capacity of the new lots for productive agricultural use;
 - (iii) any topographical constraints to agricultural use; and
 - (iv) current irrigation practices and the potential for irrigation;

3.0 DEVELOPMENT PROPOSAL - SUBDIVISION

The application relates to the property at 143 Natone Road Stowport and proposes the subdivision of one lot from the existing title creating a new allotment, Lot 1 with an area of 2.93ha. The balance title shown as Lot 2 will be 34.44ha. Access to the new lot will be directly from Natone Road, as is the case for the existing configuration.

The balance area Lot 2, which is currently farmed and incorporates the existing farm house, outbuildings and farming related infrastructure would continue to be managed for pasture and dry land crop production



Figure 10 - Proposal Plan. Source: PDA Surveyors

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In terms of the proposed agricultural use, the following provides a summary of the Program process:

- a) Quality broodmares are selected for Superior type ensuring correct pedigrees and paces;
- b) Semen is imported from all over Australia together with Frozen Semen from Europe;
- c) Semen is air freighted to Launceston airport and collected when the mares are in season;
- d) Stallions are carefully selected for the mares to highlight their strength and accentuate the bloodline;
- e) Mares are separated from the herd when breeding to ensure they are given the best opportunity of conception;
- f) Once berth occurs the young stock must be separated from the mother and young colts must be separated from young stock and mares;
- g) Round yards and day yards and individual paddocks for rotation and the care and management of young stock and foals is successfully achieved;
- h) The programs future direction will include the purchase of imported embryos for future breeding direction so as to achieve a consistency in quality and type for the top-class Broodmare herd;
- i) First years in a foal's life are extremely important requiring feeding, nutrition, sufficient exercise. Sloping 'hilly ground' is excellent for building strength in the hind legs and hind ends of the young horse and therefore the site proposed for subdivision is ideal for the purpose. The flexibility provided by this area will enhance the program;
- j) The proposed arrangement of titles will also allow the program to continue to raise production standards;

Note that the introduction of a manager's residence onto the site will achieve the necessary oversight and close management required for the breeding program whilst allowing the development of a stable complex to house mares for breeding purposes.

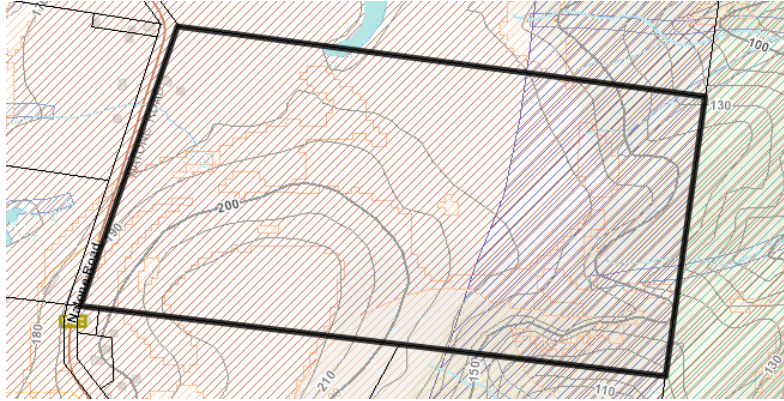
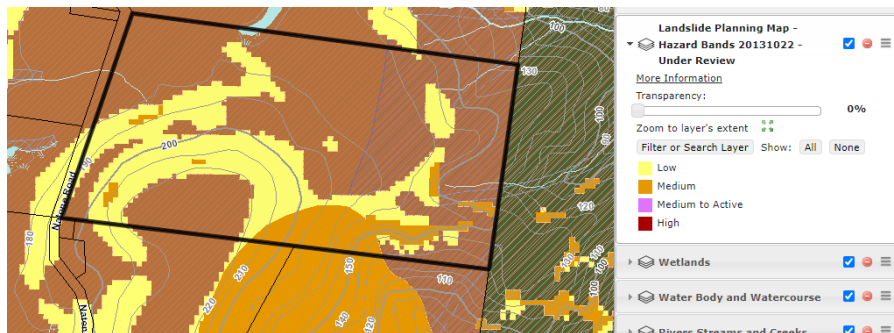
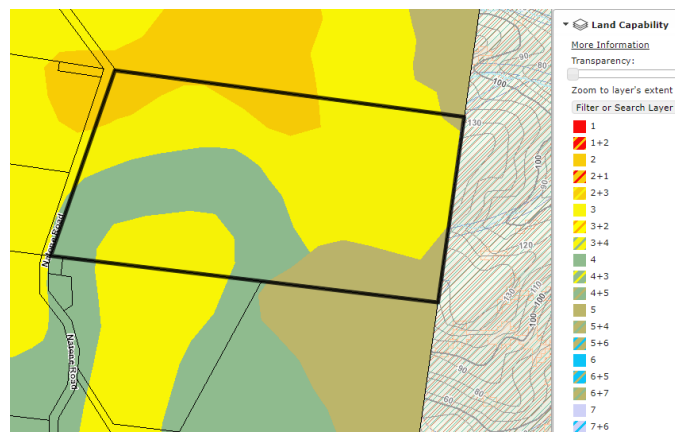
4.0 PLANNING SCHEME ASSESSMENT

The proposal site is zoned Agriculture under the provisions of the *Tasmanian Planning Scheme - Burnie* (refer Fig.11) and overlain with the Bushfire-Prone Areas Code refer Fig.12.



Figure 11 - TPS-Burnie - Zones Subject site identified by black outline. Source: *the LIST*

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Figure 12 - TPS-Burnie - Overlay hatched. Subject site shown by black outline. Source: *the LIST*Figure 13 - Landslide Planning Map - Subject site shown with black outline. Source: *the LIST*Figure 14 - Land Capability Map - Subject site shown with black outline. Source: *the LIST*

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Figure 15 - Land capability review. Source: Pinion Advisory *Agricultural Assessment* report p.11

Areas excluded from the land capability assessment:

- E1: 0.25 hectares of land associated with the southern end of the dam found on the central northern boundary area;
- E2: 0.3 hectares of land associated with the residential dwelling and sheds.

21.0 Agriculture Zone

21.1 Zone Purpose

The purpose of the Agricultural Zone is:

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 land for agricultural use.

RESPONSE: Complies with 21.1.1 and 21.1.2 (a)-(c) and 21.1.3.

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Figure 16 - Location of existing equine breeding program. Source: the LIST



Figure 17 - Physical relationship between 143 & 211 Natone Road

The excision of the Lot 1 given its topography and historical use, which has not been in association with the farming use of the proposed balance, other than the provision of silage, does not impact the productive capacity of that lot or the balance, recognising that the subdivision will not preclude the return of the land for agricultural use such as presently proposed.

The lot is being created to support the equine breeding program, value adding the current process conducted by the property owners.

The new title will represent an important supplementary resource to support the ongoing agricultural program. It qualifies within the understanding of the zone objective, clause 21.1.3 representing the introduction of an agricultural use of this part of the broader property.

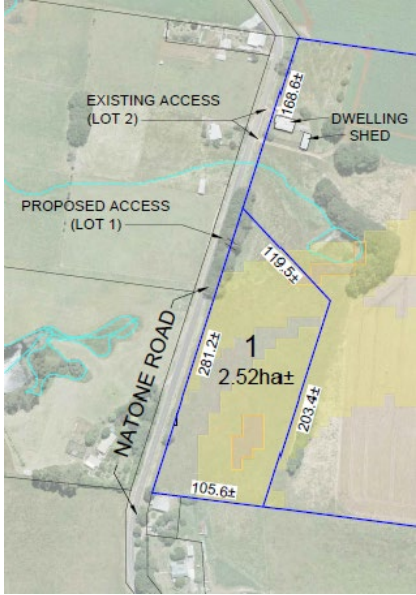
Based upon the analysis prepared by *Pinion Advisory*, the existing use/development nor will subsequent development, confine or constrain agricultural use on adjoining properties.

The analysis is detailed and considers the preconditions for the development within the scheme's provisions. The responses to the scheme zone objectives and standards are informed by this analysis.

21.4 Development Standards for Buildings and Works
21.4.2 Setbacks

Objective:	That the siting of buildings minimises potential conflict with use on adjoining properties	
Acceptable Solutions	Performance Criteria	
A1	P1	
Buildings must have a setback from boundaries of: (a) not less than 200m; or	Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:	

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<p>if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building</p>	<ul style="list-style-type: none"> (a) the bulk and form of the building; (b) The nature of existing use on the adjoining properties; (c) Separation from existing use on the adjoining properties; and (d) Any buffers caused by natural or other features.
<p>Refer Figure 18</p> <p>RESPONSE:</p> <p>Lot 1 and 2 Comply with A1. Other than the reduced setback to Lot 1, the setback of the existing residential building to the boundaries with adjoining and adjacent properties will be unchanged, as a result of the subdivision.</p> <p>Whilst the subdivision does not propose building development, the subdivision of the lot is capable of compliance with P1. The development of a manager's residence as part of the agricultural use of Lot 1 is proposed as integral to the agricultural operation. The outcome will not be dissimilar to that of adjoining properties in terms of its relationship to nearby agricultural land. The gradient of the lot rising from Natone Road is 15%.</p> <ul style="list-style-type: none"> (a) Given the characteristics of the block, the development will not impact adjoining properties; (b) The existing use on the adjoining property to the south is residential; (c) Adequate separation between sites can be achieved; and (d) An existing vegetation stand adjacent the east boundary buffers agricultural use to the east. 	 <p>Figure 18 - Access proposed Lot 1</p>
<p>A2</p> <p>Buildings for a sensitive use must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> (a) Not less than 200m; or (b) If the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building. 	<p>P2</p> <p>Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:</p> <ul style="list-style-type: none"> (a) The size, shape and topography of the site; (b) The prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) The location of existing buildings on the site;

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	<p>(d) The existing and potential use of adjoining properties;</p> <p>(e) Any proposed attenuation measures; and</p> <p>(f) Any buffers created by natural or other features.</p>
<p>RESPONSE: Building on new Lot 1 will also represent agricultural use given the integral relationship between the building and the equine breeding use.</p> <p>Residential use of the property does not form a part of the application for subdivision.</p> <p>The <i>Pinion Advisory</i> analysis confirms nevertheless the managers residence will not constrain, interfere or conflict with the continuing operation of the farm property - Lot 2.</p> <p>This is demonstrated by</p> <p>(a) the size shape and topography of the site;</p> <p>(b) sufficient allowance can be made for residential development on the lot to the south, which can achieve a minimum setback of 40 metres from the common boundary;</p> <p>(c) refer (b) above;</p> <p>(d) the assessment of existing and potential use by <i>Pinion</i> concludes there will be no conflict or interference generated as a result of future development of the new allotment.</p>	

21.4.3 Access for new dwellings

Objective:	That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
	Acceptable Solutions	Performance Criteria
A1	New dwellings must be located on lots that have frontage with access to a road maintained by the road authority	
<p>RESPONSE: Assuming a future application is made for the managers residence, proposed Lot 1 has direct frontage to Natone Road which is maintained by the road authority.</p>		

21.5 Development Standards for Subdivision

Objective	To provide for subdivision that: (a) relates to public use, irrigation infrastructure or utilities; and (b) protects the long-term productive capacity of agricultural land
RESPONSE: Complies with the objective. The productive capacity of the agricultural land is unaffected by the proposal - refer <i>Agricultural assessment report</i> prepared by <i>Pinion Advisory</i> . The subdivision to create Lot 1 value adds agricultural use of the property introducing a necessary element as a part of the warmblood breeding operation.	

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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) be required for public use by the Crown, a council or a state authority;</p> <p>(b) be required for the provision of utilities or irrigation infrastructure; or</p> <p>(c) be for the consolidation of a lot with another lot provided both lots are in the same zone.</p>	<p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) provide for the operation of an agricultural use, having regard to:</p> <p>(i) not materially diminishing the agricultural productivity of the land;</p> <p>(ii) the capacity of the new lots for productive agricultural use;</p> <p>(iii) any topographical constraints to agricultural use;</p> <p>(iv) current irrigation practices and the potential for irrigation;</p> <p>(b) be for the reorganisation of lot boundaries that satisfies all the following:</p> <p>(i) provides for the operation of an agricultural use, having regard to:</p> <p>a. not materially diminishing the agricultural productivity of the land;</p> <p>b. the capacity of the new lots for productive agricultural use; and</p> <p>c. Any topographical constraints to agricultural use; and</p> <p>d. Current irrigation practices and the potential for irrigation;</p> <p>(ii) all new lots must not be less than 1 ha in area;</p> <p>(iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2 in relation to setbacks to new boundaries; and</p> <p>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.</p>

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	<p>(v) it does not create any additional lots; or</p> <p>(c) be for the excision of a use or development existing at the effective date that satisfies all of the following:</p> <p>(i) the balance lot provides for the operation of an agricultural use, having regard to:</p> <ol style="list-style-type: none"> not materially diminishing the agricultural productivity of the land; the capacity of the new lots for productive agricultural use; any topographical constraints to agricultural use; and current irrigation practices and the potential for irrigation; <p>(ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;</p> <p>(iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and</p> <p>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.</p>
<p>RESPONSE: Complies with P1(a)(i)-(iv).</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) provide for the operation of an agricultural use, having regard to the following:</p> <p>(i) the balance lot will not be impacted by the proposed excision of Lot 1. <i>Pinion Advisory</i> note that the size and configuration of the intended lots has been planned to ensure that the proposed Lot 1 and balance (Lot 2) of the property have sufficient area to ensure the intended use is achieved and the overriding productive capacity of the land is not prejudiced.</p> <p>The creation of the new Lot 1 will not materially diminish the agricultural productivity of the land and is for the express purpose of agricultural use in compliance with the zone objective.</p>	

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<p>(ii) the capacity of the balance for productive agricultural use is unaffected given the development configuration and the characteristics of the proposed Lot 1 which has no material impact on productive capacity. The <i>Pinion</i> assessment concludes the 34ha of the balance (Lot 2) contains the arable productive land, noting that the land within Lot 1 has little agricultural value in terms of cropping capacity and the support of pastoral activity;</p> <p>(iii) unlike the balance Lot 2, Lot 1 has significant topographical constraints to the agricultural use of the greater portion of the allotment, and in fact is not used for agricultural production as a part of the property's current operation. Slope, drainage capacity and land classification render the site area extremely limited in terms of its agricultural capacity; the site's characteristics are attractive in terms of the use now proposed;</p> <p>(iv) <i>Pinion</i> observes that the property is severely constrained for access to irrigation water. The southern end of the irrigating dam is located on the central northern boundary of the property offering negligible amounts of irrigation water. Due to the current and likely future lack of irrigation water the property is limited to dryland agricultural activity.</p>	
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the distance between the lot or building area and the carriageway;</p> <p>(c) the nature of the road and the traffic, including pedestrians; and</p> <p>(d) the pattern of development existing on established properties in the area</p>
<p>RESPONSE: Complies with A2. The new lot and balance (Lot 2) have direct access to Natone Road</p>	

21.4.2 Setbacks

Objective:	That the siting of buildings minimises potential conflict with use on adjoining properties
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback from boundaries of:</p>	<p>P1</p> <p>Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on</p>

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<p>(a) not less than 200m; or</p> <p>(b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building</p>	<p>existing use on adjoining properties, having regard to:</p> <p>(a) the bulk and form of the building;</p> <p>(b) the nature of existing use on the adjoining properties;</p> <p>(c) separation from existing use on the adjoining properties; and</p> <p>(d) any buffers caused by natural or other features.</p>
<p>RESPONSE: Complies with A1. Other than the reduced setback to the proposed new Lot 1, the setback to the existing residential building and to the boundaries with adjoining and adjacent properties will be unchanged as a result of the subdivision.</p>	
<p>A2</p> <p>Buildings for a sensitive use must have a setback from all boundaries of:</p> <p>(a) Not less than 200m; or</p> <p>(b) If the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p>	<p>P2</p> <p>Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:</p> <p>(a) The size, shape and topography of the site;</p> <p>(b) The prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</p> <p>(c) The location of existing buildings on the site;</p> <p>(d) The existing and potential use of adjoining properties;</p> <p>(e) Any proposed attenuation measures; and</p> <p>(f) Any buffers created by natural or other features.</p>
<p>RESPONSE: In terms of the existing residential use located on the proposed balance - Lot 2 to the extent necessary, the proposal creating a revised configuration of the lot achieves compliance with P2. The subdivision will not generate land use conflict or interfere with the current agricultural use on the following basis:</p> <p>(a) the position of the residential building does not change relative to the agricultural production associated with the title;</p> <p>(b) prevailing setbacks to adjoining properties are unaffected;</p> <p>(c) the location of the existing building - refer (a) above,</p> <p>(d) existing and potential use of adjoining properties will have no impact;</p> <p>(e) attenuation measures are unnecessary; and</p> <p>(f) buffering is achieved as a result of the location of the building on the new Lot 2.</p> <p>Note that future development of the integrated dwelling (manager's residence) is characterised as a legitimate part of the agricultural use.</p>	

5.0 PLANNING SCHEME CODES

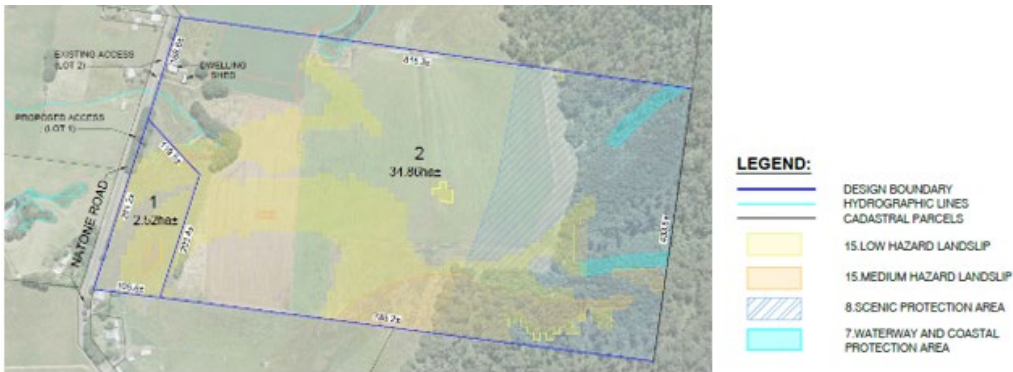


Figure 19 - Planning scheme overlays: Bushfire Prone Areas Code not shown. Source: PDA Surveyors

In considering the development of a manager's residence as a part of the development an analysis of risk hazard management has been prepared.

5.1 C13.0 Bushfire-Prone Areas Code

The report prepared by Livingston Natural Resources concludes that Lot 2 is exempt under clause C13.4.1(a) and no mandatory requirements apply for access, water supply.

Lot 1 has a building area at BAL-12.5 Hazard Management Area, and access and static water supply must be in place prior to construction of a habitable building.

C13.1 Purpose of the Bushfire-Prone Areas Code

C13.1.1 To ensure that use and development is appropriately designed, located, serviced and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

C13.2 Application of this Code

C13.2.1 This code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use, on land that is located within, or partially within a bushfire-prone area, that is a vulnerable use or hazardous use

C13.4 Use or Development Exempt from this Code

The following use or development is exempt from this code:

- (a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and
- (b) adjustment of a boundary in accordance with clause 9.3 of the planning scheme.

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C13.6 Development Standards

C13.6.1 Subdivision: Provision of hazard management areas

Objective	
That subdivision provides for hazard management areas that:	
(a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision.	
RESPONSE: The subdivision design and management measures will ensure compliance with the objective. The lot layout is informed by the analysis undertaken by Livingston Resources. The objective can be met with the requirement that access and a static water supply for Lot 1 be established prior to construction of a habitable building.	
Acceptable Solutions	Performance Criteria
A1	P1
(a) TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) the proposed plan of subdivision: (i) shows all lots are within or partly within bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to or greater than, the separation distances required for BAL 19 in table 2.4.4 of <i>Australian Standard as 3959-2009 construction of buildings in a bushfire-prone areas</i> ; and (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person showing hazard management areas equal to or greater than, the separation distances required for BAL 19 in table 2.4.4 of <i>Australian Standard as 3959-2009 construction of buildings in a bushfire-prone areas</i> ; and (c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will	A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on the lots within a bushfire-prone area, having regard to: (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of a staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that facilitates management of fuels located on land external to the subdivision; and (h) any advice from the TFS.

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be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

RESPONSE: Complies with A1 (b)(i)-(iv)

The lot is designed to ensure that a future habitable building meets BAL-12.5 of AS 3959-2009. The hazard management areas are not located on land external to the proposed subdivision.

C13.6.2 Subdivision: Public and firefighting access**Objective:**

That access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, firefighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both properties to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances;
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

RESPONSE: Complies with the objective, provided access and static water supply are established prior to the construction of a dwelling on Lot 1.

Acceptable Solutions**A1**

- (a) TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of firefighting; or
- (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:
 - (i) demonstrates proposed roads will comply with Table C13.1, proposed private accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3; and
 - (ii) is certified by the TFS or an accredited person.

Performance Criteria**PI**

A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:

- (a) Appropriate design measures, including;
 - (i) two-way traffic;
 - (ii) all weather surfaces;
 - (iii) height and width of any vegetation clearances;
 - (iv) load capacity
 - (v) provision of passing bays;
 - (vi) traffic control devices;

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	<ul style="list-style-type: none"> (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de-sacs and dead-end roads; (x) provision of turning areas; (xi) provision of parking areas; (xii) perimeter access; and (xiii) fire trails; (b) the provision of access to: <ul style="list-style-type: none"> (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) firefighting water supplies; and (c) any advice from the TFS.
<p>RESPONSE: Complies with A1(b)(i) and (ii). The Bushfire Hazard report confirms access and provision of a static water supply prior to construction of a habitable building will ensure Lot 1 complies with the relevant elements of Table C13.2 in the event that a residential use is proposed into the future.</p>	

Table C1 Standards for Roads

Element	Requirement
A.	<p>Roads</p> <p>Unless development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> (a) two-wheel drive, all weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5 m for a dead-end or cul-de-sac road; (d) minimum horizontal clearance of 4m; (e) minimum vertical clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width;

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		<p>(j) dead-end or cul-de-sac roads having a turning circle with a minimum 12m outer radius; and</p> <p>(k) carriageway less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743-2001 Road signs-Specifications</i>.</p>
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Table C2 Standards for property access

Element	Requirement
A. Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point.	There is no specified design and construction requirements
B. Property access length is 30m or greater; or access is required for a fire appliance to a firefighting water point.	<p>The following design and construction requirements apply to the property access:</p> <ul style="list-style-type: none"> (a) all weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit level; (h) curves with a minimum inner radius of 10m; (i) maximum gradients of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.
C. Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

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D.	Property access is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

C13.6.3 Subdivision: Provision of water supply for firefighting purposes

Objective:

That an adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

RESPONSE: The development complies with the objective.

Acceptable Solutions**A1**

In areas serviced with reticulated water by the water corporation;

- (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for firefighting purposes;
- (b) a proposal plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or
- (c) a bushfire hazard management plan certified by the TFS or accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.

Performance Criteria**P1**

No Performance Criterion.

RESPONSE: Complies with A1(c)

The subdivision is not serviced by a reticulated water supply. The property has irrigation mains, but these do not provide a compliant water supply. Lot 1 must have a compliant water supply. Future habitable buildings must have compliant water supplies from the commencement of construction.

Therefore Lot 1 building areas will require a static water supply compliant with Table C13.5 prior to the construction of a habitable building.

A2

In areas that are not serviced by reticulated water by the water corporation:

- (a) the TFS or an accredited person certifies that there is insufficient increase in risk from

P2

No Performance Criterion.

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<p>bushfire to warrant provision of a water supply for firefighting purposes;</p> <p>(b) the TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table E5; or</p> <p>(c) a bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of a water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of bushfire.</p>	
<p>RESPONSE: Complies with A2(c).</p> <p>The subdivision is not serviced by a reticulated water supply. The property has irrigation mains, but these do not provide a compliant water supply. Lot 1 must have a compliant water supply. Future habitable buildings must have compliant water supplies from the commencement of construction.</p> <p>Lot 1 building areas will require a static water supply compliant with Table C13.5 prior to the construction of a habitable building.</p>	

Table C4 Reticulated water supply for firefighting

Element	Requirement
A. Distance between building area to be protected and water supply.	<p>The following requirements must apply:</p> <p>(a) The building area to be protected must be located within 120m of a fire hydrant; and</p> <p>(b) The distance must be measured as a hose lay, between the firefighting water point and the furthest point of the building area.</p>
B. Design criteria for fire hydrants	<p>The following requirements must apply:</p> <p>(a) Fire hydrant system must be designed and constructed in accordance with <i>Taswater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA 2nd Edition</i>; and</p> <p>(b) Fire hydrants are not installed in parking areas.</p>
C. Hardstand	<p>A hardstand area for firefighting appliances must be:</p> <p>(a) No more than 3m from the hydrant, measured as a hose lay;</p> <p>(b) No closer than 6m from a building area to be protected;</p> <p>(c) A minimum width of 3m constructed to the same standard as the carriageway; and</p> <p>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</p>

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Table C5 Static water supply for firefighting

Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) the building area to be protected must be located within 90m of firefighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the firefighting water point and the furthest point of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas</i>, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>fittings and pipework associated with a firefighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) have a minimum nominal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to firefighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 200mm length);

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		<p>(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</p> <p>(i) if a remote offtake is installed, ensure the offtake is in a position that is;</p> <ol style="list-style-type: none"> visible; accessible to allow construction by firefighting equipment; at a working height of 450 - 600mm above ground level; and protected from possible damage including damage by vehicles.
D.	Signage for static water connections.	<p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. A sign must:</p> <p>(a) comply with the water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or</p> <p>(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.</p>
E.	Hardstand	<p>A hardstand area for fire appliances must be:</p> <ol style="list-style-type: none"> no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); no closer than 6m from the building area to be protected; a minimum width of 3m constructed to the same standard as the carriageway; and connected to the property access by a carriageway equivalent to the standard of the property access.

5.2 C2.0 Traffic Generating and Parking Code

The development is assessed against the Code provisions because the Code applies to all use or development (C2.2 Application of this Code). By extension the Code requirements for residential use is drawn out.

C2.6.1 Construction of parking areas

Objective	
That parking areas be constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1	P1
<p>All parking, access ways, manoeuvring and circulation spaces must: -</p> <ol style="list-style-type: none"> be constructed with a durable all-weather pavement; be drained to the public stormwater system, or contain stormwater on site; and excluding all uses in the Rural Zone, Agricultural Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation 	<p>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ol style="list-style-type: none"> the nature of the use; the topography of the land; the drainage system available;

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Zone and Public Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers, or equivalent material to restrict abrasion from traffic and minimize entry of water to the pavement.	<p>(d) the likelihood of transiting sediments or debris from the site onto a road or public place;</p> <p>(e) the likelihood of generating dust; and</p> <p>(f) the nature of the proposed surfacing.</p>
<p>RESPONSE: Complies with A1. Whilst the development is for subdivision, sufficient area for future parking is available on the new lot, and remains for Lot 2, so as to comply with A1. Compliance can be achieved in accordance with A1(a) and (b).</p>	

C2.6.2 Design and layout of parking areas

<p>Objective That parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>	
<p>RESPONSE: The development will not impact the efficient operation and safety of the road noting that the development will utilise the existing access point for Lot 2 which is appropriate and a new access point will be provided for Lot 1. Adequate areas for passenger vehicle parking are available on site.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Parking, access ways manoeuvring and circulation spaces must either:</p> <p>Other than for the development of a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must -</p> <p>(a) comply with the following:</p> <p>(b)</p> <ul style="list-style-type: none"> (i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements of Table C2.3 where there are 3 or more car parking spaces; 	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: -</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the area by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of <i>Australian Standard AS 28901.2004 - Parking facilities, Part 1: Off-street car parking and AS2890.2 - 2002 Parking facilities, Part 2: Off-street commercial vehicle facilities</i>.

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<p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(c) Comply with the <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i></p> <p>A1.2</p> <p>Parking spaces provided for persons with disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated in the overall car park design; and;</p> <p>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZ 2890.1 (2004) - Parking Facilities - Off street parking for people with disabilities</i>.</p>	
<p>RESPONSE: Complies with P1 (a) to (j).</p> <p>The use, access and parking on the site are established and are adequate to meet the requirements of the performance criteria in reference to Lot 1 and Lot 2. Sufficient area exists to meet the requirement for 2 spaces (Table E9.1) associated with the future residential use, the circulation and management of onsite traffic, site deliveries associated with the agricultural use in particular, and the safety of road users. Vehicles can enter and leave the site/s in a forward direction. Adequate onsite drainage to deal with stormwater flows is apparent.</p>	

C2.6.3 Number of accesses for vehicles

Objective	
That:	
(a)	access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers and pedestrians and cyclists by minimising the number of vehicle accesses;
(b)	accesses do not cause unreasonable loss of amenity of adjoining uses; and
(c)	the number of accesses minimize impacts on the streetscape
Acceptable Solutions	Performance Criteria
A1	P1
The number of accesses provided for each frontage must:	The number of accesses for each frontage must be minimized, having regard to:
(a) be no more than 1; or	(a) any loss of on-street parking;

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(b) no more than the existing number of accesses, whichever is the greater.	(b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
RESPONSE: Complies with A1 The existing single access point will remain for Lot 2, and a new single access point constructed for Lot 1.	
A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	P2 Within the Central Business Zone or in a pedestrian priority street, any new access must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.
RESPONSE: Not applicable.	

C2.6.6 Loading Bays

Objective:

That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.

Acceptable Solutions	Performance Criteria
A1 The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2-2002, Parking facilities</i> , for the type of vehicles likely to use the site.	P2 Access for commercial vehicles to and from the site must be safe, having regard to: (a) the types of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the location of the site and the nature of traffic in the area of the site; (f) the effectiveness or efficiency of the surrounding road network, and

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	(g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.
RESPONSE: Complies with P1. The access and loading areas are more than adequate for the property use. The nature of traffic in the area is a mix of local residential and commercial/industrial vehicles associated with the agricultural production use in the area.	

5.3 C3.0 Road and Railway Assets Code**C3.1 Code Purpose**

The purpose of the Road and Rail Asset Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks; and

C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

C3.2 Application of the Code

C3.2.1 The code applies to a use or development that:

(a) ...

(b) ...

(c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective:	To minimize any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.
RESPONSE: Complies The development will not generate adverse effects impacting the safety or efficiency of the road network. The development does not occur within a road or rail attenuation area.	
Acceptable Solutions	Performance Criteria
A1.1 For a category 1 Road or Limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.	P1 Vehicular traffic to and from a site must minimize any adverse effects on the safety of a junction, vehicular crossing or level crossing or safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road;
A1.2 For a road excluding a category 1 road or a limited access road, written consent for a junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.	

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<p>A1.3</p> <p>For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p>A1.4</p> <p>Vehicular traffic to and from the site, using an existing vehicle crossing, or private level crossing, will not increase by more than:</p> <p>(a) the amounts in table c3.1; or</p> <p>(b) allowed by a licence issued under part iv of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.</p> <p>A1.5</p> <p>Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p>(e) any alternative access to the road;</p> <p>(f) the need for the use;</p> <p>(g) any traffic Impact assessment; and</p> <p>(h) any advice received from the rail or road authority.</p>
<p>RESPONSE: Complies with A1.4.</p> <p>The development will not increase the traffic movements beyond the current limits and will be within the limits of Table C3.1.</p>	

C3.6 Development Standards for Buildings or Works**C3.6.1** Habitable buildings for sensitive use within a road or railway attenuation area

Objective:	To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road and rail attenuation area, from existing and future major roads and the rail network.
<p>RESPONSE: Complies.</p> <p>The subdivision development does not result in the construction within a road or railway attenuation area.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be:</p> <p>(a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building;</p>	<p>P1</p> <p>Habitable buildings for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimize adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the proposed setback;</p>

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<p>(b) an extension which extends no closer to the existing or future road or rail network than:</p> <ul style="list-style-type: none"> (i) the existing habitable building; or (ii) an adjoining habitable building for a sensitive use; or <p>(c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i>.</p>	<p>(c) any buffers created by natural or other features;</p> <p>(d) the location of existing or proposed buildings on the site;</p> <p>(e) the frequency of user of the rail network;</p> <p>(f) the speed limit and traffic volume of the road;</p> <p>(g) any noise, vibration, light and air emissions from the rail network or road;</p> <p>(h) the nature of the road;</p> <p>(i) the nature of the development;</p> <p>(j) the need for the development;</p> <p>(k) any traffic impact assessment;</p> <p>(l) any mitigating measures proposed;</p> <p>(m) any recommendations from a suitably qualified person for mitigation of noise; and</p> <p>(n) any advice received from the rail or road authority.</p>
<p>RESPONSE: Complies with A1. Other than recognising the location of the existing housing development on Lot 2, there is no habitable building proposed by the application.</p>	

C3.7 Development Standards for Subdivision**C3.7.1 Subdivision for sensitive uses within a road or rail attenuation area**

Objective:	To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and rail network.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A lot, or a proposed lot in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.</p>	<p>P1</p> <p>A lot, or a proposed lot in a plan of subdivision, intended for a sensitive use within a road or railway attenuation area, must be sited, designed or screened to minimise the effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) any buffers created by natural or other features; (c) the location of existing or proposed buildings on the site; (d) the frequency of use of the rail network;

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	<ul style="list-style-type: none">(e) the speed limit and traffic volume of the road;(f) any noise, vibration, light and air emissions from the rail network or road;(g) the nature of the road;(h) the nature of the intended uses;(i) the layout of the subdivision;(j) the need for the subdivision;(k) any mitigating measures proposed;(l) any recommendations from a suitably qualified person for mitigation of noise; and(m) any advice received from the rail or road authority.
RESPONSE: Not applicable as a sensitive use is not proposed as a part of the application for subdivision, nor is the property impacted by a road or rail attenuation area.	

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5.4 C7.0 Natural Assets Code**C7.7 Development Standards for Subdivision****C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area**

Objective:	That: (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.
RESPONSE: Complies with (b). There will be no works associated with the development impacting a waterway or natural assets.	

Acceptable Solutions	Performance Criteria
A1 Each lot or a lot proposed in a plan of subdivision within a coastal waterway and coastal protection area or a future coastal refugia area, must: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management or vehicular access within a waterway and coastal protection area or future coastal refugia area.	P1 Each lot or a lot proposed in a plan of subdivision within a coastal waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to: (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or future coastal refugia area; and (b) future development likely to be facilitated by the subdivision.
RESPONSE: Complies with A1 (e) There will be no works within the waterway, a coastal protection or future refugia area.	

5.5 C8.0 Scenic Protection Code**C8.4 Use or Development Exempt from this Code****C8.4.1 The following development is exempt from this code:**

- (a)...
- (b)...
- (c)...
- (d) subdivision not involving any works;
- (e)...
- (f)...

RESPONSE: Complies with C8.4.1(d)

The subdivision will not involve works within the area to which the Scenic Protection code applies.

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5.6 C15.0 Landslip Hazard Code**C15.4 Use or Development Exempt from this Code**

C15.4.1 The following use or development is exempt from this code:

- (a) use of land within a low or medium hazard band, excluding for a critical use, hazardous use or vulnerable use;
- (b) ...
- (c) ...
- (d) ...
- (e) development, including subdivision, on land within a low or medium hazard band, if it does not involve significant works;
- (f) ...
- (g) ...
- (h) ...
- (i) ...

RESPONSE: Complies with C15.4.1(e).

The development (subdivision) will not involve significant works within the low or medium landslip hazard band. The construction of access is shown outside the hazard band. Refer Figure 20.



Figure 20 - Access location - Lot 1

Note to Figure 20: The proposed access location for Lot 1 is situated outside the *Low Landslip Hazard Band* and is at a point approximately 240 metres from the southern boundary of the new lot.

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6. CONCLUSION

It is submitted that the proposal meets the requirements of the planning scheme in terms of the Agricultural Zone objectives standards and Codes relative to the site.
The new Lot (1) is being created for an agricultural use of the property.

The proposal will not generate conflict with adjoining title land use nor impose unreasonable restraint upon the continuation of primary industry use of the current titles where this occurs.

The proposed subdivision will not impact negatively the management of the properties to be used for agricultural production, for pastoral activity and cropping. Sections 5 and 7 of the *Pinion Advisory* assessment provides an analysis of potential land use conflict and the impact upon adjacent and nearby agricultural uses, referencing the criteria outlined by the *Tasmanian Planning Scheme - Burnie 2020*.

The assessment and analysis prepared by *Pinion Advisory* informs the proposal as it relates to compliance with the *Tasmanian Planning Scheme - Burnie 2020*, and more particularly the impact of the proposed subdivision on the existing and future agricultural potential of the property and those properties adjacent undertaking primary industry activities.

In the view of *Pinion Advisory*, the proposal will not result in a material reduction in the carrying capacity of the land associated with the pastoral use (balance Lot 2). The subdivision does not involve the conversion from agriculture to a non-agricultural use.

The subdivision will not impact the agricultural value and potential for agricultural use whilst the rearrangement and lot design ensure the present production levels are maintained and can continue in compliance with the planning scheme standards and zone objective.

On this basis it is the applicant's contention that the requirements of *clause 21.5.1 P1(a)(i)-(iv)* in particular are satisfied.

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APPENDICES

Appendix A Subject Property Titles

Appendix B Proposal Plan

Appendix C Bushfire Hazard Management Plan

Appendix D Agricultural Land Assessment

Appendix E On Site Waste Assessment

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30 July 2025
Ref: SD 2025/1384

Ms Samantha Seaton
Planning Officer
Burnie City Council
burnie@burnie.tas.gov.au

Dear Samantha

**SD 2025/1384 – PERMIT APPLICATION SUBDIVISION 143 NATONE ROAD – SECTION 54
ADDITIONAL INFORMATION**

I refer to your request for further information dated 9 July 2025 and provide the following information in response.

1. Reason for proposed subdivision.

The history of farming the main property title at 143 Natone Road is that the title area has been held on a long-term lease (in excess of 30 years) and farmed in conjunction with the property at 74 Natone Road title references FR.200371/1, and FR.238457/1 by the owners of that property. Refer to the diagram below.



Figure 1 Adjoining farm titles Source: the LIST

The subject title is not farmed or managed by the owners, and it most likely that ownership of the property at some stage in the future transfers, in which case the sovereignty of the proposed lot becomes significantly relevant. Hence the application for subdivision.

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2. The existing dwelling on the subject property FR.208258/1 has been leased for private rental which whilst providing income to offset costs associated with the equine breeding program, is divorced from the existing agricultural operations.
For that reason and given the separation from the proposed new lot, a manager's residence will be constructed and occupied by the son of the owners CR and JM Broomhall.

The proprietors of the equine breeding program at 211 Natone Road (present applicants) confirm that the area proposed for the allied breeding management program is sufficient for the purpose and will accommodate the use and associated manager's residence. The fact that the present equine breeding operation is established at 211 Natone Road goes to the bona fides of the present application.

In reference to the proposed operation the submission to Council states

The new lot provides for an agricultural use. The site of the new lot at 143 Natone Road offers the characteristics which have been identified to assist the development of the young horses because it offers a land with a steep grade to assist muscle growth in the hind legs and hind ends. It will allow the development of a dwelling as a part of the agricultural operation.

Due to the imperative for a regular presence in the security and management of the program, it is intended that a dwelling will be constructed on the site and that given its function in providing direct management of the breeding program, is appropriately categorised under the agricultural classification. It is both integral and subservient to the main agricultural use. Note the building of a manager's residence is not a part of the present application, but would be permitted as a part of the agricultural use. The dwelling will house the program manager necessarily located on site for this purpose.

In terms of the impact upon the current agricultural operation of the resultant balance area, we say the proposal does not negatively impact the productive capacity of the area. This position is developed given the knowledge of the present farm operations which over time has avoided the use of this area given its slope characteristics in particular.

The present proposal to subdivide the site represents a legitimate agricultural purpose. The creation of a separate title will ensure the maintenance of sovereignty and the sustainability of the horse breeding enterprise.

In summary, the analysis demonstrates compliance with the provisions of the scheme: clause 21.5.1 P1 (a)(i)-(iv);

- (a) providing for the operation of an agricultural use, having regard to:
- (i) not materially diminishing the agricultural productivity of the land;
 - (ii) the capacity of the new lots for productive agricultural use;
 - (iii) any topographical constraints to agricultural use; and
 - (iv) current irrigation practices and the potential for irrigation;

The proposal creates a lot to provide for an agricultural use and the development of an associated dwelling would be proposed as incidental and integral to that agricultural use.

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The planning scheme requires only that the application demonstrate its purpose for the operation of an agricultural use, respectfully we submit that the purpose is established and the scheme provision satisfied.

Regards,



John Ayers
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Bushfire Hazard Management Report: Subdivision

Report for: CR and JM Broomhall

Property Location: 143 Natone Road Stowport

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 6th March 2024
Version: 1



Summary

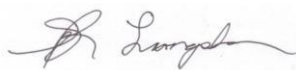
Client: CR and JM Broomhall

Current zoning: Agriculture, Tasmanian Planning Scheme- Burnie

Property identification: CT 208258/1, PID 2021622, 143 Natone Road, Stowport

Proposal: A 2 lot subdivision is proposed from an existing title CT 208258/1 at 143 Natone Road, Stowport.

**Assessment
by:**



Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

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DESCRIPTION

A 2 lot subdivision is proposed from an existing titles CT 208258/1 at 143 Natone Road, Stowport. The area is mapped as bushfire prone.

Proposed Lot 2 has an existing dwelling and outbuildings, Lot2 has no buildings. The lots are pasture with forest in the eastern portion of lot 2.

Surrounding land is pasture with low threat areas around dwellings and forest to the east. The lots have frontage to Natone Road and are not serviced by a reticulated water supply.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone. The boundary adjustment moves the boundary around 54m closer to the existing dwelling on lot 2 with all land within 100m in that direction grassland. There is no change in risk to the lot 2 dwelling from subdivision. Lot 2 is considered exempt under E1.6.1 A1 (a) / C13.6.1 A1(a), E1.6.2 A1 (a) / C13.6.2 A1 (a) & E1.6.3 A2 (a) / C13.6.3 A2 (a).

Lot		North	East	South	West
lot 1	Vegetation within 100m of lot boundaries	0-100m grassland (includes shelterbelt)	0-100m grassland	0-100m grassland/ western portion low threat	0-13m low threat, 13-100m grassland
	Slope (degrees, over 100m)	Downslope 0- 5°	Flat/ Upslope	Flat/ Upslope	Downslope 5-10°
	Bal Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	Bal Rating with setbacks & HMA	BAL 12.5			

There is sufficient area on lot 1 to provide a BAL 12.5 building area with Hazard management requirements contained within the lot boundaries.

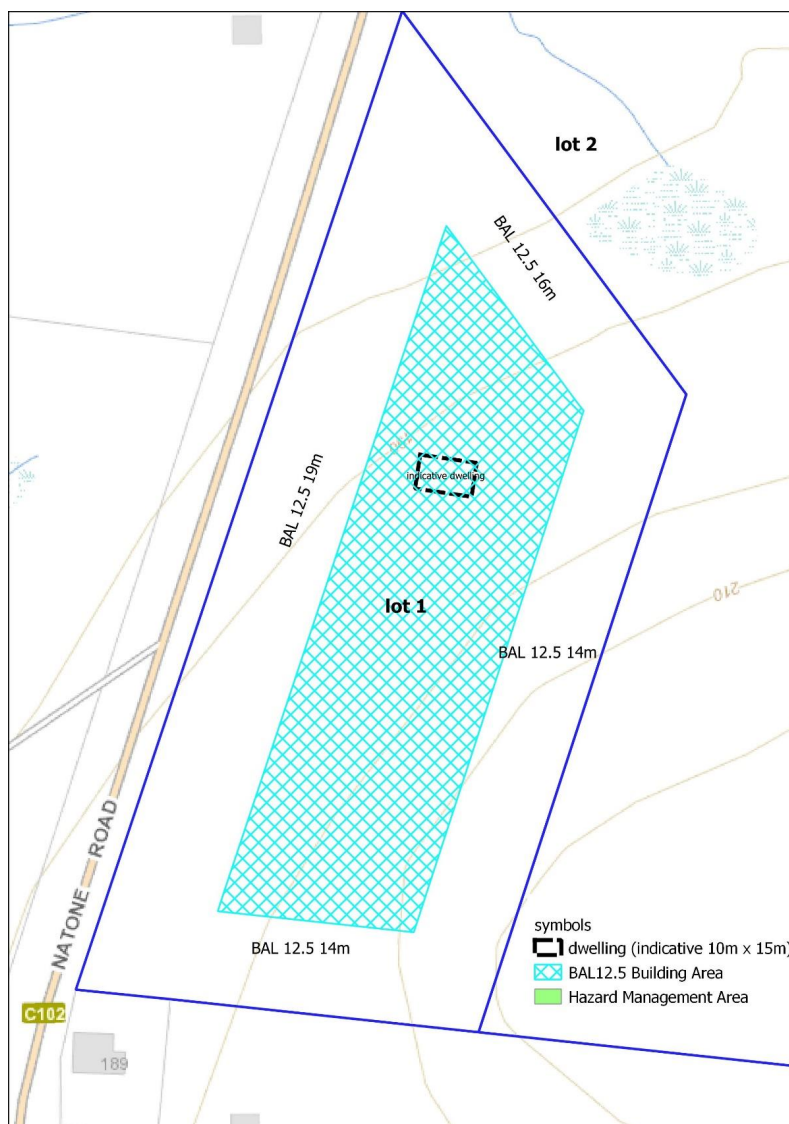


Figure 1: BAL 12.5 Building Area Lot 1

HAZARD MANAGEMENT AREAS:

Lot 1 the minimum Hazard Management Area for BAL 12.5 construction is shown below. The HMA must be in place prior to commencement of construction of a habitable building on the lot.

Lot 2 is considered exempt no mandatory requirements apply for hazard management.

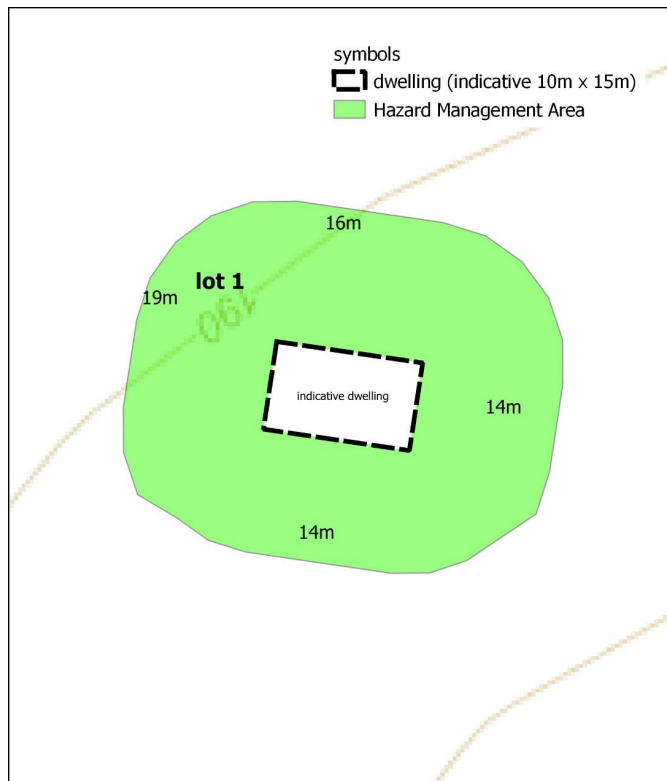


Figure 2: Hazard Management Area Lot 1

ROADS

No roads are required as part of the subdivision. The lots have frontage to Natone Road.

PROPERTY ACCESS

Lot 2 is considered exempt no mandatory requirements apply for access.

Lot 1 access will be required to the water static supply point and must meet the requirements of table C13.2 Element B prior to sealing of titles.

Table C13.2: Standards for Property Access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long. (j)
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

WATER SUPPLY

Lot 2 is considered exempt no mandatory requirements apply for water supply. It is recommended that a static supply to the requirements of Table C13.5 is installed.

Lot 1 will require a static water supply to meet the standards of Table C13.5 Element B. The supply must be in place prior commencement of construction of a habitable building.

Table C13.5

Element	Requirement
A. Distance between building area to be protected and water supply	The following requirements apply: <ol style="list-style-type: none"> The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B. Static Water Supplies	A static water supply: <ol style="list-style-type: none"> May have a remotely located offtake connected to the static water supply; May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; Must be metal, concrete or lagged by non-combustible materials if above ground; and If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ol style="list-style-type: none"> metal; non-combustible material; or fibre-cement a minimum of 6 mm thickness.
C. Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: <ol style="list-style-type: none"> Have a minimum nominal internal diameter of 50mm; Be fitted with a valve with a minimum nominal internal diameter of 50mm; Be metal or lagged by non-combustible materials if above ground; Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; Ensure the coupling is accessible and available for connection at

Element	Requirement
	<p>all times;</p> <p>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</p> <p>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</p> <p>(i) Where a remote offtake is installed, ensure the offtake is in a position that is:</p> <p>(i) Visible;</p> <p>(ii) Accessible to allow connection by fire fighting equipment;</p> <p>(iii) At a working height of 450 – 600mm above ground level; and</p> <p>(iv) Protected from possible damage, including damage by vehicles</p>
<p>D</p> <p>Signage for static water connections</p>	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <p>(a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or</p> <p>(b) comply with water tank signage requirements within Australian Standard AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or</p> <p>(c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.</p>
<p>E.</p> <p>Hardstand</p>	<p>A hardstand area for fire appliances must be provided:</p> <p>(a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</p> <p>(b) No closer than six metres from the building area to be protected;</p> <p>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</p> <p>(d) Connected to the property access by a carriageway.</p>

CONCLUSIONS

A 2 lot Subdivision is proposed from an existing titles CT 208258/1 at 143 Natone Road, Stowport. The area is mapped as bushfire prone.

There is no change in risk to the lot 2 dwelling from subdivision. Lot 2 is considered exempt under E1.6.1 A1 (a) / C13.6.1 A1(a), E1.6.2 A1 (a) / C13.6.2 A1 (a) & E1.6.3 A2 (a) / C13.6.3 A2 (a). No mandatory bushfire requirements apply, it is recommended that a static water supply for bushfire is installed.

Lot 1 has a building area at BAL 12.5. Hazard Management Area, access and static water supply must be in place prior to commencement of construction of a habitable building.

REFERENCES

Tasmanian Planning Scheme- Burnie

Standards Australia. *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*

APPENDIX 1 – MAPS

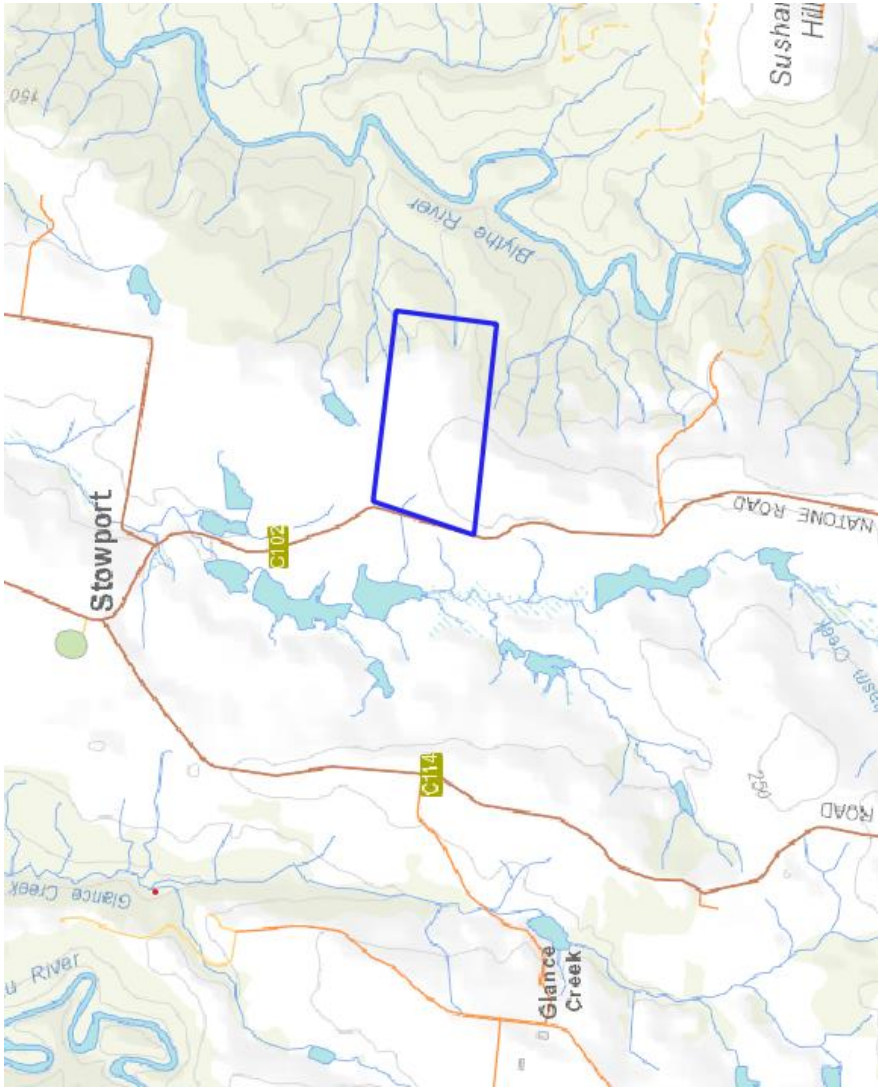


Figure 3: Location existing title in blue



Figure 4: Aerial Image

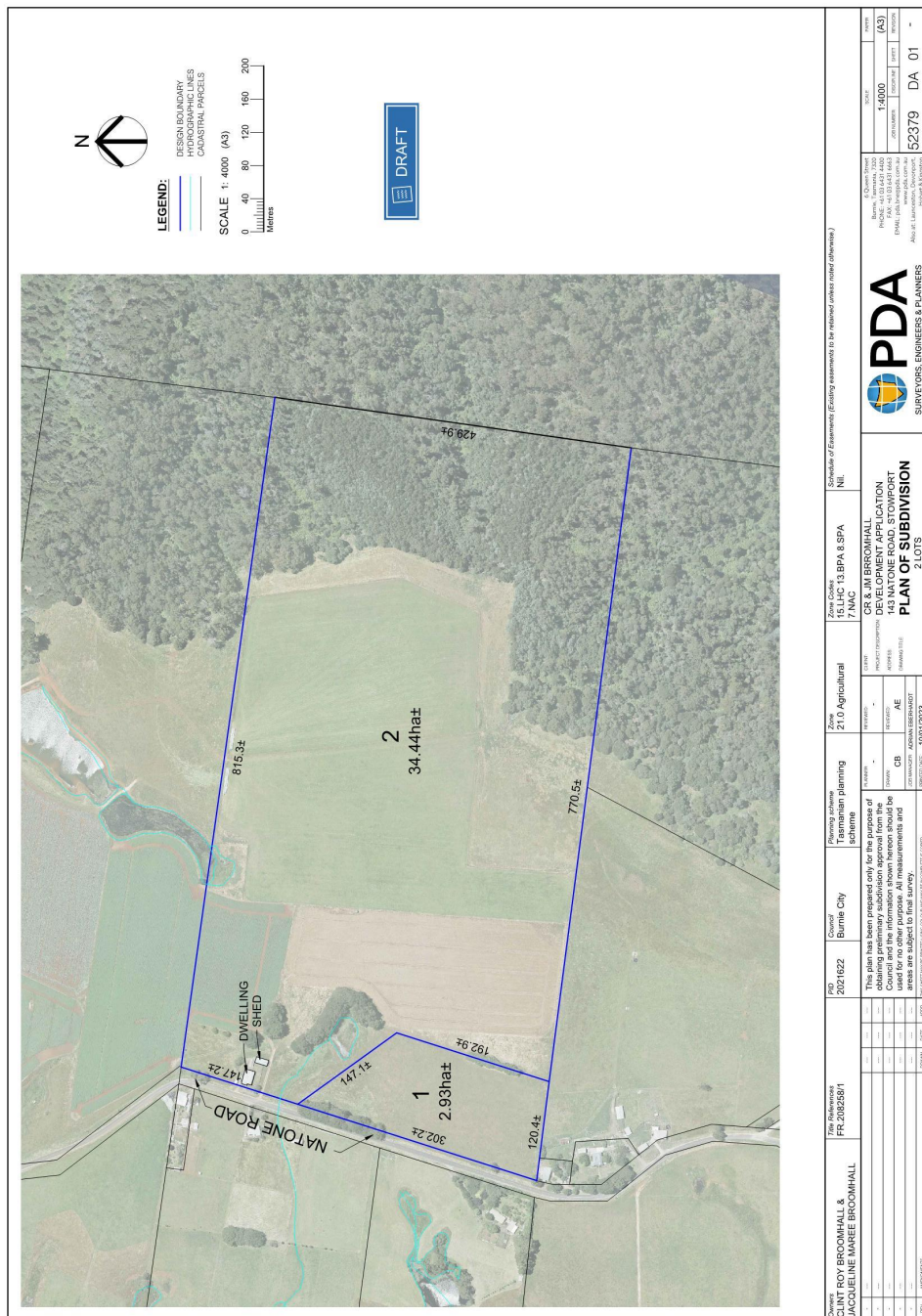


Figure 5: Proposed Subdivision Plan

APPENDIX 2 – PHOTO



Figure 6: northeast across lot 1



Figure 7: south across lot 2 and 1



Figure 8 :lot 2 existing dwelling.

Bushfire Hazard Management Plan:

Proposed Development	2 lot from 2 titles boundary adjustment (subdivision)
Plan of Subdivision	PDA Surveyors
Property Owner	Wrights Contracting Pty Ltd / LE & SR Wright
Address	466 & 468 Frankford Road Glengarry
CT	144593/1 & 101791/1
PID	2584986 & 7351372

The following must be in place prior to sealing of titles

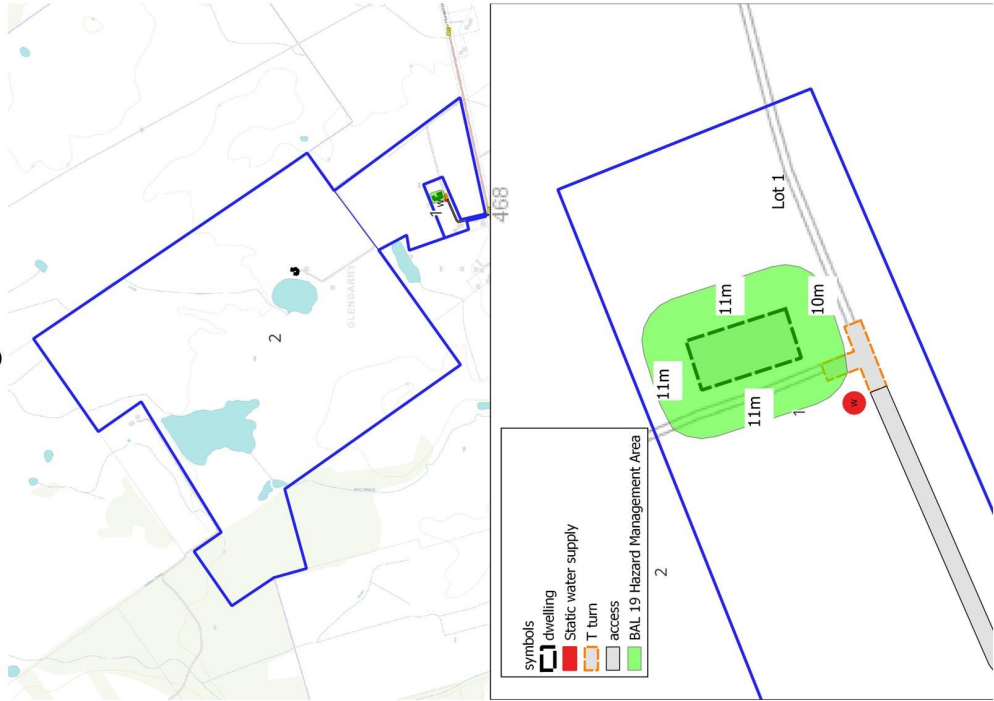
- Lot 1 static water supply
- Lot 1 access to water supply.

See report for detail

The owner of a lot is responsible for management of vegetation and maintenance of infrastructure within a lot.

Hazard Management Areas (HMA)

A minimum of 10m upslope and level and 11m downslopes from a building façade must be maintain in perpetuity.



This BHMP has been prepared to satisfy the requirements of the Tasmanian Planning Scheme—West Tamar

This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report 466-468 Frankford Road Glengarry. Livingston Natural Resource Services .

Scott Livingston
Accreditation: BFP – 105:1,2, 3A, 3B, 3C
Date 6/3/2024
SRL24/8S

[Signature]

BUSHFIRE-PRONE AREAS CODE**CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993****1. Land to which certificate applies**

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

143 Natone Road, Stowport

Certificate of Title / PID:

CT 208258/1, PID 2021622

2. Proposed Use or Development

Description of proposed Use and Development:

2 lot from 1 lot Subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme- Burnie

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
143 Natone Road, Stowport	Scott Livingston	6/3/2024	1
143 Natone Road, Stowport	Scott Livingston	6/3/2024	1
Plan of Subdivision	PDA Surveyors	10/1/2023	DAO1

4. Nature of Certificate

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

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement

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

<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk
--------------------------	----------------------	-------------------------------

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

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

<input type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk Lot 2 only
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') Lot 1
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement

<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk Lot 2 only
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Property Access complies with relevant Tables, Lot 1

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input checked="" type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk Lot 2 only
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table Lot 1
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

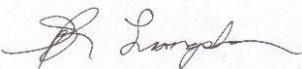
Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	PO Box 178, Orford, 7190	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

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

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

Scott Livingston

Date:

6/3/2024

**Certificate
Number:**

SRL24/10S

(for Practitioner Use only)

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM**

Section 321

To: CR and JM Broomhall
143 Natone Road
Stowport

Owner /Agent

Suburb/postcode

Form

55**Qualified person details:**

Qualified person: Scott Livingston
Address: PO Box 178
Orford 7190
Licence No: BFP #105
Email address: scottlivingston.lnrs@gmail.com
Phone No: 0438 951 201
Fax No:

Qualifications and Insurance details: Accredited Bushfire Assessor
(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: Bushfire Assessment
(description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address: 143 Natone Road
Stowport 7321
Lot No: 1
Certificate of title No: 208258/1
The assessable item related to this certificate: Bushfire Attack Level (BAL)
(description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: Bushfire Hazard
(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

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

building work, plumbing work or plumbing installation or demolition work: ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Attack Level Assessment & Report

Relevant
calculations:

References:

Australian Standard 3959
Building Amendment Regulations 2016
Director of Building Control (2021) Director's Determination for Bushfire
Hazard Areas v1.1 2021

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

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

Assessed as –BAL 12.5

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

*Scope and/or Limitations***Scope:**

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Director of Building Control, Determination- Requirements for Building in Bushfire Prone Areas, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

Limitations:

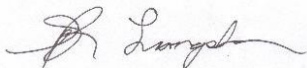
The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

SRL24/10S

Date:

6/3/2024



143 Natone Road, Stowport TAS 7321

JUNE 2025





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Phone: 1300 746 466

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www.pinionadvisory.com

Report author: Jason Lynch BAppSc(Hort) CPAg

An appropriate citation for this report is: Pinion Advisory, June 2025, Agricultural assessment report, 143 Natone Road, Stowport, TAS, 7321

Document status:

Date	Status /Issue number	Reviewed by	Authorised by	Transmission method
27/6/25	Draft	JL	JL	Email

This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by other parties.

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Executive summary

This agricultural assessment report has been prepared on behalf of the proponent, C and J Broomhall, and covers the various aspects of the agricultural land activities associated with and surrounding the property at 143 Natone Road and the potential to be negatively impacted by the proposed development.

The proponent wishes to undertake a subdivision of the property in question and produce 2 lots:

- Lot 1 (2.5 hectares):
 - o Land would be used to support the Warmblood Equine Breeding program.
 - o Managers' residence would allow the required necessary high degree of operational and management involvement with the horse breeding enterprise.
- Lot 2 (34.8 hectares):
 - o Would cover the balance of the property.
 - o Includes the existing residential dwelling and continuation of existing and ongoing use of the land to be utilised to grow dryland crops and pasture.

Under the Tasmanian Planning Scheme, the property is zoned as Agriculture.

The property is covered by ground with a land capability of Class 2, 3, 4 and 5 land, and is used for mixed agriculture for small non-commercial scale dryland cropping and grazing livestock.

The property is not located within a declared irrigation district and is not serviced by an irrigation scheme.

The proposed development can be undertaken without expectation of creating conflict with and/or limiting the current and future agricultural land use on adjacent and nearby agricultural land.

The proposed development could be undertaken with a negligible impact on the current future agricultural land use activities which can and could be undertaken on the adjacent and nearby properties.

The proposed development is considered compliant with Clauses 21.1, 21.3.1, 21.4.2, 21.4.3 and 21.5 of the Tasmanian Planning Scheme – Burnie Provisions.

1 Purpose

This report has been undertaken on behalf of C and J Broomhall (the proponent) in order to support an application for a planning development application on the property at 143 Natone Road Natone.

The document provides an agricultural assessment of the property in question and reviews the current and future agricultural usage of the property and the surrounding area in relation to the Land Capability and Land Classification.

This includes soils, aspect, topography, water resource, economic feasibility, and impact of the proposed development in relation to agricultural activities.

1.1 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 productive for agriculture and resilient to degradation and Class 7 the least suitable to agriculture. 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 possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) and has over 25 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 planning authorities, property owners, independent planners, and surveyors to undertake assessments within the, Break O’Day, Burnie, Central Coast, Circular Head, Clarence, Devonport, Dorset, George Town, Glamorgan Spring Bay, Kentish, King Island, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands, Sorell, Tasman, West Tamar, Waratah-Wynyard and West Coast municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with the Tasmanian and various council based interim planning schemes.

1.2 Tasmanian Interim Planning Scheme

The Burnie municipality declared the Tasmanian Planning Scheme (TPS) to be active in 2020 and this sets out the requirements for use and development of land in the municipality.

2 Property details

2.1 Location

The property at 143 Natone Road Natone is owned by C and J Broomhall and consists of a single title and is located approximately 1.3 km south of the village of Stowport. Table 1 and Figure 1.

Table 1 Property location identification details

Address	Property ID	Title Reference	Hectares (Approx.)
143 Natone Road, Stowport	2021622	208258/1	37.3

The 143 Natone Road property is covered by hilly undulating and rolling ground. Figure 2.

The infrastructure present includes boundary and internal paddock fencing, a reticulated stock water system, residential dwelling and two small sheds.

The vegetation present on the property is dominated (28.4 hectares) by open pasture land (although periodically cropped), substantial macrocarpa pine shelter belts (0.6 hectares) and a block (8.3 hectares) of native remnant vegetation. The majority (7.7 hectares) of the remnant native vegetation is identified as *Eucalyptus obliqua* wet forest and a smaller area of *Nothofagus* rainforest (Tasmanian Native Vegetation Community GIS dataset).

The land tenure on the subject property and adjacent land to the north, south and west is private freehold land, with Conservation Area (as per the Blythe River Conservation area present to the west, with areas of Permanent Timber Production Zoned land nearby and further to the east. Figure 3.

The subject property and adjacent land to the north, south, west and further to the east as Agriculture zone, Environmental Management adjacent to the west, and Rural zoned land nearby to east and north. Figure 4.



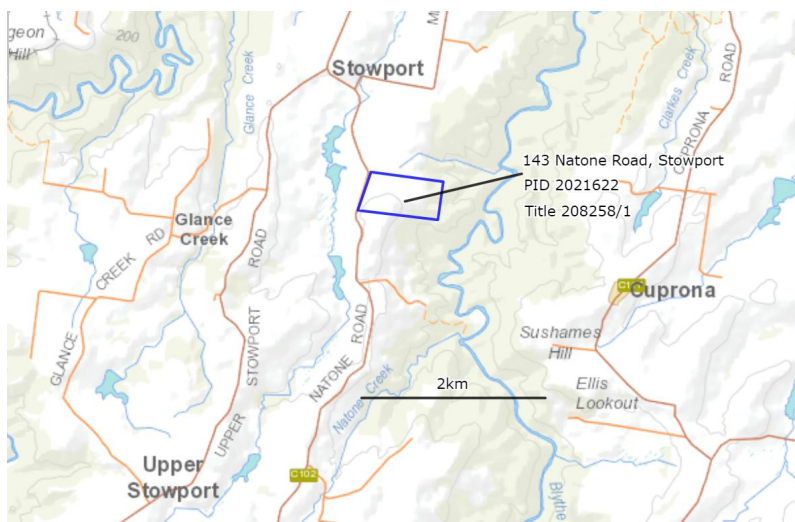


Figure 1 143 Natone Road property location.



Figure 2 Topography of the subject property (source the LIST)

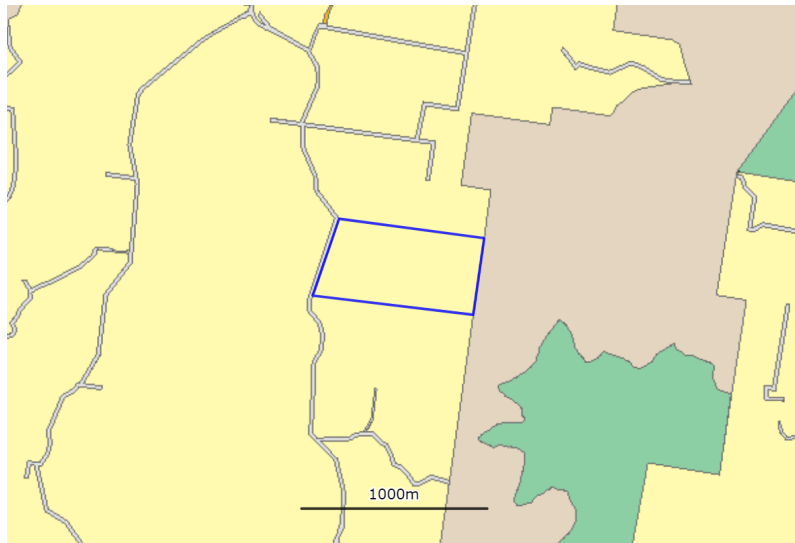


Figure 3 Land tenure on the subject property (outlined in blue) and adjacent land to the north, south and west as private freehold land (yellow shaded), Nature Conservation (beige shaded) land present to the west, with areas of Permanent Timber Production Zoned (green shaded) land nearby and further to the east. (source the LIST)

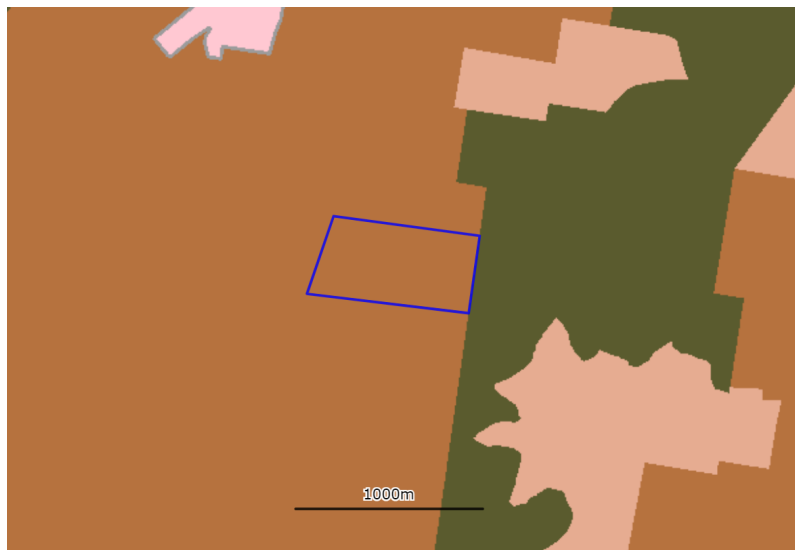


Figure 4 The subject property (outlined in blue) and adjacent land to the north, south, west and further to the east as Agriculture zone (brown shaded), Environmental Management (green shaded) and Rural (beige shaded) zoned land nearby to east and north. (source the LIST).

3 Land capability

The official land capability map for the area was produced by DPI in 1999 at a scale of 1:100,000 and reported in their Inglis Report. On the subject lot, DPIF identified the property to be covered by Class 2, 3, 4 and 5 land.

A detailed inspection of the property was undertaken by the author in February 2024, and determined the majority of the property is covered by Class 4, with a small area of class 4 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. 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.

Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture.

Class 4 land is described as:

Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management is required to minimise degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.

Class 5 land is described as:

Land with slight to moderate limitations to pastoral use. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

The key land capability limitations associated with the property are:

- Erosion (e) associated with the risk rill and sheet erosion caused by surface water movement on bare and exposed soil and potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.
- Wettness (w) associated with the potential for periods of soil water logging.

Two areas have been excluded from the land capability assessment:

- E1: 0.25 hectares of land associated with the southern end of the dam found on the central northern boundary area.
- E2: 0.3 hectares of land associated with the residential dwelling and sheds.



Figure 5 Land capability areas present on the property.

Table 2 Land capability assessment over titles.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
2e (approx. 4.1 ha)	Burnie soil profile association, ferrosol soil type derived from Tertiary Basalt geology. Red/brown gradational clay loam soil.	1-3%	Very gently sloping and undulating ground. 170-175m above sea level.	Low risk. Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Low climatic limitations. This area experiences cool winters and warm summer conditions. Receives an average approximately 1,060mm annual rainfall, experiences less than 3 annual frosts events, 970 GDD (October – April) and receives up to 750 chill hours (May – August).	Well drained. Topsoil depth up to 40cm. High nutrient and soil moisture holding capacity.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is suitable for cropping on up to an 8 in 10 year rotation. This land is suitable for grazing with minimal limitations, with the exception of reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting and pasture covers are much reduced.



Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
3e (approx. 12.5 ha)	Burnie soil profile association, ferrosol soil type derived from Tertiary Basalt geology. Red/brown gradational clay loam soil.	3-15%	Gently sloping and undulating ground. 175-220m above sea level.	Moderate/high risk. Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Low climatic limitations. This area experiences cool winters and warm summer conditions. Receives an average approximately 1,060mm annual rainfall, experiences less than 3 annual frosts events, 970 GDD (October – April) and receives up to 750 chill hours (May – August).	Well drained. Topsoil depth up to 40cm. High nutrient and soil moisture holding capacity.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is suitable for cropping on a 5 in 10 year rotation. This land is suitable for grazing with minimal limitations, with the exception of reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.



Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4e (approx. 8.5 ha)	Burnie soil profile association, ferrosol soil type derived from Tertiary Basalt geology. Red/brown gradational clay loam soil.	10-20%	Gentle to moderate sloping and rolling ground. 150-210m above sea level.	Low/moderate risk. Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Low climatic limitations. This area experiences cool winters and warm summer conditions. Receives an average approximately 1,060mm annual rainfall, experiences less than 3 annual frosts events, 970 GDD (October – April) and receives up to 750 chill hours (May – August).	Moderate to well drained. Topsoil depth up to 40cm. High nutrient and soil moisture holding capacity.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is suitable for cropping on a 2 in 10 year rotation. This land is suitable for grazing with moderate limitations, with the exception of reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.



Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5e (approx. 4.4 ha)	Burnie soil profile association, ferrosol soil type derived from Tertiary Basalt geology. Red/brown gradational clay loam soil.	10-28%	Moderate/steep sloping hillside ground. 150-210m above sea level.	Medium/high risk. Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation, and possible mass movement on the steepest land.	Low climatic limitations. This area experiences cool/cold winters and warm summer conditions. Receives an average approximately 700mm annual rainfall, experiences 30 annual frosts events, 1150 GDD (October – April) and receives up to 900 chill hours (May – August).	Well drained. Topsoil depth up to 40cm. High nutrient and soil moisture holding capacity.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping. This land is suitable for grazing with moderate/severe limitations, with the exception of reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.



Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5.1e (approx. 7.2 ha)	Cam soil profile association, kurosol soil type derived from Precambrian schistic geology. Black/brown sandy loam topsoil over a yellow/brown clay soil.	5-35%	Varies from gentle to moderate/steep sloping hillside ground. 130-170m above sea level.	Medium/high risk. Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation, and possible mass movement on the steepest land.	Low climatic limitations. This area experiences cool winters and warm summer conditions. Receives an average approximately 1,060mm annual rainfall, experiences up to 10 annual frosts events, 910 GDD (October – April) and receives up to 750 chill hours (May – August).	Imperfectly drained. Topsoil depth up to 20-30cm. Low nutrient and soil moisture holding capacity.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping. This land is suitable for grazing with moderate/severe limitations, with the exception of reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced. This land is currently covered by remnant native forest and is not cleared and/or developed for agricultural land use.





Figure 6 Red/brown clay loam soil present as per the Burnie soil profile present throughout the majority of the property (taken on the site assessment 8/2/2024)



Figure 7 View towards the north easterly area of the of the property (taken on the site assessment 8/2/2024)



Figure 8 View across the land adjacent to the southern boundary of the property (taken on the site assessment 8/2/2024)



Figure 9 South westerly view over the proposed Lot 1 subdivision. (taken on the site assessment 8/2/2024)



Figure 10 Southerly view from the north west area of the property looking the proposed Lot 1 subdivision. (taken on the site assessment 8/2/2024)



Figure 11 View towards the residential dwellings adjacent to the proposed Lot 1 southern boundary. (taken on the site assessment 8/2/2024)

4 Proposed development

The proponent wishes to subdivide the property in question to produce Lot 1 and Lot 2:

- Lot 1 (2.5 hectares) and would be located on the far south west of the property.
- Lot 2 (34.8 hectares) would cover the balance of the property.

The plan of the subdivision is attached in Appendix A Figure 13.

The basis for the formation of the proposed Lot 1 would be used to support the Warmblood Equine Breeding Program (operated by the proponent). Since 2016 the Warmblood Equine Breeding Program has been producing elite dressage horse and its operations include:

- Importation of Australian and European semen and artificial insemination of brood mares, with a specific focus elite genetics and superior pedigrees.
- Pregnant brood mares are separated and carefully managed and soon after foaling the young stock are removed from the mares.
- Young stock are carefully managed during there formative years, and this includes specific attention given to providing the right nutrition and an appropriate level of physical exercise. Young stock should be raised on sloping hilly ground which promotes a higher level of physical exertion and hind leg strengthening.
- At all stages of the breeding program a high level of frequent and close observation and management intervention over the horses is vital and an absolute necessity.
- Significant financial investment is involved, such cost of the semen, supplementary feed, various elements of infrastructure (stables, stockwater, fencing etc...), veterinary care and insemination services and the very high value of the horses sold. An example of the value of the horses produced by the Warmblood Equine Breeding Program includes Bloomfield Furst Pik (\$55,000), KP Ricca Donna (\$14,000), Heathmont Bally (\$10,000), Furst Mett (\$18,000) and For Love (\$22,000).

The Warmblood Equine Breeding Program is looking to expand its operations including the number of horses involved, embryo transfer technology as well as the continual focus on genetic improvement.

It is envisaged that a managers' residence would be constructed on the proposed Lot 1 which would be required and integral to the operation and management of the Warmblood Equine Breeding Program.

Whilst the location of the proposed Lot 1 is on sloping ground land with a low land capability it is actually an ideal site to raise the young stock for the Warmblood Equine Breeding Program, and conversely as it represents the equally least agriculturally productive land present it would have a negligible impact on the continuation of the existing grazing and cropping enterprises undertaken on the balance of the property.

4.1 Integral use of the residential dwelling

The proposed development is considered integral to the operation and management of the property.

In order to successfully undertake the operational and management activities associated with Warmblood Equine Breeding Program for the optimal breeding outcomes and raising of the young stock, the presence of managers residence would ensure staff are present on an ongoing and frequent regular basis, for the following purposes;

1. Optimise pasture management, including frequently shifting horses to new grazing areas pasture.
2. Stabling of horses.
3. Feeding out fodder in a timely manner to supplement the horse's diet and ensure optimal animal performance outcomes are achieved.
4. Regular monitoring and observation of horses in order to ensure all animal health and welfare concerns take priority and are dealt with a timely and appropriate manner.
5. Provide animal health treatments to ensure optimal animal health outcomes are achieved.
6. Close supervision of the horses to ensure optimal physical performance and growth outcomes are realised.
7. Monitoring and maintenance of equipment – operators must be on hand to detect and fix breakdowns in essential equipment such as water troughs, fencing, gates and stables etc...
8. Provision of professional services, including regular visits by contractors, mechanics, sales representatives and veterinarians.
9. Security – farms can be prime targets for theft of livestock, fuel, fertiliser, fencing equipment, spares and specialised machinery. Living on farm would be an ideal deterrent.

The Warmblood Equine Breeding Program's current and future financial investment demands that a manager's residence be present on the proposed lot 1 in order to provide the appropriate level of security and management oversight commensurate with the operational intensity and value of this enterprise.

5 Land use

The property in question is currently used for agriculture, with approximately 29.8 hectares of arable land which is used for dryland cropping and pasture production.

The lack of irrigation water severely limits the current and potential future use of agricultural use of the property.

The dryland cropping and pasture production would not be considered as having sufficient size to be recognised as a standalone commercial scale operation.

The property in question has been leased to the adjoining property (74 Natone Road) and included in there farming operations conducted therewith.

5.1 Potential agricultural activities conducted

5.1.1 Pastoral Use

The property in question is well suited for grazing purposes, such as finishing cattle and/or breeding cattle.

The suitable pastoral area covers approximately 29.8 hectares and would be anticipated to have a potential dryland pasture carrying capacity of 31 DSE/ha.

Assuming that no cropping occurs on the property the 30 hectares of land would have a total dryland carrying capacity of approximately 925 DSE. 925 DSE would be considered sufficient to run approximately 75 finishing steers.

A 75 steer beef finishing enterprise would equate to an annual gross margin return of approximately \$37,200, however depending upon the market conditions and time of year when cattle are sold/traded out the gross margin would be expected to vary.

5.1.2 Cropping use

The suitable cropping ground on the property covers approximately 25.4 hectares and can be used for annual cropping.

The property has no irrigation water resources and therefore the type of cropping is limited to dryland production systems such as broadacre crops like cereals and poppies.

Based on an average cropping rotation of 5 in 10 years there is potential to sustainably grow 12.7 hectares of crop, although this could be varied depending on the type of crop being grown.

An average gross margin which could be generated from a mixed cropping rotation of cereals and poppies is approximately \$2,500/ha, and therefore assuming 12.7 hectares of land is cropped annually it would be reasonable to expect an annual cropping gross margin return of \$31,750.

The scale of the cropping which can be undertaken on the property is not of a commercial nature.

No croppable land is present on the proposed Lot 1 due to its lower land capability and associated steeper topography.

All croppable land on the property would be retained within the proposed Lot 2.

5.1.3 Mixed livestock and cropping use

In reality the property is and would be used for mixed livestock and cropping, such that if it assumed that the 12.7 hectares of land is cropped on an annual basis and the balance is used for livestock production (17.3 hectares) would be expected to generate a total gross margin return of approximately \$51,520.

The scale of the mixed livestock and cropping which can be undertaken on the property is not of a commercial nature.

5.1.4 Perennial horticulture use

Theoretically the property is used to grow perennial horticultural crops such as wine grapes or olives.

In reality due to the complete lack of irrigation water resources it is not viable to grow perennial horticultural crops.

5.2 Adjacent land use activities

Adjacent and surrounding land has varied uses, including agricultural land use activities (pastoral and cropping), conservation, lifestyle and residential blocks with no agricultural land use activities conducted therewith.

Essentially commercial scale agricultural land use activity is conducted on the land adjacent to the north and west of the property in question:

- North
 - o Property title 238457/1 (38 hectares) zoned as Agriculture and is used for mixed cropping and livestock production and forms part of a large land holdings.
- South
 - o Property title 118812/2 (11.6 hectares), zoned as Agriculture, is used for small scale non-commercial scale grazing purposes and has a residential dwelling present.
 - o Property title 44614/1 (24.5 hectares), zoned as Agriculture, is mostly covered by remnant native vegetation and is used for small scale non-commercial scale grazing purposes.
 - o Property title 206813/1 (0.11 hectares), zoned as Agriculture, and is used for residential purposes.
- East
 - o Property is covered by the Blythe River Conservation Area (approximately 950 hectares) which is covered by remnant native vegetation and is not used for Agriculture.
- West
 - o Property title 238615/1 (7.6 hectares), zoned as Agriculture, is used for small scale non-commercial scale grazing purposes and has a residential dwelling present.
 - o Property title 7578/1 (5 hectares), zoned as Agriculture, is used for small scale non-commercial scale grazing purposes and has a residential dwelling present.
 - o Property title 236688/1 (0.21 hectares), zoned as Agriculture, and is used for residential purposes.

5.3 Impact on agricultural activities and residential amenity

The proposed development on the property in question have been planned in order to minimise any potential negative impact or constraint on the adjacent properties.

The agricultural land use activities conducted on the proposed Lot 1 and Lot 2 are consistent with similar agricultural land use activities on in the wider Stowport/Natone area.

After the recent site assessment, it has been concluded that the layout of the proposed subdivision layout on the proposed Lot 1 and Lot 2 would be sufficient to prevent any unreasonable impact of agricultural activities and/or residential amenities and vice versa on neighbouring properties.

5.3.1 Impact of agricultural activity on neighbouring land on the proposed development

Agricultural activity could be conducted on land adjacent to the north, south and west of the property in question albeit at varying levels of scale and intensity:

- North: commercial scale mixed cropping and livestock production.
- South and east: non-commercial scale lifestyle grazing land use activity.

Agricultural activity could be conducted on land adjacent to the proposed Lot 1 subdivision at a non-commercial scale lifestyle grazing land use activity.

An assessment of the key risks to the proposed Lot 1 are summarised in Table 3.

Table 3 Potential risk from agricultural land use on neighbouring land

Potential Risk from Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Ground spraying is most commonly used in agricultural production systems whilst spot spraying is a practical and mostly used alternative. Shelter belts, as per macrocarpa pines are located along the western boundary and nearby to the northern boundary. Residential dwellings are located nearby to the southern and western boundaries (as per titles 206813/1, 11453/1 and 7578/1) Spraying events should be communicated in a timely manner to the inhabitants of dwellings on adjacent properties. The use and application of agricultural sprays must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements.
2. Noise from machinery, livestock and dogs.	Risk = low. The property is located in rural area, and so it is accepted that noises involved with the use farm machinery and associated infrastructure and livestock will occur.
3. Irrigation water over boundary	Risk = low. Irrigated agricultural land use activity is not undertaken on the adjacent properties.
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.

5.3.2 Impact of proposed development on agricultural activity of neighbouring land

These potential impacts are usually manifested as complaints that could be made by residents of nearby dwellings. Other risks to neighbouring agricultural activity are outlined in Table 4. Some of these risks rely on an element of criminal intent.

Table 4 Potential risk from proposed development on neighbouring agricultural land use and activity

Potential Risk to Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, if applicable lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land; where possible and appropriate report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on the boundary to neighbouring properties and appropriate signage to deter inadvertent entry to property; limit unauthorised vehicle movements, report thefts to police.
3. Damage to property	Risk = low/medium. As for theft.
4. Weed infestation	Risk = low. The proponent is committed to the sustainable management of the property and weed control would be a key feature of the general ongoing property management program.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish and adherence to all applicable local and state bushfire regulations.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that all dogs would be managed as per the guidelines determined by the Launceston council.
7. Noise	Risk = to be determined. A combination of the separation distances and vegetation buffers present would assist in mitigating this risk.

5.4 Residential amenity

The Stowport area in the vicinity of the subject property is lightly populated with 9 residential dwellings within a 500m radius (green circle in Figure 12) of which 3 are located within 200m of the location of the development on the property.

All of these residential dwellings are located on small lifestyle blocks on Agriculture zoned land.

The nearest residential dwelling (as per on property title 206813/1) would be located approximately 10m to the south at the nearest point to the southern boundary of the location of proposed Lot 1.

It would be appropriate to establish a shelter belt along the common boundary between property title 206813/1 and the proposed Lot 1 in order to ensure a sufficient level of privacy and preservation of the residential amenity is present between both blocks.

A combination of the separation distances and existing and proposed vegetation (e.g. shelter belts) present would ensure a negligible impact on the nearest and other nearby residential dwellings in the vicinity of the property in question.

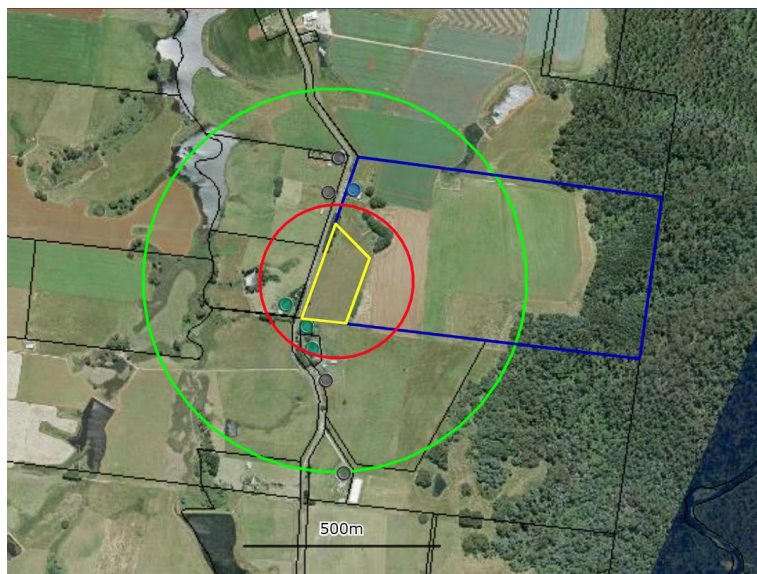


Figure 12 Residential dwellings (black dots) within a 500m radius (green circle), residential dwellings (green dots) within a 200m radius (red circle) around the proposed Lot 1 (highlighted in yellow) and the existing residential dwelling (blue dot) on the proposed Lot 2 (highlighted in blue).

6 Water resources

The property is severely constrained for access to irrigation water.

The southern end of an irrigation dam is located on the central northern boundary of the property however this offers a negligible amount of irrigation water.

A bore (ID 888) is located on the north western area of the property which was installed in 1970 and at that time had a yield of 2 L/s which would be considered sufficient for supply small non-commercial sized area irrigation (e.g. domestic garden scale).

Due to the current and likely future lack of irrigation water the property is limited to dryland agricultural land use activity.

No waterways flow through and/or are located adjacent to the subject property, with the exception of the headwaters of a 100m small ephemeral creek line location which is located on the far north west of the block. This waterway offers no opportunity to extract irrigation water.

The property is not located within an irrigation district.

7 Tasmanian Planning Scheme – Burnie Provision

7.1 21.1 Zone purpose

Zone Purpose	Response
<p>21.1.1 To provide for the use or development of land for agricultural use.</p> <p>21.1.2 To protect land for the use or development of agricultural use by minimising:</p> <ul style="list-style-type: none"> (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. <p>21.1.3 To provide for use or development that supports the use of the land for agricultural use.</p>	<p>21.1.1 The property in question is currently used for agricultural land use activity, that being for grazing and cropping. The agricultural use of the property is not of a sufficient scale to be considered as a standalone commercial enterprise. The property in question is farmed in conjunction with the adjoining property at 74 Natone Road, and this arrangement having been in place for over 50 years. The proposed subdivision would be anticipated to have a negligible negative impact on the agricultural land use activities conducted on the property in question nor that of the adjacent agricultural properties.</p> <p>The proposed Lot 1 would be used by the Warmblood Equine Breeding Program to breed and raise elite high value dressage horses. The proposed Lot 1 offers an ideal location for raising the young horses due to the sloping topography which promotes a higher level of physical exertion and hind leg strengthening. The manager residence would be considered integral to the successful operation and management of the Warmblood Equine Breeding Program to ensure the optimal breeding outcomes and raising of the young stock.</p> <p>21.1.2 (a) The proposed development could be undertaken with a negligible impact on the current future agricultural land use activities which can and could be undertaken on the adjacent and nearby properties. Section 5.3.1 provides extensive details on the potential for negatively impacting adjacent and nearby agricultural land use activities.</p> <p>(b) The proposed managers residence development on the Lot 1 subdivision would result in loss of approximately 200m² of agricultural land available and/or be used for agricultural land use activity. The</p>

Zone Purpose	Response
	<p>balance of the land on Lot 2 would continue to be used for agricultural land use activity, that being a continuation of the grazing and dryland cropping activities.</p> <p>(c) The property is severely restricted for access to current and future irrigation water and is best considered as a dryland property and reliant upon the adjoining property (as per 74 Natone Road) for access to irrigation water. The proposed development will have no impact on the current and future potential for irrigation development on the property, that being as a continuation of the dryland production systems currently in place.</p> <p>21.1.3 The proposed subdivision of the property would still allow for a continuation as agricultural land use activity, that being for dryland cropping and grazing purposes. The property in question is farmed in conjunction with the adjoining property at 74 Natone Road, and this arrangement has been in place for over 50 years.</p> <p>The proposed Lot 1 would be used by the Warmblood Equine Breeding Program to breed and raise elite high value dressage horses. The proposed Lot 1 offers an ideal location for raising the young horses due to the sloping topography which promotes a higher level of physical exertion and hind leg strengthening. Please refer to section 4 for more details on the Warmblood Equine Breeding Program enterprise's operational activities and performance.</p>

7.2 21.3.1 Discretionary use

Objective:	
<p>That uses listed as Discretionary:</p> <p>(a) support agricultural use; and</p> <p>(b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.</p> <p>Response</p> <p>See response to performance criteria P4 (a) and (b)</p>	
Performance Criteria	Response
<p>P4</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"> (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use. 	<p>P4</p> <p>(a) (i) It is proposed that the Warmblood Equine Breeding Program would establish an elite dressage horse breeding operation on the proposed Lot 1. This horse breeding enterprise is based on breeding horses from elite genetics with a proven ability to selling high value young stock.</p> <p>(ii) The Warmblood Equine Breeding Program is involved in the full horse breeding cycle which includes artificial insemination (Australian and imported European semen), close supervision and management of brood mares and then raising young stock to ensure optimal performance outcomes which requires a focus on diet and appropriate physical exercise. The proposed Lot 1 offers an ideal location for raising the young horses due to the sloping topography which promotes a higher level of physical exertion and hind leg strengthening, which is a crucial element in the growth and development of young stock.</p> <p>(iii) The horse breeding program is a year round activity, and includes the artificial insemination program, managing pregnant mares, and raising young stock. The horse breeding and husbandry activities occur on a year round basis. The horse breeding program involves all aspects of animal husbandry, such as feeding, stabling horses,</p>

	<p>attending to animal health and welfare, close observation of the horses and working with vets. Please refer to section 4.1 for more details on the integral nature of the managers residence to the operation and management requirements of the horse breeding enterprise.</p> <p>(iv) The manager residence would be considered integral to the successful operation and management of the Warmblood Equine Breeding Program to ensure the optimal breeding outcomes and raising of the young stock. The horse breeding and husbandry activities occur on a year round basis. The Warmblood Equine Breeding program's current and future financial investment demands that a manager's residence be present on the proposed lot 1 in order to provide the appropriate level of security and ongoing and frequent operation involvement and management oversight commensurate with the operational intensity and value of this enterprise.</p> <p>(v) The location of the managers residence would be in close proximity to the horse breeding enterprise infrastructure and be positioned in order to provide an appropriate level of observation across the proposed Lot 1.</p>
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7.3 21.4.2 Setbacks

Objectives	
<p>That the siting of buildings minimises potential conflict with use on adjoining properties.</p> <p>Response:</p> <p>The location of the managers residence on the proposed Lot 1 would be greater than 5m away from all property boundaries and hence is compliant with A1.</p> <p>The location of the managers residence on the proposed Lot 1, is located within 200m of agricultural land and hence the concentration on Performance Criteria P2.</p>	
Performance criteria	Response
<p>P2</p> <p>Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:</p> <p>(a) the size, shape and topography of the site;</p> <p>(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) the existing and potential use of adjoining properties;</p> <p>(e) any proposed attenuation measures; and</p> <p>(f) any buffers created by natural or other features.</p>	<p>P2</p> <p>a) The proposed Lot 1 is a covered by moderate/steep on the far south western area of the subject property. The proposed Lot 1 is well away from the cropping land present on the proposed Lot 2 and topographically separate by the steep ground which covers the eastern area of the proposed Lot 1. The proposed Lot 1 is covered by class 5 land and is not considered suitable for cropping and in reality, is only suitable for grazing purposes.</p> <p>b) The nearest residential dwelling (as per on property title 206813/1) would be located approximately 10m to the south at the nearest point to the southern boundary of the location of proposed Lot 1. The proposed location of a manager residence development enveloped would be more centrally positioned to the north and aims to optimise the setback distances to be at least 50m from the nearest common boundary to the south.</p> <p>c) No buildings are present on the proposed Lot 1. A residential dwelling and shed are present on the proposed Lot 2 and would be</p>



Objectives	
<p>That the siting of buildings minimises potential conflict with use on adjoining properties.</p> <p>Response:</p> <p>The location of the managers residence on the proposed Lot 1 would be greater than 5m away from all property boundaries and hence is compliant with A1.</p> <p>The location of the managers residence on the proposed Lot 1, is located within 200m of agricultural land and hence the concentration on Performance Criteria P2.</p>	
Performance criteria	Response
	<p>located approximately 70m at the nearest point on the northern boundary of the proposed Lot 1.</p> <p>d) The properties and land immediately adjacent to the southern boundary of the proposed Lot 1 are used for residential dwellings and no agricultural land use activity is undertaken on this land. The property adjacent to the south east is used for small scale non-commercial grazing use. The property adjacent to the west, separated by Natone Road, is used for small scale non-commercial grazing purposes. Due to the size of the adjacent properties the future use to this land would be a continuation of the existing scale and nature of use.</p> <p>e) The proponent would undertake landscaping and establish gardens and a shelter belt to the planted along the proposed Lot 1 southern and northern boundaries. The establishment of shelter belts along the southern and northern boundaries would mitigate the potential for negatively impacting the residential amenity of the residential dwellings nearby to the south and north. A shelter belt would be established on the eastern boundary and create a significant buffer to the cropping land on the proposed Lot 2. The managers residence development on the proposed Lot 1 would be sensitively designed and</p>



Objectives	
<p>That the siting of buildings minimises potential conflict with use on adjoining properties.</p> <p>Response:</p> <p>The location of the managers residence on the proposed Lot 1 would be greater than 5m away from all property boundaries and hence is compliant with A1.</p> <p>The location of the managers residence on the proposed Lot 1, is located within 200m of agricultural land and hence the concentration on Performance Criteria P2.</p>	
Performance criteria	Response
	<p>built of modern materials and further assist in softening the visual impact of the residential dwelling.</p> <p>f) Well established and significant shelter belts are present along the western boundary of the proposed Lot 1 and forms a significant buffer along Natone Road and to the land on the western side of this road.</p>

7.4 21.4.3 Access for new dwellings**Objectives**

That new dwellings have appropriate vehicular access to a road maintained by a road authority.

Response:

The subject property, and that of the proposed Lot 1 and Lot 2, have frontage to Natone Road and therefore is compliant with A1.

7.5 21.5 Development Standards for Subdivision

Objectives	
<p>To provide for subdivision that:</p> <ul style="list-style-type: none"> (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long term productive capacity of agricultural land. <p>Response:</p> <p>The proposed subdivision is not compliant with A1, is in support of an agricultural use of the and hence the concentration on the response to P1 (a).</p> <p>The subject property, and that of the proposed Lot 1 and Lot 2, have frontage to Natone Road and therefore is compliant with A2.</p>	
Performance criteria	Response
<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) provide for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> (i) not materially diminishing the agricultural productivity of the land; (ii) the capacity of the new lots for productive agricultural use; (iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation; 	<p>P1</p> <ul style="list-style-type: none"> (a) (i) The proposed subdivision would allow for a continuation of the current agricultural land use activities to continue to be undertaken on the property, as per Lot 2. The proposed Lot 2 would continue to be farmed in conjunction with the adjoining property at 74 Natone Road, and this arrangement having been in place for over 50 years. The proposed Lot 1 would be used by the Warmblood Equine Breeding Program to breed and raise elite high value dressage horses. Whilst the proposed lot 1 would be covered by sloping ground with a low land capability it is actually ideal for raising young horses. No croppable land would be lost and/or negatively impacted by the proposed subdivision development, and no irrigation resources and/or infrastructure would be negatively impacted and/or diminished. (ii) Both lots would be able to be used for agricultural land use activity, and in fact the total value of the agricultural outputs from all land involved in the development would increase, albeit driven by the horse breeding enterprise on the proposed Lot 1. No croppable land would be lost and/or

Objectives	
<p>To provide for subdivision that:</p> <ul style="list-style-type: none"> (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long term productive capacity of agricultural land. <p>Response:</p> <p>The proposed subdivision is not compliant with A1, is in support of an agricultural use of the and hence the concentration on the response to P1 (a).</p> <p>The subject property, and that of the proposed Lot 1 and Lot 2, have frontage to Natone Road and therefore is compliant with A2.</p>	
Performance criteria	Response
	<p>negatively impacted by the proposed subdivision development, and no irrigation resources and/or infrastructure would be negatively impacted and/or diminished on the proposed Lot 2. The planned managers residence on the proposed Lot 1 would result in the loss of approximately 200m², however this would be integral to the operation and management of the horse breeding operation. Please refer to section 4.1 for more details on the integral nature of the managers residence.</p> <p>(iii) The proposed Lot 1 is covered by class 5 land and is unsuitable for cropping however it would be suitable only for grazing purposes. The proposed intended use would be for a horse breeding enterprise which involves the use of grazing horses on pasture. Whilst the proposed lot 1 would be covered by sloping ground with a low land capability it is actually ideal for raising young horses. The balance of the property, as per the proposed Lot 2 would be used for a continuation of the existing cropping and grazing enterprise. The proposed Lot 2 would continue to be farmed in conjunction with the adjoining property at 74 Natone Road, and this arrangement having been in place for over 50 years.</p>

Objectives	
<p>To provide for subdivision that:</p> <ul style="list-style-type: none"> (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long term productive capacity of agricultural land. <p>Response:</p> <p>The proposed subdivision is not compliant with A1, is in support of an agricultural use of the and hence the concentration on the response to P1 (a).</p> <p>The subject property, and that of the proposed Lot 1 and Lot 2, have frontage to Natone Road and therefore is compliant with A2.</p>	
Performance criteria	Response
	<p>(iv) The subject property is severely restricted for access to current and future irrigation water and is best considered as a dryland property. The proposed development will have no impact on the current and future potential for irrigation development on the property, not that of the proposed Lot 1 and/or Lot 2.</p> <p>No irrigation infrastructure and/or water resources would be degraded and/or diminished on adjacent properties as a result of the proposed development.</p>

8 Conclusion

1. The property is located at 143 Natone covers a single title 208258/1.
2. The property consists of land capability covered by class 2, 3, 4 and 5 land.
3. The property is currently used for agricultural land use activity and includes grazing and dryland cropping, all of which is conducted at small non-commercial scale.
4. The proposed development includes subdivision of the property to create Lot 1 and Lot 2.
5. The proposed Lot 1 would be used by the Warmblood Equine Breeding Program to breed and raise elite high value dressage horses, and the block is ideal due to its sloping topography which promotes a higher level of physical exertion and hind leg strengthening, which is a crucial element in the growth and development of young stock. .
6. The proposed subdivision will ensure Lot 2 would continue to be used for grazing and dryland grazing purposes and would continue to be farmed in conjunction with the adjoining property at 74 Natone Road, and this arrangement having been in place for over 50 years.
7. The property is severely constrained for current and future access to irrigation water, and in reality, in best considered as a dryland block. The property is not located an irrigation district. The proposed development will have no impact on neighbouring properties access irrigation water nor fetter the use of any irrigation infrastructure and/or irrigated agricultural land use activity on adjacent and/or nearby properties.
8. The planned managers' residence dwelling development on the proposed Lot 1 would be integral to the operation and management of the Warmblood Equine Breeding Program enterprise and can be undertaken without expectation of creating conflict with and/or limiting the current and future agricultural land use on adjacent and nearby agricultural land.
9. The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraint on the capability/capacity of the neighbouring properties to be actively managed and used for agricultural land use activity.

10. The proposed development is considered compliant with applicable sections of Clauses 21.1, 21.3.1, 21.4.2, 21.4.3 and 21.5 of the Tasmanian Planning Scheme - Burnie Provisions.

9 References

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

Kidd D., Spanswick S. (2000) Reconnaissance Soil Map Series of Tasmania, Burnie-Table Cape. Department of Primary Industries, Water and Environment Tasmania.

Kidd D., Spanswick S. (2000). Burnie Table Cape Reconnaissance Soil Map of Tasmania. Department of Primary Industry Water & Environment.

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

Moreton R. M. (1999) Land Capability Survey of Tasmania. Inglis Report. Department of Primary Industries, Water and Environment, Tasmania.

National Committee on Soil and Terrain (2009) 'Australian soil and land survey field handbook (3rd edn).' (CSIRO Publishing: Melbourne).

NRE (formerly DPIPWE). Groundwater Information Access Portal Information Guide. The LIST Map datasets.

Tasmanian Planning Scheme - Burnie provisions 2022

10 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 BAppSc (Hort) CPAg
Senior Consultant
Pinion Advisory Pty Ltd
June 2025

Appendix A

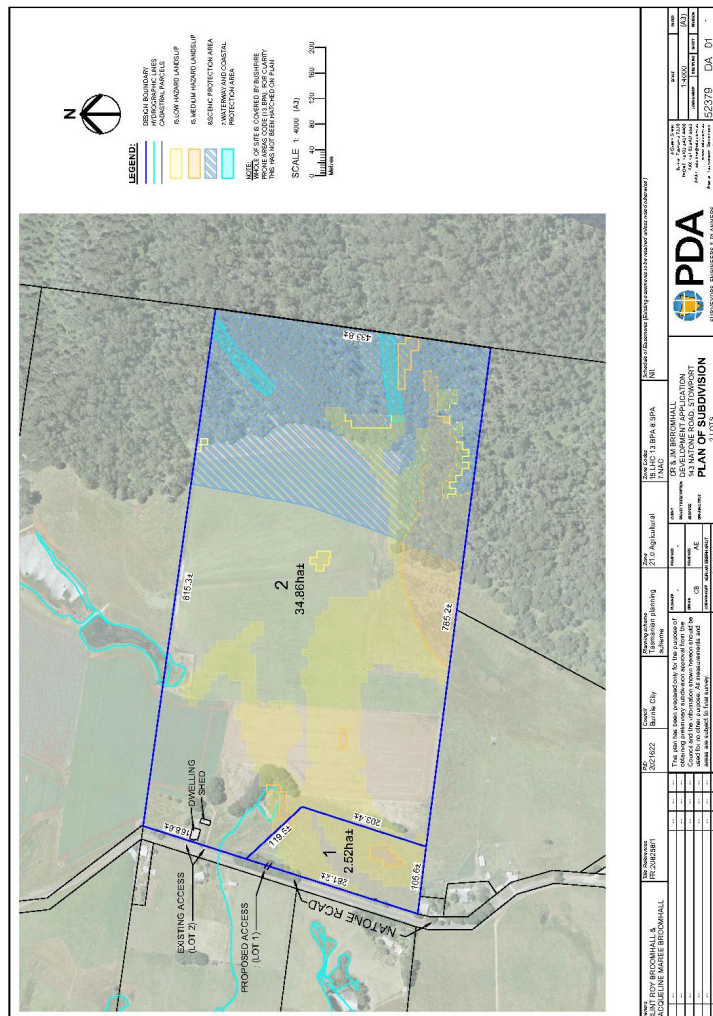


Figure 13 Proposed subdivision plan (source PDA)



WASTEWATER & STORMWATER SITE SUITABILITY ASSESSMENT REPORT



FOR A PROPOSED 2 LOT SUBDIVISION
143 Natone Rd Stowport
March 2024



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Introduction

This assessment follows a request to ascertain if the land proposed for a 2 lot subdivision (inclusive of the balance lot) is suitable for the installation of onsite wastewater disposal systems. The request was from JDA Planning (John Ayres) for the owners Clint and Jacqueline Bloomhall.

The Site Plan (courtesy of PDA Surveyors) with preferred lots is presented in Figures 1 and 2. The assessment provides an appraisal of suitability of onsite wastewater disposal systems and stormwater for each of the proposed lots.

Methodology

This wastewater assessment is based on the subdivision plan by prepared by PDA Surveyors. A site visit was undertaken on the 23 January 2024 with test holes excavated on the new and proposed lots. Lot 2 containing an existing dwelling was also assessed. The approximate location of the test holes is illustrated on Figure 3. The general soil profile is illustrated below. The soils consist of rocky clays to a depth of 900mm

Lot 1

Test Hole 1 (Proposed Lot 1) 2.52ha

0 – 1500mm Red clay loam (Cat 4)

Lot 2

Test Hole 2 (Proposed Lot 2) 34.86ha

0 – 1400mm Red clay loam (Cat 4)

In preparing the assessment, the following documentation has been reviewed:

- Google Earth/Maps Imagery
- Subdivision plan provided by prepared by PDA Surveyors
- Tasmania Department of Mines Geological Atlas 1:500,000

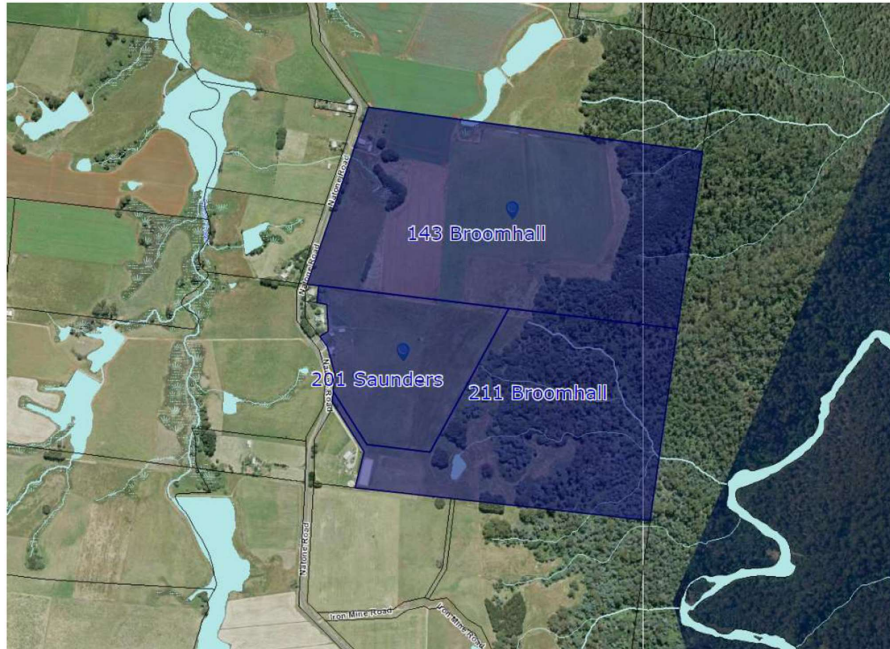


Figure 1 Location Plan showing site location

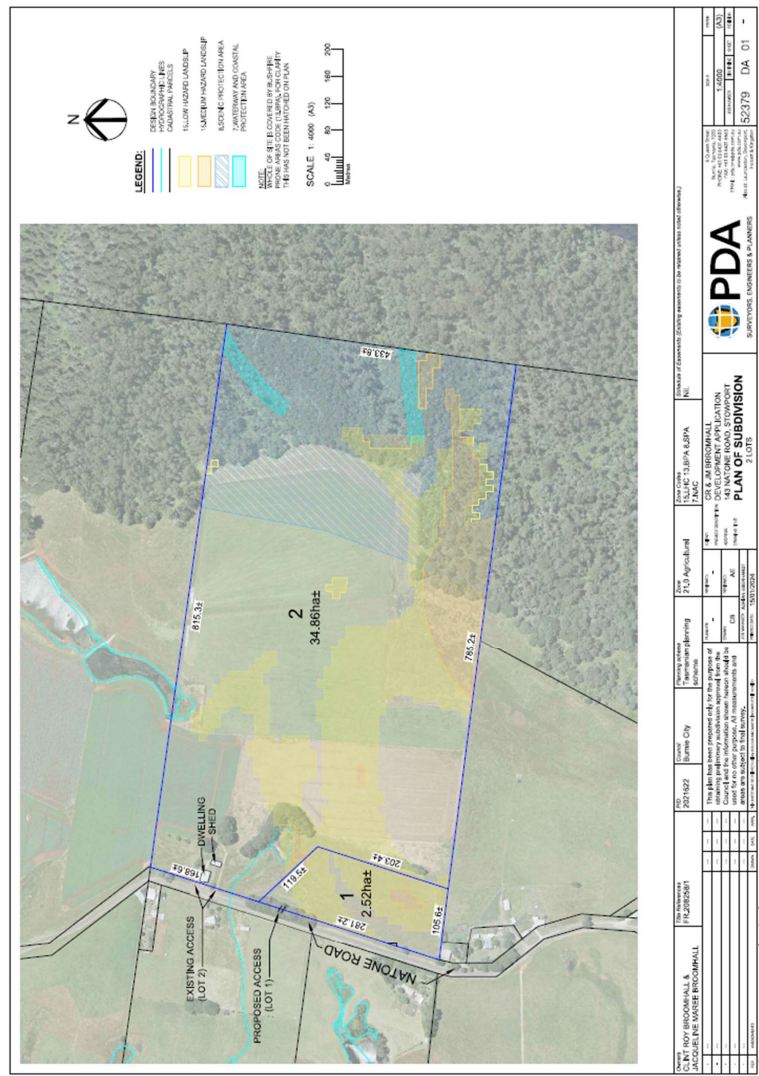


Figure 2: Site Plan showing land subject to a subdivision (ref PDA Surveyors)

5

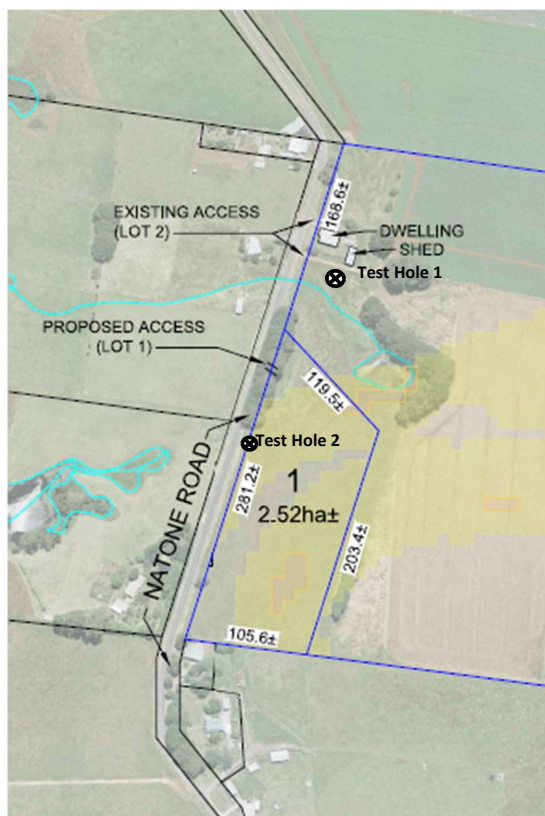


Figure 3 Location Plan showing Test Holes



Site and Soil Evaluation Findings

Topography

The slopes throughout the property are generally ranging from 1 to 12 degrees. The aspect is generally north westerly.

Vegetation

The proposed development area is predominantly covered in grass, with some forested area to the east of the balance lot (lot 2).

Soils and Geology

The soils throughout the site consist of – loamy red clays – basalt soils (Category 4/5), with average drainage. Both test holes had cat 4 loamy clay to 1.5m with some small rock (see also Plate A).

Assessment Report

The Assessment Report collates all the information from the Site Capability Report and the Environmental Sensitivity Report and provides advice on suitability of on-site wastewater management and recommended preliminary designs. The outputs from the Trench 3 model have not been included.

**Proposed treatment and disposal for both proposed lots: Lot 1 (2.52ha) & Lot 2 (34.86 ha).**

This assessment assumes a 4 bedroom dwelling on town water (without any water saving devices). The design assumes 2 people for the first two bedrooms and one person for each of the remaining 2 bedrooms. With each person generating 120L of wastewater per day, a total wastewater loading is calculated at: $6 \times 120 = 720\text{L} / \text{day}$. This is a large potential loading which has been used to provide a level of conservatism into the design.

Due to the well drained soils, large lot sizes, and average slopes it is deemed a conventional septic tank system is a suitable method for the treatment disposal of the on site wastewater. Alternatively an AWTS with irrigation is another wastewater disposal method for the proposed new lots.

The primary area required for this is: $A = \text{Area (m}^2\text{)}$, $Q = \text{Quantity (of wastewater)}$, $\text{DLR} = \text{Design Loading Rate}$

$A = Q / \text{DLR}$;

$A = 720 / 20$;

$A = 36\text{m}^2$ (Therefore the disposal area would need to be 36m^2 plus set backs and a 100% reserve area). This results in total disposal area of 1400m^2

Existing Wastewater from Dwelling

It is noted that lot 2 has an existing dwelling and onsite wastewater system (see Fig 4). The assessment revealed that although the wastewater system is not impacting or draining onto other land, the sullage disposal area is unsatisfactory and needs to be upgraded. Based on our assessment of the site and existing loading, a new sullage trench needs to be 24m^2 consisting of two trenches each $12\text{m} \times 1\text{m}$ at 600mm using 350mm PVC arches fed from a distribution box. A grease trap should also be installed to the drainage from the kitchen sink if not already in place.

The septic effluent drains to the north to an unidentified disposal area due to long grass.

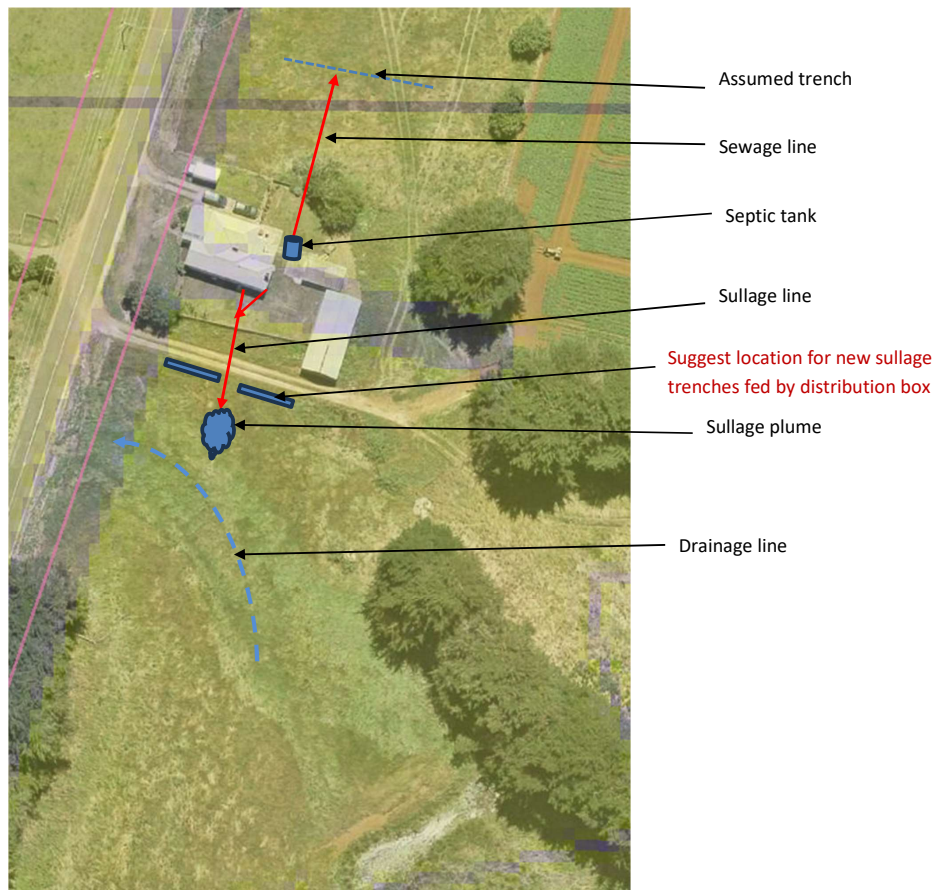


Figure 4 – Existing wastewater management from dwelling on Lot 2



In summary there is sufficient land for OSWM on each of the proposed new lots. This assessment therefore has determined that a conventional septic tank system is a suitable method for the treatment disposal of the on site wastewater within the proposed subdivision as shown on the plan. This assessment does not include any consideration of the agricultural values of the farm land, nor the issue around the location of a new access to proposed lot 1. Notwithstanding, there is proposed new access for Lot 1 as shown in Figures 2 and 3.

Our assessment recommends that for the 2 proposed lots there is more than ample land available for onsite wastewater management. The methods of treatment and disposal will depend on a separate individual Site and Soil Evaluation to be prepared for the new lot and could include:

- conventional septic tank system with absorption trenches
- Aerated wastewater treatment systems with sub-surface or surface irrigation

Conclusion

- It is concluded that a proposed 2 lot (including balance) subdivision is suitable for onsite wastewater disposal systems, with the use of a conventional septic tank system or an Aerated Wastewater Treatment System (AWTS) and irrigation.
- If 4 bedroom dwelling is constructed on the proposed new lot then with the use of a conventional septic tank system, a minimum total disposal area of 1400m² (with 100% backup area included) would be required.
- Both of the two lots proposed, being Lot 1 of 2.52 and Lot 2 of 34.86ha have sufficient area for wastewater disposal (including a 100% reserve area).
- To meet the required setback distances to boundaries as outlined in the Directors Guidelines, the disposal areas for any future developments will need to be located as follows based on secondary treated effluent:
 - 1.5m from any upslope and side-slope boundary
 - 35 m from the downslope boundary ($11\text{m} + [2\text{m} \times 12 \text{ degrees}] = 35\text{m}$).
 - 22m from any surface water for lot 1 and 100m from any surface water for lot 2
- Stormwater can be managed on each lot by the use of water tanks to buffer high rainfall incidents and disposal trenches. Any flooding on the property can be managed by drainage to the existing drainage line as shown in Fig 3.

10



Appendix A – Site Photos



Plate A: soil profile on lot 2



Plate B: existing house on lot 1 with septic tank under deck



Plate C: evidence of sillage trench failure from existing house



Plate D : image from lot 1 to lot 2 in back ground

**Report Certification**

I/We authorise the Burnie City Council to make copies of the report for internal office use. Attached with the report or included with the application are original copies of all required certifications from suitably qualified persons.

DESIGNER	
Name of Organisation	SEAM Environmental
Address	PO Box 2064, Lower Sandy Bay TAS 7005
Phone	(03) 6228 1600
Mobile	0419 330 686
Prepared By	J. Wood

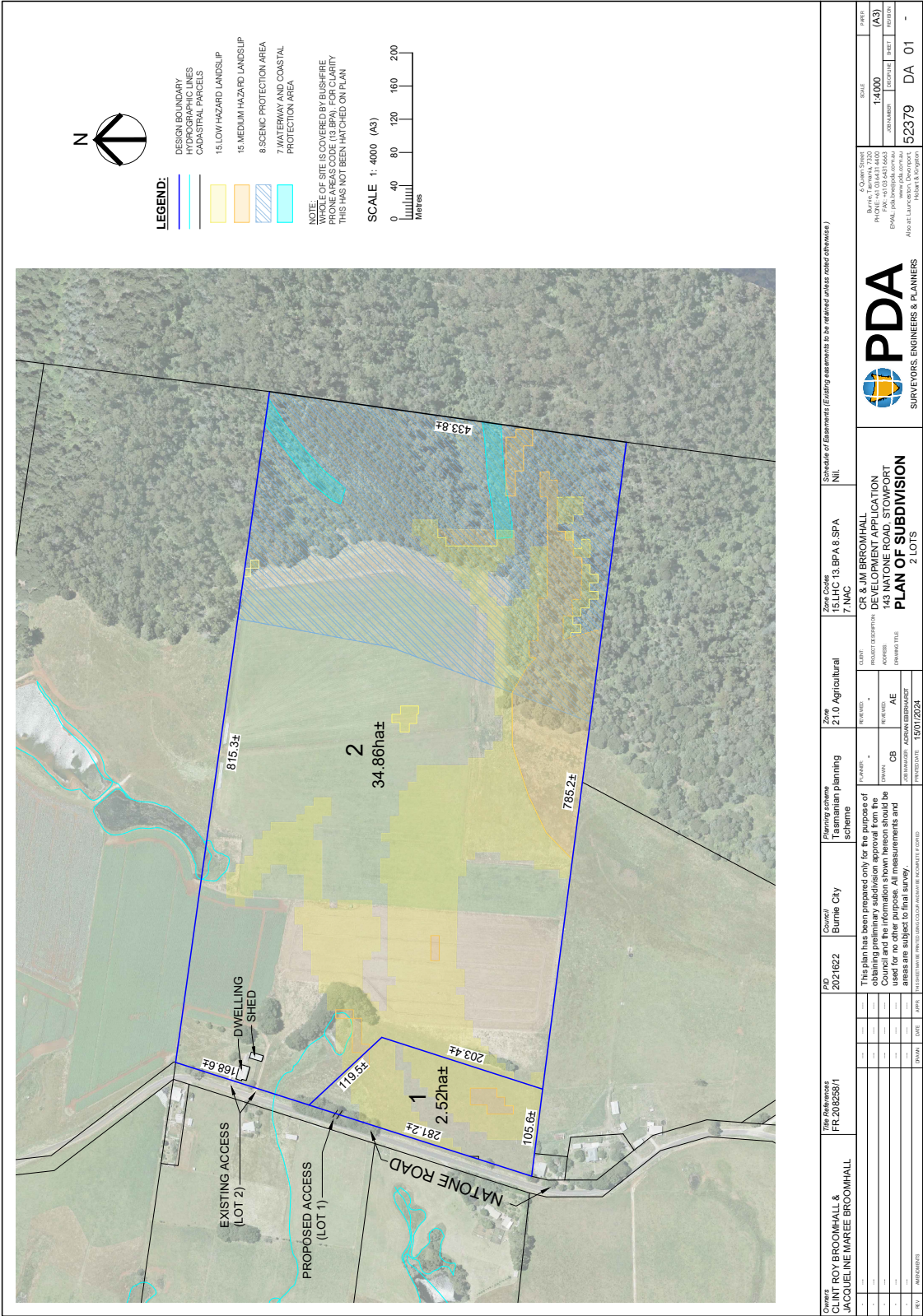
Signed

A handwritten signature in blue ink, appearing to read "J. Wood", is written over a light blue rectangular background.

Date 13 March 2024

James Wood - Principal Consultant

Accredited Building Practitioner – Designer Hydraulic # CC1984K



PLEASE QUOTE

Your Ref:

Our Ref: 31/13/4; SD 2025/1384; 25/24293
DD002.2025.00001384.001

Enquiries: Jon Randall (JR)

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.auWe value your feedback on our service.
Tell us about it at burnie.tas.gov.au/feedback

9 September 2025

John Ayres
JDA Planning
PO BOX 347
PROSPECT TAS 7320Email: john@jdaPlanning.com*A hard copy will not be sent unless requested*

Dear Mr Ayres

COUNCIL ADVICE TO DEVELOPER
PROPOSED SUBDIVISION DEVELOPMENT – SD 2025/1384
143 NATONE ROAD, NATONE

I write in relation to your recent planning application (SD 2025/1384) seeking grant of a permit under the *Land Use Planning and Approvals Act 1993* for the proposed development of a subdivision on land at 143 Natone Road, Natone.

This letter provides formal communication regarding the proposed use and development as follows:

- Part A of this letter contains written advice from Burnie City Council as a “Road Authority”, and contains the information required for assessment and determination of a permit application made under the *Land Use Planning and Approvals Act 1993* against relevant requirements of the Tasmanian Planning Scheme (TPS).

Council’s Land and Environmental Services Department has been provided with a copy of Part A to assist the Council in its role as a planning authority.

- Part B of this letter contains general information from Council, acting as a Road Authority under the *Local Government (Highways) Act 1982* and the *Roads and Jetties Act 1935*, and as a Road Manager under the *Heavy Vehicle National Law (Tasmania) Act 2013*.

It also addresses the Council’s requirements as a Stormwater Service Provider under the *Urban Drainage Act 2013*.

Part B is to inform you of matters outside of the development application process that may affect the use or development. Provision of this information at an early stage of the development process will enable informed decisions to progress the approvals process as smoothly as possible.

The information and advice in this letter is not exhaustive and does not cover matters relating to approvals that may be required from other authorities, such as the Water and Sewerage Authority (TasWater) and the Electricity Entity (TasNetworks), etc.

- 2 -

PART A**“Road Authority” Advice:**

In reference to the relevant Tasmanian Planning Scheme Codes:

- **C3.0 Road and Railway Assets Code**

- C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

We understand that you wish to rely on acceptable solution A1.2 to satisfy section C3.5.1 of the State Planning Provisions. The Road Authority therefore provides the following advice in this regard for access via Natone Road.

Access **can be provided** to the road network at Natone to allow access to your proposed development, subject to the following:

- Each lot shall be serviced by a single access to Natone Road:
 - Access to the proposed Lot 1 from Natone Road shall be located generally in accordance with the **attached** Drawing Reference 52379, Sheet 01 prepared by PDA.
 - Access to the proposed Lot 2 from Natone Road shall be located at the existing southern access to the site. The northernmost existing driveway access (servicing proposed Lot 2) must be removed and the roadside table drain re-established.
- All property accesses must be installed or upgraded to meet the requirements of Tasmanian Standard Drawings TSD-R03-v3 & TSD-R04-v3 **attached**.
- All driveways must meet AS 2890 in relation to minimum sight stopping distances.

A ‘Permit to Conduct Work in a Council Street’ is required for any construction work within the road reserve. An application form is available on Council’s website <https://burnie.tas.gov.au/ROP>, together with the ‘General Terms and Conditions’ and ‘Requirements, Guidelines and Conditions of Constructing a Driveway to a Council Street’.

Once a permit has been approved, Council must be notified a minimum of 48 hours prior to pouring concrete and at the completion of pour, to undertake inspections and ensure all works conform to all relevant standards and specifications.

This Road Authority advice is valid for a period of 12 months from the date of this letter.

“Council” Advice:

Council advises that parts of the site include mapped landslide activity and risk. The developer should carefully consider landslide risk and any proposed works in susceptible areas should be reviewed by a specialist geotechnical engineer prior to being undertaken.

Council are not aware of any matters that are pertinent to this development application process in relation to coastal inundation, coastal erosion or flood hazard.

PART B – GENERAL INFORMATION**Road Authority Information:**

We draw your attention to Burnie City Council Highways By-Law No. 3 of 2013, available on the Burnie City Council website <https://burnie.tas.gov.au/Council/By-laws>. Part 3 of this By-law is relevant to the proposed use and development.

- 3 -

Any works in the road reserve must be undertaken at the developer's expense and in accordance with *Infrastructure Assets – Standards Policy CP-CBS-SG-031* available on Council's website <https://burnie.tas.gov.au/Policies>, and the Tasmanian and Burnie City Council Standard Drawings, and to the satisfaction of Burnie City Council.

Stormwater Service Provider Information:

Council has reviewed the submitted drawings, and provides the following preliminary feedback in relation to the proposed stormwater discharge arrangements.

The development site is outside the urban drainage district and therefore is not capable of connection to the stormwater network. All stormwater must be managed on site so as not to cause nuisance on neighboring land.

Should you have any further queries, please contact Council's Technical Officer, Jon Randall on (03) 6430 5736 or email: jrandall@burnie.tas.gov.au

Yours faithfully



Damien Aherne

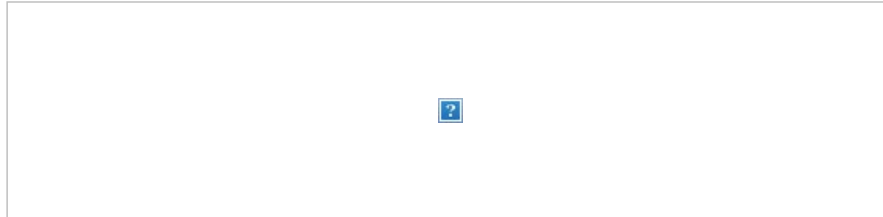
DIRECTOR OF OPERATIONS

Enc

Planning Officers, Land and Environmental Services – Burnie City Council
Jon Randall, Technical Officer – Burnie City Council

From: [burnie](#)
To: [Planning](#)
Subject: FW: SD 2025/1384
Date: Friday, 22 August 2025 8:59:34 AM

From: Luke Saunders
Sent: Friday, 22 August 2025 7:30 AM
To: burnie
Subject: SD 2025/1384



Luke Saunders
201 Natone Road Stowport TAS 7321



Date: 22/08/2025

Shane Crawford
General Manager
Burnie City Council
PO Box 973
Burnie TAS 7320
Email: burnie@burnie.tas.gov.au

Representation – Application SD 2025/1384

Proposal: Subdivision to create two (2) lots and construction of a manager's dwelling

Site: 143 Natone Road, Stowport (CT 208258/1)

Representor: Owner of adjoining property at 201 Natone Road, Stowport

Dear Shane Crawford
General Manager

I am the registered proprietor of 201 Natone Road, Stowport, a cattle-breeding property adjoining the subject site. Pursuant to section 57 of the Land Use Planning and Approvals Act 1993 (LUPAA), we object to the grant of a permit for SD 2025/1384 and request refusal of the application. The following sections set out the statutory and factual grounds on which this application should be refused.

1. Planning background and zoning context

The property at 143 Natone Road is zoned Agriculture under the Tasmanian Planning Scheme – Burnie Local Provisions Schedule. The application seeks to carve off a 2.93 ha lot (Lot 1) from the existing title and leave a 34.44 ha balance (Lot 2).

The planning submission indicates that Lot 1 would accommodate a manager's

dwelling and equine exercise paddock, while Lot 2 would continue grazing and cropping.

On 22 October 2024 Council, sitting as planning authority, refused a virtually identical subdivision (Application SD 2024/1355). Council held that the proposed small lot did not satisfy Performance Criteria P1(a) of Clause 21.5.1 and failed to meet purpose statements 21.1.1, 21.1.2 and 21.1.3 of the Agriculture Zone.

The same reasons apply to the current application, and the refusal should stand.

2. Failure to satisfy the Agriculture Zone performance criteria

2.1 Lot size and agricultural viability

Clause 21.5.1 (Subdivision) requires that new lots be suitable for agricultural use. The applicant proposes to remove a steep, 2.93 ha parcel of Class 4/5 land described as “least agricultural productive land,” leaving 29.8 ha of arable land across the balance of the holding. Removing land and creating a separate title further fragments a holding that already lacks irrigation and marginally supports cropping and grazing. A small horse exercise paddock does not constitute an agricultural use that warrants creating a separate title. As Council previously concluded, the proposal therefore fails to satisfy P1(a) and the Agriculture Zone purpose statements.

2.2 Manager’s dwelling and 200-metre setback

The Agriculture Zone contains strict setback provisions for buildings associated with sensitive uses. Acceptable Solution A1 requires that such buildings be sited at least 200 m from all boundaries, or, if an existing sensitive-use building on the site is within 200 m, the new building must not be closer. The proposed dwelling is roughly 100–150 m from our shared boundary and therefore cannot satisfy the Acceptable Solution. Under the Performance Criteria P1, the building must provide adequate access and “not cause an unreasonable impact on existing use on adjoining properties”, having regard to its bulk and form, the nature of existing uses, separation distance and any buffers.

No evidence is provided to demonstrate that a dwelling within 200 m will avoid land-use conflict. Our cattle operation involves stock movement, fertiliser application, machinery noise and early-morning activities. Introducing a dwelling so close to the boundary is highly likely to generate complaints and constrain lawful farming practices.

2.3 Agricultural use could continue without subdivision

The applicant asserts that the house is essential for a warmblood horse-breeding enterprise. However, the horse-breeding program is carried out across other properties and there is no compelling reason why a manager’s residence cannot be located on the existing title or at 211 Natone Road. There is no binding mechanism to ensure that the 2.93 ha lot remains dedicated to horse breeding; once subdivided, the lot could be sold or repurposed for rural-residential or hobby farming uses, fragmenting agricultural land contrary to the State Policy on the Protection of Agricultural Land 2009.

3. Overlay codes and environmental constraints

The site is subject to Low and Medium Landslip Hazard, Scenic Protection, Waterway & Coastal Protection, and Bushfire Prone Area overlays. While the applicant claims that no works are proposed at this stage, any future dwelling, stables, yards or access tracks will trigger these codes. Approving the subdivision in isolation creates a piecemeal approach and risks subsequent developments that cannot comply with geotechnical, scenic, watercourse and bushfire provisions. A full hazard, environmental and access assessment should precede any approval.

4. Land-use conflict, biosecurity and right to farm

Our property at 201 Natone Road is an established beef-breeding operation.

Introducing a separate equine facility and residence adjacent to our boundary poses significant risks:

- Noise, odour and spray drift complaints: Horses and associated residences are more sensitive to odour, noise and dust. Routine activities such as manure spreading or calving could attract complaints and jeopardise our operations.
- Biosecurity threats: Horses can carry diseases and weed seeds that threaten cattle herds and pastures; increased human and animal movement heightens risk.
- Increased traffic and farm safety: The proposed access and internal road network could interfere with stock movements and create hazards on Natone Road.

The planning scheme's Agriculture Zone purpose statements encourage the protection of existing agricultural uses from encroachment by non-agricultural activities. The application does not address these issues.

5. Precedent and strategic implications

Approving this application would establish a precedent for creating small rural lots for quasi-residential purposes, contrary to the strategic intent of the Agriculture Zone and the Right to Farm principles. Council's 2024 refusal demonstrates a clear policy direction to resist fragmentation. The minor reduction in lot size (from 2.52 ha to 2.93 ha) does not alter the fundamental conflict identified in the earlier decision.

Relief sought

For the reasons set out above, we respectfully request that Burnie City Council:

1. Refuse Application SD 2025/1384 outright because it fails to meet Clause 21.5.1 P1(a), does not achieve the Agriculture Zone purpose statements and contravenes the 200-metre building setback requirements.
2. Alternatively, defer determination until the applicant provides:
 - A robust agronomic report demonstrating that a 2.93 ha lot is essential to support an agricultural use.

- Detailed assessments addressing Performance Criteria for the 200-metre setback, road access, biosecurity, and overlay codes.
- Binding mechanisms (e.g. Section 71 agreements or covenants) ensuring that any new lot is used exclusively for agricultural purposes.

3. If Council contemplates granting a permit, impose conditions that:

- Prohibit any sensitive-use dwelling within 200 m of our shared boundary.
- Require substantial buffering and vegetative screening.
- Mandate that the owner bear the cost of any road or infrastructure upgrades necessitated by the development.

Please acknowledge receipt of this representation. We request to be notified of any Council meeting or hearing at which the application is considered. Should Council approve the application despite this objection, we reserve our rights to seek a review before the Tasmanian Civil and Administrative Tribunal under Section 61 of LUPAA.

Yours faithfully,

Luke Saunders

Owner – 201 Natone Road, Stowport

From: [burnie](#)
To: [Planning](#)
Subject: FW: S/D2025/1384
Date: Monday, 25 August 2025 5:20:09 PM

From: Maximo Dorian
Sent: Monday, 25 August 2025 4:58 PM
To: burnie
Subject: S/D2025/1384



I object to the subdivision of this title.

The PAL policy needs to be enforced on farm land.

The purpose listed for the subdivision of this title located at 143 Natone road stowport is dubious at best. With land already on 211 Natone road Stowport under-utilised and equally suitable for the suggested warmblood equine breeding program.

As per several other similar type ventures proposed in this district that are and have been a ruse to circumnavigate the current

Planning system I want to know what exactly council has in place for a timeline and follow up procedures to investigate the proposed development is actually adhered to. And what procedures are in place to revert this application if the proposed development is not adhered to?

It has been my observation that all subdivision applications under this format are just a means of bypassing planning schemes with no intention of ever using the new lot for the prescribed planning use and in none of the applications once the new lots have been created has there been any follow up on the validity of the D/A .

This lot is perfectly suitable for growing a range of crops and the size of the lot at 143 Natone road should not be diminished further as I already note a house on this title that could be used as a managers cottage for any valid warmblood equine breeding program if it in fact was genuine

MOTIONS ON NOTICE**AO152-25 MOTION ON NOTICE - REMOVAL OF DETERIORATING NORFOLK PINES - BURNIE WATERFRONT****FILE NO:** 15/5/2, 25/24825**PREVIOUS MIN:**

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

“THAT Council authorise the removal of the deteriorating Norfolk Pine trees located at West Beach based on the following grounds:

Public Safety Risk - The trees pose an immediate safety hazard to beach users and pedestrians due to their compromised structural integrity;

Poor Tree Condition – Visually the Norfolk Pines are in deteriorating health with extensive structural damage that cannot be remediated;

Declining Viability - The trees show no signs of recovery or improvement despite previous intervention attempts, with continued deterioration expected;

Risk Management - Removal is necessary to eliminate the ongoing liability and safety concerns posed by these compromised trees.”

COUNCILLOR’S COMMENTS

Norfolk Pines that have reached that barren, sparse stage cannot recover or improve their appearance.

Unlike many other tree species that can regenerate branches from dormant buds on the trunk, Norfolk Pines are structurally limited to growing only from their tips. Once those lower whorls of branches are lost, that's it - the bare trunk sections are permanent.

This makes intervention (pruning, fertilising, etc.) essentially pointless for aesthetic improvement. The trees will only continue to decline as more upper branches are eventually lost to age, weather, and stress.

Bottom-Up Branch Development

Norfolk Pines grow in distinct whorls (circular arrangements) of branches that emerge from the main trunk at regular intervals. Each year, the tree typically produces a new whorl of

branches higher up the trunk, while the lower branches continue to extend outward and slightly droop with age and weight.

Natural Branch Loss

As Norfolk Pines mature, they naturally shed their lower branches through a process called "self-pruning." The bottom branches receive less light as the canopy above thickens, causing them to weaken, die back, and eventually drop off. This creates the characteristic "bare trunk" appearance with a crown of foliage at the top.

Aging Process

In older or stressed Norfolk Pines, this natural branch loss accelerates, leaving increasingly bare trunks with sparse upper canopies. When trees are under environmental stress (salt exposure, poor soil, disease, or age), they may lose branches more rapidly than they can replace them with new growth at the top.

Public Safety Concerns

- The trees exhibit significant decline with extensive leaf loss and dead foliage
- Regular branch drop poses risk to pedestrians, vehicles, and nearby infrastructure
- Structural integrity has been compromised, creating potential hazard during adverse weather conditions

Environmental and Amenity Issues

- Current condition detracts from the aesthetic appeal of our premier waterfront precinct
- Trees provide harbor for large starling populations, contributing to excessive bird waste accumulation
- Declining health indicates the trees are no longer viable in this location

Justification

The removal of these declining trees will enhance public safety, improve the visual amenity of our waterfront, and provide opportunity to establish more suitable vegetation that will better serve the community long-term while supporting local native wildlife.



GENERAL MANAGER'S COMMENTS

The removal of the Norfolk Pine trees is supported.

Early in 2025 council engaged a qualified arborist to provide a report on the health of these trees. Some issues listed in the report are:

- All trees appear to be stressed with sparse, stunted discontinuous foliage.
- One tree in particular has had numerous limb failures over the last 12 months.
- One tree has a moderate risk to people and vehicles from falling limbs. The other four can be considered low risk at this stage

Causes for any decline in these trees is not fully understood but may be attributed to the following:

- Significant root loss which occurred during the last foreshore project resulting the trees requiring anchoring.
- Increasingly hotter and dryer conditions
- Potential ringbarking from electrical light cables or wounds from birds. (Galahs are known to chew on the bark of Norfolk pines.)

Despite Council efforts, including anchoring the trees to support stabilisation and the installation of irrigation to provide improved watering to the trees, the condition of the trees has not improved. Norfolk Pines cannot regenerate lower branches, once branches are lost, they do not regrow, leaving the trees permanently bare and visually diminished.

In addition, the trees have become a habitat for large bird populations, particularly starlings, resulting in an ongoing issue with bird waste and reduced public amenity. This has further compounded community complaints and maintenance challenges.

It is important to acknowledge that many community members have a strong emotional connection to the Norfolk Pines, valuing the history relating to the foreshore. However, the overriding considerations of public safety, environmental health, and ongoing maintenance challenges need to be considered.

From a strategic perspective, Councils Urban Plan foreshore redevelopment provides an opportunity to provide improvements the area. The removal of the trees will open the space for future improvements and allow Council to consider more appropriate, low-maintenance plantings that align with the coastal environment and support local biodiversity.

Overall, removal of the Norfolk Pines is considered appropriate at this stage, both to address safety and amenity concerns and to support the ongoing improvement and future potential of the West Beach foreshore.

MOTIONS ON NOTICE**AO153-25 MOTION ON NOTICE - PROPOSAL TO REDUCE COUNCILLOR NUMBERS**

FILE NO: 15/5/2, 25/25173
PREVIOUS MIN:

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

“THAT Council:

- 1) Supports the councillor reduction proposals outlined in the discussion paper released by Local Government Minister Kerry Vincent, while advocating for minimal or no increases to Councillor allowances to maximise cost savings and deliver more effective representation across Tasmania's 29 Councils; and***
- 2) That Council endorses future reforms that call for amalgamations and further reductions and greater accountability.”***

COUNCILLOR'S COMMENTS**Background**

Do you think Tasmania's 29 councils need to be amalgamated to reduce the number?

Yes 92 %

No 8 %

Source: <https://www.themercury.com.au/news/tasmania/tasmania-plans-to-slash-council-numbers-amid-amalgamation-calls/news-story/b71fda9f7b5c95621814aae9a6cca0ff>

The Tasmanian Government, through Local Government Minister Kerry Vincent, has released a comprehensive discussion paper proposing significant reforms to the structure and compensation of local government councils across the state. These reforms are part of the Local Government Priority Reform Program 2024-26, developed in response to the Future of Local Government Review.

Key Reform Proposals**1. Councillor Number Reduction**

- Reduction of approximately 60 councillors across Tasmania's 29 councils
- All councils except one would see reduced councillor numbers

- Current structure ranges from 7-12 councillors per council

2. Modified Councillor Compensation Approach

- Support for the proposed reduction of approximately 60 councillors
- Recommendation for no increase in councillor allowances, or at most a modest 5% adjustment
- Reforms designed to deliver significant cost savings to the community

Rationale for Support

Enhanced Effectiveness

- Streamlined council operations with more focused representation
- Improved decision-making processes with appropriately sized governing bodies
- Better alignment of council size with community needs and administrative efficiency

Fiscal Responsibility and Cost Savings

- Current councillor allowances are adequate for the role's responsibilities
- Taxpayer savings should be maximized through reduced councillor numbers
- Any allowance adjustment should be minimal (maximum 5%) to reflect cost-of-living pressures only

Strategic Reform

- Comprehensive approach as part of the broader Local Government Priority Reform Program
- Evidence-based reforms responding to the Future of Local Government Review
- Alignment with the Government's 2030 Strong Plan for Tasmania's Future

Community Benefit

- More effective representation with significant cost savings for taxpayers
- Improved governance structures for better service delivery
- Enhanced capacity for councils to support community wellbeing and prosperity
- Substantial taxpayer savings that can be redirected to essential community services

Implementation Considerations

This motion recognises that:

- The reforms are currently subject to public consultation
- Implementation will require careful transition planning
- The changes aim to strengthen rather than diminish local democracy
- Ongoing collaboration between state and local government is essential

GENERAL MANAGER'S COMMENTS

Council received a discussion paper on Monday, 15 September 2025, from the Minister for Local Government regarding councillor numbers and allowances. Submissions to the discussion paper are due by 7 November 2025.

Neither Councillors or Council officers have had appropriate time to review or discuss the paper and as such the motion as presented is premature and not supported at this time.

This is an important matter and one that Council should give due consideration prior to finalising their position.

QUESTIONS WITHOUT NOTICE**AO154-25 COUNCILLOR QUESTIONS WITHOUT NOTICE****FILE NO: 15/5/5**

Councillor Questions without Notice

Questions without notice may be asked by councillors, in accordance with Regulation 34 of the *Local Government (Meeting Procedures) Regulations 2025*.

The Regulation provides that a councillor may ask a question of the chairperson, another councillor, or the general manager - Reg 34(1).

In asking 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 34(2).

The chairperson must not permit any debate of a question without notice, or its answer - Reg 34(3).

The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question - Reg 34(4).

The chairperson may refuse to accept a question without notice - Reg 33(3) - if it is:

- defamatory;
- contains offensive language;
- is unlawful;
- does not relate to the activities of the Council; or
- does not meet the requirements specified in Reg 33(2).

The chairperson must give reasons for the refusal - Reg 33(4).

The chairperson may require a councillor to put a question without notice in writing – Reg 34(5).

OFFICERS' REPORTS**AO155-25 PROPOSAL FOR DISPOSAL OF PUBLIC LAND - 2 COOEE POINT ROAD (CT 117536/2), 13 AMANDA COURT (CT 54930/27), BRICKPORT ROAD (CT 121561/279 AND CT 153767/40)**

FILE NO: 5/2/2, 7609484, 1928900, 3198526
PREVIOUS MIN:

1.0 RECOMMENDATION:

“THAT Council, by absolute majority:

- 1) *Determines its intention to dispose of four parcels of public land for the purpose of sale, located at:***
 - a) 2 Cooe Point Road, Cooe, CT Volume 117536 Folio 2;***
 - b) 13 Amanda Court, Romaine, CT Volume 54930 Folio 27;***
 - c) Brickport Road, Burnie, CT Volume 121561 Folio 279 and CT Volume 153767 Folio 40; and***
- 2) *Requires that a further report be presented to Council as to the outcome of the public submission process before proceeding to a sale process.”***

2.0 EXECUTIVE SUMMARY**Purpose and Background**

Council has identified four (4) parcels of vacant land at the below locations which it intends to prepare for future sale:

- 2 Cooe Point Road, Cooe, CT Volume 117536, Folio 2
- 13 Amanda Court, Romaine, CT Volume 54930, Folio 27
- Brickport Road, Burnie, CT Volume 121561, Folio 279 and CT Volume 153767 Folio 40

The proposed parcels are listed on Council’s Public Land Register and are therefore subject to the legislative process for disposal of public land. The purpose of this report is to commence that process.

A map of each parcel is attached to this report.

Key Issues

Council must undertake a disposal of public land process which provides for a public notice period, and for any submissions to be considered before it can dispose.

The potential sale of this land presents an important opportunity for Council to facilitate additional residential development within the municipality and help address the growing demand for housing in Burnie.

3.0 SUPPORTING INFORMATION**Strategic Alignment**

This report aligns with Council's Strategic Plan Goal 2: Making liveable local communities; and Goal 3: Making sustainably built and natural environments.

Legal

Section 20 (5) of the *Local Government Act 1993* provides that Council can acquire, hold, dispose of and otherwise deal with property.

Where land is specifically classified as public land on Council's Public Land Register, Section 178 of the *Local Government Act 1993* requires that Council must undertake a disposal of public land process. This provides for a public notice period, and for any submissions to be considered before it can dispose of the land to a potential purchaser.

Guidance on the processes for the disposal of public land is provided in the attached "Sale of Public Land" information sheet produced by the Local Government Division.

Finance

The Act requires that a valuation for land by a registered valuer be obtained before Council disposes of public land. If the recommendation is passed Council will commence a commercial valuation for the land which will be provided to Council when available.

Sale of this land will increase cash reserves for Council, reduce ongoing operating maintenance costs and will provide an opportunity for future rating revenue.

Relation to Council Policy

There are no Council policies relating to this report.

Discussion

Burnie is currently experiencing significant demand for housing, including social and affordable housing options. The land identified in this report is already zoned as General Residential, making it well-suited to support the development of new homes.

Furthermore, with the introduction of major infrastructure projects such as the Marinus Link, the demand for housing in the Burnie area is expected to increase in the coming years.

The nominated land aligns with the Burnie Settlement Strategy, which provides key guidance for Council when considering the use of land. Relevant principles include:

- Promoting established settlement areas as the focus for growth and development.
- Facilitating choice and diversity in the location, form, and type of housing.
- Ensuring the sustainable use or development of land in accordance with its capability, to deliver the greatest economic and social benefit to the region's communities at minimal cost to natural values.

In addition, the Burnie City Council Playground Strategy highlights the need to consolidate open space, parks, and reserves to enable the development and enhancement of key recreational areas across the municipality.

The public submission process will provide the public with an opportunity to raise any concerns or objections, before a report is brought back to Council to make a decision on disposal.

Should the council make a future decision to dispose of the public land, the parcels will be subject to an open market process.

Health and Safety

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

Risk

Financial – If council does not proceed with the intention to sell, council will continue to incur operational costs for the maintenance of the identified land.

Strategic – The Cradle Coast Regional Land Use Strategy states that land supply within urban settlements should be sufficient to meet projected demand over a period of no less than 10 years and no more than 20 years.

Current population projections and dwelling demand scenarios indicate that the Burnie Local Government Area (LGA) has approximately 23 to 34 years of residential land supply. If Council does not actively consider the disposal of surplus, Council-owned residential land to reduce this figure, the rezoning of additional land to General Residential is likely to remain inconsistent with regional planning policy and, therefore, unlikely to be supported.

Environmental Sustainability

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

Consultation

In regard to the public land disposal process, the following steps need to occur:

- a) Council determines its intention to dispose of the subject land.
- b) Council's determination is published as a public notice, twice, in a local newspaper advising interested parties of Council's intention to dispose of the land.
- c) A notice is required to be placed at the property boundary advising of Council's intention to dispose of the land.
- d) Submissions are invited from interested parties in respect of Council's intention to dispose of the subject land.

Any submissions received within the specified time frame will be considered by Council following the completion of the statutory period.

The Act contains appeal provisions, should a person who lodges a submission, be aggrieved by the subsequent Council decision.

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 [↓](#). Cooee Point - CT 117536/2
- 2 [↓](#). Amanda Court - CT 54930/27
- 3 [↓](#). Brickport Road - CT 156273/40 & CT 121561/279
- 4 [↓](#). Sale of Public Land Information Sheet







SALE OF PUBLIC LAND

Information Sheet
21 April 2020

Introduction

The purpose of this information sheet is to provide guidance to councils on the process that must be followed when selling, exchanging or disposing of council owned public land.

As a general principle, decisions to sell, exchange or dispose of public land should be made in the best interests of the council and the community.

This information sheet does not cover the legislative requirements relating to the sale and disposal of land that is not public land, which is covered under section 177 of the *Local Government Act 1993* (the Act).

Power to deal with property

Under subsection 20(5) of the Act, a council is able to acquire, hold, dispose of and otherwise deal with property.

Furthermore, section 175 provides that a council may purchase or lease land for any purpose which it considers to be of benefit to the council or the community.

Legislative requirements

Section 178 of the Act requires a council to do certain things before selling, exchanging or disposing of public land owned by it.

In essence, the Act requires councils to notify the community regarding any proposal to sell public land and provide the community with an opportunity to have their views heard.

What is public land?

Section 177A of the Act provides that the following land owned by a council is public land:

- a public pier or public jetty;
- any land that provides health, recreation, amusement or sporting facilities for public use;
- any public park or garden;
- any land acquired under section 176 of the Act (land acquired by a council for prescribed purposes in accordance with the *Land Acquisition Act 1993*) for the purpose of establishing or extending public land;
- any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*;
- any other land that the council determines is public land; and
- any other prescribed land or class of land.

Under subsection 178(2), public land that is leased for any period by a council remains public land during that period.

Department of Premier and Cabinet
Local Government Division



Lease of public land for less than five years

Under section 179 of the Act, a council does not have to comply with the requirements of section 178 (sale, exchange and disposal of public land) if leasing public land for a period of up to five years.

Maintaining a public land register

Under subsection 177A(2) of the Act, the general manager of a council is to keep lists or maps of all public land within the municipal area and ensure that the lists/maps are available for public inspection at any time during normal business hours.

Deciding to sell public land – Open meeting and by absolute majority

Under subregulation 15(3)(c) of the *Local Government (Meeting Procedures) Regulations 2015* (the Regulations), a council must not close a meeting when it is considering proposals for the council to deal with public land under section 178 of the Act.

It is important that a council considers proposals relating to public land in open session so that the community has access to the relevant details associated with any proposal, including the decisions made by the council and the reasons behind those decisions.

As per subregulation 15(4) of the Regulations, the only instance in which a council may consider proposals to deal with public land in closed session is when it is considering a matter relating to actual or possible legal action taken by, or involving, the council.

Under subsection 178(3) of the Act, a resolution of a council to sell, lease, donate, exchange or otherwise dispose of public land is to be passed by an absolute majority¹.

Public notification of intent to sell public land and the public's right to object

Subsection 178(4) of the Act requires the general manager to notify the public of the council's intention to sell, lease, donate, exchange or otherwise dispose of public land.

In particular, the general manager is to:

- publish that intention on at least two separate occasions in a daily newspaper circulating in the municipal area;
- display a copy of the notice on any boundary of the public land that abuts a highway; and
- notify the public that objection to the proposed sale, lease, donation, exchange or disposal may be made to the general manager within 21 days of the date of the first publication.

Leading practice - Public notice of intent to sell public land

As leading practice, the public notice should be informative and enable the community to:

- clearly identify the land proposed for sale/exchange/disposal;
- understand the proposed sale/exchange/disposal process; and
- understand their right to object to the proposal and that any such objections will be duly considered by the council.

Furthermore, the public notice should include the following information:

- references to the relevant sections of the Act that the council is acting under (eg section 178 (sale, exchange and disposal of public land) and 178A (appeal);
- the specific location of the land (for example the street/property address and title details);
- a map/plan of the land;
- how the land/property is proposed to be sold, exchanged or disposed of;

1. 'absolute majority' – more than half the elected councillors, whether or not any of them are present at a council meeting'

- the timeframe for proposed sale/exchange/disposal of land;
- the timeframe for public objections and how such objections can be made; and
- how to contact the council for further information.

Considering public objections to proposed sale of public land

Subsection 178(4)(b) of the Act provides that a person may object to a council's intent to sell, lease, donate, exchange or otherwise dispose of public land.

Under subsection 178(6), a council must consider any such objections received and decide whether or not to take any action regarding the objection.

Furthermore, under subsection 178(6), within seven days of making a decision regarding an objection, a council must write to the objector to notify them of the council's decision as to whether any action will be taken.

This written notification must advise the person of the right to appeal against the council's decision under section 178A.

A person's right to appeal a council decision regarding an objection

Under section 178A of the Act, a person who lodged an objection regarding a council's intention to sell or exchange public land (under section 178) may appeal to the Resource Management and Planning Appeal Tribunal (RMPAT) against the council's decision regarding the objection made under subsection 178(6).

Such appeals must be made to RMPAT within 14 days after receiving written notification of the council's decision and must be in accordance with the *Resource Management and Planning Appeal Tribunal Act 1993* (RMPAT Act).

Furthermore, an appeal under section 178A may only be made on the ground that the decision of the council is not in the public interest in that:

- the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or
- there is no similar facility available to the users of that facility.

Possible outcomes of RMPAT appeal

Under section 178B of the Act, upon hearing an appeal against a decision of a council regarding a public objection to a council's intent to sell/dispose of public land, RMPAT may:

- confirm the council's decision; or
- set aside the council's decision; or
- set aside the council's decision and
 - substitute it for another decision; or
 - remit the matter to the council for reconsideration.

As per subsection 178A(5), a decision of RMPAT on hearing an appeal is final and section 25 of the RMPAT Act, which provides that a party to an appeal before RMPAT may appeal to the Supreme Court on a question of law, does not apply.

What if no public objections are made?

Under subsection 178(5) of the Act, if the general manager does not receive any public objections under subsection 178(4) and an appeal under section 178A is not made, then the council may sell, lease, donate, exchange or otherwise dispose of public land in accordance with its public notification of intent under subsection 178(4).

**Instances in which a council must not
decide to take action to sell,
exchange and dispose of public land**

Under subsection 178(7) of the Act, a council must not decide to take any action under section 178 if:

- any public objection regarding the sale of public land is being considered by the council;
- an appeal under section 178A has not yet been determined by RMPAT; or
- RMPAT has made a determination regarding an appeal under subsection 178B(b) or (c).

Disclaimer: Information on legislation contained in this document is intended for information and general guidance only. Such information is not professional legal opinion.

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OFFICERS' REPORTS**AO156-25 WEST PARK PRECINCT MASTERPLAN - PUBLIC CONSULTATION**

FILE NO: 2/17/9
PREVIOUS MIN:

1.0 RECOMMENDATION:

“THAT Council release the Draft West Park Precinct Masterplan for public consultation.”

2.0 EXECUTIVE SUMMARY**Purpose and Background**

To allow for the release of the Draft West Park Precinct Masterplan to the public to provide for engagement as part of our commitment to community consultation.

Key stakeholders that form the West Park Precinct User Group have been consulted and provided initial feedback on the Draft Masterplan, which has been used to shape this current rendition.

Key Issues

Council will develop an easily communicable version of the plan which will be made available to the public.

As per Councils' community engagement framework, upon completion of the community information sessions, officers will collate feedback received, request consultants make any required adjustments to the plan and present the final draft to Councillors.

The purpose of this report is to invite public feedback on the draft, before Council considers adopting the Masterplan, with any amendments, at a future meeting.

3.0 SUPPORTING INFORMATION**Strategic Alignment**

This report aligns with Council's Strategic Plan Making a Better Burnie 2044 through Goal 1: Making an active town centre; Goal 2: Making liveable local communities; Goal 3: Making sustainably built and natural environments; and Goal 4: Making culturally rich and vibrant communities.

Legal

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

Finance

Upon adoption of the masterplan, Council will need to consider future funding as part of its long term financial plan. Estimated costs associated with the plan will be provided as part of the report at the end of the consultation period.

Relation to Council Policy

This aligns with Council's Community Engagement Framework CD-CCS-CCS-001.

Discussion

Contained within this report is the Draft West Park Precinct Masterplan which has been collated based on information and recommendations garnered from consultation meetings with stakeholders of the West Park Precinct User Group. This Draft Masterplan strives to futureproof the usability and amenity of the West Park Precinct as well as make it a more community based inclusive space.

There are a number of elements within the draft plan that Council and the User Group require further feedback to make a final decision. These areas include:

- **Traffic and Access** - *Need safer, more functional access for westbound vehicles. Should a new internal one way link road connecting the UTAS carpark to the proposed sealed carpark be considered?*
- **Skate Park** – *Should the skate park be considered in this area or elsewhere? Council's current Playground Strategy suggests the skate park should be located in the View Road Reserve.*
- **Half Court Basketball** – *Is the proposed location suitable or is there potential to relocate this to a more sheltered location and integrate with the skate park?*
- **Outdoor performance space**- *Is this concept support with inclusions of necessary hardstand, power, shelter options.*
- **Sports & Oval Use** - *Recommendation to replace sight screens with portable versions, cycle track needs UCI-compliant fence and permanent relocation interchange boxes to allow for year round track use*
- **Facilities & Amenities** - *Permanent security lighting and new LED arena lighting suggested. Scoreboard replacement proposed*
- **Utilities & Infrastructure** - *Electrical upgrades are required, fire detection system upgrade flagged*
- **Landscape & Environment** - *Coastal planting suggested for erosion control, extension of penguin fence proposed. Is permeable fencing which would boost aesthetics of oval a good idea?*

The Draft West Park Precinct Masterplan includes further information and discussion points important for feedback.

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

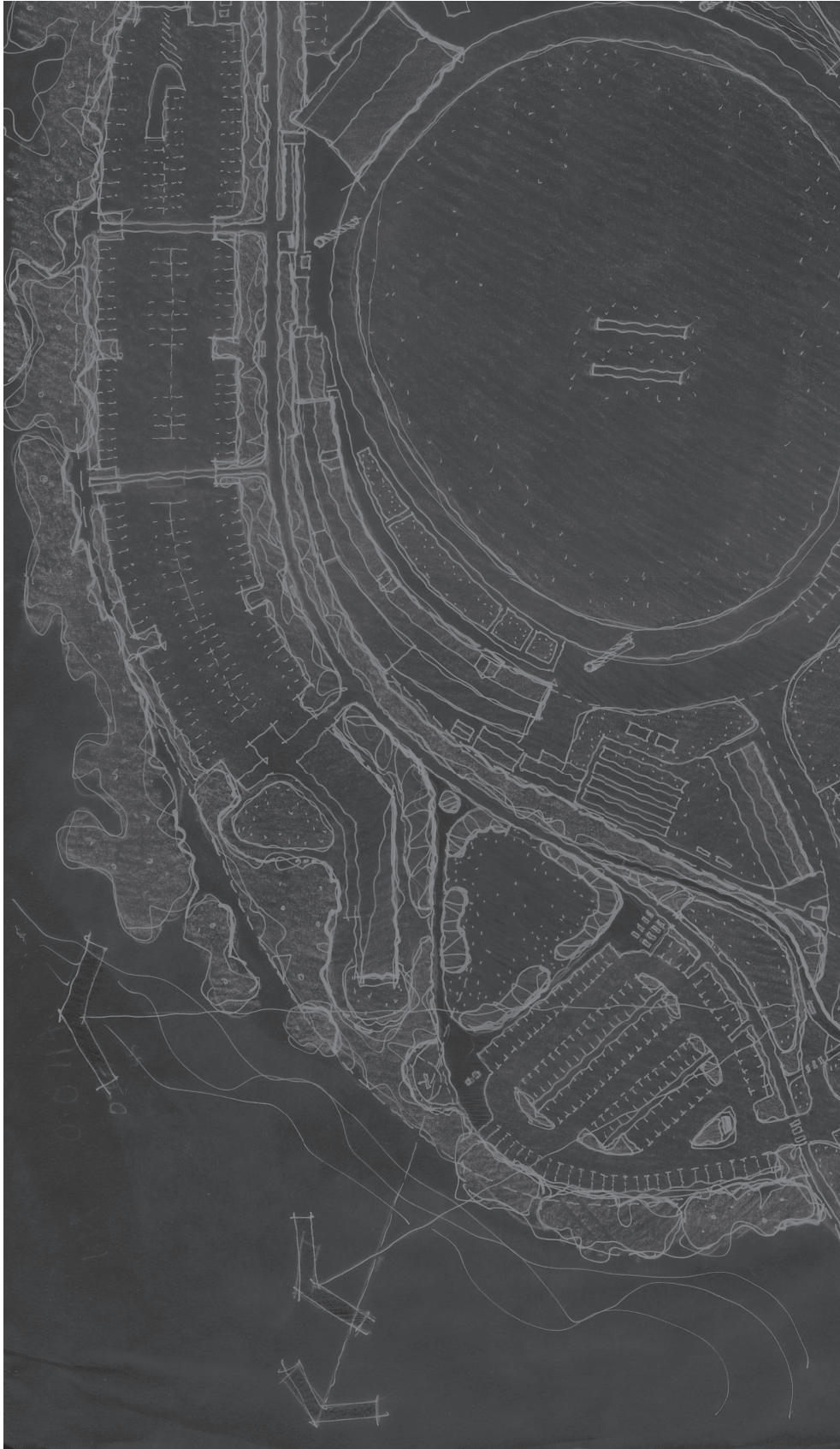
All key stakeholders that form the West Park Precinct User Group have been consulted and provided initial feedback on the Draft Masterplan, which has been used to shape this current rendition.

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

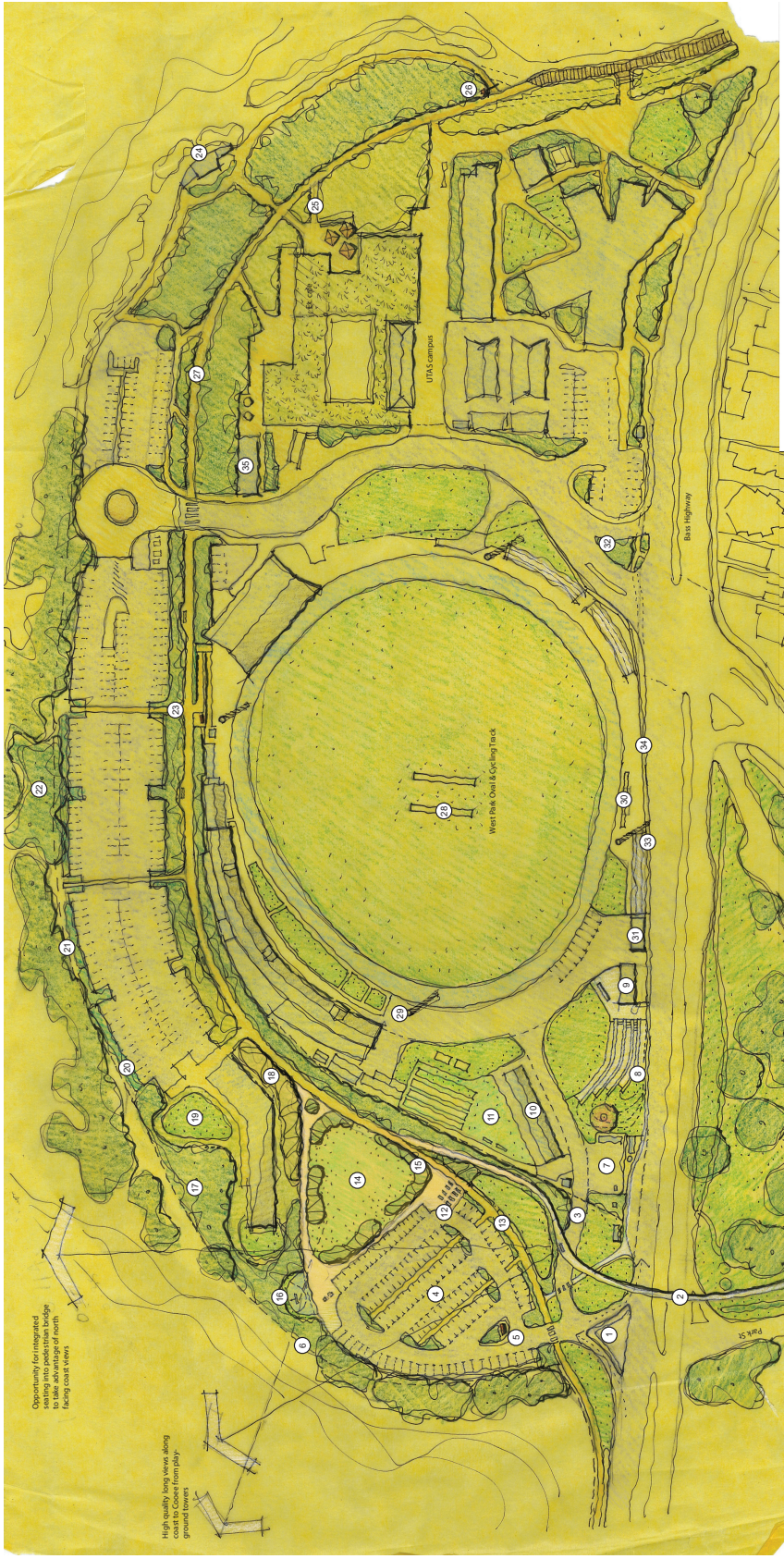
1 [!\[\]\(aab88c0d099e5d18d6533a97b13ec28d_img.jpg\)](#). Draft West Park Precinct Masterplan



↑ DRAFT MASTERPLAN PRESENTATION: WEST PARK 13.08.2025



↑ EXISTING CONDITIONS



- DRAWING LEGEND**
1. Left in and left out only modified intersection
 2. Pedestrian bridge rem. 5.2m clearance over road. Utilise rising grade in Burnie Park to minimise ramp approach. Approx. 75m DDA compliant ramp approach required in Westpark. Opportunity for a new path to connect the Burnie Park and the Burnie Park
 3. Realigned access road to road to fire up space
 4. New sealed carpark with WSDJ planting at edges- approx. 100 spaces
 5. Wayfinding signage totem near entry
 6. Continue perung protection fence along western edge
 7. Removal of house and replace with new formal fence seating on grass mound for spectating oval or events such as woodchopping
 8. New car park with protected area for queuing
 9. New car park with protected area for queuing
 10. Shed realigned and extended
 11. New turf practice widest with extended synthetic warm up space
 12. New bike parking area
 13. Continue shared pedestrian/bike path along existing rail line- including steel rail line as edging to one side to continue existing path detail- lawn for flexible use and pop up events
 14. Shelter tree planting for lawn area to incorporate seating- provides barrier to informal parking on lawn
 15. Small half-court basketball court- protected with new indigenous shrub planting to protect from wind
 16. New indigenous coastal vegetation planting to provide a measure of protection from prevailing wind
 17. New indigenous coastal vegetation planting to provide a measure of protection from prevailing wind
 18. Opportunity for sheltered lawn areas for possible outdoor performance space
 19. Opportunity for sheltered lawn areas for possible outdoor performance space
 20. Extend WSDJ carpark edge planting to treat runoff
 21. Removal of path along northern edge of carpark and revegetate
 22. New DDA compliant ramp- stronger sense of arrival entry and seating area to create suitable main entry (refer infill sketch)
 23. New DDA compliant ramp- stronger sense of arrival entry and seating area to create suitable main entry (refer infill sketch)
 24. Proposed terraced seating to accommodate visitors at Penguin
 25. New path access to create stronger connection to existing cafe
 26. Reinforce entry with external furniture, umbrellas etc- protected from wind
 27. Realign path intersection to prioritise movement- especially takes along shared path and away from Penguin observatory- reinforce with wayfinding signage totem
 28. Low level ballad lighting to illuminate whole length of shared path along shared path and away from Penguin observatory- reinforce with wayfinding signage totem
 29. Additional turf wicket
 30. Sight screens extended to cover entire wicket block
 31. Retain old ticket building
 32. Improved entry and exit signage for vehicles accessing Westpark
 33. Retain old ticket building
 34. Assess opportunities to widen and improve the safety of the existing footpath along the Bass Highway. This may occur incrementally in stages
 35. Explore collaborative opportunities with UTAS to provide shared access to bike parking and a bike repair station for use by the wider community

DRAFT MASTERPLAN

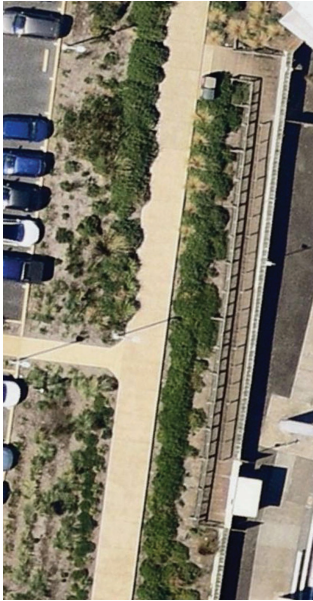
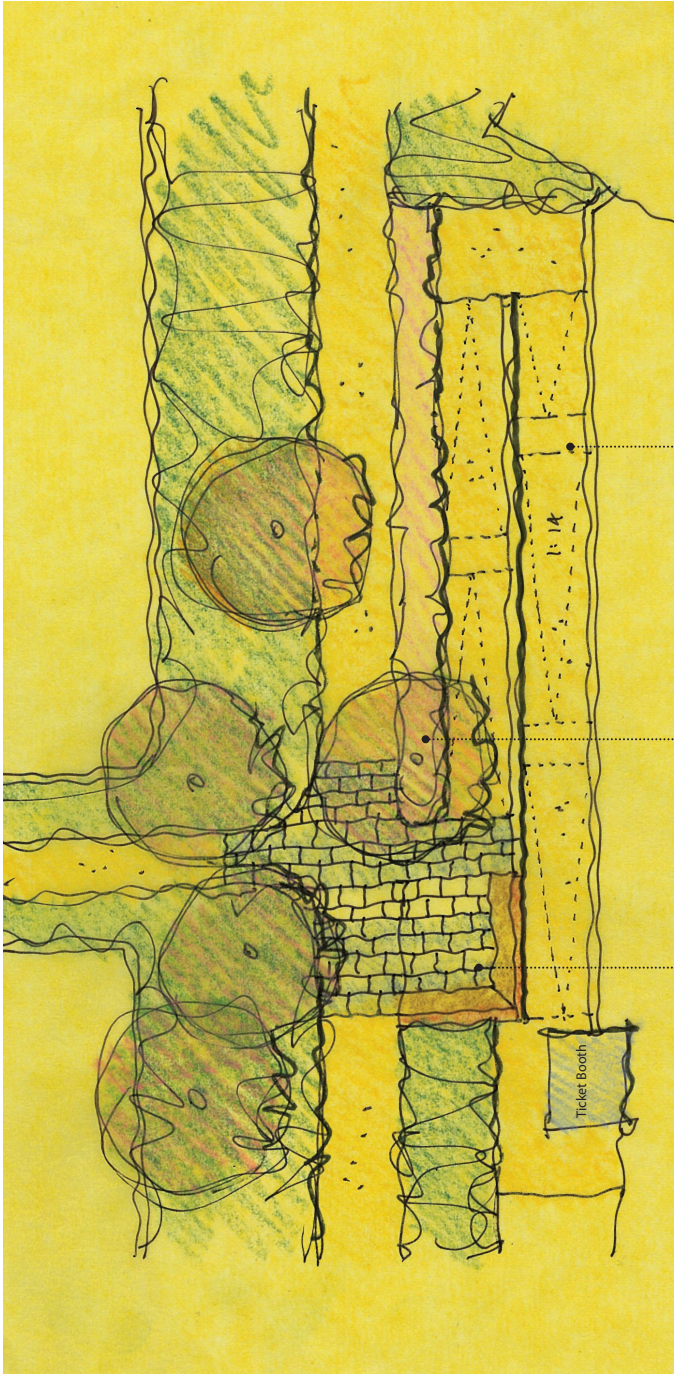


EXISTING CONDITION



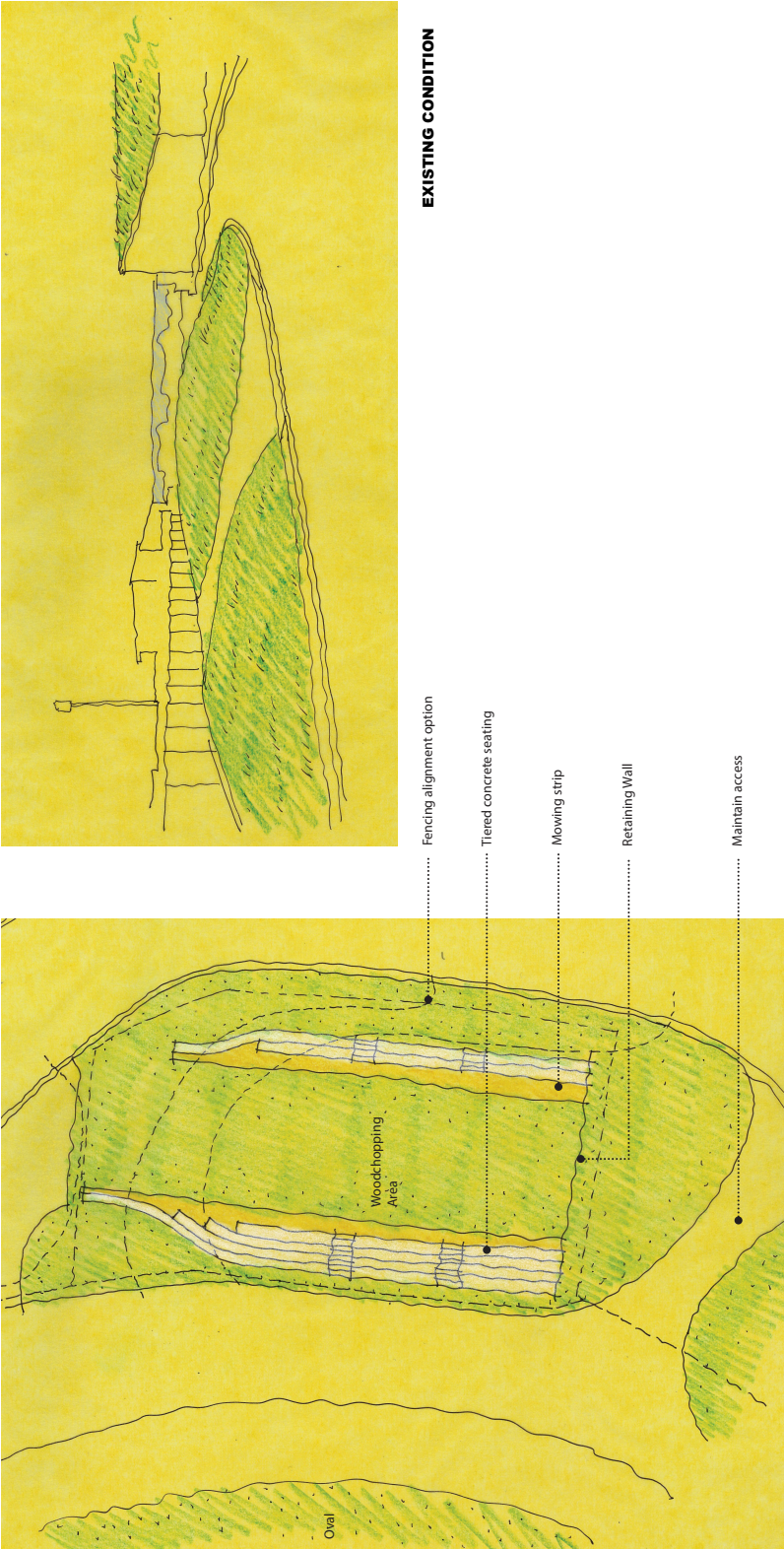
- 'Rocks' for child seating
- New coloured concrete terraced seating for approx. 60 visitors. Form to reflect nearby coastal geology formations
- Local indigenous feature planted next to seating for outdoor learning opportunities
- Existing vegetation to be retained

↑ PENGUIN OBSERVATION BUILDING CONCEPT



EXISTING CONDITION

TICKET BOOTH ENTRY RAMP CONCEPT



↑ WOODCHOPPING ARENA (OPTION B)

OFFICERS' REPORTS**AO157-25 WEST PARK CARETAKER HOUSE - DEMOLITION**

FILE NO: 5/2/2, 9448506
PREVIOUS MIN:

1.0 RECOMMENDATION:

“THAT Council engage Demolition Tas to undertake the demolition of the Caretakers House, and the remediation of site located at West Park, with a total estimated project cost of \$39,500.”

2.0 EXECUTIVE SUMMARY**Purpose and Background**

To provide Councillors with the necessary information to determine whether to approve the demolition of the Caretaker’s House at West Park and the subsequent remediation of the site.

Key Issues

As part of the Strategic Asset Management Plan, Council has committed to developing a disposal strategy aimed at reducing its asset base to strengthen its financial position.

In line with this strategy, the Caretaker’s House has been recommended for disposal for the following reasons:

- The property has been vacant since July 2024.
- It provides no ongoing service or benefit to the community.
- The asset’s condition rating exceeds Council’s agreed intervention level.
- The site occupies a significant area that could be better utilised under the West Park Masterplan.
- Retaining the property would require the development of a maintenance schedule to meet Council’s statutory obligations.

3.0 SUPPORTING INFORMATION**Strategic Alignment**

This report aligns with Council’s Strategic Plan Making a Better Burnie 2044, Goal 3: Making sustainably built and natural environments and Council’s Enablers to support the Strategic and Council Plans: Financial Management.

Legal

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

Finance

The estimated cost of demolition for the proposed works is approximately \$39,500. This includes demolition of the existing buildings, disconnection of electrical supply, planning and surveyor fees, and remediation of the site back to grass.

The asset currently incurs an annual depreciation expense of \$4,544. If retained until the end of its useful life, the total depreciation expense to Council would be approximately \$98,639.

Furthermore, once the asset reaches end of life, Council would still be required to either demolish or renew the structure—both of which would involve significant additional costs.

Relation to Council Policy

This report relates to Council's Asset Management Policy – CP-CSS-CG-016.

Discussion

The Strategic Asset Management Plan, adopted at the July 2025 Council Meeting, highlighted the need for Council to develop a disposal strategy. The purpose of this strategy is to review Council's current asset base—valued at approximately \$777 million—and identify assets for disposal to reduce long-term financial impacts.

According to Council's Asset Management Policy, the intervention level for an asset is set at a condition score of 7. At the time of this report, the Caretaker's House has been assessed at a condition score of 8, indicating the asset is in poor condition and exceeds the intervention threshold.

Historically, the Caretaker's House was used to accommodate an on-site caretaker responsible for tasks such as locking and unlocking the site, general tidying, and providing passive surveillance. These services are now managed through alternative arrangements, and the house is no longer required for operational purposes.

Council is currently developing the West Park Masterplan. In this context, the Caretaker's House is not expected to provide any future service or benefit to the site.

Structures for demolition and removal are outlined in the plan shown below.



Health and Safety

All works would be undertaken in accordance with AS 2601 The Demolition of Structures, *The Workplace Health and Safety Act 2012* and relevant regulations.

Risk

Financial – If the property is not disposed of Council will continue to incur depreciation expenses on an asset that no longer delivers a community service, while also carrying the risk of future replacement or refurbishment costs.

Assets and Infrastructure – The building requires significant investment to be brought back to a usable state and currently exceeds Council's agreed intervention threshold.

Strategic Alignment – Retaining the asset conflicts with the objectives of Council's disposal strategy, which aims to reduce the number of non-essential assets and ensure long-term financial sustainability.

Public Safety – If left vacant, the property will continue to deteriorate, potentially increasing future risks to public safety within the precinct.

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.

OFFICERS' REPORTS**AO158-25 WEST PARK OVAL - SWITCHBOARD RENEWAL**

FILE NO: 23/7/1, 9448506
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council approves:

- 1) The inclusion of \$23,000 in the 2025/26 Capital Works Program for the replacement of the switchboard at West Park; and***
- 2) The operational expenditure of up to \$24,146.96 for the replacement of electrical cabling at West Park, if deemed necessary following further assessment."***

2.0 EXECUTIVE SUMMARY**Purpose and Background**

The purpose of this report is to seek approval for capital funding to renew the failing switchboard at West Park Oval.

Key Issues

Over the last two months council have attended site multiple times to address continual power tripping at the West Park Site. Testing has been conducted on the switchboard which has indicated the breakers to the site are at end of life and require upgrading. As part of the testing it was discovered that the sub mains to the West Park Grandstand may have a fault and require replacement as part of project.

3.0 SUPPORTING INFORMATION**Strategic Alignment**

This report aligns with Council's Strategic Plan Making a Better Burnie 2044, Goal 3: Making sustainably built and natural environments and Council's Enablers to support the Strategic and Council Plans: Financial Management.

Legal

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

Finance

The cost to replace the switchboard has been quoted at \$22,607.97. In the event that the mains cables are found to be faulty, an additional cost of \$24,146.96 would be incurred by Council.

Relation to Council Policy

This report relates to Council's Asset Management Policy – CP-CSS-CG-016.

Discussion

The existing switchboard at the site has reached the end of its serviceable life, with power outages now occurring on a weekly basis. As part of the planned upgrade, there is a possibility that the existing electrical cabling may also need to be replaced. However, Council will be unable to confirm the condition of the cabling until the power supply to West Park is disconnected during the switchboard replacement.

Currently, the switchboard is freestanding in an open area, rendering a significant portion of the ground unusable. As part of this project, Council will relocate the switchboard to a more suitable location, allowing this space to be better utilised in accordance with the West Park Precinct Masterplan.

Health and Safety

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

Risk

Asset and Infrastructure - If Council does not approve funding for the switchboard replacement, it is highly likely that, in the near future, Council will be unable to restore power to West Park.

Service Delivery – Should a power failure occur, it would result in a significant disruptions to community groups and events that rely on the facility.

Financial - In the event of a complete switchboard failure, Council would be required to hire generators to temporarily supply power to West Park. This would result in additional unbudgeted costs and operational complexity, while still requiring eventual investment in the replacement of the switchboard.

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.

OFFICERS' REPORTS**AO159-25 ADDITIONAL KERBSIDE COLLECTION - CIRCULAR ROAD**

FILE NO: 34/3/22, 34/12/7
PREVIOUS MIN:

1.0 RECOMMENDATION:

“THAT Council, by absolute majority:

- 1) As a result of consultation, approve the extension of the In-zone Waste Collection service zone to include properties on Circular Road, with eligible offshoot properties on Darling, Dear, Lenna and Kingsclere Roads bringing their bins to Circular Road for collection; and***
- 2) Note the service will commence on 29 September 2025; and***
- 3) Authorise that properties added to the In-zone waste collection service zone will be charged in accordance with 3.1 Waste Management of Council’s approved rates and charges resolution for the 2025-26 financial year; and***
- 4) Approve the revised Kerbside Collection Service Area map, as attached, and make publicly available.”***

2.0 EXECUTIVE SUMMARY**Purpose and Background**

Council’s decision to transition to a regional three bin kerbside service from September 2025 has meant some rural areas, including parts of Circular Road, would no longer receive a Council waste collection. This change has prompted feedback from residents concerned about managing waste without regular vehicle access, the costs of private collection, and limited opening hours at the Waste Management Centre.

Following community engagement, including a letter drop on 19 June, a drop-in session at Ridgley, and a survey closing 11 August, Council considered whether there was sufficient support to extend the Inzone boundary.

Officers thus reviewed the survey results with this in mind along with the route and confirmed that service viability is possible if all properties on Circular Road participate, bins are placed on the same side of the road, and offshoot properties (Darling, Dear, Lenna, and Kingsclere) consolidate bins to Circular Road.

Key Issues

- Circular Road (8.01 km) is on the cusp of a viable collection route.
- Inclusion of 32 Circular Road properties and 18 offshoot properties increased the density to a viable level.
- Single-side servicing minimises vehicle movements and supports route efficiency.
- Requests from other areas, such as West Ridgley, remain unviable due to the distance and lower property density.
- If approved, the service would commence in line with the rest of the kerbside collections.

3.0 SUPPORTING INFORMATION**Strategic Alignment**

This report aligns with Council's Strategic Plan Making a Better Burnie 2044: Goal 2: Making liveable local communities and Goal 3: Making sustainably built and natural environments.

Legal

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

Under the *Local Government Act 1993*, Councils are responsible for providing waste management services that safeguard public health and safety, but the Act does not prescribe the mode of delivery.

Finance

The cost associated with the servicing the extension will be recovered as part of services charges to residents in line with Council's rates resolution.

Relation to Council Policy

This relates to the Rates and Charges Policy, and Rates Resolution adopted at the June Council Meeting.

Discussion

Circular Road currently has 32 properties, with an additional seven (7) on Lenna, six (6) on Darling Road, one (1) on Dear Street, and four (4) on Kingsclere Road. The total serviceable properties increase to 50 if bins are consolidated to Circular Road.

The road length is approximately 8.01 km. On its own, this falls short of Council's density threshold for collection viability. However, with offshoot consolidation and single-side servicing, Veolia has confirmed the route is feasible and will be undertaken within its contract pricing.

The “all-in” model, where every property contributes regardless of waste generation, is necessary for service viability and contract sustainability.

Comparisons with other rural requests (e.g., West Ridgley loop) show that Circular Road is unique, as trucks already travel the route and density improves significantly with the inclusion of offshoot properties.

Each budget cycle, service zones will continue to be reviewed for viability, including new subdivisions and adjacent areas.

The attached revised Kerbside Collection Service Area map incorporates the additional collection areas.

Health and Safety

Waste management is a core local government responsibility due to its direct impact on community health and safety. Effective collection minimises risks from odour, pests, contamination, and illegal dumping.

Risk

Risks are minimal but include inconsistent service delivery, contractor performance, and community expectations. These will be mitigated through contract management and communication.

Environmental Sustainability

The service extension supports Council’s goals to reduce reliance on landfill, increase recycling, and divert organics, aligning with state and regional strategies.

Consultation

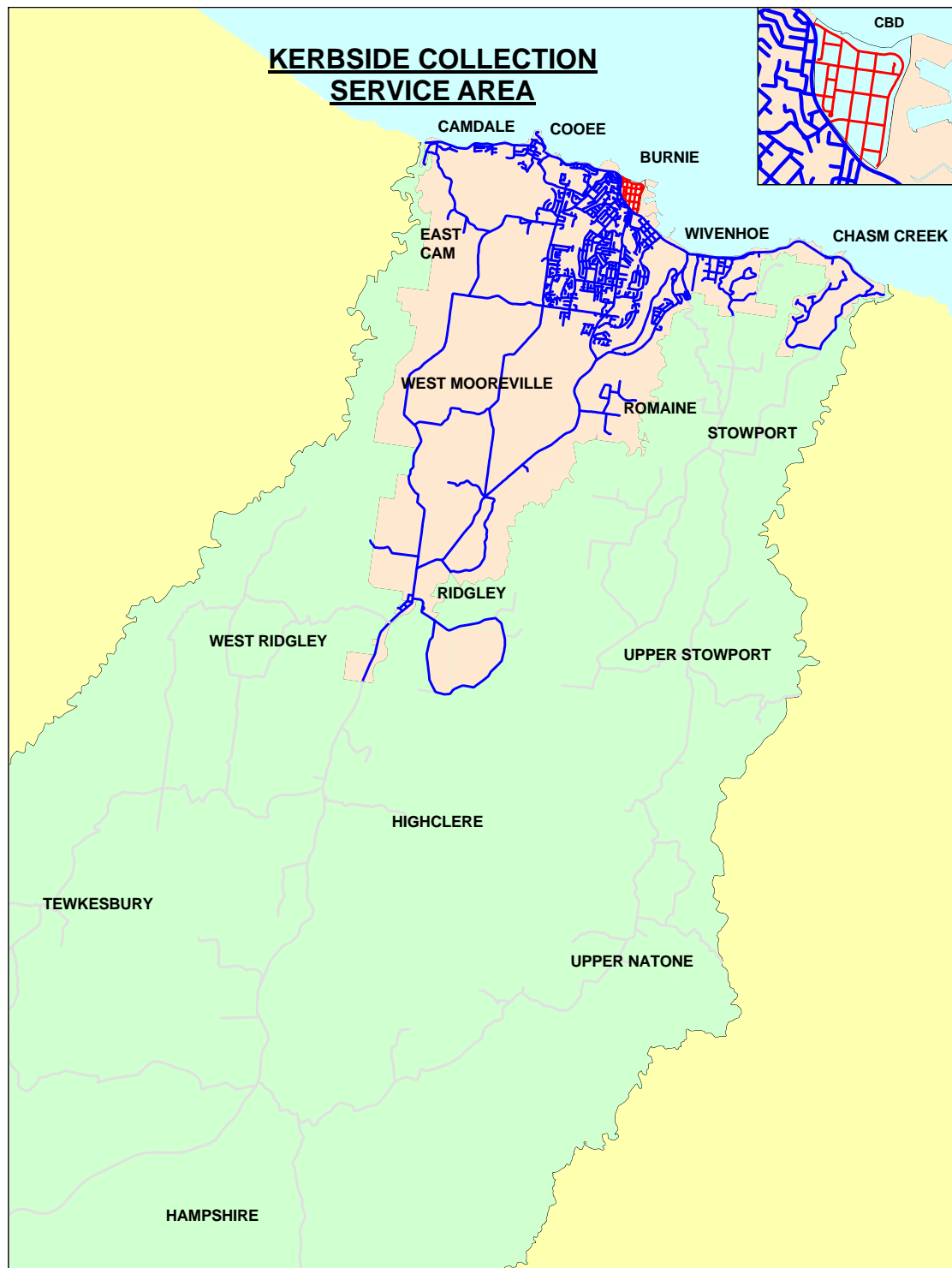
- Ridgley drop-in session held 19 June 2025
- Councillors requested officers confirm community interest before final recommendation
 - Circular Road survey (closed 11 August 2025)
 - Follow-up calls to some of the non-respondents and offshoot properties
 - Correspondence to Ridgley residents, dated 15 September 2025, copy attached

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 [↓](#). Kerbside Collection Service Area Map
- 2 [↓](#). Letter to Ridgley Residents - Circular Road Survey Results



Information shown on these maps
is compiled from numerous
sources and may not be complete
or accurate

Printed : 11/09/2025

Waste Collection Roads

- CBD
- Inzone
- Outzone - Not Serviced by BCC



PLEASE QUOTE

Your Ref:

Our Ref:

Enquiries:

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690

Phone: (03) 6430 5700

Email: burnie@burnie.tas.gov.auWeb: www.burnie.tas.gov.auWe value your feedback on our service.
Tell us about it at www.burnie.tas.gov.au/feedback

15 September 2025

To the Resident

CIRCULAR ROAD EXTENSION

Thank you for your patience throughout the review of waste services in your area. We recognise this has been a journey, from the days of an opt-in service to the news of being placed in the “outzone,” through to sharing your views at the Ridgley drop-in session and responding to the recent survey. Your feedback has been vital in helping Council reassess options.

The new service is an “all-in” model for all property types, providing three bins (landfill, recycling, FOGO) with fortnightly alternating collection. This consistent approach improves coverage, efficiency, and value for ratepayers. Landfill waste attracts a State Government levy, while diverted recyclables and FOGO organics do not, and alternating collections mean there will be no increase in the kerbside service charge.

Council’s broad aim is to provide an optimised Inzone collection, balancing coverage, efficiency, and cost-effectiveness while supporting maximum waste diversion. This includes considering road distances and property density to ensure the service is viable and sustainable, servicing the maximum number of properties for the lowest practical cost.

Following community feedback, Council requested officers test whether there was sufficient support for extending the Inzone boundary to include all of Circular Road. While the majority of properties expressed strong interest, there are some residents who prefer to manage recycling and green waste themselves and choose to opt for a weekly waste-only service or skip through a private contractor.

Councillors reviewed these results alongside the service route options presented by officers and confirmed that viability may be possible if all Circular Road properties participate, bins are placed on the same side of the road, and if offshoot properties (Darling Road, Dear Road, Lenna Road, and Kingsclere Road) are included and consolidate bins to Circular Road.

To formally extend the service, a recommendation will be presented at the September Council Meeting on **Tuesday, 23 September 2025**. If endorsed, bin delivery and the start of collections will occur as soon as possible in early October, the prorata fee for this service is \$265 for nine months from October 2025 to June 2026. Please tune into the livestream to follow the meeting.

- 2 -

We acknowledge that residents in West Ridgley raised similar requests. Comparisons with other rural areas (e.g., the West Ridgley loop) show that Circular Road is unique, as the kerbside service was already servicing the start of Circular Road and the density improves with the inclusion of offshoot properties. West Ridgley is not viable currently due to lower property density, but Council reviews service zones each budget cycle, considering optimisation, diversion rates, and new subdivisions.

Additionally, in response to feedback received at the Ridgley drop-in session, Council will also extend Waste Management Centre hours for two days each fortnight in October and November as part of a Spring Clean campaign, and details will be communicated shortly.

Once again, thank you for the thoughtful input you have provided. Council values the contribution of Ridgley residents in shaping services that are both fair and sustainable for our community.

Yours sincerely



Damien Aherne
Director Operations
Burnie City Council

OFFICERS' REPORTS**AO160-25 WASTE MANAGEMENT - TASMANIAN REFUSE IMPACT STUDY**

FILE NO: 34/12/3
PREVIOUS MIN:

1.0 RECOMMENDATION:

“THAT Council note the attached Tasmanian Refuse Impact Study Executive Report and the ongoing work of the Tasmanian Waste and Resource Recovery Board.”

2.0 EXECUTIVE SUMMARY**Purpose and Background**

The Tasmanian Reuse Impact Study is an initiative of the Tasmanian Waste and Resource Recovery Board to measure the financial, social and environmental impact of the reuse industry in Tasmania.

A report detailing the findings of the study was released in March 2025. The findings of this study will be used to guide decision making around resource allocation towards this vital contributor to statewide waste reduction.

The data has also informed the development of the Reuse Impact Calculator that enables reuse organisations and Councils to easily assess, quantify and demonstrate the environmental, economic and social impact generated through their Resale shops located within the waste transfer stations, for example.

The full report is attached, and the reuse impact calculator can be found here: <https://www.charitablereuse.org.au/about/policies-and-projects/tas-reuse-impact-calculator/>.

Key Issues

Reuse is the third pillar in the waste management hierarchy; the acceleration of reuse practices is crucial to supporting the reduction of Australia’s waste generation. Accelerating reuse is the third best thing that all Australian Governments can do to reduce the environmental impact of waste, after avoid and reduce.

In summary, in the 2023/24 financial year it is estimated that reuse organisations in Tasmania:

- rehomed 13.9 million second-hand items, or 11,000 tonnes, equating to 24 items per person, or 19.3 kilograms per person;

-
- of these items, 10.8 million were resold in Tasmania, 77,000 were donated to welfare recipients and the remaining 3 million items were reused overseas;
 - generated paid employment for an estimated 414 full time equivalents (FTEs), including 192 FTEs facing barriers to employment, such as people with a disability and the long-term unemployed. Further, an estimated 615 FTEs volunteer their time across reuse organisations;
 - provided an estimated \$147 million in community savings, or about \$600 of savings per household;
 - reinvested \$8.3 million into social and community programs. This includes support for people facing homelessness, people with a disability, youth, elderly people, families, and other social and community support;
 - provided an estimated 30,000 hours of training to their paid staff and volunteers. This included work-readiness training, life skills, case management support and professional development;
 - avoided the direct consumption of about 5,300 tonnes of virgin materials that would otherwise be used to produce equivalent new products; and
 - saved an estimated 70,000 tonnes of Carbon dioxide equivalent (CO₂-e), 2,700 megalitres (ML) of water and 37,000 hectares (ha) of land.

The study found that reuse organisations repair less than 1% of all reused items and most repair occurs offshore. Of items that are exported from Australia, up to an estimated 100 tonnes are repaired internationally. Locally, it is estimated that <50 tonnes of items are repaired.

Local Burnie examples include, but are not limited to:

- The Burnie Resale Tip Shop
- Burnie Men's Shed
- Various Retail Op Shops
- Recycle Rewards Container Refund Scheme
- Recovery Loop at the Waste Management Centre

3.0 SUPPORTING INFORMATION

Strategic Alignment

This report aligns with Council's Strategic Plan Making a Better Burnie 2044 Goal 3: Making sustainably built and natural environments.

Legal

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

Finance

In addition to calculating the savings in money paid towards the Statewide Waste Levy, Council can use the [Impact Calculator](#) to estimate the generated revenue, cost of living relief, social investment and employment, for each tonne of textile, homewares or building and hardware waste that moves through the resale shop. For example, 1 tonne of building and hardware materials diverted from landfill through the resale shop will generate \$1,500 of revenue, provide \$8,700 of cost-of-living relief and \$2,400 of social investment and employ 0.031FTE staff.

Relation to Council Policy

The Cradle Coast Waste Management's (CCWMG) strategic vision is to *Deliver a sustainable community in the Cradle Coast region of Tasmania by implementing strategies which minimise waste through increases in waste diversion and recovery.*

CCWMG prepares a five-yearly Strategic Plan which details projects and strategies for improvements in resource recovery and waste reduction for member councils and the region's residents and businesses. This Annual Plan and Budget marks the third year of the CCWMG 2022/23 – 2027/28 Strategic Plan Actions.

The objectives of the CCWMG Strategic Plan 2023/28 are:

- 1) by 2028, establish regionally consistent practices for waste management in all member council areas for consistent waste contracts, services and best practice principles
- 2) by 2028, target 60% MSW resource recovery
- 3) by 2028, target <10% contamination rate in kerbside recycling bins (based on annual kerbside recycling auditing)
- 4) by 2028, phase out priority single-use plastics.

Discussion

The Strategy identified 43 actions to be implemented over the five year plan.

Action 7 required the group to develop a Reuse Shop Best Practice Guideline for Councils to use and distribute to their reuse shop operators. This guide was developed and distributed to Councils in September 2024. The Tasmanian Reuse Impact Study further supports the necessity for Council to ensure that their reuse shops are being operated as effectively as possible to maximise the environmental, social and economic benefits of the reuse industry within their municipality.

This work supports the following objectives of The Tasmanian Waste and Resource Recovery Strategy 2023-2026:

- Understanding material flows, infrastructure capacity, supply chains and priorities;
- Understanding priorities for resource recovery, research and development activities; and
- Increasing reuse and recovery.

Being able to calculate the quantity of waste being diverted from landfill through the reuse market also enables the state to measure its progress towards meeting the targets put forward by The National Waste Policy 2024, of reducing total waste generated by 10% per person by 2030, as well as providing publicly available data to support better consumer, investment and policy decisions.

A copy of the Tasmanian Refuse Impact Study – Executive Report – March 2025 is attached.

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

Tasmania's reuse sector punches above its weight, facilitating large reuse volumes despite a small population and high transport costs. It plays a vital role in sustainable development by creating jobs, generating economic value, supporting community programs, and delivering significant environmental benefits. These findings highlight the need to strengthen and expand reuse initiatives to maximise their impact and provide valuable insights for shaping policies that support reuse and accelerate Tasmania's transition to a circular economy.

Consultation

A total of 172 reuse shops were identified in Tasmania, across a scope of organisations including charity reuse/op shops, other not-for-profits, second-hand clothing shops, rent-a-racks, and tip shops. This is equivalent to 30 reuse shops per 100,000 people. Most reuse shops were either part of large organisations with multiple shops (7 or more), or are small, independent organisations with one shop. Data on reuse volumes were collected via a survey with organisations that use point-of-sales data wherever possible.

It is important to note that one of the biggest reuse markets: Facebook, was not included in this study. Facebook marketplace, along with all the local online community buy and sell pages would also play a significant contribution to this economy and its economic and environmental impact on the reuse industry should not be underestimated.

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

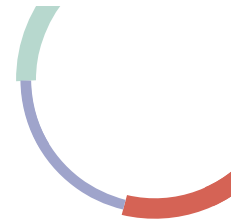
- 1 [↓](#). Tasmanian Refuse Impact Study – Executive Report – March 2025



TASMANIAN REUSE IMPACT STUDY

Executive Report - March 2025





This project is an initiative of Charitable Reuse Australia and the Tasmanian Waste and Resource Recovery Board. This report was prepared by Rawtec.

Rawtec (2025), Tasmanian Reuse Impact Study: Executive Report, Charitable Reuse Australia and Tasmanian Waste and Resource Recovery Board. 13 March 2025.

Acknowledgment of Country

We acknowledge the Traditional Owners and Custodians of Country throughout Australia and their deep cultural and spiritual connections to the land, sea, and waterways. We pay our respects to their Elders past and present and recognise their enduring cultures and traditions.

Recognition and thanks to project contributors

We extend our sincere gratitude to the individuals and organisations who contributed to this study, as listed in the Introduction section of this report. Your support has helped make this significant project possible.

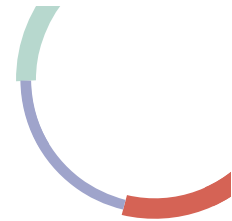
Important notes

This document has been prepared by Rawtec Pty Ltd (Rawtec) for *Charitable Reuse Australia* and the Tasmanian Waste and Resource Recovery Board. Rawtec has compiled this report in good faith, exercising due care and attention. The information contained within this document is based upon sources, experimentation and methodology which at the time of preparing this document were believed to be reasonably reliable and the accuracy of this information subsequent to this date may not necessarily be valid.

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Foreword

Omer Soker, CEO, Charitable Reuse Australia

Charitable Reuse Australia commends the Tasmanian Waste & Resource Recovery Board for its Circular Economy leadership and vision to fund this important data study to quantify the triple bottom line impact of reuse (and repair) in the state.

Tasmania has a long history and culture of reuse, with Tasmanians already known as Australia's most generous donors of preloved items to charity, reflecting the state's well-known stewardship of the environment with its commitment to society in helping those in need.

Reuse is second only to reducing consumption for environmental benefits. Accelerating reuse is the second-best thing that all Australian Governments can do to drive environmental impact.

It is heartwarming to see Tasmania take this leadership role and become the second Australian Government after New South Wales to step up and embrace the challenge and opportunity of accelerating reuse at the top of the Waste Hierarchy. These two governments are setting the tone for the rest of Australia to follow.

A Circular Economy is essential for the sustainability of our environment, our society and our economy. However, no one can create it alone, because the road to circularity is founded in collaboration and collective actions that are framed by the Waste Hierarchy.

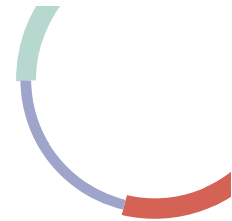
The Tasmanian Reuse Impact Study embodies all these values of circularity in action, as a world-leading Australian initiative

to accelerate the transition to a Circular Economy through higher order priorities. This is the first time that the environmental, economic and social benefits of reuse have been comprehensively measured in the state. The foundation of this study are the National Reuse Measurement Guidelines developed in partnership with Monash University, supported by world leading environmental conversion factors, that define a standardised approach to collecting, interpreting and reporting on reuse impact data.

The datasets from the Tasmanian Reuse Impact Study outlined in this report are as inspiring as they are powerful. Used effectively, they can inform the development of Circular Economy policy in Australia, as well as providing essential insights into the size, structure and unique characteristics of reuse in Tasmania. They also provide a credible evidence base demonstrating the importance of higher order interventions like reuse. In short, these datasets prove what the Waste Hierarchy has known all along – that the most effective interventions are prioritised at the top.

These datasets also drive the Tasmanian Reuse Impact Calculator that enable reuse organisations and councils to easily assess, quantify and demonstrate the environmental, economic and social impact generated through their reuse activities.

It has been a delight working with the Waste & Resource Recovery Board in this collaborative study.



Foreword

Pam Allan, Chair, Tasmanian Waste and Resource Recovery Board (WRRB)

The Tasmanian Waste and Resource Recovery Board is pleased to have partnered on this important project.

Understanding the scale and impact of reuse and repair across Tasmania is essential for strategic planning and identifying opportunities to support the sector. Reuse sits high in the waste hierarchy, helping to extend the life of products and materials within the economy. This aligns with the Vision of the Tasmanian Waste and Resource Recovery Strategy 2023-26.

Tasmania - a place where
nothing is wasted

Tasmanians have long embraced the principles of reuse, recycling, and waste reduction, even if the term "circular economy" is relatively new. The Board is committed to strengthening Tasmania's circular economy—reducing waste and emissions while enhancing sustainability and liveability. Recognising the value in materials that might otherwise go to landfill is key to this approach, and we support further investment in programs that boost recovery and reuse.

The Tasmanian Reuse Impact Study highlights where reuse and repair are an essential part of the life of Tasmanians. The Board looks forward to reviewing its findings and identifying ways to enhance reuse efforts for the benefit of all Tasmanians and the environment.

Executive Summary

About the Project

Tasmanians take pride in their strong reuse culture, rehoming millions of secondhand goods each year. Charitable Reuse Australia, in partnership with the Tasmanian Waste and Resource Recovery Board (WRRB), undertook this project to measure reuse activity and its impacts using Monash University's National Reuse Measurement Guidelines. Rawtec conducted the research, with support from an industry reference group representing several Tasmanian reuse organisations. The study showcases how the sector delivers significant benefits, including job creation, consumer savings, carbon emission reductions, and more.



Executive Summary

Key Findings

The study covered reuse activity across charity shops, not-for-profit reuse organisations, secondhand clothing shops, rent-a-racks, tip shops, and commercial reuse collectors/exporters. 172 reuse shops operate in Tasmania, representing 30 shops per 100,000 people. In 2023-24, these organisations:

Volume of Reuse

Reused an estimated

13.9 million

secondhand items.



Economic Value

Sold or donated secondhand goods that are reused valued at approximately

\$54 million

in 2023-24.



Contributions to Social and Environmental Purposes

Raised an estimated

\$8.3 million

in funds that was reinvested into social and community programs and initiatives.

Cost of Living Relief

Saved the Tasmanian community an estimated

\$147 million

through selling and providing secondhand goods, compared to buying new items.



Employment Impact

Paid Employment

Generated approximately

414 full-time

equivalents (FTEs), including 192 FTEs for individuals facing barriers to employment.

Paid Employment Compared to Recycling

Generated

34 times more jobs

than recycling (on a per tonne basis).

Volunteers

Employed

615

full-time equivalent (FTE) volunteers across TAS.



Executive Summary



Training and Skill Development

Provided an estimated
30,000 hours
of training to their paid staff
and volunteers.



Repair

An estimated
100 tonnes
of secondhand items were repaired both
onshore and internationally

Community Engagement

Facilitated an estimated
3.4 million
transactions between the public
and reuse shops.



Environmental Impact



Waste Diversion

Diverted an estimated
11,000 tonnes
of products from landfill to reuse.



Water Savings

Saved approximately
2,700 megalitres
(ML) of water, equivalent to the volume of
1,100 Olympic-sized swimming pools.



CO₂-e Emissions

Saved an estimated
70,000 tonnes
of CO₂-e, equivalent to removing
30,000 passenger vehicles
from the road.



Land Use

Saved about
37,000 hectares
of land, equivalent to the size of
51,000 soccer pitches.



Virgin Materials

Avoided the direct consumption
of an estimated
5,300 tonnes
of virgin materials contained in
displaced products.¹

These estimates are based on an Environmental Conversion Factors study by Lifecycles, examining the environmental impacts of products displaced by reuse.

¹ Secondhand products do not displace new products on a one for one basis. This estimate accounts for displacement rates and only includes the avoided virgin materials in the displaced end products. Secondhand displacement rates at which consumers displace new items for new, are assumed at 35% for Clothing and Footwear, 54% for furniture, and 50% for all other items. Additional volumes of virgin materials are avoided upstream (e.g. offcuts from producing textiles) but were not quantified in this study.

Executive Summary

Challenges

Tasmanian reuse shops face significant challenges, including volunteer shortages, a greater reliance on paid staff, limited storage and challenges managing dumping of unusable items. Fast fashion has lowered donation quality, while rising rent, wages, and waste fees add financial pressures. Large travel distances increase the costs of doing business. Poor public awareness of what items are suitable for donation add to costs and inefficiencies. There is a critical need for increased support in managing the lifecycle of products.

Opportunities

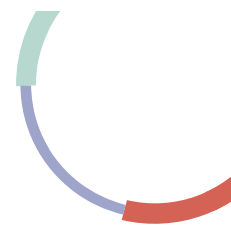
Reuse organisations identified key opportunities for support across several areas. Expanding volunteer recruitment through partnerships and government programs, along with investing in staff training, can strengthen workforce capacity. Establishing local textile recycling and improved repair capacity would provide a solution for items unsuitable for reuse. Financial sustainability can be improved by securing long-term funding, negotiating better lease terms, and reducing costs. Advocacy for infrastructure funding, supportive policies, and national schemes can enhance sustainability. Marketing efforts, including digital platforms and promotional campaigns, can increase customer outreach. Strengthening collaboration within the sector and engaging the community through targeted donation drives and government-supported behaviour change campaigns will further support reuse initiatives. Beyond these opportunities, implementing effective product stewardship schemes is a key initiative for expanding reuse through ensuring responsible design, collection, and redistribution of products.

Closing remarks

Tasmania's reuse sector punches above its weight, facilitating large reuse volumes despite a small population and high transport costs. It plays a vital role in sustainable development by creating jobs, generating economic value, supporting community programs, and delivering significant environmental benefits. These findings highlight the need to strengthen and expand reuse initiatives to maximise their impact and provide valuable insights for shaping policies that support reuse and accelerate Tasmania's transition to a circular economy.



Introduction



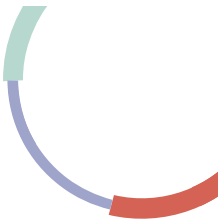
About the Project

Tasmanians take pride in their strong reuse culture, rehoming millions of secondhand goods each year. This study estimates reuse activity and impacts in Tasmania in 2023-24. The project demonstrates the immense benefits that the sector delivers, including employment, consumer savings, raising funds for charitable programs, carbon emission reductions and more.

Who is behind this study?

This project is an initiative of Charitable Reuse Australia in partnership with the Tasmanian WRRB. Rawtec was engaged to lead research for the project with support from the industry reference group (listed below).

Project partners	Charitable Reuse Australia and the Tasmanian Waste and Resource Recovery Board (WRRB)
Lead researcher	Rawtec
Project team and members of industry reference group	Omer Soker, Salma Ghoraba (Charitable Reuse Australia), Taryn Townsend (Hobart City Mission), Peter Freak (Launceston City Mission), Alasdair Wells, Clare Lond-Caulk (Natural Resources and Environment Tasmania), Kat Heinrich, Lucas De Garis (Rawtec), Tom Crawford (Resource Work Co-operative), Sam Brough (St Vincent de Paul Society), Susannah Slatter (Uniting Vic/Tas), Hugh Christie, and Pam Allan (Tasmanian WRRB).
Organisations that participated in research	ADRA Australia, Australian Red Cross, Beaconsfield Neighbourhood House, Dress for Success Tasmania, Garage Sale Trail, Glenorchy Tipshop, Huonville Reuse Shops, Hobart City Mission, JustWaste, Kingborough Waste Services, Launceston City Mission, Lifeline Tasmania, Longford Rotary Community Shop, Recycle Care Australia, Recycled Recreation, Redress Hub, Resource Work Cooperative, Rollin' Preowned & Thrift, Salvos Stores, SCR Group, Self Help Workplace, St Marys Op Shop, St Vincent De Paul Society, Statewide Australia, Swan's Moonah Bookshop, Tassie Twos Vintage, That Preloved Place in Sorell, The Finders, The Hub Op Shop, and Vincent Industries.



How was data collected and reported?

The project adopted the National Reuse Measurement Guidelines (Monash University) to quantify reuse activity across Tasmania and estimate triple bottom line impacts. Data on reuse volumes was collected via a survey with Tasmanian reuse using point-of-sales data wherever possible. In addition, a subset of data was collected on repair prior to reuse.

What reuse activity is covered in this report?

This project estimates reuse activity across Tasmanian reuse organisation types listed in Table 1. This includes charity reuse/op shops, other not-for-profits², secondhand clothing shops, rent-a-racks, and tip shops. These organisations are referred to throughout the report as ‘reuse organisations’.

Reuse activities not captured in this study include pawnshops, salvage yards, auction houses, commercial secondhand furniture shops, reclaimed timber shops³ and online marketplaces. The project survey could be expanded in future years to capture these additional volumes of reuse activity.

Pre-consumer items are new items sold/donated from retailers and manufacturers to organisations for resale. These items were excluded from the project analysis because they have not previously been worn or used, and therefore are not technically counted as ‘reuse’.

Table 1: Reuse organisation types included, separately reported, and not captured in study

Reuse Organisation Types Included	Not Captured
<ul style="list-style-type: none">● Charity reuse / op shops● Other not-for-profit reuse shop²● Secondhand clothing shops (commercial)● Secondhand bookshops (commercial)● Rent-a-racks and consignment shops● Commercial reuse collectors/exporters● Tip shops (both council and third-party run)	<ul style="list-style-type: none">● Pawnshops● Auction houses● Commercial secondhand furniture shops and salvage yards● Online marketplaces● Reclaimed timber shops³

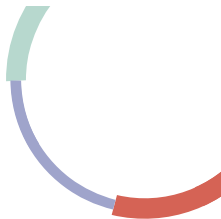
² includes other not-for-profit reuse organisations that don't identify as traditional charities, with their focus on enterprise to help society.

³ reclaimed timber was captured, but not from organisations that handle timber exclusively.



Reuse Shops

We identified a total of 172 reuse shops in Tasmania across the scope of organisations included in the project (Table 2). This is equivalent to 30 reuse shops per 100,000 people. Most reuse shops are either part of large organisations with multiple shops (7 or more), or are small, independent organisations with one shop.



In Tasmania there are
30 reuse shops
per 100,000 people

Table 2: Distribution of reuse shops amongst size of organisation across Tasmania

	Number of shops	Proportion of shops
Large Organisations (7+ shops each)	79	46%
Medium Organisations (2-6 shops each)	23	13%
Small Organisations (1 shop each)	70	41%
Total	172	100%

Table 3 provides a breakdown of types of reuse shop by region. We identified:

- **81** reuse shops in in South Tasmania, **50** reuse shops North Tasmania, and **41** reuse shops in North West Tasmania, or
- **128** Charity/ NFP reuse shops⁴ , **20** tip shops, and **24** commercial reuse shops⁵.

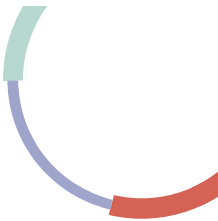
Table 3: Distribution of reuse organisations across Tasmania

	Charity/ NFP reuse shops ⁴	Tip Shops	Commercial reuse shops ⁵	Total
South Tasmania	56	7	18	81
North Tasmania	40	6	4	50
North West Tasmania	32	7	2	41
Total	128	20	24	172

⁴ includes Neighbourhood Houses/Community Centres with op shops.

⁵ includes Rent-a-racks/Consignment shops, and commercial secondhand bookshops.

Items Reused



In 2023-24, an estimated 13.9 million secondhand items were rehomed through Tasmanian charity shops, other not-for-profits, secondhand clothing shops, rent-a-racks, commercial reuse collectors/exporters and tip shops. This equates to 24 items per person, and 11,000 tonnes or 19.3 kilograms per person. Of these items, 10.8 million were resold in Tasmania. Additionally, 77,000 were donated to welfare recipients. The remaining 3 million items were reused overseas (Table 4).

Table 4: Estimated number of items reused by reuse organisations in Tasmania, 2023-24. Totals may not sum due to rounding.

	Items (#/yr)	Weight (t/yr)
Resold in Tasmania	10,750,000	10,000
Donated to Tasmanian welfare recipients	77,000	<100
Sold for overseas export and reuse	3,070,000	1,000
Total	13,890,000	11,000
Per Tasmanian	24 items/person	19.3kg/person

Table 5 provides a further breakdown of items locally reused (resold or donated) by region. An estimated:

- **4.7 million** items weighing 4,200 tonnes are reused in South Tasmania
- **3.2 million** items weighing 3,000 tonnes are reused in North Tasmania, and
- **2.9 million** items weighing 2,900 tonnes are reused in North West Tasmania

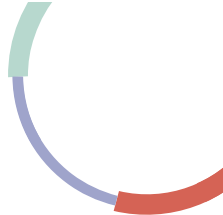
Table 5: Estimated number and weight of locally reused items by region in Tasmania, 2023-24. Totals may not sum due to rounding.

	Items reused (#/yr)	Weight reused (t/yr)
South Tasmania	4,710,000	4,200
North Tasmania	3,190,000	3,000
North West Tasmania	2,920,000	2,900
Total resold and donated in Tasmania	10,820,000	10,000

Table 6 provides a further breakdown of items reused by product category. Of the 13.9 million items:

- **7.8 million** items (or 2,400 tonnes) were clothing
- **700,000** items (or 400 tonnes) were other textiles
- **230,000** items (or 4,700 tonnes) were furniture and large appliances
- **4.7 million** items (or 1,600 tonnes) were smaller household items, and
- **490,000** items (or 1,900 tonnes) were building and hardware items (such as wood and timber products).

Table 6: Further breakdown of data from Table 4 showing the estimated number of items reused and weight (tonnes) per product category, 2023-24. Totals may not sum due to rounding. Note that these categories are based on the National Reuse Measurement Guidelines, which are drawn from the ABS charter of national accounts.



	Items reused (#/yr)	Weight reused (t/yr)
Clothing & textiles	8,520,000	2,900
Clothing	7,830,000	2,400
Clothing (knitwear)	240,000	100
Clothing (other than knitwear)	4,140,000	1,200
Clothing (not specified)	3,080,000	900
Footwear	370,000	200
Textiles	700,000	400
Raw textiles and fabrics	55,000	<100
Products and carpet	320,000	300
Handbags and suitcases	210,000	100
Other Textiles (not specified)	120,000	<100
Household and homewares, toys and games	4,880,000	6,300
Furniture and large appliances	230,000	4,700
Indoor furniture	350,000	2,300
Whitegoods and large appliances	75,000	2,400
Smaller items	4,650,000	1,600
Cushions and furnishings	90,000	<100
Glassware	300,000	100
Ceramics and pottery	460,000	200
Metal homewares, cutlery and cookware	470,000	100
Toys, sports, games, art supplies and bric a brac	630,000	200
Books, magazines, software and video games	1,030,000	300
Music and videos	320,000	100
Computers, peripherals and home electronics	170,000	100
Homewares/ bric a brac / electronics (not specified)	1,180,000	600
Building and hardware	490,000	1,900
Wood and timber products	180,000	300
Outdoor tools and machinery	66,000	300
Wood and timber products	19,000	200
Plastic products	20,000	<100
Rubber products	<100	<100
Ferrous metal	4,900	<100
Non-ferrous metal	<100	<100
Other (not specified)	200,000	1,100
Total	13,890,000	11,000

Economic Impact

Employment

Reuse organisations generated paid employment for an estimated **414 full time equivalents** (FTEs) in 2023-24. This includes **192 FTEs facing barriers to employment**, such as people with a disability and the long-term unemployed. Further, an estimated **615 FTEs volunteer** their time across reuse organisations.

Reuse provides more jobs on a per tonne basis than recycling and landfill:

- The estimated direct FTE employment per 10,000 tonnes of waste is 9.2 for recycling and 2.8 for landfill disposal.⁶
- This compares to 311 paid FTEs per 10,000 tonnes of material handled for reuse (Table 7).

In other words:



Reuse generates
34 times
more jobs than recycling
(on a per tonne basis).



Reuse generates
111 times
more jobs than landfill
(on a per tonne basis).

Table 7: Estimated employment by reuse organisations in Tasmania, 2023-24. Totals may not sum due to rounding.

	Paid (FTEs)	Volunteer (FTEs)	Total (FTEs)
Open employment	222	210	432
Barriers to employment	192	405	597
Total	414	615	1,028
FTEs per 10,000 tonnes handled⁷	311	463	774

⁶ Access Economics (2009), Employment in waste management and recycling.

⁷ Denominator used accounts for the fact that material is handled twice in some instances across multiple organisations. E.g. material donated to a charity may be then sent to a commercial reuse collector/exporter. Total tonnes handled for reuse = 13,300 t/yr, whereas total tonnes reused = 11,000 t/yr.

Table 8 provides a breakdown employment by region. An estimated:

- **188** paid FTEs and **271** volunteer FTEs in South Tasmania
- **117** paid FTEs and **184** volunteer FTEs in North Tasmania
- **109** paid FTEs and **160** volunteer FTEs in North West Tasmania

Table 8 Estimated number of FTEs by region in Tasmania, 2023-24. Totals may not sum due to rounding

	Paid (FTEs)	Volunteer (FTEs)
South Tasmania	188	271
North Tasmania	117	184
North West Tasmania	109	160
Total	414	615

Value of secondhand items sold or donated

Secondhand items sold or donated were valued at an estimated at **\$54 million** in 2023-24. This includes:

- **\$53 million** of items resold in Tasmania (e.g. through vintage and op shops)
- **\$630,000** of items donated to Tasmanian welfare recipients, and
- **\$400,000** of items exported overseas and reused (Table 9).

Table 9: Estimated value of secondhand items sold or donates by Tasmanian reuse organisations and are reused, 2023-24. Totals may not sum due to rounding.

	Value (\$)
Resold in Tasmania	\$52,800,000
Donated to Tasmanian welfare recipients	\$630,000
Sold for overseas export and reuse	\$400,000
Total	\$53,800,000



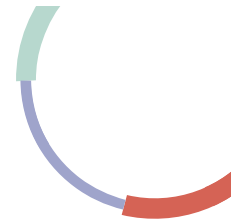
Social Impact

Cost-of-living relief

Australia is facing a cost-of-living crisis. Reuse organisations provided an estimated **\$147 million** in community savings in 2023-24, or about \$600 of savings per household. This represents the savings to the community from buying or receiving secondhand goods compared to buying new.



Reuse organisations help to relieve cost of living pressures, saving Tasmanian residents **\$600** per household each year



Reinvestment of surplus into social and community programs and initiatives

Reuse organisations provide an important source of revenue to help fund social and community programs. In Tasmania, an estimated **\$8.3 million** was reinvested by reuse organisations into social and community programs in 2023-24. This includes support for people facing homelessness, people with a disability, youth, elderly people, families, and other social and community support.



Reuse organisations reinvested **\$8.3 million** in social and community programs and initiatives.

Hours of training provided per year

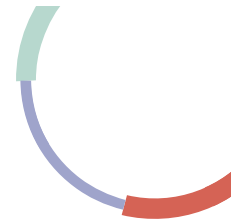
Reuse organisations provided an estimated **30,000 hours** of training to their paid staff and volunteers in Tasmania in 2023-24. This included work-readiness training, life skills, case management support and professional development (Table 10).

Table 10: Training provided to paid staff and volunteers across Tasmanian reuse organisations (estimated hrs/year), 2023-24. Totals may not sum due to rounding.

	Total Training Provided (hrs/yr)
Formal work-readiness training	2,600
Informal work-readiness training	15,000
Life skills (e.g. personal presentation, communication, etc)	1,000
Case-management support	6,600
Professional development (including training)	5,300
Total	30,000

Community engagement

Reuse shops provide opportunities for the public to participate in reuse activities. We estimate that the public undertook **3.4 million transactions** across Tasmania in 2023-24.



Intangible benefits

Reuse organisations also provide invaluable social benefits that extend beyond measurable outcomes.

For both paid and volunteer staff, these benefits include:

- Fostering social connections and a sense of belonging
- Providing purpose, routine, and meaningful engagement
- Boosting confidence, self-esteem, and personal fulfillment
- Facilitating intergenerational learning, skill-sharing, and personal growth
- Offering pathways to employment and skills development, particularly for those facing barriers to work

For the broader Tasmanian community, these benefits include:

- Instilling a sense of pride and collective responsibility for reducing environmental impacts of consumption
- Strengthening local networks and community resilience
- Creating opportunities for education and awareness around sustainable living
- Encouraging positive behavioural change by demonstrating the value of reuse

These social impacts reinforce the critical role reuse organisations play in not only reducing waste but also enriching the lives of individuals and communities across Tasmania.

Environmental Savings

Landfill diverted

Reuse organisations diverted an estimated **11,000 tonnes** of products from landfill to reuse in 2023-24.

Avoided consumption of virgin materials

Buying secondhand reduces the need for consumers to buy new products. This, in turn, avoids consumption of virgin materials that would otherwise have been used to make the new products. The direct consumption of about **5,300 tonnes** of virgin materials was avoided through reuse activity by Tasmanian reuse organisations.⁸



Reuse activities in Tasmania provides substantial savings of greenhouse gas emissions, water, and land.

Carbon, water, and land savings

Extracting virgin materials and manufacturing them into them into new products generates greenhouse gas emissions, uses land, and consumes water. Using secondhand items avoids environmental impacts of making new products. Reuse activity saved an estimated⁹:

- **70,000 tonnes of Carbon dioxide equivalent (CO₂-e)**, equivalent to taking 30,000 passenger vehicles off the road
- **2,700 megalitres (ML) of water**, equivalent to the water volume of 1,100 Olympic-sized swimming pools, and
- **37,000 hectares (ha) of land**, equivalent to the size of 51,000 soccer pitches.

Table 11: Estimated environmental savings of reuse activity through Tasmanian reuse organisations, 2023-24.

Landfill diversion to reuse (tonnes)	11,000
Avoided consumption of virgin materials (tonnes)	5,300
Carbon emission savings (tonnes CO ₂ -e)	70,000
> equivalent number of passenger vehicles taken off the road	30,000
Water savings (ML)	2,700
> equivalent number of Olympic size swimming pools	1,100
Land savings (ha)	37,000
> equivalent number of soccer pitches	51,000

⁸Secondhand products do not displace new products on a one for one basis. This estimate considers rates at which consumers displace new items for new, assumed at 35% for Clothing and Footwear, 54% for furniture, and 50% for all other items.

⁹ These estimates represent the environmental savings of avoiding making new products (through displacing them with secondhand items) and were estimated using Environmental Conversion Factors developed by Lifecycles (Bontinck, P.A., Grant, T.F. (2024), Environmental impact factors for products displaced from reuse, Lifecycles, Melbourne, Australia). Additional environmental savings are achieved by diverting items from landfill (and hence preventing materials breaking down anaerobically), however these were not quantified since the savings are minimal compared to the upstream environmental savings from preventing new products being made. In addition, the estimates do not account for environmental impacts of running reuse operations (e.g. collection of secondhand items, running reuse shops, etc), however, again, these impacts are negligible compared to the environmental savings from avoiding making new products.

Repair

Reuse organisations repair less than **1% of all reused items**. Most repair occurs offshore. Of items that are exported from Australia, up to an estimated 100 tonnes are repaired internationally. Locally, it is estimated that <50 tonnes of items are repaired.

Table 12: Estimated number of items repaired locally and internationally prior to reuse.
Totals may not sum due to rounding.

	Locally Repaired (t/yr)	Internationally Repaired (t/yr)	Total (t/yr)
Clothing and textiles	<50	100	100
Household and homewares, toys and games	<50	-	<50
Building and hardware	-	-	-
Total	<50	100	100
% of total reuse			1%



Challenges

Tasmanian reuse organisations face several challenges, including:

Paid staff and volunteers:

- Shortage of volunteers, resulting in greater reliance on paid staff.
- The shortage of volunteers requires shop managers to juggle multiple roles, creating significant time constraints.
- Additionally, some reuse shops reported difficulties in retaining op-shop managers, as these roles often experience high staff turnover

Donations/stock:

- Strong competition from online fast-fashion and low-cost disposable clothing, which decreases the quality of donations.
- Circularity of products, such as repairability and longevity, is rarely considered in product design and there is limited opportunity to provide feedback to manufacturers on these aspects.
- Limited storage space for donations
- Challenges managing dumping of unusable items.
- Some items received at tip shops are challenging to recover, such as e-waste and construction materials.

Financial:

- Rising costs (rent, utilities, rates, wages) and commercial lease expenses that outpace revenue growth.
- Challenges in securing long-term, diversified funding needed to scale operations.
- Waste collection costs.

Logistics:

- Geographic isolation resulting in high transport costs.

Recycling:

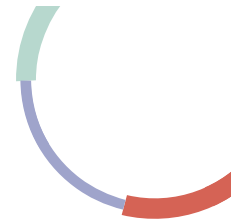
- Lack of local textile recycling solutions to manage products that are unsuitable for reuse.

Regulatory:

- Limited national schemes for resource recovery and repair initiatives, and lack of local government support.

Other:

- Limited community education on what can be donated and reused.



Challenges

Reuse organisations identified several opportunities for support, including:

Paid staff and volunteers:

- Expand volunteer recruitment by partnering with employment service providers and leveraging government programs.
- Invest in training programs to build skills for volunteers and paid staff.

Recycling/repair:

- Local recycling initiatives that add value by selling recycled textiles.
- Improved repair capacity.

Financial support:

- Seek sustainable, long-term, and diversified funding sources.
- Negotiate more favourable lease terms and explore ways to reduce operational costs.

Marketing:

- Develop digital platforms and participate in local secondhand markets to widen customer outreach.
- Promotional campaigns to boost shop visibility and attract customers.
- Government-supported behaviour change campaigns that educate the public on what is suitable for donation and highlight the positive impacts of the reuse sector.

Regulatory:

- Campaign for infrastructure funding and supportive policies to manage challenging materials and enhance overall sustainability.
- Campaign for national schemes and development of circular economy policies.

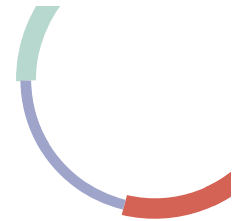
Collaboration:

- Continue to develop and support existing initiatives that share resources and expertise within the reuse sector.
- Enhance community engagement through targeted clothing and textile donation drives.

Closing Remarks

This project is the first time that the impact of Tasmania's reuse sector has been quantified. Tasmania's reuse sector punches above its weight, facilitating large reuse volumes despite a small population and high transport costs. It plays a vital role in sustainable development by creating jobs, generating economic value, supporting community programs, and delivering significant environmental benefits.

Despite the sector's successes, challenges remain, including declining donation quality, volunteer shortages and financial pressures. Overcoming these obstacles requires coordinated action from policymakers, industry stakeholders, and the community to strengthen and sustain Tasmania's reuse sector.





OFFICERS' REPORTS**AO161-25 POLICY REVIEW - PURCHASING POLICY**

FILE NO: 4/14/2
PREVIOUS MIN:

1.0 RECOMMENDATION:

“THAT Council adopt the revised Purchasing Policy CP-CCS-CG-054, as presented.”

2.0 EXECUTIVE SUMMARY**Purpose and Background**

This report is presented to review and update the Purchasing Policy CP-CCS-CG-054. If adopted, the policy will replace the former version, Purchasing Policy v2.0.

Key Issues

This policy was last reviewed by Council in January 2022, and forms an important part of Council’s financial control framework. The policy relates to the purchase of goods and services for the Council, and payment of associated funds to suppliers.

A number of revisions are proposed to update and strengthen the policy by:

- Adding clarification on certain expectations and obligations around purchasing
- Updating the responsibilities of certain roles including bank account signatories, accounts payable officers, and accounts payable reviewers

A summary of the changes is included under Discussion.

3.0 SUPPORTING INFORMATION**Strategic Alignment**

This report relates to the Council Plan Enablers *Financial Management* and *Our People*.

Legal

There is no legislative requirement to have a specific Purchasing Policy, however the policy forms an important part of Council’s financial control framework.

Finance

There are no financial impacts resulting from this report.

Relation to Council Policy

Council's Code for Tenders and Contracts is a related policy which governs the procurement process and management of tenders and contracts, as required under the Local Government Act 1993.

Discussion

The General Manager recently engaged an independent internal audit on Procurement and Contract Management to assess compliance and identify opportunities for improvement. This report was presented to the Audit Panel at its meeting of 6 August 2025.

The review of this policy follows this report and seeks to clarify expectations and responsibilities where necessary.

A summary of the key changes that have been integrated into the revised policy are:

- Clause 4.3 d) - added to ensure that the next delegated person authorises items where the officer has a self-interest - for example authorising a subscription membership, training, equipment purchases, or travel
- Clause 4.6 - minor updates to capitalisation thresholds across categories to match accounting treatment in financial statements
- Clause 4.7.4 – clarification on value of multi-period contracts
- Clause 4.9 – revisions to responsibilities of bank account signatories, and combining both EFT and cheques in this section
- Clause 4.10 – updates to responsibilities of accounts payable officer/s to report purchasing data variances, and to ensure independent verifications of new supplier details
- Clause 4.11 – new clause for responsibilities of accounts payable reviewer to ensure segregation of duties between preparation and review

Health and Safety

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

Risk

The Purchasing Policy is an important part of Council's financial control framework, and as such is a risk management tool which aims to set clear expectations for officers who are authorised to commit funds for any purchase.

The policy specifically aims to reduce council's financial risks by ensuring appropriate controls and checks are in place for all purchasing. Related risks where purchasing controls are compromised also include reputational, legal and compliance risks.

The policy is aimed at reducing these risks.

Environmental Sustainability

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

Consultation

This report has been reviewed internally including feedback from the executive management team. A copy of this report will be provided to the Audit Panel at its next meeting.

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 [↓](#). Draft - Purchasing Policy

 BURNIE CITY COUNCIL	COUNCIL POLICY	
	Purchasing Policy (DRAFT)	
	Approved By: Council	Document Code: CP-CCS-CG-054
	Doc Controller: Executive Manager Finance and Corporate Services	Version: 3.0 Approved Date: TBC Next Review Date: + 3 years

1 PURPOSE

The purpose of this policy is to regulate the purchasing of goods and services for the Council.

2 OBJECTIVE

The objective of this policy is to define the required process and considerations to be made when procuring goods and services on behalf of the Council, or authorising payments associated with this procurement.

3 SCOPE

This policy applies to the acquisition of all goods and services from suppliers external to the Burnie City Council. The policy excludes services provided by staff employed by the Council and investments.

4 POLICY

4.1 Principles of Purchasing

The principles that cover purchasing are:

- Open and effective competition (ensuring that the purchasing process is impartial, open and encourages competitive offers);
- Value for money (achieving the desired outcomes (quality, reliability, service delivery) for the best possible price)
- Enhancement of the capabilities of local business and industry;
- Ethical behaviour and fair dealing;
- Environmental and sustainability considerations; and
- Risk management considerations.

It is crucial that the acquisition of goods and services by the Council is free from corruption, fraud, and conflicts of interest.

4.2 Justification of Purchase

Prior to the purchase of goods and services there must be sufficient justification to demonstrate that there is a need for the goods and services to be provided and that budgeted funds are available.

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4.3 Delegated Officers

Under Section 74 of the *Local Government Act 1993*, Council delegates to the General Manager the responsibility for expending funds within the Council Budget Estimates.

The General Manager maintains a Financial Delegation Register which identifies those officers to whom authority has been delegated to approve purchases within their relevant Departments. These 'Delegated Officers' are each issued with an Instrument of Delegation which specifies the accounts and financial limits for which they have delegated authority.

Only Delegated Officers with the written authority to approve the acquisition of goods and/or services may commit the Council to the purchase of goods or services.

It is the responsibility of the Delegated Officers to ensure:

- a) The approval to purchase goods and services complies with this policy and where applicable the Code for Tenders and Contracts CP-CBS-SG-012.
- b) There is sufficient budget available for the purchase of goods and services and that the Delegated Officer has authority of the cost centre from which they will commit these funds.
- c) Appropriate documentation is provided to the Corporate Finance Unit on a timely basis to ensure that payment can be made within the suppliers trading terms.
- d) Delegated officers must not commit funds where there is a self-interest identified within the purchase. The delegate must seek the next delegate up approval to maintain segregation of duties.


Requested revisions to the Financial Delegations Register should be directed in the first instance to the Governance Team.

4.4 Quotation and Tender Requirements

Council's Code for Tenders and Contracts requires that a Request for Quotation process be undertaken for all purchases between \$100,000 and \$249,999 (excluding GST).

The above Code, and the *Local Government (General) Regulations 2025*, require Council to invite tenders for any contract it enters into for the supply or provision of goods or services, valued at \$250,000 or above (excluding GST) [Regulation 24].

As prescribed under the above Regulations, Council must not split a contract into two or more contracts for the primary purpose of avoiding compliance with the requirement to publicly invite tenders [Regulation 24]

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Officers should refer to the Council Policy 'Code for Tenders and Contracts' for specific requirements for Requests for Quote, and Tender processes.

4.5 Non-allowable Expenses

Items that are private or personal in nature must not be charged to the Council under any circumstances. If a staff member processing purchasing data identifies an expense that appears to be private in nature the Executive Manager Finance and Corporate Services must be advised in order to determine if an investigation is warranted.


All instances of fraudulent activity, whether intended or not, must be included in the General Manager's periodical report to the Council.

4.6 Capital Purchases

Capital expenditure is either a new asset or expenditure that improves, upgrades or adds to the service potential (increases useful life) of an existing asset.

Where capital expenditure is above the capitalisation threshold (refer below) the expenditure must be allocated to a capital expense account and be approved by Council through the capital work budget.

Classification	Threshold
Land	
Land	\$1
Land under roads	\$1
Buildings	
Buildings	\$5,000
Plant and Equipment	
Plant and equipment	\$500
Fixtures, fittings and furniture	\$500
Heritage plant and equipment	\$1
Motor vehicles	\$5,000
Infrastructure	
Roads and footpaths	\$500
Bridges and culverts	\$5,000
Drainage	\$5,000
Telecommunications	\$500
Parks and Recreation	\$5,000

 BURNIE CITY COUNCIL	COUNCIL POLICY	
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4.7 Methods of Purchasing

There are four methods of purchasing within the Council:

- Petty Cash
- Purchase Orders
- Purchase Cards
- Purchase Contracts

4.7.1. *Petty Cash*

Petty cash can be used to purchase goods and services up to a maximum value of \$50. It is recommended that purchase cards are used where practical rather than petty cash. A petty cash float is maintained by each operational centre.

A *Petty Cash Claim Form* must be completed and approved by an approved purchasing delegate and a receipt of the items purchased attached.

4.7.2. *Purchase Orders*

It is essential that a purchase order only be issued if the quotation and tender requirements have been met and an officer with appropriate financial delegation has approved the acquisition.

4.7.3. *Purchase Cards*


Purchase cards can be used to purchase goods and services up to the delegated officer's transaction limit value, and within their delegated cost areas. A tax invoice **must** be obtained and attached to the monthly statement for all purchase card purchases.

Monthly statements will be distributed to each department so that documentation can be attached, reviewed by their manager, and returned to Accounts Payable. All documentation must be submitted by each department to Corporate Finance by the third working day of the month in the approved format.

Failure to comply with this policy may in result in cancellation of a Delegated Officer's purchase card.

4.7.4. *Purchase Contract*

It is essential that purchase contracts are only entered into if the quotation and tender requirements have been met and an officer with the appropriate financial delegation has approved the acquisition.

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In situations such as a multi-month or multi-year contract, the delegation must cover the full value of the contract being committed. (For example, a commitment to a one-year contract of \$1,000 per month requires a delegation of at least \$12,000 to commit to the contract).

4.8 Receipt of Goods and Services

The person taking delivery of the goods and/or services will certify (sign and date) the invoice and ensure that all the goods are received in good condition and/or all of the services procured, were performed satisfactorily.

Where goods and/or services are found to be faulty, improperly performed or not as specified the supplier must immediately be contacted. If goods are returned to a supplier details must be noted on the invoice and the supplier should not be paid for the returned goods, and a credit note issued for any invoice raised by the supplier.

4.9 Responsibilities and Obligations of Bank Account Authorising Officers Signatories

Electronic Fund Transfer is Council's preferred method of payment.

Bank account signatories can rely on the responsibilities of delegates, the accounts payable officer and accounting team and their associated procedures and controls, as outlined in this policy, when releasing funds by EFT or cheque.

An authorised signatory may request further information required to verify the legitimacy of any payment, whether by EFT or cheque.

A reviewed and endorsed supplier payment listing must be provided to authorised signatories with a request to approve funds in Council's banking software.


A preparer or reviewer of the supplier payment listing must not be an authoriser involved in the release of funds. Where there are not enough people available to segregate duties appropriately, the Executive Manager Finance and Corporate Services must be informed and alternative arrangement made, with details documented.

The authorised signatory must confirm that the payment amount and the source document match and that it has been reviewed by a member of the accounting team, prior to releasing funds.

Two authorised signatories are required to release funds by EFT or cheque.

Funds must be released on the same day the payment is prepared.

Blank (or partially completed) cheques must not be signed under any circumstances. If any

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signatory is asked to sign a blank cheque, the circumstances are to be reported immediately by that signatory to the Executive Manager Finance and Corporate Services.

Cheques must not be made out to cash. The only exception to this being, Petty cash reimbursements which are to be made out to Burnie City Council and be opened to cash as follows: "PLEASE PAY CASH".

This alteration must be signed by both cheque signatories and the total cheque amount is to be limited to \$10,000.

All Burnie City Council cheques are to be made out on standard bank provided cheques.

4.10 Responsibilities of Accounts Payable Officer/s

It is the responsibility of the Accounts Payable Officer to ensure that all expenses entered into the financial system for payment are authorised by a delegated officer, are supported by appropriate documentation including purchase order and matching goods receipt as outlined above. Variations must be flagged with the Financial Accountant or Executive Manager Finance and Corporate Services.

Payments are to be made within the suppliers trading terms.

New or amended suppliers details, including bank details, must be independently verified with the supplier and the result of the check documented.

Blank cheques will be held in a locked container or numerically controlled by a responsible nominated person.


Cheques should not be altered. If an error occurs, the cheque will be cancelled and a replacement issued.

Cancelled cheques must be clearly stamped "Cancelled" across the face of the cheque and retained with accounts payable documents. **These cheques must not be destroyed.**

4.11 Responsibilities of Accounts Payable Reviewer

The supplier payment listing must be reviewed by a member of the accounting team (separate to the preparer of the payment run) on an audit sampled basis.

Supplier master file changes are reviewed and authorised prior to releasing supplier payment funds.

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4.12 Appointment of Bank Account Signatories

Bank account signatories are appointed according to the Council's needs to ensure timely and accurate payments. Signatories will only be appointed where a need exists.

Application for appointment of new signatories is to be made to the Executive Manager Financial and Corporate Services. It is the responsibility of the Executive Manager Financial and Corporate Services to ensure that these procedures are followed for the appointment of new signatories and that all alterations and variations are promptly advised to Burnie City Council bankers.

5 LEGISLATION

Local Government Act 1993
Local Government (General) Regulations 2025

6 RELATED DOCUMENTS

Code for Tenders and Contracts CP-CCS-CG-012
Petty Cash Form FO-CCS-FIN-006

Policy Endorsement	
Responsibility:	It is the responsibility of the General Manager to ensure compliance with this policy. It is the responsibility of the Executive Manager Financial and Corporate Services to review and operationalise this policy. It is the responsibility of all Council Officers to adhere to this policy within their individual roles and responsibilities. It is the responsibility of the Corporate Governance Unit to maintain this policy within the Corporate Document Framework.
Minute Reference:	TBC
Council Meeting Date:	TBC
Strategic Plan Reference:	Making a Better Burnie 2044 Enablers: Financial Management and Our People
Previous Policies Replaced:	This policy replaces the previous Purchasing Policy version 2.0 dated 25 January 2022.
Date of Commencement:	TBC
Publication of Policy:	Members of the public may inspect this policy at the City Offices, or access it on Council's website: www.burnie.tas.gov.au

OFFICERS' REPORTS**AO162-25 GENERAL MANAGER'S REPORT - OPEN SESSION**

FILE NO: 4/18/2
PREVIOUS MIN:

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
Councillor Attendance
Notification of Committee Meetings
Community Support Approved Under Delegation
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:

- Natone Primary School
- Secondary School Day - Big Science Fair – Green STEM Education
- JMC - Errol Stewart
- Primary School Day - Big Science Fair – Green STEM Education
- Burnie Airport Corporation
- Community Member
- Marinus Link Community Benefits Sharing Framework
- Business North West
- Daffodil Day Dip for Cancer
- FOGO presentation - Romaine Park Primary
- FOGO presentation – Leighland Christian School Burnie
- The Crystal Girls Fashion Parade
- 7BU Radio Interview with Leigh Kenworthy

- ABC radio interview with Andre Leslie
- ABC radio interview with Meg Ferguson

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

- Cradle Coast Authority Representatives meeting attended by Deputy Mayor Giovanna Simpson

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 August	JMC – Errol Stewart
20 August	Cradle Coast Waste Management Group
	North West General Managers meeting
	Burnie Airport Corporation
	West Park Masterplan - GHD
	Business North West
	Engagement Session – Marinus Link Community Benefits Sharing Framework
21 August	TasWater – Pet Dam/Circular Road works
25 August	Reserve Bank of Australia – Mark Chambers
1 September	North West Regional Hospital
3 September	LGAT General Managers Workshop
4 September	LGAT General Managers Workshop
5 September	Burnie Yacht Club – Site Visit
	Sweaty Penguins Sauna – Site Visit
9 September	Cradle Coast Authority – coastal pathway grant deed
10 September	Cradle Coast Authority Representatives meeting
12 September	Audit Tasmania – performance audit
	Burnie Arts Council

Notification of Council Workshops

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

Workshop	2 September 2025
Councillors in attendance	Deputy Mayor Simpson, Cr Dorsey, Cr Boyd, Cr Grave, Cr Keygan, Cr Pease
Apologies	Mayor Brumby, Cr Aitken, Cr Lynch
Items Discussed	Cradle Coast Authority Representatives meeting agenda, Guests Hif Global, Audit Panel meeting overview

Councillor Attendance

The following table indicates councillor attendances since the commencement of the current financial year

Councillor Attendance 1 Jul 2025 to 14 Sept 2025	Ordinary Meetings (YTD: 2)	AGM / Special Meetings	Workshops (YTD: 5)	Leave of Absence
Mayor Teeny Brumby	1		4	
Deputy Mayor Giovanna Simpson	1		3	
Cr Trent Aitken	2		1	
Cr Alwyn Boyd	2		5	
Cr Ken Dorsey	2		4	
Cr Justin Grave	2		5	
Cr Amina Keygan	2		5	
Cr Chris Lynch	2		4	
Cr David Pease	2		5	

Notification of Committee Meetings

The following Committee Meetings have been held since the last Council Meeting report:

Date	Committee
28 August	Burnie Youth Council

Community Support Approved Under Delegation

The following payments have been approved by the General Manager under delegation:

Event	Amount
Youth Musical – DoMaur Productions - You Will be Found	\$1,000
TastroFest – Eric Phillips Astronaut/Polar Explorer visit	\$1,000

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 - 26 August 2025
- 2 [↓](#). Open Session - Outstanding Actions up to July 2025

Council Meeting Action Report

All Actions for Open Session of 26 August 2025

Date From: 26/08/2025
Date To: 26/08/2025
Printed: Monday, 15 September 2025

Item Number	Report Title	Action	Department	Completed
AO136-25	MOTION ON NOTICE - AUSTRALIAN NATIONAL FLAG DAY	27 Aug 2025 Prepare a media release and public messaging of the Australian National Flag and what it represents on 3 September 2025, as per Item AO136-25. 12 Sep 2025 Completed.	Office of the General Manager	12/09/2025
Council 26/08/2025				
AO136-25	MOTION ON NOTICE - AUSTRALIAN NATIONAL FLAG DAY	27 Aug 2025 Arrange for the Australian National Flag to be displayed digitally on the Council's website and social media pages, as per Item AO136-25. 12 Sep 2025 Completed.	Office of the General Manager	12/09/2025
Council 26/08/2025				
AO136-25	MOTION ON NOTICE - AUSTRALIAN NATIONAL FLAG DAY	27 Aug 2025 Arrange to fly the Australian National Flag, where possible, on Council owned buildings on 3 September 2025, as per Item AO136-25. 12 Sep 2025 Completed.	Office of the General Manager	12/09/2025
Council 26/08/2025				
AO137-25	MOTION ON NOTICE - BURNIE INN	27 Aug 2025 Identify potential funding sources (including State and Federal grants) for conservation work; and consult with community, local historians and groups to ensure public input, as per Item AO137-25. 05 Sep 2025 Council Officers will investigate for grant funding opportunities in the future. 12 Sep 2025 Report received from Heritage Tasmania. Next steps are to be determined.	Works and Services	
Council 26/08/2025				
AO137-25	MOTION ON NOTICE - BURNIE INN	27 Aug 2025 Prepare a report showing a costed preservation and maintenance plan, funding opportunities and recommended actions for long-term preservation, for Council's consideration by December, as per Item AO137-25. 05 Sep 2025 Director Operations has written to Heritage Tasmania on 3 September 2025 to obtain further information. 12 Sep 2025 Report received from Heritage Tasmania. Next steps are to be determined.	Works and Services	
Council 26/08/2025				
AO137-25	MOTION ON NOTICE - BURNIE INN	27 Aug 2025 Commission a heritage assessment and condition report of the Burnie Inn within three months, as per Item AO137-25. 05 Sep 2025 Director Operations has written to Heritage Tasmania on 3 September 2025 to obtain further information. 12 Sep 2025 Report received from Heritage Tasmania. Next steps are to be determined.	Works and Services	
Council 26/08/2025				

Council Meeting Action Report

All Actions for Open Session of 26 August 2025

Date From: 26/08/2025
Date To: 26/08/2025
Printed: Monday, 15 September 2025

Item Number	Report Title	Action	Department	Completed
AO138-25	MOTION ON NOTICE - CLEANING OF HIGHWAY TRAFFIC ISLANDS	<p>27 Aug 2025 Write to State Government asking for immediate cleaning action with regards to the condition of the highway islands, as per Item AO138-25.</p> <p>04 Sep 2025 Completed - Director Operations has written to the Department of State Growth requesting cleaning of traffic islands 25/23839.</p>	Works and Services	4/09/2025
Council 26/08/2025				
AO140-25	COUNCILLOR QUESTIONS WITHOUT NOTICE	<p>27 Aug 2025 Write to the property owners of Shorewell Plaza requesting owners to take into consideration community feedback to maintain the property, as per Item AO140-25.</p> <p>15 Sep 2025 Completed – Letter sent to property owners 25/25002.</p>	Office of the General Manager	
Council 26/08/2025				
AO142-25	CHRISTMAS PREPARATIONS 2025	<p>27 Aug 2025 Approve the purchase of new Christmas decorations and arrange customized street banners, as per Item AO142-25.</p> <p>05 Sep 2025 Christmas decorations have been ordered. Council Officers will contact schools to organise banners.</p> <p>12 Sep 2025 Council Officers have this in hand.</p>	Works and Services	
Council 26/08/2025				
AO143-25	RIDGLEY CRICKET PITCH RENEWAL	<p>27 Aug 2025 Arrange steps to approve the renewal of the Ridgley Cricket Pitch project, and add to the 2025-26 Capital Program, as per item AO143-25.</p> <p>05 Sep 2025 Completed - Works on the renewal of the cricket pitch have commenced.</p>	Works and Services	5/09/2025
Council 26/08/2025				

Council Meeting Action Report**Outstanding Actions for Open Sessions up to July 2025**

Date From: 1/01/1900
Date To: 31/07/2025
Printed: Monday, 15 September 2025

Item Number	Report Title	Action	Department	Completed
AO106-22	BY-LAW - INTENTION TO MAKE A NEW BY-LAW - DRAFT PUBLIC PLACES BY-LAW	<p>05 Jul 2022 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>06 Jul 2022 Preparation of RIS requested from legal practitioner on 6.7.22, doc 22/19343.</p> <p>17 Nov 2022 RIS received and being reviewed.</p> <p>11 Jan 2023 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>13 Apr 2023 Public consultation information prepared, awaiting Certificate from Director Local Government.</p> <p>12 Sep 2023 Feedback received from DLG, being considered.</p> <p>17 Jan 2024 Revisions made incorporating feedback, and sent to legal advisor for review in Nov 2023.</p> <p>13 Feb 2024 Updated Public Places By-law and Regulatory Impact Statement re-submitted to Director Local Government 7 Feb 2024 for review and certification.</p> <p>11 Feb 2025 Further feedback received from DLG on 22 May 2024. Internal review of feedback and information provided to lawyer on 11 July 2024. Lawyer's feedback received 13 Aug 2024. Additional matters required to be addressed by DLG, proposed final amendments sent to Lawyer 31 Oct 2024. Awaiting response.</p> <p>17 Mar 2025 Response received from legal advisor, to be reviewed and re-sent to Director.</p> <p>15 Sep 2025 Certification of RIS received from Director of Local Government. Draft By-law to proceed to consultation as next stage.</p>	Office of the General Manager	

Council 28/06/2022

Council Meeting Action Report**Outstanding Actions for Open Sessions up to July 2025**

Date From: 1/01/1900
Date To: 31/07/2025
Printed: Monday, 15 September 2025

Item Number	Report Title	Action	Department	Completed
AO102-23	INTENTION TO MAKE A NEW BY-LAW - HIGHWAYS BY-LAW	<p>28 Jun 2023 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.</p> <p>13 Jul 2023 Revised information sent to lawyer for review and preparation of Regulatory Impact Statement</p> <p>13 Feb 2024 Proposed Highways By-law and Regulatory Impact Statement submitted to Director Local Government 7 Feb 2024 for review and certification.</p> <p>11 Feb 2025 Feedback received from DLG on 24 May 2024 requesting further information for Regulatory Impact Statement, in addition to feedback around By-law. Reviewing content, and preparing information to send to lawyer for consideration.</p>	Office of the General Manager	
Council 27/06/2023				
AO155-23	MOTION ON NOTICE - PRAYER AT COMMENCEMENT OF COUNCIL MEETINGS	<p>25 Oct 2023 Initiate an engagement with various faith leaders in the community with a view to establish an interfaith network that fosters social inclusion and collaborative community relationships, as per Council Resolution AO155-23.</p> <p>14 Oct 2024 Not started because of staff commitments to planned priorities (SO)</p> <p>15 Nov 2024 On hold until commencement of new GM.</p> <p>11 Feb 2025 Meeting with General Manager and City Chaplain scheduled for 19 February 2025.</p> <p>17 Mar 2025 The General Manager has met with the City Chaplain and a meeting will be arranged with pastors in May (due to their availability).</p> <p>11 Apr 2025 Meeting held with Chair – Pastors of Burnie on 8 April 2025 with General Manager and Mayor.</p> <p>19 May 2025 Feasibility work is now underway.</p>	Office of the General Manager	
Council 24/10/2023				

Council Meeting Action Report**Outstanding Actions for Open Sessions up to July 2025**

Date From: 1/01/1900
 Date To: 31/07/2025
 Printed: Monday, 15 September 2025

Item Number	Report Title	Action	Department	Completed
AO039-24	MOTION ON NOTICE - MULTIPURPOSE SPORTS CENTRE	<p>28 Mar 2024 Commence working with sporting groups to explore options for an indoor multi-sport facility, per Council resolution AO039-24.</p> <p>14 Oct 2024 To be started in 2025 Calander year.</p> <p>15 Nov 2024 No further update.</p> <p>15 Jan 2025 Funding has been secured to undertake this project. Work yet to commence.</p> <p>17 Mar 2025 Internal working group being established.</p> <p>11 Apr 2025 Awaiting proposed dates and times from Burnie Basketball Club for initial meeting</p> <p>19 May 2025 Meeting held with Burnie Basketball Club. Officers now to commence work in line with grant deed.</p> <p>10 Jul 2025 RFQ expected to be released in August.</p> <p>12 Sep 2025 Quote received and engagement confirmed.</p>	Office of the General Manager	
Council 26/03/2024				
AO074-25	MOTION ON NOTICE - BEAUTIFICATION OF CONCRETE COLUMNS ON COASTAL PATHWAY	<p>29 May 2025 Undertake arrangements to engage local schools to beautify the concrete columns at Cooe Point Road and Coastal Pathway intersection, per council resolution AO074-25.</p> <p>30 May 2025 Contact has been made with Mikkayla Leckie of Burnie Works to ask if the Burnie Youth Council would be interested in organising this project.</p> <p>13 Jun 2025 To be discussed at the next Youth Council meeting.</p> <p>16 Jul 2025 Item discussed with Youth Council at their June meeting who will consider further works at their next meeting.</p> <p>05 Sep 2025 Council Officers are investigating methods for schools to decorate these columns without going out on site if possible.</p> <p>12 Sep 2025 Council Officers are arranging panels to be utilised for the schools to complete artwork on.</p>	Works and Services	
Council 27/05/2025				

OFFICERS' REPORTS**AO163-25 COMMUNICATIONS JOURNAL - SEPTEMBER 2025**

FILE NO: 2/17/3
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council note the information contained in the Communications Journal for September 2025 as listed."

2.0 EXECUTIVE SUMMARY**Purpose and Background**

The purpose of the Communications Journal section of the Agenda is to provide Council with relevant general communication items received that need to be brought to the attention of Councillors.

Items contained in this monthly report are generally for noting.

3.0 CORRESPONDENCE FOR NOTING

The following correspondence is attached for noting:

3.1 Letter to the Director Asset Management - Department of State Growth

Correspondence from Burnie City Council to the Department of State Growth advising of concerns raised by community members around the condition of highway traffic islands.

Council is seeking for the islands to be cleaned and a copy of the Department's maintenance schedule or the cleaning of traffic islands and weed management.

3.2 Letter to Property Owner - Shorewell Plaza

Correspondence from Burnie City Council to the owner of the Shorewell Plaza, requesting cleaning and maintenance of the Plaza to improve the visual presentation of the property.

ATTACHMENTS

- 1 [↓](#). Letter to the Department of State Growth - Cleaning of Highway Traffic Islands
- 2 [↓](#). Letter to Property Owner of Shorewell Plaza - Cleaning and Maintenance of the Building

PLEASE QUOTE

Your Ref:

Our Ref: 6/9/10 & 25/23839

Enquiries: Damien Aherne

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690

Phone: (03) 6430 5700

Email: burnie@burnie.tas.gov.au

Web: www.burnie.tas.gov.au

We value your feedback on our service.
Tell us about it at burnie.tas.gov.au/feedback

4 September 2025

Fiona McLeod
Director Asset Management
Department of State Growth
GPO Box 536
HOBART TAS 7001

Email: [REDACTED]

A hard copy will not be sent unless requested

Dear Fiona

CLEANING OF HIGHWAY TRAFFIC ISLANDS

I write to you on behalf of Burnie City Council, following a resolution of Council to formally request the Department of State Growth's attention to the condition of the highway traffic islands located within the Burnie municipal area.

Council has received numerous concerns from members of the local community regarding the ongoing lack of cleaning and maintenance of these traffic islands.

Accordingly, Council requests that:

1. A cleaning of the highway traffic islands be scheduled and undertaken at the earliest opportunity, and
2. Can the maintenance schedule for cleaning of the traffic islands and weed management be shared with Council, so that officers are informed around the maintenance arrangements.

Council is committed to working collaboratively with State Growth to support the ongoing upkeep of infrastructure in our region.

We would welcome the opportunity to discuss any constraints or opportunities that may exist in progressing this matter.

Thank you for your attention to this issue. We look forward to your response.

Yours faithfully

Damien Aherne

DIRECTOR OPERATIONS

cc Elspeth Moroni, General Manager Transport Development [REDACTED]

Ian Booth, Manager Maintenance Services [REDACTED]

Adrian Paine, Principal's Representative [REDACTED]

PLEASE QUOTE

Your Ref:

Our Ref: 6/9/2, 7461336

Enquiries: Damien Aherne

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690

Phone: (03) 6430 5700

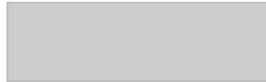
Email: burnie@burnie.tas.gov.au

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15 September 2025



Email:

A hard copy will not be sent unless requested

To Whom it May Concern

**AMENITY OF SHOREWELL PLAZA
- 11 WISEMAN STREET, SHOREWELL PARK, TASMANIA 7320**

I write to you on behalf of Burnie City Council to formally request attention to the amenity of the building located at 11 Wiseman Street, Shorewell Park, Tasmania, 7320.

Council has received numerous concerns from members of the local community regarding the ongoing lack of cleaning and maintenance of the building.

Accordingly, Council requests that in response to community feedback you consider opportunities to improve the visual presentation and maintenance of the property, in the interest of supporting local amenity and neighborhood character.

Council is committed to working collaboratively with property owners to support the ongoing upkeep of infrastructure in our region.

We would welcome the opportunity to discuss any constraints or opportunities that may exist in progressing this matter.

Thank you for your attention to this issue. We look forward to your response.

Yours faithfully

Damien Aherne
DIRECTOR OPERATIONS

MINUTES AND REPORTS OF COMMITTEES**AO164-25 BURNIE CITY COUNCIL AUDIT PANEL - UNCONFIRMED MINUTES
OF MEETING HELD ON 6 AUGUST 2025**FILE NO: 13/2/2

RECOMMENDATION:***“THAT Council:***

- 1) Note the unconfirmed minutes of the Audit Panel meeting held on the 6 August 2025; and***
- 2) Acknowledge receipt of the letter dated 29 August 2025 from the Chairperson of the Audit Panel.”***

SUMMARY

Council’s Audit Panel met on 6 August 2025. The unconfirmed minutes of the meeting are attached for the information of Councillors.

In addition to the Panel’s standing agenda items, the meeting had a special focus on the following matters:

- Procurement and Contract Management Internal Audit
- Annual Plan and Budget Estimates 2025-2026
- 2024-2025 End of Financial Year – Update
- Tasmanian Audit Office – Financial Audit Strategy – Year Ended 30 June 2025
- Tasmanian Audit Office – Annual Audit Outcomes – Year ended 30 June 2025
- Long Term Financial Management Plan
- Strategic Asset Management Plan
- Emergency Management and Recovery Review
- Safety Management System Audit
- Policy Review – Rates and Charges
- Governance Sub-Risk Register Review

There were no formal recommendations that require consideration by the Council arising from the meeting.

ATTACHMENTS

- 1 [↓](#). Audit Panel Unconfirmed Minutes of Meeting - 6 August 2025
- 2 [↓](#). Chairperson's Letter - Meeting held 6 August 2025



Burnie City Council Audit Panel

Unconfirmed Minutes

Meeting held on WEDNESDAY, 6 AUGUST 2025

At the Burnie City Council, 80 Wilson Street, Burnie

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AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

**MINUTES OF THE AUDIT PANEL MEETING
HELD AT THE CITY OFFICES ON WEDNESDAY, 6 AUGUST 2025**

HOUR: 1.02pm- 4.12pm

TIME OCCUPIED: 3 hour 10 minutes

PRESENT:

Members

Ken Clarke (Chairperson), Saumya Goenka (Panel Member), Julie Gee (Panel Member), Cr D Pease (Panel Member)

Councillors

There were no non-member councillors in attendance.

Officers

General Manager (S Crawford), Chief Financial Officer (B Pilgrim), Governance Officer (N French)

Invited Guests

Clare Connelly, Principal – Assurance & Advisory, Synectic Group

APOLOGIES:

Cr C Lynch (Panel Member)

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PRELIMINARIES

AUD035-25 AUDIT PANEL DECLARATIONS OF INTEREST

FILE NO: 13/2/2
PREVIOUS MIN:

The Chairperson requested Members 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.

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PRELIMINARIES

AUD036-25 ADOPTION OF AGENDA

FILE NO: 13/2/2
PREVIOUS MIN:

The Chairperson requested Members to adopt the Agenda as presented and called for any additional items.

The Agenda was confirmed as presented.

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PRELIMINARIES

AUD037-25 CONFIRMATION OF MINUTES

FILE NO: 13/2/2
PREVIOUS MIN:

RECOMMENDATION:

“THAT the minutes of the Audit Panel meeting held at the City Offices on Thursday, 15 May 2025, be confirmed as true and correct.”

SUMMARY

The Audit Panel met on Thursday, 15 May 2025. A copy of the unconfirmed minutes has been provided under separate cover.

AUDIT PANEL RESOLUTION

MOVED: *Panel Member D Pease*

SECONDED: *Panel Member S Goenka*

“THAT the minutes of the Audit Panel meeting held at the City Offices on Thursday, 15 May 2025, be confirmed as true and correct.”

For: Chairperson K Clarke, Panel Member S Goenka, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

PRELIMINARIES**AUD038-25 COMMUNICATION WITH COUNCIL - MEETING OF 15 MAY 2025****FILE NO: 13/2/2**
PREVIOUS MIN:

RECOMMENDATION:***"That the Audit Panel note, as attached:***

- 1) The Chairperson's Report to Council dated 24 May 2025; and***
- 2) The Council's response to the Chairperson dated 24 June 2025."***

SUMMARY**Correspondence with Council**

The Audit Panel met on Thursday, 15 May 2025. The Chairperson provided the attached report to Council which was considered at the Council meeting of 24 June 2025. A copy of Council's response from the Mayor is attached.

Matters referred by the Council

There are no new matters referred to the Audit Panel by the Council.

ATTACHMENTS

1. Chairperson's Report dated 24 May 2025
2. Letter to Chairperson dated 24 June 2025

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL RESOLUTION

MOVED: *Panel Member J Gee***SECONDED:** *Panel Member D Pease****“That the Audit Panel note, as attached:******1) The Chairperson’s Report to Council dated 24 May 2025; and******2) The Council’s response to the Chairperson dated 24 June 2025.”*****For:** Chairperson K Clarke, Panel Member S Goenka, Panel Member D Pease, Panel Member J Gee.**Against:*****CARRIED UNANIMOUSLY***

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PRELIMINARIES**AUD039-25 RECOMMENDATIONS AND ACTIONS**

FILE NO: 13/2/2
PREVIOUS MIN:

RECOMMENDATION:

“THAT the Audit Panel note, as attached:

- 1) Register of Audit Panel Recommendations to Council;*
- 2) All actions from the last Audit Panel meeting, and*
- 3) Those actions which are still outstanding from prior meetings.”*

SUMMARY**Schedule of Recommendations**

There is currently one formal recommendation made to Council by the Audit Panel that has now ceased.

Action Reports

Action Reports refer to informal actions to be completed by Officers, resulting from discussions at the Audit Panel meetings.

The attached Action Reports show:

- All actions from last meeting
- Any actions which are still outstanding from prior meetings.

AUDIT PANEL DISCUSSION

The Audit Panel reviewed and discussed each of the outstanding matters listed.

ATTACHMENTS

1. Audit Panel - Register of Recommendations
 2. Audit Panel - All Actions from Audit Panel Meeting held on 15 May 2025
 3. Audit Panel - Outstanding Actions for Audit Panel up to 30 April 2025
-

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL RESOLUTION

MOVED: *Chairperson K Clarke***SECONDED:** *Panel Member J Gee****“THAT the Audit Panel note, as attached:***

- 1) Register of Audit Panel Recommendations to Council;***
- 2) All actions from the last Audit Panel meeting, and***
- 3) Those actions which are still outstanding from prior meetings.”***

For: Chairperson K Clarke, Panel Member S Goenka, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

Clare Connelly, Principal – Assurance & Advisory, from Synectic Group attended the meeting, the time being 1.13pm.

SPECIAL FOCUS MATTERS**AUD040-25 PROCUREMENT AND CONTRACT MANAGEMENT
INTERNAL AUDIT**

FILE NO: 13/2/2
PREVIOUS MIN:

RECOMMENDATION:

“THAT the Audit Panel note the Procurement and Contract Management Internal Review undertaken in May 2025.”

SUMMARY

Clare Connelly, Principal – Assurance & Advisory, from Synectic Group will be attending the meeting to provide an overview on the Procurement and Contract Management Internal Audit report.

The report is provided to the Audit Panel for noting and discussion.

AUDIT PANEL DISCUSSION

Clare Connelly, Principle – Assurance & Advisory, from Synectic Group, attended the meeting and provided an overview of the report. The objective of the internal audit was to review Council’s compliance with procurement, contracting and tendering policies and practices, over a twelve month period. Eight key findings were identified and detailed within the report.

It was identified that systems are behind and there is a lack of processes - particularly electronic processes. Council, however, demonstrated professionalism, openness and transparency regarding current challenges, and a willingness to adopt improved processes.

An action list will be developed and implemented, and a progress update will be provided to the Panel.

ATTACHMENTS

1. Procurement and Contract Management Internal Audit - Final Report
-

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL RESOLUTION

MOVED: *Panel Member S Goenka***SECONDED:** *Panel Member D Pease****“THAT the Audit Panel note the Procurement and Contract Management Internal Review undertaken in May 2025.”*****For:** Chairperson K Clarke, Panel Member S Goenka, Panel Member D Pease, Panel Member J Gee.**Against:*****CARRIED UNANIMOUSLY***

Clare Connelly left the meeting, the time being 1.58pm.

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

SPECIAL FOCUS MATTERS**AUD041-25 ANNUAL PLAN AND BUDGET ESTIMATES 2025-2026****FILE NO:** 13/2/2**PREVIOUS MIN:**

RECOMMENDATION:

“THAT the Audit Panel note the Annual Plan and Budget Estimates 2025-2026, as adopted by Council on 24 June 2025.”

SUMMARY

The attached report, Item AO101-25 Annual Plan and Budget Estimates 2025-26, was tabled to Council at its meeting held on 24 June 2025.

The report is provided to the Audit Panel for noting and discussion.

AUDIT PANEL DISCUSSION

The General Manager outlined key points in preparing the APBE with a key priority to manage long term financial sustainability.

The process for development of the capital budget was detailed, with a priority on safety projects, external projects and areas where grant funding has been received.

The panel discussed and noted the various challenges and considerations in preparation of the APBE including the low cash levels for undertaking new activities and insufficient funds to cover all asset renewals adequately. Discussion occurred around the merits of consultation on the budget process.

The Panel discussed how the rate rise was set for the current financial year. It was also noted that next year is revaluation year, which occurs every 6 years.

Cr Pease provided a council perspective of the review of the APBE over seven (7) workshops held with councillors.

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

ATTACHMENTS

1. AO101-25 - Annual Plan and Budget Estimates 2025-26
2. Attachment 1 - Annual Plan and Budget Estimates (APBE) 2025-26 Analysis
3. Attachment 2 - Fees and Charges Schedule 2025-26
4. Attachment 3 - Central Burnie Locality
5. Attachment 4 - Waste Service Area pre 28 September 2025
6. Attachment 5 - Waste service Area post 29 September 2025
7. Attachment 6 - Stormwater Network
8. Attachment 7 - APBE 2025-26

AUDIT PANEL RESOLUTION**MOVED:** *Panel Member D Pease***SECONDED:** *Panel Member J Gee****"THAT the Audit Panel note the Annual Plan and Budget Estimates 2025-2026, as adopted by Council on 24 June 2025."***

For: Chairperson K Clarke, Panel Member S Goenka, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

SPECIAL FOCUS MATTERS**AUD042-25 2024-2025 END OF FINANCIAL YEAR - UPDATE**

FILE NO: 13/2/2

PREVIOUS MIN:

RECOMMENDATION:

"THAT the Audit Panel note the update provided on the 2024-2025 End of Financial Year."

SUMMARY

Council's Chief Financial Officer will provide a verbal update regarding the 2024-2025 End of Financial Year.

AUDIT PANEL DISCUSSION

The Chief Financial Officer advised that Council is on track to submit all reports on time. It was noted that the interim audit undertaken in July went well.

AUDIT PANEL RESOLUTION**MOVED:** *Chairperson K Clarke***SECONDED:** *Panel Member S Goenka*

"THAT the Audit Panel note the update provided on the 2024-2025 End of Financial Year."

For: Chairperson K Clarke, Panel Member S Goenka, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

SPECIAL FOCUS MATTERS**AUD043-25 TASMANIAN AUDIT OFFICE - FINANCIAL AUDIT STRATEGY
- YEAR ENDED 30 JUNE 2025****FILE NO: 13/2/2**
PREVIOUS MIN:

RECOMMENDATION:***"THAT the Audit Panel receive and note the Financial Audit Strategy for year ended 30 June 2025."*****SUMMARY**

The Tasmanian Audit Office (TAO) provided the attached Financial Audit Strategy for year ended 30 June 2025 on 9 July 2025.

Please note that TAO has outsourced the conduct of the audit to Bentleys Tasmania.

The report is provided to the Audit Panel for noting and discussion.

AUDIT PANEL DISCUSSION

The Panel discussed and noted the report provided by the Tasmanian Audit Office.

ATTACHMENTS

1. TAO - Financial Audit Strategy - Year ended 30 June 2025

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL RESOLUTION

MOVED: *Chairperson K Clarke***SECONDED:** *Panel Member J Gee****“THAT the Audit Panel receive and note the Financial Audit Strategy for year ended 30 June 2025.”*****For:** Chairperson K Clarke, Panel Member S Goenka, Panel Member D Pease, Panel Member J Gee.**Against:*****CARRIED UNANIMOUSLY***

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

SPECIAL FOCUS MATTERS**AUD044-25 TASMANIAN AUDIT OFFICE - ANNUAL AUDIT OUTCOMES -
YEAR ENDED 30 JUNE 2025****FILE NO: 13/2/2**
PREVIOUS MIN:

RECOMMENDATION:

"THAT the Audit Panel receive and note the Annual Audit Outcomes report for year ended 30 June 2025."

SUMMARY

The Tasmanian Audit Office (TAO) provided the attached Annual Audit Outcomes for year ended 30 June 2025.

In May 2025 TAO advised that it was updating its reporting processes to include an Annual Audit Outcomes Report that now combines all audit recommendations for performance **and** financial audits. A combined report allows Council and TAO to track actions in relation to all findings. This is now the primary report for tracking of recommendations and progress against those recommendations.

Council Officers provided an update on the status of each finding in conjunction with TAO as part of the preparation of this report.

The report is provided to the Audit Panel for noting and discussion.

AUDIT PANEL DISCUSSION

The Panel reviewed the Summary of Audit Findings and noted that several items have already been completed.

ATTACHMENTS

1. TAO - Annual Audit Outcomes Report - Year ended 30 June 2025

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL RESOLUTION

MOVED: *Panel Member D Pease***SECONDED:** *Chairperson K Clarke****“THAT the Audit Panel receive and note the Annual Audit Outcomes report for year ended 30 June 2025.”*****For:** Chairperson K Clarke, Panel Member S Goenka, Panel Member D Pease, Panel Member J Gee.**Against:*****CARRIED UNANIMOUSLY***

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

SPECIAL FOCUS MATTERS**AUD045-25 LONG TERM FINANCIAL MANAGEMENT PLAN****FILE NO:** 13/2/2
PREVIOUS MIN:

RECOMMENDATION:

“THAT the Audit Panel note the Long Term Financial Management Plan tabled to Council.”

SUMMARY

Council approved the Long Term Financial Management Plan at its meeting held on 24 June 2025.

The report is provided to the Audit Panel for noting and discussion.

AUDIT PANEL DISCUSSION

There was discussion around the requirements of the *Local Government Act 1993*, Section 70, that requires Council to have a Long Term Financial Management Plan for at least a 10 year period, and under Section 70A, a Financial Management Strategy. Council meets both of these requirements through its Long Term Financial Management Plan.

The Chairperson raised and discussed the asset risk of approximately \$14 million of renewal works that are indicated as required from the Long Term Strategic Asset Management Plan but which cannot be funded currently. This risk must be taken into account when capital expenditure for new assets is being considered.

The Chairperson noted a change to the layout of graphs would be a good improvement to the Plan.

ATTACHMENTS

1. AO100-25 Long Term Financial Management Plan
2. Draft - Long Term Financial Management Plan

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL RESOLUTION

MOVED: *Panel Member D Pease***SECONDED:** *Chairperson K Clarke****“THAT the Audit Panel note the Long Term Financial Management Plan tabled to Council.”*****For:** Chairperson K Clarke, Panel Member S Goenka, Panel Member D Pease, Panel Member J Gee.**Against:*****CARRIED UNANIMOUSLY***

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

SPECIAL FOCUS MATTERS**AUD046-25 STRATEGIC ASSET MANAGEMENT PLAN****FILE NO:** 13/2/2
PREVIOUS MIN:

RECOMMENDATION:

“THAT the Audit Panel receive and note the Strategic Asset Management Plan, as adopted by Council on 22 July 2025.”

SUMMARY

The attached report, item AO120-25 Strategic Asset Management Plan and Asset Management Plans, was tabled to Council at its meeting held on 22 July 2025.

The report and Strategic Asset Management Plan is provided to the Audit Panel for noting and discussion.

The following Asset Management Plans can be accessed from the [Council Meeting Minutes](#) for the meeting held on 22 July 2025, and will also be published individually to Council's website:

- Transport Asset Management Plan 2025
- Stormwater Asset Management Plan 2025
- Parks Asset Management Plan 2025
- Buildings Asset Management Plan 2025

AUDIT PANEL DISCUSSION

The General Manager provided an overview of the Strategic Asset Management Plan and Asset Management Plans. There is a view to review one plan each year, i.e. Transport review in 2026, Stormwater review in 2027.

The Chairperson noted that the opportunities and risks were clear and well set out in the Strategic Asset Management Plan.

ATTACHMENTS

1. AO120-25 Strategic Asset Management Plan and Asset Management Plans
2. Strategic Asset Management Plan

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL RESOLUTION

MOVED: *Panel Member D Pease***SECONDED:** *Panel Member S Goenka****“THAT the Audit Panel receive and note the Strategic Asset Management Plan, as adopted by Council on 22 July 2025.”*****For:** Chairperson K Clarke, Panel Member S Goenka, Panel Member D Pease, Panel Member J Gee.**Against:*****CARRIED UNANIMOUSLY***

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

SPECIAL FOCUS MATTERS**AUD047-25 EMERGENCY MANAGEMENT AND RECOVERY REVIEW****FILE NO:** 13/2/3**PREVIOUS MIN:****RECOMMENDATION:**

“THAT the Audit Panel receive and note the Local Government Emergency Management and Recovery Review report for Burnie City Council”

SUMMARY

In 2024, the Local Government Association of Tasmania secured funding under the Australian Government’s National Disaster Risk Reduction Program to conduct council-level reviews of emergency management capability. These reviews assessed how individual councils meet their obligations under the *Tasmanian Emergency Management Act 2006* and the *Tasmanian Emergency Management Arrangements (TEMA)*.

Phase 1 is complete with 18 Council’s participating. Burnie did not elect to participate in Phase 1 of the program, however the Tasmanian Government extended this initiative, allowing the remaining councils to take part in Phase 2 through funding from the Department of Premier and Cabinet.

The final report for Burnie City Council is attached. The report has been collated following an online survey and provision of documents; group discussion and interview; and a close out meeting with the General Manager.

The final report was received on 29 June 2025. The management team will now discuss the results and develop an action plan to address the issues raised throughout.

More broadly, a summary report of the two phases will be provided to the State Emergency Management Committee in September 2025. This report will highlight the needs across the local government sector, as well as areas where the State Government can better support councils and local emergency management and recovery.

AUDIT PANEL DISCUSSION

The General Manager provided an overview of this report.

The Chairperson requested that a report be brought back to the next meeting with an action plan detailing how the issues that have been raised will be addressed.

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

ATTACHMENTS

1. Emergency Management and Recovery Review

AUDIT PANEL RESOLUTION

MOVED: Chairperson K Clarke**SECONDED:** Panel Member J Gee***“THAT the Audit Panel receive and note the Local Government Emergency Management and Recovery Review report for Burnie City Council”*****For:** Chairperson K Clarke, Panel Member S Goenka, Panel Member D Pease, Panel Member J Gee.**Against:*****CARRIED UNANIMOUSLY***

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

Panel Member S Goenka left the meeting, the time being 3.28pm (not returned).

SPECIAL FOCUS MATTERS**AUD048-25 SAFETY MANAGEMENT SYSTEM AUDIT**

FILE NO: 13/2/2
PREVIOUS MIN:

RECOMMENDATION:

“THAT the Audit Panel note the Safety Management System Audit Review undertaken in 2025.”

1.0 EXECUTIVE SUMMARY**Purpose and Background**

To provide the organisation with an assessment of current work health and safety systems.

Key Issues

A safety management system self-assessment has been undertaken by officers in recent months.

The assessment has identified significant deficiencies and areas of risk that require attention.

The results of the 2025 assessment have been collated against results of a similar audit using the same tool in 2020. This comparison shows a significant deterioration in many categories over the past five years.

2.0 SUPPORTING INFORMATION**Strategic Alignment**

Council's Strategic Enablers highlight our people as key to the success of the organisation. Work health and safety is a critical element to people management in any workplace.

Legal

Council has legal obligations in line with the *Work Health and Safety Act 2012*.

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

Finance

There are no financial impacts resulting from this report. Funding may be required to address areas of risk in the future, including further controls and appropriate training programs.

Relation to Council Policy

Council has a series of relevant documents including policies and safe work procedures.

Discussion

Whilst this report was researched and compiled internally, it is considered an accurate assessment of the current position of work health and safety at Council.

The priority assessment rating of high, medium and low has been determined by officers with review by the management team.

This report has been presented to the management team and Health and Safety Committee.

The Executive Management team will now have oversight of progress against the shortcomings identified in the report and an officer has been assigned the responsibility to work through the high priority actions in the first instance.

Health and Safety

The report highlights areas of concern and high risk in the safety systems of Council.

Risk

Areas of risk have been identified in the 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.

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL DISCUSSION

The General Manager provided an overview of the report. This internal report was undertaken to provide the organisation with an assessment of current work health and safety systems. The results of the 2025 assessment was collated against results of a similar audit in 2020. The assessment identified areas of risk that require priority attention and has been presented to the Executive Management Team.

There was discussion on who will develop and oversee the action plan, how the plan will be implemented and delegated to officers.

The Chairperson requested that a report be brought back to the next meeting with the action plan and for the action plan to also to include categories of likelihood/impact, how issues will be addressed, and timeframes.

ATTACHMENTS

1. Safety Management System Audit Report

AUDIT PANEL RESOLUTION

MOVED: *Panel Member D Pease*

SECONDED: *Chairperson K Clarke*

"THAT the Audit Panel note the Safety Management System Audit Review undertaken in 2025."

For: Chairperson K Clarke, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

SPECIAL FOCUS MATTERS**AUD049-25 POLICY REVIEW - COUNCILLOR EXPENSES AND
ALLOWANCES POLICY****FILE NO:** 13/2/2
PREVIOUS MIN:

RECOMMENDATION:

"THAT the Audit Panel note the revised Councillor Expenses and Allowances Policy, as adopted by Council on 24 June 2025."

SUMMARY

Council reviewed and updated the Councillor and Expenses Policy at the June Council Meeting.

A copy of the council report and revised policy is attached, for noting and discussion.

AUDIT PANEL DISCUSSION

The Audit Panel noted the Policy as read.

ATTACHMENTS

1. Council Report - AO081-25 Policy Review - Councillor Expenses and Allowances
2. Revised - Councillor Expenses and Allowances Policy

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL RESOLUTION

MOVED: *Chairperson K Clarke***SECONDED:** *Panel Member J Gee****“THAT the Audit Panel note the revised Councillor Expenses and Allowances Policy, as adopted by Council on 24 June 2025.”***

For: Chairperson K Clarke, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

SPECIAL FOCUS MATTERS**AUD050-25 POLICY REVIEW - RATES AND CHARGES****FILE NO:** 13/2/2**PREVIOUS MIN:**

RECOMMENDATION:

"THAT the Audit Panel note the revised Rates and Charges Policy, as adopted by Council on 24 June 2025."

SUMMARY

Council reviewed and updated the Rates and Charges Policy at the June Council Meeting.

A copy of the council report and revised policy is attached, for noting and discussion.

AUDIT PANEL DISCUSSION

The Audit Panel noted the Policy as read.

ATTACHMENTS

1. Council Report - Policy Review - Rates and Charges Policy
2. Revised - Rates and Charges Policy

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL RESOLUTION

MOVED: *Chairperson K Clarke***SECONDED:** *Panel Member J Gee****“THAT the Audit Panel note the revised Rates and Charges Policy, as adopted by Council on 24 June 2025.”***

For: Chairperson K Clarke, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

Panel Member J Gee left the meeting, the time being 3.56pm, and returned to the meeting, the time being 4.00pm.

SPECIAL FOCUS MATTERS**AUD051-25 GOVERNANCE SUB-RISK REGISTER REVIEW****FILE NO:** 13/2/2**PREVIOUS MIN:**

RECOMMENDATION:

“THAT the Audit Panel note the revised Governance Sub-Risk Register report tabled to Council.”

SUMMARY

Council recently undertook a review of the Governance Sub-Risk Register including the various actions within it.

The attached report provides a summary of the key issues, and changes made throughout, to update the Sub-Risk Register.

The report is provided to the Audit Panel for noting and discussion.

AUDIT PANEL DISCUSSION

The General Manager provided comments regarding the report.

The Panel discussed and reviewed the items on the register.

ATTACHMENTS

1. Council Report - AC063-25 Governance Sub-Risk Register Review
2. Summary of actions completed, amended, removed and added
3. Revised Governance Sub-Risk Register

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL RESOLUTION

MOVED: *Chairperson K Clarke***SECONDED:** *Panel Member J Gee****“THAT the Audit Panel note the revised Governance Sub-Risk Register report tabled to Council.”***

For: Chairperson K Clarke, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

STANDING AGENDA ITEMS**AUD052-25 GENERAL MANAGER'S UPDATE AND CERTIFICATION -
JUNE 2025****FILE NO:** 13/2/2
PREVIOUS MIN:

RECOMMENDATION:*"THAT the Audit Panel note:*

- 1) The General Manager's Update; and*
- 2) Certification for the period ending 30 June 2025 as attached to this report."*

SUMMARY**General Manager's Update**

Attached is the General Manager's Certification for the period ending 30 June 2025.

AUDIT PANEL DISCUSSION

The Chair invited questions and comments. None were raised and the reports were noted.

ATTACHMENTS

1. General Manager's Certification - June 2025

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL RESOLUTION

MOVED: *Chairperson K Clarke***SECONDED:** *Panel Member D Pease****“THAT the Audit Panel note:***

- 1) The General Manager’s Update; and***
- 2) Certification for the period ending 30 June 2025 as attached to this report.”***

For: Chairperson K Clarke, Panel Member D Pease, Panel Member J Gee.**Against:*****CARRIED UNANIMOUSLY***

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

STANDING AGENDA ITEMS**AUD053-25 OUTSTANDING DEBTORS QUARTERLY REPORT - JUNE 2025****FILE NO:** 13/2/2
PREVIOUS MIN:**RECOMMENDATION:**

“THAT the Audit Panel note the Outstanding Debtors Quarterly Report to 30 June 2025, as attached.”

SUMMARY

A copy of the Outstanding Debtors Report as at 30 June 2025, as tabled to Council on 22 July 2025 is attached.

AUDIT PANEL DISCUSSION

The Chair invited questions and comments. None were raised and the report was noted.

ATTACHMENTS

1. Outstanding Debtors Report - 30 June 2025

AUDIT PANEL RESOLUTION**MOVED:** *Panel Member D Pease***SECONDED:** *Chairperson K Clarke*

“THAT the Audit Panel note the Outstanding Debtors Quarterly Report to 30 June 2025, as attached.”

For: Chairperson K Clarke, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

STANDING AGENDA ITEMS**AUD054-25 GENERAL MANAGER'S QUARTERLY INFORMATION
REPORT - CORPORATE AND COMMERCIAL SERVICES -
JUNE 2025****FILE NO:** 13/2/2
PREVIOUS MIN:

RECOMMENDATION:

"THAT the Audit Panel note the General Manager's Quarterly Information Report - Corporate and Commercial Services for the June 2025 quarter, as attached."

SUMMARY

A copy of the General Manager's Quarterly Information Report for Corporate and Commercial Services for the June 2025 quarter, as tabled to Council on 22 July 2025, is attached.

AUDIT PANEL DISCUSSION

The Audit Panel noted the report as read.

ATTACHMENTS

1. General Manager's Quarterly Information Report - Corporate and Commercial Services
- June 2025

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

AUDIT PANEL RESOLUTION

MOVED: *Chairperson K Clarke***SECONDED:** *Panel Member J Gee****“THAT the Audit Panel note the General Manager's Quarterly Information Report - Corporate and Commercial Services for the June 2025 quarter, as attached.”***

For: Chairperson K Clarke, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

STANDING AGENDA ITEMS**AUD055-25 PERSONNEL QUARTERLY REPORT - JUNE 2025**FILE NO: 13/2/2
PREVIOUS MIN:**RECOMMENDATION:**

"THAT the Audit Panel note the Personnel Report for the June 2025 quarter, as attached."

SUMMARY

A copy of the Personnel Report for the June 2025 quarter, as tabled to Council on 22 July 2025, is attached.

AUDIT PANEL DISCUSSION

The General Manager provided comments around staff movements and discussion was held around leave statistics.

ATTACHMENTS

1. Personnel Quarterly Report - June 2025

AUDIT PANEL RESOLUTION**MOVED:** Panel Member D Pease**SECONDED:** Chairperson K Clarke

"THAT the Audit Panel note the Personnel Report for the June 2025 quarter, as attached."

For: Chairperson K Clarke, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

STANDING AGENDA ITEMS**AUD056-25 GENERAL MANAGER'S PURCHASE CARD STATEMENT****FILE NO:** 13/2/2
PREVIOUS MIN:**RECOMMENDATION:**

"THAT the Audit Panel note that there were no transactions on the General Manager's Purchase Card Statement for the period 27 March 2025 to 26 June 2025."

SUMMARY

There were no transactions on the General Manager's Purchase Card for the period 27 March 2025 to 26 June 2025.

It is noted that a statement is not issued if there are no transactions for the month.

AUDIT PANEL RESOLUTION**MOVED:** *Chairperson K Clarke***SECONDED:** *Panel Member D Pease*

"THAT the Audit Panel note that there were no transactions on the General Manager's Purchase Card Statement for the period 27 March 2025 to 26 June 2025."

For: Chairperson K Clarke, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

STANDING AGENDA ITEMS

AUD057-25 AUDIT PLAN AND WORK PROGRAM

FILE NO: 13/2/2
PREVIOUS MIN:

RECOMMENDATION:

“THAT the Audit Panel note the Work Plan for 2024-25, as attached.”

SUMMARY

The next meeting of the Audit Panel is planned for Wednesday, 6 August 2025 at 1.00pm, to be held at the City Offices.

Attached is the Audit Plan and Work Program for reference.

ATTACHMENTS

- 1. Audit Panel Work Plan 2025-27

AUDIT PANEL RESOLUTION

MOVED: *Chairperson K Clarke*

SECONDED: *Panel Member D Pease*

“THAT the Audit Panel note the Work Plan for 2025-26, as attached.”

For: Chairperson K Clarke, Panel Member D Pease, Panel Member J Gee.

Against:

CARRIED UNANIMOUSLY

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

GENERAL BUSINESS

AUD058-25 NON-AGENDA ITEMS

FILE NO: 13/2/2
PREVIOUS MIN:

RECOMMENDATION:

(No Recommendation)

SUMMARY

This report will be used for any Non-Agenda Items raised at the commencement of the meeting.

There were no non agenda items.

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

GENERAL BUSINESS

AUD059-25 CONFIDENTIAL SESSION

FILE NO: 13/2/2
PREVIOUS MIN:

RECOMMENDATION:

(No Recommendation)

SUMMARY

The Audit Panel may determine to hold a confidential session as appropriate.

A confidential session was not held.

AUDIT PANEL MEETING

MINUTES - WEDNESDAY, 6 AUGUST 2025

COMPLETION OF AUDIT PANEL MEETING

There being no further business the Chairperson declared the meeting closed at 4.12pm.

Kenneth Clarke B.Com (Tas) MBA (London)CHARTERED ACCOUNTANT

29th August 2025

The Mayor
Burnie City Council
PO Box 973
BURNIE TAS 7320

Dear Mayor

Summary of Key Outcomes from the Audit Panel Meeting held on 6th August 2025

The Audit Panel worked through a very lengthy agenda, with 12 special focus matters listed on the meeting agenda. The meeting was constructive and informative, with respected discussion between Panel members and staff.

There were no formal recommendations to Council from this meeting.

Special focus matters for this meeting were: -

· **Procurement and Contract Management Internal Audit**

- Synectic Audit and Assurance were engaged early in 2025 to conduct an internal audit examining the operational and compliance aspects of Council's procurement and contract management activities. The audit included reviewing existing policies, practices and procedures and assessing the appropriateness of controls in place to manage procurement and contracting activities. The audit was undertaken in May and the final report was received in July.
- The Audit found eight key risk areas or exposures where Council's controls, policies or processes could be improved. The Risk exposures ranged from High to Moderate. Council Officers have indicated that they accept the findings of the Audit and are committed to developing and implementing improved systems and processes.
- The Audit Panel requested that it be provided with ongoing updates of relevant actions resulting from this Report at future Panel meetings.

· **Annual Plan and Budget Estimates 2025-2026**

- The Audit Panel noted the Annual Plan and Budget Estimates 2025-2026 (APBE), as adopted by the Council at its 26th June meeting.
 - During its previous meeting, the Audit Panel were briefed on the Budget deliberations for 2025-2026, and the challenges currently facing Council, particularly in relation to its Asset Management program and tight fiscal position.
 - At this current meeting, the General Manager outlined key points in preparing the Annual Plan and Budget Estimates with a key priority to manage long term financial sustainability. The process for development of the capital budget was detailed, with a
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priority on safety projects, external projects and areas where grant funding has been received.

- The panel discussed and noted the various challenges and considerations in preparation of the APBE including the low cash levels for undertaking any new Capital Projects and the funding challenges to meet asset renewals.
- Cr Pease provided a councillor perspective of the review of the APBE through a series of workshops held with councillors.

· **2024-2025 End of Financial Year Update**

- The Chief Financial Officer provided a verbal update to the Panel regarding the 2024-2025 End of Financial Year, and advised that the interim audit had proceeded satisfactorily, with Council expected to meet all reporting deadlines.

· **Tasmanian Audit Office – Financial Audit Strategy – Year Ended 30 June 2025**

- The Tasmanian Audit Office (TAO) provided their Financial Audit Strategy for year ended 30 June 2025 on 9 July 2025. It was noted that the TAO outsourced the audit work to a private accounting firm - Bentleys Tasmania.
- As Chair of the Audit Panel, I had previously expressed my disappointment to the Assistant Auditor General and Signing Officer, Mr David Bond concerning the timeliness of the provision of the Audit Strategy to Council.

· **Tasmanian Audit Office – Annual Audit Outcomes – Year Ended 30 June 2025**

- The TAO currently provides an Annual Audit Outcomes Report that combines all audit recommendations for both financial and performance audits. This is the primary report tracking all audit findings and progress against relevant recommendations.
- Council Officers provided an update on the status of each recommendation, and the Audit Panel noted that the majority of the findings have been resolved and will be closed out at the conclusion of the current year audit.

· **Long Term Financial Management Plan**

- Council approved the Long-Term Financial Management Plan (LTFMP) at its June meeting. The LTFMP report was provided to the Audit Panel for noting and discussion.
 - There was discussion around the requirements of the Local Government Act 1993, Section 70, that requires all Councils to have a Long-Term Financial Management Plan for at least a 10-year period, and under Section 70A, a Financial Management Strategy. In the past, Council has had separate documents to comply with these legislative requirements, however it will now fulfill its obligations through its Long-Term Financial Management Plan. The LTFMP is set for review each four years.
 - The Panel noted that Council has a deferred asset risk of approximately \$14 million of renewal works identified as required in the Long-Term Strategic Asset Management Plan but which cannot be funded currently. This is a potential issue when any new capital expenditure is considered.
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- The Panel also noted that many of the projected future underlying surpluses were very small – which would suggest there is little room for any unexpected unfavourable surprises or variances.

Strategic Asset Management Plan

- Council adopted the Strategic Asset Management Plan at its July meeting. Council also adopted four ancillary Asset Management Plans (i.e. Transport Asset Management Plan 2025; Stormwater Asset Management Plan 2025; Parks Asset Management Plan 2025; and, Buildings Asset Management Plan 2025) that support the overarching Strategic Asset Management Plan. These reports were provided to the Audit Panel for noting and discussion.
- The General Manager provided an overview of the Strategic Asset Management Plan and ancillary Asset Management Plans.
- The Panel noted that the various opportunities and risks to Council were well-defined and clearly articulated in the overarching Strategic Asset Management Plan.

Emergency Management and Recovery Review

- In 2024, the Local Government Association of Tasmania secured funding to conduct council-level reviews of emergency management capability. These reviews assessed how individual councils meet their obligations under the Tasmanian Emergency Management Act 2006 and the Tasmanian Emergency Management Arrangements (TEMA). The final report for Burnie City Council was received at the end of June and was collated following an online survey; group discussion and interview; and a close out meeting with the General Manager.
- The General Manager provided an overview of this report to the Audit Panel.
- The Audit Panel noted that Council's management team had not yet had the opportunity to discuss the results of this Review. The Panel requested that a report be brought back to the next meeting with an action plan detailing how the issues that have been raised will be addressed.

Safety Management System Audit

- An internal self-assessment of Council's Safety Management System was conducted by Council officers over a number of months in early 2025. The results of this 2025 assessment were collated and compared to the results of a similar audit in 2020. The 2025 results were significantly inferior to the 2020 results and pointed to a wide deterioration in many aspects of Council's Safety framework.
 - The report has been presented to both the management team and the Health and Safety Committee. The Executive Management team will now have oversight of progress against the shortcomings identified in the report. Actions have been assigned to relevant staff, and those issues identified as a high importance are being prioritised.
 - The Panel requested that a report be brought back to the next meeting with the action plan and for the action plan to also include categories of likelihood/impact; how issues will be addressed; and the commensurate timeframes.
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Policy Review – Councillor Expenses and Allowance Policy

- Council reviewed and updated the Councillor and Expenses Policy at its June meeting.
- The Audit Panel noted the Policy and had no concerns with the wording of the policy.

Policy Review – Rates and Charges

- Council reviewed and updated the Rates and Charges Policy at its June meeting.
- The Audit Panel noted the Policy and had no concerns with the wording of the policy.

Governance Sub-Risk Register Review

- Council recently undertook a review of the Governance Sub-Risk Register including the various actions in the Register. A summary report identifying the key issues was provided to the Audit Panel for noting and discussion. The General Manager provided comments and context for the report.
- The Audit Panel discussed and reviewed the items on the Register and indicated that they were comfortable with the process that Council had undertaken.

The Audit Panel considered several other Standing Agenda Items, as noted in the Minutes.

The Panel noted that the Personnel Quarterly Report 2025 showed a number of senior staff had departed the Council recently in a short period of time. The General Manager provided comment, and the Audit Panel were satisfied with the explanation. The Panel also noted the Employee Leave statistics in the Personnel Report exhibited some favourable trends.

Yours faithfully

Kenneth Clarke

Kenneth Clarke

MINUTES AND REPORTS OF COMMITTEES**AO165-25 BURNIE CITY YOUTH COUNCIL - UNCONFIRMED MINUTES OF MEETING HELD ON 28 AUGUST 2025**FILE NO: 2/5/34

RECOMMENDATION:

“THAT the Unconfirmed Minutes of the Meeting of the Burnie City Youth Council held on 28 August 2025, be received and noted.”

SUMMARY

Youth Council members provided feedback to the Cradle Coast Authority on Tactical Urbanism handouts, discussed co-designing the school nomination process (with ideas such as equity across schools, onboarding, and sub-committee involvement), and explored Burnie Youth Council’s role in the upcoming YNOT Youth Forum, including suggesting topics, selecting attendees, and identifying roles such as MC, Welcome to Country, and political invitations.

A motion was carried to accept the information for Burnie City Council’s Annual Report.

A motion was carried to acknowledge the Burnie Youth Council as a supporter of the FOGO YOYO Competition, with members agreeing to act as ambassadors and promote the campaign.

A copy of the meeting minutes is attached.

ATTACHMENTS

1 [↓](#). Minutes - Burnie Youth Council - 28 August 2025



**BURNiE
WORKS**



	<ul style="list-style-type: none"> - YC to be ambassadors of the competition. - Sub-committee to judge Youth Category: Leo, Norah, Indi, Parker, Jaylen and Tom
3.	<p>Motion <i>"That the Burnie City Council acknowledge the Burnie Youth Council as a supporter of the FOGO YOYO Competition."</i> Carried</p> <p>Motion <i>"That a sub-committee of the Burnie Youth Council be formed to judge the Youth Category during the September Youth Council meeting."</i> Carried</p>
4.	<p>Cradle Coast Authority – Jenny</p> <ul style="list-style-type: none"> - Jenny sought feedback from the YC on Tactical Urbanism Suburbs handouts – social landscapes. - YC discussed the reasoning behind their selections.
5.	<p>Co-design School's BYC Nomination Process</p> <ul style="list-style-type: none"> - YC discussed the current process of their school. - Discussion on co-designing what a new process would look like: <ul style="list-style-type: none"> o a collaborative process with teachers and YC o Onboarding part of selection process o Merits = values and commitments o Parents role? o Equity selection process with all schools o Two-stage selection process o Sub-committee to question potential YC and then decide.
6.	<p>YNOT Youth Forum and BYC Role – Tanya Hunt</p> <p>There was discussion over the role of BYC and the Youth Forum:</p> <ul style="list-style-type: none"> - Youth Forum topics: YC to put topics forward - Youth Forum limit of 80 people: YC was asked what is the best process to select attendees. - Seeking a young person to MC event. - Seeking a young Aboriginal person to deliver Welcome to Country - Invitation to Politicians: BW will draft an invitation on behalf of YC. - Isabelle would like to have input in the Youth Forum.
7.	<p>Agenda Items for September meeting</p> <ol style="list-style-type: none"> 1. FOGO YOYO: YC sub-committee to judge the Youth Category. 2. School BYC Nomination Process: finalise 3. YNOT Youth Forum
8.	<p>Next Meeting Thursday 25 September, 9.15am-11.30am</p>

Closed: 11.41am

MINUTES AND REPORTS OF COMMITTEES**AO166-25 WESTERN EMERGENCY MANAGEMENT COMMITTEE MINUTES OF MEETING HELD ON 14 AUGUST 2025**FILE NO: 2/5/39

RECOMMENDATION:

“THAT the Unconfirmed Minutes of the Western Emergency Management Committee held on 14 August 2025, be received and noted.”

SUMMARY

The attached minutes report on the discussions which occurred at the 14 August 2025 Western Emergency Management Committee Meeting.

Matters for noting include:

- Western Combined Municipal Emergency Management Plans are overdue for review
- Vacant WEMC positions at Burnie City Council are currently being filled
- Horseshoe Bend remediation update
- Potato Mop Top Virus potential concern
- Higher than usual tidal events
- Avian Flu still a concern
- Flood Policy Unit – desk top exercise conducted

The next meeting will be held on 13 November 2025 at Waratah-Wynyard Council.

ATTACHMENTS

- 1 [↓](#). Minutes from the Western Emergency Management Committee meeting held on 14 August 2025



Item	Item	Lead
1.	Welcome	Chairperson
	Welcome to Norman Berechree – new to the CHC MC role	
2.	Attendance & Apologies	Executive Officer
	Noted as above	
3.	Confirmation of minutes of meeting held 19 June 2025	Chairperson
	Moved: Corey Gould Seconded: Amber Power	
4.	Business arising from the Minutes	Executive Officer
	Revised adopted and in place- closed	



Item	Item	Lead
5.	Outstanding Actions (refer actions attached to the agenda) Refer to the actions and enter updates – completed	Executive Officer
	<ul style="list-style-type: none"> 1. The Risk Register- is a standard agenda item – reviewed and updated. 2. WEMC Municipal Emergency Plan Review and update. 3. Terms of Reference: EM coordinators to look over appendix aim and provide feedback to Julie. Action: review before next meet. 4. Social Recovery Plan update - closed 	
6.	Correspondence Register (In and Out)	Executive Officer
	NIL	
7.	NWREMC (North-West Regional Emergency Management Committee) Report	Hosting Council Municipal Coordinator
	<p>Recent meeting date: 13th August 2025</p> <p>Key highlights from the meeting included:</p> <ul style="list-style-type: none"> • BOM weather update regarding the upcoming spring/summer season. This feature will be an ongoing feature at each REMC meeting. • Valuable resource sharing from Central Coast Council regarding planning documents. Discussions around having a consistent approach across councils with terminology and approaches to Emergency Management Plans. Use of this document to be reviewed at future WEMC meetings. 	
8.	Municipal Emergency Management Reports	
8.1	Burnie City Council	Damien Aherne
	<ul style="list-style-type: none"> • Vacant positions are currently being filled. • Restructure of positions at BCC. • Focus: <ul style="list-style-type: none"> - Horseshoe bend – as it is a flood affected road. Significant work to rectify flooding issue and to relocate the road. Currently have active grants to assist with this area of concern. 	
8.2	Circular Head Council	Kevin Maquire
	<ul style="list-style-type: none"> • Vacant positions are currently being filled. • Restructure of positions at CHC. 	
8.3	Waratah-Wynyard Council	Corey Gould
	<ul style="list-style-type: none"> • WWC not affected by flood watch issued a few weeks ago. • Focus: <ul style="list-style-type: none"> - Bass Hwy – stormwater outfall nearing completion - Hydraulic analysis of Sister's Beach, Boat Harbour Beach and Somerset • WWC to provide SES with an update/location of these works. 	
9.	Municipal Recovery Reports	
9.1	Burnie City Council	Damien Aherne
	<ul style="list-style-type: none"> • BCC to get in contact with Brett from DPAC once new positions are filled. 	
9.2	Circular Head Council	Amber Power
	<ul style="list-style-type: none"> • Isolated communities grant – bought an ex-salvation army trailer. 	



Item	Item	Lead
	<ul style="list-style-type: none"> Application for draught resilience grant – awaiting to see if successful. Working on social recovery plan – pushed this back to Oct. 	
9.3	Waratah-Wynyard Council	Emily Hanson
	<ul style="list-style-type: none"> Working on key findings from audit Focus on recovery plan Key area identified was the need for Council staff to receive Evacuation Centre specific training. (Brett from DPAC mentioned that they are looking into this training for the NW). 	
10	Emergency Services Reports	
10.1	Tasmania Police	Anthea Maingay
	<ul style="list-style-type: none"> The last quarter – business as usual. Currently preparing for fire season WEBEOC – a few differences in that space – so just familiarising with new changes. 	
10.2	Tasmanian Fire Service	Tony Wood
	<ul style="list-style-type: none"> Panel did a review on West Coast Complex Fires – awaiting completion of the report. Circular Head Fire Station amalgamation Irish Town/Edith Creek and Marrawah/Arthur River. This is due to membership numbers. A site presence will be maintained at Arthur River and Edith Creek, managed by Marrawah and Irish Town brigades. Currently in consultation with TFS members and community members to create a business case for affected fire stations. Upcoming pre-season briefing: 24th Sept Launceston and 1st October Queenstown. 	
10.3	State Emergency Service	
	Emergency Management Report	Andrew Freeman
	NIL – apology	
	Regional Officer Report	Tiana Hokins
	Business as usual. Recently had a productive statewide forum.	
	Flood Policy Unit	Tiana Hokins
	<ul style="list-style-type: none"> Rebranding terminology for the flood policy. For example: terminology changed to “person centred” which emphasises the people at high risk. New recruiting of a per-support leader which will aim to targeting areas of risk. Also preparing leading up to the fire season. 	
11	Other Agency Reports	
11.1	DPAC (including NW Regional Social Recovery Committee) Latest meeting: Last week- 7 th August 2025 Discussion topics:	Brett Patterson



Item	Item	Lead
	<ul style="list-style-type: none"> New draft of the Tasmanian Evacuation Centre feedback – in particular the shelter section to get Council perspective and feedback. Please provide feedback by 16th August. NGO networking session (30th June 2025) – The aim to build connections for short-term and long-term recovery. One of the things that came out was NGO wanting to engage with Council more regularly – potentially by attending the NWRSRC in the future. It was identified that networking makes it easier for NGO's to support and reach out to Councils. 	
11.2	Other Agencies /Guests attending	
	Nil	
12	Upcoming Events in WMEMC area	
	<p><i>Detail dates, locations and relevant details below</i></p> <p>CHC</p> <ul style="list-style-type: none"> CHARTS - 31 August for 6 weeks Spring Swim – 28 September Circular Head Show – 29th November <p>BCC</p> <ul style="list-style-type: none"> Burnie Show – 3rd / 4th October <p>WWC</p> <ul style="list-style-type: none"> Wynyard Tulip Festival - Saturday 11 October Spring Loaded – All of October events 	
13	Emerging Risks in WMEMC area for consideration & discussion	
	<ul style="list-style-type: none"> Potato Mop Top virus – consider how this might impact the potato industry in NW. Monitor this situation in our municipality. SES discussed being aware of High Tide events. There have been a higher than usual tides levels. Awareness that there could be higher levels than expected predictions due to older modelling. BOM report from NEREMC – below than average rainfall – top 20% Avian Flu – still a concern as birds migrating in spring. Current planning in place eg awareness of disposing of carcasses. Conversations to begin about how Council can assist with this in the future. Important to have an awareness and to monitor this situation. 	
14	General Business	
14.1	<ul style="list-style-type: none"> Next presentation: TFA Pre-season fire briefing from Tony Wood With vacancies being filled, it is likely to have new faces at next meeting. Recommendation to do some introductions at start of the meeting. Brett from DPAC and Julie from SES to catch up with new staff before next meeting. Action: With Councils recently undergoing Emergency Management audits, recommendation to look at the key findings each Council has been identified and see what common areas that WEMC could work on together – opportunity to share resources. 	



Item	Item	Lead
14.2	Committee Work Plan	
	NIL	
14.3	Dates and Locations for WMEMC	
	<ul style="list-style-type: none"> 13 November WWC 19 February 2026 CHC 	
14.3	WMEMC Plan	
	NIL	
14.4	Risk Register	
	NIL	
15	Desktop Discussion Exercise – Flood Policy Unit	
	<p>Aim: to validate and test the draft plan for the following areas:</p> <ul style="list-style-type: none"> Arthur River Catchment Smithton & Far Northwest <p>Scope: Circular Head to Waratah-Wynyard municipality.</p> <p>Discussion focus: the key issues that focus primarily on the immediate preparedness for Council and multi-agency response (not focussing on the recovery issues associated with this scenario). The following issues were identified and discussed:</p> <ul style="list-style-type: none"> Special issue 1: warning messages Special issue 2: isolation/ access/ egress Special issue 3: impacts to dairy farms Special issue 4: widespread damage, electric network, trees down, riverine and flash flooding Special issue 5: emergency management coordination resourcing <p>Further comments to Tiana Hokins by Friday 29th August for final authorisation. tiana.hokins@ses.tas.gov.au</p>	SES - Flood Policy Unit Manger Chris Irvine
16	Next meeting venue and date	
	Thursday 13 November 2025, 10.00am – Waratah-Wynyard Council	
17	Meeting Close 1:12pm	

**Actions***Cut and paste from previous minutes – if not noted look back at 2023 meeting*

No.	Date Assigned	Description	Owner	Status	Date Closed
1.	21/02/19	Work plan on Risk Register to become an Agenda item.	Committee	Work plan issued to MEMC for review Revised Risk Register prepared. Requires input from subject matter experts and other stake holders.	Standing agenda item
2.	20 Jan 2022	WEMC Municipal Emergency Plan Review and update	Coordinators	Julie to undertake review and update of the Plan. Councils responsible for appendices and update. Meet on-line. WEMC for comment and to approve before Plan goes before the Commissioner.	
3.	14/8/25 16/05/2023 13/3/2025	Terms of Reference “Executive Officer to liaise with BCC and CHC Municipal Coordinators to obtain out of session approval of the ToR for adoption”.	Coordinators	Terms of Reference: EM coordinators to look over appendix aim and provide feedback to Julie. Action: review before next meet. BCC has provided written confirmation, still waiting on confirmation CHC. Will forward again. Julie asked for this to be ratified via email to enable the new plan to proceed.	Closed 14/8/25
4.	14/8/25	With Councils recently undergoing Emergency Management audits, recommendation to look at the key findings each Council has been identified and see what common areas that WEMC could work on together – opportunity to share resources.	Coordinators	Discuss at upcoming meeting.	

AO167-25 NON AGENDA ITEMS

In accordance with the requirements of Regulation 10(6) of the *Local Government (Meeting Procedures) Regulations 2025* 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 being no further business the Chairperson declared the meeting closed at ____pm.