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Confirmed Minutes Flinders Boating Special Committee Meeting 4 March 2024

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1 Attendance

DATE:	4 March 2024
VENUE:	Rose Garden Room, Flinders Arts and Entertainment Centre
TIME:	5.30PM

ATTENDEES – MEMBERS

MEMBERS		
Position/Organisation	Name	In-Attendance
Mayor - Chairperson (non-voting)	Rachel Summers	Yes
Councillor (1)	Councillor Aaron Burke	Yes
Councillor (1)	Councillor Carol Cox	Yes
General Manager - Flinders Council (non-voting) (Note Taker)	Warren Groves	Yes
Acting Infrastructure Manager (1)	Richard Harley	Yes
Community Representative (1)	Acting above	-
Community Representative (1)	Kevin Haines	Yes
Community Representative (1)	Anne Rae	Yes
Community Representative (1)	Dennis Cooper	Apology
Community Representative (1)	Robin Walker	Yes
Community Representative (1)	Justin Nicholls	Yes
Community Representative (1)	Aronn Daw	No
Community Representative (1)	Andrew Donnellan	Yes
Community Representative (1)	Craig Wheatley	No
STAFF or GUESTS	Name	In-Attendance

2 Standing Items

2.1 Confirmation of Minutes

That the minutes from the 18 September 2023 and 22 January 2024 meetings of the Flinders Boating Special Committee be confirmed.

Moved: Councillor Aaron Burke Seconded: Justin Nicholls

CARRIED UNANIMOUSLY (8-0)

Cr Aaron Burke, Cr Carol Cox, Richard Harley, Kevin Haines, Anne Rae, Robin Walker, Justin Nicholls, Andrew Donnellan

2.2 Declaration of Pecuniary Interest (Councillors only)

Nil

2.3 Committee Recommendations from the Previous Meeting

An update from the General Manager and A/Infrastructure Manager will be provided, per the motions from the 22 January 2024 Flinders Boating Special Committee meeting.

- 1) That we get the plans quoted without the rock wall.
 - i) Plans were sent to Committee members by Richard. Justin queried the measurements conflicting with the plan/drawing.

MOTION:

Moved: Kevin Haines Seconded: Justin Nicholls

The General Manager and Justin Nicholls liaise with Engineering Plus to have accurate drawings produced in line with committee expectations as a matter of urgency.

CARRIED UNANIMOUSLY (8-0)

Cr Aaron Burke, Cr Carol Cox, Richard Harley, Kevin Haines, Anne Rae, Robin Walker, Justin Nicholls, Andrew Donnellan

- ii) \$30,000 extra funding available through MAST bringing available funds to \$110,000.00
- iii) Jetty extension quotes were received:
 - (1) M. Sherrif \$82,080.00
 - (2) Klaus \$55,000 (+Plus GST, Plus two ladders)
 Query regarding a three-metre reduction to Jetty extension.
- iv) Richard updated the committee regarding the beach access coming through Parks, i.e. the pedestrian access and concrete steps.
- v) Andrew Donnellan advised the committee that Community members he has spoken to believe the project has been completed and that they would not be in favour of a second boat ramp.
- vi) There was discussion around the efficacy of the previous community consultation (survey).
- vii) Anne Rae suggested a simple survey should be done to gauge which project is the preferred option.
- viii) Justin Nicholls suggested that the Committee should wait until we have the plans and quotes and see if we need to choose an option or are able to afford both.

2.4 Business Arising from Previous Meeting

A/Infrastructure Manager to update Committee on progress of works at the following boat ramps:

- 1) Palana maintenance works progress,
 - i) Works are 95% complete, there are two more cleats to fit.
 - ii) Andrew Donnellan heard a couple of frequent users of Palana ramp are very positive.
- 2) Whitemark Boat Ramp amended concept plans.
 - i) Previously discussed.
- 3) Further projects following completion of the Whitemark upgrade.
 - i) There is a bolt sticking out at Whitemark where fender joins the jetty – needs to be rectified. It is right on the corner at the end, it may need extra rubber at this location.

2.5 Concept Plan

- | | |
|------------------|--|
| Annexures | 1. Whitemark Boat Ramp, Whitemark - Rev E [2.5.1 - 9 pages] |
| | 2. Quote M Sherriff - Whitemark Boat Ramp Preliminary Engineering for Quoting [2.5.2 - 1 page] |

- At the 22 January meeting the committee recognised that the drawings provided required amendments; and

- The amended plans (REV E) are provided for the Committees discussion and consideration.
- Quotations for Jetty extension and Boat ramp construction have been sought. Previously discussed, see 2.3 above.

2.6 Other Business

A huge thank you for the work put in to the boat ramps during his time as the Acting Infrastructure Manager.

2.7 Next Meeting

18th March 2024, 5.30PM at the Carpet Room

(Post meeting: Next meeting deferred to Tuesday 9th April 2024, Rose Garden Room 5.30pm)

2.8 Meeting Closed 6.01pm

INFORMATION REPORT March 2024

Development Applications 1 to 31 March 2024

ENQUIRIES

APPLICATION NUMBER	DATE	ZONE	DEVELOPMENT/USE DESCRIPTION
2024 / 00022	12 Mar	Landscape Conservation	Maintenance and Repairs to existing
2024 / 00023	13 Mar	Rural	Subdivision
2024 / 00024	18 Mar	Landscape Conservation	Vegetation clearance
2024 / 00025	18 Mar	Low Density Residential	Single Dwelling
2024 / 00027	20 Mar	Low Density Residential	Single Dwelling
2024 / 00028	20 Mar	Landscape Conservation	Visitor Accommodation
2024 / 00031	28 Mar	Landscape Conservation	Single Dwelling
2024 / 00032	28 Mar	Landscape Conservation	Single Dwelling

WITHDRAWN

APPLICATION NUMBER	DATE	ADDRESS	PID NO	DEVELOPMENT/USE DESCRIPTION	D or P*
2023 / 00099	12 Mar	3 James Street, Whitemark	9024703	Multi residential (3 dwellings)	D
2023 / 00083	19 Mar	16 West Street, Lady Barron	6430538	Office Extensions	D
2023 / 00012	19 Mar	16 West Street, Lady Barron	6430538	Office Extensions	D
2023 / 00026	19 Mar	16 West Street, Lady Barron	6430538	Car park	P

ACCEPTED

APPLICATION NUMBER	DATE	ADDRESS	PID NO	DEVELOPMENT/USE DESCRIPTION	D or P*
2024 / 00005	8 Mar	3 James Street, Whitemark	9024703	Subdivision & Multi residential (3 dwellings)	D
2024 / 00008	13 Mar	4 Bluff Road, Whitemark	6427478	Change of Use - Visitor Accommodation	P
2024 / 00021	13 Mar	Trousers Point Road, Loccota	3034206	Orchard, Shed & associated development	D
2024 / 00030	25 Mar	251 Memana Road, Whitemark	2922818	Change of Use - Visitor Accommodation & extensions to existing	D

*the D or P column indicates if an application is Discretionary or Permitted.
Note that only discretionary applications incur an advertising period.

WHITEMARK WHARF



WHITEMARK WHARF- 16 ESPLANADE, WHITEMARK

Partial change of use to visitor accommodation and use and development of vehicle parking including associated works

Last Updated - 07/03/ 2024
Author - Poppy Scharkie
Reviewed By - Irene Duckett

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1. INTRODUCTION

Ireneinc Planning & Urban Design has been engaged to prepare a planning application for the land at 16 Esplanade Whitemark. This report provides an assessment of the proposal against the provisions of the *Tasmanian Planning Scheme - Flinders*

1.1 DOCUMENTATION

The documentation that accompanies this application includes:

- Proposed Accommodation at Flinders Wharf, 16 Esplanade, Whitemark Plans, Adams Building Design, 11.10.2023:
 - Overall Site Plan (amended 29/02/2024)
 - Site Plan (Amended 29/02/2024)
 - Lower Demolition Plan
 - Upper Demolition Plan
 - Lower Floor Plan
 - Upper Floor Plan
 - NE Elevation
 - NW & SE Elevations
 - SW Elevations
 - 3D Images
 - Overhead Upper Floor
 - Overhead Lower Floor
- Coastal Erosion And Inundation Assessment, Enviro- Tech Consultants, 25th May 2023
- Stormwater Management and Detention Report, Enviro- Tech Consultants, 29th January 2024

1.2 THE SITE

The property is Whitemark Wharf located at 16 Esplanade, with the CT reference 129006/1. The site is 3.67ha.

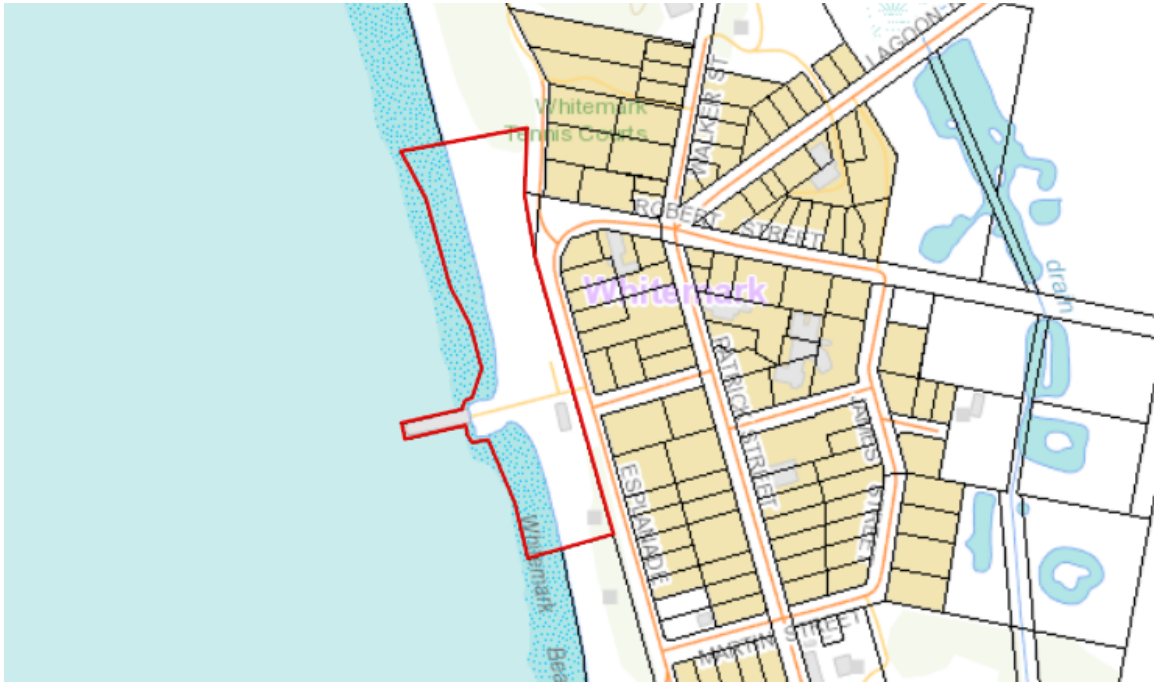


Figure 1: topographic map with site outlined in red and development area shaded in red (source: the LISTmap, 2023).

The building on site is currently used as a restaurant, local shop, tourist operation and community building.



Figure 2: Existing building view of eastern and northern facade



Figure 3: View of the northern and western façade

The site has three vehicle access points to the site as described below with the top two access points providing direct access to the building. These points are relevant to the application, however, the middle access closest to the building and wharf is considered the primary access. The southern point does not provide direct access to the proposed uses and is not considered within this application.

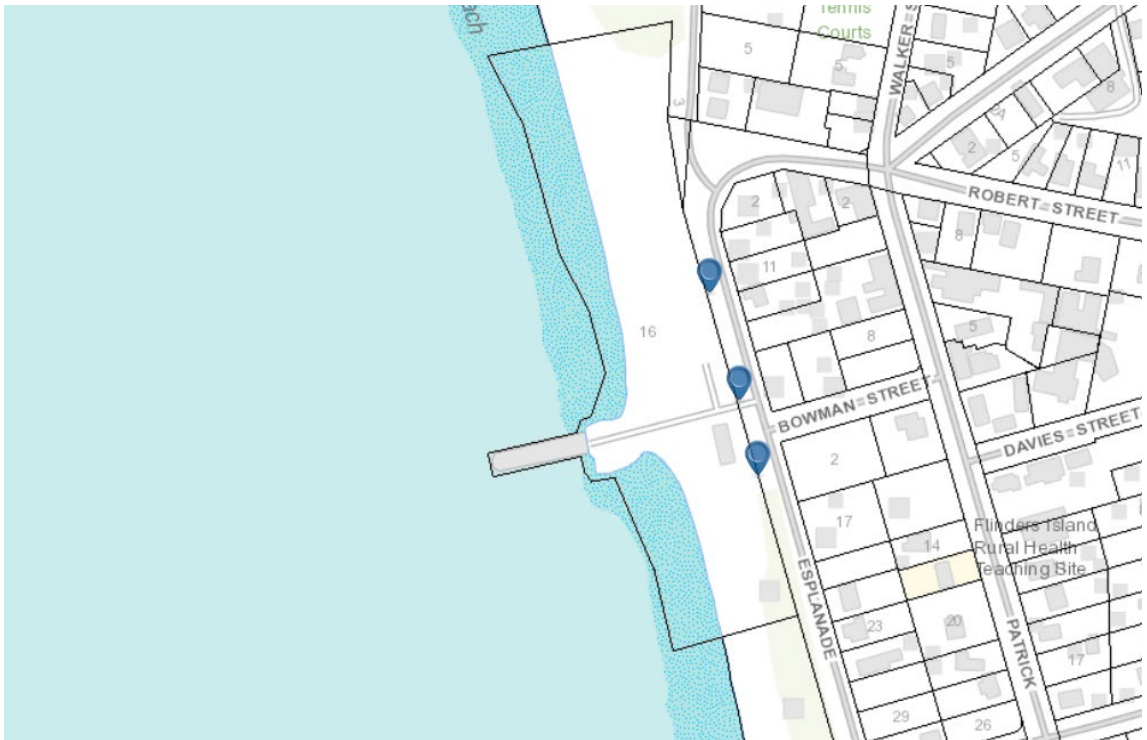


Figure 4: Vehicle Access Points, cadastre plan and topographic map (The List Map 2024)

1.3 EXISTING APPROVED USES

The approved use of the building is for a restaurant and ancillary produce hub, distillery, visitor information desk, offices and conference room for community use, and local shop (DA2018/028). DA2018/028 was approved with 19 car parking spaces.

The wharf has existed for some time, although operation has altered over the years. The wharf, is Tasports land, is best categorised as Port and Shipping but may also include Pleasure Boat Facility as it is used for pleasure and recreation.

The site has several trails located on it for passive recreation.

1.4 PROPOSAL

Use

The existing use of the building is currently for a restaurant on the ground floor, and offices and boardroom on the upper level.

The proposal is for a change of use of part of the existing building to visitor accommodation. Six rooms are proposed with the capacity for a maximum of 12 guests. 1 apartment will be located on the ground floor with the remainder on the 2nd level. One room is to be retained as an office on the upper level.

The parking and access serve various existing approved uses for the site including the existing building and the Wharf. Given the mix of uses, both public and private it is proposed to change the use of the parking areas to the use class “vehicle parking” in accordance *with Clause 6.2.3 If a use or development fits a description of more than one Use Class, the Use Class most specifically describing the use applies.* Vehicle Parking is defined as use of land for the parking of motor vehicles.

Development

Internal works

Internal works are proposed within the building to convert them to hotel rooms. All internal buildings and works are exempt under Table 4.3 Exempt building and works clause 4.3.2 *internal building and works* noting the building is not heritage listed.

External works

The external works include:

- a new fire escape and door on the eastern façade;
- Additional fenestration and doors on all facades other than the northern facades;
- A cut-out on the upper level of the southwestern corner to provide a balcony;
- A new deck that is less than 1m high, with a balustrade;
- A projecting timber batten screen of 3.6m to separate the restaurant from ground floor visitor accommodation attached to the existing deck;
- Fence to a height of 1.4m for a length of 4m on the southwestern corner to prevent access to the water tank area. Note the fence is exempt under exemption 4.6.4 fences not within 4.5m of a frontage.

Parking and Access

The parking layout and location are proposed to be altered to what was previously approved with the majority of the parking located in the lower tier area (existing previously concreted area associated with Tasports), and the formalisation of parking in the upper sections opposite the main

building entry. Minor fill to a depth of no more than 300mm is required to provide an even gradient for the upper parking areas. No cut and fill is required for the lower carpark.

A new finish is proposed for the parking areas and the access that will be constructed with durable all-weather pavement and spray-sealed, and stormwater retained on site. The parking areas provide 21 spaces, which increases on-site parking by 2 to accommodate spaces for use by persons with a disability.

A shared zone is proposed within the access and parking areas to promote slow speeds along with pavement marking to indicate pedestrian crossing areas.

2. PORT AND MARINE ZONE

The site is located within the Port and Marine Zone and is subject to FLI-25.1 & FLI-25.2 9 (not directly applicable to the proposal).

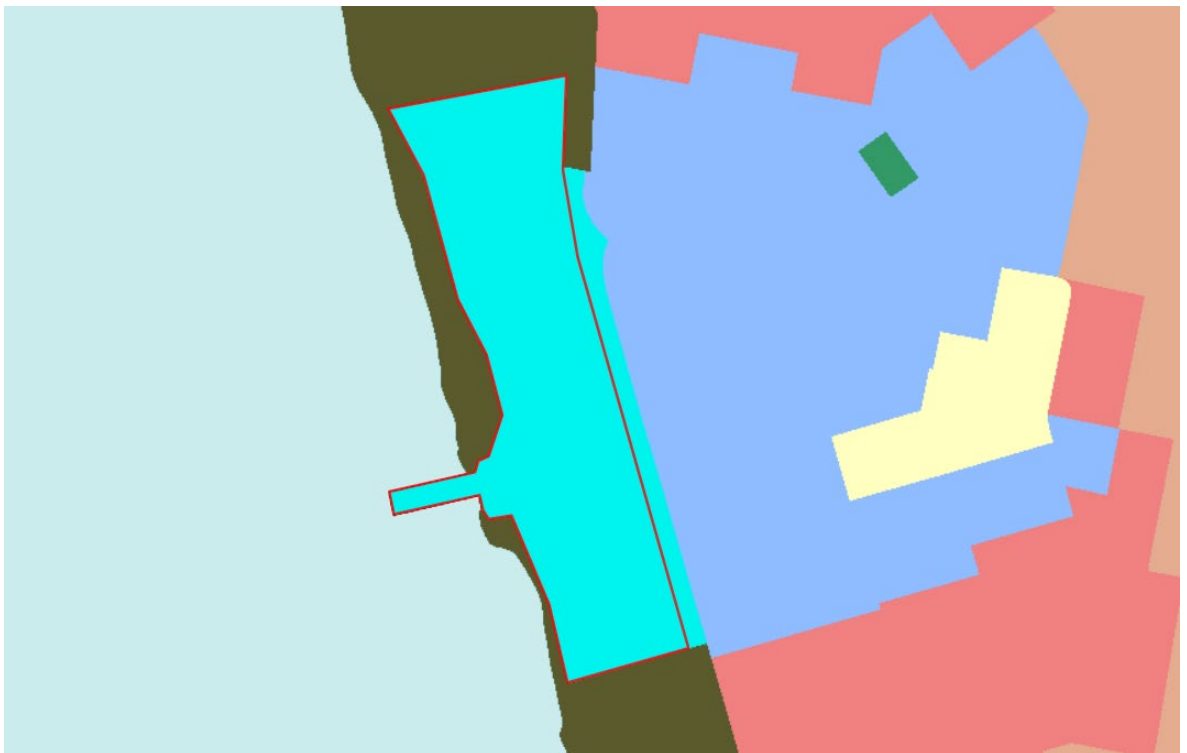


Figure 5: Site outline in red with Port and Marine Zone (Aqua), Environmental Management (Green) and Local Business Zone in light blue.

The Zone Purpose Statements for the Port and Marine Zone are as follows:

25.1.1 To provide for major port and marine activity related to shipping and other associated transport facilities and supply and storage.

25.1.2 To provide for use or development that supports and does not adversely impact on port and marine activities.

FLI-25.1 Part of 16 Esplanade, Whitemark shown on an overlay map as FLI-25.1 Part of 129006/1 An additional Zone Purpose statement for this site is: To provide for use or development for tourism/hospitality related purposes in association with Whitemark Wharf. Port and Marine Zone - clause 25.1 Zone Purpose

The proposal is located at 16 Esplanade, Whitemark and will further expand the tourism offerings, consistent with the purpose of the zone for this specific site through the provision of visitor accommodation and improved parking facilities.

2.1 USE

The proposed uses fall within the following use classes defined by the Scheme and are discretionary in the zone.

Visitor Accommodation	<i>use of land for providing short or medium-term accommodation for persons away from their normal place of residence on a commercial basis or otherwise available to the general public at no cost. Examples include a backpackers hostel, camping and caravan park, holiday cabin, motel, overnight camping area, residential hotel and serviced apartment complex.</i>
Vehicle Parking	<i>use of land for the parking of motor vehicles. Examples include single and multistorey car parks.</i>

2.2 USE STANDARDS

There are no use standards in the zone.

2.3 DEVELOPMENT STANDARDS

25.4.1 Building height

Objective: *To provide for a building height that:*

(a) is necessary for the operation of the use; and

(b) does not cause unreasonable loss of amenity on adjoining properties.

A1

Building height, excluding for Port and Shipping, and structures such as towers, poles, gantries, cranes or similar, must be not more than 20m.

A1

There is no change to the existing building height and the tallest new element proposed is the fire escape which is a height of 4.8m. The proposal therefore is well below the permitted height of 20m and complies with A1.

3. CODES

3.1 SAFEGUARDING OF AIRPORTS - OBSTACLE LIMITATION AREA AHD 51.5

The new additions are to a maximum height of 8.1 AHD (Fire escape, batten screen & deck) and are therefore exempt under C16.4.1 a) as the development is below the specified AHD level of 51.5 AHD.

3.2 COASTAL EROSION HAZARD CODE - HIGH & MEDIUM



Figure 6: Erosion Hazard Bands with high in red and medium in orange (The list Map 2023)

The planning scheme defines vulnerable use as:

a use that is within one of the following Use Classes:

(a) Custodial Facility;

(b) Educational and Occasional Care;

(c) Residential, if for a respite centre, residential care facility, retirement village or assisted housing; or

(d) *Visitor Accommodation, if the use accommodates more than 12 guests.*

The subject proposal is for visitor accommodation which does not accommodate more than 12 guests and is therefore not a vulnerable use as defined by the code.

Vehicle Parking is not a critical, hazardous or vulnerable use.

3.2.1 EXEMPTIONS

C10.4 Use or Development Exempt from this Code

(a) *use or development that requires authorisation under the Building Act 2016, excluding:*

- (i) *a critical use, hazardous use, or vulnerable use;*
- (ii) *if located within a high coastal erosion hazard band; or*
- (iii) *coastal protection works;*

The use is not a vulnerable, critical or hazardous use, and the proposal is not for coastal protection works. This exemption therefore applies to the part of the building in the medium hazard band.

(c) *alterations or extensions to an existing building located within a high coastal erosion hazard band, if:*

- (i) *the site coverage is not increased by more than 20m² from that existing at the effective date; and*
- (ii) *not for a critical, hazardous, or vulnerable use;*

The proposal is for alterations to the existing building and parking area and is not a vulnerable, critical or hazardous use as defined the Code. Site coverage is defined as

means the proportion of a site, excluding any access strip, covered by roofed buildings.

There is no increase in roofed buildings as a result of the alterations.

The proposal satisfies the relevant exemptions.

3.2.2 USE STANDARDS

C10.5.1 Use within a high coastal erosion hazard band

Objective: That use within a high coastal erosion hazard band:

- (a) is reliant on a coastal location; and
- (b) can achieve and maintain a tolerable risk from coastal erosion.

A1 No Acceptable Solution.

P1.1 A use within a high coastal erosion hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to:

- (a) the need to access a specific resource in a coastal location;
- (b) the need to operate a marine farming shore facility;
- (c) the need to access infrastructure available in a coastal location;
- (d) the need to service a marine or coastal related activity;
- (e) provision of an essential utility or marine infrastructure;
- (f) provision of open space or for marine-related educational, research or recreational facilities;
- (g) any advice from a State authority, regulated entity or a council; and
- (h) the advice obtained in a coastal erosion hazard report.

P1.2 A coastal erosion hazard report also demonstrates that:

- (a) any increase in the level of risk from coastal erosion does not require any specific hazard reduction or protection measures; or
- (b) the use can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.

This standard is relevant to the use of the land for vehicle parking.

The vehicle parking serves the surrounding activities including the wharf, access to the coastline, as well as the existing tourist operation and hub at 16 Whitemark Wharf. There is no nearby parking within the road or a nearby carpark.

a) The parking is located here as it is in close proximity to the wharf and the tourism hub at 16 Esplanade, which are both resources that underpin the tourism, recreational and fishing industries. 16 Esplanade has been identified within the objectives of the Port and Shipping Zone for tourism/hospitality related purposes in association with Whitemark Wharf. This specific area is a strategic tourism resource for the region and the provision of improved vehicle parking is this key location will further improve the tourism experience.

b) n/a

c) The existing wharf and building require access.

d) The vehicle parking services a coastal related activity that include the wharf, recreation along the coastline and the existing tourist operation and hub in that location. The tourist operation is strategically associated with Whitemark Wharf.

e) n/a

f) n/a

g) n/a

h) A coastal erosion hazard report accompanies this application.

P1.2

The coastal erosion hazard report that accompanies this application has found:

a) There is no increase in risk and as such no specific hazard reduction or protection measures are required.

b) The use can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.

C10.5.2 Uses located within a non-urban zone and within a low or medium coastal erosion hazard band

Objective: That a use located within a non-urban zone and within a low or medium coastal erosion hazard band can achieve and maintain a tolerable risk from coastal erosion.

A1 No Acceptable Solution.

P1 A tolerable risk for a use located within a non-urban zone and within a low or medium coastal erosion hazard band can be achieved and maintained, having regard to: ...

As per the C10.3.1 the Port and Marine Zone is an urban zone therefore this standard is not applicable.

3.2.3 DEVELOPMENT STANDARDS

The proposal requires the resealing of the access and existing parking area in accordance with the requirements of the Parking and Access code. This area is located in the High Coastal Erosion Band.

C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area

Objective: That:

- (a) building and works, excluding coastal protection works, within a coastal erosion hazard area, can achieve and maintain a tolerable risk from coastal erosion; and
- (b) buildings and works do not increase the risk from coastal erosion to adjacent land and public infrastructure.

A1 No Acceptable Solution.

P1.1

Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to:

- (a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures;
- (b) any advice from a State authority, regulated entity or a council; and
- (c) the advice contained in a coastal erosion hazard report.

P1.2

A coastal erosion hazard report demonstrates that:

- (a) the building and works:
 - (i) do not cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure; and
 - (ii) can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works;
- (b) buildings and works are not located on actively mobile landforms, unless for engineering or remediation works to protect land, property and human life.

A coastal erosion and inundation assessment accompanies this report which have found that

a) buildings and works achieve and maintain a tolerable risk and no specific hazard management measures are required.

b) n/a

c) a coastal erosion hazard report accompanies this application.

P1.2

a) The accompanying report demonstrates that the works do not cause or contribute to any coastal erosion on site of adjacent land and can achieve and maintain a tolerable risk

b) and are not on an actively mobile landforms.

3.3 COASTAL INUNDATION HAZARD CODE - LOW

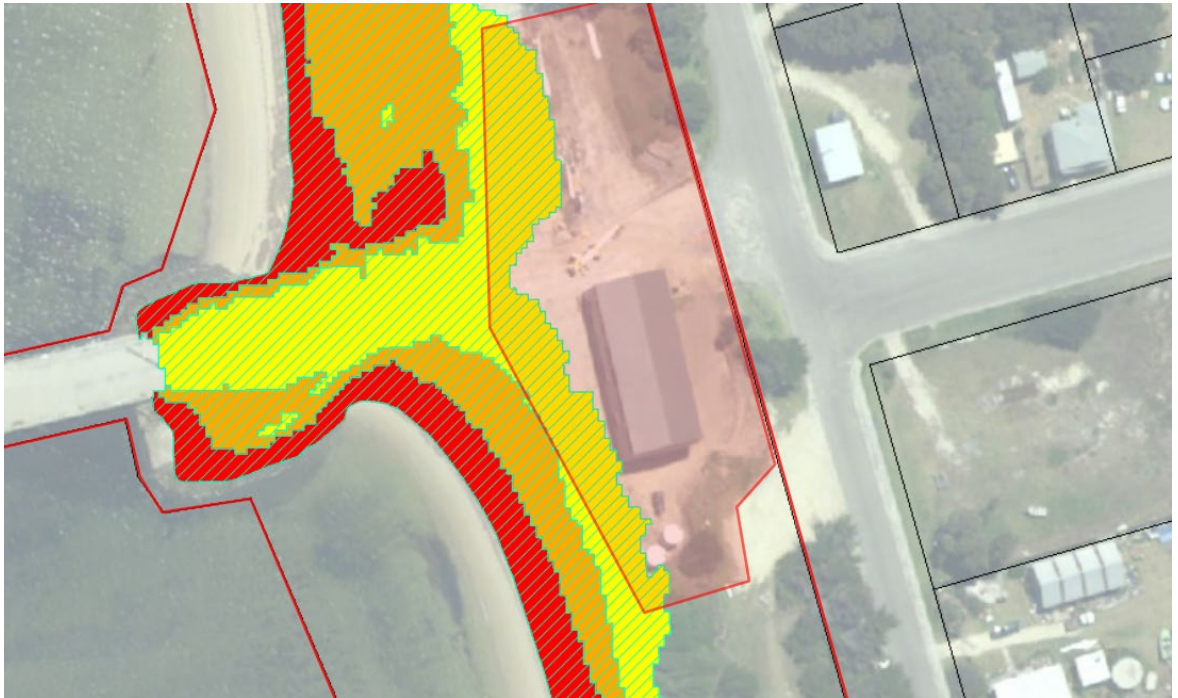


Figure 7: Development Area with low inundation hazard band shown in yellow (The List Map 2023)

The development area overlaps within the low coastal inundation hazard band and the following exemption applies:

C11.4.1 The following use or development is exempt from this Code:

(a) development that requires authorisation under the Building Act 2016, excluding:

(i) a critical use, hazardous use, or vulnerable use;

(ii) if located within a high coastal inundation hazard band;

(iii) located within a non-urban zone and within a medium coastal inundation hazard band;
or

(iv) coastal protection works;

The proposed use is not a vulnerable use as it is visitor accommodation for not more than 12 people; a hazardous or critical use, and the development is not for coastal protection works, or located in the high or medium inundation hazard bands. The proposal satisfies the exemption.

3.4 ROAD AND RAILWAY ASSETS CODE

This code applies to use and development that will increase the amount of vehicular traffic to and from the site. No new vehicle crossing is required.

3.4.1 USE STANDARDS

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

Objective: To minimise 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.

...

A1.4

Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

(a) the amounts in Table C3.1; or

(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.

A1.5

Vehicular traffic must be able to enter and leave a major road in a forward direction.

A1.4

There are two direct accesses to the building and parking area, however, the southern access is the primary access for the site. The second access is outside the lease area, and is not well signed, therefore is considered the secondary access.

Annual average daily traffic (AADT) means the number of vehicles per day averaged over all days in a calendar year.

a) Table C3.1 permits a site to have AADT increase, regardless of the number of accesses, of:

	Amount of acceptable increase in annual average daily traffic to and from the site (total of ingress and egress)	
	Vehicles up to 5.5m long	Vehicles longer than 5.5m long
Vehicle crossings on other roads	20% or 40 vehicle movements per day, whichever is the greater	20% or 5 vehicle movements per day, whichever is the greater

The new use of visitor accommodation use is not anticipated to attract vehicles greater than 5.5m.

Within the Guide to Traffic Generating Developments version 2.2, it provides the following rate for a 'motel'

- Daily vehicle trips = 3 per unit.

It is therefore anticipated with 6 units/rooms, the AADT will be 18 based on vehicles of 5.5m or less.

The site is used currently for a restaurant, tourist operation, shop, community building and wharf.

The Guide to Traffic Generating Developments version 2.2 estimates for 'restaurant'

- Daily vehicle trips = 60 per 100m² gross floor area

The existing restaurant generates approximately 176 movements per day. Currently, the restaurant/café operates four days a week, and the AADT of the restaurant is therefore 100.3. The site is permitted an additional 20 percent which is 20 vehicle movements per day or 40 vehicle movements per day for the entire site, whichever is greater.

Not accounting for the remaining uses, the proposed AADT associated with the visitor accommodation use would be a 17.9 per cent increase relative to the restaurant generation alone and the generation is well below the permitted 40 vehicles movements per day. The proposal complies with A1.4 a).

b)The road is not a limited access road.

A1.4 is satisfied.

A1.5 There is sufficient area within the site for vehicles to enter and exit in a forward direction.

The proposal complies with the relevant acceptable solutions.

3.4.2 DEVELOPMENT STANDARDS

The proposal is not located within a road or railway attenuation area, therefore the development standards for buildings and works are not applicable.

3.5 PARKING AND SUSTAINABLE TRANSPORT CODE

The purpose of this code is to ensure that appropriate parking is provided to service the uses within the site. This code applies to all use and development.

3.5.1 USE STANDARDS

C2.5.1 Car parking numbers

Objective: *That an appropriate level of car parking spaces are provided to meet the needs of the use.*

A1

The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

(a) *the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;*

(b) *the site is contained within a parking precinct plan and subject to Clause C2.7;*

(c) *the site is subject to Clause C2.5.5; or*

(d) *it relates to an intensification of an existing use or development or a change of use where:*

(i) *the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or*

(ii) *the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:*

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1

The objective of this standard is to ensure the appropriate level of car parking spaces is provided to meet the needs of the use, on the basis that the uses generate the demand and where multiple uses exist or are proposed, the on-site car parking requirements must be calculated as the sum of the requirements for each individual use component.

Separately, development is required to be categorised into a use and the development of the car park is proposed to be categorised in the Vehicle Parking Use Class.

A1.1

The proposal is for a change of use and A1 d) is relevant.

Existing uses

The approved use of the building is for a restaurant and ancillary produce hub, distillery, visitor information desk, offices and conference room for community use, and local shop (DA2018/028). DA2018/028 was approved with 19 car parking spaces.

The wharf (Port and Shipping & Pleasure Boat Facility) operates with no formal parking spaces.

Visitor Accommodation

Visitor accommodation has the following parking requirements:

1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater.

6 rooms are proposed with 6 beds. In this instance 1 parking space per room is greater, therefore 6 parking spaces are required. The use will replace the community building uses.

Vehicle Parking

There is no requirement in Table C2.1 for vehicle parking.

Table C2.1 - existing uses

The number of spaces required by Table C2.1 for the existing uses is as follows:

Use		m ²	Parking Generation
Distillery, bond store and Loading area	2 spaces per 3 employees	115 (2 employees)	1 (1.33)
Restaurant and Producer Hub	1 space per 15m ² of floor area (including any outdoor dining areas)	294	19.6
Offices (community building)	1 space per 15m ² of floor area or 1 space per 4 seats, whichever is greater	86.5	6
Conference Room (community building)	1 space per 15m ² of floor area or 1 space per 4 seats, whichever is greater	103.5	10
Local shop	1 space per 30m ² of floor area, unless subject to Clause C2.5.5	22	1

Wharf (Pleasure Boat Facility and Port and Shipping)	No requirement	No requirement	No requirement
Passive Recreation	No requirement	No requirement	No requirement
Total			37

As the existing uses under Table C2.1 require a greater amount (10 spaces) of parking than the proposed uses of visitor accommodation (6 spaces) and vehicle parking, i) is relevant and no additional quantities of parking are required. At least 19 parking spaces must be provided on-site for A1 to be satisfied. 21 spaces are proposed with provision for 2 additional spaces for use by persons with a disability to ensure development standard C2.6.2 *Design and layout of parking areas A1.2* is satisfied.

C2.5.2 Bicycle parking numbers

Objective: *That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.*

A1

Bicycle parking spaces must:

- (a) be provided on the site or within 50m of the site; and*
- (b) be no less than the number specified in Table C2.1.*

A1

Visitor Accommodation

As per Table C2.1, visitor accommodation does not require any bicycle parking.

Vehicle Parking

As per Table C2.1, Vehicle Parking does not require any bicycle parking.

DA2018/028 was approved with no bicycle parking and as there are no changes to remaining uses therefore no bicycle parking is required. Notwithstanding this, two bicycle racks accommodating four spaces are provided within this application.

C2.5.3 Motorcycle parking numbers

Objective: *That the appropriate level of motorcycle parking is provided to meet the needs of the use.*

A1

The number of on-site motorcycle parking spaces for all uses must:

- (a) be no less than the number specified in Table C2.4; and*
- (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.*

A1

19 parking spaces are required for the site as per C2.5.1 Car parking numbers and as per table C2.4, no motorcycle parking is required for less than 20 car parking spaces.

3.5.2 DEVELOPMENT STANDARDS FOR BUILDINGS AND WORKS

The parking layout and location are proposed to be altered to what was previously approved, to be located wholly within the area used for informal car parking for the site which is partially concreted and modified.

The works required are the resealing of the parking areas and the existing access and minor fill for the upper areas of no more than 300mm to provide the relevant gradient to comply with Australian Standards.

These areas are to be constructed with durable all-weather pavement and spray-sealed, and stormwater retained on site. A stormwater report accompanies this application with a proposed solution.

No changes to the existing access arrangement are proposed including no increase in the number of access points, nor any to the loading bay arrangements.

C2.6.1 Construction of parking areas

Objective: *That parking areas are constructed to an appropriate standard.*

A1

All parking, access ways, manoeuvring and circulation spaces must:

- (a) be constructed with a durable all weather pavement;*
- (b) be drained to the public stormwater system, or contain stormwater on the site; and*
- (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.*

A1

The parking and access areas will be

- a) constructed with durable all-weather pavement
- b) Stormwater will be contained on site. Please refer to the Stormwater Report.
- c) Are proposed to be surfaced by a spray seal.

The proposal complies with A1.

C2.6.2 Design and layout of parking areas

Objective: *That parking areas are designed and laid out to provide convenient, safe and efficient parking.*

A1.1

Parking, access ways, manoeuvring and circulation spaces must either:

- (a) comply with the following:
 - (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;
 - (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 parking 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 in Table C2.3 where there are 3 or more car parking spaces;
 (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and
 (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or

(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.

A1.2

Parking spaces provided for use by persons with a disability must satisfy the following:

- (a) be located as close as practicable to the main entry point to the building;
- (b) be incorporated into the overall car park design; and
- (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.

A1.1

The proposed parking layout complies with AS 2890- Parking facilities, Parts 1-6. Each parking space has

A1.2

Parking spaces for use by persons with a disability have been incorporated as per this standard.

C2.6.5 Pedestrian access

Objective: That pedestrian access within parking areas is provided in a safe and convenient manner.

A1.1

Uses that require 10 or more car parking spaces must:

(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:

(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or

(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and

(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.

A1.2

In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.

As the port area is an existing shared area, no separated footpaths are proposed. The performance criteria must be addressed.

P1

Safe and convenient pedestrian access must be provided within parking areas, having regard to:

(a) the characteristics of the site;

(b) the nature of the use;

(c) the number of parking spaces;

- (d) the frequency of vehicle movements;
- (e) the needs of persons with a disability;
- (f) the location and number of footpath crossings;
- (g) vehicle and pedestrian traffic safety;
- (h) the location of any access ways or parking aisles; and
- (i) any protective devices proposed for pedestrian safety

P1

- a) & b) The port area is an existing shared area that caters for several users including visitors and the general public. As a result, the area is a low-speed shared area with sufficient sight lines to provide views around and through the site. The proposal seeks to further increase the safety of the area through shared zone signage and marked pedestrian crossings.
- c) 21 parking spaces are proposed.
- d) The RTA Guidelines provide the following rates for Motel and Restaurants

Restaurants

Rates.

Evening peak hour vehicle trips = 5 per 100 m² gross floor area.
 Daily vehicle trips = 60 per 100m² gross floor area.

Motels

Rates.

Daily vehicle trips = 3 per unit
 Evening peak hour vehicle trips = 0.4 per unit.

Use	Peak hour Rate	Quantity	Peak hour Trip Generation
Visitor Accommodation	0.4 per unit	6	2.4
Restaurant and Producer Hub	5 per 100m ²	294 m ²	14.7

The site has a mix of uses which likely attract certain groups at various times of the day resulting in different peak times for different uses. Notwithstanding this, the peak hourly vehicle movements are not substantial.

- e) Parking spaces for use by persons with a disability are provided opposite the main building entry which allows access directly over the sealed access providing an even surface, and the shortest path to the main entry within the plans. A pedestrian crossing is proposed directly from these spaces to the door.
- f) Two crossings are proposed from each parking area across the access to the main building.
- g) Given the nature of the use and the character of the area, there are considered to be sufficient sight lines and slow-speed environments to ensure vehicle and pedestrian safety.

-
- h) Refer to the site plan
 - i) No protective devices are considered necessary.

Pedestrian access within the parking area is considered safe and convenient and satisfies the performance criteria.

3.6 SIGNS CODE

No signage is proposed as part of this application.

4. CONCLUSION

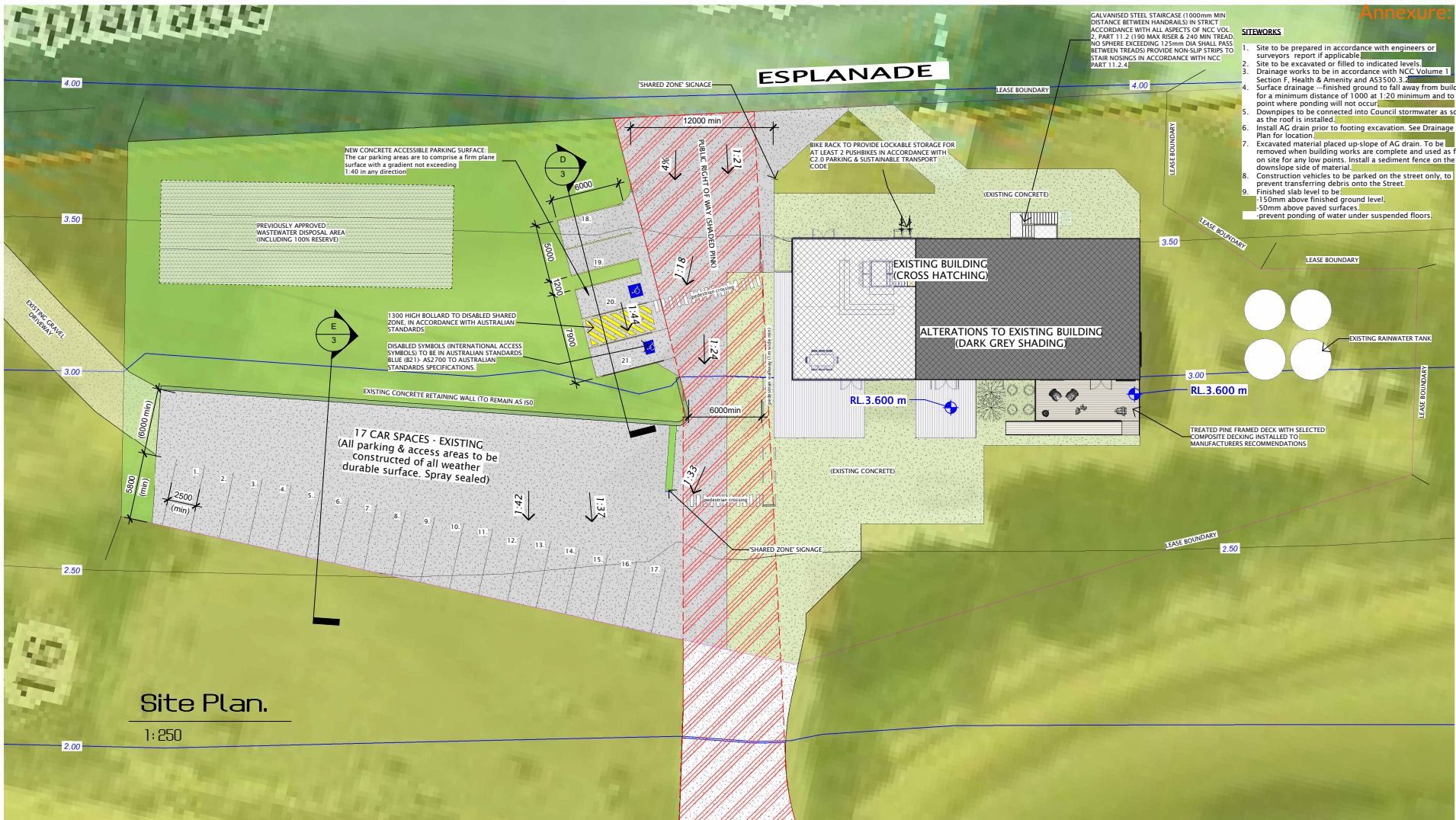
The proposal is for a partial change of use to visitor accommodation catering to a maximum of 12 people, which replaces the existing community building use located on the upper level and a small area on the ground floor. Minor alterations to the exterior are required which include new fenestration, a fire escape, decking, and a cut-out to provide for a balcony for 1 room.

Vehicle parking is also proposed which will provide 21 car parking spaces including 2x spaces for use by persons with a disability spaces. The access and parking areas are proposed to be upgraded, sealed and drained to an onsite stormwater system.

The proposal triggers the following discretions:

- 25.2 Use Table: Use of the land for visitor accommodation and vehicle parking.
- C10.5.1 Use within a high coastal erosion hazard band: Vehicle parking within the high coastal erosion hazard band. A Coastal Erosion Report accompanies this application.
- C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area: Upgrade to access and new parking areas within the high coastal erosion zone. A Coastal Erosion Report accompanies this application.
- C2.6.5 Pedestrian access: No segregated footpaths are proposed as the site is an existing shared zone, however, pedestrian crossings and shared zone signage are proposed to ensure a safe pedestrian environment.

The remainder of the proposal is either exempt or satisfies the permitted requirements of the scheme.



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Planning Approval A2

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No.	Date	Description
5	27.02.24	Planning Approval Concept # 4
4	02.10.23	Concept # 4
3	28.02.20	Concept # 3 (dup)
2	19.02.20	Concept # 2
1	14.02.20	Concept # 1



Project
Proposed Accommodation at Flinders Wharf 16 Esplanade, Whitemark, Flinders Is., 7255

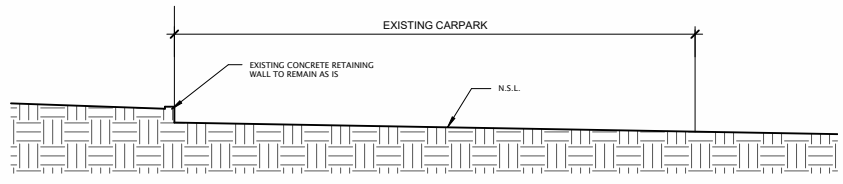
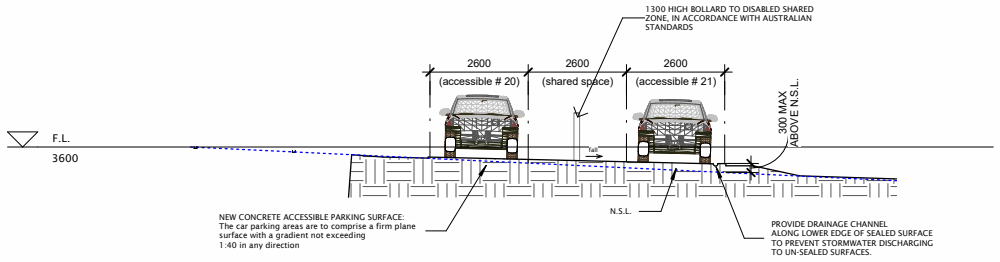
Client
Jo Youl

Drawing Title
Site Plan

Scale: **As indicated**
Starting Date: **12.02.21**

Plot Date: **29/02/2024 2:36:41 PM**

Project No. **010420** Drawing No. **3 /28**





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Planning Approval A3

No.	Date	Description
5	11.10.23	Planning Approval
4	02.10.23	Concept # 4
3	28.02.20	Concept # 3 (dup)
2	19.02.20	Concept # 2
1	14.02.20	Concept # 1

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Project :
Proposed Accommodation
at Flinders Wharf
16 Esplanade,
Whitemark,
Flinders Is, 7255

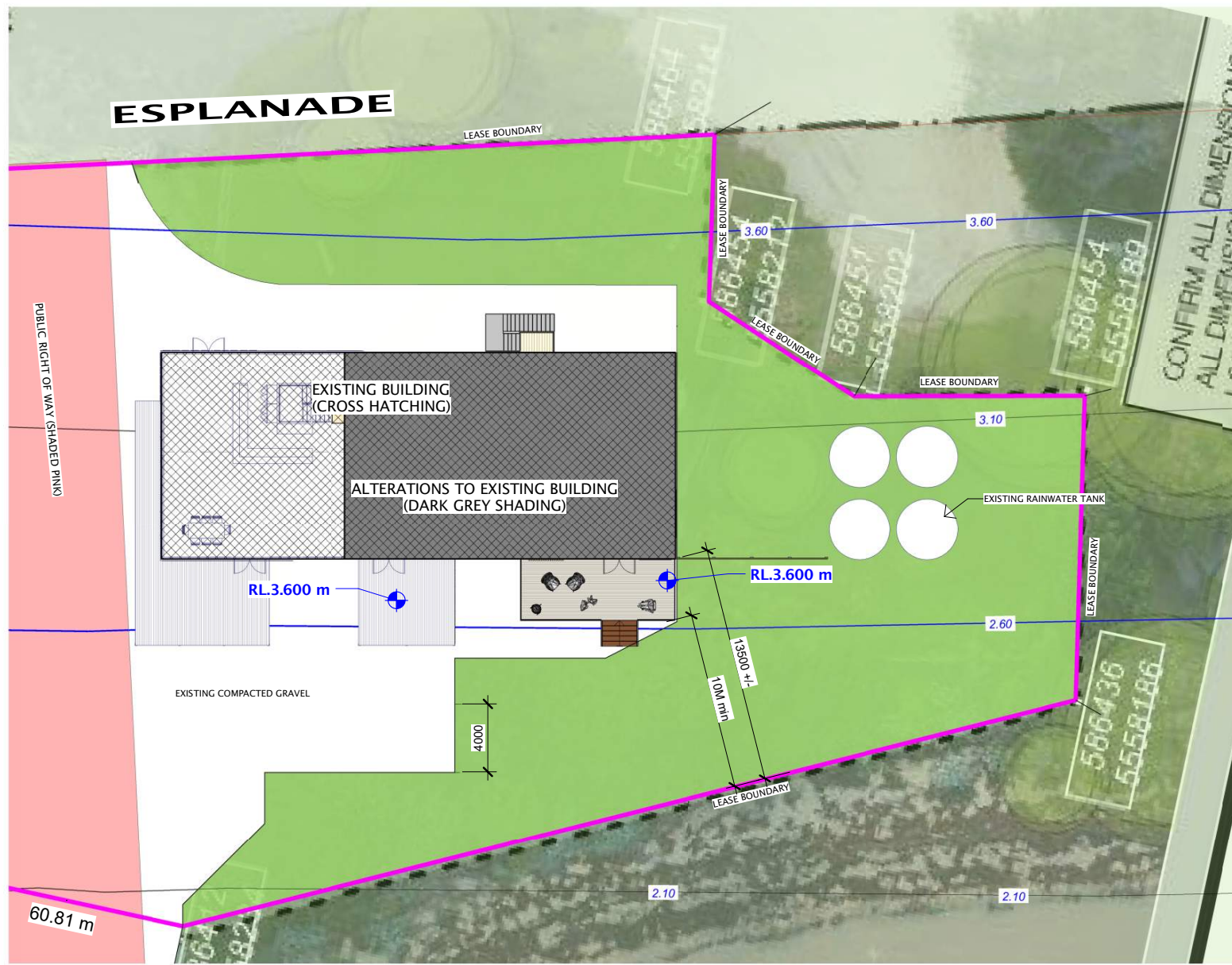
Client :
Jo Youl

Drawing Title :
Site Plan

Scale : 1 : 250

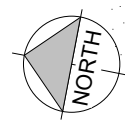
Starting Date : 12.02.21

Plot Date : 11/10/2023
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Site Plan.

1 : 250



TASWATER NOTES:

All works are to be in accordance with the Water Supply Code of Australia WSA 03 -2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02 -2014-3.1 MRWA Version 2 / WSA 02 -2002 Version 2.3 MRWA Edition 1.0 and TasWater's supplements to these codes

PLUMBING NOTES

- All plumbing work to comply with AS 3500 parts 1,2,3 & 4, and the Local Council plumbing regulations.
- Hot water from the HWC is to be tempered to 50°C.
- Hot & cold reticulation lines to be DN20 with DN15 branches to individual fixtures.
- Drain all surface water away from footings in accordance with BCA part 3.1.2.3.
- The building Contractor must locate the connection points to the mains to verify that their positions & depths are as shown on the endorsed plans. Such verification must be completed as the first task of the building works.
- Installation of ORG is to comply with AS3500 part 2 clauses 4.6.6.6 (minimum height below lowest fixture = 150mm) & 4.6.6.7 (Minimum height above surrounding ground finished surface level = 75mm)
- New Sewer = DN100 pvc @ 1:60 falls min.
- New Stormwater = DN100 pvc @ 1:100 falls min.(UNLESS NOTED OTHERWISE)
- Grated drains to be installed via a gas sealed pit.
- STANDARD DRAIN SIZES
TROUGH: DN50
SINK: DN50
WC: DN100
STORMWATER: DN100
- WATER PIPE SIZES
COLD WATER: DN 20 WITH DN16 BRANCHES
HOT WATER: DN 20 WITH DN 16 BRANCHES
- HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT THE FOLLOWING TEMPERATURES:
BATH BASIN & SHOWER: 50deg C
KITCHEN SINK & LAUNDRY: 60deg C
- ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02 -2014-3.1 MRWA VERSION AND TASWATER'S SUPPLEMENTS TO THESE CODES.

PLUMBING NOTES

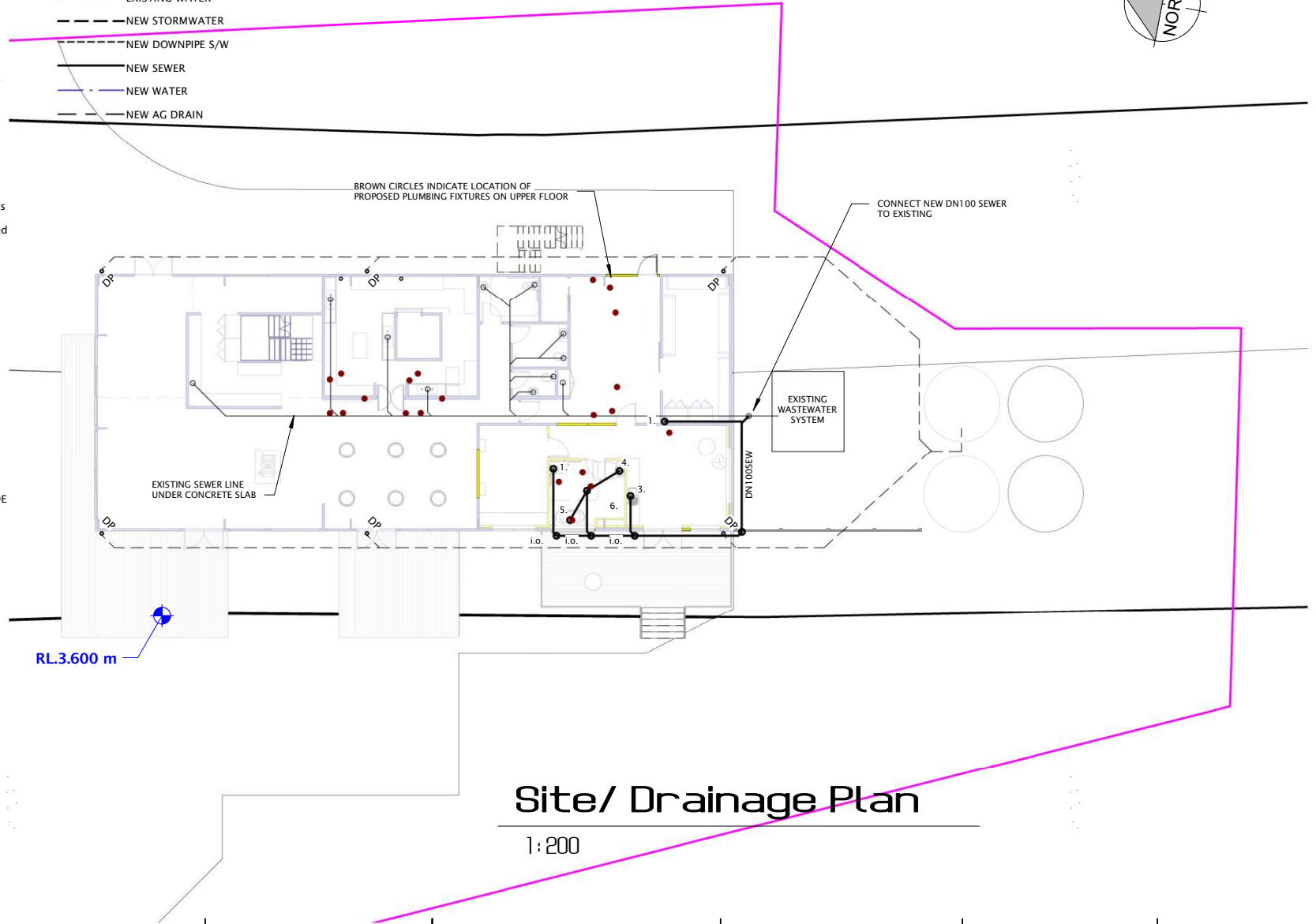
REACTIVE SITES - where they penetrate through external footings, stormwater, sewer, Drain waste, & vent pipes are to be lagged & flexible connections are to be provided adjacent to the footings prior to connection to the drainage to comply with AS2870-1996 Section 5.5. Additional requirements for class H & E sites.

PLUMBING LEGEND

- WC
 - URINAL
 - KITCHEN SINK
 - BASIN / VANITY
 - BATH
 - SHOWER
 - WASH TROUGH
 - WASHING MACHINE
 - DISHWASHER
- I.O. - INSPECTION OUTLET
ORG - OVERFLOW RELIEF GULLY
DP - DOWNPIPE
EV - DN50 VENT TO AIR
M - WATER METER

PLUMBING LEGEND

- EXISTING STORMWATER
- EXISTING SEWER
- - - EXISTING WATER
- NEW STORMWATER
- NEW DOWNPIPE S/W
- NEW SEWER
- NEW WATER
- NEW AG DRAIN



Site/ Drainage Plan
1:200



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AGENDA - Ordinary Council Meeting - 17 April 2024 Attachments

Rev.	Date	Description
5	11.10.23	Planning Approval Concept # 4
4	02.10.23	Concept # 4
3	28.02.20	Concept # 3 (dup)
1	14.02.20	Concept # 1

Project :
Proposed Accomodation
at Flinders Wharf
16 Esplanade, Whitemark,
Flinders Is, 7255

Drawing Title :
Site Drainage Plan

Client :
Jo Youl

Scale :	1 : 200	Planning Approval	
Starting Date :	12.02.21		
Plot Date :	11/10/2023 4:31:00 PM	36 of 328	Drawing No.
		010420	4 /14

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DEMOLITION NOTES

- *These Drawings are to read in conjunction with Engineer's Drawings.
- *The Builder shall be responsible for the disconnection & sealing of services.
- *Carefully demolish & remove items as shown. prepare for new works & make good all associated surfaces & finishes disturbed by demolition & building works.
- *Builder to confirm with building owner items to be retained, re-used or remain on site.
- *Builder must take all necessary precautions to ensure the stability of the existing & surrounding structure during demolition & construction.
- *Protect property & services to either remain on or adjacent to the site from interference or damage & erect dust screens as necessary.
- *disposal of any asbestos found during demolition in accordance with Workplace Tasmania's Code of Practice for the safe removal of asbestos [NOHSC:2002(1998)]
- *Blue shading & lines indicate existing structure to remain.
- *Red Shading indicates existing to be demolished.
- *Colour or no shading generally indicates new.

Demolition Plan

1:100



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Rev.	Date	Description
5	11.10.23	Planning Approval Concept # 4
4	02.10.23	Concept # 4
3	28.02.20	Concept # 3 (dup)
2	09.02.20	Concept # 3
1	14.02.20	Concept # 1

Project :
Proposed Accomodation
at Flinders Wharf
16 Esplanade, Whitemark,
Flinders Is, 7255

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Drawing Title :
Lower Demolition Plan

Client :
Jo Youl

Scale : 1 : 100

Starting Date : 12.02.21

Plot Date :
11/10/2023 4:31:01 PM

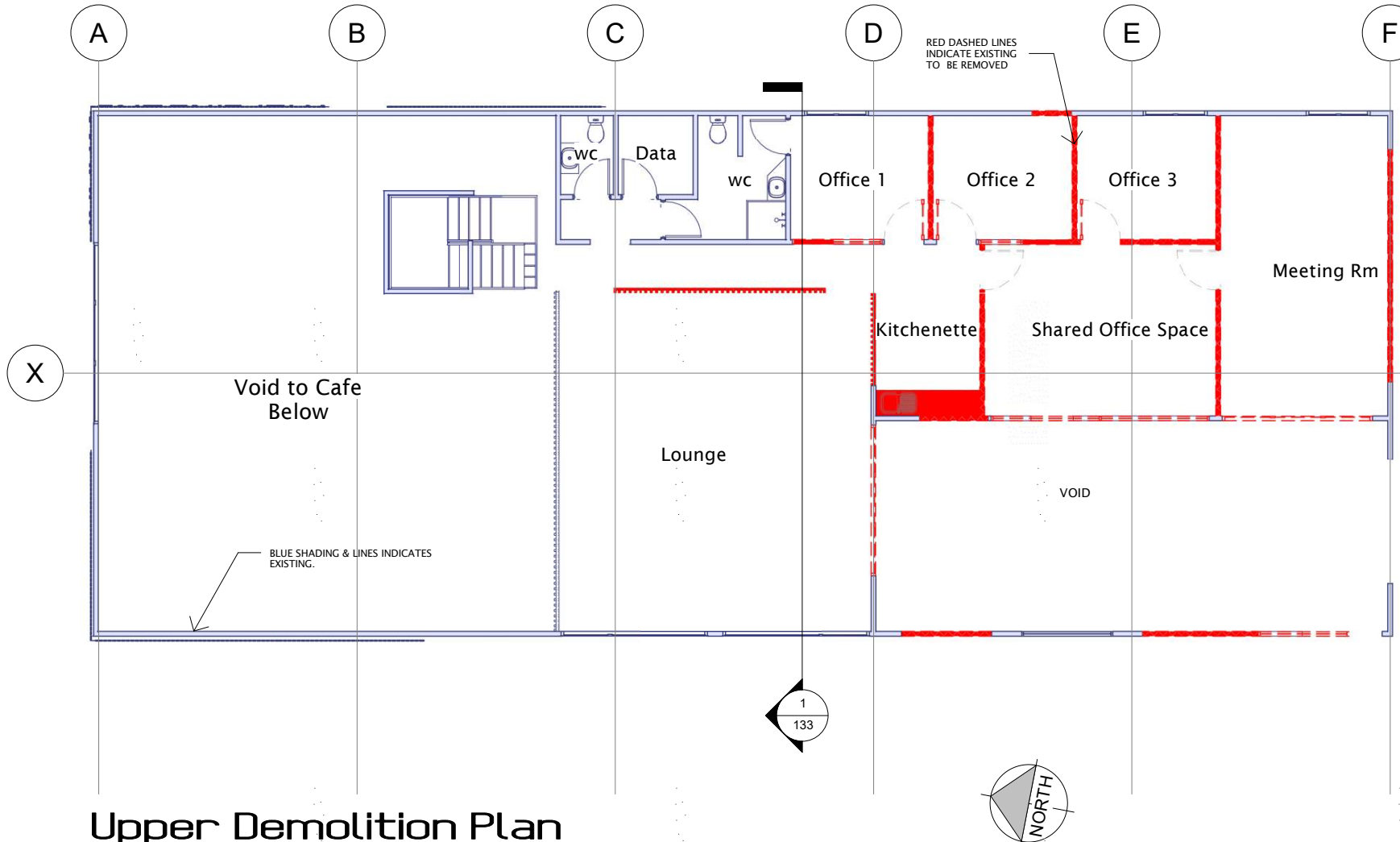
Planning Approval

37 of 328

010420

Drawing No.

5 /14



DEMOLITION NOTES

- *These Drawings are to read in conjunction with Engineer's Drawings.
- *The Builder shall be responsible for the disconnection & sealing of services.
- *Carefully demolish & remove items as shown. prepare for new works & finishes disturbed by demolition & building works.
- *Builder to confirm with building owner items to be retained, re-used or remain on site.
- *Builder must take all necessary precautions to ensure the stability of the existing & surrounding structure during demolition & construction.
- *Protect property & services to either remain on or adjacent to the site from interference or damage & erect dust screens as necessary.
- * disposal of any asbestos found during demolition in accordance with Workplace Tasmania's Code of Practice for the safe removal of asbestos [NOHSC:2002(1998)]
- *Blue shading & lines indicate existing structure to remain.
- *Red Shading indicates existing to be demolished.
- *Colour or no shading generally indicates new.

Upper Demolition Plan

1:100



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Rev.	Date	Description
5	11.10.23	Planning Approval Concept # 4
4	02.10.23	Concept # 3 (dup)
3	28.02.20	Concept # 3 (dup)
2	09.07.20	Concept # 3
1	14.02.20	Concept # 1

Project :
Proposed Accomodation
at Flinders Wharf
16 Esplanade, Whitemark,
Flinders Is, 7255

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Drawing Title :
Upper Demolition Plan

Client :
Jo Youl

Scale : 1 : 100
Starting Date : 12.02.21

Plot Date :
11/10/2023 4:31:02 PM

Planning Approval

38 of 328

Drawing No.

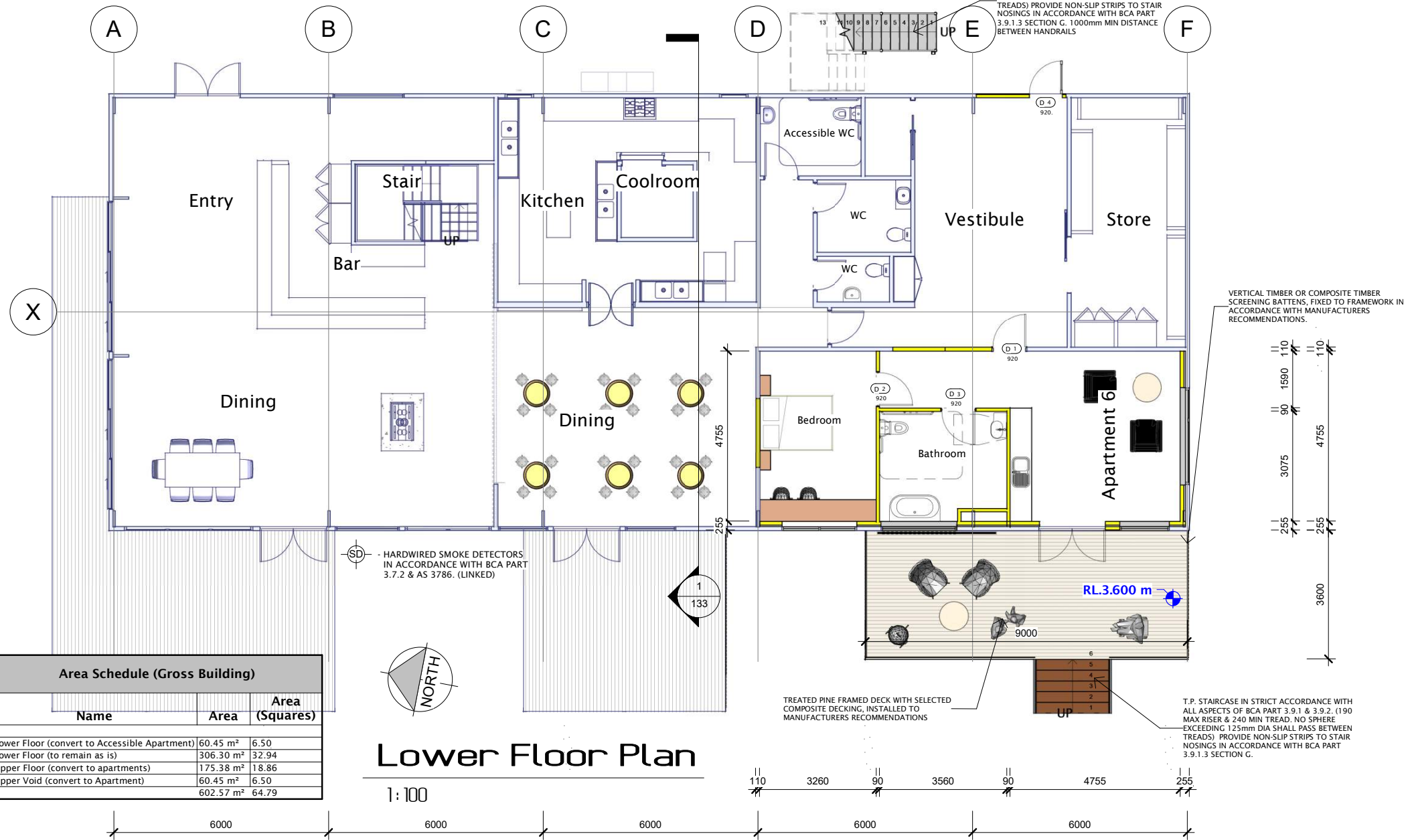
010420 6 /14

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

C:\Users\leigh\OneDrive\Desktop\revit 2022\YOUL jo\finders wharf accessible
Annexure: 16.2.2 lower floor 2023.rvt

ALL STEEL STAIRCASE IN STRICT ACCORDANCE WITH ALL ASPECTS OF BCA PART 3.9.1 & 3.9.2. (190 MAX RISER & 240 MIN TREAD. NO SPHERE EXCEEDING 125mm DIA SHALL PASS BETWEEN TREADS) PROVIDE NON-SLIP STRIPS TO STAIR NOSINGS IN ACCORDANCE WITH BCA PART 3.9.1.3 SECTION G. 1000mm MIN DISTANCE BETWEEN HANDRAILS

Annexure: 16.2.2



Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Lower Floor (convert to Accessible Apartment)	60.45 m ²	6.50
Lower Floor (to remain as is)	306.30 m ²	32.94
Upper Floor (convert to apartments)	175.38 m ²	18.86
Upper Void (convert to Apartment)	60.45 m ²	6.50
	602.57 m ²	64.79

Lower Floor Plan

1:100

adams building design
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AGENDA - Ordinary Council Meeting - 17 April 2024 Attachments

Rev.	Date	Description
5	11.10.23	Planning Approval Concept # 4
4	02.10.23	Concept # 4
3	28.02.20	Concept # 3 (dup)
2	14.02.20	Concept # 1

Project : Proposed Accommodation at Flinders Wharf
16 Esplanade, Whitemark, Flinders Is, 7255

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Drawing Title : Lower Floor Plan

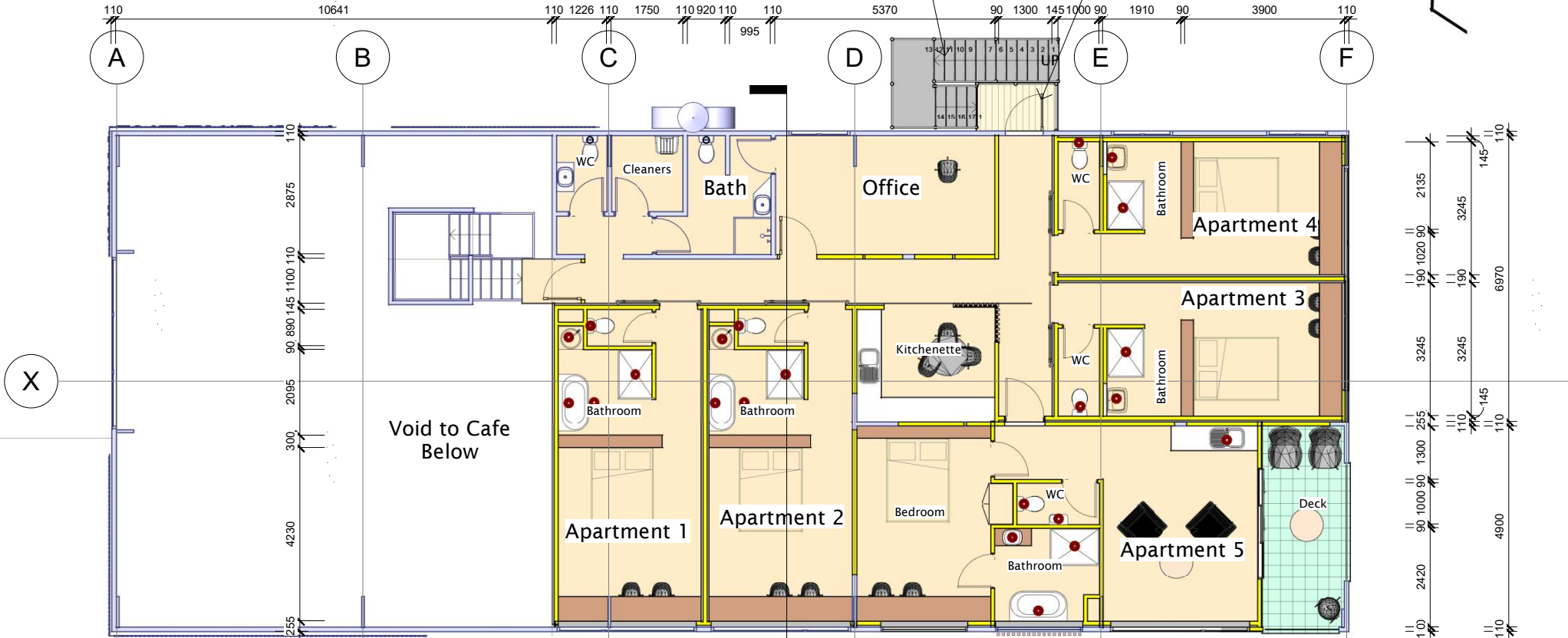
Client : Jo Youl

Scale : 1 : 100	Planning Approval	
Starting Date : 12.02.21		
Plot Date : 11/10/2023 4:31:04 PM	39 of 328	Drawing No. 010420 7 /14

SD - HARDWIRED SMOKE DETECTORS
IN ACCORDANCE WITH BCA PART
3.7.2 & AS 3786. (LINKED)

ALL STEEL STAIRCASE IN STRICT ACCORDANCE
WITH ALL ASPECTS OF BCA PART 3.9.1 & 3.9.2.
(190 MAX RISER & 240 MIN TREAD. NO SPHERE
EXCEEDING 125mm DIA SHALL PASS BETWEEN
TREADS) PROVIDE NON-SLIP STRIPS TO STAIR
NOSINGS IN ACCORDANCE WITH BCA PART
3.9.1.3 SECTION G. 1000mm MIN DISTANCE
BETWEEN HANDRAILS

GLAZED POWDERCOATED ALUMINIUM
ENTRANCE DOOR IN ACCORDANCE WITH BCA
PART 3.6 & 3.12.2



Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Lower Floor (convert to Accessible Apartment)	60.45 m ²	6.50
Lower Floor (to remain as is)	306.30 m ²	32.94
Upper Floor (convert to apartments)	175.38 m ²	18.86
Upper Void (convert to Apartment)	60.45 m ²	6.50
	602.57 m ²	64.79

Upper Floor Plan

1:100



adams building design
170 Abbott Street,
Newstead,
Launceston TAS 7250.
M: 0411 294 351
E: leigh@abd.com.au
AGENDA - Ordinary Council Meeting - 17 April 2024 Attachments

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1	14.02.20	Concept # 1

Project :
Proposed Accomodation
at Flinders Wharf
16 Esplanade, Whitemark,
Flinders Is, 7255

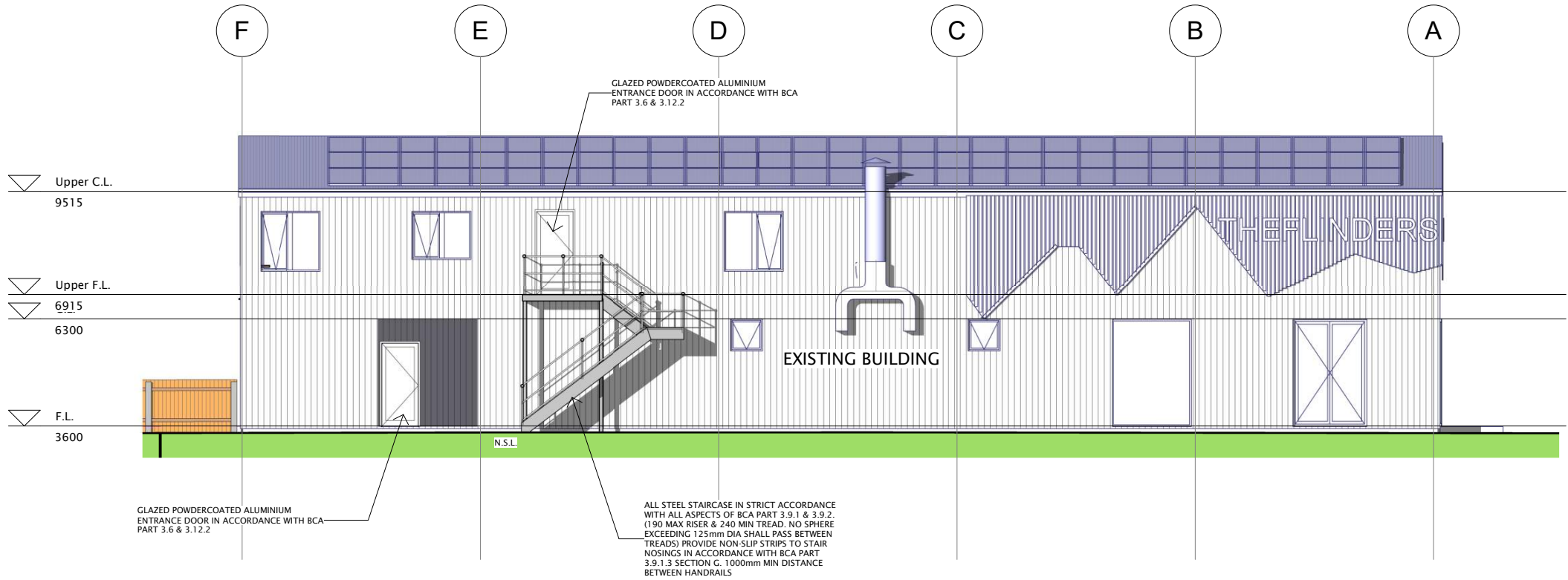
Drawing Title :
Upper Floor Plan

Client :
Jo Youl

Scale : 1 : 100
Starting Date : 12.02.21
Plot Date : 11/10/2023 4:31:05 PM

Planning Approval

40 of 328
Drawing No.
010420 8 /14



North East Elevation

1:100



170 Abbott Street,
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ABN 71 048 418 121
acc. # CC886J

Rev.	Date	Description
5	11.10.23	Planning Approval Concept # 4
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Project :
Proposed Accomodation
at Flinders Wharf
16 Esplanade, Whitemark,
Flinders Is, 7255

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Drawing Title :
NE Elevation

Client :
Jo Youl

Scale :	1 : 100	Planning Approval	
Starting Date :	12.02.21		
Plot Date :	11/10/2023 4:31:09 PM	41 of 328	Drawing No.
		010420	9 /14

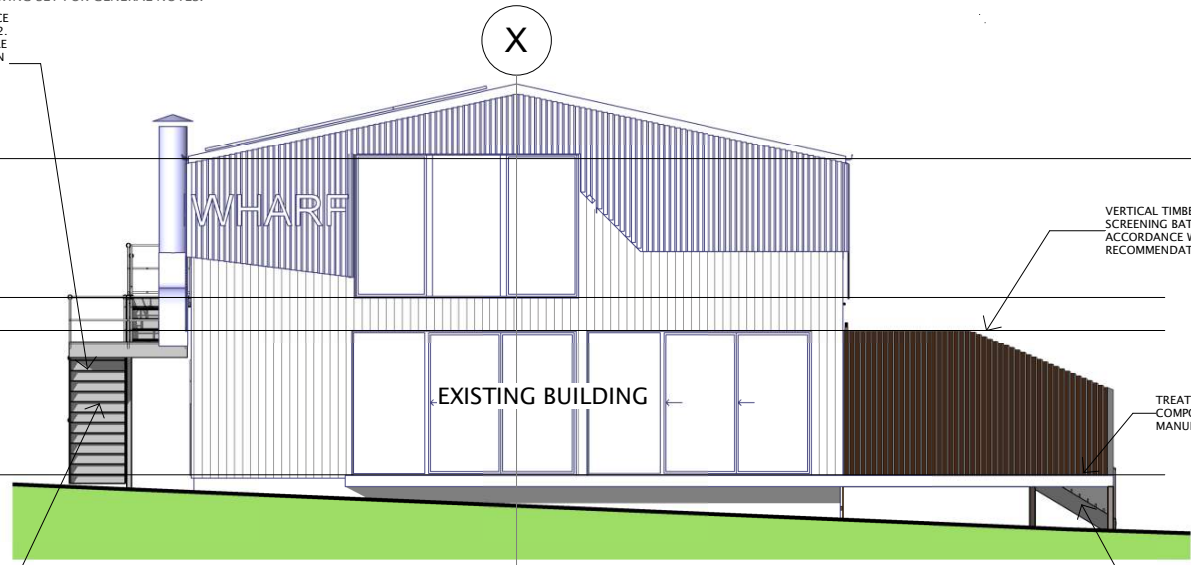
NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

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Upper C.L.
9515

Upper F.L.
6915
6300

F.L.
3600



North West Elevation

1:100

ALL STEEL STAIRCASE IN STRICT ACCORDANCE WITH ALL ASPECTS OF BCA PART 3.9.1 & 3.9.2. (190 MAX RISER & 240 MIN TREAD, NO SPHERE EXCEEDING 125mm DIA SHALL PASS BETWEEN TREADS) PROVIDE NON-SLIP STRIPS TO STAIR NOSINGS IN ACCORDANCE WITH BCA PART 3.9.1.3 SECTION G. 1000mm MIN DISTANCE BETWEEN HANDRAILS

T.P. STAIRCASE IN STRICT ACCORDANCE WITH ALL ASPECTS OF BCA PART 3.9.1 & 3.9.2. (190 MAX RISER & 240 MIN TREAD, NO SPHERE EXCEEDING 125mm DIA SHALL PASS BETWEEN TREADS) PROVIDE NON-SLIP STRIPS TO STAIR NOSINGS IN ACCORDANCE WITH BCA PART 3.9.1.3 SECTION G.

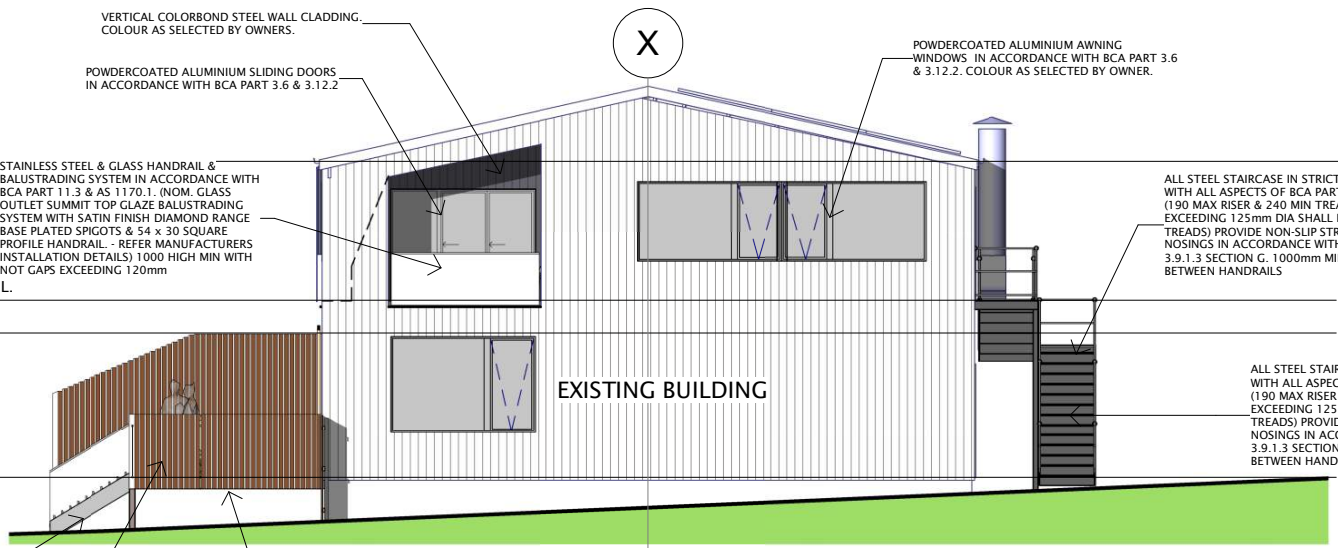
VERTICAL COLORBOND STEEL WALL CLADDING, COLOUR AS SELECTED BY OWNERS.
POWDERCOATED ALUMINIUM SLIDING DOORS IN ACCORDANCE WITH BCA PART 3.6 & 3.12.2

POWDERCOATED ALUMINIUM AWNING WINDOWS IN ACCORDANCE WITH BCA PART 3.6 & 3.12.2. COLOUR AS SELECTED BY OWNER.

Upper C.L.
9515

Upper F.L.
6915
6300

F.L.
3600



South East Elevation

1:100

T.P. STAIRCASE IN STRICT ACCORDANCE WITH ALL ASPECTS OF BCA PART 3.9.1 & 3.9.2. (190 MAX RISER & 240 MIN TREAD, NO SPHERE EXCEEDING 125mm DIA SHALL PASS BETWEEN TREADS) PROVIDE NON-SLIP STRIPS TO STAIR NOSINGS IN ACCORDANCE WITH BCA PART 3.9.1.3 SECTION G.

ALL STEEL STAIRCASE IN STRICT ACCORDANCE WITH ALL ASPECTS OF BCA PART 3.9.1 & 3.9.2. (190 MAX RISER & 240 MIN TREAD, NO SPHERE EXCEEDING 125mm DIA SHALL PASS BETWEEN TREADS) PROVIDE NON-SLIP STRIPS TO STAIR NOSINGS IN ACCORDANCE WITH BCA PART 3.9.1.3 SECTION G. 1000mm MIN DISTANCE BETWEEN HANDRAILS

VERTICAL TIMBER OR COMPOSITE TIMBER SCREENING BATTENS, FIXED TO FRAMEWORK IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Annexure 16.2.2



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Newstead.
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E : leigh@abd.com.au
www.adamsbuildingdesign.com.au
ABN 71 048 418 121
acc. # CC886J

Planning Approval A3

No.	Date	Description
5	11.10.23	Planning Approval
4	02.10.23	Concept # 4
3	28.02.20	Concept # 3 (dup)
2	19.02.20	Concept # 2
1	14.02.20	Concept # 1

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Project :
Proposed Accommodation
at Flinders Wharf
16 Esplanade,
Whitemark,
Flinders Is, 7255

Client :
Jo Youl

Drawing Title :
NW & SE Elevations

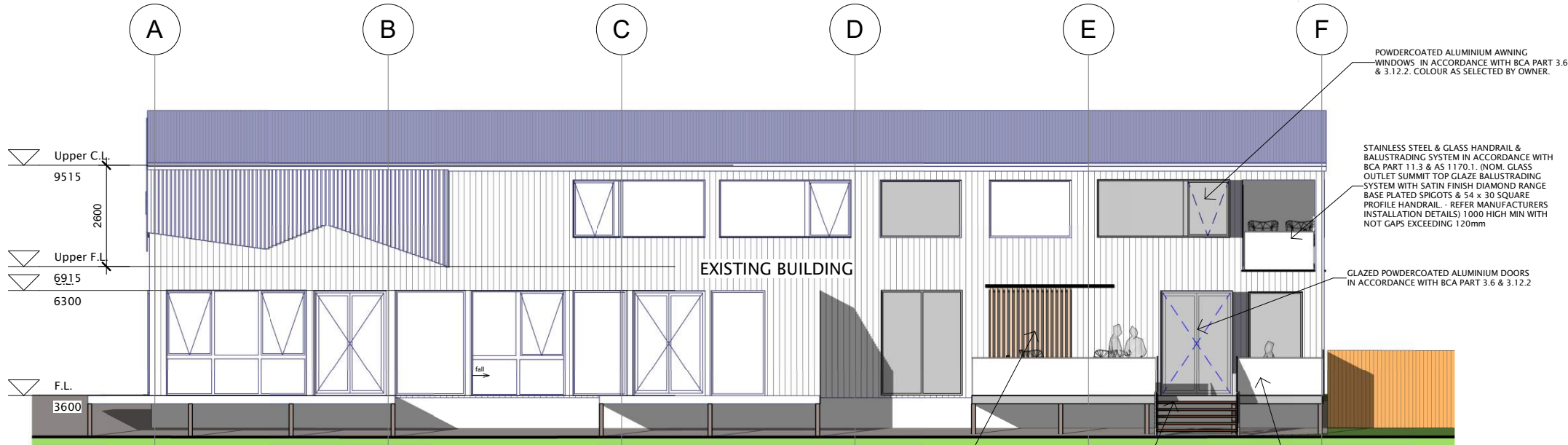
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Starting Date : 12.02.21

Plot Date : 11/10/2023
4:31:15 PM

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

C:\Users\leigh\OneDrive\Desktop\revit 2022\YOUL jo\finders wharf accessible
Annexure: 16.2.2 lower floor 2023.rvt



South West Elevation

1:100



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Launceston TAS 7250.

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ABN 71 048 418 121
acc. # CC886J

Rev.	Date	Description
5	11.10.23	Planning Approval
4	02.10.23	Concept # 4
3	28.02.20	Concept # 3 (dup)
2	14.02.20	Concept # 2
1	14.02.20	Concept # 1

Project :
Proposed Accomodation
at Flinders Wharf
16 Esplanade, Whitemark,
Flinders Is, 7255

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Drawing Title :
SW Elevations

Client :
Jo Youl

Scale : 1:100

Starting Date : 12.02.21

Plot Date :
11/10/2023 4:31:20 PM

Planning Approval

48 of 328

010420

Drawing No.

11/14



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acc. # CC886J

Rev.	Date	Description
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4	02.10.23	Concept # 4
3	28.02.20	Concept # 3 (dup)
1	14.02.20	Concept # 1

Project :
Proposed Accomodation
at Flinders Wharf
16 Esplanade, Whitemark,
Flinders Is, 7255

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Drawing Title :
3D Images

Client :
Jo Youl

Scale :
Starting Date : 12.02.21

Plot Date :
11/10/2023 4:31:28 PM

Planning Approval

44 of 328
Drawing No.
010420 12/14



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Planning Approval A3

No.	Date	Description
5	11.10.23	Planning Approval
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Project :
Proposed Accommodation at Flinders Wharf
10/11/2023

Client :
15/10/2023

Drawing Title :
Overhead Upper Floor

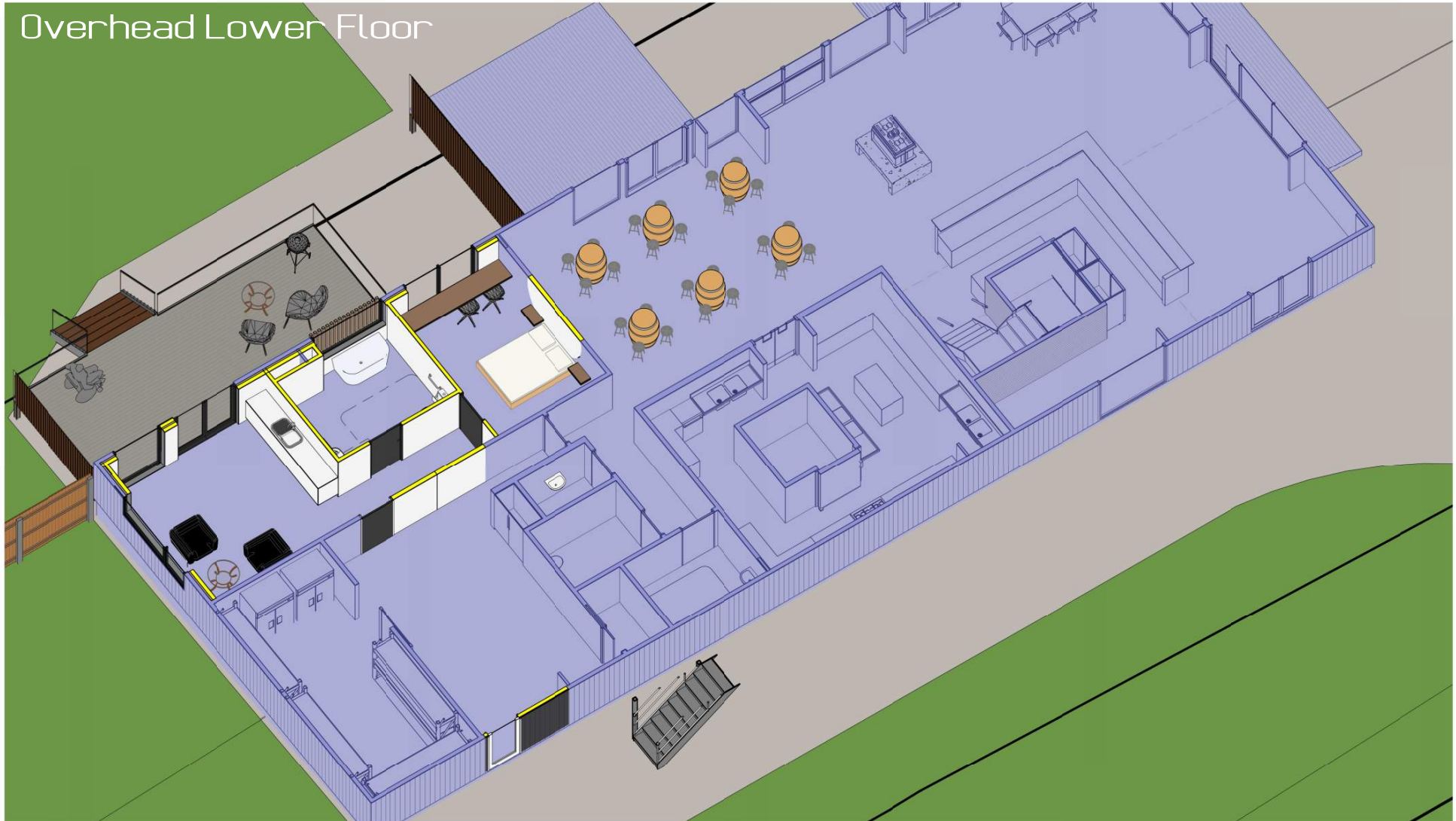
Scale :

Starting Date : 12.02.21

Plot Date : 11/10/2023
4:31:30 PM



Overhead Upper Floor



170 Abbott Street,
Newstead,
Launceston TAS 7250.

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E: leigh@abd.com.au

ABN 71 048 418 121
acc. # CC886J

Rev.	Date	Description
5	11.10.23	Planning Approval
4	02.10.23	Concept # 4
3	28.02.20	Concept # 3 (dup)
2	09.02.20	Concept # 3
1	14.02.20	Concept # 1

Project :
Proposed Accomodation
at Flinders Wharf
16 Esplanade, Whitemark,
Flinders Is, 7255

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Drawing Title :
Overhead Lower Floor

Client :
Jo Youl

Scale :
Starting Date : 12.02.21
Plot Date : 11/10/2023 4:31:31 PM

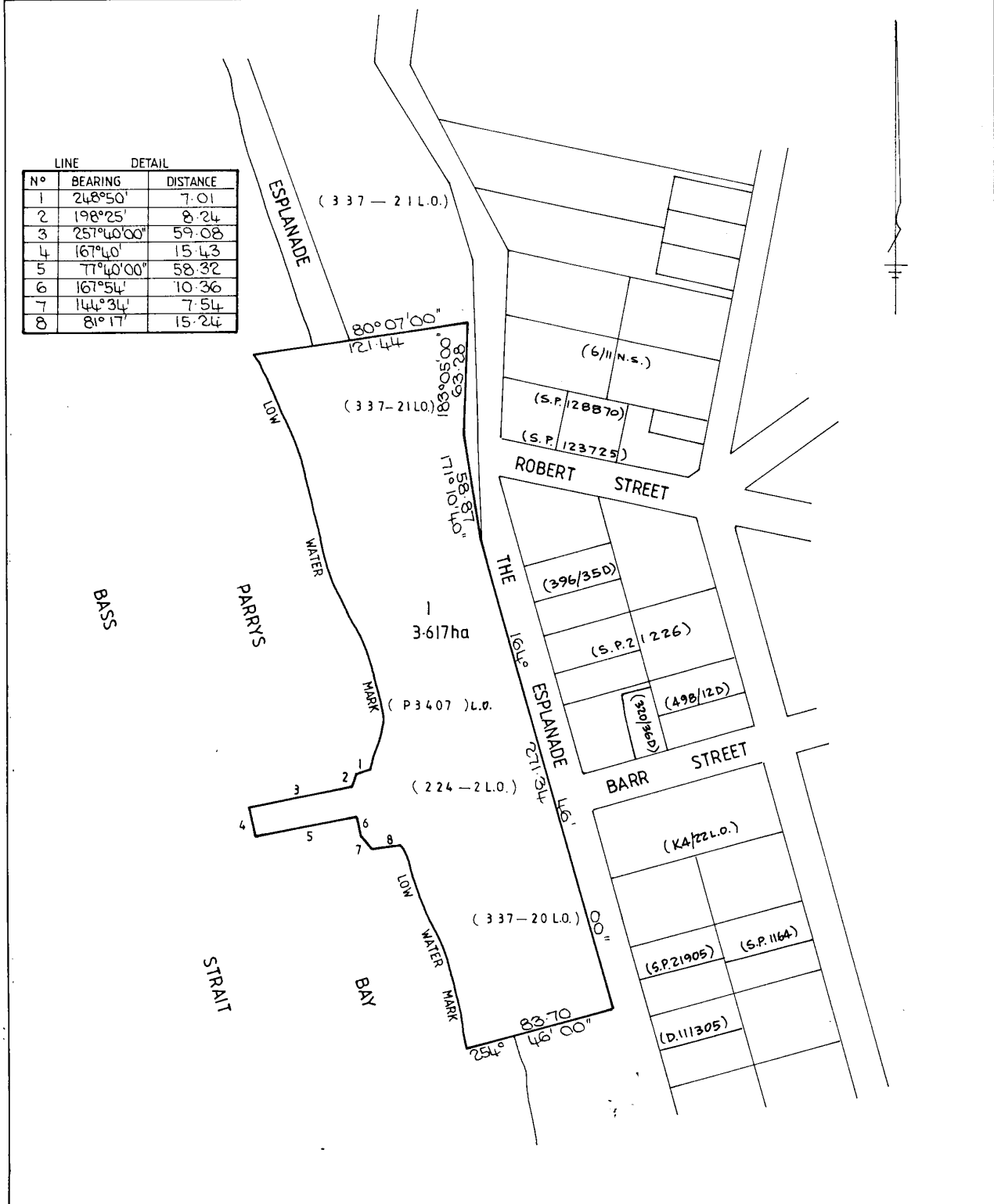
Planning Approval

48 of 328
Drawing No.
010420 14/14

42166 (3549)

OWNER THE CROWN		PLAN OF SURVEY BY SURVEYOR R.V. TAIT OF COHEN & ASSOCIATES PTY. LTD. LAUNCESTON LOCATION TOWN OF WHITEMARK SCALE 1:2000 LENGTHS IN METRES		REGISTERED NUMBER P 129006	
FOLIO REFERENCE SECTION 27A (C.63319)					APPROVED EFFECTIVE FROM 20 NOV 1997 <i>Michael...</i> Recorder of Titles
GRANTEE LOT 1, 3.617ha The Crown		MAPSHEET MUNICIPAL CODE No. 110/5855-125	LAST UPI No. 4900061 4900064	LAST PLAN No. -	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LINE DETAIL		
N°	BEARING	DISTANCE
1	248°50'	7.01
2	198°25'	8.24
3	257°40'00"	59.08
4	167°40'	15.43
5	77°40'00"	58.32
6	167°54'	10.36
7	144°34'	7.54
8	81°17'	15.24



A-148

SEARCH OF TORRENS TITLE

VOLUME 129006	FOLIO 1
EDITION 3	DATE OF ISSUE 10-May-2007

SEARCH DATE : 14-Nov-2023

SEARCH TIME : 09.54 AM

DESCRIPTION OF LAND

Town of WHITEMARK

Lot 1 on Plan 129006 (Section 27A of the Land Titles Act.)

Derivation : Whole of Lot 1 on Plan 129006 Gtd. to The Crown

SCHEDULE 1

C456767 TRANSFER to TASMANIAN PORTS CORPORATION PTY LIMITED
Registered 10-May-2007 at noon

SCHEDULE 2

C63319 Land is limited in depth to 15 metres below the surface and seabed, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



28 November 2023

Ms Jo Youl
 Quoin Holdings Pty Ltd
 Quoin Farm
 3951 Palana Road
 Killiecrankie, Flinders Island 7255

By email: jo@onislandtime.com.au

Dear Jo

Re: Application for Planning Permit – Development of Whitemark Wharf, Flinders Island

I refer to your email of 14 November 2023 in which you disclosed Quoin Holdings Pty Ltd (**Quoin**) redevelopment of the premises leased by Quoin from Tasmanian Ports Corporation Pty Ltd (**TasPorts**) at the Whitemark Wharf on Flinders Island contained in part of Certificate of Title Volume 129006 Folio 1.

I am pleased to provide you with TasPorts' consent as landowner to lodge an application for a planning permit with the Flinders Council (**Council**), specifically those plans titled '*Proposed Accommodation at Flinders Wharf 16 Esplanade, Whitemark, Flinders Is, 7255*' dated 30 October 2023.

Please note that this consent is for the lodgement of the application only and does not constitute approval to undertake any development work. Once the Council has issued you with a planning permit, TasPorts can give further consideration to your proposal. At that time, TasPorts will conduct a detailed review of the development plans and identify any pertinent conditions that may need to apply before consent can be given for works to commence.

If you have any questions regarding the above, please do not hesitate to contact Ben Sully on 0414 321 002 or via email ben.sully@tasports.com.au.

Yours sincerely

Iona MacPherson
 Chief Financial Officer

COASTAL EROSION AND INUNDATION ASSESSMENT

PROPOSED VISITOR ACCOMMODATION
WHITEMARK WHARF- 16 ESPLANADE



Client: Jo Youl
Certificate of Title: 129006/1
Investigation Date: Thursday, 25 May 2023

Refer to this Report As

Enviro-Tech Consultants Pty. Ltd. 2023. Site Coastal Erosion and Inundation Assessment Report for a Proposed Visitor Accommodation, WHITEMARK WHARF- 16 Esplanade - Unpublished report for Jo Youl by Enviro-Tech Consultants Pty. Ltd., 25 May 2023.

Report Distribution

This report has been prepared by Enviro-Tech Consultants Pty. Ltd. for the use by parties involved in the proposed residential development of the property named above. It is to be used only to assist in managing any existing or potential erosion and inundation hazards relating to the Site and its development.

Permission is hereby given by Enviro-Tech Consultants Pty. Ltd., and the client, for this report to be copied and distributed to interested parties, but only if it is reproduced in colour, and only distributed in full. No responsibility is otherwise taken for the contents.

Reporting Declaration –Coastal Erosion

This Hazard Assessment Report includes a Geotechnical Site Investigation (GSI) which has been prepared in accordance with AS1726 and the Tasmanian Planning Scheme and the Director’s Determination by a geotechnical practitioner with experience and competence in the preparation of coastal vulnerability assessment reports (see Attachment 9 for signed declaration & verification).

Reporting Declaration – Coastal Inundation

This Hazard Assessment Report has been prepared in accordance with the Director’s Determination – Coastal Inundation Hazard Areas by an environmental and engineering geologist with more than 10 years of experience and competence in coastal inundation modelling (see Attachment 9 for signed declaration & verification).

Executive Summary

Enviro-Tech Consultants Pty. Ltd. (Envirotech) were contracted by Jo Youl to prepare a Coastal Erosion, and Inundation Assessment for proposed visitor accommodation at Whitemark Wharf - 16 Esplanade – Flinders Island which is herein defined as the Site.

The proposal involves the conversion of the existing shed into visitor accommodation (habitable rooms above ~3.9 m AHD).

The proposed development is exempt from Tasmanian Planning Scheme (TPS) inundation planning code C11 but not exempt from TPS erosion planning code C10 on the basis that the proposed development falls within the coastal inundation high overlay. Coastal inundation within the Project Area is assessed through the director's determination. Although the director's determination also applies to coastal erosion, it is limited by TPS planning code which stipulates a 2100 modelling as opposed to the directors determination building design life modelling.

The following environmental modelling scenarios are assessed:

- Erosion modelling based on a 2100 erosion event (TPS)
- Coastal inundation modelling based on a storm surge event in 2100 (directors' determination)

A rocky substrate was mapped beneath the Project Area which would provide a suitable founding base for any new developments. Further analysis has identified that the substrate does not need to be relied upon for the proposed development.

Historical aerial imaging has been used to assessed overall coastal erosion and accretion trends. Although erosion has been distinguished outside of the Project Area, there is an unusual trend of coastline progradation (beach growth) occurring on the northern and southern sides of the jetty since 1972. Overall erosion risks to the proposed development are considered low.

The inundation assessment, which is based on the directors determination criteria, indicates that given a storm surge event by 2100, water levels have the potential to elevate to 2.4 m AHD within the Project Area. Defined inundation levels for Whitemark are tabulated at 2.7 m AHD within the local provisions schedule.

Given the above inundation constraints, risks associated with the proposed development are considered LOW with proposed finished floor levels at or above 3.3 m AHD.

Overall risks associated with the proposed development are considered acceptable considering the planning and determination constraints. Recommendations presented within the attached GSI report need to be applied for the proposed development works.

1 Introduction

1.1 Background

Enviro-Tech Consultants Pty. Ltd. (Envirotech) were contracted by Jo Youl to prepare a Coastal Erosion, and Inundation Assessment for proposed visitor accommodation at Whitemark Wharf - 16 Esplanade – Flinders Island which is herein defined as the Site (Map 1).

The Project Area encompasses the Site, the wharf area, frontal dune system and jetty fringing on Parrys Bay. This coastal vulnerability assessment is based on Site specific testing and local information applicable to the Project Area.

Envirotech have assessed risks based on the identified hazards and the supplied Site plans for the proposed development.

1.2 Scope

The scope of the Site investigation is to:

- Identify which overlay codes apply to the Site to determine development constraints including planning scheme exemptions, acceptable solutions, performance criteria as well as directors’ determinations and building regulations specific to the identified hazards.
- Prepare a report encompassing the Project Area with modelling and hazard analysis to assess development risks, directors’ determination and performance criteria codes based on building design life and where applicable planning to 2100.
- Prepare a desktop review of relevant geological, geotechnical, geomorphologic, and hydrological information relevant to the Project Area and proposed development.
- Conduct an invasive Site investigation with soil bores, in-situ and laboratory geotechnical testing.
- Using available geographic information system (GIS) data, construct a geotechnical, hydrodynamic, and coastal process model for the Project Area to interpret present and future Site conditions and how conditions may impact on the proposed development.
- Conduct a Site risk assessment for the proposed development in terms of inundation and erosion hazards ensuring relevant performance criteria, building regulations and directors determination are addressed; and
- Where applicable, provide recommendations on methods and design approach to reduce Site hazards.

1.3 Cadastral Title

The land studied in this report is defined by the title 129006/1

1.4 Project Area Setting

The Project Area and Site location plans are presented in Map 2, Attachment 1. The Project Area is located on a coastal plain which was historically inland sea. The Site is set back approximately 20 m from the coast and in the future may be subject to coastal processes acting within Parrys Bay.

2 Assessment

2.1 Proposed Development

Table 1 summarises the provided design documents from which this assessment is based with plans presented in Attachment 2 with the Site outlay presented in Map 3.

Table 1 Project Design Drawings

Drafted By	Project ID	Date Generated	Pages
Adams Building design	010420	27/02/2024	03/28

The proposal involves the conversion of the existing shed into visitor accommodation (habitable rooms above ~3.9 m AHD) with works including but not limited to the development of hardstand (paved) areas for visitor and staff parking which includes information to facilitate the construction of earth drainage systems to manage stormwater runoff.

2.2 Planning

Planning code overlay mapping is presented in Attachment 1.

Planning code overlay descriptions, objectives, acceptable solutions and performance criteria are addressed in Attachment 3.

2.2.1 Coastal Erosion Assessment

Coastal erosion hazard overlay mapping are presented in Map 4 and coastal erosion planning codes are addressed in more detail in Attachment 3 with the following codes addressed:

- **C10.5.1 A1** There are no acceptable solutions to use within a high coastal erosion hazard band, and therefore performance criteria are to be addressed:
 - **C10.5.1 P1.2** To address erosion hazards and tolerable risks from a coastal erosion event in 2100 and the potential need for hazard reduction or protection measures.
- **C10.6.1 A1** There are no acceptable solutions to building and works excluding coastal protection works within a coastal erosion hazard area, and therefore performance criteria are to be addressed:
 - **C10.6.1 P1.1** Addressed based on a risk matrix which assesses the identified hazards within the modelled timeframe and the proposed development building and works
 - **C10.6.1 P1.2** An assessment is to be made on whether the proposed building and works can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works.

2.2.2 Coastal Inundation Hazard Code

Although the proposed building and works fall within a coastal inundation overlay, given the proposed development requires authorisation under the Building Act 2016 (TPS C10.4.1) and does not trigger high risk planning criteria, the proposed development is exempt from planning Code C11.0 (Coastal Inundation Hazard Code). Building

2.2.3 Coastal Erosion Hazard Overlay

An assessment is to be made on whether proposed work can achieve and maintain a tolerable risk from coastal erosion for the *intended life of the building* (2073) without requiring any specific coastal erosion protection measures.

The director's determination provisions are addressed which includes classification of the Site as Class P (problem Site which requires engineering design) and provision of an accompanying geotechnical site investigation written by a geotechnical practitioner¹.

2.2.4 Coastal Inundation Hazard Overlay

An assessment is to be made on whether proposed work can achieve and maintain a tolerable risk given a **1% AEP storm surge flooding event in the year 2100** for the intended life of the building (2073) without requiring any specific coastal inundation protection measures. This includes an assessment of 1% AEP barometric low pressures, wind setup, wave runup and wave setup based on 2100 sea levels.

The director's determination provisions are to be addressed which includes ensuring risks are tolerable and that habitable rooms in the proposed development are located 300 mm above the 2100 storm surge inundation level (outside of the low hazard band within the Tasmanian Planning Scheme local provisions schedule) with finished floor levels to be located at:

3.0 m AHD for Whitemark – Flinders Island

3 Desktop Summary

3.1 Topography

The Site ranges in elevation from approximately 0 m AHD through to 5.5 m AHD and has a relatively steep beach face (Map 6). The Site is in part protected from coastal processes from Jetty which acts as a groyne.

3.2 Published Geology

According to the 1:250,000 geological mapping by Mineral Resources Tasmania (MRT), as presented in Map 7, the geology of the Project Area comprises:

- Sand gravel and mud of alluvial, lacustrine and littoral origin (Qh)

4 Soil Investigation

4.1 Site Geology

Soil testing locations are presented in Map 7.

Findings from the Soil assessment, engineering logs, and soil core photographs presented in The Geotechnical Site Investigation (GSI) report attached to this report Attachment 10.

The Soil at the Site is characterised as comprising SAND with/trace gravel to depths of up to 4.5 m to the south of the existing shed and 6.0 m near the existing shed.

The SAND overlies bedrock inferred to comprise turbidic mudstone.

4.2 Geotechnical Testing Summary

Findings from the geotechnical assessment are presented in GSI report in Attachment 10.

Findings indicate the SAND is low density to depths of up to 2.0 m near the existing shed (PT06) and up to 1.2 m depth near BH02.

The sand densities are important from a foundation point of view but less important with respect to erosion hazards.

¹ Geotechnical practitioner: a person holding a building services license issued under the Occupational Licensing Act 2005 in the class of engineer-civil; a geotechnical engineer acting within their area of competence; or an engineering geologist acting within their area of competence.

5 Inundation Assessment

5.1 Assessment Methods

The coastal hydrodynamic assessment is presented in Attachment 5 with radials used in the assessment presented in Map 9.

Inundation levels are modelled by Envirotech based on Site-specific hydrodynamic and topographic/bathymetric conditions within the Project Area. The Site specified inundation levels and wave dynamics have critical implications for Site building works and in determining the need for coastal protection works.

To comply with the director’s determination, an assessment has been made based on storm surge event by 2100.

5.2 Findings

Making allowance for factors such as wind setup, wave setup and wave runup as well as barometric low pressures findings presented in Table 2 indicate:

The 2100 storm surge inundation level for the Site is calculated at 2.4 m AHD.

Table 2 Site specific inundation level modelling

1% AEP Parameter	Units	2100
Storm Surge Levels	m AHD	1.9
Wave setup (westerly swell wave)	m AHD	2.3
Wave runup (westerly swell)	m AHD	2.4

6 Erosion Hazard Assessment

6.1 Assessment Methods

The coastal erosion assessment is presented in Attachment 6.

Coastline recession is modelled for the Project Area based on coastline erosion relationships with sea level rise which is forward projected to the building design life and 2100 scenarios. Procedures include:

6.1.1 Historical Aerial Images

Coastline recession been assessed by measuring coastal escarpment erosion rates in historical aerial images and comparing with historical sea levels. Future coastline recession is determined for the Project Area by forward projecting this historical relationship to the building design life and 2100 scenarios.

6.1.2 Storm Erosion

Storm erosion potential is modelled independently of coastline recession and is determine based on storm erosion cycles occurring either side of the normal recession (coastline loss) or propagation (coastline growth) trend observed at the Site often attributes to sea level rise. The storm erosion cycles are often short (such as seasonal) or longer term (such as southern oscillation). This is determined based on previous regional beach typology modelling and observed historical storm bite (erosion) and recovery (accretion) cycles. Findings are presented in Attachment 6.

6.2 Findings

Historical aerial imagery has been assessed at two locations including across the existing shed structure.

Both scenarios indicate an overall trend of coastline progradation within the Project Area. The accretion of can within the Project Area is most likely attributed to oversupply of sediment (sand) within the coastal setting, and longshore drift accumulation across the Jetty structure. The incidence of historical storm erosion events has been factored into this assessment:

Within the assessed 2100 timeframes, there is low risk of coastal erosion impact on the existing and proposed structures at the Site.

7 Risk Assessment

Qualitative risk evaluation criteria have been created to determine fundamental risks that may occur due to development in areas that are vulnerable to erosion or inundation hazards.

This qualitative risk assessment technique is based on AS/NZS ISO 31000:2009 and relies on descriptive or comparative characterisation of consequence, likelihood, and the level of risk comparative (rather than using absolute numerical measures).

A risk consequence/likelihood matrix has been selected which is consistent with AS/NZS ISO 31000:2009 guidelines.

Consequence/likelihood criteria have assisted in determining if any risk management measures are required at the Site to mitigate any potential hazards. Adopted consequence/likelihood criteria are presented in Attachment 7.

7.1 Planning

7.1.1 Inundation Assessment

The proposed development is exempt from inundation code C10.

7.1.2 Erosion Assessment

Modelling has been conducted for planning purposes to assess whether the proposed building and works can achieve and maintain a tolerable risk* from **a coastal erosion event in 2100 for the intended life of the use** without requiring any specific coastal inundation protection works.

It is concluded that overall risks to existing structures and proposed works are low given the coastal progradation observed at the Site.

7.2 Building

7.2.1 Coastal Inundation Assessment

Modelling has been conducted for directors' determination purposes to assess whether the proposed building and work can achieve and maintain a tolerable risk given a 1% AEP storm surge flooding event for the year 2100 without requiring any specific coastal inundation protection works.

With combined storm surge and 2100 sea levels at 2.4 m AHD, there is a **RARE** likelihood and **LOW** risk of inundation to habitable rooms within the existing building structure. Overall risks to the proposed development based on the directors' determination are considered low.

7.2.2 Erosion Assessment

Given the proposal is not exempt from planning, the risk assessment for the Site is limited by planning criteria for a 2100 erosion event alone rather than directors' determination given erosion during the building design life. Findings from the planning assessment are therefore applicable for building.

All proposed works are projected to resid outside of the modelled 2100 erosion area.

8 Recommendations

8.1 *Building Foundations*

The proposed building is to be constructed in accordance with recommendations presented in the attached geotechnical site investigation report. The existing building (shed) envelopes reside within the projected 2100 stable foundation zone.

8.2 *Site Classification*

The site is classisiced as Class P with further information presented within the attached geotechnical site investigation report.



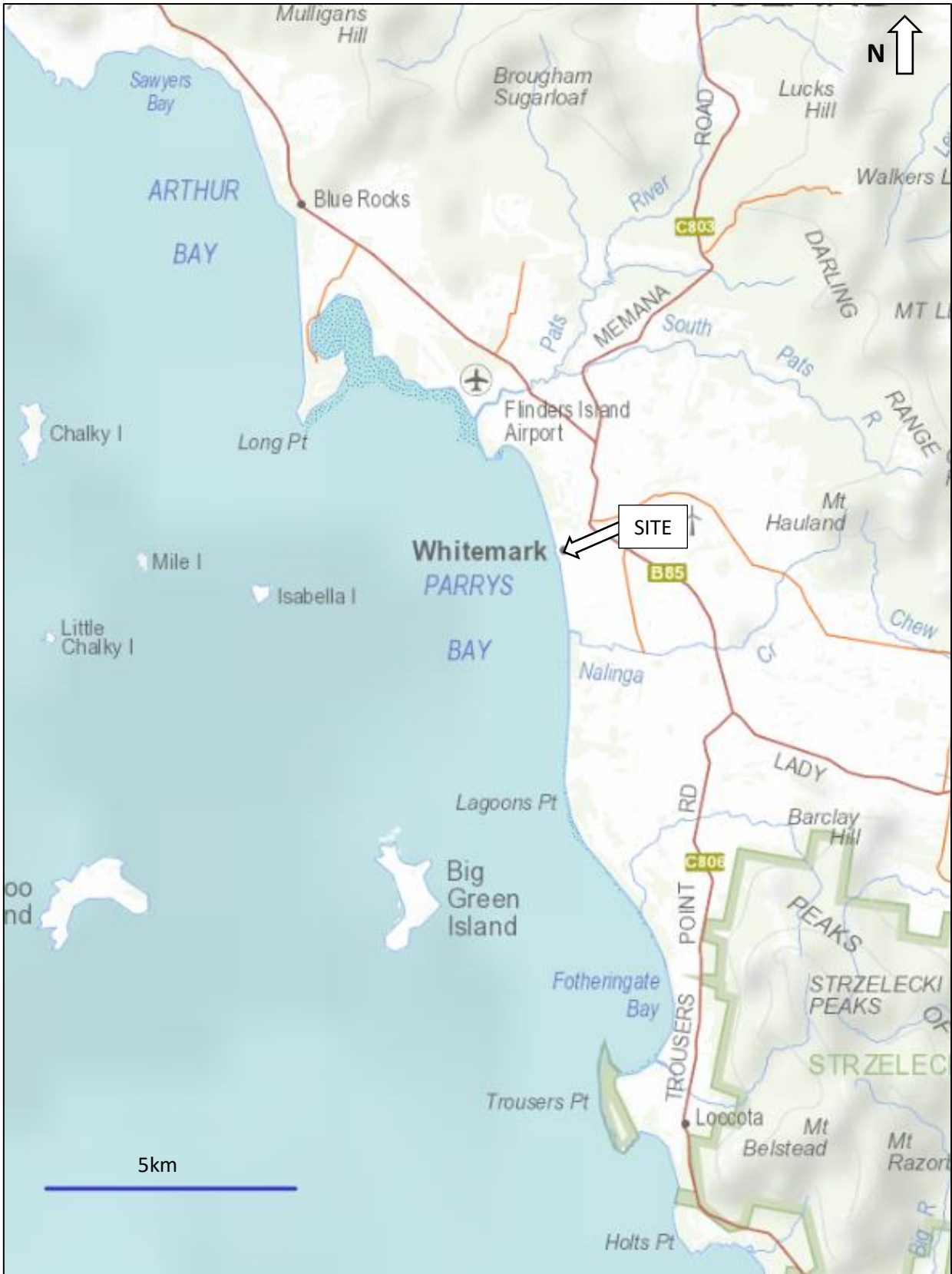
Kris J Taylor BSc (Hons) | Environmental & Engineering Geologist

Director

Enviro-Tech Consultants Pty. Ltd.

Attachment 1 Maps

Map 1



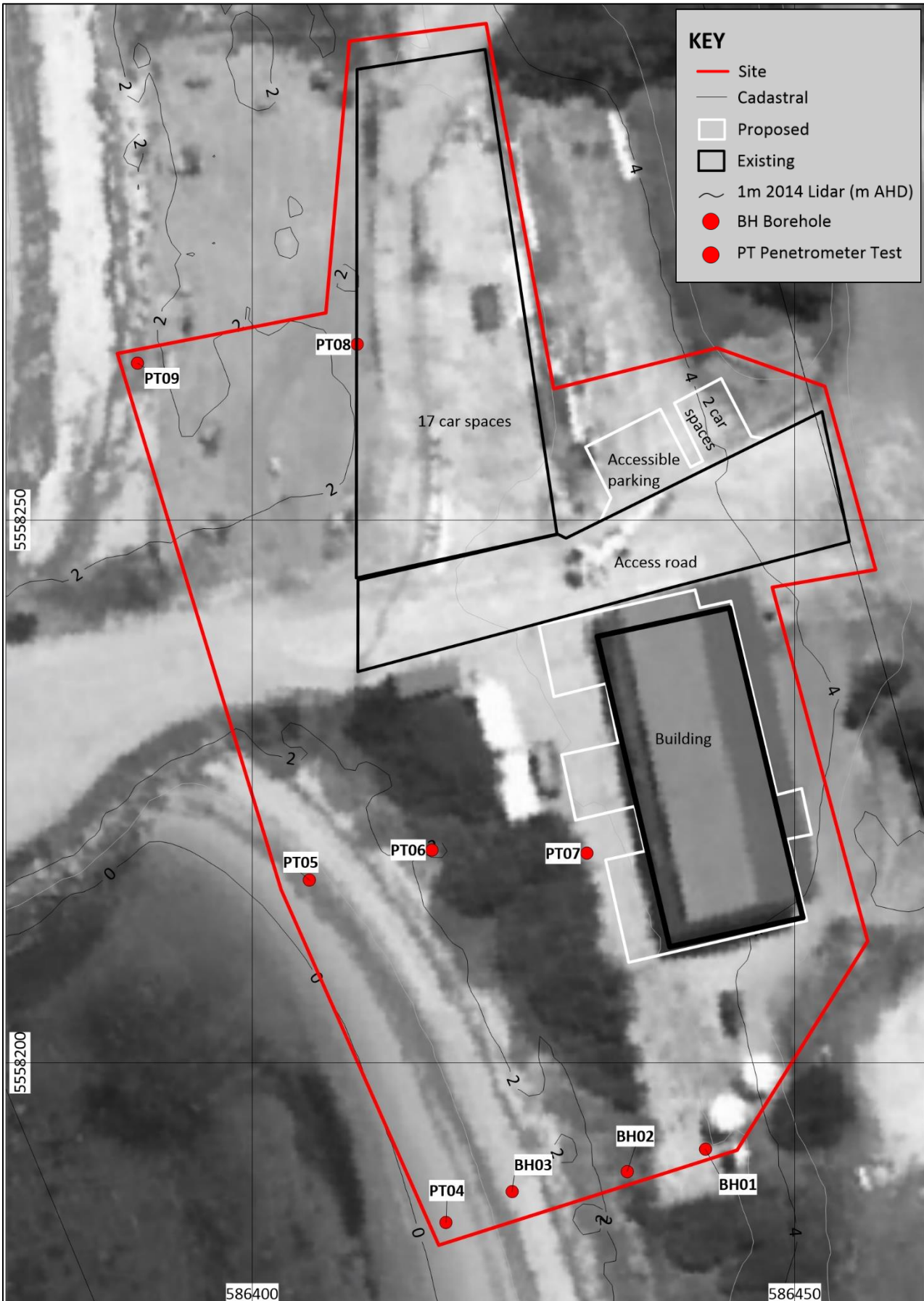
Map 1 Site regional setting (The LIST)

Map 2



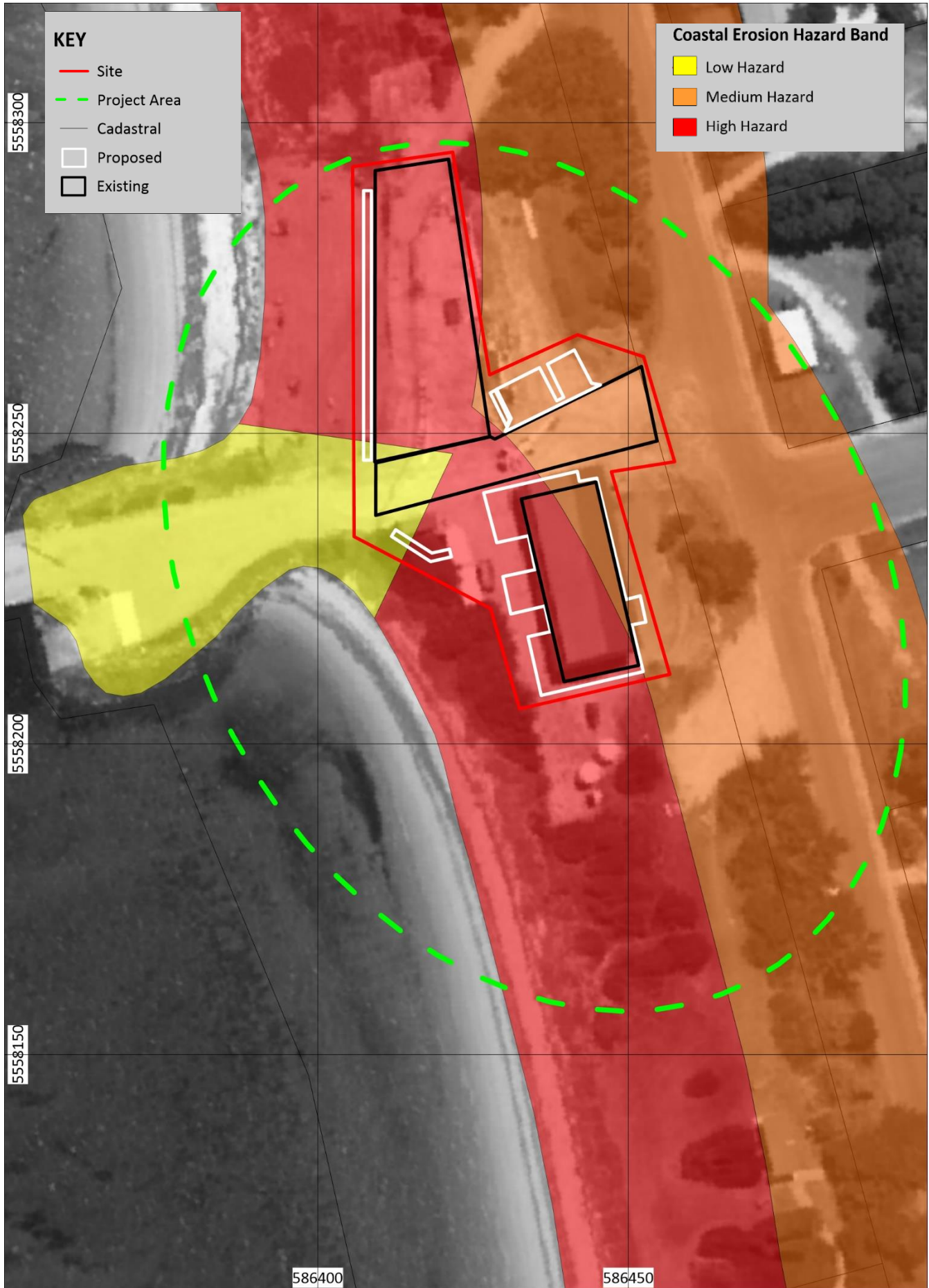
Map 2 Site and Project Area local setting

Map 3



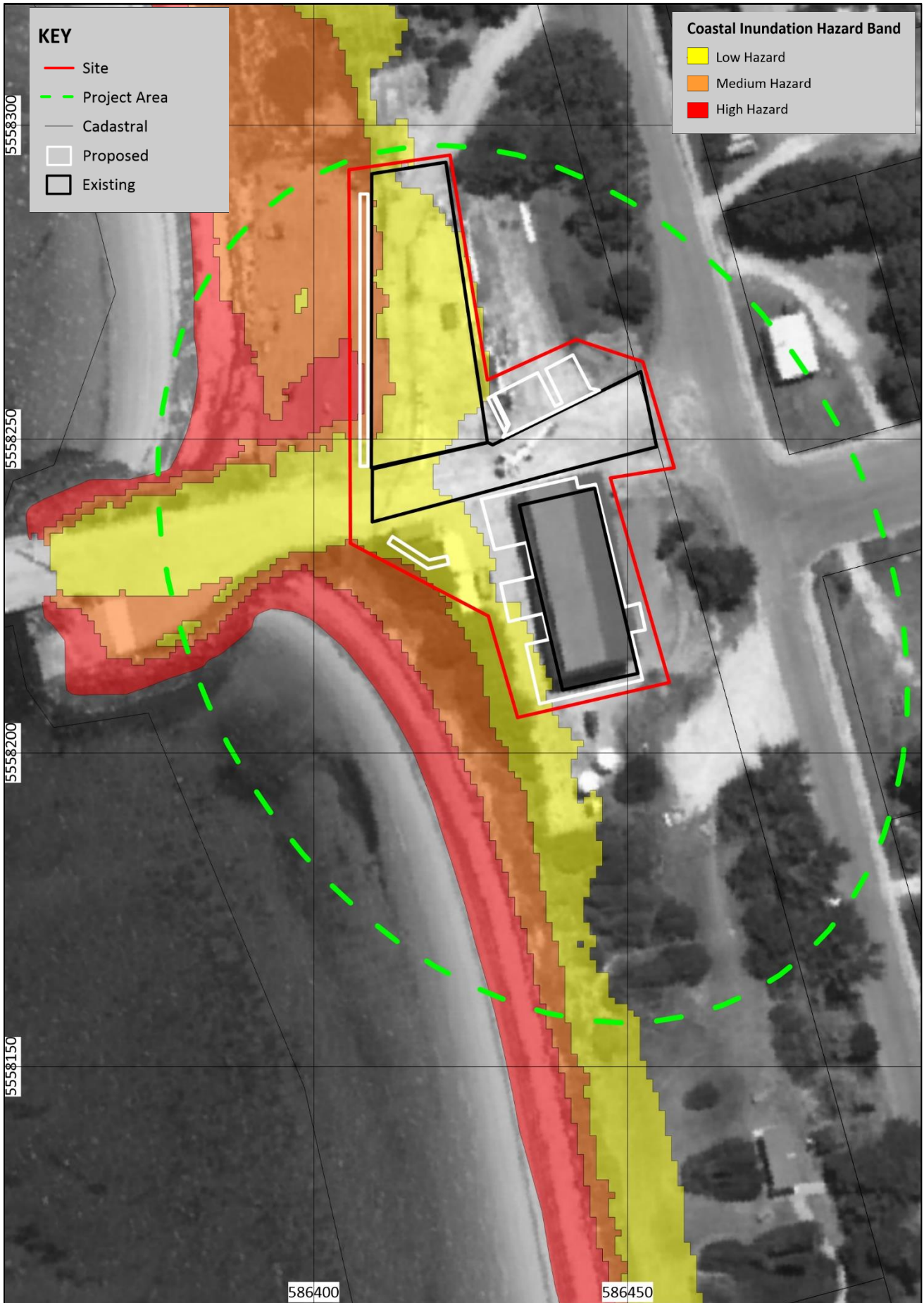
Map 3 Proposed Site Development Plan and soil testing locations

Map 4



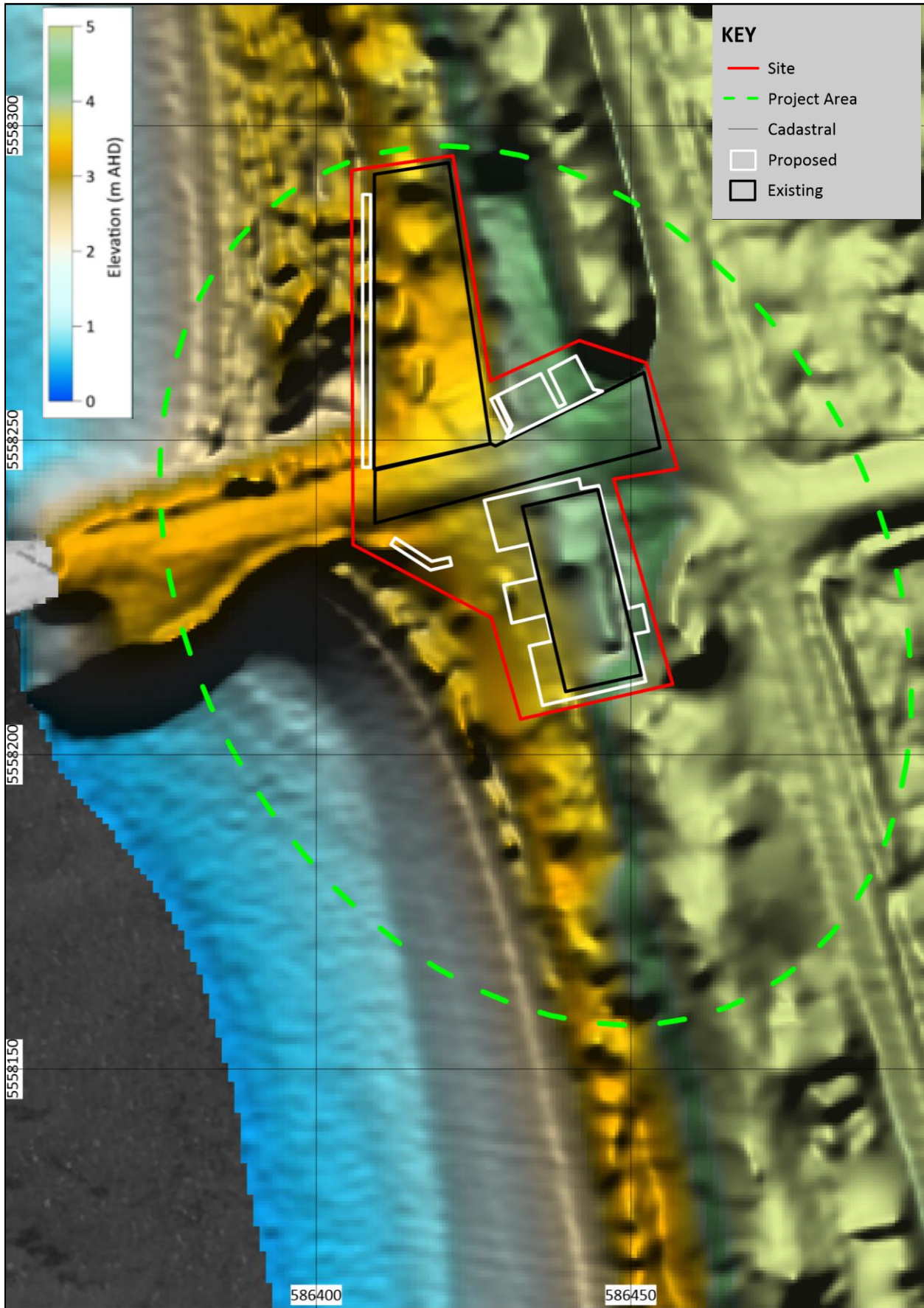
Map 4 Coastal erosion overlay

Map 5



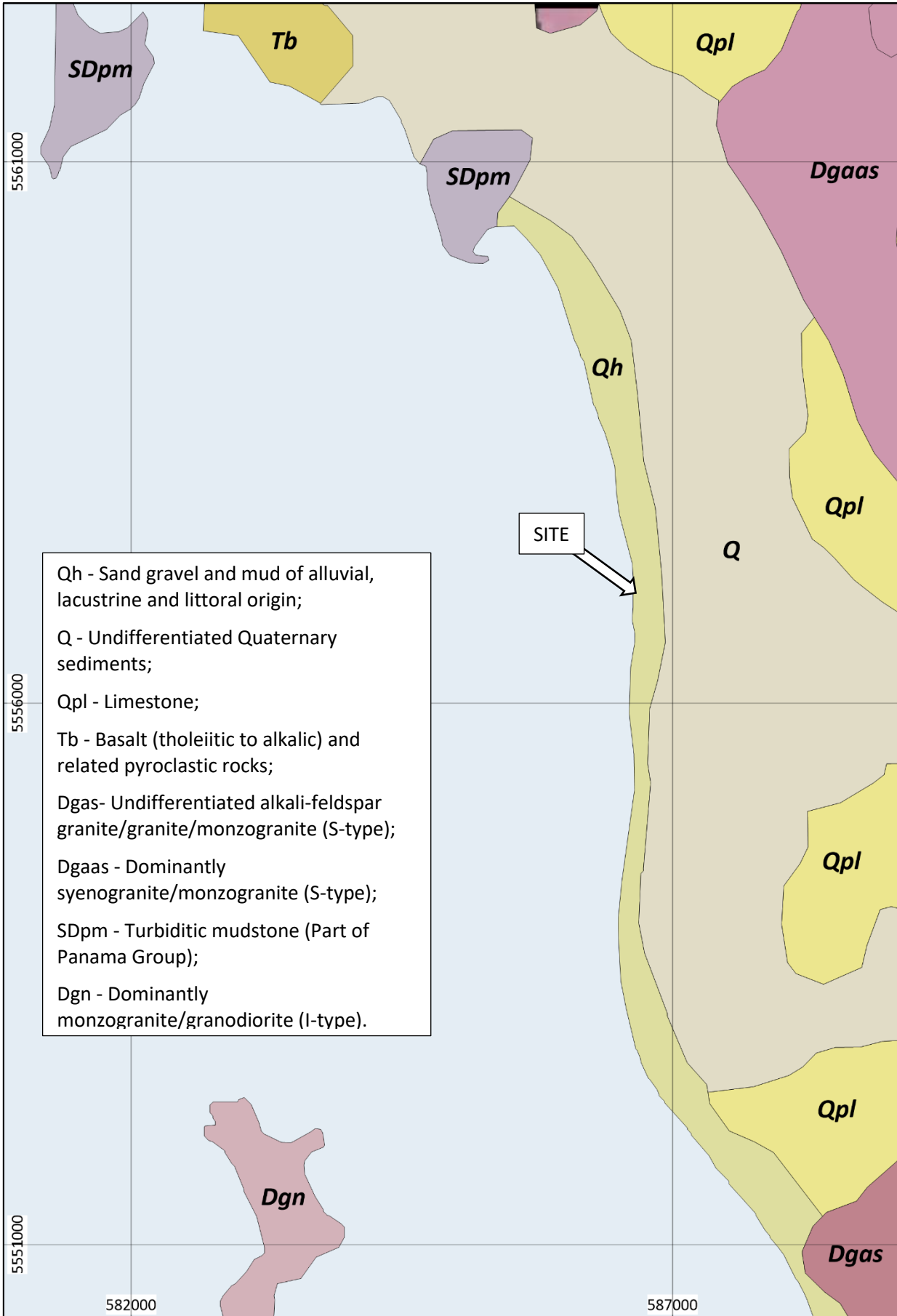
Map 5 Coastal inundation overlay

Map 6



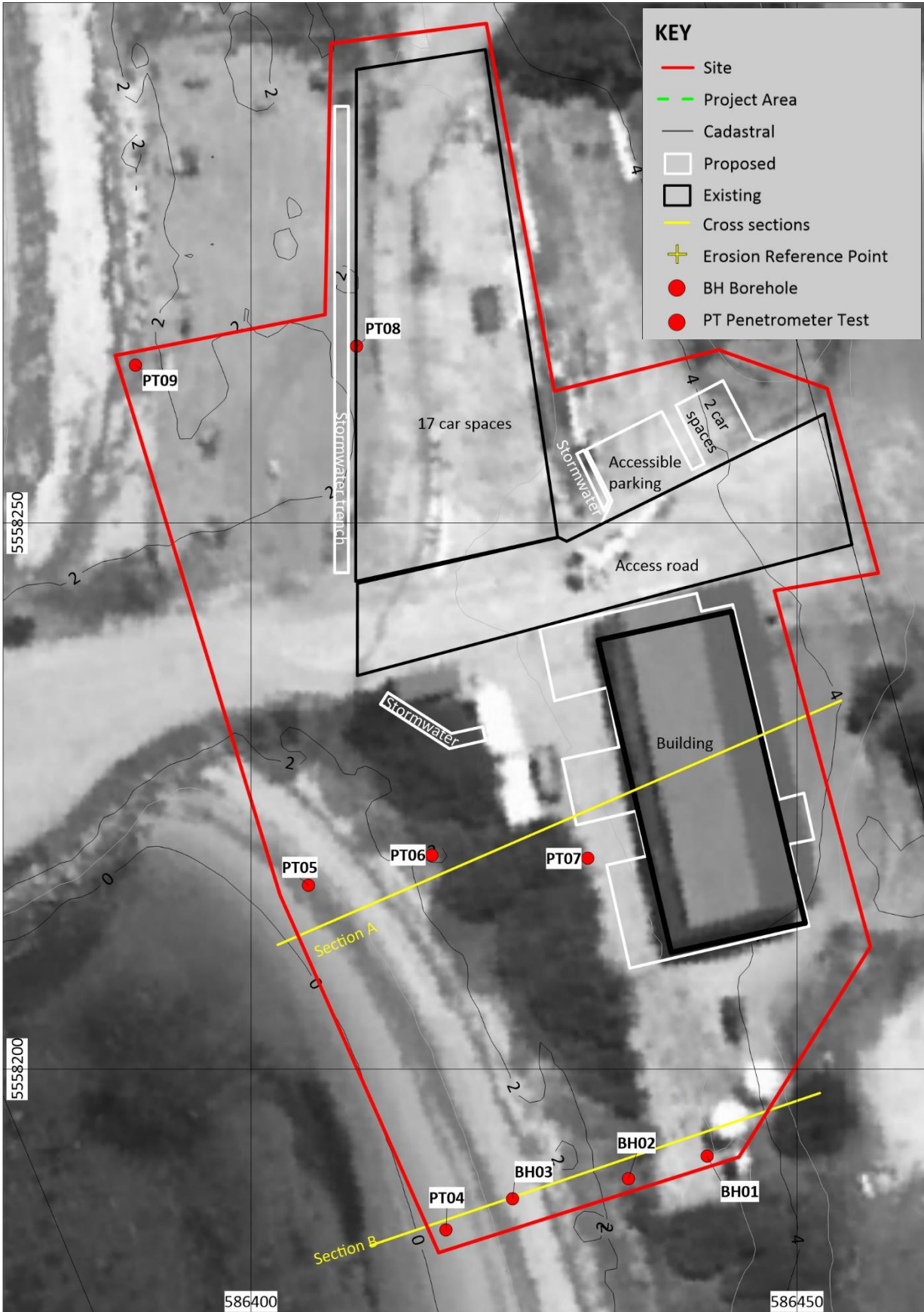
Map 6 Local digital elevation model based on 2014 LIDAR

Map 7



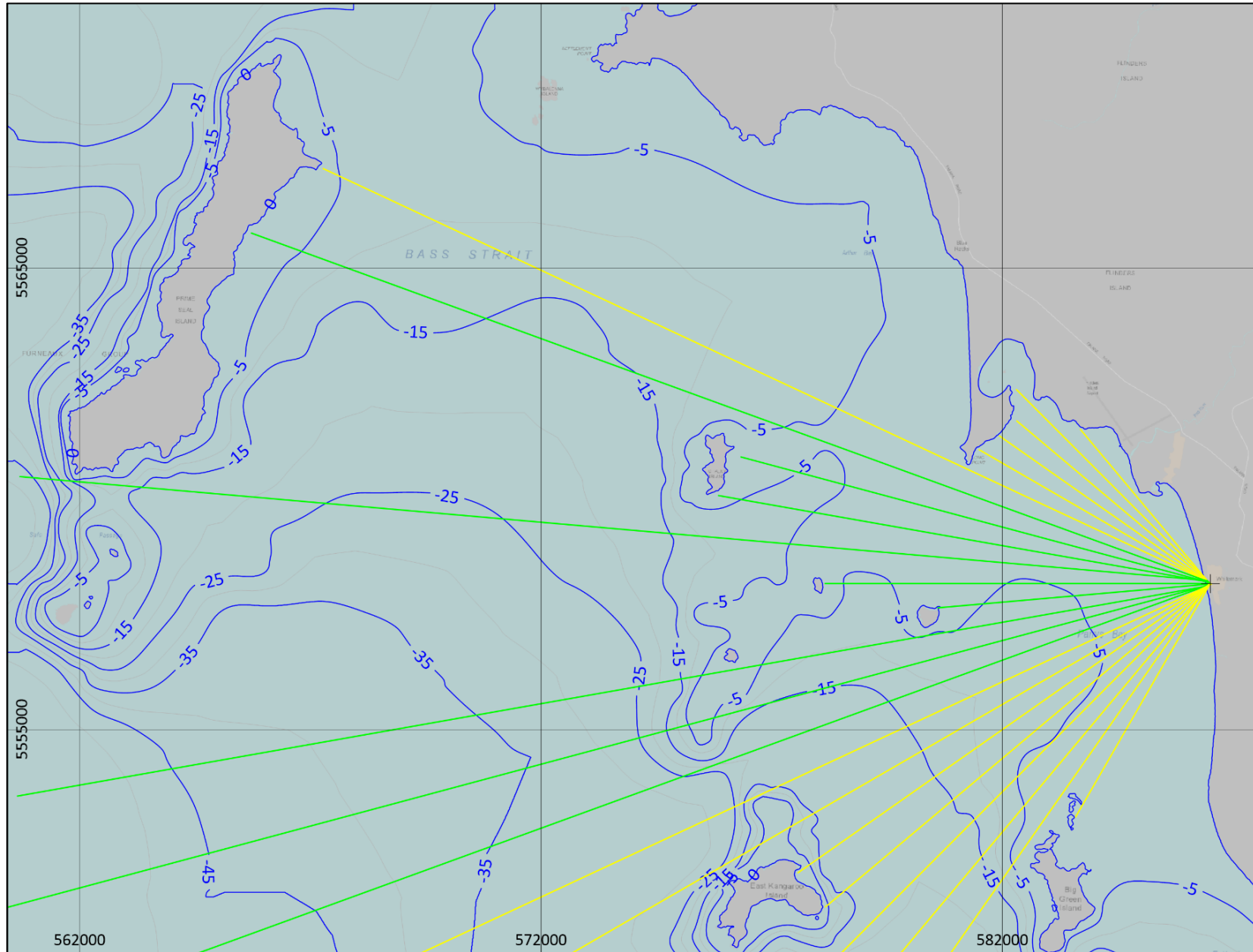
Map 7 1:250,000 Scale Mineral Resources Tasmania geology mapping

Map 8



Map 8 Soil testing locations

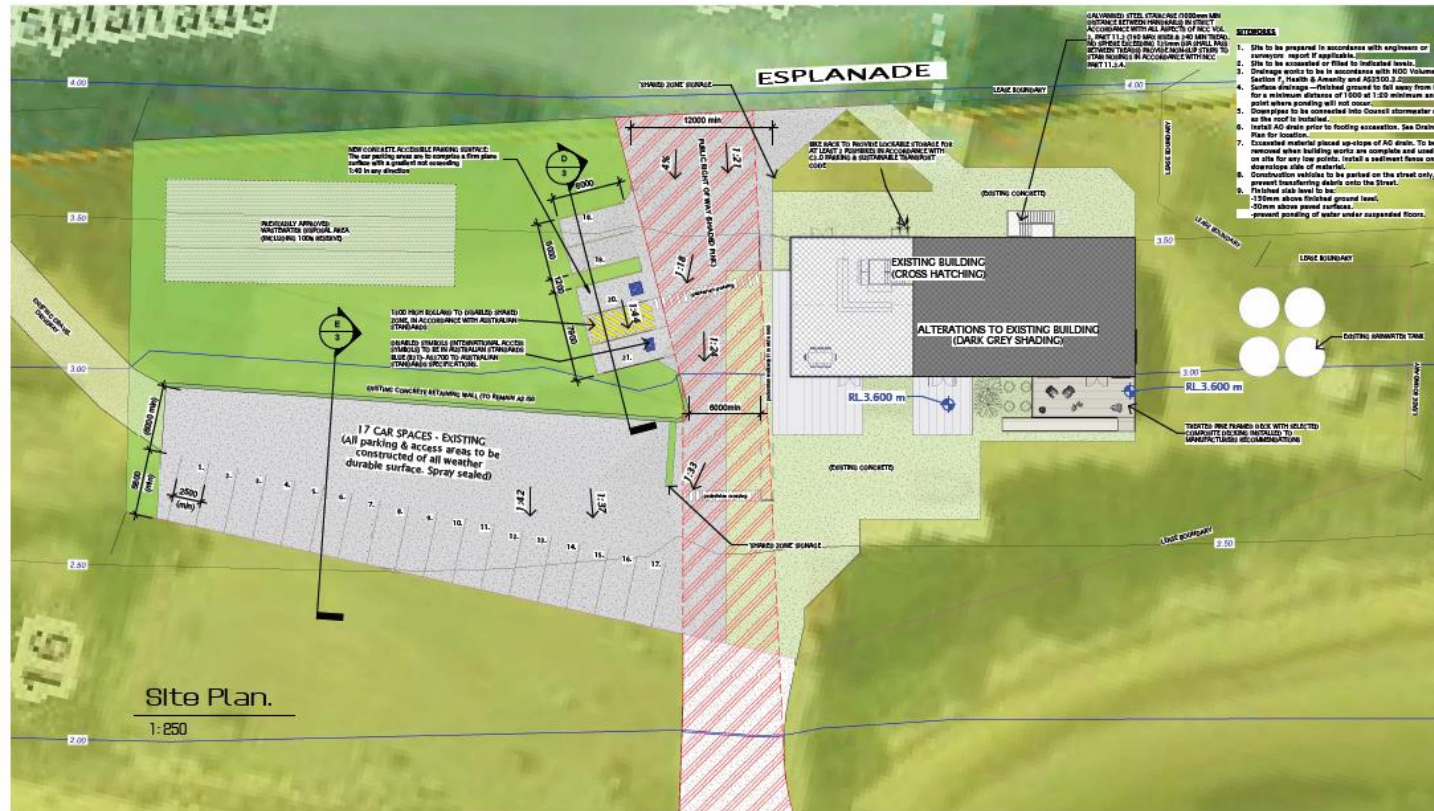
Map 9



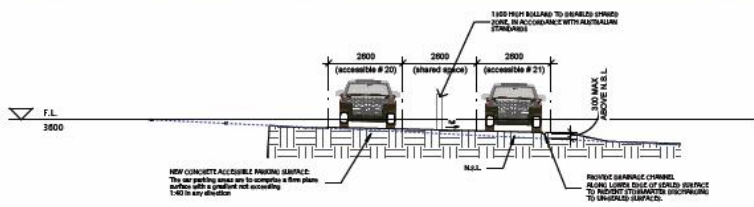
Map 9 Bathymetry and wind wave model radii for the site.

Attachment 2 Preliminary Design Concept Plans

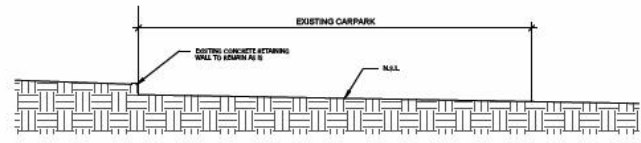
NOTES:
- REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



Site Plan.
1:250



Section D
1:100



Section E
1:100

adams
building design

Planning Approval A2

170 Adelaide Street
Geelong, Victoria, 3220
T 51 432 555
www.adamsbuildingdesign.com.au
Apt 31, 100 St 1st
Melb 3000

No.	Date	Description
1	17.02.24	Planning Approval
4	02.10.23	Concept # 4
3	28.02.20	Concept # 3 (Stage)
2	18.02.20	Concept # 2
1	14.01.20	Concept # 1

Proposed Accommodation
at Finders Wharf
16 Esplanade, Whitemark,
Finders Is., 7255

Client:
Jo Youl

Drawing Title:
Site Plan

Scale:
As Indicated

Working Date:
12.02.21

Plot Date:
29/02/2024
2:38:41 PM

Project No.:
010420

Sheet No.:
3 / 28

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Attachment 3 Planning and Building Regulations

C10.0 Coastal Erosion Hazard Overlay

The proposed building and works fall within The LIST Coastal Erosion Hazard Overlay (medium and high hazard band) as presented in Map 4.

Code Overlay Reporting Requirements

The proposed development reporting requirements are summarised in Table 3 with the following to be addressed:

- Directors Determination – Coastal Erosion Hazard Areas.
- Part 5 (Work in Hazardous Areas) of the Building Regulations 2016; Division 5 – Coastal Erosion
- State Planning Provisions (the Tasmanian Planning Scheme) C10 Coastal Erosion Hazard Code

The proposed development is not exempt from C10 Coastal Erosion Hazard Code on the basis that the proposal will involve vulnerable use.

Table 3 Coastal Erosion Hazard Reporting Requirements Framework

Council	Flinders
Planning scheme code	Tasmanian Planning Scheme
Critical use, hazardous use, or vulnerable use	No
Low or medium coastal erosion hazard band	Medium
Parts of the Site are located within a High coastal erosion hazard band	Yes
Located in a non-urban zone	No
Actively mobile landform?	No
Proposed coastal protection works	No
Exemption from code	No, on the basis that the proposed development is located within a high coastal erosion hazard band
Coastal erosion reporting requirements	Coastal Erosion Hazard Assessment & Geotechnical Site Investigation in accordance with directors determination and C10.0 Codes
Coastal erosion code to be addressed	C10.5.1 Use within a high coastal erosion hazard band C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area
Development building design life	Modelled to Year 2100
Site classification requirements	Class P
In a coastal erosion investigation area	No
Coastal erosion investigation area report required	No

Directors Determination

According to the director's determination, In determining an application for a Certificate of Likely Compliance, the building surveyor must:

- take into account the coastal erosion hazard report and any relevant coastal erosion management plan; and
- be satisfied that the proposed work will not cause or contribute to coastal erosion on the site or on adjacent land; and
- be satisfied that the proposed work can achieve and maintain a tolerable risk for the intended life of the building without requiring any specific coastal erosion protection measures; and
- be satisfied that the proposed work will not be located on actively mobile landforms, except where the work relates to protection measures or remediation works to protect land, property or human life.

Tasmanian Planning Scheme

C10.5 Use Standards

C10.5.1 Use within a high coastal erosion hazard band

C10.5.1 Objective

That use within a high coastal erosion hazard band:

- is reliant on a coastal location; and
- can achieve and maintain a tolerable risk from coastal erosion.

C10.5.1 Acceptable Solutions

There are no acceptable solutions to use within a high coastal erosion hazard band, and therefore performance criteria are to be addressed.

C10.5.1 Performance Criteria P1.1

Performance criteria C10.5.1 is addressed in Attachment 8 as a risk assessment with regards to the existing and proposed change of use to the existing structure that relies upon its coastal location to fulfil its purpose.

In this case, the criterion is fulfilled given the proposed development is for a marine-related recreational facility (f):

- a) the need to access a specific resource in a coastal location;
- b) the need to operate a marine farming shore facility;
- c) the need to access infrastructure available in a coastal location;
- d) the need to service a marine or coastal related activity;
- e) provision of an essential utility or marine infrastructure;
- f) provision of open space or for marine-related educational, research or recreational facilities;
- g) any advice from a State authority, regulated entity or a council; and
- h) the advice obtained in a coastal erosion hazard report.

C10.5.1 Performance Criteria P1.2

Performance criteria C10.5.1 P1.2 is to be assessed by addressing erosion hazards and tolerable risks from a coastal erosion event in 2100 and the potential need for hazard reduction or protection measures.

C10.5.3 Critical use, hazardous use or vulnerable use

C10.5.3 Objective

That critical, hazardous and vulnerable uses located within a coastal erosion hazard band can achieve and maintain a tolerable risk from coastal erosion.

Although the development is for visitor use, the proposed development is not considered a critical use given the number of visitors at any one time will not exceed 12, and therefore this code is not applicable.

C10.6. Development Standards for Building and Works

C10.6.1 Buildings and Works, Excluding Coastal Protection Works, Within A Coastal Erosion Hazard Area

C10.6.1 Objective

The objective of Code C10.6.1 is to ensure that:

- building and works excluding coastal protection works within a coastal erosion hazard area, can achieve, and maintain a tolerable risk from coastal erosion; and
- buildings and works do not increase the risk from coastal erosion to adjacent land and public infrastructure.

C10.6.1 Acceptable Solutions

There are no acceptable solutions to building and works excluding coastal protection works within a coastal erosion hazard area, and therefore performance criteria are to be addressed.

C10.6.1 Performance Criteria

Performance criteria C10.6.1 is addressed based on a risk matrix which assesses the identified hazards within the modelled timeframe and the proposed development building and works (Attachment 8).

Coastal Erosion Risk Assessment

To comply with the determination and C10 performance codes, this report includes an assessment of whether the proposed work and use can achieve and maintain a **tolerable risk²** from **a coastal erosion event in 2100 for the intended life of the building** without requiring any specific coastal erosion protection measures. In accordance with the determination and the Tasmanian Planning Scheme, this risk assessment has been prepared by a geotechnical practitioner³ with experience and competence in the preparation of coastal erosion hazard reports. Coastal erosion processes considered within this report include an assessment of coastline recession based on 2100 sea levels as well as erosion from a single 1 in 100-year storm erosion event.

² Tolerable risk means the lowest level of likely risk from coastal erosion to secure the benefits of a use or development in a coastal erosion hazard area, and which can be managed through routine regulatory measures or by specific hazard management measures for the intended life of each use or development.

³ Geotechnical practitioner means any of the following: (a) an engineer-civil; (b) a geotechnical engineer licensed as an engineer-civil acting within their area of competence; (c) an engineering geologist with the qualifications and expertise specified in the Certificates by Qualified Persons for an Assessable Item Determination made by the Director of Building Control as amended or substituted from time to time, acting within their area of competence.

C11.0 Coastal Inundation Hazard

The Site falls within The LIST Coastal Inundation Hazard Overlay (low and medium hazard band) as presented in Map 5.

Code Overlay Reporting Requirements

The proposed development reporting requirements are summarised in Table 4 with the following to be addressed:

- Part 5 (Work in Hazardous Areas) of the Building Regulations 2016; Division 5 – Coastal Inundation
- Directors Determination – Coastal Inundation Hazard Areas.

The proposed development is exempt from C11 Coastal Inundation Hazard Code planning on the basis that the use or development requires authorisation under the Building Act 2016 (TPS C10.4.1).

Table 4 Coastal Inundation Hazard Reporting Requirements Framework

Council	Flinders
Planning Scheme	Tasmanian Planning Scheme
Critical use, hazardous use, or vulnerable use	No
Low or medium coastal inundation hazard band	Low & Medium
Parts of the Site are located within a high coastal inundation hazard band	No
Located within a non-urban zone	No
Requires inundation protection works	No
Exemption from code	Yes, on the basis that the development requires authorisation under the Building Act 2016
Coastal inundation reporting requirements	Coastal Inundation Hazard Assessment in accordance with directors determination
Coastal inundation code to be addressed	NA (exempt from planning)
Defined inundation level	2.7m AHD. Based on 1% AEP for year 2100 - as per Tasmanian Planning Scheme Local Provisions Schedule Table C11.1 Whitemark - Flinders Island
Minimum habitable room finished floor level based on the defined inundation level plus 0.3m freeboard (Tasmanian Building Regulations 2016)	3m AHD
Risk assessment modelling criteria	Be satisfied that the proposed work can achieve and maintain a tolerable risk for the intended life of the building (50 years) based on inundation levels from a 2100 sea level storm surge event (includes wave setup, wave runup, wind setup, barometric low)
In a coastal inundation investigation area	No
Coastal inundation investigation area report required	No
Located within a flood-prone area hazard code overlay	No
Flood-prone area hazard code overlay to be addressed	No

Directors Determination

Although a coastal inundation hazard assessment report may not be required for planning purposes, according to the director's determination, a coastal inundation hazard report must be prepared. In determining an application for a Certificate of Likely Compliance, the building surveyor must:

- take into account the coastal inundation hazard report and any relevant coastal inundation management plan; and
- be satisfied that the proposed work will not cause or contribute to coastal inundation on the Site, on adjacent land or of public infrastructure; and

- (c) be satisfied that the proposed work can achieve and maintain a tolerable risk for the intended life of the building without requiring any specific coastal inundation protection measures.

Defined Flood Level

Based on the Directors Determination – Coastal Inundation Hazard Areas and regulation 56(3) of the Building Regulations 2016, the defined flood level is the level above the 0 metres Australian Height Datum with a ***one per cent probability of being exceeded in a storm surge flooding event in the year 2100***, as specified in the Local Provisions Schedule of the Tasmanian Planning Scheme.

Site Defined Flood Level

The defined flood level for the Site is based on TPS Table C11.1 Coastal Inundation Hazard Bands AHD Levels for 2100 with the following 1% annual exceedance probability of inundation:

- **2.7 m AHD for Whitemark – Flinders Island**

Tasmanian Building Regulations 2016

Finished Floor Levels

The floor level of each habitable room⁴ of the building, being erected, re-erected or added as part of the work, is at least 300 millimetres above the defined flood level for the land. The following finished floor level is required for all habitable rooms within habitable building at the site:

- **3.0 m AHD for Whitemark – Flinders Island**

Proposed Finished Floor Levels

Given the proposed finished floor levels of the habitable rooms within the existing structure are above ~ 3.9 m AHD (existing ground level), the proposed development finished floor level comply with the 2016 Tasmanian Building Regulation.

Storm Surge Risk Assessment

To comply with the determination, this report assesses whether the proposed work can achieve and maintain a ***tolerable risk***⁵ given a ***defined flood event***⁶ for the intended life of the building without requiring any specific coastal inundation protection measures. This risk assessment is therefore based on the defined flood level and includes an assessment of risks associated with a ***1% AEP storm surge flooding event in the year 2100***. 1% AEP storm surge processes for 2100 include 1% AEP barometric low pressures, wind setup, wave runup and wave setup based on 2100 sea levels. An assessment of tides is not specified within the Directors Determination.

⁴ habitable room - means any room of a habitable building other than a room used, or intended to be used, for a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room, service or utility room, or other space of a specialised nature occupied neither frequently nor for extended periods.

⁵ Tolerable risk means the lowest level of likely risk from coastal inundation from a defined flood event to secure the benefits of a use or development in a coastal inundation hazard area, and which can be managed through routine regulatory measures or by specific hazard management measures for the intended life of each use or development

⁶ Defined flood event means a flood event that causes flooding to the defined flood level;

Attachment 4 Project Area Photos



Plate 1 North view of the Site shoreline.

Attachment 5 Coastal Hydrodynamics

Stillwater Levels

Assessment Method

Stillwater levels influencing coastal processes within the Project Area are calculated from the combination of the following factors:

- **Storm Surge** - Barometric low-pressure influence on coastal inundation levels are adopted from 1% annual exceedance probability (AEP) modelling (McInnes O'Grady 2016).
- **Sea Levels** - are projected based on IPCC RCP8.5 scenarios which have been locally modelled for local government area (DPAC 2016) based on McInnes et. al. (2016). An allowance has been made for present sea level heights relative to Australian Height Datum (AHD). Projections are based on 2050 and 2100 scenarios which are all compiled from a 2010 baseline. The 50-year building design life (2073) scenario is extrapolated from the projection curve.
- **Wind Setup** – are calculated based on procedures outlined in Kamphuis (2000) with 100-year ARI wind data adapted from AS1170 based on a 0.2 s wind gust of 41 m/s with 0.85 to 1.00 directional multipliers.

Findings

Project Area stillwater levels are presented in Table 5. The following is concluded:

- **1% AEP storm surge inundation level of 1.93 AHD for 2100**

Table 5 Project Area 1% AEP Stillwater Levels

Parameter	Units	Scenario		
		2023	2050	2100
Sea Levels	m AHD	0.12	0.23	1.00
Local 1% AEP Storm Surge	m	0.43	0.43	0.43
Wind Setup	m	0.49	0.49	0.49
Total	m AHD	1.05	1.15	1.93

Wave Forecast Modelling

Assessment Method

Wave processes within the Project Area are used to calculate both coastal inundation levels (in addition to stillwater levels) and coastline recession rates based on the following:

- **Offshore Swell Waves** – 31 years of data from Wavewatch III models are applied to determine 1% AEP significant wave height and period for the relevant wave direction influencing the Project Area.
- **Localised 'Wind' Waves** – Are modelled for the Project Area based on methods outlined in the Coastal Engineering Manual (2002). TAFI (<40 m depth) and Geoscience Australia deep-water bathymetry contours (>40 m depth), and coastal LIDAR are used to develop an accurate 3D bathymetry model. 100-year ARI wind data adapted from AS1170 based on a 0.2 s wind gust of 41 m/s with 0.85 to 1.00 directional multipliers. Wind speeds were calculated using the methods of the Shore Protection Manual (CERC, 1984) are used in wave propagation model for primary wave direction as illustrated in the radial map (Attachment 1- Map 9).
- **Nearshore Waves** – A combination of SWAN and CEM (2002) attenuation models are adopted in determining nearshore wave heights.

Breaker Zone Modelling

Assessment Method

Wave processes within the breaker zone are used to calculate coastal inundation levels which are specific to the Project Area (Figure 1) based on the following:

- **Wave Setup** – Wave setup is the increase of water level within the surf zone during wave-breaking. It is calculated from significant wave height, period, water depth and bathymetry gradient at the breaking point.
- **Wave Runup** - is the maximum onshore elevation reached by waves, relative to the shoreline position in the absence of waves. In this case, the wave runup is calculated from:
 - Mase (1989) for smooth beach profiles (no wave runup attenuation applied)
 - The scenario assessed for present day scenario is based on smooth beach wave runup on the existing frontal dune;

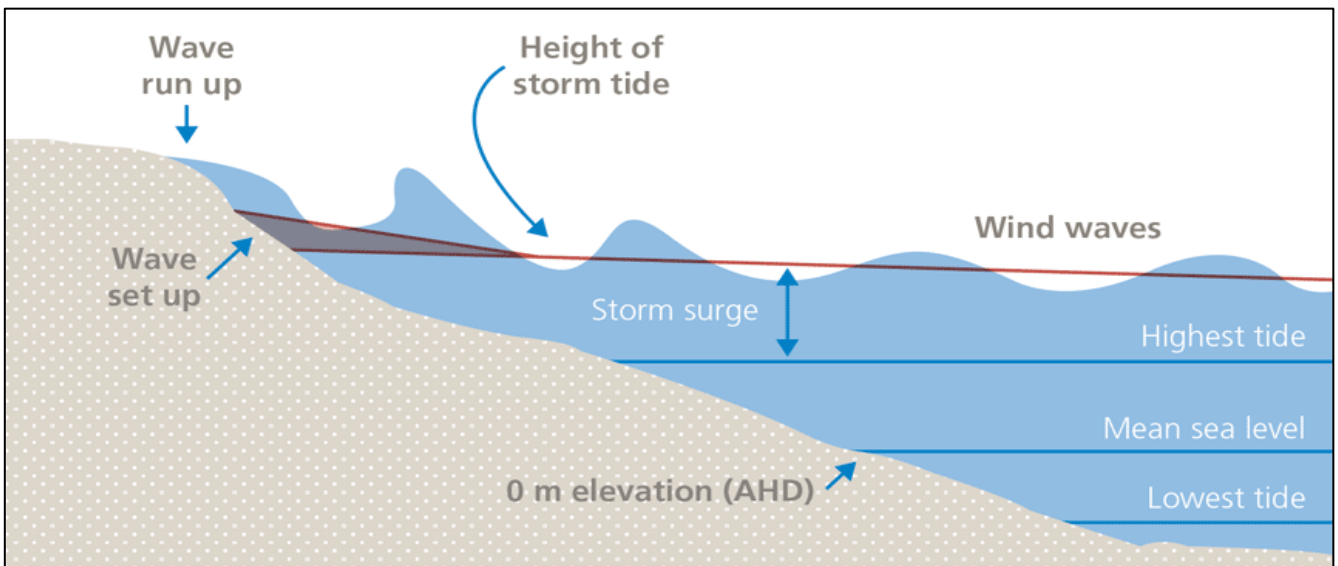


Figure 1 Schematic of coastal processes

Findings

Modelled wave runup and wave setup inundation levels are presented in Table 6 with the following findings:

- A defined flood level of 2.4 m AHD is calculated for 2100
- This level is approximately 300 mm less than the defined flood level stipulated in the local provisions schedule for Whitemark.
- Given the storm surge event, wave runup is projected not reach the existing building structure which is proposed to have a change of use.

Table 6 Summary of inundation modelling for the Project Area⁷

1% AEP Parameter	Units	2100
Storm Surge Levels	m AHD	1.9
Wave setup (westerly swell wave)	m AHD	2.3
Wave runup (westerly swell)	m AHD	2.4

⁷ These levels modelled by Envirotech are for Site risk assessment purposes only and are not defined flood levels for determining habitable room finished floor levels.

Attachment 6 Coastline Recession & Storm Erosion

Historical Recession Model

Assessment Method

An historical series of georeferenced aerial photographs and satellite imagery have been used in the analysis (Table 7). The margin of error of the image georeferencing is estimated to be in the order of 0.5 m.

Table 7 Details of aerial images used in the analysis

Photographic Measurements	Temporal Data
Photography Range (Years)	1973 to 2021
Number of Temporal Measurements	10

A relationship between sea level rise and coastline recession has been determined for the Project Area based on historical sea level rise curves (Church and White 2011) and sea level rise projections between 2010 and present for the local government area (McInnes et. al. 2016).

Given the Bruun relationship, a ratio of sea level rise vs horizontal recession is developed for the Site. Sea level rise projections adopted from local government area models are applied to the Bruun ratio to derive a coastline recession rate for the building design life.

Correlations are approximate due to interference from factors such as:

- Changing active erosion profile thickness,
- Underlying recession rates and
- Erosion/accretion interference from manmade structures such as sea walls, jetties or groynes etc.

All the above influences were observed at the Site which are considered in the model interpretation.

Findings

Findings from the assessment are charted in Figure 2 illustrating the coastline position (m) relative to sea levels (m AHD) for various temporal points.

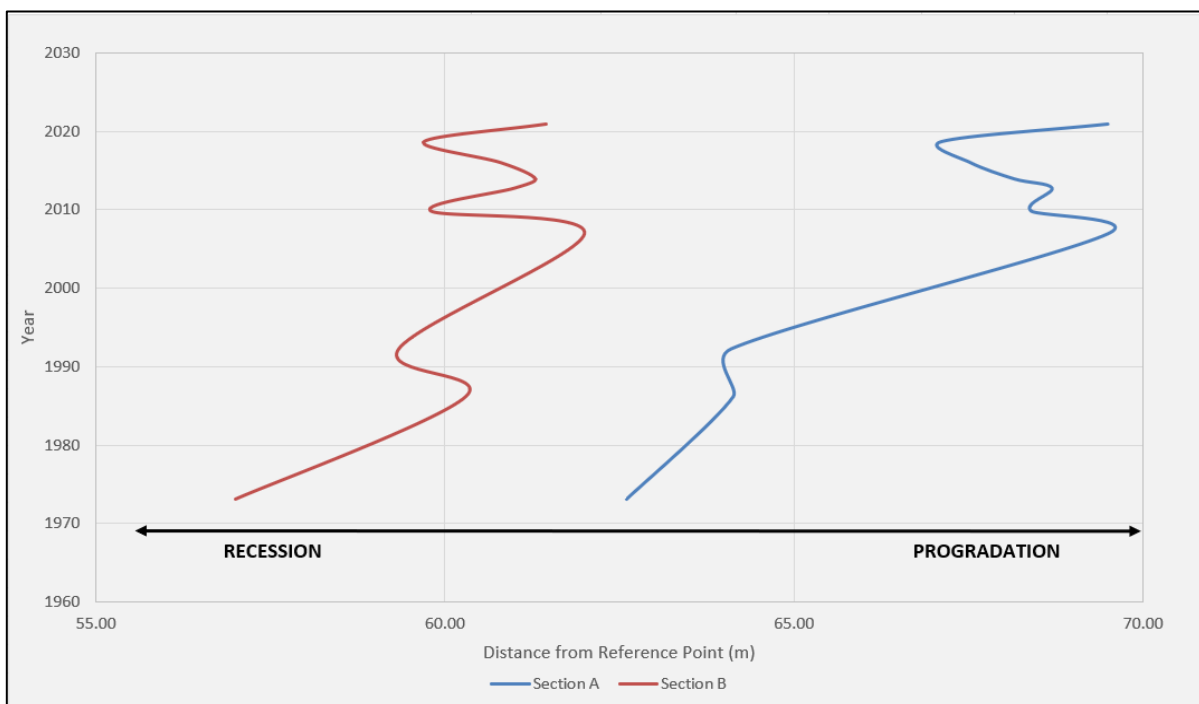


Figure 2 Measured coastline recession as distance of vegetation line relative to a fixed reference point

At both Section A and Section B sites, there is documented evidence of historic coastline progradation since 1973. It is apparent that prior to 1973 that within the Project Area there has been coastal erosion on the southern side of the jetty and accretion on the norther side of the jetty from north to south directed longshore drift.

The observed trend of sand accretion (progradation) within the Project Area which is inconsistent with local/regional trends. Previous reporting (GES 2020) has identified active erosion 200 metres to the north and 300 metres to the south of the Project Area.

It is apparent that there may be an increase in sediment supply within the nearshore zone which is causing localised accretion. As observed at many other locations across the State, oversupply of sediment is resulting in the leeward entrapment of sediments within embayment's where it would not ordinarily been entrapped before onset of sea levels rise. Therefore, the groyne affects historically observed at the Site is probably becoming less pronounced more recently due to abundant sediment supply within the system.

The spit forming 1.5 km to the South of the Site provides an indication that longshore drift has shifted to the north within the last decade.

Storm Erosion Assessment

Assessment Method

The short-term deviation in coastline recession and progradation relative to the trendline illustrated Figure 2 are used to determine the storm erosion demand at the site.

This relationship is used to determine the total storm erosion demand cycles within the Project Area, which is determine by the sum deviation relative to the beach profile height to derive m³/m storm erosion demand.

As the time series is less than what would ordinarily be required to determine design 1 in 100-year storm erosion demand or consecutive 1 in 100-year storm erosion demand for the Project Area, adjustments need to be made to the model.

Mariani et. al (2012) developed a broad model to assess storm erosion demand for various beach types around Australia, with 10 models developed for Tasmania. These models are used to derive 100-year average recurrence interval (ARI) values extrapolated from the measured the period.

Findings

It is estimated that the 100-year ARI storm erosion demand for the beach within the Project Area is 8 to 10 m³/m (Table 8). Making allowance for the current phase in the storm erosion/accretion cycle observed within the Project Area, the following is estimated:

100-year ARI storm erosion demand for the Project Area is calculated at 4 to 5 m³/m

Table 8 Project Area storm erosion demand estimates

Storm Erosion Parameter	Units	Section A	Section A
Temporal Observation Range	Years	48	48
Profile Height Within Erosion Zone	m	2.3	2.5
Measured Deviation (m horizontal)	m	4.3	3.2
Observed Storm Erosion Demand	m ³ /m	10	8
Beach Typology		Tide-Modified Beach- Ultra dissipative	Wave Dominated- Low Tide Terrace
Projected 100 Year ARI Storm Erosion	m ³ /m	10.1	8.2
Projected 2 x 100 Year ARI Storm Erosion	m ³ /m	12.2	9.9
Projected 100 Year ARI (Present Cycle)	m³/m	5.1	4.1

Stable Foundation Zone Analysis

Bedrock Substrate

The bedrock substrate was surveyed beneath the Site in anticipation that active erosion processes will need to be managed deepened building foundations into the stable foundation zone. Ordinarily, where beach recession is observed, a stable foundation zone analysis is required. In this case, given the observed beach propagation within the Project Area, the sandy soils observed within the building envelope are modelled to remain stable by 2100. This assessment also factors in the observed 4 to 5 m³/m storm erosion demand.

In the unlikely event that coastal progradation trends are to reverse, the two option may considered as a option for mitigation:

- Establishment of the proposed structure on blade(screw) piles which are founded onto the underlying bedrock.
- Relocation of the structure

Any proposed foundations for the development must comply with the AS2870 (foundation assessment)report attached to this document.

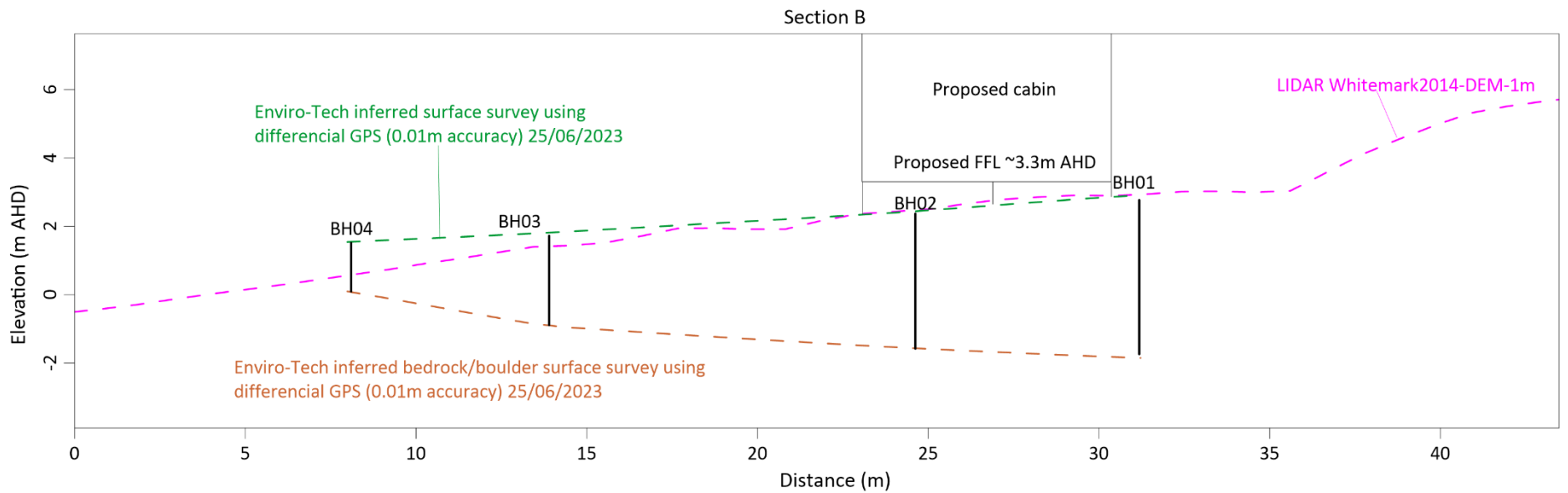
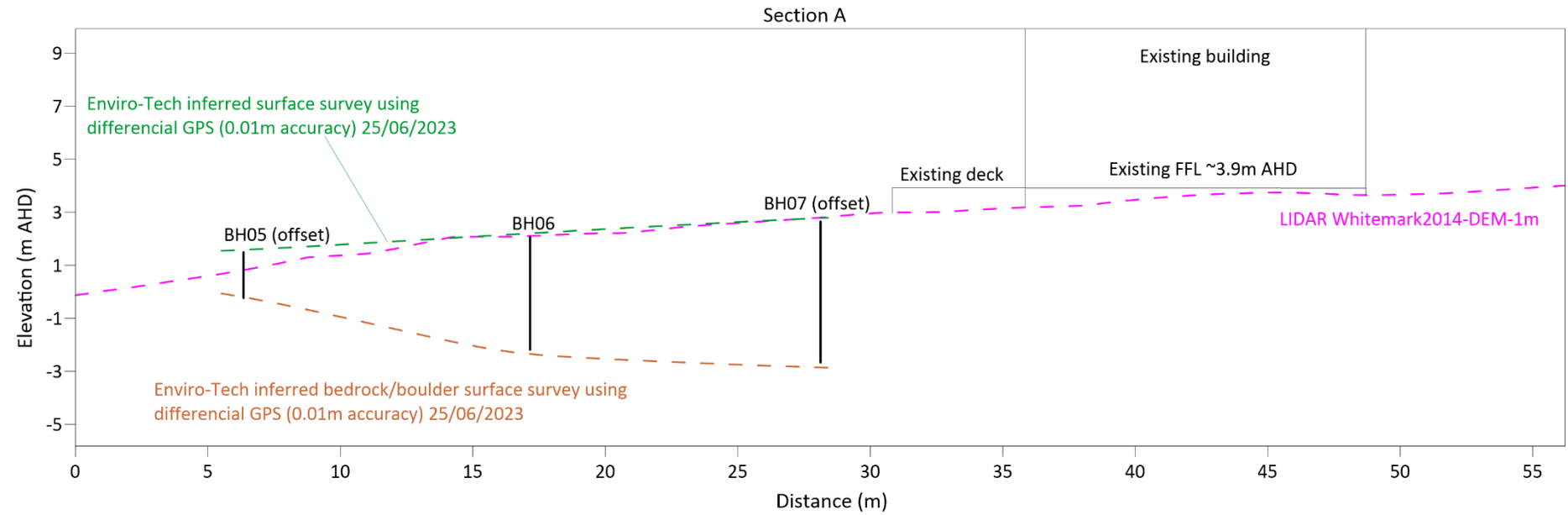


Figure 3 Coastal recession, storm erosion and inundation model for 2073 based on 1% AEP scenario

Landform Mobility

Dune mobility at the site has not been classified (Figure 4). In accordance with the LIST mapping, dune mobility classification is based on vegetation cover. Using the same system, the dune landform at the Site is identified as having 70 to 100% vegetation coverage and are therefore defined as being 'transitory' according to Mowling (2006). As the Site comprises greater than 10% vegetation, the Site is not classified as being mobile.

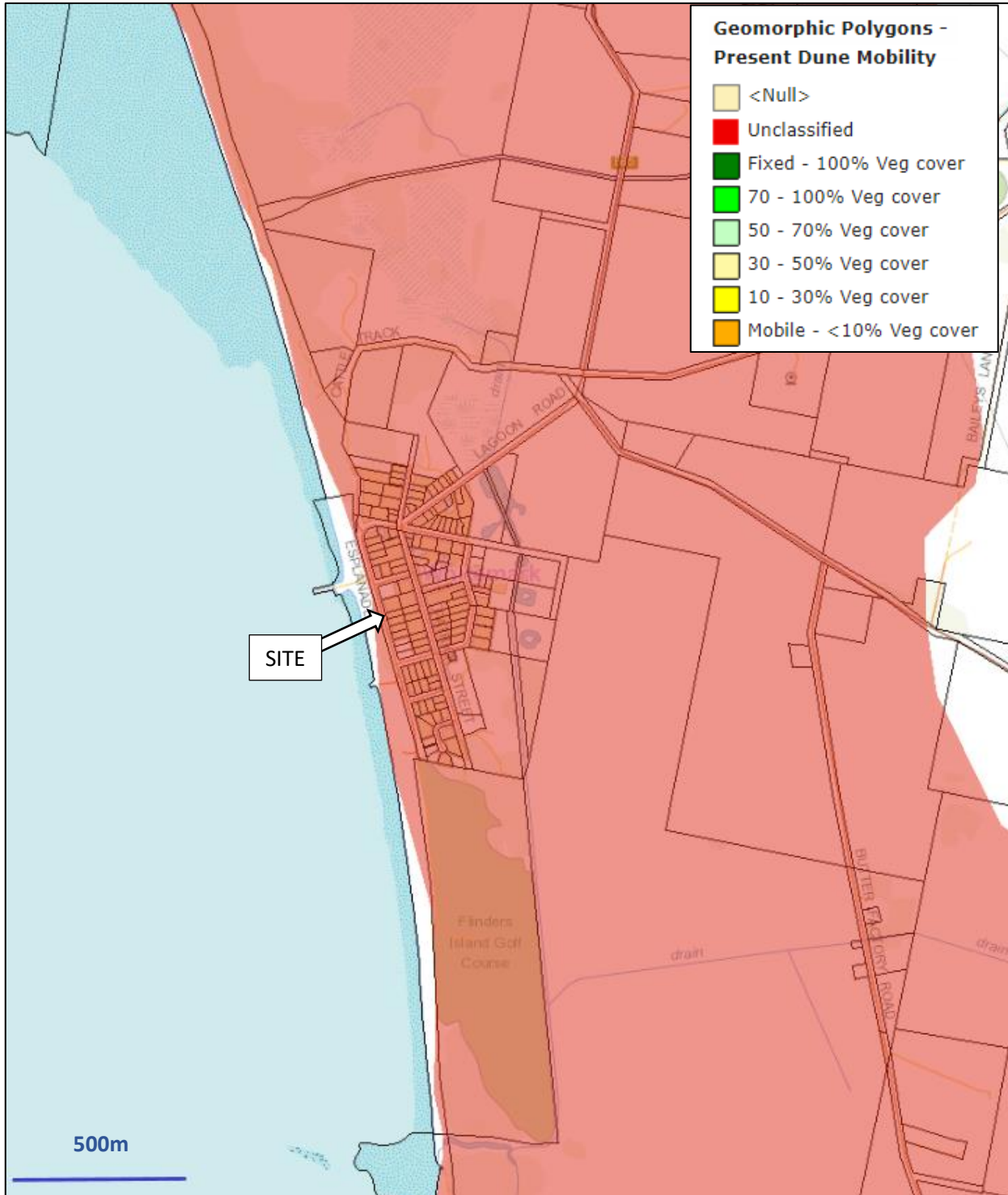


Figure 4 Dune mobility classification (The LIST)

Attachment 7 Risk Assessment Qualitative Terminology

DESCRIPTOR	QUALITATIVE MEASURES OF LIKELIHOOD
ALMOST CERTAIN	The event is expected to occur over the design life
LIKELY	The event will probably occur under adverse conditions over the design life
POSSIBLE	The event could occur under adverse conditions over the design life
UNLIKELY	The event is conceivable but only under exceptional circumstances over the building design life
RARE	The event is inconceivable or fanciful over the design life

DESCRIPTOR	QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY
CATASTROPHIC	Structure(s) completely destroyed and/or large-scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.
MAJOR	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.
MEDIUM	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.
MINOR	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.
INSIGNIFICANT	Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)

LIKELIHOOD	CONSEQUENCES TO PROPERTY				
	CATASTROPHIC	MAJOR	MEDIUM	MINOR	INSIGNIFICANT
ALMOST CERTAIN	VH	VH	VH	H	L
LIKELY	VH	VH	H	M	L
POSSIBLE	VH	H	M	M	VL
UNLIKELY	H	M	L	L	VL
RARE	M	L	L	VL	VL
BARELY CREDIBLE	L	VL	VL	VL	VL

RISK LEVEL		EXAMPLE IMPLICATIONS
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing management is required.
VL	VERY LOW RISK	Acceptable. Manage by management procedures.

Attachment 8 Performance Criteria - Coastal Erosion Hazards

C10.5.1 Use within a high coastal erosion hazard band P1.1

A use within a high coastal erosion hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to:	Relevance	Management Options	Risk Assessment Based on Treatment Recommendations			Further Assessment Required
			Consequence	Likelihood	Risk	
a) the need to access a specific resource in a coastal location;						
b) the need to operate a marine farming shore facility;						
c) the need to access infrastructure available in a coastal location;						
d) the need to service a marine or coastal related activity;						
e) provision of an essential utility or marine infrastructure;						
f) provision of open space or for marine-related educational, research or recreational facilities;	The proposed development relies upon a coastal location to fulfil its purpose through marine related recreational use.		Insignificant	Unlikely	Low	No
g) any advice from a State authority, regulated entity or a council; and						
h) the advice obtained in a coastal erosion hazard report.						

C10.5.1 Use within a high coastal erosion hazard band P1.2

A coastal erosion hazard report also demonstrates that:	Relevance	Management Options	Risk Assessment Based on Treatment Recommendations			Further Assessment Required
			Consequence	Likelihood	Risk	
a) any increase in the level of risk from coastal erosion does not require any specific hazard reduction or protection measures; or	Based on historical observations, there is not projected to be any increase in risk to existing structures or proposed works at the Site.	No hazard reduction or protection measures are required.	Insignificant	Unlikely	Low	No
b) the use can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.	Tolerable risks can be achieved and maintained based on risk modelling from a coastal erosion event in 2100		Insignificant	Unlikely	Low	No

C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area - Performance Criteria P1.1

Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to:	Relevance	Management Options	Preliminary Risk Assessment (where relevant)			Further Assessment Required
			Consequence	Likelihood	Risk	
(a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures;	Based on historical observations, there is not projected to be any increase in risk to existing structures and proposed works at the Site.	No hazard reduction or protection measures are required.	Insignificant	Unlikely	Low	No
(b) any advice from a State authority, regulated entity or a council; and						
(c) the advice contained in a coastal erosion hazard report.						

Attachment 9 Director's Determination Declaration – Coastal Inundation & Erosion

Coastal Inundation Hazard Reporting	Application
whether the development is likely to cause or contribute to coastal inundation on the Site or on adjacent land.	There is a low likelihood that the proposed building and works will contribute to coastal inundation on the site or adjacent land.
whether the proposed work can achieve and maintain a <i>tolerable risk</i> ⁸ for the intended life of the building having regard to:	Application/Management
nature, intensity and duration of the use	Risks are considered tolerable considering the nature, intensity and duration of the use based on a 2100 storm surge inundation event and considering a 50-year building design life (1% AEP modelling).
type, form and duration of the development	With finished floor levels above the floodwaters, risks are considered tolerable considering the type, form, and duration of the development
change in risk across the intended life of the building	This risk assessment is based on storm surge modelling given 2100 sea level for the Project Area. There is a low chance that a tolerable risk cannot be maintained throughout the duration of the building design life until 2073.
adaptation to any potential changes in risk	Given forecasting and graduated sea level rise processes, there is ample opportunity to adapt to changing risk
ability to maintain access to utilities and services	It is probable that services can be maintained throughout the life of the proposed development with occasional disruption caused by floodwater events.
the need for specific coastal inundation hazard reduction or protection measures on the Site;	No need for specific coastal inundation hazard reduction or protection measures are recommended for the Site
the need for coastal inundation hazard reduction or protection measures beyond the boundary of the Site; and	No need for coastal inundation hazard reduction or protection measures beyond the boundary of the Site
any coastal inundation management plan in place for the Site and/or adjacent land.	An assessment needs to be made by the building surveyor to determine if a coastal inundation management plan is required on a case-by-case scenario.
hazardous chemical used, handled, generated, or stored on the Site,	General household chemicals being stored are typically in low volumes and in sealed containers.
Details of the person who prepared or verified this report:	This coastal inundation hazard report has been prepared in accordance with a methodology specified in the Director's Determination - Coastal Inundation Hazard Area by a suitably qualified practitioner with relevant qualifications, experience and competence in the preparation of coastal inundation hazard reports.
Qualifications	Bachelor of Science with first class honours in geology
Expertise	Kris Taylor has over 10 years of experience in coastal inundation modelling with several reports externally reviewed by parties including the University of New South Wales Water Research Lab. Reports written include Crown Land pilot studies several reports for councils, and over 200 coastal inundation assessments for planning and building
Level of current indemnity insurance	Current indemnity insurance of \$2,000,000 (\$4,000,000) Underwriters at Lloyd's covers coastal geomorphology, natural hazard, hydrology and environmental coastal inundation hazard assessments.

Kris Taylor Signed



⁸ Tolerable risk means the lowest level of likely risk from coastal inundation to secure the benefits of a use or development in a coastal inundation hazard area, and which can be managed through routine regulatory measures or by specific hazard management measures for the intended life of each use or development.

Coastal Erosion Hazard Reporting	Application
Geotechnical Site investigation undertaken consistent with AS 1726	This Geotechnical Site Investigation (AS1726) and has been written by a geotechnical practitioner with appropriate training and qualifications and over 13 years of experience in formulating coastal erosion models.
whether the work is likely to cause or contribute to coastal erosion on the land or on adjacent land;	Based on the provided plans and the coastal erosion hazard modelling, it is barely credible that the proposed works will cause or contribute to coastal erosion on the land or on adjacent land;
whether work is proposed on actively mobile landforms;	The Site landform comprises historic sheet sand deposits which are vegetated and not considered a mobile landform. The Site landform comprises residual soils which are not considered a mobile landform.
whether the proposed work can achieve and maintain a <i>tolerable risk</i> ⁹ for the intended life of the building having regard to:	Application/Management:
nature, intensity and duration of the use	Given the observed coastal progradation within the Project Area, the nature and intensity of the use will not influence risks within the building design life.
type, form and duration of the development	No particular management measures involving the type, form and duration of the development are required beyond which is indicated within the proposal.
the likely change in the risk across the intended life of the building	There is an unlikely change in risk beyond what is modelled.
the ability to adapt to a change in the risk	The proposed building structure should allow for adaptation to a change in risk based on the building design life including modular deconstruction etc.
The ability to maintain access to utilities and services	Given the projected erosion, access to services and utilities can be maintained.
the need for specific coastal erosion hazard reduction or protection measures on the site	Modelling is based on the absence of coastal erosion protection measures. Findings indicated that coastal protection measures are not required at the Site.
the need for coastal erosion hazard reduction or protection measures beyond the boundary of the site; and	Modelling is based on the absence of coastal erosion protection measures. Findings indicated that coastal protection measures are not required beyond the boundary of the Site.
any coastal erosion management plan in place for the site and/or adjacent land.	No coastal erosion management plan is recommended.
hazardous chemical used, handled, generated, or stored on the site,	General household chemicals being stored are typically in low volumes and in sealed containers.
Details of the person who prepared or verified this report:	This coastal inundation hazard report has been prepared in accordance with methodology specified in the Director's Determination - Coastal Erosion Hazard Area (version 1.2) by a suitably qualified geotechnical practitioner with relevant qualifications, experience, and competence in the preparation of Coastal Erosion Hazard reports.
Qualifications (Certificates by Qualified Persons for an Assessable Item Determination)	Bachelor of Science with first class honours in geology
Expertise - Geo-technical reports	Kris Taylor has 14 years of experience in coastal erosion modelling with several reports externally reviewed by parties including the University of New South Wales Water Research Lab. Reports written include Crown Land pilot studies, several reports for councils, and over 200 coastal erosion assessment reports for planning and building
Level of current indemnity insurance	Current indemnity insurance of \$2,000,000 (\$4,000,000) Underwriters at Lloyd's covers soil and rock mechanics, erosion, coastal geomorphology, natural hazard, soil and rock testing, hydrology and environmental coastal inundation and erosion hazard assessments.

Kris Taylor

Signed



⁹ Tolerable risk means the lowest level of likely risk from coastal erosion to secure the benefits of a use or development in a coastal erosion hazard area, and which can be managed through routine regulatory measures or by specific hazard management measures for the intended life of each use or development.

Attachment 10 Geotechnical Site Investigation

GEOTECHNICAL SITE INVESTIGATION AND WINDLOADING

PROPOSED VISITOR ACCOMMODATION WHITEMARK WHARF - 16 ESPLANADE



Client: Jo Youl
Certificate of Title: 129006/1
Investigation Date: Thursday, 25 May 2023

Investigation Summary

Site Classification

In accordance with AS2870 – 2011 and after allowing due consideration to known details of the proposed building and works (herein referred to as the Site), the Site geology, soil conditions, soil properties and drainage, soil at the Site has been classified as:

CLASS P based on the following problematic ground conditions identified at the Site:

- The proposed building is located within a coastal erosion hazard overlay, and assumes a CLASS P in accordance with the Directors Determination - Coastal Erosion Hazards
- Loose soil was identified at the Site with DCP blow counts of less than 2.5 per 100mm travel at depths of up to 4.7 m in BH01; 3.9 m in BH02; 1 m in BH03; 2.3 m in BH04; 1 m in BH05; 1 m in BH06; 1 m in BH07; 1 m in BH09. Loose soil may be a problem where the soil is shallow and limited by allowable bearing capacities.
- Low bearing capacity soil was encountered with allowable bearing capacities of less than 100 kPa to a depth of up to 1.1 m in BH01; 2.1 m in BH02; 1 m in BH03; 1.5 m in BH04; 1.8 m in BH05; 1.6 m in BH06; 2 m in BH07; 1.1 m in BH08; 1.9 m in BH09. Low bearing capacity soil may be a problem in cases where the problematic soil is shallow and depends on the loads and the load distribution which is considered in tables herein.

Notwithstanding the problematic soil conditions observed at the Site, ordinarily the soil would be classified as Class A.

Foundations

Ideally, footings should be extended to depths of 2 m or greater to intercept suitable founding materials as presented in the bearing capacity table of this report.

Wind Load Classification

The AS 4055-2021 Wind loads for Housing classification is summarised.

Region:	A
Terrain category:	TC1
Shielding Classification:	NS
Topographic Classification:	T0
Wind Classification:	N3
Design Wind Gust Speed ($V_{h,u}$) m/s	50

I recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



Kris Taylor BSc (hons)

Environmental & Engineering Geologist

Site Investigation

The Site investigation is summarised in Table 1.

Table 1 Summary of Site Investigation

Client	Jo Youl
Project Address	Whitemark Wharf - 16 Esplanade Whitemark
Council	Flinders
Planning Scheme	
Inundation, Erosion or Landslip Overlays	High Coastal Erosion Hazard Area; Low Coastal Inundation Hazard Area
Proposed	Visitor Accommodation
Investigation	Fieldwork was carried out by an Engineering Geologist on the 25/5/2023
Site Topography	The building site has a very gentle slope of approximately 3% (2°) to the west
Site Drainage	The site receives overland flow runoff directly from the east.
Soil Profiling	A total of 3 boreholes and 9 soil profiling DCP's were used to investigate at the Site.
Investigation Depths	The target excavation depth was estimated at 3.0 m. Borehole logs and photos are presented in Appendix B & C.
Soil moisture and groundwater	All recovered soil at the site ranged from dry to slightly moist. Groundwater was not encountered.
Geology	According to 1:250,000 Mineral Resources Tasmania geological mapping (accessed through The LIST), the geology comprises: Quaternary Sand gravel and mud of alluvial, lacustrine and littoral origin.

Soil Profiles

The geology of the Site has been logged and described in accordance with Unified Soil Classification System (AS1726). Soil is summarised in Table 2.

Table 2 Soil Summary Table

#	Layer	Details	USCS	BH01	BH02	BH03	BH04	BH05	BH06	BH07	BH08	BH09
1	SAND	SAND, pale grey/yellow, well sorted, coarse grained sand, trace roots, VL	SW	0-0.1 DS@0.0	0-0.1							
2	SAND	SAND, dark brown, well sorted, coarse grained sand, trace roots, trace silt, VL-MD	SW	0.1-0.3 DS@0.1								
3	SAND	SAND, pale brown, well sorted, coarse grained sand, L-MD	SW	0.3-1.8 DS@0.7								
4	SAND	SAND trace gravel, pale brown/yellow, well sorted, coarse grained sand, VL-VD	SW	1.8-2.5 DS@2.1	0.1-1	0-1.5 1.5-3.9 INF	0-2.7 INF	0-2.6 INF	0-5.4 INF	0-5.9 INF	0-4.9 INF	0-3.9 INF
5	SAND	INFERRED SAND with gravel, VL-D	SW	2.5-4.8 INF	1-4.5 INF							

Consistency¹ VS Very soft; S Soft; F Firm; St Stiff; Vst Very Stiff; H Hard.
Density² VL Very loose; L Loose; MD Medium dense; D Dense; VD Very Dense
PV Pocket Shear Vane Tested on U50 Core
FV Field vane shear test
U50 Undisturbed 48mm diameter core sample collected for laboratory testing.
REF Borehole refusal

¹ Soil consistencies are derived from a combination of field index, DCP and shear vane readings.

² Soil density descriptions presented in engineering logs are derived from the DCP testing

Soil Testing Results

Dynamic Cone Penetrometer (DCP)

Dynamic Cone Penetrometer (DCP)³ testing was conducted in accordance with AS 1289.6.3.2 with the results presented in Appendix B.

Particle Size Analysis

Soil particle sizes distribution was assessed with results presented in Table 3.

Table 3 Soil Particle Size Analysis

Bore	From	To	Gravel %	Sand				Silt & Clay %
				Coarse %	Medium %	Fine %	Total %	
	m	m	>2.36 mm	0.6 mm	0.18 mm	0.075 mm	0.075 to 2.36 mm	<0.075
BH01	0.1	0.2	11	55	31	2	89	1
BH01	0.2	0.3	13	39	38	4	82	5
BH01	0.7	0.8	2	53	43	1	98	0
BH01	2.1	2.2	14	85	1	0	86	0

³ DCP values are a measure of soil strength and are logged as the number of 9 kg sliding hammer drops (from 510 mm height) required to drive a 20mm diameter cone tipped rod at 100mm intervals.

Geotechnical Interpretation

Bearing Capacities

Soil bearing capacity was calculated from correlations with DCP blow counts and soil undrained shear strength obtained from vane shear testing. Interpretive values are presented in Table 4.

Table 4 Soil bearing capacities and problematic ground conditions.

Allowable Bearing Capacity (kPa)									
Depth from (m)	BH01	BH02	BH03	BH04	BH05	BH06	BH07	BH08	BH09
0	40~	20~	10~	10~	10~	10~	40~	140*	10~
0.1	80~	20~	10~	10~	10~	10~	50~	150	10~
0.2	110*	30~	10~	10~	10~	10~	80~	190	10~
0.3	150	30~	20~	10~	20~	10~	110	190	10~
0.4	130	50~	20~	50~	30~	10~	110	190	50~
0.5	150	70~	30~	80~	50~	20~	80~	170	70~
0.6	160	90~	50~	130	70~	30~	50~	160	80~
0.7	160	80~	70~	120	80~	40~	50~	160	70~
0.8	130	80~	90~	90~	80~	50~	70~	150	70~
0.9	90~	70~	90~	80~	70~	80~	70~	170	70~
1	90~	90~	110*	110*	70~	110	50~	160	70~
1.1	110	90~	110	150	50~	130	50~	150	70~
1.2	120	110*	120	250	70~	130	70~	120	80~
1.3	120	110	160	>400	80~	150	80~	110	90~
1.4	120	120	240	>400	110*	130	90~	110~	120*
1.5	120	150	290	>400	120	120	110*	130	150
1.6	120	170	290	>400	120	80~	120	160	130
1.7	120	200	290	330	110	50~	110	160	120~
1.8	130	200	290	190	80~	50~	110~	120	110
1.9	130	230	280	120~	70~	90~	120	90~	130
2	170	170	230	90~	70~	130*	210	70~	150
2.1	170	130~	230	80~	90~	200	310	80~	190
2.2	280	90~	230	70~	120	250	350	130	210
2.3	350	130	290	40~	190	390	310	230	250
2.4	>400	160	390	40~	370	390	230	270	240
2.5	280	170	>400	160~	>400	370	200	270	270
2.6	160~	150	>400	220	REF	230	170	320	270
2.7	80~	130~	390	REF		240	170	>400	240
2.8	110~	120	310			360	240	>400	170
2.9	130	160	250			>400	270	>400	150
3	190	200	210			>400	280	>400	190
3.1	230	200	160			>400	230	370	230
3.2	270	160	160			>400	210	330	230
3.3	280	110~	160			270	230	390	190
3.4	280	90~	160			150	230	>400	130
3.5	310	90~	210			90~	250	>400	80~
3.6	360	110~	350			80~	270	>400	50~
3.7	>400	90~	>400			120	270	360	40~
3.8	370	110~	>400			150	240	280	40~
3.9	290	130	REF			160	210	200	REF
4	230	170				200	190	160	
4.1	200	200				270	170	120~	
4.2	170	210				350	120	80~	

Allowable Bearing Capacity (kPa)									
Depth from (m)	BH01	BH02	BH03	BH04	BH05	BH06	BH07	BH08	BH09
4.3	120	190				>400	80~	80~	
4.4	90~	180				>400	50~	80~	
4.5	80~	REF				>400	50~	70~	
4.6	80~					>400	90~	70~	
4.7	80~					>400	120	170~	
4.8	REF					390	200	240	
4.9						360	160	REF	
5						310	120~		
5.1						320	70~		
5.2						360	110		
5.3						380	170		
5.4						REF	190		
5.5							190		
5.6							170		
5.7							230		
5.8							260		
5.9							REF		

Correlations drawn from DCP and vane shear testing with 300 mm interval averaging applied.

REF - Penetrometer Refusal

~Problematic soil layers: Soil is either loose, soft or the bearing capacity is less than 100 kPa. In accordance with AS2870, 'The design bearing capacity at foundation level should be no less than 100 kPa for strip and pad footings and under the edge footing of footing slabs used without tie bars between the edge footing and slab. The design bearing capacity at foundation level shall be no less than 50kPa under all beams and slab panels and support thickenings for slab construction.'

***Soil type expected at the base of problematic soil layers (where present):**

- BH01: Medium dense, dark brown SAND at 0.2 m depth
- BH02: Loose, pale brown/yellow SAND at 1.2 m depth
- BH03: Loose, pale brown/yellow SAND at 1 m depth
- BH04: Medium dense, pale brown/yellow SAND at 1 m depth
- BH05: Medium dense, pale brown/yellow SAND at 1.4 m depth
- BH06: Medium dense, pale brown/yellow SAND at 2 m depth
- BH07: Medium dense, pale brown/yellow SAND at 1.5 m depth
- BH08: Medium dense, pale brown/yellow SAND at 0 m depth
- BH09: Medium dense, pale brown/yellow SAND at 1.4 m depth

Recommendations – Design Considerations

General

For Class P Sites, the designer should be a qualified engineer experienced in the design of footing systems for buildings.

Site Drainage Design

As part of the building design plan, swale drains are recommended upslope of the proposed building Site and above batters and earth retaining structures to capture Site stormwater flow.

Surface drainage shall be considered in the design of the footing system and necessary modification shall be included in the design documentation. Surface drainage of the Site shall be controlled from the start of Site preparation and construction. The drainage system shall be completed by the finish of construction of the building.

Ideally, areas around the building footprint should be graded or drained such that water cannot pond against or near the building. As soon as footing construction has been completed, ground immediately adjacent to the building should be graded to a uniform fall of 50mm minimum away from the building over the first metre. Final provision of paving to the edge of the building can greatly limit soil moisture variations due to seasonal wetting and drying.

Foundation Type – Wave Forcing, Coastal Erosion, Soil Collapse in Cobbles

It is recommended that either bored piers, driven piles or screw piles are used at the Site. Consideration needs to be given to lateral earth pressures acting on the foundations given erosion and wave runup forcing (see coastal erosion assessment for more detail). If bored piers are selected, consideration needs to be given to potential collapse and infilling with groundwater at approximately 0.5 m AHD. Consideration given to saltwater corrosion resistance of all foundation types.

Due to the presence of the groundwater, screw (blade) or driven piles may be more effective in this type of setting.

Recommendations – Earthworks

Building Pad Preparation

Any organic matter or other deleterious materials will need to be removed from the building envelope.

Unless otherwise stated in an engineering report, fill material or loose, soft, low bearing capacity soil should either be removed from the building pad, or otherwise footings should ideally be established to the base of this material.

Earthworks should be carried out in accordance with AS3798 'Earthworks for Residential and Commercial Developments'. Unsuitable materials in structural fill are listed in AS2870 Section 4.3.

Pad Preparation - Compaction

It is recommended that any sands or granular materials across the building pad and bases of footing excavations are compacted with several passes using a medium weight (~80 kg) plate compactor. Soil to 1.0 m depth may be improved to meet the desired allowable bearing capacity through testing with a DCP tool.

Foundation Maintenance

Details on appropriate Site and foundation maintenance practices from CSIRO Information Sheet BTF 18 Foundation Maintenance and Footing Performance: A Homeowner's Guide are presented in Appendix D of this report.



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Environmental & Engineering Geologist

Notes About Your Assessment

The Site classification provided, and footing recommendations including foundation depths are assessed based on the subsurface profile conditions present at the time of fieldwork and may vary according to any subsequent *Site works* carried out. *Site works* may include changes to the existing soil profile by cutting exceeding 0.4 m and filling exceeding 0.4 to 0.8 m depending on the material type and footing design. All footings must be founded through fill material *other than* sand not exceeding 0.4 m depth or sand not exceeding 0.8 m depth, or otherwise a Class P applies (AS2870 Clauses 2.5.2 and 2.5.3).

For reference, borehole investigation depths relative to natural soil surface levels are stated in borehole logs where applicable.

In some cases, variations in actual Site conditions may exist between subsurface investigation boreholes. At the time of construction, if conditions exist which differ from those described in this report, it is recommended that the base of all footing excavations be inspected to ensure that the founding medium meets that requirement referenced herein or stipulated by an engineer before any footings are poured.

The Site classification assumes that the performance requirements as set out in Appendix B of AS 2870 are acceptable and that Site foundation maintenance is undertaken to avoid extremes of wetting and drying.

It is up to the homeowner to ensure that the soil conditions are maintained and that abnormal moisture conditions do not develop around the building. The following are examples of poor practices which may result in abnormal soil conditions:

- The effect of trees too close to a footing.
- Excessive or irregular watering of gardens adjacent to the building.
- Failure to maintain Site drainage.
- Failure to repair plumbing leaks.
- Loss of vegetation from near the building.

The pages that form the last six pages of this report are an integral part of this report. The notes contain advice and recommendations for all stakeholders in this project (i.e. the structural engineer, builder, owner and future owners) and should be read and followed by all concerned.

References

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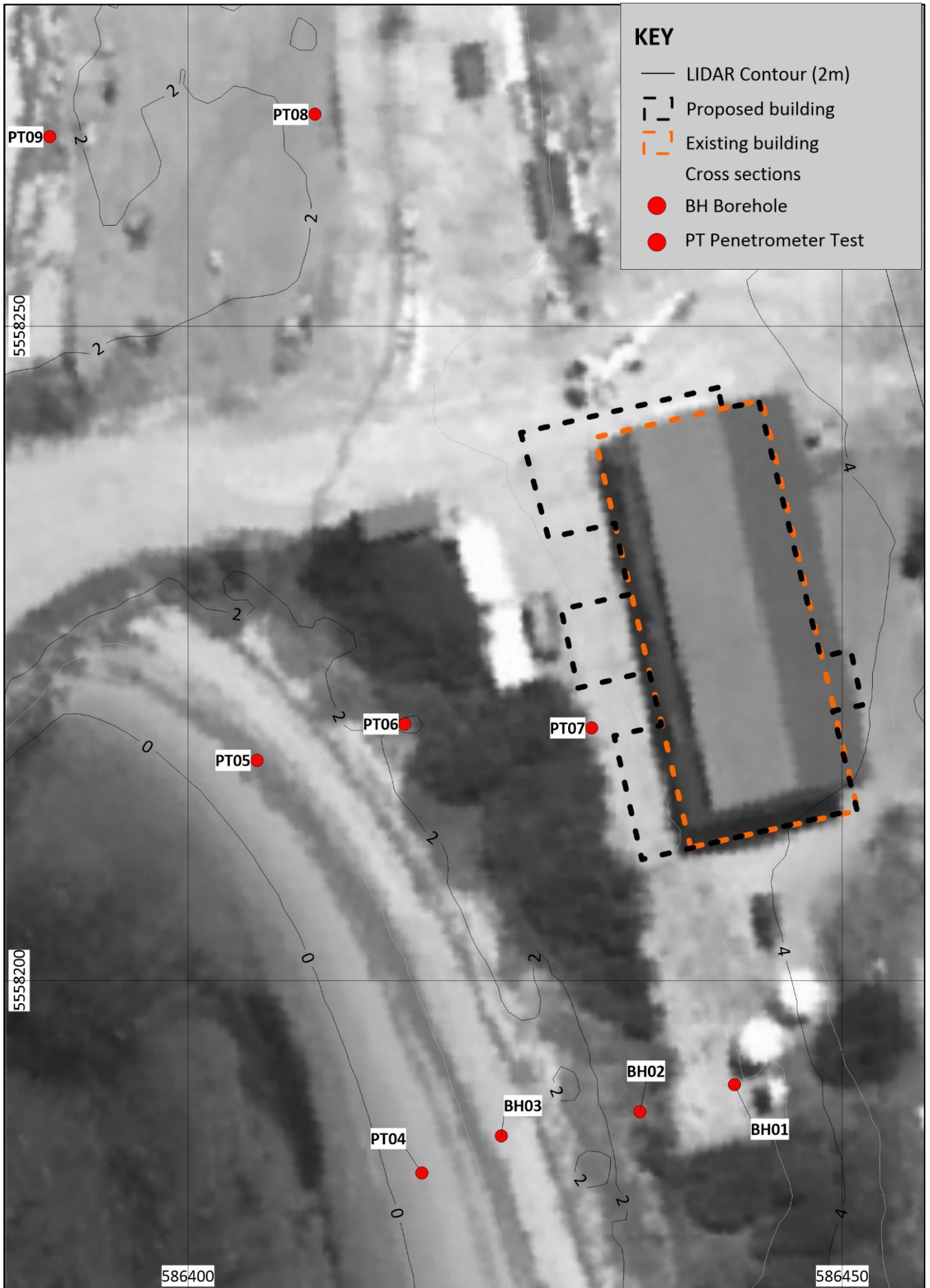
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Appendix A Borehole Locations



Appendix B Borehole Logs


		ASSESSMENT: Geotechnical Site Investigation STRUCTURE: Visitor Accommodation EASTING: 586441.8 NORTHING: 5558192				HOLE ID NO.: BH01 DATE TESTED: 25/05/2023 LOGGED BY: M. Scalisi ELEVATION: 3					
		LOCATION: WHITEMARK WHARF- 16 Esplanade - CLIENT: Jo Youl				EQUIPMENT: Power auger RELATIVE NATURAL SURFACE (RL): 0					
DEPTH (m)	GRAPHIC LAYER	DESCRIPTION	DENSITY CONSISTENCY	MOISTURE	ELEVATION (mAHD)	SAMPLES	Cu (kPa)	UCS (kPa)	BLOW COUNT		
									DCP blows/100mm		
0.0	SW	SAND, pale grey/yellow, well sorted, coarse grained sand, trace roots, gravel 5%, fine grained, rounded; fine mulch	very loose	Dry	2.8	DS			1.0		
0.5	SW				SAND, dark brown, well sorted, coarse grained sand, trace roots, trace silt, gravel 10%, fine grained, rounded	very loose to medium dense	Slightly Moist	2.6	DS		
1.0	SW	SAND, pale brown, well sorted, coarse grained sand, gravel 0%, fine grained, rounded	loose to medium dense	Moist	2.4	DS			3.0		
1.5	SW				2.2	DS					
2.0	SW	SAND trace gravel, pale brown/yellow, well sorted, coarse grained sand, gravel 15%, fine grained, rounded	medium dense to dense	Moist	2.0	DS			3.0		
2.5	SW				1.8	DS					
3.0	SW	INFERRED SAND with gravel	loose to dense	Moist	1.6				3.0		
3.5	SW				1.4						
4.0	SW				1.2						
4.5	SW				1.0						
					0.8						
					0.6						
					0.4						
					0.2						
					0.0						
					-0.2						
Borehole Ended At Target Depth											
GROUNDWATER: Not Encountered TESTING: Penetrometer: AS 1289.6.3.2										PAGE 1 of 1	
Where blows per 100mm are less than 1, distance travelled per penetrometer blow is measured and converted back to blows per 100mm.											

	ASSESSMENT: Geotechnical Site Investigation	HOLE ID NO.: BH02
	STRUCTURE: Visitor Accommodation	DATE TESTED: 25/05/2023
	EASTING: 586434.5	LOGGED BY: M. Scalisi
	NORTHING: 5558190	ELEVATION: 2.4

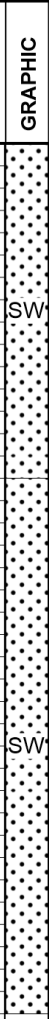
LOCATION: WHITEMARK WHARF- 16 Esplanade -	EQUIPMENT: Power auger
CLIENT: Jo Youl	RELATIVE NATURAL SURFACE (RL): 0

DEPTH (m)	GRAPHIC LAYER	DESCRIPTION	DENSITY CONSISTENCY	MOISTURE	ELEVATION (mAHD)	SAMPLES	Cu (kPa)	UCS (kPa)	BLOW COUNT	DCP			
										blows/100mm			
0.0	SW	SAND, pale grey/yellow, well sorted, coarse grained sand, trace roots, gravel 5%, fine grained, rounded; fine mulch SAND trace gravel, pale brown/yellow, well sorted, coarse grained sand, gravel 15%, fine grained, rounded	very loose	Dry	2.4				0.6				
0.5	SW		very loose to medium dense	Dry	2.2				0.6				
1.0		INFERRED INFERRED SAND with gravel	very loose to medium dense		2.0				0.7				
1.5					1.8			0.8					
2.0					1.6			1.0					
2.5					1.4			2.0					
3.0	SW				1.2			2.0					
3.5					1.0			3.0					
4.0					0.8			3.0					
4.5					0.6			3.0					
					0.4			5.0					
					0.2			5.0					
					0.0			5.0					
					-0.2			7.0					
					-0.4			1.0					
					-0.6			2.0					
					-0.8			4.0					
		-1.0			4.0								
		-1.2			5.0								
		-1.4			5.0								
		-1.6			6.0								
		-1.8			4.0								
		-2.0			2.0								
		-2.2			3.0								
		-2.4			2.0								
Borehole Ended At Target Depth													


GROUNDWATER: Not Encountered **PAGE 1 of 1**
TESTING: Penetrometer: AS 1289.6.3.2
 Where blows per 100mm are less than 1, distance travelled per penetrometer blow is measured and converted back to blows per 100mm.

	ASSESSMENT: Geotechnical Site Investigation	HOLE ID NO.: BH03
	STRUCTURE: Visitor Accommodation	DATE TESTED: 25/05/2023
	EASTING: 586423.9	LOGGED BY: M. Scalisi
	NORTHING: 5558188.1	ELEVATION: 1.8


LOCATION: WHITEMARK WHARF- 16 Esplanade -	EQUIPMENT: Power auger
CLIENT: Jo Youl	RELATIVE NATURAL SURFACE (RL): 0

DEPTH (m)	GRAPHIC LAYER	DESCRIPTION	DENSITY CONSISTENCY	MOISTURE	ELEVATION (mAHD)	SAMPLES	Cu (kPa)	UCS (kPa)	BLOW COUNT	DCP								
										blows/100mm								
0.0		SAND trace gravel, pale brown/yellow, well sorted, coarse grained sand, gravel 15%, fine grained, rounded	very loose to medium dense	Moist	1.8				0.3									
0.3																		
0.4																		
0.5																		
0.7																		
1.0																		
1.2																		
1.4																		
1.6																		
1.8																		
2.0																		
2.2																		
2.4																		
2.6																		
2.8																		
3.0		INFERRED SAND trace gravel, pale brown/yellow, well sorted, coarse grained sand, gravel 15%, fine grained, rounded	medium dense to very dense	Moist	0.2				6.0									
0.4																		
0.6																		
0.8																		
1.0																		
1.2																		
1.4																		
1.6																		
1.8																		
2.0																		
2.2																		
2.4																		
2.6																		
2.8																		
3.0																		
3.2																		
3.4																		
3.6																		
3.8																		
4.0																		
Borehole Ended At Target Depth																		


GROUNDWATER: Not Encountered	PAGE 1 of 1
TESTING: Penetrometer: AS 1289.6.3.2	
Where blows per 100mm are less than 1, distance travelled per penetrometer blow is measured and converted back to blows per 100mm.	

	ASSESSMENT: Geotechnical Site Investigation	HOLE ID NO.: PT04
	STRUCTURE: Visitor Accommodation	DATE TESTED: 25/05/2023
	EASTING: 586417.9	LOGGED BY: M. Scalisi
	NORTHING: 5558185.3	ELEVATION: 1.5


LOCATION: WHITEMARK WHARF- 16 Esplanade -	EQUIPMENT: Power auger
CLIENT: Jo Youl	RELATIVE NATURAL SURFACE (RL): 0

DEPTH (m)	GRAPHIC LAYER	DESCRIPTION	DENSITY CONSISTENCY	MOISTURE	ELEVATION (mAHD)	SAMPLES	Cu (kPa)	UCS (kPa)	BLOW COUNT	DCP				
										blows/100mm				
0.0	 SW	INFERRED SAND trace gravel, pale brown/yellow, well sorted, coarse grained sand, gravel 15%, fine grained, rounded	very loose to dense	Moist	1.4				0.3					
0.3					0.3									
0.6					0.3									
0.9					0.3									
1.2					3.0									
1.5					3.0									
1.8					4.0									
2.1					2.0									
2.4					1.0									
2.7					3.0									
3.0					4.0									
3.3					4.0									
3.6					11.0									
3.9					15.0									
4.2					15.0									
4.5					13.0									
4.8					7.0									
5.1	5.0													
5.4	2.0													
5.7	2.0													
6.0	3.0													
6.3	1.0													
6.6	1.0													
6.9	1.0													
7.2	1.0													
7.5	10.0													
7.8	REF													
DCP Terminated at 2.7 m Depth														


GROUNDWATER: NA	PAGE 1 of 1
TESTING: Penetrometer: AS 1289.6.3.2	
Where blows per 100mm are less than 1, distance travelled per penetrometer blow is measured and converted back to blows per 100mm.	

	ASSESSMENT: Geotechnical Site Investigation	HOLE ID NO.: PT05
	STRUCTURE: Visitor Accommodation	DATE TESTED: 25/05/2023
	EASTING: 586405.3	LOGGED BY: M. Scalisi
	NORTHING: 5558216.85	ELEVATION: 1.45

LOCATION: WHITEMARK WHARF- 16 Esplanade -	EQUIPMENT: Power auger
CLIENT: Jo Youl	RELATIVE NATURAL SURFACE (RL): 0

DEPTH (m)	GRAPHIC LAYER	DESCRIPTION	DENSITY CONSISTENCY	MOISTURE	ELEVATION (mAHD)	SAMPLES	Cu (kPa)	UCS (kPa)	BLOW COUNT	DCP				
										blows/100mm				
0.0		INFERRED SAND trace gravel, pale brown/yellow, well sorted, coarse grained sand, gravel 15%, fine grained, rounded	very loose to very dense	Moist	1.4				0.2					
0.2					0.2									
0.4					0.2									
0.6					0.2									
0.8					1.1									
1.0					1.1									
1.2					2.0									
1.4					2.0									
1.6					2.0									
1.8					2.0									
2.0					1.0									
2.2					2.0									
2.4					1.0									
2.6					2.0									
2.8					3.0									
3.0					3.0									
3.2					3.0									
3.4	3.0													
3.6	2.0													
3.8	1.0													
4.0	2.0													
4.2	2.0													
4.4	2.0													
4.6	3.0													
4.8	4.0													
5.0	7.0													
5.2	17.0													
5.4	REF													
DCP Terminated at 2.6 m Depth														


GROUNDWATER: NA	PAGE 1 of 1
TESTING: Penetrometer: AS 1289.6.3.2	
Where blows per 100mm are less than 1, distance travelled per penetrometer blow is measured and converted back to blows per 100mm.	

	ASSESSMENT: Geotechnical Site Investigation	HOLE ID NO.: PT06
	STRUCTURE: Visitor Accommodation	DATE TESTED: 25/05/2023
	EASTING: 586416.55	LOGGED BY: M. Scalisi
	NORTHING: 5558219.6	ELEVATION: 2.15

LOCATION: WHITEMARK WHARF- 16 Esplanade -	EQUIPMENT: Power auger
CLIENT: Jo Youl	RELATIVE NATURAL SURFACE (RL): 0

DEPTH (m)	GRAPHIC LAYER	DESCRIPTION	DENSITY CONSISTENCY	MOISTURE	ELEVATION (mAHD)	SAMPLES	Cu (kPa)	UCS (kPa)	BLOW COUNT	DCP			
										blows/100mm			
0.0					2.0				0.2				
0.5					1.8				0.2				
1.0					1.6				0.2				
1.5					1.4				1.0				
2.0					1.2				1.0				
2.5	SW	INFERRED SAND trace gravel, pale brown/yellow, well sorted, coarse grained sand, gravel 15%, fine grained, rounded	very loose to very dense	Moist	1.0				2.0				
3.0					0.8				3.0				
3.5					0.6				4.0				
4.0					0.4				3.0				
4.5					0.2				2.0				
5.0					0.0				4.0				
5.5					-0.2				7.0				
					-0.4				8.0				
					-0.6				14.0				
					-0.8				7.0				
					-1.0				7.0				
					-1.2				3.0				
					-1.4				8.0				
					-1.6				16.0				
					-1.8				14.0				
					-2.0				17.0				
					-2.2				10.0				
					-2.4				6.0				
					-2.6				4.0				
					-2.8				1.0				
					-3.0				2.0				
					-3.2				3.0				
					-3.4				4.0				
					-3.6				4.0				
									4.0				
									7.0				
									9.0				
									10.0				
									12.0				
									14.0				
									10.0				
									12.0				
									7.0				
									8.0				
									8.0				
									11.0				
									REF				
DCP Terminated at 5.4 m Depth													


GROUNDWATER: Not Encountered	PAGE 1 of 1
TESTING: Penetrometer: AS 1289.6.3.2	
Where blows per 100mm are less than 1, distance travelled per penetrometer blow is measured and converted back to blows per 100mm.	

	ASSESSMENT: Geotechnical Site Investigation	HOLE ID NO.: PT07
	STRUCTURE: Visitor Accommodation	DATE TESTED: 25/05/2023
	EASTING: 586430.9	LOGGED BY: M. Scalisi
	NORTHING: 5558219.3	ELEVATION: 2.9


LOCATION: WHITEMARK WHARF- 16 Esplanade -	EQUIPMENT: Power auger
CLIENT: Jo Youl	RELATIVE NATURAL SURFACE (RL): 0

DEPTH (m)	GRAPHIC LAYER	DESCRIPTION	DENSITY CONSISTENCY	MOISTURE	ELEVATION (mAHD)	SAMPLES	Cu (kPa)	UCS (kPa)	BLOW COUNT						
									blows/100mm						
0.0					2.8				1.0						
0.5					2.6				2.0						
1.0					2.4				3.0						
1.5					2.2				2.0						
2.0					2.0				1.0						
2.5					1.8				1.0						
3.0	SW	INFERRED SAND trace gravel, pale brown/yellow, well sorted, coarse grained sand, gravel 15%, fine grained, rounded	very loose to dense	Moist	1.6				2.0						
3.5					1.4				2.0						
4.0					1.2				3.0						
4.5					1.0				3.0						
5.0					0.8				4.0						
5.5					0.6				9.0						
6.0					0.4				10.0						
					0.2				7.0						
					0.0				6.0						
					-0.2				4.0						
					-0.4				5.0						
					-0.6				6.0						
					-0.8				6.0						
					-1.0				7.0						
					-1.2				6.0						
					-1.4				5.0						
					-1.6				5.0						
					-1.8				4.0						
					-2.0				7.0						
					-2.2				1.0						
					-2.4				1.0						
					-2.6				3.0						
					-2.8				4.0						
					-3.0				4.0						
					-3.2				8.0						
									REF						
		DCP Terminated at 5.9 m Depth													


GROUNDWATER: NA	PAGE 1 of 1
TESTING: Penetrometer: AS 1289.6.3.2	
Where blows per 100mm are less than 1, distance travelled per penetrometer blow is measured and converted back to blows per 100mm.	

	ASSESSMENT: Geotechnical Site Investigation	HOLE ID NO.: PT08
	STRUCTURE: Visitor Accommodation	DATE TESTED: 25/05/2023
	EASTING: 586409.7	LOGGED BY: M. Scalisi
	NORTHING: 5558266.2	ELEVATION: 2.9


LOCATION: WHITEMARK WHARF- 16 Esplanade -	EQUIPMENT: Power auger
CLIENT: Jo Youl	RELATIVE NATURAL SURFACE (RL): 0

DEPTH (m)	GRAPHIC LAYER	DESCRIPTION	DENSITY CONSISTENCY	MOISTURE	ELEVATION (mAHD)	SAMPLES	Cu (kPa)	UCS (kPa)	DCP								
									blows/100mm								
0.0		INFERRED SAND trace gravel, pale brown/yellow, well sorted, coarse grained sand, gravel 15%, fine grained, rounded	very loose to very dense	Moist	2.8				3.0	0	5	10	15	20			
0.5					2.6				4.0								
1.0					2.4				4.0								
1.5					2.2				5.0								
2.0					2.0				3.0								
2.5					1.8				4.0								
3.0					1.6				5.0								
3.5					1.4				3.0								
4.0					1.2				5.0								
4.5					1.0				4.0								
5.0					0.8				3.0								
					0.6				6.0								
					0.4				8.0								
					0.2				6.0								
					0.0				12.0								
					-0.2				12.0								
					-0.4				11.0								
					-0.6				12.0								
					-0.8				5.0								
					-1.0				8.0								
	-1.2				16.0												
	-1.4				15.0												
	-1.6				11.0												
	-1.8				11.0												
	-2.0				5.0												
					5.0												
					2.0												
					2.0												
					2.0												
					2.0												
					2.0												
					2.0												
					1.0												
					2.0												
					10.0												
					REF												

GROUNDWATER: NA	PAGE 1 of 1
TESTING: Penetrometer: AS 1289.6.3.2	
Where blows per 100mm are less than 1, distance travelled per penetrometer blow is measured and converted back to blows per 100mm.	

	ASSESSMENT: Geotechnical Site Investigation	HOLE ID NO.: PT09
	STRUCTURE: Visitor Accommodation	DATE TESTED: 25/05/2023
	EASTING: 586389.4	LOGGED BY: M. Scalisi
	NORTHING: 5558264.45	ELEVATION: 2.1

LOCATION: WHITEMARK WHARF- 16 Esplanade -	EQUIPMENT: Power auger
CLIENT: Jo Youl	RELATIVE NATURAL SURFACE (RL): 0

DEPTH (m)	GRAPHIC LAYER	DESCRIPTION	DENSITY CONSISTENCY	MOISTURE	ELEVATION (mAHD)	SAMPLES	Cu (kPa)	UCS (kPa)	BLOW COUNT	DCP				
										blows/100mm				
0.0		INFERRED SAND trace gravel, pale brown/yellow, well sorted, coarse grained sand, gravel 15%, fine grained, rounded	very loose to dense	Moist	2.0				0.3					
0.3					1.8	0.3								
0.5					1.6	0.3								
1.0					1.4	0.3								
1.5					1.2	0.3								
2.0					1.0	0.3								
2.5					0.8	0.3								
3.0					0.6	0.3								
3.5					0.4	0.3								
4.0					0.2	0.3								
					0.0	0.3								
					-0.2	0.3								
					-0.4	0.3								
					-0.6	0.3								
					-0.8	0.3								
					-1.0	0.3								
					-1.2	0.3								
					-1.4	0.3								
					-1.6	0.3								
					-1.8	0.3								
	-2.0	0.3												
		REF												

DCP Terminated at 3.9 m Depth

GROUNDWATER: NA	PAGE 1 of 1
TESTING: Penetrometer: AS 1289.6.3.2	
Where blows per 100mm are less than 1, distance travelled per penetrometer blow is measured and converted back to blows per 100mm.	

Appendix C Core Photographs

BH01



BH02



BH03



*** 1 metre core tray length**

Appendix D Foundation Maintenance & Footing Performance (CSIRO)

Foundation Maintenance and Footing Performance: A Homeowner's Guide



CSIRO
BTF 18
replaces
Information
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpend).

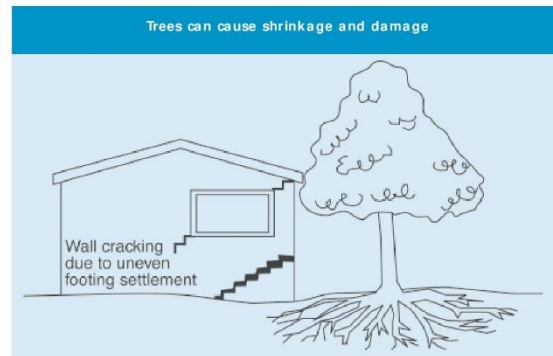
Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.

Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.

- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C.1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/ Cure

Plumbing

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

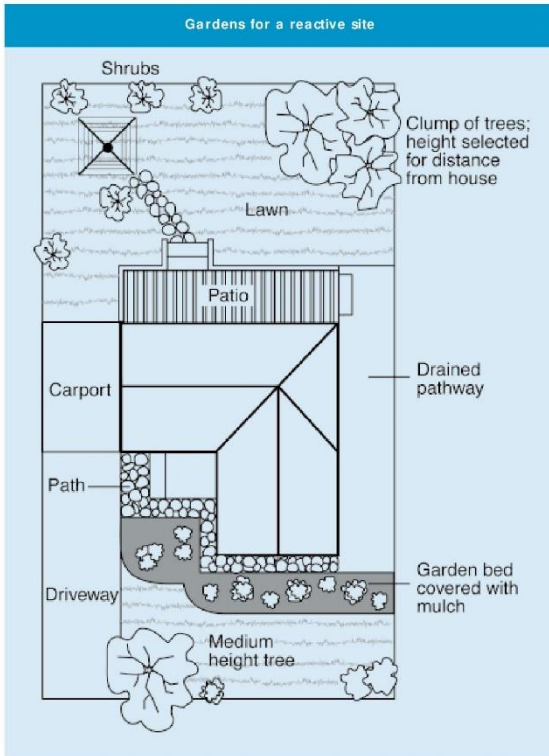
It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

Protection of the building perimeter

It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS		
Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4



- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

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**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM****Section 321**

To: Owner /Agent
 Address
 Suburb/postcode

Form **55****Qualified person details:**

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details:
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work: Coastal Erosion Hazard Report

Address: Lot No:
 Certificate of title No:

The assessable item related to this certificate:
(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:
(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, 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:

Enviro-Tech Consultants Pty. Ltd. 2023. Geotechnical Site Investigation Report for a Proposed Carpark, WHITEMARK WHARF- 16 - Esplanade. Unpublished report for JoYoul by Enviro-Tech Consultants Pty. Ltd., 25/05/2023

Relevant calculations:

References:

Directors Determination - Coastal Erosion Hazard Areas Determination
 -Tasmanian Planning Scheme - State Planning Provisions 2023
 - Part 5 (Work in Hazardous Areas) of the Building Regulations 2016; Division 5 - Coastal Erosion

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

- An assessment building or demolition work in coastal erosion hazard areas in accordance with the Directors Determination
- To ensure that use or development subject to risk from coastal erosion is appropriately located and managed (TPS)

Scope and/or Limitations

Where exempt from planning, includes an assessment of tolerable risks for the intended life of the building without requiring any specific coastal erosion protection measures.

Where not exempt from planning, includes an assessment of tolerable risk from a coastal erosion event in 2100 for the intended life of the building without requiring any specific coastal erosion protection measures.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

Date:

25/05/2023

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM****Section 321**

To: Owner /Agent
 Address
 Suburb/postcode

Form **55****Qualified person details:**

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work: Geotechnical Site Investigation

Address: Lot No:
 Certificate of title No:

The assessable item related to this certificate: (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: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, 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:	Enviro-Tech Consultants Pty. Ltd. 2023. Geotechnical Site Investigation Report for a Proposed Carpark, WHITEMARK WHARF- 16 -Esplanade . Unpublished report for Jo Youl by Enviro-Tech Consultants Pty. Ltd.,25/05/2023
Relevant calculations:	
References:	- AS1726-2017 Geotechnical Site Investigations

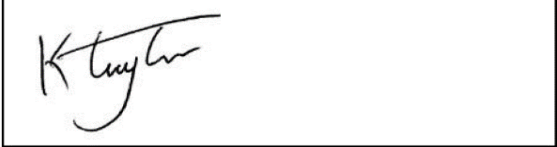

Substance of Certificate: (what it is that is being certified)

<ul style="list-style-type: none"> - An assessment of: - Foundations for proposed building structures.
--

Scope and/or Limitations

<p>The Geotechnical Site Investigation applies to the Site and Project Area as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance which are not included within the provided plans.</p>

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:			25/05/2023

STORMWATER DETENTION AND MANAGEMENT



PROPOSED CARPARK WHITEMARK WHARF- 16 ESPLANADE

Client:	Jo Youl
Certificate of Title:	129006/1
Investigation Date:	Thursday, 29 January 2024

Refer to this Report As

Enviro-Tech Consultants Pty. Ltd. 2022. Site Stormwater Detention and Management Report for Proposed carpark and access road, WHITEMARK WHARF- 16 Esplanade - Unpublished report for Jo Youl by Enviro-Tech Consultants Pty. Ltd., 29 January 2023.

Report Distribution:

This report has been prepared by Enviro-Tech Consultants Pty. Ltd. for the use by parties involved in the proposed residential development of the property named above. It is to be used only to assist in managing stormwater relating to the Site and its development.

Permission is hereby given by Enviro-Tech Consultants Pty. Ltd., and the client, for this report to be copied and distributed to interested parties, but only if it is reproduced in colour, and only distributed in full. No responsibility is otherwise taken for the contents.

Limitations of this report

The data displayed within this document has been prepared using open-source scientific documents and data. Envirotech have used this local and regional data to estimate present and future hazards at the site. The data is by its nature approximate and may contain errors introduced by the data provider(s).

Building plumbing plans are to incorporate information contained within this document. This report contains information for determining trench geometry only and may not contain complete information for hydraulic plumbing design.

1 Introduction

1.1 Background

Enviro-Tech Consultants Pty. Ltd. (Envirotech) were contracted by Jo Youl to prepare a stormwater detention management assessment for a existing guest carpark (17 car spaces), a separate 2 car spaces carpark, an accessible carpark and access road at Whitemark Wharf - 16 Esplanade – Flinders Island which is herein defined as the Site. (Attachment 1 Map 1).

This assessment report has been prepared by an environmental and engineering geologist with hydrology and hydrogeology training and experience.

1.2 Cadastral Title

The land studied in this report is defined by the title 129006/1

2 Stormwater Management

2.1 Proposed Development

Table 1 summarises the provided design documents from which this assessment is based Attachment 2 Preliminary Design Concept Plans.

Table 1 Project Design Drawings

Drafted By	Project Number	Date Generated	Drawings
Adams Building design	010420	27/02/2024	03/28

The proposal involves the construction of a concrete surface to serve as accessible parking and all existing parking and access areas to be constructed of all-weather durable surface (spray sealed).

2.2 Soil Properties

Based on the site field investigation conducted by Enviro-Tech on 25/05/2023 the soil at the site comprises coarse SAND and has an estimated hydraulic conductivity of 6.0 m/day with details presented in Attachment 3.

2.3 Trench Sizing

The sizing of the trenches is summarised in Table 2. Trench sizing calculations are presented in Attachment 4.

Table 2 Trench Sizing

Dimension	Units	Trench 1	Trench 2	Trench 3
Depth	m	1.0	1.0	1.0
Width	m	1.0	1.0	1.2
Length	m	44.0	5.0	10.0

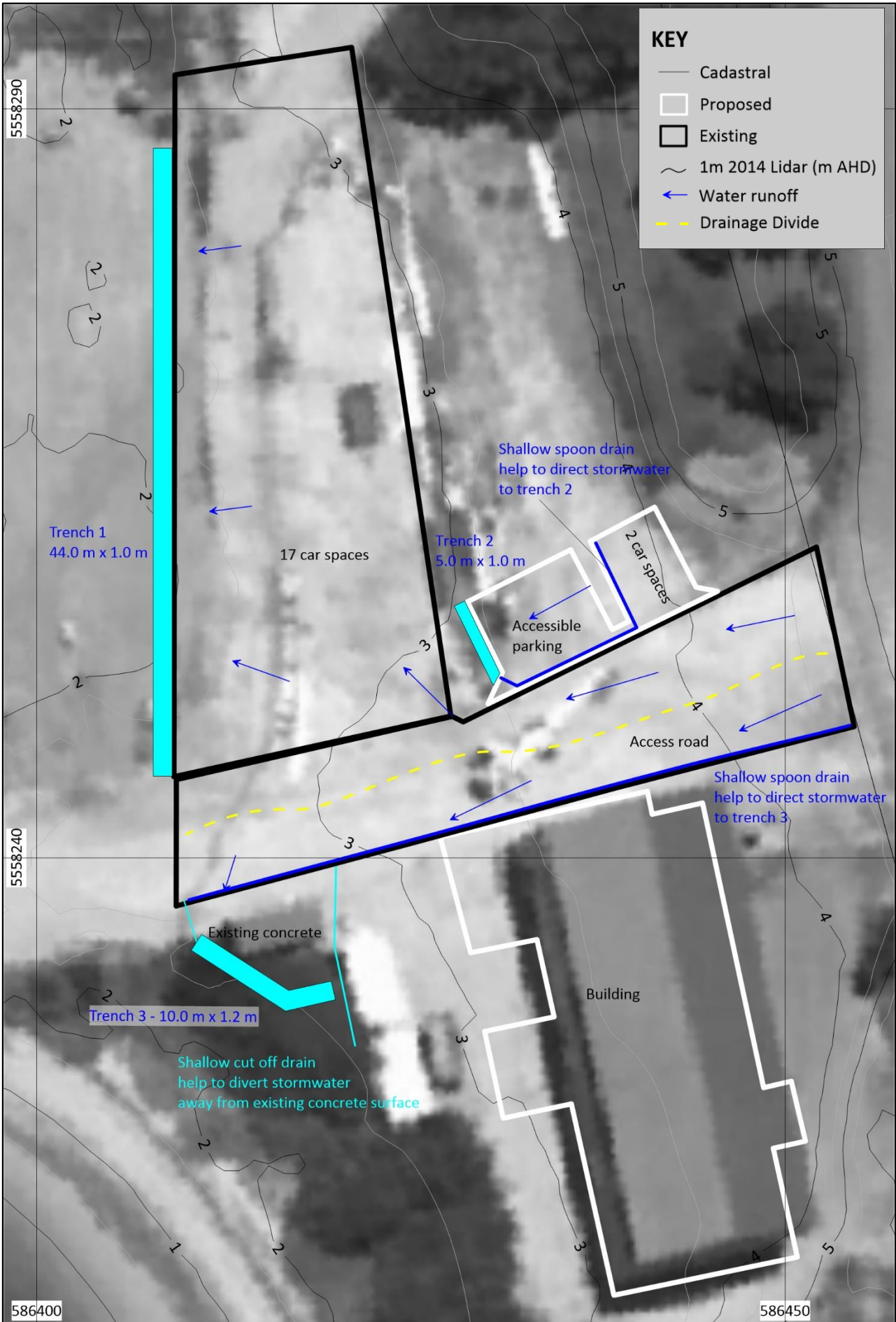


Kris J Taylor BSc (Hons) | Environmental & Engineering Geologist

Director

Enviro-Tech Consultants Pty. Ltd.

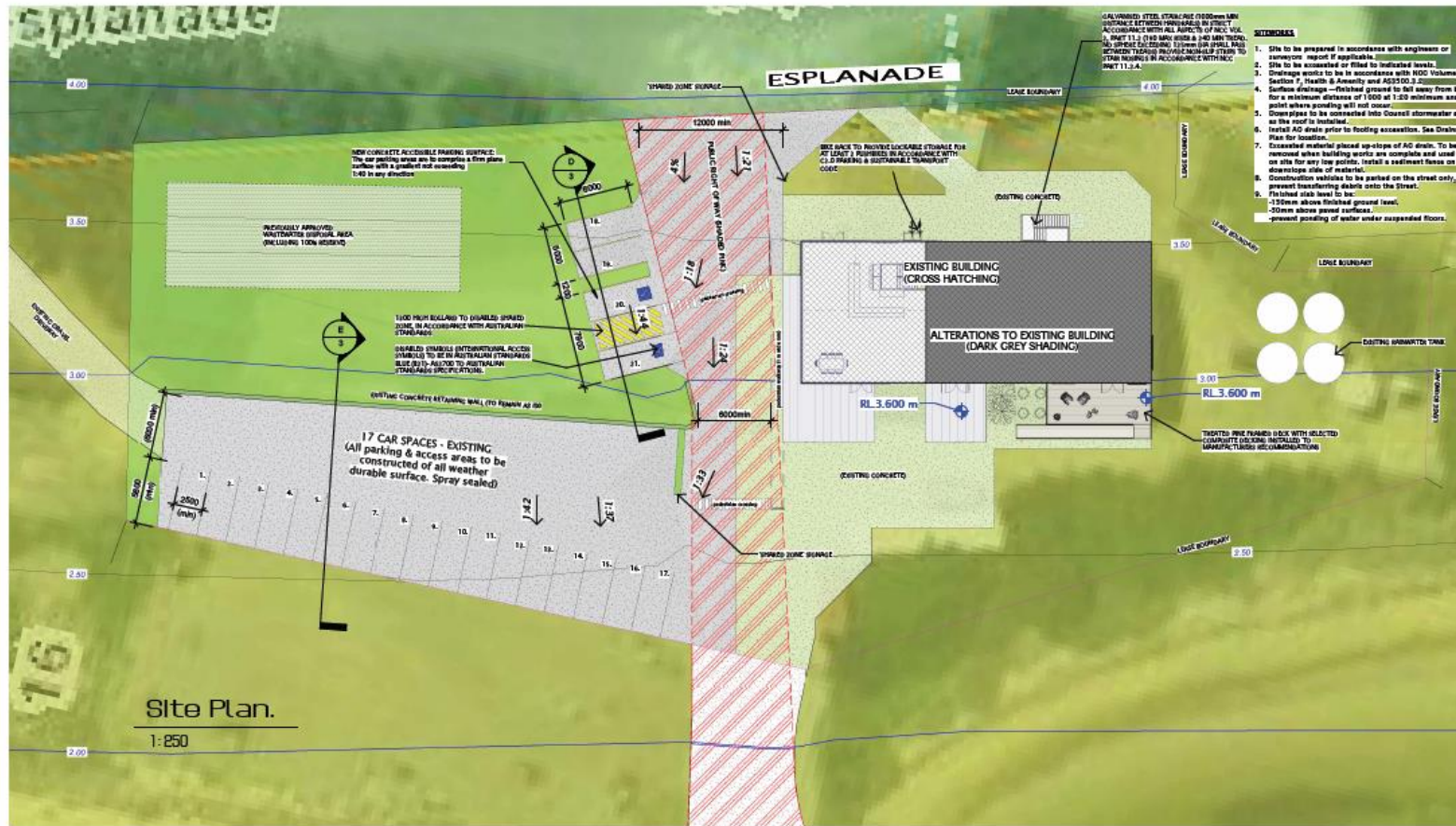
Attachment 1 Mapping



Map 1 Stormwater detention pit dimensions – refer to Attachment 2 for plumbing
AGENDA - Ordinary Council Meeting - 17 April 2024 Attachments

Attachment 2 Preliminary Design Concept Plans

NOTES:
REFERS TO LATEST PAGES IN THE ARCHITECTURAL DRAWING SET FOR CLARIFYING NOTES.



- REVISIONS**
1. Site to be prepared in accordance with engineers or landscape report if applicable.
 2. Site to be accessed or filled to indicated levels.
 3. Drainage works to be in accordance with WDD Volume 1 Section 7, Health & Assembly and AS3102.2
 4. Surface drainage - finished ground to fall away from building for a minimum distance of 1000 at 1:20 minimum and to a point where ponding will not occur.
 5. Downpipes to be connected into Council stormwater as soon as the roof is installed.
 6. Install A6 drain prior to footing excavation. See Drainage Plan for location.
 7. Excessed material placed up-slope of A6 drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the down-slope side of material.
 8. Construction vehicles to be parked on the street only, to prevent transferring debris onto the street.
 9. Finished slab level to be:
- 100mm above finished ground level.
- 50mm above paved surfaces.
- prevent ponding of water under suspended floors.

adams
building design

Planning Approval A2

170 Adelaide Street
Geelong, Victoria
3220
P: 03 524 1000
www.adamsbuildingdesign.com.au
APP 21-248-18-1-01
REV A-03/2024

No.	Date	Description
5	27.02.24	Final Approval
4	09.10.23	Concept # 4
3	26.02.23	Concept # 3 (Shaded)
2	14.02.23	Concept # 2
1	14.02.23	Concept # 1

Project:
Proposed Accommodation at Flinders Wharf
16 Esplanade, Whitemark,
Flinders Is, 7253

Client:
Jo Youl

Drawing Title:
Site Plan

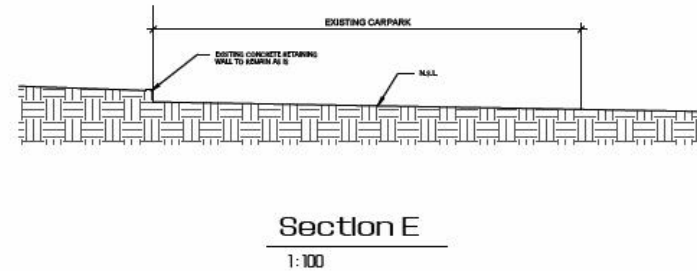
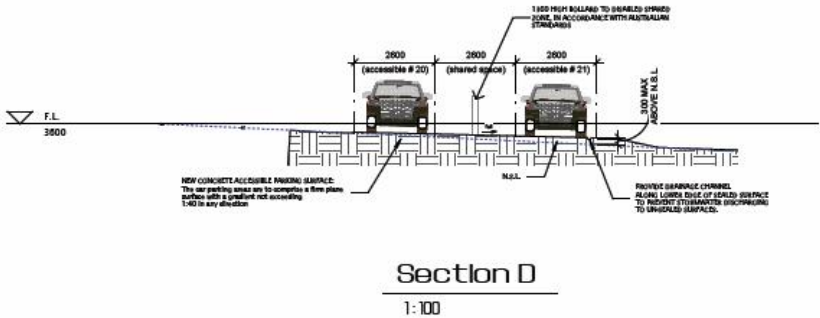
Scale:
As indicated

Issued Date:
12.02.21

Plot Date:
29/02/2024
2:38:41 PM

Project No:
010420

Drawing No:
3 / 28



Attachment 3 Soil Assessment Findings

Soil Infiltration Capacity

Soil on the property is classified as SAND (category 1) with a high permeability (~6m/day).

Attachment 4 Stormwater Detention Management

Proposed Development Footprint

The proposed development plan is presented in Appendix A and total surface areas for drainage calculations are presented in Table 3. Modelling of the water runoff has taken in consideration the natural drainage of existing surfaces and inferred drainage of the proposed pavement as shown in Map 1. Water runoff from the north side of the access road will flow towards the guest parking area (17 car spaces) and into trench 1. Trench 1 will also allow for water runoff deriving from the above-mentioned parking area. Stormwater from the accessible parking area and proposed 2 car spaces parking will flow to trench 2 and the water runoff from the south side of the access way will be diverted to trench 3. A cut off drain is recommended to prevent water flow in the Trench from existing paved areas, not required to be serviced as part of the permit. A spoon drain will be required along the southern side of the existing driveway to collect surface water flow from the southern parts of the access road. Another spoon drain will be required along the western side of the proposed 2 car spaces parking to divert stormwater to trench 2.

Table 3 Site Drainage Surfaces

Proposed Development or Works	Surfacing	Runoff Coefficient	Drainage Surface Area (m ²)
17 Car spaces parking	Spray sealed	0.85	919
Accessible parking & 2 car spaces parking	Concrete	0.85	89
Access road	Spray sealed	0.85	307

Rainfall Depths

The design runoff is based on a 5% Annual Exceedance Probability precipitation event with cumulative values for 1 minute to 168-hour stormflow durations.

This information is obtained from the Bureau of Meteorology (BOM) Design Rainfall Data System with Intensity Duration Frequency (IDF) Design Rainfall Depths specific to the Site.

Data sheets are presented in Figure 1 with rainfall depths (in mm) used in the analysis.

Stormwater Volumes

This analysis is based on total stormwater volumes and not peak flow rates. Stormwater discharge volumes (input into the system given the AEP event) is calculated from the following formula:

$$V = CAI$$

Where:

V = volume accumulated (m³)

C = runoff coefficient

A = area of catchment (metres square)

I = rainfall depth (metres)

Potential Trench Discharge Volumes

Potential trench discharge volumes are calculated from the hydraulic conductivity of the underlying Sand units and the surface area of the base of the trench (transmissivity) for the duration of the hypothetical 5% AEP storm flow event.

Groundwater Transmissivity

Absorption trenches are designed based on vertical hydraulic gradients alone, recharging directly into the underlying Sand observed at the testing location.

Hydraulic Conductivity

A hydraulic conductivity of 6 m per day is suitable for the coarse-grained sandy subsoil profile observed at the site.

Trench Peak Water Volume

The trench peak water volume is calculated from the stormwater volume minus the potential discharge volume to determine the peak net volume stored for the given period.

Stormwater Detention – Total Runoff

Stormwater calculations are based on a 5% AEP stormflow event and presented in Appendix C, with details on Table 5, Table 6 and Table 7.

Stormwater Detention – Trench Geometry

The above calculations are based on:

- Trench 1: 1.0 m deep and 1.0 m wide
- Trench 2: 1.0 deep and 1.0 m wide
- Trench 3: 1.0 m deep and 1.2 m wide with 350mm x 1200mm arches.

Trenches location and geometry are included in Map 1 & Figure 2 and Figure 3.

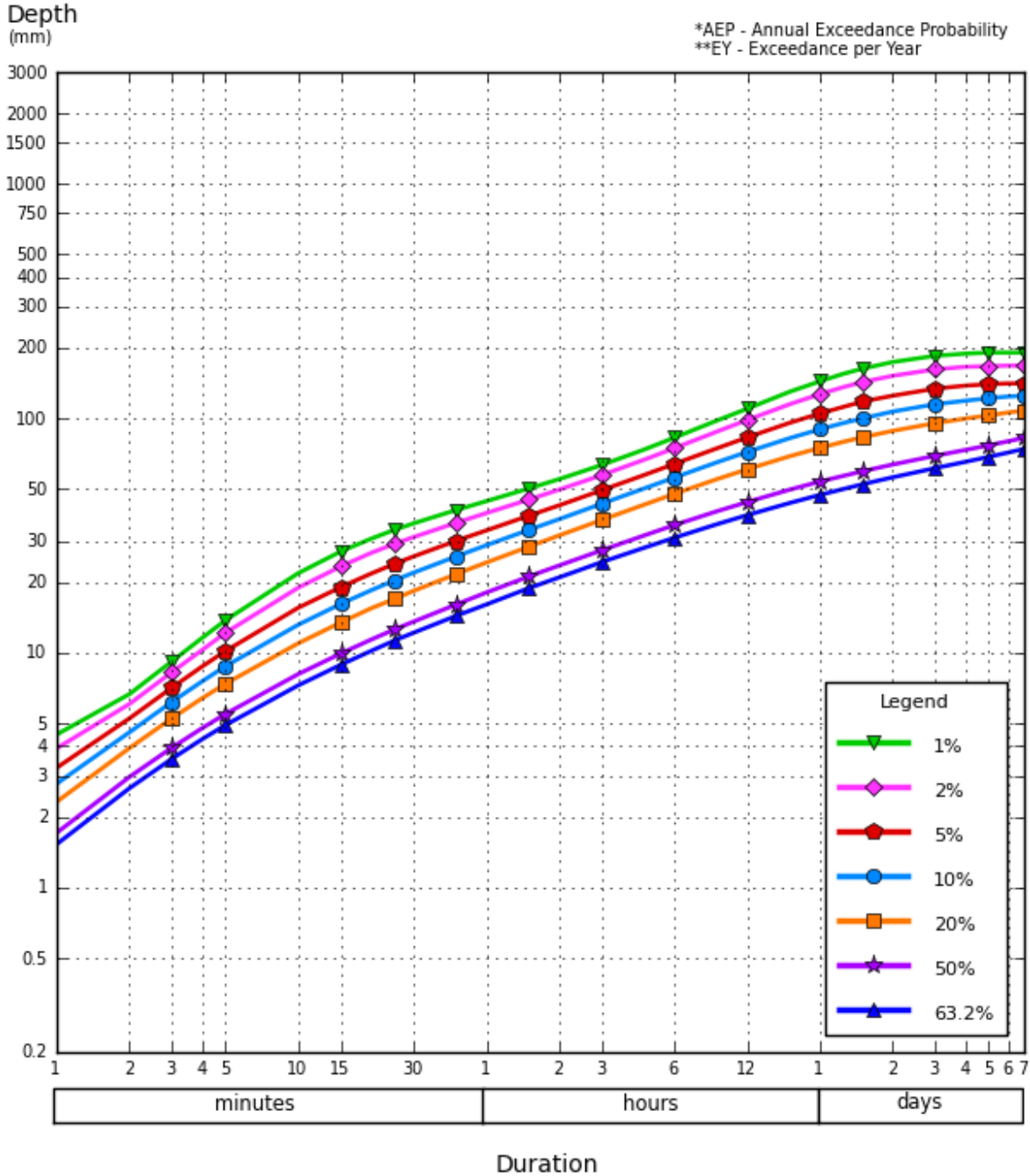
Label:16 Esplanade Whitemark Flinders Island

Requested coordinate Easting: 586417.1394 Northing: 5558251.8265 Zone: 55
Nearest grid cell Latitude: 40.1125 (S) Longitude: 148.0125 (E)

IFD Design Rainfall Depth (mm)

Issued: 22 January 2024

Rainfall depth in millimetres for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).



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Figure 1 Site Australian rainfall and runoff design rainfall - chart

Table 4 Site Australian rainfall and runoff design rainfall - Table

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	1.53	1.71	2.32	2.77	3.24	3.92	4.49
2 min	2.65	2.96	3.93	4.59	5.26	6.06	6.68
3 min	3.54	3.95	5.27	6.19	7.12	8.29	9.22
4 min	4.29	4.78	6.41	7.57	8.76	10.3	11.6
5 min	4.93	5.50	7.40	8.79	10.2	12.2	13.8
10 min	7.28	8.13	11.0	13.2	15.6	19.0	21.9
15 min	8.91	9.95	13.5	16.2	19.1	23.4	27.1
20 min	10.2	11.4	15.5	18.5	21.8	26.7	30.7
25 min	11.3	12.6	17.0	20.4	24.0	29.2	33.5
30 min	12.2	13.6	18.4	22.0	25.8	31.2	35.7
45 min	14.4	16.1	21.7	25.8	30.1	35.9	40.7
1 hour	16.1	18.1	24.3	28.8	33.3	39.5	44.4
1.5 hour	18.9	21.2	28.4	33.5	38.5	45.1	50.3
2 hour	21.0	23.6	31.7	37.2	42.6	49.7	55.1
3 hour	24.4	27.4	36.9	43.3	49.4	57.3	63.3
4.5 hour	28.1	31.7	42.9	50.3	57.4	66.7	73.7
6 hour	31.0	35.1	47.7	56.0	64.0	74.7	82.8
9 hour	35.4	40.2	55.1	65.0	74.6	87.9	98.0
12 hour	38.7	44.0	60.7	72.0	83.0	98.5	110
18 hour	43.6	49.7	69.0	82.4	95.8	115	130
24 hour	47.2	53.8	74.9	89.9	105	127	144
30 hour	50.0	56.9	79.5	95.6	112	136	155
36 hour	52.4	59.5	83.1	100	118	143	163
48 hour	56.1	63.6	88.5	107	125	152	174
72 hour	61.4	69.3	95.5	115	134	162	185
96 hour	65.3	73.4	99.9	119	138	166	189
120 hour	68.6	76.8	103	122	140	167	191
144 hour	71.5	79.9	106	124	141	168	191
168 hour	74.2	82.7	108	125	141	168	191

Table 5 Stormwater calculations Scenario 1

Absorption Trench Scenario 1					
Stormwater Balance Calculations - Trench 1 Runoff					
AEP		5%	Trench Area Adopted (m2)	44.00	
Runoff Scenario		Trench 1			
			Trench Length (m)	44.0	
Trench 1 Runoff Coefficient		85%	Trench Width (m)	1.00	
Trench 1 Area (m2)		919	Trench Depth (m)	1.00	
Transmissive Unit		SAND	Topsoil Thickness - Mounded (m)	0.05	
Hydraulic Conductivity (m/day)		6.0	Drainage Rock Thickness (m)	1.00	
Infiltration Rate (mm/min)		4.2			
			Total Arch Volume (m3)	0.0	
Drainage Rock Porosity		0.35	Est. Volume of Drainage Rock (m3)	44.0	
			Volume of Topsoil In Place (m3)	2.2	
Arch Sizing (mm)		350			
Number of Arches (250 overlap)		0	Trench Peak Water Volume (m3)	15.3	
Arch Width (mm)		584	Trench Peak Water Level (m)	1.0	
Arch Volume (L)		227	Trench Peak Water Level (hours)	45 min	
Rainfall Duration	Duration in min	5% AEP mm	Trench 1 Stormwater Volume (m3)	Potential Trench Discharge (m3)	Net Volume Stored In Trench (m3)
1 min	1	3.2	2.5	0.2	2.3
2 min	2	5.3	4.1	0.4	3.7
3 min	3	7.1	5.6	0.6	5.0
4 min	4	8.8	6.8	0.7	6.1
5 min	5	10.2	8.0	0.9	7.1
10 min	10	15.6	12.2	1.8	10.4
15 min	15	19.1	14.9	2.8	12.2
20 min	20	21.8	17.0	3.7	13.4
25 min	25	24.0	18.7	4.6	14.2
30 min	30	25.8	20.2	5.5	14.7
45 min	45	30.1	23.5	8.3	15.3
1 hour	60	33.3	26.0	11.0	15.0
1.5 hour	90	38.5	30.1	16.5	13.6
2 hour	120	42.6	33.3	22.0	11.3
3 hour	180	49.4	38.6	33.0	5.6
4.5 hour	270	57.4	44.8	49.5	0.0
6 hour	360	64.0	50.0	66.0	0.0
9 hour	540	74.6	58.3	99.0	0.0
12 hour	720	83.0	64.8	132.0	0.0
18 hour	1080	95.8	74.8	198.0	0.0
24 hour	1440	105.0	82.0	264.0	0.0
30 hour	1800	112.0	87.5	330.0	0.0
36 hour	2160	118.0	92.2	396.0	0.0
48 hour	2880	125.0	97.6	528.0	0.0
72 hour	4320	134.0	104.7	792.0	0.0
96 hour	5760	138.0	107.8	1056.0	0.0
120 hour	7200	140.0	109.4	1320.0	0.0
144 hour	8640	141.0	110.1	1584.0	0.0
168 hour	10080	141.0	110.1	1848.0	0.0

Table 6 Stormwater calculations Scenario 2

Absorption Trench Scenario 2					
Stormwater Balance Calculations - Trench 2 Runoff					
AEP		5%	Trench Area Adopted (m2)		5.00
Runoff Scenario		Trench 2			
			Trench Length (m)		5.0
Trench 2 Runoff Coefficient		85%	Trench Width (m)		1.00
Trench 2 Area (m2)		89	Trench Depth (m)		1.00
Transmissive Unit		SAND	Topsoil Thickness - Mounded (m)		0.05
Hydraulic Conductivity (m/day)		6.0	Drainage Rock Thickness (m)		1.00
Infiltration Rate (mm/min)		4.2			
			Total Arch Volume (m3)		0.0
Drainage Rock Porosity		0.35	Est. Volume of Drainage Rock (m3)		5.0
			Volume of Topsoil In Place (m3)		0.3
Arch Sizing (mm)		350			
Number of Arches (250 overlap)		0	Trench Peak Water Volume (m3)		1.3
Arch Width (mm)		584	Trench Peak Water Level (m)		0.8
Arch Volume (L)		227	Trench Peak Water Level (hours)		45 min
Rainfall Duration	Duration in min	5% AEP mm	Trench 2 Stormwater Volume (m3)	Potential Trench Discharge (m3)	Net Volume Stored In Trench (m3)
1 min	1	3.2	0.2	0.0	0.2
2 min	2	5.3	0.4	0.0	0.4
3 min	3	7.1	0.5	0.1	0.5
4 min	4	8.8	0.7	0.1	0.6
5 min	5	10.2	0.8	0.1	0.7
10 min	10	15.6	1.2	0.2	1.0
15 min	15	19.1	1.4	0.3	1.1
20 min	20	21.8	1.6	0.4	1.2
25 min	25	24.0	1.8	0.5	1.3
30 min	30	25.8	2.0	0.6	1.3
45 min	45	30.1	2.3	0.9	1.3
1 hour	60	33.3	2.5	1.3	1.3
1.5 hour	90	38.5	2.9	1.9	1.0
2 hour	120	42.6	3.2	2.5	0.7
3 hour	180	49.4	3.7	3.8	0.0
4.5 hour	270	57.4	4.3	5.6	0.0
6 hour	360	64.0	4.8	7.5	0.0
9 hour	540	74.6	5.6	11.3	0.0
12 hour	720	83.0	6.3	15.0	0.0
18 hour	1080	95.8	7.2	22.5	0.0
24 hour	1440	105.0	7.9	30.0	0.0
30 hour	1800	112.0	8.5	37.5	0.0
36 hour	2160	118.0	8.9	45.0	0.0
48 hour	2880	125.0	9.5	60.0	0.0
72 hour	4320	134.0	10.1	90.0	0.0
96 hour	5760	138.0	10.4	120.0	0.0
120 hour	7200	140.0	10.6	150.0	0.0
144 hour	8640	141.0	10.7	180.0	0.0
168 hour	10080	141.0	10.7	210.0	0.0

Table 7 Stormwater calculations Scenario 3

Stormwater Balance Calculations - Trench 3 Runoff					
AEP		5%	Trench Area Adopted (m2)	12.50	
Runoff Scenario		Trench 3			
			Trench Length (m)	10.4	
Trench 3 Runoff Coefficient		85%	Trench Width (m)	1.20	
Trench 3 Area (m2)		307	Trench Depth (m)	1.00	
Transmissive Unit		SAND	Topsoil Thickness - Mounded (m)	0.05	
Hydraulic Conductivity (m/day)		6.0	Drainage Rock Thickness (m)	1.00	
Infiltration Rate (mm/min)		4.17			
			Total Arch Volume (m3)	2.0	
Drainage Rock Porosity		0.35	Est. Volume of Drainage Rock (m3)	10.5	
			Volume of Topsoil In Place (m3)	0.6	
Arch Sizing (mm)		350			
Number of Arches (250 overlap)		9	Trench Peak Water Volume (m3)	5.6	
Arch Width (mm)		584	Trench Peak Water Level (m)	1.0	
Arch Volume (L)		227	Trench Peak Water Level (hours)	1 hour	
Rainfall Duration	Duration in min	5% AEP mm	Trench 3 Stormwater Volume (m3)	Potential Trench Discharge (m3)	Net Volume Stored In Trench (m3)
1 min	1	3.2	0.8	0.1	0.8
2 min	2	5.3	1.4	0.1	1.3
3 min	3	7.1	1.9	0.2	1.7
4 min	4	8.8	2.3	0.2	2.1
5 min	5	10.2	2.7	0.3	2.4
10 min	10	15.6	4.1	0.5	3.5
15 min	15	19.1	5.0	0.8	4.2
20 min	20	21.8	5.7	1.0	4.6
25 min	25	24.0	6.3	1.3	5.0
30 min	30	25.8	6.7	1.6	5.2
45 min	45	30.1	7.9	2.3	5.5
1 hour	60	33.3	8.7	3.1	5.6
1.5 hour	90	38.5	10.0	4.7	5.4
2 hour	120	42.6	11.1	6.3	4.9
3 hour	180	49.4	12.9	9.4	3.5
4.5 hour	270	57.4	15.0	14.1	0.9
6 hour	360	64.0	16.7	18.8	0.0
9 hour	540	74.6	19.5	28.1	0.0
12 hour	720	83.0	21.7	37.5	0.0
18 hour	1080	95.8	25.0	56.3	0.0
24 hour	1440	105.0	27.4	75.0	0.0
30 hour	1800	112.0	29.2	93.8	0.0
36 hour	2160	118.0	30.8	112.5	0.0
48 hour	2880	125.0	32.6	150.0	0.0
72 hour	4320	134.0	35.0	225.0	0.0
96 hour	5760	138.0	36.0	300.0	0.0
120 hour	7200	140.0	36.5	375.0	0.0
144 hour	8640	141.0	36.8	450.0	0.0
168 hour	10080	141.0	36.8	525.0	0.0

Figure 2 Trench Design – Site Specific for Soil Conditions

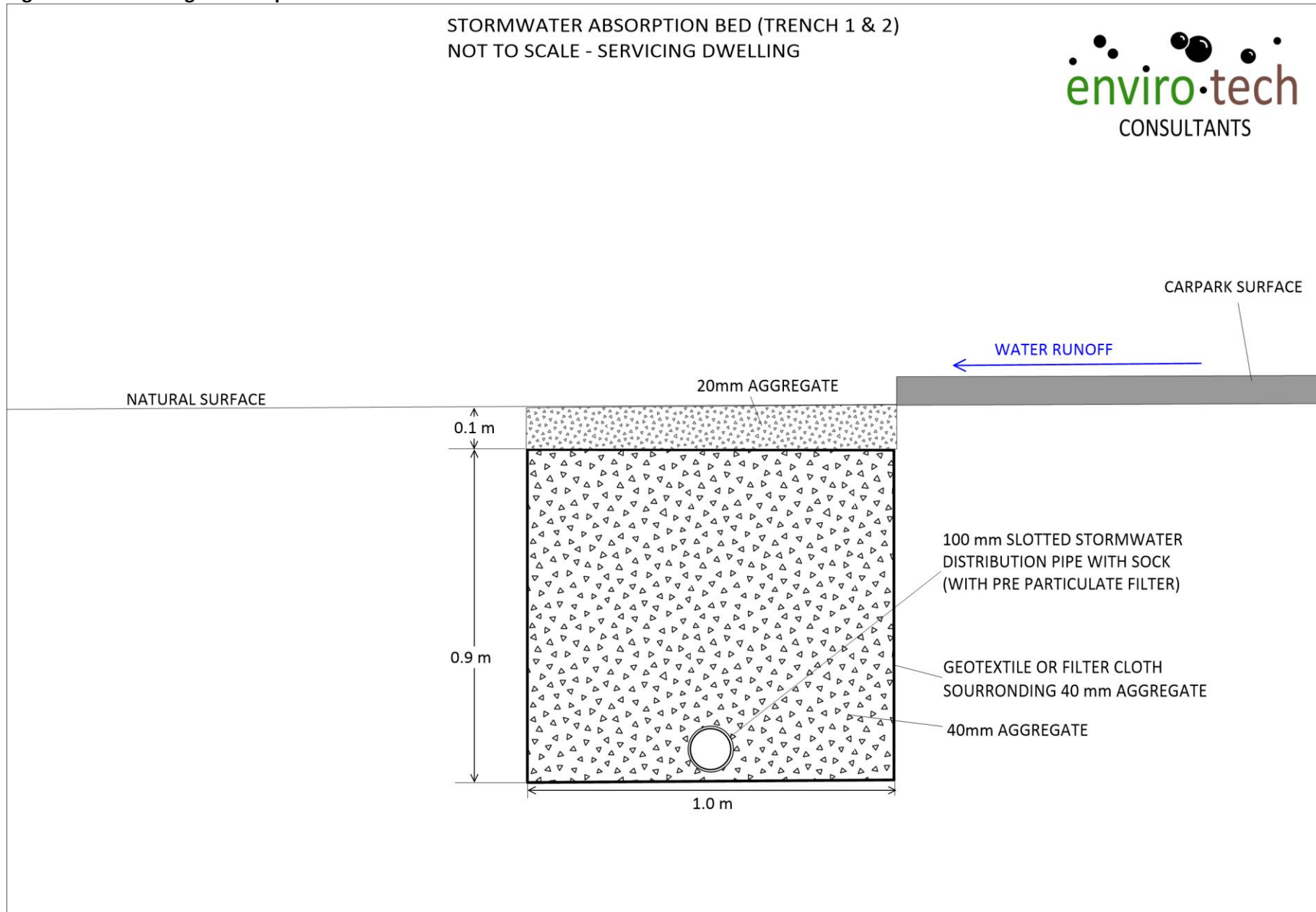
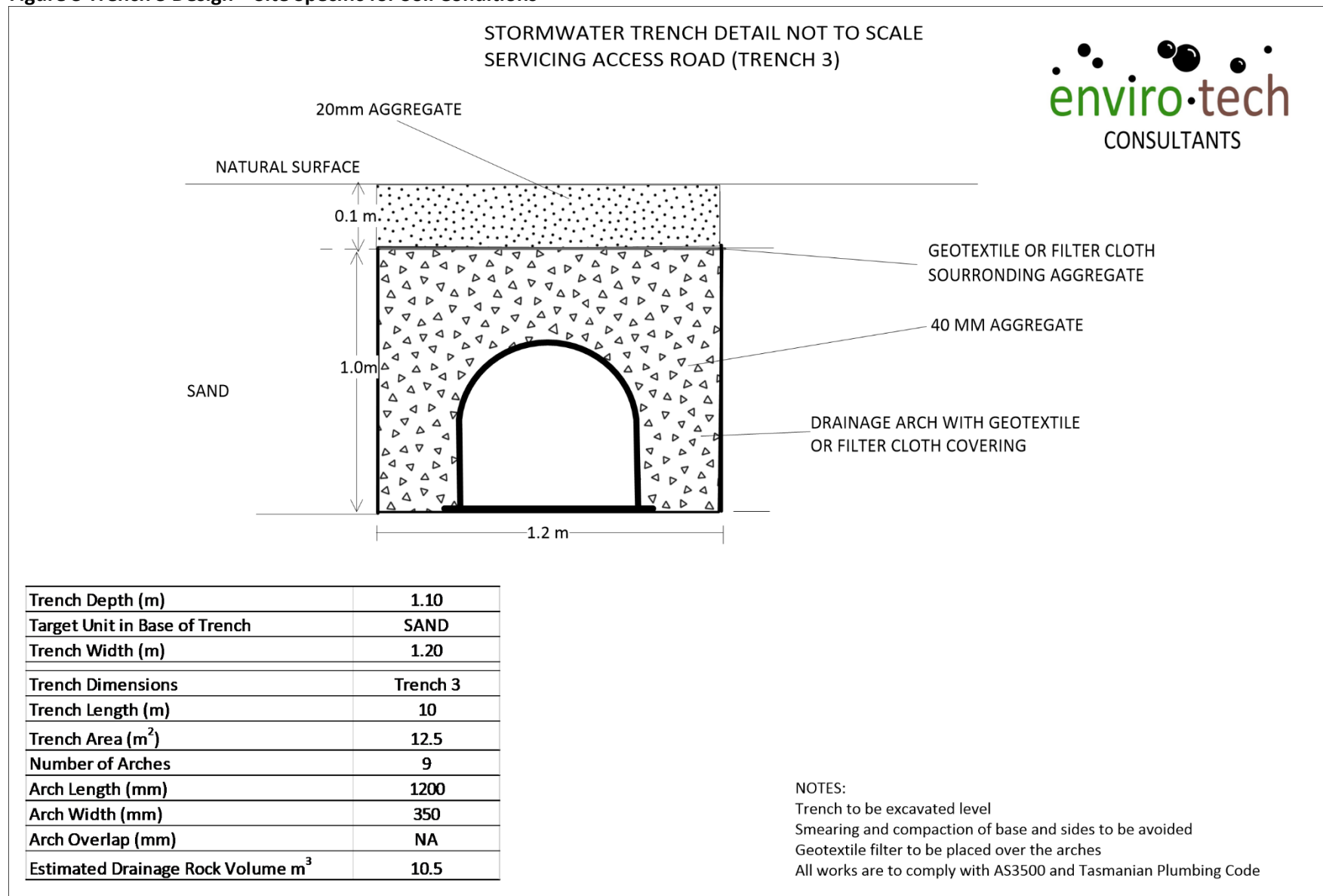


Figure 3 Trench 3 Design – Site Specific for Soil Conditions



**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM****Section 321**

To: *Owner /Agent*
 Address
 Suburb/postcode

Form **55****Qualified person details:**

Qualified person:
Address: *Phone No:*
Fax No:
Licence No: *Email address:*

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

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

Details of work: Coastal Inundation Assessment

Address: *Lot No:*
Certificate of title No:
The assessable item related to this certificate: *(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: *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable items, 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:

Enviro-Tech Consultants Pty. Ltd. 1900. Stormwater Detention and Management Report for a Proposed Carpark, WHITEMARK WHARF- 16 - Esplanade . Unpublished report for Jo Youl by Enviro-TechConsultants Pty. Ltd., 29/01//2024

Relevant calculations:

References:

- Tasmanian Planning Scheme - State Planning Provisions 2023

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


- To ensure that the Site storm-water is appropriately managed which includes but is not limited to an assessment of erosion and storm-water quality management.

Scope and/or Limitations

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

Date:

29/01/2024

Submission to Planning Authority Notice

Council Planning Permit No.	DA2023/00098	Council notice date	04/04/2024
TasWater details			
TasWater Reference No.	TWDA 2024/00378-FC	Date of response	11/04/2024
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	FLINDERS COUNCIL		
Contact details	office@flinders.tas.gov.au		
Development details			
Address	16 ESPLANADE , WHITEMARK	Property ID (PID)	1848142
Description of development	Partial Change of Use – Visitor Accommodation (less than 12 people) and associated development		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Adams Building Design	010420 All sheets	5	11/10/2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection to the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer’s cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEVELOPER CHARGES</p> <ol style="list-style-type: none"> 4. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$2,950 to TasWater for water infrastructure for 1.679 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$389.86 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Developer Charges

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of July 1 2022, TasWater’s Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and
- (b) installing a meter.

Declaration

The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

requirement for noise, light and defined recreational activities which can be passive or active. This development seeks to change the nature and character of the foreshore of Whitemark and hence the Furneaux Islands,

- The change of use will increase the existing restriction of traffic flow already imposed by the present development to the adjacent existing commercial port facility,
- There is continuing concern about the safety of pedestrians crossing the vehicular access to the commercial wharf when moving between the designated car park and the existing development and
- Approval of the Development Application will stifle use by the public of the existing public car park to the south of the existing building (where the statues of the Cape Barren Geese are situated).

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

COAST ROAD, LADY BARRON



COAST ROAD, LADY BARRON

Planning Scheme Amendment

Submission to Flinders Island Council

Last Updated - December 2023

Author - Michela Fortini

Reviewed - Irene Duckett

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1. INTRODUCTION

This report forms part of a request for an amendment to the *Tasmanian Planning Scheme - Flinders Island* under section 37 of the *Land Use Planning and Approval Act 1993* (LUPAA) relevant to requests for amendment to Local Provisions Schedules (LPSs).

1.1 PROPOSAL

The amendment seeks to rezone the site at Coast Road from Rural to Rural Living, to facilitate a future residential subdivision comprised of no less than 2ha per lot.

The amendment also seeks to modify the Lady Barron Structure Plan, to acknowledge the amendment and bring the site into greater conformity with the Northern Tasmanian Regional Land Use Strategy (NTRLUS) and the Flinders Council Strategic Plan, which will be detailed further in this report.

1.2 SITE DESCRIPTION

The site is located on Coast Road, Lady Barron (CT 139505/1), and is approximately 11.95ha in size. The site is situated two lots northwest of the existing Lady Barron residential settlement. The land is largely cleared with no existing development. The site adjoins Holloways Bridge and drain which stems from Girraween, and there is a swale that runs through the eastern portion of the site.

To the rear of the site is the Murray Holloway Airfield, and to the south of the site is Gunters Bay.

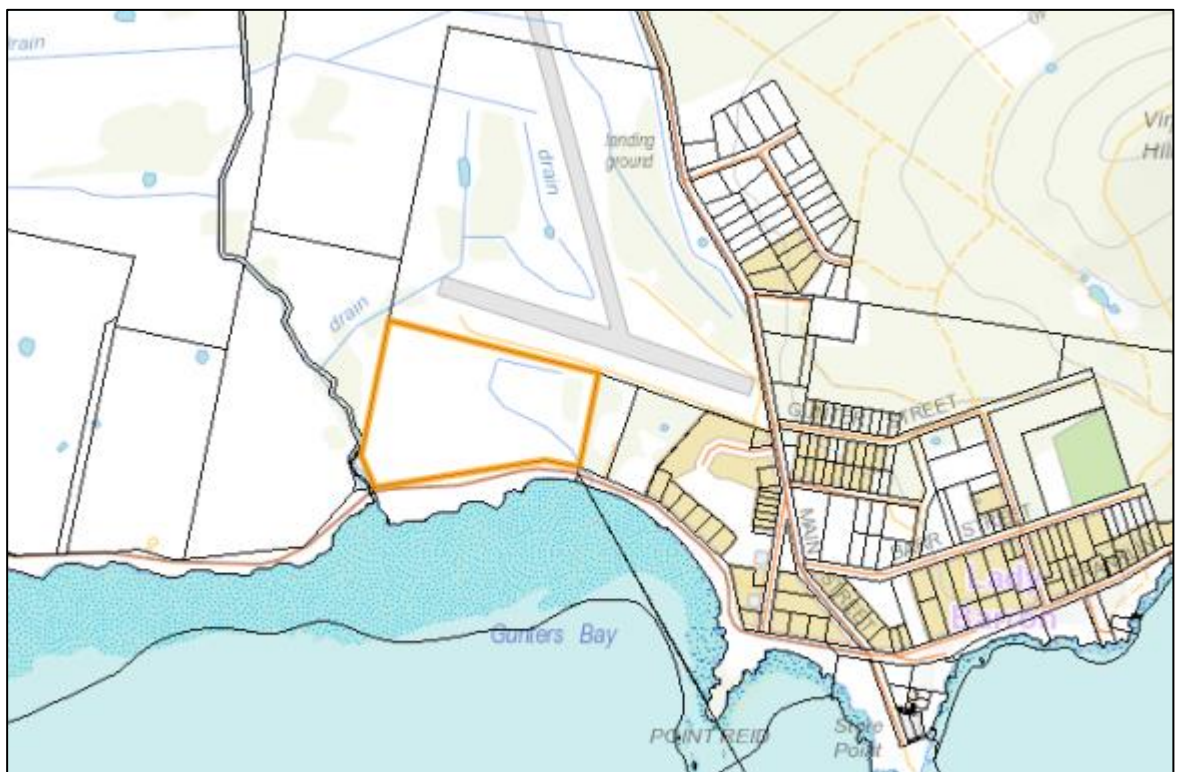


Figure 1: Topographic map highlighting site (source: www.thelist.tas.gov.au © the State Government of Tasmania)



Figure 2: Site Location with cadastral parcels (source: www.thelist.tas.gov.au © the State Government of Tasmania)

1.2.1 Topography

As shown in the following hill shade figure, the site has a relatively flat topography with a variance of less than 5m across its entirety.



Figure 3: Hill shade map with cadastre and 5m contours (Source: www.theLIST.tas.com.au © State of Tasmania)

1.2.2 Infrastructure

The site is outside, but immediately adjacent to water and sewerage serviced land.



Figure 4: Water serviced land (blue) and no sewerage services (pink) (source: the Listmap, 2021)

Advice from TasWater has been received regarding future lot connections. At this stage it is likely an existing water pipe servicing the adjoining properties to the east will require upgrading.

However, this will be addressed as part of the intended future subdivision.

The site is not serviced by sewer infrastructure, therefore on-site wastewater systems will be required for each future lot. A preliminary soil evaluation has been undertaken, which confirms the site is suitable for on-site waste systems.

1.2.3 Natural Values

The site is not mapped under the Priority Vegetation overlay, forming part of the Natural Assets Code.

TasVeg 4.0 mapping of indicates that the land has been Modified for Agricultural Purposes (FAG). The western corner of the site is mapped as *Melaleuca squarrosa* scrub (SMR). Along the foreshore reserve to the south of the site there are areas which are mapped as Succulent saline herbland (ASS). These communities are described in the following figure.

A portion of the site is also mapped within the Waterway and Coastal Protection overlay, as illustrated overleaf.



Figure 5: State aerial photo with Tas Veg 4.0 overlay (source: www.theLIST.tas.com.au © State of Tasmania)



Figure 6: Extent of Waterway and Coastal Protection Overlay (source: www.theLIST.tas.com.au © State of Tasmania)

1.2.4 Agricultural Values

The site has been mapped as unconstrained land in the potentially suitable for agriculture zone. However, under the Flinders Island LPS, the land has been zoned Rural.

The 2019 Agricultural Profile, prepared by AK Consultants for the Flinders municipality indicates approximately 93% of the rural land across the island is comprised of Class 5 land and above. The report also notes there is very little Class 4 land across the island, which appears to be isolated to the north of the island around Emita and Killiecrankie.

Land in the vicinity of Lady Barron is Class 5. No Prime Agricultural land (Classes 1-3) was identified. This is reflected in the map below.

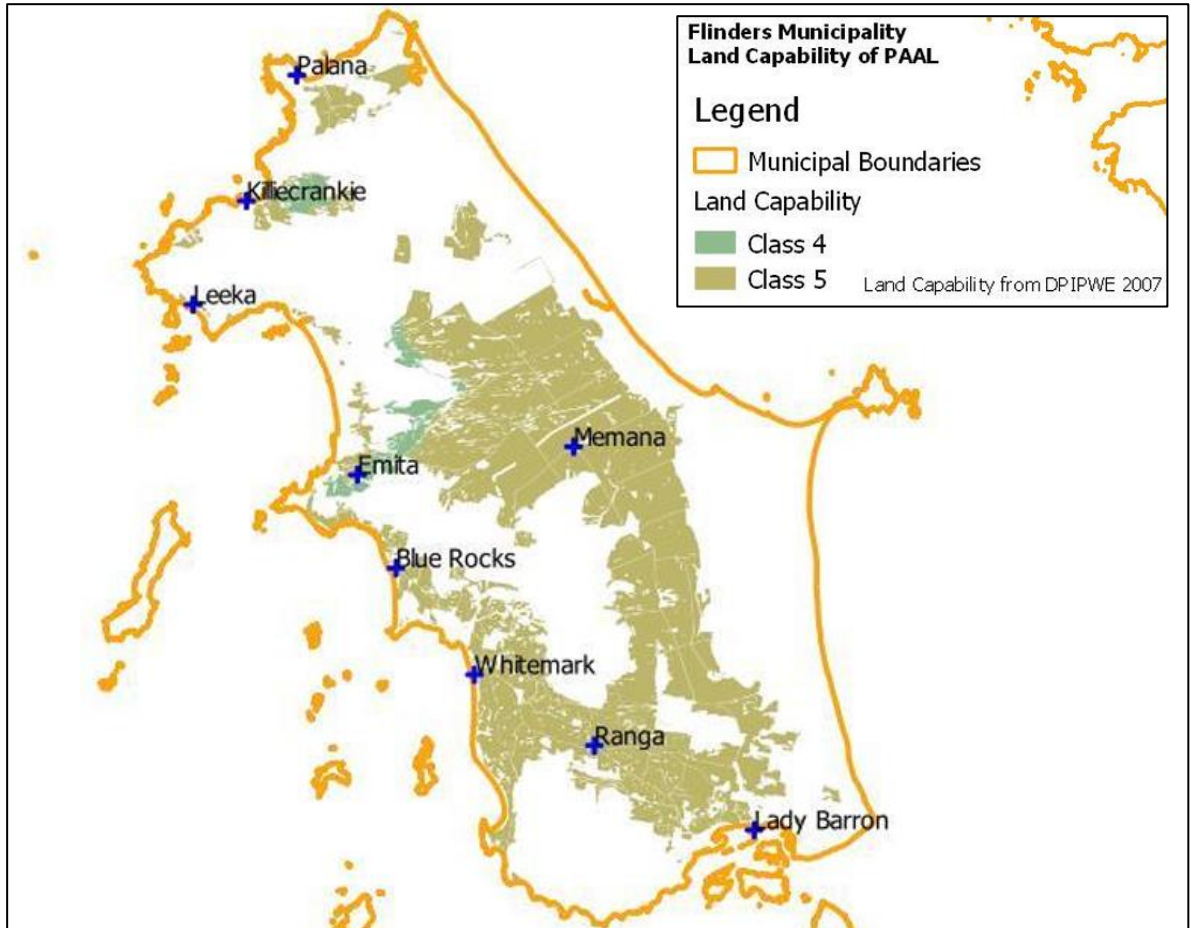


Figure 7: Land Capability Mapping (source: Agricultural Profile, AK Consultants 2019)

These classifications are defined under the Land Capability Handbook (Grose 1999), as outlined below:

Class 4

Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation.

Class 5

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

Whilst class 5 land does possess some agricultural potential, it appears limited to grazing primarily which reflects the current site conditions.

The report also states that higher intensity and broader scale agricultural use on the island is constrained by:

- *Lack of local markets, and the cost of freight for relatively low value produce to be transported to the mainland of Tasmania or Victoria.*
- *Lack of machinery contractors and agronomic support services.*
- *Marginal Land Capability (mainly Class 5 land); and*
- *Limited water for irrigation.*

A further constraint to agricultural use on the subject site is the proximity to a functioning airfield, its proximity to residential areas in the east and requirements of coastal codes and the Coastal Areas Specific Area Plan.

1.2.5 Aboriginal heritage

An Aboriginal Heritage property search for the site identifies no registered Aboriginal relics or apparent risk of impacting Aboriginal relics. The Aboriginal Heritage Search Record as well as the Unanticipated Discovery Plan are attached as part of this proposal.

1.2.6 European Heritage

The site is not listed on the Tasmanian Heritage Register and is not subject to the local Historic Heritage Code.

1.2.7 Bushfire Risk

The site is located within a bushfire prone area. The proposed amendment to the Planning Scheme will not result in changes to the way that the Code applies to the site.

1.2.8 Traffic and access

The site has frontage to Coast Road, which is accessible from the southern boundary. Coast Road provides connection to Main Road which links to Lady Barron Town Centre, and Lady Barron Road which is the primary transport corridor through the island.



Figure 8: Movement network (source: www.thelist.tas.gov.au © the State Government of Tasmania)

1.3 ADJOINING LAND USES

The subject site is surrounded by a range of land uses and development. To the east of the site is Lady Barron - the largest township on Flinders Island. To the north of the site is the existing Murray Hollloway Airfield at 2416 Lady Barron Road. The airfield is approximately 40 ha in size. Beyond the airfield is the Lady Barron Aerodrome and more rurally zoned land. The current pattern of development has seen the town grow to the north and west around the airfield.

The two Rural Zoned lots immediately to the east of the site are used for residential purposes. These lots are between 1.5-2.5ha which is subminimal to the zone standards.

To the west of the site is Agricultural land. Lots within 1km of the site with frontage to Coast Road have a mix of lot sizes, ranging from 6 to 80 ha. The site and surrounding lands were all identified as unconstrained land in the mapping for potentially suitable for agriculture zone. However, it is important to note that this surrounding land was zoned Agricultural under the State Scheme, and the subject site retained its Rural zoning. This is likely due to the identified constraints for agriculture on site as detailed in section 2.1.4.

South of the site is Coast Road and the coastal foreshore of Gunters Bay. This is zoned as Environmental Management to protect the Salt Marshes along the foreshore and act as a buffer between development and the Gunters Bay coastal interface.

Coast Road links the site to the Town Centre (along Main Street). The township is approximately 700m distance from the site and is zoned Low Density Residential and Village.

The town centre is the main service centre on the island, providing a number of amenities including a supermarket, a restaurant, and other commercial services.



Figure 9: Lot sizes, proximity to township and airfield (source: www.thelist.tas.gov.au © the State Government of Tasmania)

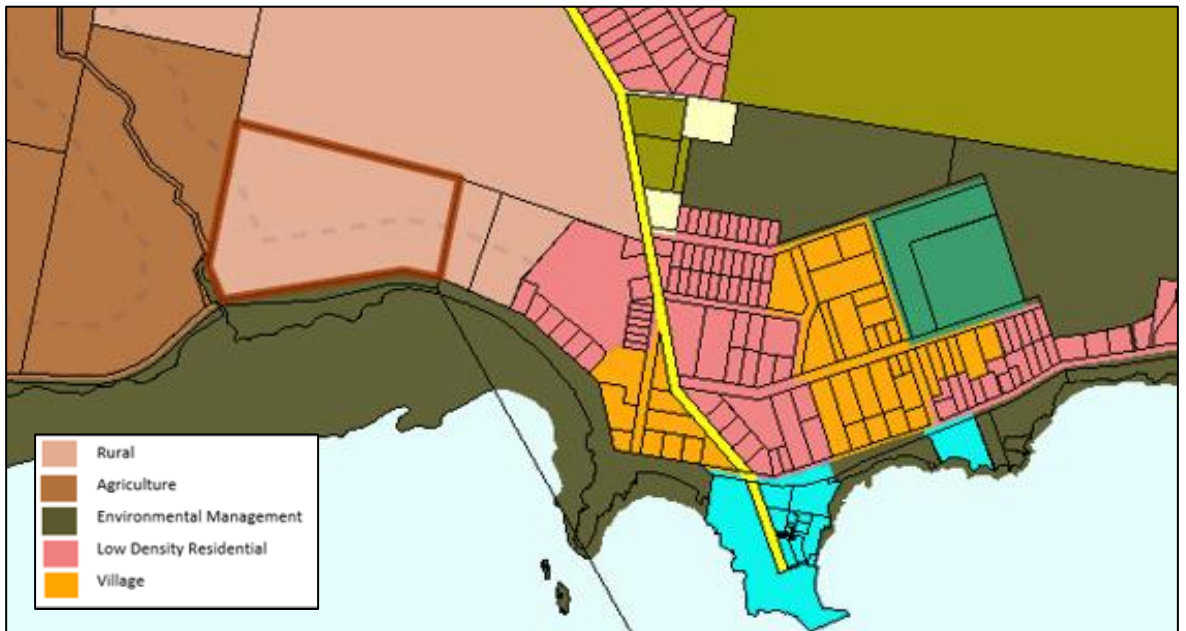


Figure 10: Adjoining land uses (source: Draft Flinders LPS).

2. CURRENT PLANNING SCHEME PROVISIONS

The following is assessed against the provisions of the *Tasmanian Planning Scheme - Flinders*.

2.1 EXISTING ZONES

The site is currently zoned as Rural as shown in the figure below.

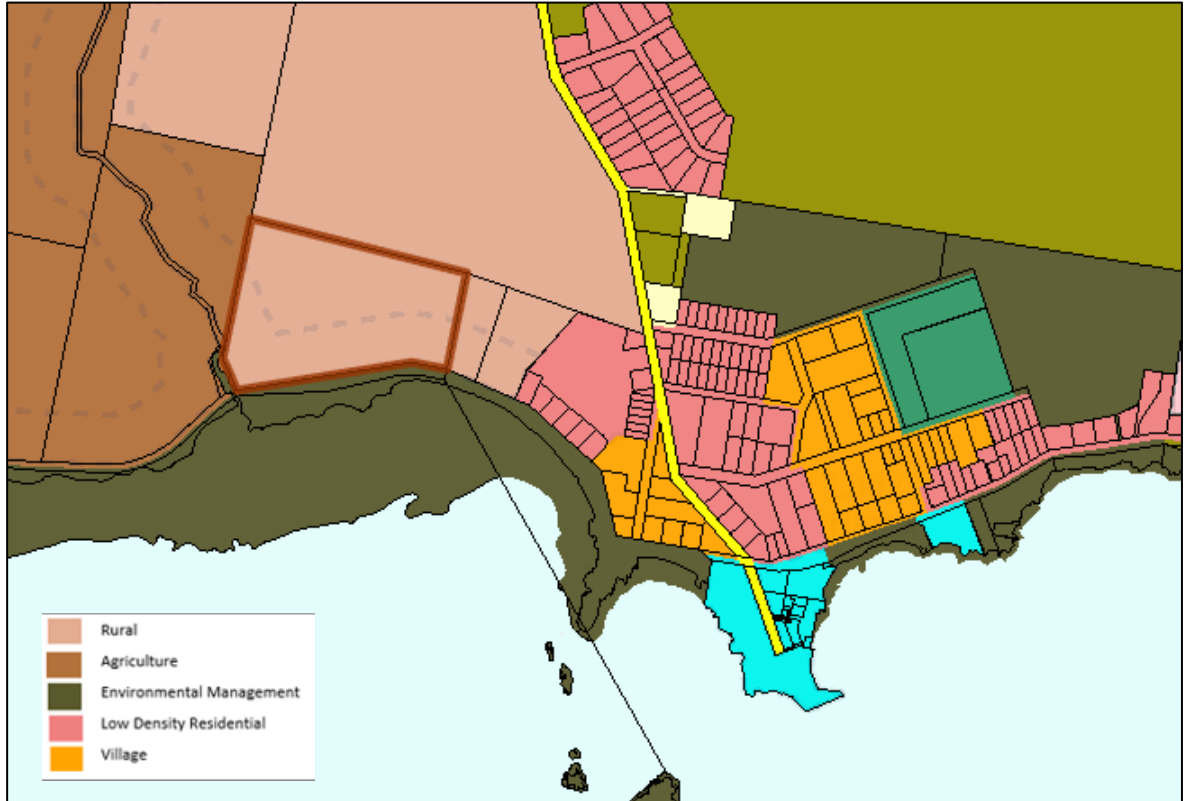


Figure 11: Zoning (source: www.thelist.tas.gov.au © State of Tasmania).

The Rural zone purpose is as follows:

- 20.1.1 *to provide for a range of use or development in a rural location where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics; that requires a rural location for operational reasons; is compatible with agricultural use if occurring on agricultural land; minimises adverse impacts on surrounding uses.*
- 20.1.2 *to minimise conversion of agricultural land for non-agricultural use.*
- 20.1.3 *to ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.*

2.1.1 Subdivision Standards

20.5.1 Lot design

Objective: *to provide for subdivision that:*

- a) *Relates to public use, irrigation or utilities; or*
- b) *Facilitates use and development for allowable uses in the zone.*

A1

Each lot, or a lot proposed in a plan of subdivision, must:

- a) Be required for public use by the Crown, a council or a State Authority;*
- b) Be required for the provision of utilities or irrigation infrastructure;*
- c) Be for the consolidation of a lot with another lot provided each lot is within the same zone; or*
- d) Be not less than 40ha with a frontage of no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2.*

P2

Each lot, or a lot proposed in a plan of subdivision, must:

- a) Have sufficient useable area and dimensions suitable for the intended purpose, excluding residential or visitor accommodation, that:

 - i) Requires the rural location for operational reasons;*
 - ii) Minimises the conversion of agricultural land for a non-agricultural use;*
 - iii) Minimises adverse impacts on non-sensitive uses on adjoining properties; and*
 - iv) Is appropriate for a rural location; or**
- b) Be for the excision of an existing dwelling or visitor accommodation that satisfies all of the following:

 - i) The balance lot provides for the sustainable operation of a resource development use, having regard to:

 - a. Not materially diminishing the agricultural productivity of the land;*
 - b. The capacity of the balance lot for productive agricultural use; and*
 - c. Any topographical constraints to agricultural use;**
 - 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;*
 - iii) The existing dwelling or visitor accommodation must meet the setbacks required by subclause 20.4.2 in relation to setbacks to new boundaries;*
 - iv) It is demonstrated that the new lot will not unreasonably confine or restrain the operation of any adjoining site used for agricultural use; and**
- c) Be provided with a frontage or legal connection to a road by a right of carriageway that is sufficient for the intended use, having regard to:

 - i) The number of other lots which have the land subject to the right of carriageway as their sole or principle means of access;*
 - ii) The topography of the site;*
 - iii) The functionality and useability of the frontage;**

Under the current Rural zoning, subdivision can only be achieved if for an agricultural use, or the excision of existing dwellings/visitor accommodation - or the minimum lot size is no less than 40ha.

As such, rezoning will maximise the sites proximity to existing infrastructure on the adjoining airfield to allow for future subdivision and development.

2.2 OTHER RELEVANT PROVISIONS

Codes that may apply to future use and development on the site are described below. The proposed amendment will not affect the way these codes apply to the site.

2.2.1 Road and Railway Assets Code

This code will apply to future use or development that results in an increase in vehicular traffic to and from the site. This code also applies to subdivision and any development requiring a new vehicular crossing. The provisions of the Code will be addressed in the Development Application process for any proposed future use and development of the site.

The site has an existing access along the south eastern boundary that provides connectivity to Coast Road. Future subdivision of the site will likely require upgrading or replacement of the access, thereby requiring consideration of the code provisions.

2.2.2 Parking and Sustainable transport code

This code applies to all use and development. The standards of the Code provide requirements for the continued safety and efficiency of parking and accesses based on the uses being undertaken on the site. These standards also require compliance with Australian Standards with regards to the design of junctions, accesses, maintaining sight lines and level crossings. The provisions of the Code will be addressed as part of the Development Application process depending on the proposed use and development of the site.

As these codes cover a relatively small portion of the site along the boundary lines, these areas could be kept clear of building areas without reducing the development potential of the site. Any future development located within these codes will likely require a Natural Values Assessment. Depending on the outcome of that investigation, any works the Waterway and Coastal Protection Area or the Future Coastal Refugia area will need to satisfy provisions under this code.

2.2.3 Natural Assets Code

The site is subject to the Natural Assets code, specifically the Waterway and Coastal Protection Overlay and Future Coastal Refugia Overlay.

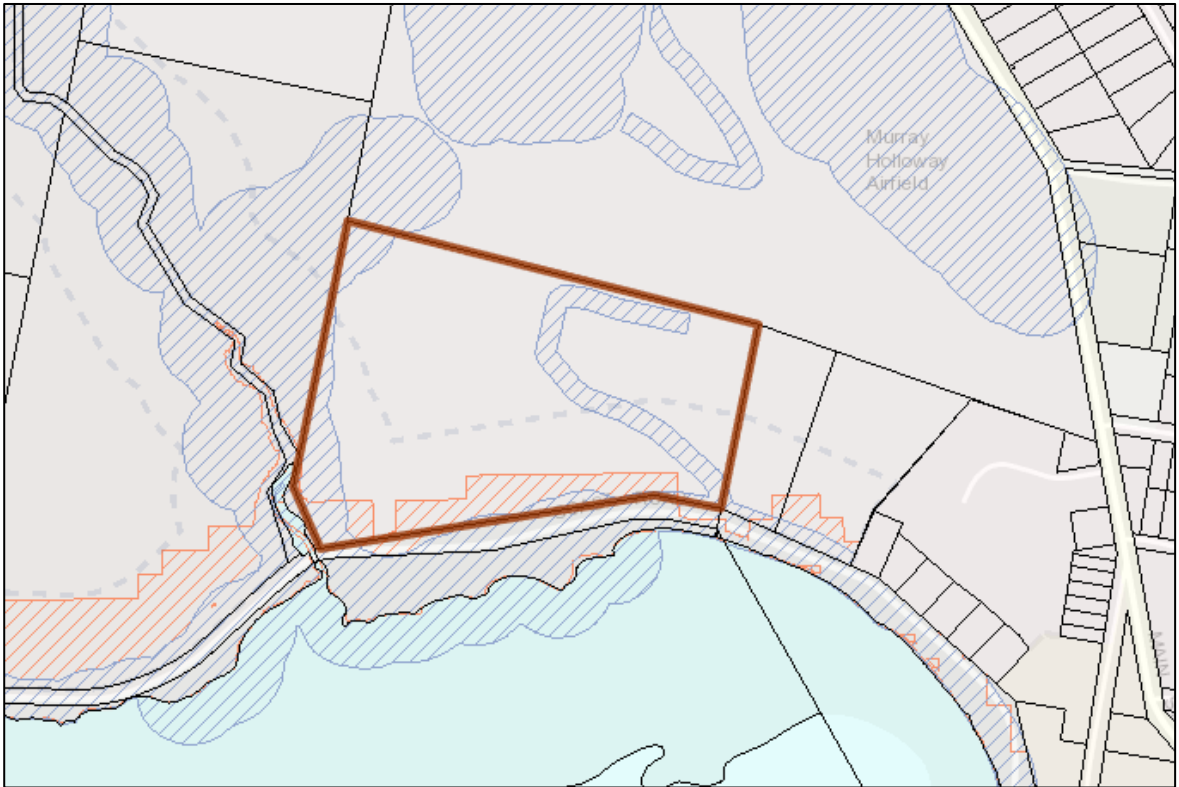


Figure 12: Natural assets overlay, with future coastal refugia (hatched orange lines) and waterway and coastal protection area (blue hatched lines) (source: the LISTmap, 2022)

The area subject to the Waterway and Coastal Protection Area is approximately 2,400m², incorporating an existing swale/drainage area. The overlay also applies to the western portion of the site along the watercourse that directly stems from Gunters Bay Foreshore. As determined by the accompanying Coastal hazard assessment, the site is sufficient in size to accommodate future building areas which can be located wholly outside of the defined overlays. For any works proposed within the extent of the waterway (ie upgrades to the existing access), a soil and water management plan will be required.

A small portion of the site is also covered by the Future Coastal Refugia Area overlay. This area covers less than 2ha along the southern boundary of the site. As the code applies to a relatively small portion of the site, future building areas and associated works (ie upgrades to the access) can be undertaken outside the overlay extent - in accordance with requirements under clause 17.7.1 of the Code.

2.2.4 Coastal Erosion Hazard Code

The site is also subject to a Coastal Erosion Investigation Area. This area covers approximately 2ha of the site along the southern boundary of the property.

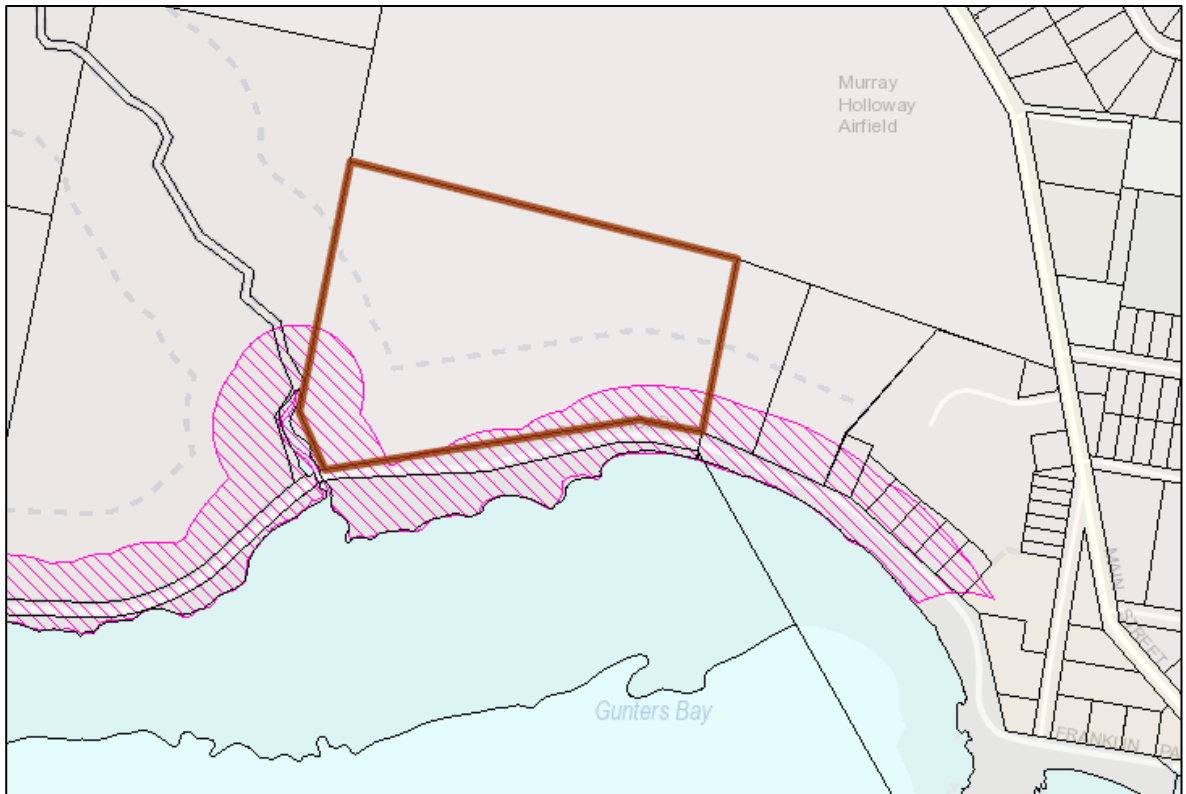


Figure 13: Coastal Erosion Hazard Overlay (source: the LISTmap, 2022)

The following use or development is exempt from this code:

10.4.1 (a) use or development that requires authorisation under the Building Act 2016, excluding:

- (i) a critical use, hazardous use, or vulnerable use;
- (ii) if located within a high coastal erosion hazard band; or
- (iii) coastal protection works;

Furthermore, as per the accompanying Coastal Hazard Assessment, the site is able to achieve acceptable risk. As such, the report determines that the high, medium and low hazard bands are not applicable across the site.

It is therefore considered that the provisions of this code will not likely be applicable to any future development or works across the site during the planning stage.

2.2.5 Coastal Inundation Hazard Code

The site is subject to the Coastal Inundation Hazard code. This overlay only covers a very minute portion of the southern boundary of the site. the majority of the site can accommodate for future building areas and works (ie upgrades to the access) without triggering the provisions of this code. As determined by the Coastal Hazard Assessment, no coastal protection works will be required to retain tolerable risk to the site.

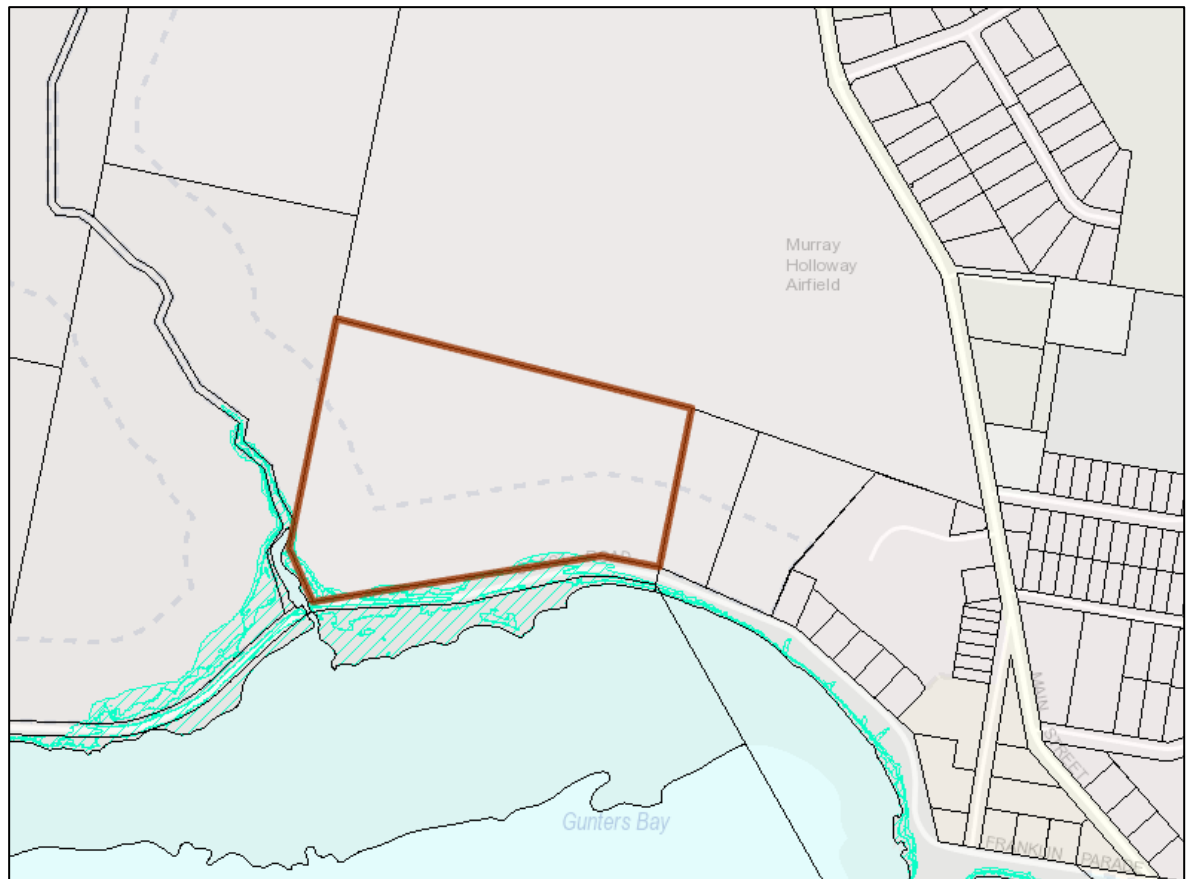


Figure 14: Coastal inundation hazard overlay (hatched blue lines) (source: the LISTmap, 2022)

2.2.6 Flood prone hazard Area code

The site is not mapped as flood prone, however Council have requested under section C12.2.4 that a flood risk assessment be undertaken.

As determined by the accompanying Coastal Hazard Assessment, it is determined that the site is not flood prone, and that the provisions of this code therefore do not apply.

2.2.7 Bushfire-Prone Area Code

The entirety of the site is covered by a Bushfire-Prone Area overlay. A Bushfire Hazard Management Plan will be required as part of any future development application for subdivision.

2.2.8 Coastal Areas Specific Area Plan

The southern portion of the site is subject to the Coastal Areas Specific Area Plan as seen in the figure below.

Where there is any conflict between the provisions of the Specific Area Plan (SAP) and those of a Zone or Code, the provisions of the SAP will override - which include:

- Building height is restricted to no more than 5m.
- Site coverage is restricted to no more than 300m².
- Buildings must be designed to not have obtrusive impacts on the visual amenity of the site and coastal areas.
- Exterior building finishes must be designed to not have obtrusive impacts on the character and visual amenity of the site and surrounding area.

- Exterior building finishes must have a light reflectance value of not more than 40%; and
- Buildings and works must be located to minimise alteration to existing ground level.

It is anticipated future residential development on the site can be designed to ensure compliance with the above and the relevant provisions of the Rural Living Zone.

There are no Local Area Objectives, Use Standards or Development Standards for Subdivision in the Coastal Area Specific Area plan. This overlay is therefore not applicable for the purpose of this proposal.

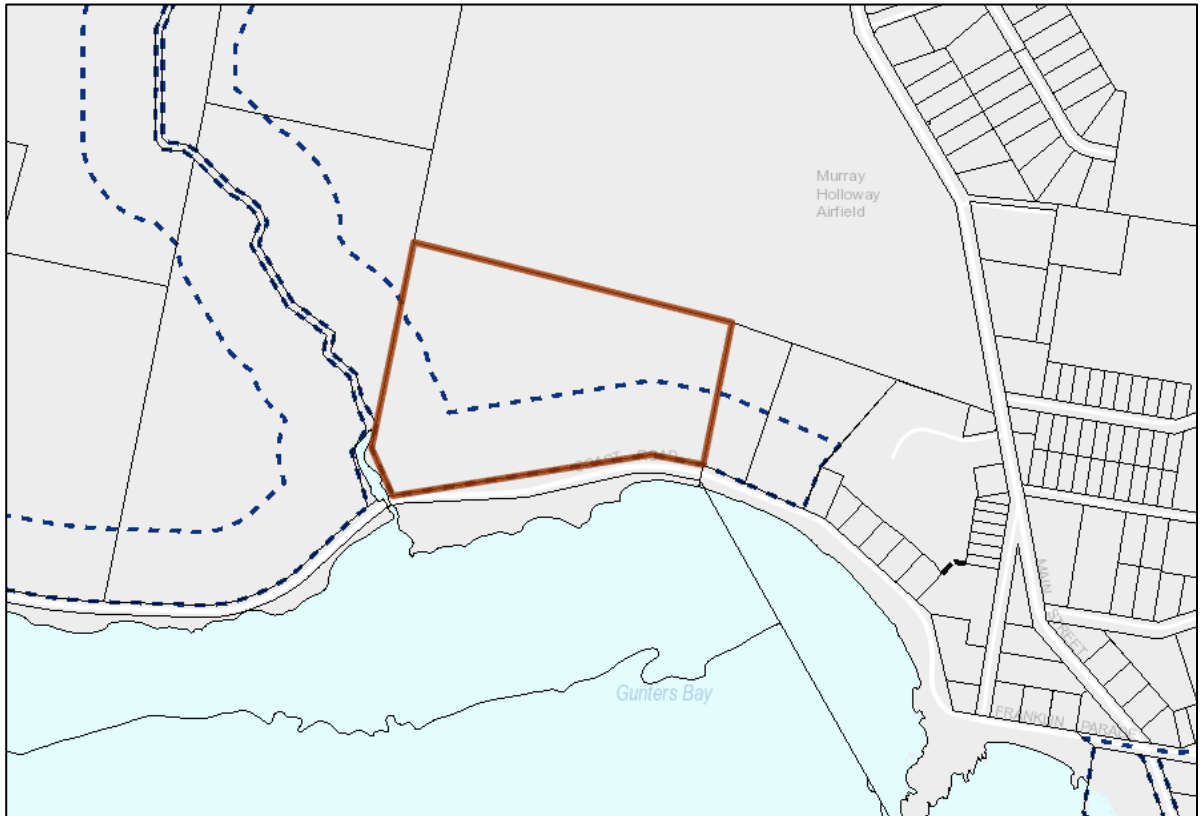


Figure 15: Coastal Areas Specific Area Plan (source: the listmap, 2022)

3. STRATEGIC ANALYSIS

The following is an assessment of the strategic documents that are relevant to the future use and development of the subject land and site. Consideration is given to the *Northern Tasmanian Regional Land Use Strategy* (NRLUS) as the key regional strategic document, and the Flinders Council Structure Plan as the key local strategic document.

3.1 NORTHERN TASMANIA REGIONAL LAND USE STRATEGY (NRLUS)

The Northern Tasmanian Regional Land Use Strategy (NRLUS) is a statutory regional plan that sets out the strategy and policy framework to manage change and facilitate growth in Northern Tasmania. The document provides in-depth strategic policies, directions and actions to guide economic, social and cultural growth throughout the northern region.

The purpose of the NRLUS is to guide land use and development in the region and as such the contents of the NRLUS needs to be considered in relation to the proposal for rezoning. In the context of the Tasmanian Planning Scheme, planning authorities are required to prepare draft Local Provisions Schedules that are consistent with the Regional Land Use Strategy.

The NRLUS includes Regional Planning Policies to address the management of regional growth. The following strategic directions are particularly relevant to the proposal.

3.1.1 Section C

REGIONAL STRATEGIC PLANNING FRAMEWORK

G1.1 Capitalise on the region's sources of competitiveness by identifying future opportunities for sustainable competitive advantage.

This goal pertains to economic development and the need to facilitate innovation and capitalise on the co-location of industry in strengthened 'clusters' of economic and employment activity. The site is ideally positioned between residential use and the Murray Holloway airfield to allow for an array of potential use and development related to these existing infrastructures. This promotes future integrated land use and infrastructure planning. The future subdivision resulting from the amendment will allow for development that will add value through the diversification of the land use and economy.

G1.3 Develop a thorough understanding of key industry needs, including future demand and location requirements.

Understanding key industry needs and future demand will also require a sufficient supply of appropriately zoned and serviced land ready for development in strategic locations to advance employment and a variety of industrial and commercial land uses. This industry need today extends beyond pastoral uses to include tourism, and most critically the retention of a young working population. The amendment will facilitate subdivision that will cater to these diversifying industry needs by providing land available for appropriate future development.

G2.2 Plan for socio-demographic changes

This goal relates to creating liveable spaces for social and community development and the betterment of rural settlements. The direct relationship between an increasing median age (from 53 years in 2016 to 57 years in 2021, ABS) and the declining economic viability of services presents a strategic challenge for the region. It is therefore important for the planning scheme to facilitate opportunities for diversification of the rural economy that stimulate population growth and worker

retention. The proposal will assist in catering for socio-demographic needs by enabling future integrated and complimentary land uses that allow for positive future economic development.

G3.1 Promote and protect the Region's unique environmental assets and values.

The proposal will allow for the protection of the area's unique environmental assets, notably through planning scheme mechanisms such as relevant codes and overlays that apply to the site during any future development application.

3.1.2 Section D

Regional Land Use Categories

The future of the region's Rural Areas depends on sustainable and diverse rural industries, reliable and efficient water resource management, and flexible and responsive rural land use planning.

Under the NTRLUS, the rural areas land use category comprise of different land uses that fall within either one of two subcategories: Productive Resource Areas or Rural Residential Areas. Whilst this regional framework plan does not extend to include Flinders Island, the land use categories are nonetheless an important consideration.

D.2.2.1 Productive Resource Areas

Productive Resource Areas include land rich in natural resources or suitable for agriculture or other primary industry activities, including productive and potentially available agricultural land, including in a Rural or Agriculture Zone in municipal planning schemes. Land in this subcategory is protected from inappropriate development, particularly from urban development including large lot, low and very low-density rural and environmental living development, which is directed to Rural Residential Areas. The site's unsuitability as a productive resource area is extensively discussed in section 5.2 (protecting primary production) of this report.

Here, the strategy recognises that housing for workforce and employers associated with suitable land use may be considered subject to the suitability of the proposal the relevant policy and zoning intentions.

D.2.2.2 Rural Residential Areas

The purpose of rural areas is to protect significant high-value productive rural land and primary industries, to support the sustainable development and use of natural resources, and to provide appropriate opportunities for rural living and other non-agricultural activities. The region's rural landscape should include land parcels suitable for opportunities for rural residential use and development in preferred locations.

The strategy specifically outlines key planning principles for rural areas. Rural areas should support rural living opportunities in appropriate locations where it does not compromise or fragment productive rural land.

Section G of the amended CCRLUS outlines changes that were made to assist Council's in preparing Local Provisions Schedules as part of the Tasmanian Planning Scheme. Regarding Rural Residential Areas, the strategy states that the zoning applied to these areas should reflect:

Established land use patterns and will provide residential opportunities within a rural landscape, including where services are limited, or existing natural and landscape values are to be retained.

The strategy goes on to define established Rural Residential Areas as:

'...land with limited potential for efficient or practical agricultural or rural resource use on a commercial basis, and where the land use pattern is characterised by:

- *Predominantly residential land use, including lifestyle blocks, hobby farms and/or low density residential subdivision; and*
- *Fragmentation of the cadastral base and property ownership; and may include topographical constraints resulting in physical impediments to rural resource use or connectivity, including biodiversity protection and/or conservation.*

It is clear the strategy is referring to the pattern of land use to determine whether a given area constitutes a rural residential area, rather than relying on the zoning applied.

The site meets this criterion, as it directly adjoins two rural residential lots to the east which despite the land use, have been zoned Rural under the Flinders LPS. The zoning applied is not consistent with the guidance provided by the amended strategy (above) and does not reflect the identified land use in the Lady Barron Structure Plan, where both sites are identified for 'residential' land use.

The subject site is also fragmented and isolated from adjoining Rural. Whilst the land immediately to the north of the site is zoned Rural, it supports the Murray Holloway Airfield. To the south, the site is bounded by Coast Road and to the west, it is bound by an existing drainage channel and coastal inlet.

Given the above, the site is suitable for rural residential use (Rural Living Zoning). Furthermore, the land is not considered appropriate for productive farming, nor does it form part of (or have the potential to form part of) a larger productive title due to its proximity to existing sensitive uses.

Notably, the strategy recognises that the Furneaux Group of Islands are more reliant on local strategies for Rural Residential Areas and the protection of rural land must respond to the complexities of remote area economics. These factors are considered in greater detail in section 5.2 of this report.

3.1.3 Section E

Regional Settlement Network Policy

The unique land use conditions and isolated context of the Furneaux Group of Islands in which the site is located is recognised within the policy.

RSN-P3 Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.¹

The Furneaux islands are isolated and are thus recognised as having different settlement and activity centre functions to other settlements in the northern Tasmanian region. Planning for economic growth, population retention and visitation is recognised as highly dependent on local strategy.

The NRLUS identifies Lady Barron as a Rural Town which is classified in the Regional Activity Centre Hierarchy as a Neighbourhood or Town Centre this is shown below.

¹ Northern Tasmania Regional Land Use Strategy, p24, 2018

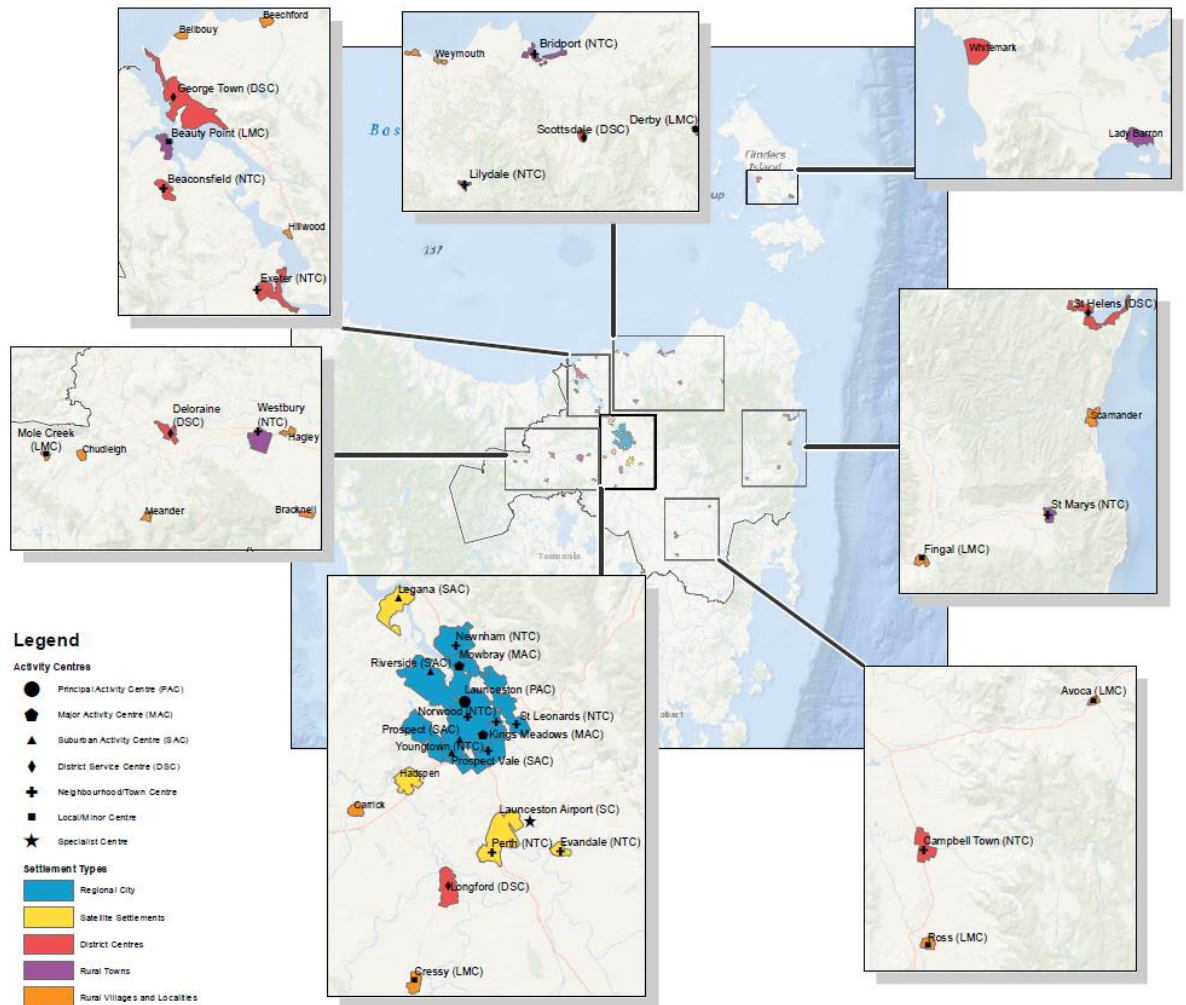


Figure 16: Northern Tasmania Regional Settlement Activity Centre Network (NRLUS, 2018)

Integrated Land Use and Transport

The NRLUS provides policy and actions for land use and transport integration that support the rezoning of the site to allow for an airfield-oriented development. The proposed rezoning of the site will allow for land use and transport integration with the existing airfield infrastructure of Murray Holloway Airfield. The following policy is considered relevant to the proposal:

RSN-P8 *New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.*

The isolated nature of the Furneaux islands means that access to the island is limited by boat or plane. The proximity of the subject site to the existing airfield allows for future transport-oriented development to be facilitated through rezoning.

The NRLUS supports amendments to the planning scheme that support development with access to existing infrastructure. This is identified in the following action:

RSN-A14 *Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.*

Rural and Environmental Living Development

The NRLUS identifies policy for rural living development. This is relevant to the proposal for rezoning the site to Rural Living and includes;

RSN-P21 Rural and environmental lifestyle opportunities will be provided outside urban areas.

RSN-P22 Rural and environmental lifestyle opportunities will reflect established Rural Residential Areas.

RSN-A22 Target growth to preferred areas based on local strategy and consolidation of existing land use patterns.

The subject site is currently zoned Rural. The proposal for the site aims to facilitate rural and environmental lifestyle opportunities through the rezoning to Rural Living.

There are only 3 other residential settlements on Flinders Island, however, Lady Barron is the largest. Of the 120 lots zoned residential in Lady Barron, 43 lots are yet to be developed (35.83 percent). It is observed that the zoning does not actually reflect the trends of the residential development, with development pushing north of the settlement, generally situated around the airport, rather than east where much of the vacant residential land is (Assessment based of State Aerial viewed August 2020). A large proportion of these vacancies consist of lot sizes that are below one hectare. There is a shortfall within the locality for 2-3 hectare lots.

The proximity of the site to the established residential area is key, it is located approximately 150m west from land zoned Low Density Residential and Village that is part of the Lady Barron township.

The immediately adjoining land to the east of the site was recommended for inclusion in the 'residential' land use category under the Lady Barron Structure Plan, consistent with the current land use of those properties. This proposal is hence considered to be supported by the NRLUS which supports rural living development outside established urban areas.

RSN-P23 Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and will limit further fragmentation of rural lands.

The site is strategically positioned within proximity of the Lady Barron Township to the east and the Murray Holloway Aerodrome to the north. Under the current Rural Zone subdivision standards, the minimum lot size is 40ha meaning the current lot size is subminimum at approximately 11.95ha. The size and location of the site is not considered to cause fragmentation of rural land through the rezoning. The rezoning of the site will not compromise the productivity of adjacent agricultural lands.

RSN-A24 Future locations of the Rural Living Zone should not require extension of Urban Growth Areas, or compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).

Lady Barron and wider Flinders Island are more complex remote areas and are not identified within the established Urban Growth Areas. This is reflected in the land use and zone applications across the Island, which do not include urban zones.

RSN-P24 Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.

The proximity of the site to the township of Lady Barron and the Murry Holloway Aerodrome is considered key to this proposal.

The site is considered optimal for Rural Living Zoning as it is located adjacent to existing airfield infrastructure and services including water serviced land with water main access from Coast Road.

RSN-P25 Recognise that the Furneaux Group of islands are more reliant on local strategies for Rural Residential Areas and the protection of agricultural land that respond to the complexities of remote area economics and the need to retain or increase population and visitation.

The NRLUS identifies the complexity and circumstances of the Furneaux Islands regarding rural residential development areas. The amendment of the site is considered to respond to this complexity associated with living or visiting a remote area by facilitating future subdivision and development oriented towards airfield access.

Applicable Actions that are identified by the NRLUS for consideration to rural living development include;

RSN-A25 Ensure future locations for rural residential opportunities do not compromise environmental values.

The site is not identified to contain any significant environmental values that will be compromised by the proposed rezoning or future subdivision.

RSN-A26 Consolidation and growth of Rural Residential Areas is to be directed to areas identified in local strategy, that align with the following criteria (where relevant):

- *Proximity to existing settlements containing social services;*

The site is within close proximity to Lady Barron and directly adjoins existing properties within the extent of the township.

- *Access to road infrastructure with capacity;*
- *On-site waste water system suitability;*

The site is directly accessed via Coast Road and the accompanying on-site wastewater assessment has determined the site is suitable for on-site treatment systems.

- *Consideration of the impact on natural values or the potential land use limitations as a result of natural values;*
- *Minimisation of impacts on agricultural land and land conversion;*

The site does not appear to contain any significant natural values, as it is separated from the coastal area by Coast Road and supports large areas clear of native vegetation. Notwithstanding, a portion of the site is subject to the Coastal Areas Specific Area Plan and any future subdivision/development will be subject to the provisions of the SAP.

A brief review of the relevant standards indicates future subdivision/development can be sited and designed to comply with those standards.

Whilst the site is identified as potentially unconstrained for agricultural use, it directly adjoins the existing rural airfield to the north and is adjoined by rural living development to the east. It is also somewhat separated from adjoining agricultural land by the drainage channel to the west.

- *Minimisation of impacts on water supply required for agricultural and environmental purposes;*

No impacts on water supply for agricultural or environmental purposes is anticipated.

- *Consideration of natural hazard management;*

The proposal is accompanied by a coastal hazard assessment, which determines the site is suitable for rural residential development and that future lots and building areas can be sited and designed to avoid potential impacts from natural hazards to an acceptable level.

- *Existing supply within the region;*
- *Potential for future requirement for the land for urban purposes; and*
- *The ability to achieve positive environmental outcomes through the rezoning.*

The NRLUS identifies that the Furneaux islands are more reliant on local strategies for Rural Residential Areas to respond to the complexities and nuances of remote area economics.

D.2.2.4 Key Planning Principles for Rural Areas

- *Recognise that the Furneaux Group of Islands are more reliant on local strategies for Rural Residential Area and the protection of agricultural land to respond to the complexities of the remote area economics;*

The protection of agricultural land should respond to the complexity of the remote area. The proposal achieves this by enabling access to existing airfield infrastructure. By facilitating future subdivision and development oriented towards airfield access, the amendment will allow for economic benefit to the island economy that has the potential to exceed the economic benefit of the site in its current use.

Regional Economic Development Policy

The NRLUS identifies the strategic context of the Furneaux Group of Islands from an economic development perspective which must be considered with regard to the rezoning;

E.5.1 Strategic Context

- *The Furneaux Group of Islands do not experience the same economic conditions as the balance of the region due to their remoteness. As such, the Furneaux Group relies on local strategies to capitalize on its unique attributes and to further economic objectives.*

The NRLUS proposal aims to;

ED-A9 Limit the encroachment of 'Rural Residential' styles of development onto existing and potential agricultural lands.

While the policy suggests limiting the encroachment of rural residential types of development onto existing agricultural land, the strategic context of the remote Furneaux Islands must be taken into account. The remote nature of the site requires contextually specific strategies to capitalise on the unique attributes of the island. The amendment responds to the complexity of the remote area in which it is located by enabling future access to existing airfield infrastructure and enabling transport-oriented development.

3.2 FLINDERS ISLAND STRUCTURE PLAN 2016

As previously discussed, due to the isolated function of the Furneaux group, strategy is heavily reliant on local documents and policies. The Flinders Structure Plan is the proposed strategy for land use on Flinders Island. The majority of this plan's mechanisms are executed through the Tasmanian Planning Scheme.

The 4 strategic outcomes of the Structure Plan are to protect the core economy related to the grazing industry, to diversify rural land not required exclusively for grazing, to support nature-

based tourism potential and to maintain and enhance the quality of life, commonly referred to as liveability.

Whilst the site lies outside the strategic work for the draft Flinders Island Structure plan, the plan provides some key outcomes as part of its framework, including:

4.1 - Outcome 1 - Primary production land is protected for future pastoral use

This goal pertains to the retention of already existing large allotments to maintain agricultural services. This goal pertains to the retention of already existing large allotments to maintain agricultural services. The site is located within the Primary Production Area 2. The protection of primary production land requires:

- maintaining a pattern of large, connected allotments
- retaining and enhancing environmental services provided by biodiversity
- providing for clustering of associated uses within rural activity precincts
- addressing commercial forestry and biosecurity

The site is currently used for small-scale grazing. According to the Agricultural profile provided by AK consultants, the farm size for a “viable” business based on either sheep or cattle is 5,000-10,000 dse. The dse for Flinders Island on average is approximately 15dse per hectare, where one 500-kilogram dry cow is taken to be the equivalent of 10 dse. As part of the structure plan, preserving allotments at a size that continues to facilitate viable primary production operations is a key aim of the land use strategy.

The current lot size is 12 ha, allowing for a dse of approximately 165. Therefore, the lot on its own is not considered a viable productive business. The site is not considered ideal for productive and pastoral activity due to its sheer size (already below the minimum size of 40ha). The surrounding land is predominantly residential to the east and an airport development to the north. The site therefore cannot provide a natural extension of agricultural land in these directions in future.

4.2 Outcome 2 - Population growth through rural land diversification

This goal crucially relates to the diversification of rural land by facilitating a range of lot sizes, encouraging residential use in association with small businesses and product value adding. The strategic intent is to stimulate population growth by diversifying the use of rural land not suitable or required for pastoral industry. Opportunities to diversify the rural economy are considered essential to encourage population retention and growth into the future.

Currently, the agricultural sector is the main employment sector for the municipality. Viability for agricultural businesses predominantly requires larger lots. This is resulting in a trend for smaller holdings being subsumed into larger farms to ensure viability. This is problematic as it often contributes to population loss across the island. The historical reliance on pastoral and fishing industries has seen the municipality recording a declining population. The direct relationship between the decline in population and the decline in the economic viability of services presents a strategic challenge for the region. It is therefore important for the planning scheme to facilitate opportunities for diversification of the rural economy.

Flinders Island deviates from the RLUS and other local government areas when considering economic drivers for change. The structure plan envisages that a further range of uses be allowed within rural and agricultural areas.

The plan acknowledges that economic productivity can be increased through population growth. Flinders Council has identified population growth as a key tenet of the Flinders Strategic Plan 2015. Land use strategy is a subset of Council’s strategic aims and thus focuses on supporting Council’s

vision to grow the population as a means of increasing economic activity. Opportunities to diversify the rural economy are considered essential to encourage population retention and growth into the future.

Primary Production Area 2 as described in the previous section seeks to diversify uses on rural land if those uses do not conflict with the pastoral intent for the land or adjoining pastoral land. In land use terms, the strategic intent to stimulate population growth translates to diversifying the use of rural land not suitable or required for the function or expansion of the pastoral industry. As previously described above, land use is not considered ideal for pastoral use.

The Structure Plan also recognises the need to make available smaller lots that facilitate smaller scale uses not requiring buffering for amenity, and where affordability can be addressed through access to services and smaller lot sizes.

Currently, there is 57,000ha of land that is classified as class 5 agricultural land, accounting for approximately 79% of the Rural zone (AK agriculture profile, 2019). The conversion of the site will be less than 0.02% of this land total. The strategy for determining minimum lot size for rural residential land reflects RLUS, which notes that it is important “...to reinforce the distinct land use and visual amenities characteristics of municipal areas...” to attract and retain people who can constitute a workforce. Importantly, the Strategy notes that this aspect is “...particularly important for the more isolated Furneaux group of islands.” The diversification of some of the island’s rural land to permit a variety of uses including residential development is a key component of land use strategy to contribute to attracting and retaining a sustainable level of population.

Notwithstanding, the subject site is not identified in the Structure Plan as within a primary production area.

The Structure Plan seeks to contribute to growing the population to a sustainable level by:

2. *Facilitating small holdings that can provide land for development of niche market products and adding value to primary products, a wide variety of land based production and processing businesses and for arts and craft uses.*
3. *Providing larger parcels of land for countryside living.*
4. *Providing for residential and visitor accommodation uses where impacts on environmental and scenic values can be mitigated.*²

What constitutes a ‘small-holding’ does not appear to be defined in the Structure Plan, nor is the minimum lot size allocated to the category, which varies across each settlement.

Point 3 above refers to providing larger parcels of land for countryside living, however there is no references as to characteristics or lot sizes that constitute ‘countryside living’.

For Lady Barron, the ‘small holding’ category appears to constitute lots with areas of 5ha. However, it is not clear whether this is restricted to lots up to 5ha, or 5ha and above. In addition, other areas within Lady Barron, which include properties with lots sizes significantly greater than 5ha have been identified within the ‘residential’ land use category under the Structure Plan.

This includes substantial areas beyond the Structure Plan boundary to the east, at Pot Boil Road and 57 Franklin Parade (as illustrated below). Under the TPS, these properties are zoned Rural Living with additional areas even further east zoned Low-Density Residential.

² Flinders Island Structure Plan (2016: p, 22)

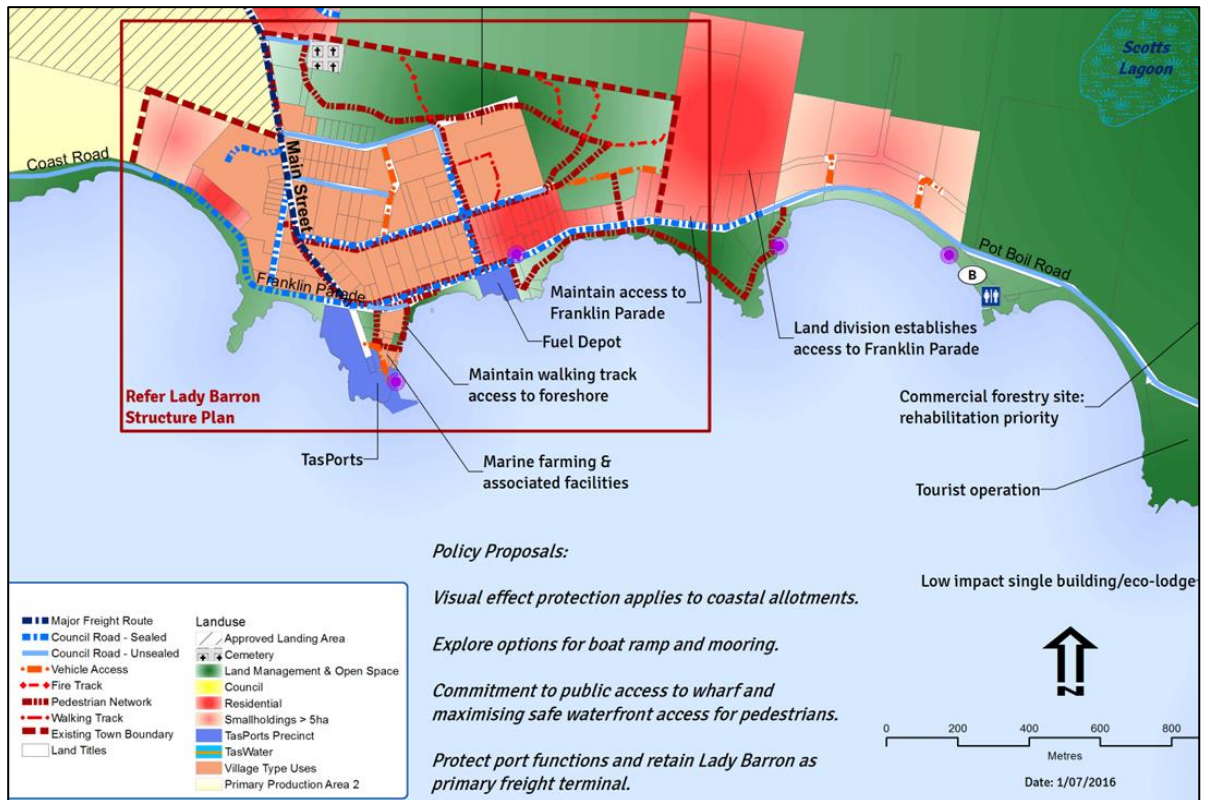


Figure 17: Extract from Lady Barron Structure Plan - noting areas to the east of the structure plan boundary identified as 'residential' areas.

The two allotments in the western corner of the Structure Plan area are identified within the 'small holdings' category, despite having lot sizes less than 5ha. In addition, both lots have been zoned Rural under the TPS.

This appears to be at odds with the following statement from the Structure Plan, which directly refers to these properties:

Lady Barron is proposed for a range of uses in keeping with a village character. Inside the western boundary are two allotments where a low density (minimum lot size 2 hectares is proposed as a buffer to the rural zone adjacent to the town boundary.³

The use of the following symbol associated with the 'small-holdings' category also creates confusion (>) as it is not clear whether this suggests small holding land uses are lots with sizes up to 5ha, or 5ha and above. The application of this symbol also appears to be inconsistent across the remaining township specific structure plan pages.

It would appear more logical that small-holdings within close proximity to Lady Barron (such as the subject site) would be classified as lots with sizes up to 5ha. The likely provision of minimum 2ha lots on the subject site would be consistent with this.

Council have indicated that to consider the amendment, the application should include a request to amend the Lady Barron Structure Plan to include the subject site. Given the inconsistencies within the structure plan, and the zones applied under the TPS, two options to amend the Structure Plan have been proposed below:

Option 1 proposes the following:

- Include the subject site within the Structure Plan boundary; and

³ Flinders Island Structure Plan (2016: p, 26)

- Apply the 'small-holdings' category to the site, consistent with that applied to the immediately adjoining properties to the east.

Option 2 proposes the following:

- Include the subject site within the Structure Plan boundary but apply the 'residential' land use category to the site.

Option 2 appears to be most consistent with the intent of the Lady Barron Structure Plan, to provide larger parcels for countryside living and recognise the immediately adjoining properties to the east within the residential category. This option also aligns with the proposed application of the Rural Living Zone.

Council have also indicated that the two adjoining properties to the west should also be rezoned to Rural Living, consistent with the Structure Plan recommendation. It is understood that Council would initiate this change separately.

This will provide additional infill subdivision potential for the two existing Rural lots currently within the structure plan area (which was proposed in the Structure Plan, but apparently not implemented), whilst also providing additional subdivision potential for the subject site.

The amendment and future subdivision will provide additional lots, contributing to an increase in current population levels and retaining a viable permanent population within an established rural centre. The site is suitable for future residential use, with the accompanying consultant reports confirming that:

- Only small sections of the site are subject to the coastal inundation and the overall risk is considered acceptable risk. These areas can be appropriately avoided and future buildings sited outside of the overlays;
- The site is not at risk of flooding;
- Only a small section of the site is subject to coastal refugia and any future use/development can be located wholly outside of the overlay extent; and
- The site is suitable for on-site wastewater treatment.

4.3 - Outcome 3 - Contributing to nature-based tourism

The Flinders Municipality includes many spectacular tourism offerings based mainly on the natural environment. While the sense of remoteness adds to the appeal, the cost of getting to Flinders Island is generally regarded as an inhibiting factor. Most visitors arrive at Flinders Island Airport as passengers with the commercial carrier Sharp Airlines which runs Metroliner aircraft (maximum capacity 19 people) from Melbourne and Launceston. Each flight accommodates a maximum of 19 people with a luggage allowance. In general, the service to and from Launceston is twice daily except on weekends (once daily) and takes approximately 30 minutes. Sharp fly 3 times a week from and to Melbourne, more often during peak visitor times over summer.

The strategic vision of Council is to attract low-impact, high-yield tourism. However, this cannot be achieved with poor access to the island. Growth in passenger movements is anticipated to generate an increase in jobs of 8.1 by 2025 (7 direct and 1 indirect) and annual regional income increase of \$0.505 million. This would mean that in 2025 visitors arriving by air will be supporting a total of 25 jobs on Flinders Island.

The amendment will contribute to access and services offered on the island by allowing for future subdivision providing lots for prospective residents that could be integrated with the airport. The site is ideal due to its proximity to the nearby airfield, and other facilities including Holloway Park campground with amenities including a camp kitchen/ communal dining and laundry within close

proximity of the local shop. The Lady Barron Tavern and a potential yacht mooring site are also within easy walking distance. Utilising Holloway Park for recreational and associated visitor uses will contribute to the neighbourhood activity focus in the vicinity of the local shop. The benefits of tourism are known to be related to economic activity, where visitors generate vitality which has a tangible benefit for residents.

4.4 Outcome 4 - Maintaining and enhancing liveability

Liveability pertains to the physical, social, and economic health and wellbeing of the local communities. As explicitly discussed within the plan, one of the main ways of securing the social and economic future of the island is through the diversification of rural land uses. The importance of such diversification has been discussed in the above sections.

Another important aspect of the plan is also to enhance climate resilience against climate change/variability, where the precautionary approach should be adopted for all use and development. The sites location along the coast requires consideration of several potential natural hazards by ensuring that any proposed use and development is appropriate given this coastal context. 'Sustainable development' in this sense not only refers to compact and integrated settlement, but also that any development can be sustainable in the face of potential natural/climate hazards. The mitigation of risk attached to natural hazards such as erosion, inundation, or flooding, needs to translate into development standards that are able to deliver a tolerable risk for different types of use and development. This is achieved is through mechanisms such as the planning scheme. The proposed amendment does not change the way the relevant codes (ie those related to climate risk and natural hazards) apply to the site. These will still be adequately considered as part of any future development application, therefore allowing for the precautionary principle to apply to the site.

Furthermore, it is crucial to note that the majority of the site is clear of risks, as discussed within the accompanying Coastal Hazard Assessment. The site retains a reasonable setback from the coast (between 30m-80m) and is further separated from the coast by Coast Road (an important Coastal route for the island) and Crown land (owned by NRE) along the foreshore. It is therefore considered that the amendment will still allow for the principles of sustainable development to be adequately achieved.

Another critical aspect of liveability pertains to the management and protection of biodiversity values. The plan acknowledges that the majority of biodiversity occurs on reserved land, however, there are some priority areas identified along the southern coastal plain (ie riparian vegetation) along the sides of Coast Road. As previously stated, the majority of the site has already been cleared of native vegetation for pasture/grazing opportunities in the past. All natural values across the island have been mapped under the Natural Assets Code of the State Scheme, allowing for the integration of biodiversity identification and subsequent management into the planning and development process. Aside from the frontage of the site (along Coast Road) that has been mapped for potential values, the majority of the site is not identified to hold values relating to flora, fauna, significant geology or vulnerabilities such as beach recession. Critically, the scheme amendment will not impact the ways in which this code applies to the frontage of the site. The ecological integrity of the coastal foreshore area can therefore be adequately managed through the processes of the planning scheme.

Another aspect of liveability is the preservation of coastal character of settlements by encouraging development that protects scenic landscapes. Whilst Coast Road is a coastal route that links Lady Barron to Whitemark, the land along this portion of the road is rural in character, predominantly cleared with single dwellings associated with rural/agricultural use. This route is not recognised for its scenic qualities, as determined by the TPS Scenic protection overlay mapping. This is likely due to the low-lying nature of the land when viewed from the roadside.

Nonetheless, the amendment will not allow for development that is out of character with the overall sense of place of the area. The proposal will allow for future lot sizes that are sufficient to accommodate future use and development, consistent with the rural residential character of the area.

It is noted that the subject site currently sits outside of the structure plan area. This will require an amendment to the plan. Whilst this is an internal Council process, it must be requested as part of this application and an amended plan provided.

3.3 FLINDERS COUNCIL STRATEGIC PLAN 2021-2031

The Flinders Council Strategic Plan has been reviewed as part of this assessment. The document generally provides high-level strategic goals and milestones to be achieved through a number of existing mechanisms such as the Planning Scheme.

The primary focus areas of the strategic plan are as follows:

1. ***Liveability - To protect and build upon our islands' way of life.***

The strategies to achieve this goal relate to improving liveability through the provision of services and activities. This includes a balance between built development and conserving natural and agricultural values. The plan also seeks to support business and entrepreneurial prospects through employment and housing opportunities. The strategy also seeks to increase the supply of affordable accommodation for residential rental and purchase. Here, the need to build and sustain a 'viable' population is of paramount concern.

The proposal is considered to emulate the liveability goal of the Strategic Plan by allowing for future subdivision in an accessible and well-serviced location that is in alignment with the island's authentic lifestyle. The Rural Living zoning will enable development that is respectful of the island's character and the site's proximity to the airfield. Such future development that may result from the amendment has the potential to increase the supply of affordable accommodation for residential rental/purchase. Any future development associated with the airfield may also provide an opportunity to increase employment opportunities for working age populations to sustain necessary population levels.

2. ***Accessibility / Infrastructure - Quality infrastructure and services for community benefit.***

This strategy recognises that reliable air, sea and road access is essential to the island's economy, growth and lifestyle. The strategy relates to the maintenance of existing infrastructure and the upgrading of new services to meet the current and future needs of local communities and visitors. This includes the revision and implementation of strategies relating to airports to provide quality operations and services.

The amendment responds to the complexity of the remote area in which it is located by enabling future access to existing airfield infrastructure and enabling transport-oriented development. Through the amendment, commercial and community access to the island may subsequently be improved in future. The scheme amendment will provide for an opportunity to deliver positive infrastructure and services to improve overall access as a benefit to both frequenters and the local community.

3. ***Economy / Business - An environment where a variety of businesses can thrive and integrate.***

This goal relates to improving opportunities for employment and the development of businesses across a range of industries and sectors through the creation of a vibrant and growing local

economy. The plan seeks to encourage innovation and industry through partnerships, infrastructure provision and support services. The plan seeks to support and encourage existing workplaces to grow. It also relates to the improved availability of services and industries to benefit both the community and the economy.

The amendment will allow for economic benefit to the island economy that has the potential to exceed the economic benefit of the site in its current use. The proposed amendment will allow for integrated and innovative land use development that not only supports existing industries (ie the airfield) but potentially allows for the expansion of other industry opportunities. Any future development associated with the site provides an opportunity for local employment (ie skilled trades during the building stage, tourism associated with the airfield, other professional employees, etc). The diversification of future employment opportunities from primary production will prove to be critical for sustaining a post-covid population on the island. The amendment will facilitate opportunities for diversification of the rural economy that can stimulate population growth and worker retention.

4. *Good Governance - Effective, efficient and transparent management and operations.*

This goal highlights Council's desire to embrace new ways of working to ensure that it provides quality services. This will be achieved by leveraging both government and private sector partnerships. Transparent, evidence-based guiding principles in tandem with community input will be critical in the decision-making process.

The proposal will provide an opportunity for Council to deliver on its strategic targets of a sustained economy and population as discussed previously in this report. In doing so, council may support and encourage the retention of skilled and professional employees on the island. The amendment will allow for the provision of quality services and infrastructure through alternative pathways that are not at a financial risk or burden to Council. The scheme amendment process provides opportunity for engagement and input from Government, relevant industry partners and community stakeholders. The proposal will therefore promote the principles of good governance.

3.4 ZONE APPLICATION GUIDELINES

The proposed amendment is consistent with the section 8A Guidelines for the Rural Living Zone, as follows:

RLZ 1 - The Rural Living Zone should be applied to:

(a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or

(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, unless RLZ 4 below applies.

The subject site is arguably consistent with RLZ 1 (a), given it directly adjoins two lots currently used as rural residential properties and is significantly closer to the existing township than other properties previously zoned Rural Living to the east of the township.

It is unclear why the two adjoining lots to the east were not rezoned to Rural Living under the Flinders Local Provision Schedules, given the recommendation for this to occur in the Flinders Island Structure Plan (specifically the Lady Barron Structure Plan).

Notwithstanding, RLZ 4 states the following:

RLZ 4 - The Rural Living Zone should not be applied to land that:

(a) is suitable and targeted for future greenfield urban development;

Whilst the site may be considered 'greenfield' by virtue of being undeveloped, the township of Lady Barron is identified as a rural centre. This is reflected in the zoning applied to the township under the TPS, with a mix of Rural Living, Village and Low-Density Residential zones.

The township of Lady Barron does not currently support any General or Inner Residential Zones, nor does it support any commercial, general business or urban mixed-use land that would be found in 'urban' areas. As such, criteria (a) is not applicable.

(b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or

Whilst the site is located on the coast and is subject to the Coastal Areas Specific Area Plan, the site does not possess any important landscape values identified for protection or conservation. The site does not support any significant bushland areas, areas of native vegetation or important scenic values. This appears to be reflected in the application of the Rural Zone under the TPS.

Notwithstanding, future subdivision and development of the site will be subject to the Coastal Areas Specific Area Plan. This ensures that the broader coastal values are appropriately considered and managed.

(c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

As outlined in section 1.2.4 of this report, an assessment of the islands' agricultural potential was undertaken by AK Consultants in 2019. That local/regional assessment confirmed the island does not contain any prime agricultural land and that the capability of rural land is limited to Class 5+, except for small pockets of Class 4 land in the north of the island.

Therefore, whilst the site may be considered unconstrained under the state-wide 'Land Potentially Suitable for Agriculture' mapping, the local level analysis undertaken by AK Consultants indicates the agricultural potential across the island is significantly constrained.

This is exacerbated by further constraints relevant to the subject site, including the adjoining airfield to the north, residential land use to the east and the physical barrier created by the drainage channel and coastal inlet that adjoins the site to the west.

The proposal is also consistent with RLZ 2 as follows:

RLZ 2 -The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:

(a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or

The Flinders Island Structure Plan provides further local strategic basis to support the rezoning of the site and recognise the use of the adjoining titles to the east of the subject site which are also consistent with Rural Living zoning.

It is understood Council may initiate a separate rezoning to bring those adjoining properties into greater conformity with the Structure Plan.

The Cradle Coast Regional Land Use Strategy also notes that Flinders Island is unique and requires a less stringent approach to the application of Rural residential zoning given the islands are isolated and are thus recognised as having different settlement and activity centre functions to other settlements in the northern Tasmanian region. Planning for economic growth, population retention and visitation is recognised as highly dependent on local strategy.

4. AMENDMENT FORMAT

4.1 INTENT OF THE PROPOSED AMENDMENT

The intent of the amendment is to enable a rezoning of the site at Coast Road, Lady Barron from Rural to Rural Living B to facilitate the subdivision of the land. In doing so, the subject land may be developed for future rural living development that is integrated with access to the airfield.

The location, topography and access to services make the land suitable for development to rural living densities and therefore considered ideal for the proposed rezoning.

4.2 SPECIFIC AMENDMENT

The proposed amendment is for rezoning from Rural to Rural Living B for the following land:

- (CT 139505/1)

The proposed amendment is demonstrated in the figure below:

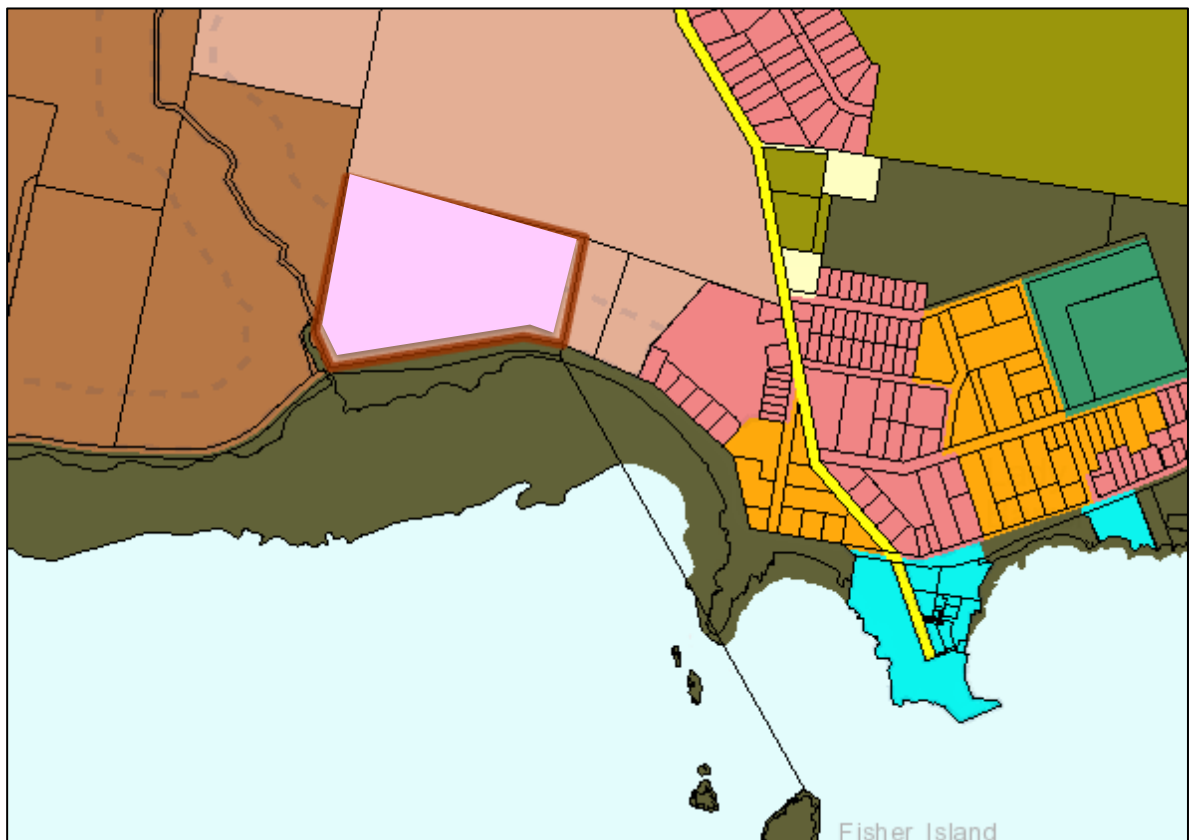


Figure 18: Proposed zoning with site outlined in red (source: www.thelist.tas.gov.au © State of Tasmania - adapted by Ireneinc)

5. ASSESSMENT UNDER LUPAA

Section 37 requires amendments to the Local Provisions Schedule to be considered against the following:

- 1) *A person may request a planning authority to amend an LPS that applies to the municipal area of the planning authority.*
- 2) *A request under subsection (1) is to be in a form approved by the planning authority or, if a form has been approved by the Commission, is to be in that form.*
- 3) *A request under subsection (1) by a person to a planning authority to amend the zoning or use or development of one or more parcels of land specified in an LPS must, if the person is not the owner, or the sole owner, of the land -*
 - (i) *be signed by each owner of the land; or*
 - (ii) *be accompanied by the written permission of each owner of the land to the making of the request.*

Landowner consent has been provided as part of this application.

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

- (2) *The LPS criteria to be met by a relevant planning instrument are that the instrument -*
 - (a) *contains all the provisions that the SPPs specify must be contained in an LPS; and*
 - (b) *is in accordance with section 32 ; and*
 - (c) *furtheres the objectives set out in Schedule 1; and*
 - (d) *is consistent with each State policy; and*
 - (da) *satisfies the relevant criteria in relation to the TPPs; and*
 - (e) *as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
 - (f) *has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates; and*
 - (g) *as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
 - (h) *has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.*
- (2A) *A relevant planning instrument satisfies the relevant criteria in relation to the TPPs if-*
 - (a) *where the SPPs and the relevant regional land use strategy have not been reviewed under section 30T(1) or section 5A(8) after the TPPs, or an amendment to the TPPs, is or are made - the relevant planning instrument is consistent with the TPPs, as in force before the relevant planning instrument is made; and*
 - (b) *whether or not the SPPs and the applicable regional land use strategy have been reviewed under section 30T(1) or section 5A(8) after the TPPs, or an amendment to the TPPs, is or are made - the relevant planning instrument complies with each*

direction, contained in the TPPs in accordance with section 12B(3) , as to the manner in which the TPPs are to be implemented into the LPSs.

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

2) The report considers the LPS criteria as below:

a. The report considers all the relevant provisions under the LPS.

b. Section 32(4) pertains to an application for a particular purpose zone, a specific area plan, or a site-specific qualification. Whilst a Specific Area Plan (SAP) applies to a portion of the site, the rezoning will not alter how it applies to the land. No changes are proposed to the SAP. As the proposed amendment does not relate to a specific area plan, the provisions under section 32(3) and section 32(4) are not applicable for this proposal.

c. This report considers the objectives of Schedule 1 LUPAA in the below section.

d. This report considers the proposal in relation to each state policy in the below section.

da. The proposal is considered to satisfy the relevant criteria relating to the state scheme.

e. As detailed in Section 4 (strategic analysis) of this report, the proposed amendment is consistent with the relevant goals and strategic directions of the NRLUS.

f. As detailed in Section 4 (strategic analysis) of this report, the proposal considers the relevant local strategies prepared under section 66 of the Local Government Act 1993.

g. Not directly applicable.

h. Not directly applicable.

The remaining provisions are assessed in the sections below.

5.2 SCHEDULE 1 OBJECTIVES OF LUPAA

The objectives are considered in the following table:

5.2.1 Part 1 - Objectives of the Resource Management and Planning System of Tasmania	
PROVISION	RESPONSE
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	The proposed amendment relates to an area of land which has previously been cleared of original native vegetation many years ago. Any potential impacts from future development of the land can be appropriately managed at the development stage as part of normal subdivision or development processes. There will therefore be no significant impact from the proposed rezoning on natural physical resources or ecological processes.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water: and</i>	The rezoning will provide for the fair, orderly and sustainable development and use of the land. The land is located in proximity of the Lady Barron township. Under the NRLUS

	<p>growth is aimed to be targeted based on the consolidation of existing land use patterns</p> <p>The development will provide for sustainable land use within proximity to transport and services.</p>
<i>(c) to encourage public involvement in resources management and planning; and</i>	<p>The process required for the assessment of amendments to planning schemes provides interested parties with an opportunity to make representations during public exhibition as well as attending subsequent hearings. This process additionally provides Council and subsequently the TPC to consider issues raised during their assessment.</p>
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c): and</i>	<p>The proposal is aimed at facilitating economic development in accordance with the objectives (a), (b) and (c) by enabling future development and use of a site with suitable site characteristics and location for rural living development.</p> <p>The proposal for the site is responsive to the isolated nature and unique economy of the Furneaux islands. The NRLUS supports amendments to the planning scheme that support development with access to existing infrastructure. The NRLUS supports local strategies to capitalize on the Furneaux islands unique attributes and to further economic objectives.</p> <p>The proximity of the subject site to the existing airfield allows for future transport-oriented development to be facilitated through rezoning.</p>
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	<p>Assessment of the amendment will occur at local and state level and will include the opportunity for involvement of the community.</p>

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

PROVISION	RESPONSE
<i>(a) to require sound strategic planning and co-ordinated action by State and local government; and</i>	<p>The proposal demonstrates strategic compliance with policy at both State and Local government and considers all of the relevant available strategic documents.</p>
<i>(b) to establish a system of planning instruments to be the principle way of setting</i>	<p>The proposal seeks approval consistent with the provisions of the Act to amend planning schemes.</p>

<i>objectives, policies and controls for the use, development and protection of land;</i>	<p>All matters related to the environment because of future use and development of the site will be considered through provisions of the Scheme as part of future applications.</p> <p>The proposed use and subdivision considers potential social and economic effects by:</p> <ul style="list-style-type: none"> • Enabling economic development within the township of Lady Barron. • Supporting the population needs of the township of Lady Barron to remain viable by facilitating economic growth. • Enabling transport-oriented development that enhances liveability in the remote location.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;</i>	<p>This report demonstrates strategic land use planning that is integrated with policy at different levels of government.</p> <p>The rezoning application allows the social, environmental and economic impacts to be assessed against the various guiding policies governing land use planning at different levels.</p> <p>This proposal, and the process it is required to go through, helps identify issues associated with the intended use and development, integrating aspects of this proposal with that of the use and subdivision application, gain a greater understanding of the social, economic and environmental impacts.</p>
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;</i>	<p>This is achieved through the existing planning mechanisms and amendment process.</p>
<i>(e) to provide for the consolidation of approvals for land use and development and related matters, and to co-ordinate planning approvals with related approvals;</i>	<p>Not directly applicable to the proposed amendment. This is achieved through state and local government initiatives.</p>
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;</i>	<p>The proposed rezoning does not alter any matter related to any area of scientific, aesthetic, architectural, historic or cultural significance.</p>
<i>(g) to conserve those buildings and areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;</i>	<p>The proposed rezoning will have no negative impact on public infrastructure. The subject land is located with access to all required</p>
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-</i>	

<i>ordination of public utilities and other facilities for the benefit of the community; and</i>	services, future application for subdivision or development will be required to detail connection and/or extension to infrastructure.
<i>(i) to provide a planning framework which fully considers land capability.</i>	The proposed rezoning considers land capability.

5.3 STATE POLICIES

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

5.3.1 The State Coastal Policy 1996

The *Tasmanian State Coastal Policy 1996* applies to all land within 1km of the high-water mark. The purpose of the policy is to ensure that:

- *Natural and cultural values of the coast shall be protected;*
- *The coast shall be used and developed in a sustainable manner;*
- *Integrated management and protection of the coastal zone is a shared responsibility.*

Specifically, in relation to the proposed development, the following principles are relevant:

PRINCIPLE	RESPONSE
<i>Natural and Cultural values of the coast shall be protected.</i>	The subject land is 50-70m from the foreshore of Gunters Bay in the south. Directly to the east of the site is the Holloway's Bridge and drain which stems from Girraween. Any potential impact on water quality of Gunters Bay or the drain will be mitigated by connection to services, including stormwater infrastructure which includes appropriate design measures to achieve outcomes required by existing scheme provisions designed to meet this Policy. The site and surrounding land, being for agricultural use, have been substantially modified in the past and have not been identified as containing any significant natural values.
<i>The coast shall be used and developed in a sustainable manner.</i>	The site does not encroach on any coastal reserves. The site has been significantly modified in the past from its original state. The land is adjacent to existing urban residential areas, is within close proximity to existing services and has relatively few natural constraints for development to rural living purposes. Regardless of the applicable Zone, the Scheme requires consideration of potential impacts on the coastal area, including consideration of impacts on water quality as part of any future application of use and development.
<i>Integrated management and protection of the coastal zone is a shared responsibility.</i>	The planning processes for the amendment involves both local and state government as well as providing opportunities for interested or affected community members to be involved.

All outcomes of the policy relating to the proposal are discussed below.

1. *Protection of natural and cultural values of the coastal zone*

NATURAL RESOURCES

1.1.1 The coastal zone will be managed to ensure sustainability of major ecosystems and natural processes.

The major ecosystems and natural processes of the coastal zone will not be impacted by the amendment. The proposal will allow for the protection of the area's unique environmental assets through planning scheme mechanisms such as relevant codes and overlays that apply to the site during any future development application. Furthermore, the site is separated from the coastal front by the existing Coast Road.

1.1.2. The coastal zone will be managed to protect ecological, geomorphological and geological coastal features and aquatic environments of conservation value.

The land is already heavily modified to allow for grazing. There are currently no protective mechanisms to prevent agricultural impacts on natural values or waterways across the site. The amendment process will ensure that values can be appropriately identified and managed before, during and after development.

1.1.3. The coastal zone will be managed to conserve the diversity of all native flora and fauna and their habitats, including seagrass and seaweed beds, spawning and breeding areas. Appropriate conservation measures will be adopted for the protection of migratory species and the protection and recovery of rare, vulnerable and endangered species in accordance with this Policy and other relevant Acts and policies.

No natural values (priority vegetation) or threatened species have been mapped across the extent of the site.

1.1.4. Exotic weeds within the coastal zone will be managed and controlled, where possible, and the use of native flora encouraged.

No weeds have been mapped across the site. Nonetheless, a weed management plan can be provided as part of any future development application for the site to manage any potential risk.

1.1.5. Water quality in the coastal zone will be improved, protected and enhanced to maintain coastal and marine ecosystems, and to support other values and uses, such as contact recreation, fishing and aquaculture in designated areas.

Not directly applicable to the proposal. Any use or development resulting from the proposed amendment will adequately consider waterway and coastal values during the development application stage.

1.1.6. Appropriate monitoring programs and environmental studies will be conducted to improve knowledge, ensure guidelines and standards are met, deal with contaminants or introduced species and generally ensure sustainability of coastal ecosystems and processes and ensure that human health is not threatened.

Not applicable to the proposal. Any potentially contaminating activities are suitably dealt with under the relevant land-use and environmental acts and policies.

1.1.7. Representative ecosystems and areas of special conservation value or special aesthetic quality will be identified and protected as appropriate.

Not applicable to the proposal. Due to the current agricultural/rural use of the site, the land is not recognised to be an area of special conservation value.

1.1.8. An effective system of marine reserves will continue to be established to protect marine ecosystems and fish nursery areas.

Not applicable to the proposal.

1.1.9. Important coastal wetlands will be identified, protected, repaired and managed so that their full potential for nature conservation and public benefit is realised. Some wetlands will be managed for multiple use, such as recreation and aquaculture, provided conservation values are not compromised.

Not applicable to the proposal.

1.1.10. The design and siting of buildings, engineering works and other infrastructure, including access routes in the coastal zone, will be subject to planning controls to ensure compatibility with natural landscapes.

The design and siting of any future buildings, engineering works and other infrastructure, including access routes in the coastal zone, will be subject to planning controls to ensure compatibility with natural landscapes. This will be considered at a later stage.

1.1.11. Fire management, for whatever purpose, shall be carried out in a manner which will maintain ecological processes, geomorphological processes and genetic diversity of the natural resources located within the coastal zone.

Not directly applicable to the amendment. Bushfire hazard management will form part of the development application process. Any future development will be consistent with the management requirements outlined by any subsequent report. This will be done in a manner that respects the values and resources of the coastal zone.

CULTURAL AND HISTORIC RESOURCES

1.2.1. Areas within which Aboriginal sites and relics are identified will be legally protected and conserved where appropriate.

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

1.2.2. All Aboriginal sites and relics in the coastal zone are protected and will be identified and managed in consultation with Tasmanian Aboriginal people in accordance with relevant State and Commonwealth legislation.

For any discoveries during the process, the Aboriginal Heritage Act 1975 will be the primary legislation for the protection of these values.

CULTURAL HERITAGE

1.3.1. Places and items of cultural heritage will be identified, legally protected, managed and conserved where appropriate

As above in 1.2.2.

COASTAL HAZARDS

1.4.1. Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sealevel rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.

As detailed within the accompanying Coastal Hazard Assessment, the site is not subject to significant risk from coastal processes.

1.4.2. Development on actively mobile landforms such as frontal dunes will not be permitted except for works consistent with Outcome 1.4.1.

As detailed within the accompanying Coastal Hazard Assessment, the site is not an actively mobile landform.

1.4.3. Policies will be developed to respond to the potential effects of climate change (including sea-level rise) on use and development in the coastal zone.

The majority of the site is not subject to coastal hazards, however, along the site frontage, several codes will require consideration. These include the future coastal refugia area, the coastal erosion investigation area, and the waterway and coastal protection area. Nonetheless, approximately 98% of the site is outside of the coastal hazard bands. As such, the vast majority of the site is not at risk of sea level rise. The accompanying Coastal hazard report has discussed that the site is sufficient in size to have any future building area and access entirely clear of these codes.

2. Sustainable Development of Coastal Areas and resources

COASTAL USES AND DEVELOPMENT

2.1.1. The coastal zone shall be used and developed in a sustainable manner subject to the objectives, principles and outcomes of this Policy. It is acknowledged that there are conservation reserves and other areas within the coastal zone which will not be available for development.

The coastal area will be developed in a sustainable manner. The proposed amendment provides a logical extension of existing residential development and commercial infrastructure.

‘Sustainable development’ not only refers to compact and integrated settlement, but also that any development can be sustainable in the face of potential natural/climate hazards. The mitigation of risk attached to natural hazards such as erosion, inundation, or flooding, needs to translate into development standards that are able to deliver a tolerable risk for different types of use and development. This is achieved through mechanisms such as the planning scheme. The proposed amendment does not change the way the relevant codes (ie those related to climate risk and natural hazards) apply to the site.

2.1.2. Development proposals will be subject to environmental impact assessment as and where required by State legislation including the Environmental Management and Pollution Control Act 1994.

The proposed amendment does not occur over a conservation reserve, nor does it invoke consideration of EMPCA. No extraction or exploitation of natural resources will result from the proposal. No marine farming is proposed.

2.1.3. Siting, design, construction and maintenance of buildings, engineering works and other infrastructure, including access routes within the coastal zone will be sensitive to the natural and aesthetic qualities of the coastal environment.

Any future siting, design, construction and maintenance of buildings, engineering works and other infrastructure, including access routes within the coastal zone will be sympathetic to any natural or aesthetic qualities identified through the relevant planning scheme provisions.

2.1.4. Competing demands for use and development in the coastal zone will be resolved by relevant statutory bodies and processes, in particular the Land Use Planning Review Panel, the Resource Management and Planning Appeal Tribunal and the Marine Farming Planning Review Panel. Planning schemes, marine farming development plans and other statutory plans will provide guidance for resource allocation and development in accordance with this Policy.

These statutory processes will continue to operate in accordance with this policy.

2.1.5. The precautionary principle will be applied to development which may pose serious or irreversible environmental damage to ensure that environmental degradation can be avoided, remedied or mitigated. Development proposals shall include strategies to avoid or mitigate potential adverse environmental effects.

Through the application of relevant codes under the planning scheme, the precautionary principle will be adhered to for any future use or development.

2.1.6. In determining decisions on use and development in the coastal zone, priority will be given to those which are dependent on a coastal location for spatial, social, economic, cultural or environmental reasons.

The proposal at this stage is not for a specific use or development. The amendment is strategically proposed at the interface between the Lady Barron town and the Murray Holloway airfield to provide for future development that may be of social and economic benefit to the island, as discussed previously in this report.

2.1.7. New industrial developments will be encouraged to locate in specified industrial zones.

Not applicable to the proposal.

2.1.8. Extraction of construction materials, mineral, oil, and natural gas deposits in the coastal zone will be allowed provided access to areas is allowed under the provisions of the Mining Act 1929.

No extraction will result from the proposal.

2.1.9 Exploration will be conducted in accordance with environmental standards under relevant legislation and the Mineral Exploration Code of Practice. Adequate rehabilitation shall be carried out.

No exploration will result from the proposal.

2.1.10. Extraction will be subject to the Quarry Code of Practice and environmental assessment as required by State legislation including the Environmental Management and Pollution Control Act 1994. Adequate rehabilitation shall be carried out.

No extraction of natural resources will result from the proposal.

2.1.11. Extraction of sand will be provided for by zoning of appropriate areas in planning schemes

No extraction of natural resources will result from the proposal.

2.1.12. Timber harvesting and reforestation in the coastal zone will be conducted in accordance with the Forest Practices Code and have regard to this Policy.

No timber harvesting or reforestation will result from the proposal.

2.1.13. Whole farm planning and sustainable farming activities will be encouraged on agricultural land in the coastal zone and in coastal catchments in order to minimise problems such as erosion, sedimentation and pollution of coastal waters including surface and ground waters.

The amendment will not provide for agricultural uses/development greater than what is provided for under the current zoning. This provision is therefore not applicable to the proposal.

2.1.14. Management arrangements for commercial and recreational fisheries will be further developed in accordance with the objectives, principles and outcomes of this Policy, through a management planning framework designed to maintain sustainability and diversity of fish resources and their habitats and promote economic efficiency under the Living Marine Resources Management Act 1995.

Not applicable to the proposal.

2.1.15. Harvesting of marine plants shall be conducted in a sustainable manner in accordance with relevant State legislation and this Policy.

Not applicable to the proposal.

2.1.16. Water quality in the coastal zone and in ground water aquifers will accord with the requirements and guidelines established by the Environmental Management and Pollution Control Act 1994 or the Environment Protection (Sea Dumping) Act 1987 (as appropriate) and any other relevant State and Commonwealth Policies and statutes.

Not applicable to the proposal.

2.1.17. Waste discharge into the coastal zone, including offshore waters, or likely to affect groundwater aquifers, must comply with provisions of the Environmental Management and Pollution Control Act 1994 or the Environment Protection (Sea Dumping) Act 1987 (as appropriate) and any relevant State and Commonwealth Policies.

No waste discharge into the coastal zone will result from the amendment. Any proposed onsite wastewater will be sufficiently considered under the building application process subsequent to any future development application.

2.1.18. Where oil pollution occurs in the coastal zone, and, or, offshore areas, the National Plan to combat Pollution of the Sea by Oil, Tasmanian Supplement, will apply. Efforts to prevent or mitigate maritime accidents and pollution shall be based upon relevant ANZECC and other guidelines.

Not applicable to the proposal.

2.1.19. Every effort will be made to prevent the introduction of foreign marine organisms and species. Relevant Commonwealth provisions for quarantine and ballast water or other ship discharges shall apply.

Not applicable to the proposal.

MARINE FARMING

Not applicable to the proposal.

TOURISM

2.3.1. Tourism use and development in the coastal zone, including visitor accommodation and other facilities, will be directed to suitable locations based on the objectives, principles and outcomes of this Policy and subject to planning controls.

Whilst no specific use or development is proposed at this stage, the proposed amendment may contribute to access and services offered on the island by allowing for future subdivision that may be integrated with the airport. The site is ideal due to its proximity to the nearby airfield, and other facilities including Holloway Park campground with amenities including a camp kitchen/communal dining and laundry within close proximity of the local shop. The Lady Barron Tavern and a potential yacht mooring site are also within easy walking distance. Utilising Holloway Park for recreational and associated visitor uses will contribute to the neighbourhood activity focus in the vicinity of the local shopping district.

2.3.2. Tourism development proposals in the coastal zone will be subject to environmental impact assessment as required by State legislation including a water safety assessment to indicate the level and type of lifesaving facilities and personnel required to protect people.

At this stage this outcome is not relevant to the amendment. This can be provided for any tourism-related use or development in future if required.

2.3.3. Opportunities for tourism development will be identified wherever strategic planning occurs for the coastal zone or any part of it.

Whilst this application does not form part of any broad-scale strategic planning, it does acknowledge the potential for the amendment to contribute to strategic outcomes as above in 2.3.1.

2.3.4. Tourism development will be located where there is environmental capacity and where it does not significantly conflict with the natural and aesthetic qualities of the coastal zone

The site is currently zoned for rural purposes. It is considered the proposed rezoning will not allow for use or development that is of greater impact to the natural or aesthetic qualities of the coastal zone than the current zoning provides for. The proposed zoning will still provide for use and development that is cognisant of the rural setting. Nonetheless, any future development will need to satisfy the provisions of any relevant codes that apply to the site - including overlays that relate to its natural and aesthetic qualities.

URBAN AND RESIDENTIAL DEVELOPMENT

2.4.1. Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.

The land is not mapped as retaining any environmentally sensitive values, as discussed in the site analysis section of this report. The current zoning allows for a range of use and development to occur across the extent of the site, including residential. The proposed amendment will not increase the development potential of the land at the detriment of environmental values.

2.4.2. Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.

Any future urban and residential development in the coastal zone will be based on existing towns and townships. The proposed amendment will act as a natural extension to the Lady Barron township. Compact and contained development will occur between the existing residential development to the east and the airfield to the north. Due to the nature of the lot shape, any future subdivision resulting from the proposal will not result in ribbon development along the coast.

2.4.3. Any urban and residential development in the coastal zone, future and existing, will be identified through designation of areas in planning schemes consistent with the objectives, principles and outcomes of this Policy.

The proposed amendment has demonstrated consistency with the objectives, principles and outcomes of the state coastal policy.

TRANSPORT

2.5.1. All transport infrastructure and associated services will be planned, developed and maintained consistent with the State Coastal Policy.

Any proposed future transport infrastructure will be consistent with the outcomes required by this State Policy under both planning and environmental legislation.

2.5.2. Significant scenic coastal transport routes and associated facilities will be identified, planned and managed to ensure sustainable benefits for tourism and recreation value and amenity.

As Coast Road is considered a primary transport route, having facilities in proximity to existing infrastructure such as the township and the adjoining airfield is critical in promoting sustainable tourism and recreational outcomes.

Whilst Coast Road is a coastal route that links Lady Barron to Whitemark, the land along this portion of the road is rural in character, predominantly cleared with single dwellings associated with rural/agricultural use. This route is not specifically recognised for its scenic qualities, as determined by the TPS Scenic protection overlay mapping. Nonetheless, the amendment will provide for future use and development that is within the rural landscape character of this area.

2.5.3. New coast hugging roads will be avoided where possible with vehicular access to the coast being provided by spur roads planned, developed and maintained consistent with the State Coastal Policy.

No coast-hugging roads will result from the scheme amendment. Any proposed future access to Coast Road will be in accordance with Council requirements and consistent with the state coastal policy.

2.5.4. Marine structures will be designed, sited, constructed and managed in accordance with best practice environmental management and subject to environmental impact assessment having regard to statutory requirements.

Not applicable to the proposal.

2.5.5. The multiple use of port areas will be encouraged but priority will be given to efficient port operations and safety requirements subject to cultural, natural and aesthetic values not being compromised.

Not applicable to the proposal.

PUBLIC ACCESS AND SAFETY

2.6.1. The public's common right of access to and along the coast, from both land and water, will be maintained and enhanced where it does not conflict with the protection of natural and cultural coastal values, health and safety and security requirements.

The land is separated from the coast by Coast Road and Crown land along the foreshore. The proposal will therefore not impact public access along the coast.

2.6.2. Public access to and along the coast will be directed to identified access points. Uncontrolled access which has the potential to cause significant damage to the fragile coastal environment and is inconsistent with this Policy will be prevented.

The proposal will not impact public access arrangements along the coast.

2.6.3. Agreements between landowners, landholders and councils or State Government to grant public access to the coast, and Aborigines access to Aboriginal sites and relics in the coastal zone over private and public land will be encouraged and shall be considered when preparing plans or approving development proposals.

The land is separated from the coast by public infrastructure and roads, thereby not restricting public access to the coast.

2.6.4. Public facilities such as life saving facilities and essential emergency services, parking facilities, toilet blocks, picnic sites, rubbish disposal containers, boat ramps and jetties will be

provided at appropriate locations consistent with the objectives, principles and outcomes of this Policy to facilitate access to and enjoyment of the recreational amenity of the coast and estuarine foreshores.

Not applicable to the proposal.

2.6.5. Councils will ensure that there will be a coastal safety assessment for any new coastal development likely to attract people to the coast to indicate the level and type of lifesaving facilities and personnel required.

Not applicable to the proposal.

2.6.6. Developer contributions will be encouraged in respect to the costs of providing public access and safety services for the community.

Not directly applicable to the proposal.

PUBLIC LAND

The proposal does not include any public land. The provisions of this outcome are not directly applicable to this application.

RECREATION

The site is not directly located on the coast. The provisions of this outcome are not directly applicable to this application.

3. Shared responsibility for integrated management of coastal areas and resources

SHARED RESPONSIBILITY FOR MANAGEMENT

Not directly applicable to the proposal.

INSTITUTIONAL ARRANGEMENTS

Not directly applicable to the proposal.

PUBLIC PARTICIPATION AND INFORMATION

3.3.1. Public awareness of coastal issues and community participation in managing the coastal zone will be encouraged and facilitated, including networking between community groups working in the coastal zone.

The planning processes for the amendment involves both local and state government as well as providing opportunities for interested or affected community members to be involved.

3.3.2. Advice and information will be provided to coastal community groups through councils and State Government agencies responsible for coastal planning and management on the implementation and interpretation of the State Coastal Policy, on government assistance programs or other matters relevant to the coastal zone.

Not directly applicable to the proposal.

3.3.3. Community projects and action which benefit the coastal zone and are consistent with this Policy will be encouraged and assisted through the Coastal and Marine Program of the Department of Environment and Land Management or other relevant government programs.

Not directly applicable to the proposal.

3.3.4. Communities will be given the opportunity to make submissions to all plans or policies affecting the coastal zone. Consultative meetings with relevant and interested community groups

and individuals in local or regional areas will be held in conjunction with the release of policies and plans wherever possible.

The planning processes for the amendment involves both local and state government as well as providing opportunities for interested or affected community members to be involved.

3.3.5. Research into coastal processes and matters related to coastal zone planning and management by government or research institutions will be encouraged and assisted where possible.

These investigations can be provided by suitably qualified experts as part of any future development application. The Coastal Hazard Assessment that accompanies this report provides information regarding coastal processes as they relate to the site.

4. Implementation, Evaluation And Review

4.1. Implementation of the State Coastal Policy will be coordinated through the State Coastal Advisory Committee.

The implementation of the policy will still apply as above.

4.2. The main vehicles for implementation of this Policy will be land use planning controls, marine farming development plans, and local council strategic and operational plans.

The proposed amendment will not alter the ways in which the land use planning controls, including the mapped codes and overlays, apply to the site.

4.3. To ensure integration between planning schemes and other plans affecting the coastal zone, all planning authorities (including local councils, Marine Boards, the Secretary of the Department of Primary Industry and Fisheries and other agencies developing plans which cover all or any part of the coastal zone) are required, as appropriate, to consult with the Marine Resources Division (Department of Primary Industry and Fisheries) the Marine Board responsible for the area subject to the plan and the Department of Environment and Land Management.

This can be achieved as part of the planning application process.

4.4. The effectiveness of the State Coastal Policy will be monitored and assessed throughout its term. A report on the coastal zone will be included in all State of the Environment Reports which the Sustainable Development Advisory Council submits to the Minister pursuant to Section 29 of the State Policies and Projects Act 1993.

Not directly applicable to the proposal.

4.5. To ensure that policies and plans for the coast are responsive to changing needs and circumstances the Minister responsible for the administration of the State Policies and Projects Act 1993 shall review the State Coastal Policy at the end of three (3) years after this Policy has come into operation and thereafter no less than every five (5) years.

Not directly applicable to the proposal.

The policy crucially recognises that one of the main vehicles for implementing its policy is through land use planning controls such as the planning scheme. The proposed amendment does not alter the provisions within codes related to the protection of the coastal environment. The rezoning is therefore considered consistent with the objectives, principles and outcomes of this Policy.

5.3.2 The State Policy on Water Quality Management 1997

The purpose of this Policy is:

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

The objectives of the proposal to the policy include:

PRINCIPLE	RESPONSE
a) <i>focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;</i>	The proposed rezoning will not impact water quality management. Any future development will consider water quality objectives in its design.
b) <i>Ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives, and that pollutants discharged into waterways are reduced as far as possible by the use of best practice environmental management;</i>	The proposed rezoning will not result in source and point pollution or discharge into waterways. Any future development will consider diffuse and point source pollution and ensure that no new sources of pollution arising from the development will occur. Any change to the way water is discharged from the site will consider water quality objectives.
c) <i>Ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community</i>	The proposed rezoning will not result in any additional pollution to the site. Any future development resulting from the subdivision that results in pollution will be monitored and managed by the responsible party.
d) <i>Any future proposed development on the site would need to meet the requirements for catchment management. Any future Rural Living development will incorporate stormwater system connection.</i>	Any future proposed development on the site would need to meet the requirements for catchment management. Any future Rural Living development will incorporate a stormwater system connection.
e) <i>The precautionary principle will be applied.</i>	The precautionary principle will be applied.

The amendment proposed is consistent with the policy as it considers its proximity to the coast.

The amendment allows for the detailed consideration of infrastructure as part of future development application processes, in accordance with the respective codes of the planning scheme. The amendment sufficiently meets the clause of this policy through the various codes.

5.3.3 The State Policy on the Protection of Agricultural Land 2009

The purpose of this Policy is:

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

The Objectives of the Policy are:

To enable the sustainable development of agriculture by minimising:

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

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

The policy refers to prime agricultural land. Prime agricultural land is defined as land classified as class 1,2 or 3 based on the definitions and methodology from the Land Capability handbook provided by DPIPWE. Non-agricultural uses will need to be prepared in accordance with the objectives of the policy. However, none of the subject land falls within the category of prime agricultural land.

The principles on the protection of agricultural land are considered below:

PRINCIPLE	REPSONSE
<i>1. Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.</i>	The proposed rezoning will not result in fettering or constraint of agricultural use.
<i>2. Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.</i>	The site has been identified as potentially unconstrained for agriculture and includes grazing modified pastures. However, land capability classification identifies the site as having relatively poor capability (Class 4-5). As discussed in section 2.1.4, the site is not considered prime agricultural land due to its size, location and limited water resources.
<i>3. Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.</i>	The subject land is not considered prime agricultural land.
<i>4. The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria ...</i>	The subject land is not considered prime agricultural land.
<i>5. Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.</i>	As detailed previously the subject land is constrained from agricultural or associated uses through its size, dimension and location, the proposed rezoning will therefore not unreasonably convert agricultural land.

	The location of the proposed rezoning will not confine or restrain any agricultural use in the vicinity of the site.
<i>6. Proposals of significant benefit to a region that may cause prime agricultural land to be converted to nonagricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.</i>	The subject land is not prime agricultural land. Notwithstanding this, the economic benefit of the development is considered to outweigh the conversion cost of the existing Rural land.
<i>7. The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.</i>	The proposed rezoning is consistent with this Principle as detailed previously. The economic benefit of the proposed use and development for the site is considered to outweigh the need for protection of non-prime agricultural land.
<i>8. Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.</i>	Not applicable to the proposed amendment.
<i>9. Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.</i>	Not applicable to the proposed amendment.
<i>10. New plantation forestry must not be established on prime agricultural land unless a planning scheme ...</i>	Not applicable to the proposed amendment.
<i>11. Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.</i>	Not relevant to the proposed amendment.

5.3.4 National Environment Protection Measures (NEPMs)

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

The current NEPMs are:

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

The rezoning will not trigger consideration of the above NEMPs. The proposed amendment is intended to allow for future subdivision under the Rural Living zone. The Rural Living Zone is intended to facilitate residential use or development appropriate to a rural setting and other use or development that does not cause an unreasonable loss of amenity through noise, scale, intensity or other off-site impacts. The Codes within the Scheme deal in detail with the relevant matters (noise and air quality) and the assessment of the submitted application can be undertaken against the appropriate Use and Development Standards. The proposed amendment is not considered affected by the other NEPMs.

6. SUMMARY

This report forms part of a request for an amendment to the *Tasmanian Planning Scheme - Flinders*. This application seeks rezoning of the subject site (CT 139505/1) at Coast Road, Lady Barron, to Rural Living Zone B.

The requested amendment aligns with the strategies for development as set out in regional and local government residential land use strategies. The amendment has been assessed against the relevant criteria under the following statutory documents:

- Northern Tasmania Regional Land Use Strategy;
- Flinders Island Structure Plan; and
- Flinders Council Strategic plan

The proposal has also been assessed against the objectives and requirements of the Land Use Planning and Approvals Act, particularly the State Policies, Requirements of Section 32, Schedule 1 Objectives and the provisions of Section 34.

The rezoning will allow for future subdivision of the site. The intent is to facilitate residential development that is integrated with access to the airfield. These facilities will not only reduce land use conflicts associated with residential development in close proximity to an airfield, but also ensure the subdivision does not become a de-facto light industrial precinct. The intended provision of houses and airfield services will be of benefit to both the community and the economy.

COASTAL ASSESSMENT REPORT

Coast Rd, Lady Barron

CLIENT: Sinclair
 PROJECT: Coast Rd, Lady Barron
 JOB NO: P22001_510
 TITLE REF: 139505/1
 PROPERTY ID: 2205333

Date	Purpose of Issue/Nature of Revision	Revision No.	Authorised by
16/03/2023	Draft submission to client	REV01	SD
27/03/2023	Revised following client feedback	REV02	SD
06/10/2023	Revised following council advice	REV03	SD
30/10/2023	Updated with geotech drilling info	REV04	SD

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

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1 Introduction

This coastal assessment has been prepared by Exceed Engineering to support a planning application for a rezoning of the subject site to Rural Living. This will allow a range of uses including potentially a residential subdivision.

1.1 Purpose and scope

The purpose of this report is to undertake an assessment of the coastal vulnerability of the site, and make any recommendations to mitigate the risks associated with sea level rise and inundation, as well as coastal erosion.

It will respond to the Tasmanian Planning Scheme – Flinders Planning Scheme, with regards to coastal inundation, coastal erosion and natural assets. This report has been prepared in accordance with the report requirements for the relevant codes as follows:

- Coastal inundation hazard report for Coastal Inundation Hazard Code
- Coastal Erosion Investigation Area – Site Assessment (Tasmanian Department of Premier and Cabinet, 2021) for coastal erosion investigation area in Coastal Erosion Hazard Code

1.2 Author details

This report is authored by:

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Liam is a Principal Civil/Structural Engineer with over 17 years' experience in the fields of civil and structural engineering. He holds a Bachelor of Engineering from the University of Tasmania and is a Member of the Australian Institute of Engineers and is a Certified Practising Engineer (CPEng), is on the National Engineers Register (NER), is IPEA registered and APEC Engineer. Liam also has Tasmanian Building Practitioner Accreditation as an Engineer with accreditation number CC5339H.

Samuel Dingemanse *BBus BSc MEIANZ*

Sam is a principal environmental scientist with 15 years' experience in the fields of environmental impact assessment and management. He holds a Bachelor of Science and Bachelor of Business from the University of Tasmania and is a member of the Environment Institute of Australia and New Zealand. Sam has worked extensively in coastal and aquatic environmental assessments through various aquaculture related development projects.

Recent similar projects undertaken by the authors include:

- Petuna Aquaculture Rowella marine farm reconfiguration and new harvest station construction. Coastal hazard and engineering assessment to inform infrastructure design within and adjacent to the Tamar River
- Swanwick Wetland Park. Design, planning and engineering of structures in tidal wetland site and response to relevant TPS codes.
- Rowella residence. Coastal vulnerability assessment of proposed residence in mapped inundation area
- Stanley residence. Coastal vulnerability assessment for proposed residence in mapped inundation, erosion and future coastal refugia site.
- Kelso residence. Coastal vulnerability assessment for proposed residence in mapped inundation and future coastal refugia site.

2 Site and development details

2.1 Existing site conditions

The site consists of a single land parcel (title reference: 139505/1) and is approximately 12 hectares in area. It is located to the west of the existing township of Lady Barron. The site is largely cleared of remnant vegetation and is currently pasture for an agricultural use.

The site falls gently to the south, from RL 6m AHD at the northern boundary to approx. RL 2m AHD at the southern boundary (Figure 7). This implies an average gradient of approx. 1.5%.



Figure 1 Location image, with the site outlined in yellow. Source: LIST map



Figure 2 Aerial image of the site, which is outlined in yellow. Source: LIST map

2.2 Geology

The majority of the site is mapped as Undifferentiated Quaternary sediments, with the south western corner mapped as basalt and related volcanoclastic rocks (Brown et al; (comp.). 2021).

2.3 Coastal features

The site is separated from the coastline by the Coast Rd road reserve. The coastline varies with soft sediment on the eastern end (refer site photos Figure 15 and Figure 16) and the remainder comprising cobble and larger rocks. The site visit occurred during low tide, with the intertidal area extending up to 150m from the shoreline.

There is a consistent band of vegetation south of the road, consisting predominantly of *Melaleuca spp*. This is providing stability to the coastline, limiting erosion of soft sediments.

2.4 Development proposal

The planning application is for a change of use with no development proposed. As such no assessment of any development is required, as this would be undertaken for a future subdivision planning application.

2.5 Planning

The site is zoned Rural under the TPS – Finders. The following planning overlays are relevant to this report:

- Coastal erosion investigation area
- Coastal inundation hazard
- Future coastal refugia
- Waterway and coastal protection area

The extent of these overlays are shown in Figure 3, Figure 4, Figure 5 and Figure 6 below.



Figure 3 Coastal erosion hazard overlay



Figure 4 Coastal inundation hazard bands



Figure 5 Future coastal refugia overlay



Figure 6 Waterway and coastal protection area overlay

3 Coastal impact assessment

3.1 Coastal inundation

The southern fringe of the site is low lying and is consequently mapped as Coastal Inundation Hazard (Figure 4).

The coastal inundation hazard band levels are provided in the TPS – Flinders Local Provisions Schedule (LPS) as follows:

Table 1 Coastal inundation hazard band levels from Flinders LPS

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Cape Barren Island	1.8	2.4	3	2.7
Emita	1.7	2.4	3	2.7
Killiecrankie	1.5	2.4	3	2.7
Lady Barron	1.3	1.8	2.5	2.2
Palana	1.4	2.4	3	2.7
Whitemark	1.8	2.4	3	2.7
All other locations	1.8	2.4	3	2.7

The site levels and potential for inundation were reviewed in relation to the building footprints and access road. The elevations of the site were obtained from ELIVS (elevation.fsd.org.au) using the *DPIPWE DPAC Tas Coast Lidar – Lady Barron 2014* 1m Digital Elevation Model data (Figure 7).

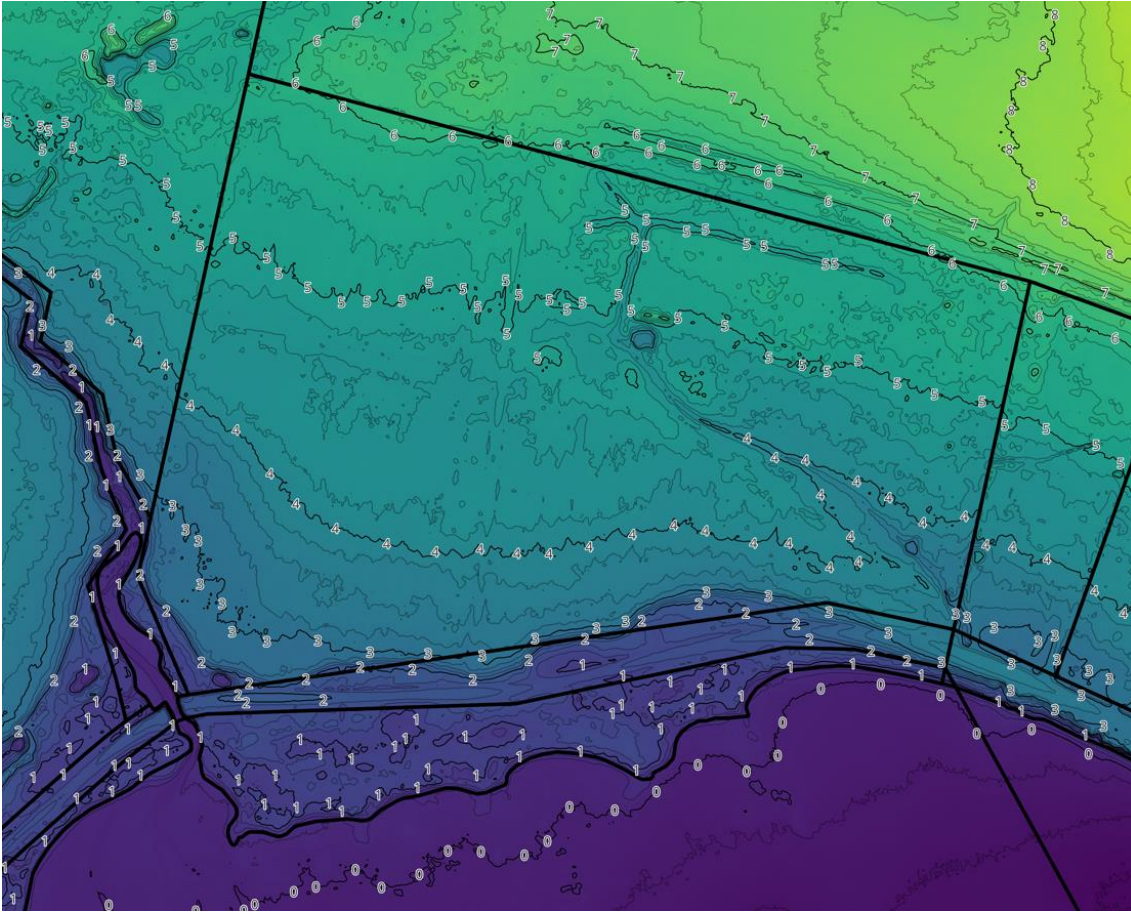
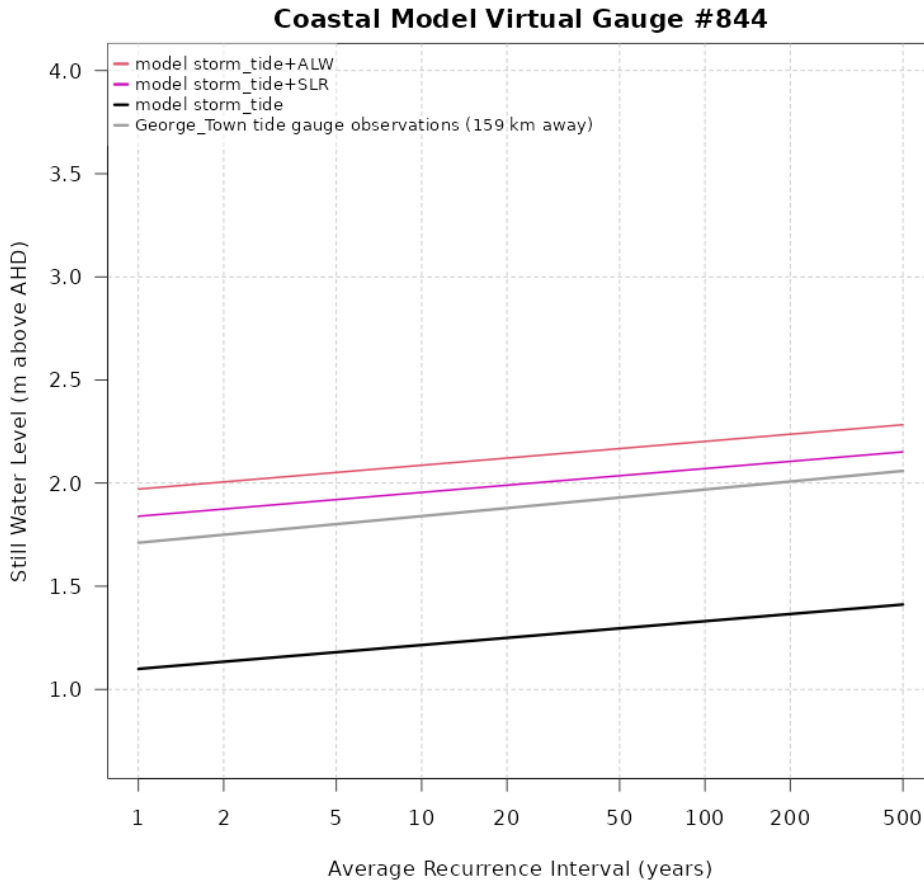


Figure 7 Site elevation with 1m contours with site boundary shown. Data source: ELIVS (elevation.fsdf.org.au)

Canute 3.0 sea-level rise model from CSIRO was used to confirm the coastal inundation levels from the LPS. The RCP8.5 climate model and year 2100 was used to align with the assumptions from the hazard band levels.



Dataset Very High (RCP8.5) Middle (50th) 148.3158E 40.2451S												
	Year	Gumbel Location	Gumbel Scale	SLR/ALW	1yr	10yr	20yr	50yr	100yr	200yr	500yr	
Storm tide + ALW	2100	1.099	0.05021	0.872	1.971	2.087	2.121	2.167	2.202	2.237	2.283	
Storm tide + SLR	2100	1.099	0.05021	0.74	1.839	1.955	1.99	2.036	2.071	2.105	2.151	
Storm tide	1995	1.099	0.05021	0	1.099	1.215	1.25	1.296	1.331	1.365	1.411	
MIKE21 model storm tide	1995	1.099	0.04568	0	1.099	1.205	1.236	1.278	1.31	1.341	1.383	
Tide gauge observations	1995	1.711	0.056	0	1.711	1.84	1.879	1.93	1.969	2.008	2.059	

The 1% AEP, 2100, RCP8.5 extreme high water level event from Canute 3.0 is 2.20 m AHD. This correlates to the defined flood level (1% AEP, year 2100) from the LPS of 2.2 m AHD.

In accordance with the *ABC Standard: construction of buildings in flood hazard areas*, the finished floor level (FFL) of a residence must be set higher than the Flood Hazard Level, being the low hazard band (2.5m AHD). While there is no development proposed in this application, this assessment demonstrates that the vast majority of the site is above 2.5m AHD and is thus outside of worst-case future inundation risk (Figure 8).

As such, the risk of future coastal inundation does not prohibit a residential use at the site. Importantly, a site access located at the east of the site would also be above the worst-case future inundation risk so the site could be safely accessed for all inundation scenarios up to the worst-case 1% AEP, year 2100, RCP 8.5 climate scenario.



Figure 8 Extent of future coastal inundation for 1% AEP, year 2100, RCP 8.5 scenario

3.2 Coastal erosion

A Coastal Erosion Site Assessment was undertaken in accordance with *Coastal Erosion Investigation Area – Site Assessment* (Tasmanian Department of Premier and Cabinet, 2021). A site visit was undertaken on 17/02/2023 and the assessment is included in this section.

3.2.1 Historical image analysis

A desktop review of historical aerial images has been undertaken to ascertain if the coastline has changed over time (Figure 9, Figure 10 and Figure 11). Over this 58-year period there is very little change in the shoreline, indicating that it is a stable coastline,

and not prone to coastal erosion risk.



Figure 9 Georeferenced aerial image from 1961 with the current title boundary shown. Source NRE



Figure 10 Georeferenced aerial image from 1986 with the current title boundary shown. Source NRE



Figure 11 Georeferenced aerial image from 2019 with the current title boundary shown. Source NRE

3.2.2 Swell exposure

The site is located adjacent to Gunters Bay and has protection from dominant westerly as well as easterly swells. Cape Barren Island is approx. 12km to the south limiting fetch from this direction. There are extensive tidal flats of >150m from the high tide mark. This shallow approach will cause any wind waves to be highly depth limited. As such the site is classified as well-sheltered.

During the site visit sheltered conditions were observed.

3.2.3 Coastal region

It is assumed that the southern coast of Flinders island is within the North Coast region.

3.2.4 Soil type

Strata Geoscience and Environmental undertook geotechnical drilling at the site for a onsite wastewater design report (Report 05427, dated 17/10/2023)a. It identified soils in the southern portion of the site as low permeability silty clays, which are most closely represented as soft rock as per the Site Assessment soil categories.

3.2.5 Man-made coastal defences

Between the site and the coast is the Coast Rd road reserve. This is a sealed road which runs west from Lady Barron along the southern coast. It is the sole access road for numerous residences and farms west of Lady Barron, including this property.

While the road will act to mitigate coastal erosion of land to the north, the council has requested that this is not relied upon as a coastal defence structure, and as such the assessment does not consider the road.

3.2.6 Site gradient

As per section 2.1 the site falls gently to the south at an average gradient of approx. 1.5%.

3.2.7 Distance to mean high water mark

The distance from the site to the mean high water mark ranges from approx. 30m – 80m. This has been determined using the measure tool on LISTmap.

3.2.8 Hazard band classification

Based on the matrix provided in the *Coastal Erosion Investigation Area – Site Assessment* methodology document (attached as Appendix 6.2) the site is assessed as **low and acceptable**, with areas of the site within 63m of the high tide mark assessed as low, and the balance of the site assessed as acceptable.

This aligns with the physical investigation and historical aerial image analysis, all of which indicate that the shoreline is stable, and the risk to a future residential use, which would be located >30m from the coastline at the nearest point, is low or acceptable.



Figure 12 Coastal erosion hazard map, with blue shaded areas as low and the balance of the site as acceptable

4 Planning assessment

The following are general responses to planning aspects relevant to this proposal.

4.1 C7.0 Natural Assets Code

The southern fringes of the site are subject to the future coastal refugia overlay. This identifies theoretical future coastal saltmarsh and wetland habitat in the absence of barriers to landward transgression of seawater.

Importantly, Coast Rd runs between the coast and the site, which will act as a physical barrier to the landward transgression of coastal habitat. As such it is unlikely that the site contains any future coastal refugia.

The waterway and coastal protection overlay also applies to the southern fringes of the site, as well as overlying the drainage line that runs through the site.

This drainage line is ephemeral and was dry during the site visit. It is artificial (from LISTmap hydrographic area layer) and constructed to divert any runoff from behind the site through the site to the road drain. As such it is likely to have low natural asset value. Best practice environmental controls during construction such as the requirement for a soil and water management plan will minimise environmental impacts to this drainage line during the future construction that may occur at the site.

No reclamation or dredging works are likely required to develop the site for uses associated with the proposed rural living zoning.

The vast majority of the site area is outside of these overlays, meaning that the controls applying the future development are spatially limited to a small area of the site. As such this does not preclude the future development of the site for rural living.

4.2 C11.0 Coastal inundation hazard code

This assessment demonstrates that the vast majority of the site (97.8% of the site area) is not subject to the coastal inundation hazard overlay.

Importantly, a site access located at the east of the site would also be above the worst-case future inundation risk so the site could be safely accessed for all inundation scenarios up to the worst-case 1% AEP, year 2100, RCP 8.5 climate scenario. No coastal protection works are required to ensure a tolerable risk from inundation at the site.

As such, the risk of future coastal inundation does not prohibit a range of uses, including residential, at the site, as the majority of the site, including a suitable site access, is located higher than the most conservative modelled coastal inundation.

4.3 C10 Coastal erosion hazard code

A Coastal Erosion Site Assessment was undertaken in section 3.2. it determined that the site is classified as low risk hazard for areas within 63m of the high tide mark, with the balance of the site classified as acceptable risk hazard.

The low risk area is only a small proportion of the site and limited to the south east and south west fringes, thus the vast majority of the site is outside of mapped erosion risk. This demonstrates that a future residential use is compatible with the site in consideration of coastal erosion risk, as the majority of the site area is not at risk of future coastal erosion.

4.4 C12 Flood prone areas hazard code

The planning authority has requested that the flood prone areas hazard code is considered in the application. The site is not subject to the flood prone areas overlay, so presumably this request is made under section C12.2.4.

An assessment of the broader area shows that the site is unlikely to receive substantial runoff from the broader catchment (Figure 13). The land parcel to the north is pervious (grass/vegetation) and relatively flat, which means that most of the runoff generated during storm events will infiltrate to the ground rather than contribute runoff to the subject site.

It is noted that the in the Tasmanian Flood Mapping Project Reports for Furneaux Islands the site appears to occur outside of the assessed area, and the flood maps are not yet available.

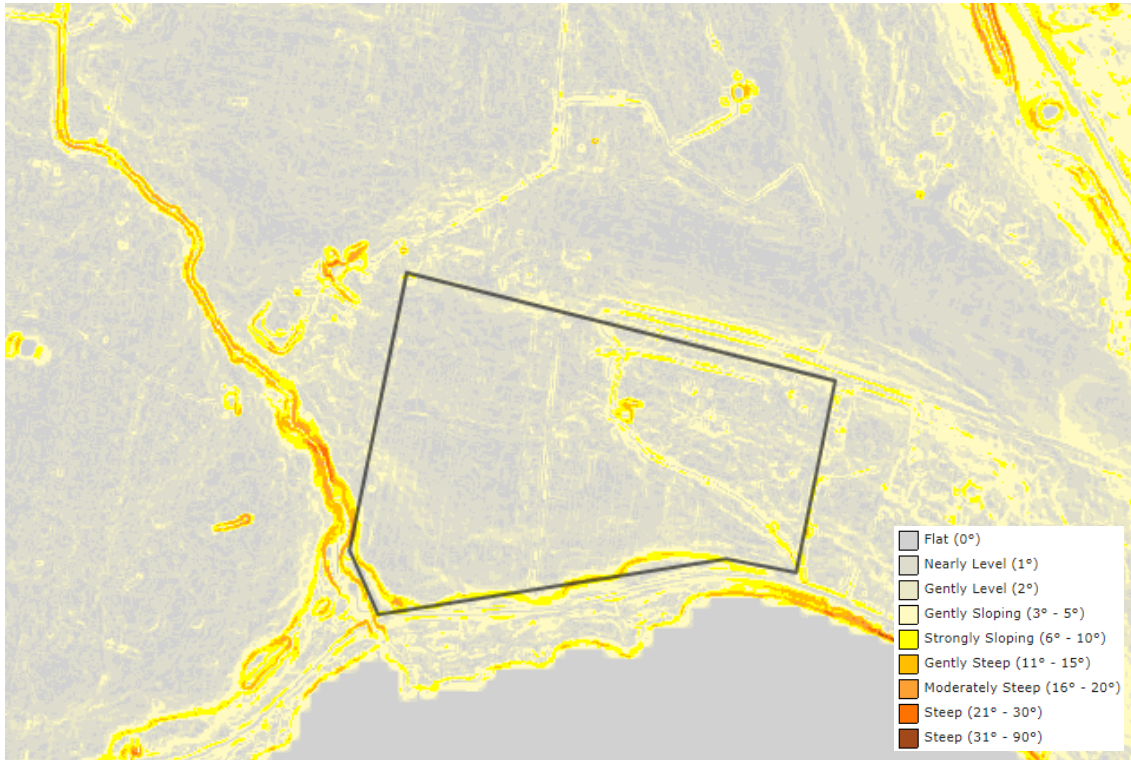


Figure 13 Topography of site and surrounding area, shown as slope in degrees. Source LISTmap

An artificial drainage channel exists parallel and adjacent to the northern boundary, along the eastern side of the site. It travels diagonally in a southeast direction across the site and exits the site at the south eastern corner, where it diverts under a road culvert and discharges to the bay. This will act to collect and convey any stormwater from the site to the bay.

There is a small pond in the drainage line in the central north of the site. It is likely that this would fill during storm events, however localised flooding is unlikely to occur as the drainage line would convey excess stormwater away once the pond is full. This was modelled using the LIDAR elevation data for the site, and the extent of the pond surface before it would overflow to the drainage channel is shown in Figure 14.

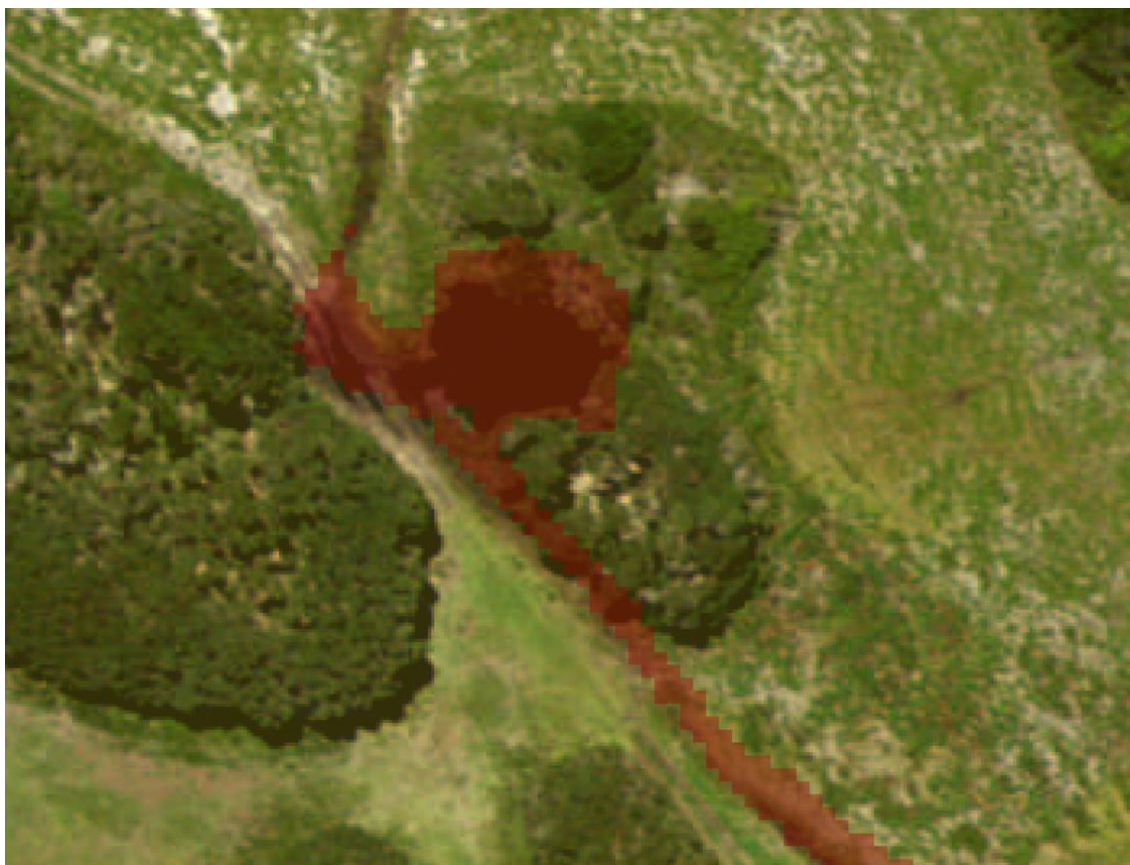


Figure 14 Modelled inundation area of small pond at the site (RL 4.4m AHD)

As such it is assessed that the site is not flood prone, and an assessment against the code is not required.

4.5 Coastal Policy

The Tasmanian State Coastal Policy applies to all land within 1 km of the high-water mark. Its purpose is to ensure use and development within the coastal zone adhere to the Sustainable Development Objectives of the Resource Management and Planning System, Tasmania.

The objectives of the Policy are:

- a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
- b) to provide for the fair, orderly and sustainable use and development of air, land and water; and
- c) to encourage public involvement in resource management and planning; and
- d) to facilitate economic development in accordance with the objectives set out in paragraphs a), b) and c); and
- e) to promote the sharing of responsibility for resource management and planning

between the different spheres of government, the community and industry in the State.

This proposal is consistent with these objectives. Coastal vulnerability risks are acceptable and the proposal represents sustainable development by providing additional area for future development in proximity of the existing Lady Barron township, and on a site that has limited natural value due to a previous agriculture use.

The following is a response to the sections of the Policy relevant to coastal hazards.

Section	Response
Outcome 1.1	<p>The site is separated from the coastline by Coast Rd, and thus there is no direct connection between the coast and the site. It does not display habitat typical of a coastal region and is not subject to future coastal refugia or coastal inundation.</p> <p>Proposed future works that would be associated with the rezoning, if suitably managed, will not detrimentally impact the coastal ecosystem. Proposed mitigations are:</p> <ul style="list-style-type: none"> • Any construction works should be subject to a soil and water management plan to prevent sedimentation runoff to waterways. • Weed management should be conditioned in planning conditions for any future construction at the site • Any wastewater at the site will require design and dispersal onsite, so as to mitigate the risk of wastewater disposal to waterways. • No works would directly affect geological and /or geomorphological features
1.4.1 Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea level rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.	<p>This assessment has determined that the site is not subject to significant risk from coastal processes, either inundation, erosion or flooding. The site is not a mobile landform.</p> <p>No active engineering or remediation works will be required to facilitate a future residential use at the site.</p>
1.4.2. Development on actively	The site is not an actively mobile landform.

mobile landforms such as frontal dunes will not be permitted except for works consistent with Outcome 1.4.1.	
1.4.3. Policies will be developed to respond to the potential effects of climate change (including sea-level rise) on use and development in the coastal zone.	Approx 98% site is outside of the coastal inundation hazard bands. As such, the vast majority of the site is not at risk of sea level rise under the 1% AEP, year 2100, RCP8.5 extreme high water level event scenario.

5 Conclusion

This assessment has considered the coastal vulnerability risks of the site. As the vast majority of the site is outside of the inundation overlay and the coastal erosion risk is low and acceptable there is no reason on the basis of coastal vulnerability risk for the site not to be rezoned to a rural living use.

The site is also not at risk of flooding as it falls to the south, and has an artificial drainage line which will act to drain runoff produced at the site during storm events. The site is not at risk of receiving substantial runoff from the broader catchment as the area around the site is very flat and entirely pervious.

6 Appendices

6.1 Site photographs



Figure 15 Photo at the coastline adjacent to the eastern end of the site, looking south.



Figure 16 Photo at the coastline adjacent to the eastern end of the site, looking north



Figure 17 Photo taken at the coastline adjacent to the centre of the site, looking west



Figure 18 Photo taken at the coastline adjacent to the western end of the site, looking south



Figure 19 Photo of the site showing typical vegetation present and the relatively flat topography

6.2 Coastal Erosion Hazard band classification for North Coast (from Coastal Erosion Investigation Area – Site Assessment (DPAC, 2021))

REGION	SWELL EXPOSURE	TYPE OF GROUND	COASTAL DEFENCE	SLOPE	SHORTEST DISTANCE TO MEAN HIGH WATER MARK	HAZARD BAND		
NORTH COAST	SWELL-EXPOSED	Soft, sandy or loose	YES: resilient	Not applicable	< 35 metres	LOW		
					> 35 metres	ACCEPTABLE		
			YES: non-resilient	Not applicable	< 35 metres	HIGH		
					35-75 metres	MEDIUM		
			NO protection	Not applicable	> 75 metres	ACCEPTABLE		
					< 35 metres	HIGH		
			35-75 metres	ACCEPTABLE	MEDIUM	ACCEPTABLE		
							> 75 metres	ACCEPTABLE
			Coarse boulder clay	YES: resilient	Not applicable	< 20 metres	LOW	
						> 20 metres	ACCEPTABLE	
				YES: non-resilient	Not applicable	< 20 metres	LOW	
			> 20 metres			ACCEPTABLE		
		NO protection	Not applicable	< 20 metres	LOW			
				> 20 metres	ACCEPTABLE			
				< 20 metres	LOW			
		Soft rock	YES: resilient	Not applicable	< 28 metres	LOW		
					> 28 metres	ACCEPTABLE		
			YES: non-resilient	Not applicable	< 28 metres	MEDIUM		
		28-63 metres			LOW			
		NO protection	Not applicable	> 63 metres	ACCEPTABLE			
				< 28 metres	MEDIUM			
				28-63 metres	LOW			
		> 63 metres	ACCEPTABLE	MEDIUM	ACCEPTABLE			
						< 28 metres	LOW	
						28-63 metres	ACCEPTABLE	
		Sandy beach backed by hard rock	YES: resilient	Not applicable	< 35 metres	LOW		
					> 35 metres	ACCEPTABLE		
			YES: non-resilient	Not applicable	< 35 metres	HIGH		
					> 35 metres	ACCEPTABLE		
		NO protection	Not applicable	< 35 metres	HIGH			
				> 35 metres	ACCEPTABLE			
		Hard rock	YES: resilient	Flat to moderate	Not applicable	ACCEPTABLE		
					Steep or on a cliff	LOW		
					< 50 metres	ACCEPTABLE		
					> 50 metres	ACCEPTABLE		
			YES: non-resilient	Flat to moderate	Not applicable	ACCEPTABLE		
					Steep or on a cliff	LOW		
					< 50 metres	ACCEPTABLE		
					> 50 metres	ACCEPTABLE		
		NO protection	Flat to moderate	Not applicable	ACCEPTABLE			
				Steep or on a cliff	LOW			
				< 50 metres	ACCEPTABLE			
				> 50 metres	ACCEPTABLE			
		NORTH COAST	SWELL-PROTECTED	Soft, sandy or loose	YES: resilient	Not applicable	< 22 metres	LOW
							> 22 metres	ACCEPTABLE
					YES: non-resilient	Not applicable	< 22 metres	HIGH
							22-49 metres	MEDIUM
					NO protection	Not applicable	49-83 metres	LOW
> 83 metres	ACCEPTABLE							
Coarse boulder clay	YES: resilient				Not applicable	< 22 metres	HIGH	
						22-49 metres	MEDIUM	
	YES: non-resilient				Not applicable	49-83 metres	LOW	
> 83 metres						ACCEPTABLE		
NO protection	Not applicable				< 22 metres	HIGH		
					22-49 metres	MEDIUM		
				49-83 metres	LOW			
Soft rock	YES: resilient			Not applicable	< 20 metres	LOW		
					> 20 metres	ACCEPTABLE		
	YES: non-resilient			Not applicable	< 20 metres	LOW		
> 20 metres					ACCEPTABLE			
NO protection	Not applicable			< 20 metres	LOW			
				> 20 metres	ACCEPTABLE			
				< 28 metres	LOW			
Sandy beach backed by hard rock	YES: resilient			Not applicable	< 28 metres	ACCEPTABLE		
					> 28 metres	ACCEPTABLE		
	YES: non-resilient			Not applicable	< 28 metres	MEDIUM		
28-63 metres					LOW			
NO protection	Not applicable			> 63 metres	ACCEPTABLE			
				< 28 metres	MEDIUM			
				28-63 metres	LOW			
> 63 metres	ACCEPTABLE			MEDIUM	ACCEPTABLE			
						< 22 metres	LOW	
						> 22 metres	ACCEPTABLE	
Hard rock	YES: resilient			Flat to moderate	Not applicable	ACCEPTABLE		
					Steep or on a cliff	LOW		
	YES: non-resilient			Flat to moderate	Not applicable	ACCEPTABLE		
					Steep or on a cliff	LOW		
No protection	Flat to moderate			Not applicable	ACCEPTABLE			
				Steep or on a cliff	LOW			
				< 50 metres	ACCEPTABLE			
				> 50 metres	ACCEPTABLE			



Flinders Island Structure Plan

Draft for Public Consultation

July 2016

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Executive Summary

The Structure Plan presented here for consideration and comment is designed to underpin a planning scheme for the Flinders Municipality. It seeks to satisfy the legislative requirement that planning policy is justified by strategic investigations and analysis. The investigations were conducted during 2015 and are contained in a Supporting Information Report. The Structure Plan has distilled the analysis into 4 strategic outcomes that can be achieved through spatial application and land use regulation with the aim of contributing to Council's overarching goals to grow the population and diversify economic activity.

The 4 strategic outcomes are to protect the core economy related to the grazing industry, to diversify rural land not required exclusively for grazing, to support nature based tourism potential and to maintain and enhance quality of life, commonly referred to as liveability. The document looks at each of these outcomes in turn and nominates land use planning practice methods for achieving them.

Determining the 4 strategic outcomes was not a random act. Substantial investigations into a wide range of criteria were conducted and analysed and principles were developed to use in the decision making process. The principles are contained in section 3.0 of the document and feedback on them is encouraged. Principles for decision making are vital components of the process. They mean that it is clear how a decision is arrived at, that is, the resultant decision is in accord with the principles. This provides overall consistency and avoids ad hoc decisions, favouritism or whim. It also means that decision making is transparent. Once the principles are clear, it is apparent to everyone that an individual issue has been addressed within that context.

The Structure Plan is presented for consultation with Appendices. This is largely for ease of download, since Appendices 1 and 3 are maps. Appendix 1 contains two maps. Map 1 shows the proposed Primary Production Areas: PP1 for the area to be protected for grazing purposes, PP2 the rural land to be diversified while maintaining the status quo in allotment sizes and the Blue Rocks precinct where uses have been expanded and lot sizes reduced as a method for facilitating economic activity in conjunction with residential development. Map 2 in Appendix 1 shows the land capability classifications for unreserved land on Flinders Island.

Appendix 2 provides a table that elucidates in more detail how the strategic outcomes can be translated into planning policy. The table includes a description of particular areas (or in some cases individual allotments) and nominates the strategic intent for that particular site/location. It is important not to confuse the *intent* with a *zone*. No reference to zones is relevant to the Structure Plan. The Structure Plan sets out the land use *strategy*. At a later date, agreed land use strategy will become *policy* when it is matched with the purpose of an appropriate zone provided in the State Planning Scheme template. Trying to pre-empt a zone at this stage will be unhelpful and confusing.

As well as identifying the intent for particular sites, Table 1 in Appendix 2 also includes a column where open space and public access linkages have been identified and another that lists the types of uses that could be appropriate for the site given its physical constraints. A final column describes the type of local provisions that may be needed in the planning scheme for development and use to comply with the principles for decision making and to be consistent with regional land use strategy and state policy (also requirements of the relevant legislation).

Appendix 3 provides more maps that detail the proposed strategy for the settlements. Whitemark and Lady Barron have detailed township maps and also a map of their respective surrounds and how they may look if the 4 strategic outcomes are achieved. Appendix 4 provides the list of Heritage Places included in the 1994 (current) Flinders Planning Scheme. Feedback is sought on these and other heritage matters in discussion point 8.0.

Throughout the document pink text boxes have been used to raise discussion points and seek feedback on specific matters. These matters are considered to be critical to understanding if the community concurs or not with the general directions set out in the document or to gather more information on things like public access

or heritage places. Reference to the numbered questions in the pink text boxes will mean that submissions are directed to key planning and/or legislative requirements. Submissions can of course also include other matters that community members may wish to raise.

Section 1.0 of the document provides an Introduction and Background that will introduce the reader to the process required by the Tasmanian Planning System, to the role of the Structure Plan and why this process is still continuing after the draft Interim Planning Scheme was prepared in 2012. The remainder of section 1.0 provides a brief overview of broadly contextual information on Flinders Island.

Section 2.0 outlines the 4 strategic outcomes and the land use methods for achieving them. Section 3.0 lists the 5 land use principles referred to above and asks the readers if they agree with the values inherent in each of the principles.

Section 4.0 addresses each of the 4 strategic outcomes individually and provides commentary on how the outcomes can be achieved and what that may involve. Various discussion points are raised throughout section 4.0.

Section 5.0 concludes the document and reminds the reader that adopting the 4 strategic outcomes set out within the Structure Plan can contribute to the strategic goals of the Council. The goal to increase development can seem to conflict with other goals such as preserving natural or scenic values, but the investigations and analysis invested in this Structure Plan have proposed ways that both can co-exist. It remains for the community to decide if they agree with the proposals within. If so, the translation into a policy framework (the State Planning Scheme) will mean that an agreed way forward can be implemented through the mandated regulatory system for land use planning in Tasmania.

Introduction

The Flinders Municipality is a relatively remote local government area with unique characteristics and multiple lifestyle advantages in conjunction with significant constraints related to economic productivity, communications and access.

Historically reliant on an economy based on the pastoral and fishing industries, changes in recent decades have seen the municipality recording a declining population over the last Census period. The direct relationship between decline in population and decline in the economic viability of services presents a strategic challenge.

It is known that economic productivity can be increased through population growth. Flinders Council has identified population growth as a key tenet of the Flinders Strategic Plan 2015. Land use strategy is a subset of Council's strategic aims and thus focuses on supporting Council's vision to grow the population as a means of increasing economic activity.

Land use strategy results from research and analysis of the current economic, social and environmental circumstances, the preferred outcomes that can be achieved through the Tasmanian planning system and the opportunities and constraints that will facilitate and/or modify development goals. The research work is contained in the 'Supporting Information Report'¹. The distillation of this research and analysis is presented here as the Structure Plan for Flinders Island.

To assist in the goal of growing the population, the Structure Plan recognises the 'out of the employment market' growth such as increasing the number of holiday houses to cater for increased visitors. The Structure Plan also seeks to contribute to attracting a mixed demographic who can contribute to diversifying the economy and growing the employment market. Population attractors for this market include:

- family association with the place
- lifestyle benefits (safety and security; community capital; public infrastructure)
- intact biodiversity and broader environmental services
- scenic quality of the coast and inland;
- a range of possible land use patterns and uses.

At the same time, the primary production sector remains the key contributor to the productivity of the Flinders Municipality and safeguarding pastoral activity is a key land use objective.

The circumstances affecting development in the Flinders Municipality are very different to elsewhere in Tasmania and require a modified land use planning approach; notwithstanding the aim of the Tasmanian Planning Scheme to achieve consistency across the state. The Regional Land Use Strategy² acknowledges the unique circumstances of the Furneaux Group and the need to accommodate that difference through local area planning.

Local area planning is intended to be implemented through the municipal planning scheme. The municipal planning scheme is derived from the Tasmanian Planning Scheme (the State scheme), i.e. the State determines what zones and standards will be included in the State scheme and how the State scheme will be administered; including how much provision will be made to include (or omit) local strategy.

Consequential to the preparation of the yet to be declared 2015 Tasmanian Planning Scheme, the *Land Use Planning and Approvals Act 1993* sets out in section 32 what a Local Provisions Schedule (LPS) of a (municipal)

¹ Cox R 2015 Flinders Island Land Use Strategy Supporting Information(unpublished)

² Northern Tasmania Development 2015 Regional Land use Strategy for Northern Tasmania

planning scheme may contain. Sub section (3) establishes that “...subject to subsection (4), an LPS may, if permitted to do so by the SPPs (State Planning Provisions), include a:

- particular purpose zone
- specific area plan
- site specific qualification

Subsection (4) establishes a test for the incorporation of these local elements into the State scheme as follows:

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

- a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or
- the area of land has particular environmental, economic, social or spatial qualities that require provisions that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs”

The Structure Plan seeks to provide the basis and direction to satisfy this test. It is likely that most local area provisions will rely on s32(4)(b).

Thus the Structure Plan has the key purpose of highlighting local land use priorities with the concurrent aim of supporting a sustainable future for the Flinders Municipality.

The extent of this Structure Plan is Flinders Island. The outer islands are considered with Cape Barren Island and subject of a separate Structure Plan to be prepared later in 2016.

The timeframe for the Flinders Island Structure Plan is ten years (to 2026) and some elements are proposed to be staged to allow for review after 5 years permitting amendment to the planning scheme if required.

The Structure Plan sets out a synopsis of contextual information followed by an outline of the 4 land use outcomes that have been identified as ways to contribute to Council’s intent to increase economic productivity. Background material is contained in the Supporting Information Report. A Table is Appendix 2. The table condenses the strategic intent of the 4 desired outcomes at allotment level.

The Structure Plan is the proposed strategy for land use on Flinders Island. To be implemented, the strategy must be translated into the State planning policy framework which is the Tasmanian Planning Scheme. There are legislative and policy limitations on what and how much local strategy can be translated. At present the extent of these limitations is not entirely clear since the State scheme has yet to be finalised but obviously any limitations can affect the achievement of the (local) strategic intent.

At this stage, Feedback is being sought on the local strategy (the Structure Plan). The draft strategy will provide the basis for the zoning and other decisions made when trying to fit local objectives with the State scheme template.

1.1 Background

The main drivers of the structure planning process are:

- the State of Tasmania requirements pursuant to the *Land Use Planning and Approvals Act 1993* and subsequent amendments for a new Tasmanian Planning Scheme, and
- Flinders Council’s strategic aim to build a sustainable population within the municipality.

The structure planning process builds on the Flinders Land Use Strategy 2014 which incorporated community responses to the draft Interim Planning Scheme 2012 and confirmed the Council's general directions prior to the preparation of the Flinders Council Strategic Plan 2015³. The structure planning process is also underpinned by research and analysis conducted July- December 2015 and contained in the Supporting Information Report.

In addition to investigating a range of topics including land suitability, natural hazards, demography, natural resources management, scenic values, cultural values and infrastructure; the research also considered consistency with State policy and the Regional Land Use Strategy for Northern Tasmania.

The structure planning process therefore encompasses regional planning principles as well as the connections between the draft Interim Planning Scheme 2012 and the submissions received on that document. It also considers the context provided by the Tasmanian Planning Scheme 2015. Land use research for Flinders local government area identified the issues, constraints and opportunities relevant to the municipality. Analysis of the research has distilled the strategic approach into condensed text and simple spatial representations on the maps appended to this Structure Plan report.

What happened to the draft Flinders Interim Planning Scheme?

The draft Flinders Interim Scheme was exhibited for public consultation in May 2012. The Tasmanian Planning System requires that a municipal scheme be substantiated by strategic documentation that supports the decisions in the scheme and verifies consistency of the scheme with a range of State policies regional strategies and other statutory requirements. The Strategic Planner was engaged in April 2014 to conduct this work. The State election in March 2014 resulted in a new State government being elected with an election commitment to repeal the Interim scheme framework and develop a new state-wide planning scheme.

This commitment has been achieved; amendments to the legislation have repealed those sections of the *Land Use Planning and Approvals Act 1993* related to Interim Schemes and established provision for the new State wide planning scheme. This was recently exhibited for consultation and is expected to be finalised by the end of 2016. The new State scheme template has major differences with the State template for the Interim Schemes in the zones and standards and codes within it. All this essentially means that the draft Flinders Interim Scheme is not directly transferrable to the new State scheme, although some of the intent of the Interim Scheme has been incorporated into the land use strategy and submissions made on the draft Interim Scheme have also been considered in the strategy development.

1.2 Regional Land Use Strategy

The particular circumstances, strengths and preferences of the Flinders Municipality are acknowledged in the Regional Land Use Strategy for Northern Tasmania (RLUS):

While the (Northern) region can generally be categorized into a settlement and activity centre hierarchy, this system recognizes and responds to interactions that take place throughout the region that are not reflected in the Furneaux Group. Due to the isolated function of the islands, the demands placed on settlement and activity centres (and the relationship with lifestyle land use patterns) are different to the typical functions of other levels of settlement. As such, planning for the islands and creation of demand to support economic objectives for population retention (and) visitation are dependent on local strategy".⁴

In response to regional population changes, the RLUS concentrates growth within the Urban Growth Boundary of existing settlements in order to preserve the region's landscape, open spaces and productive agricultural and rural lands. There is a commitment to preserve land for nature conservation and public recreation by

³ SED Consulting 2015 Strategic Plan Flinders Council

⁴ Northern Tasmanian Development. 2015. Regional Land Use Strategy for Northern Tasmania

establishing a balance between urban and non-urban development by consolidating urban development around existing services and by integrating urban transport networks. The Flinders Structure Plan is generally consistent with this approach in that it proposes a tiered hierarchy building on existing settlements and seeks to preserve productive land, biodiversity and public access and open space. Where Flinders deviates from the RLUS and other local government areas, is in the scale of allotments, the absence of accompanying services and infrastructure and the economic drivers for change.

1.3 Context

Location

The Furneaux Group of Islands consists of over 50 islands located between 39°30'S and 40°40'S. The largest island in the group is Flinders Island (1333km²), followed by Cape Barren Island (82km²). The Furneaux Group forms the greater part of the Flinders Municipality (with the Kent and Hogan groups forming the lesser part).

Population

From 2006 to 2011, the Furneaux Group population decreased by 82 people (9.6%) to 776 (and approximately 705 on Flinders Island). This represents an average annual population change of -1.99% per year over the period. The downward trend has continued although the rate slowed in 2012. These figures include the Aboriginal community of approximately 70 people living on Cape Barren Island. Anecdotal evidence is that there were an additional 35 births on Flinders Island between 2012 and 2015. The data from the August 2016 Census is anticipated to show an improved outlook with regard to population trends.

The major differences between the age structure of the Furneaux Island Group and regional Tasmania are that a larger percentage of persons are aged 55 to 59 (13.8% compared to 7.0%). There is a larger percentage of persons aged 65 to 69 (8.8% compared to 5.5%), a smaller percentage of persons aged 15 to 19 (1.7% compared to 6.7%) and a smaller percentage of persons aged 25 to 29 (2.2% compared to 5.1%).⁵

The implications of this age structure require further analysis in the context of providing the workforce needed to support economic activity. Similarly, gaining an in-depth understanding of the drivers of population change will be important since the very low population data means that there are limits to the assumptions and thus to the accuracy of modelling for population projections. Council's Strategic Plan 2015 identifies understanding these economic drivers as a priority project area.

A population target of 1200 persons by 2026 is taken as the benchmark for the land use planning process. This represents an increase in the permanent population of approximately 500 people from the current level. While this can be extrapolated along the lines of household size and available allotments to determine the amount and type of land proposed to be made available into the next 10 year period, it must be recognised that the Flinders Municipality is unlike most other local government areas.

The lack of population growth 2006-2011 and relative slow demand in the real estate market mean that the usual technique for determining future land use, i.e. applying a demand to supply ratio, will be inadequate to the task. Unique constraints related to location in Bass Strait, reliance on a single (pastoral) industry for the economic base, communications impediments, comparative lack of infrastructure and services outside the main townships, an aging population and important natural and cultural values must also be considered. This emphasises the need for local provisions to be incorporated into the planning scheme so that implementation of the scheme can achieve the strategic outcome of growing the population and increasing economic activity.

Housing

Housing on Flinders Island varies from soldier settler farmhouses scattered across the pastoral areas to clusters of modern constructions taking advantage of stunning coastal locations such as West End and Palana.

⁵ ABS Census data 2006-2011

Killiecrankie is a settlement with fishing and recreational antecedents and a mix of dwellings. Elsewhere, rural small holdings provide a pattern of dispersed residential living in a rural or natural setting. Whitemark/Bluff Road, Lady Barron and Emita support residential populations at higher density but still very low compared to other municipalities.

Flinders Island is known to have a large proportion of absentee land holders, as indicated by the number of unoccupied dwellings on census night; 379 were occupied on Census night in 2011 (down from 395 in 2006) and 281 unoccupied (up from 220 in 2006).⁶

Council records show that between October 2010 and April 2015 there were 48 dwellings approved on Flinders Island. Comparison of the low population and the relatively high number of dwelling approvals suggests that Flinders Island is attractive for holiday houses, an opportunity that can be further explored as a potential economic driver and facilitated by providing rural residential opportunities.

1.4 Economy-Primary Production

Agriculture, in the form of the pastoral related activity is vital to the municipal economy. In 2010, ABS reported a gross value of agricultural production on Flinders Island totalling \$14 million. In 2008 there were 58 agricultural holdings running 119,159 head of sheep for meat and wool and 75 holdings running 20,032 head of meat cattle. There was also 1,119 hectares of pasture for cereal or hay. Since then, there has been a significant increase in the number of cattle and a reduction in sheep.⁷

While there were 119 people working in the industry in 2006, it is expected that this number has decreased concomitant to the increase in cattle and the consolidation of soldier settler farms.

The agricultural sector is nevertheless the main employment sector for the municipality. The agribusiness associated with Markana Park in the north of the island was reported in 2014 to have 15 full time employees with an expectation to substantially increase this number.⁸

Even if projected increases in employment occur, it is unlikely that these will offset the population loss associated with the trend to subsume smaller holdings into larger farms to ensure ongoing viability.

It is therefore important for the planning scheme to facilitate opportunities for diversification of the rural economy. Flinders Island already produces garlic, olive oil, honey, chillies and wine as well as agricultural products for the local market. Expansion of 'niche market' products and adding value to those products by some form of processing is a critical element of the Council's strategy to diversify the economy and is considered to be a fundamental strategic pillar of the new planning scheme.

1.5 Economy- Tourism

The Flinders Municipality includes many spectacular tourism offerings based mainly on the natural environment. While the sense of remoteness adds to the appeal, the cost of getting to Flinders Island is generally regarded as an inhibiting factor. Most visitors arrive at Flinders Island Airport as passengers with the commercial carrier Sharp Airlines which runs Metroliner aircraft (maximum capacity 19 people) from Melbourne and Launceston.

⁶ ABS 2011 Census data

⁷ AK Consultants 2010 Agricultural Profile Flinders Municipality

⁸ ibid

In which of the following activities did you participate during this visit?	Percentage of Total Visitors
Swimming/time at the beach	40%
Recreational walks	38%
Bushwalking	28%
Fishing	26%
Some other activity	21%
Boating/sailing	16%
Off road tours	10%
Diving/snorkelling	8%
Gem fossicking	7%
Hunting	6%
Bus tours	5%
Organised sport	2%

Base: Total visitors, Unweighted count, n = 669

Tourism has the potential to contribute to the diversification of the economic and employment base. There are 4 main issues in relation to tourism 1) how to facilitate broad distribution of benefits 2) how to preserve the assets that attract tourism while delivering appropriate tourism development 3) encouraging tourists to stay longer- through establishment of a variety of new accommodation/activities and 4) targeting tourism 'sub markets' by providing more things to do e.g. multi day walks, and 'hero' experiences, rock climbing, mountain bike riding, culinary explorations

Figure 2 Visitor Activities

Opportunities for establishing small scale visitor accommodation and experiences should be available to all islanders who wish to participate in the industry. This includes farm-stay accommodation. It is intended that site and design criteria be incorporated as local area provisions where necessary to preserve the integrity of the natural environment that is a key element of the Flinders Island visitor experience.

1.6 Access

Business operators, primary producers and the community in general are subject to a critical reliance on transport connections. This is attributable to the location in Bass Strait and cannot be over emphasised. It is exacerbated by the effect of weather and dependence on single operators for both flights and sea freight.

The additional costs of receiving and dispatching freight incur financial and operational implications for business and development that are not experienced in other municipalities or sustained by mainland competitors.

As mentioned above, there is one commercial airline service, Sharp Airlines, flying from Melbourne and Launceston. Each flight accommodates a maximum of 19 people with a luggage allowance. In general, the service to and from Launceston is twice daily except on weekends (once daily) and takes approximately 30 minutes. Sharp fly 3 times a week from and to Melbourne, more often during peak visitor times over summer.

In 2014-2015, the air movements through Flinders Island Airport totalled 19,454 passengers including private and charter aircraft. The service is reliable and there is usually service capacity; both elements are critical to the island economy. However the airfare is widely considered expensive by locals and visitors. The high fare rate could limit investment growth and it has a social impact on island residents.

The Flinders Island airport has recently been subject to repairs on the runway. Further upgrading of the runway may support the capacity to cater for larger planes, including for charter flights.

Council strategy is to consolidate air transport services at Flinders Island Airport. Growth in passenger movements is anticipated to generate an increase in jobs of 8.1 by 2025 (7 direct and 1 indirect) and annual regional income with increase by \$0.505 million. This would mean that in 2025 visitors arriving by air will be supporting a total of 25 jobs on Flinders Island.⁹ Through the collection of landing fees, this strategy will broaden the contribution made by non- permanent residents and private visitors to airport operations. More importantly it will mitigate the considerable biosecurity risk associated with private air strips.

⁹Tourism Northern Tasmania 2016 Tourism Interim Infrastructure draft Final Report

The development of a biosecurity strategy in collaboration with Biosecurity Tasmania and other stakeholders is planned for 2016-2017 and will (among other things), reflect the intention to reduce private landings.

Communications

Mobile and internet services on Flinders (and Cape Barren) Island are currently inadequate and improved communications technology will be critical to the Furneaux futures. Internet and mobile telecommunications services are received via an aging radio network that links Flinders Island to mainland Tasmania and then linked via a series of mobile towers and network sites. There is however, no more bandwidth or available backhaul to increase it.

This situation means that frustratingly slow internet and mobile blackspots are commonplace. The broader implication is that residents cannot take advantage of the technologies and applications that elsewhere reduce the business costs, generate jobs and enable access to high quality education and health care services. A business case has been prepared for the Commonwealth's Stronger Fund for a jointly funded project to install a multi bearer high capacity microwave IP radio link.

In the meantime a new 'Skymuster' NBN satellite is expected to achieve some improvement and the community can now register with a provider for this service.

1.7 Infrastructure

Water Supply

Lady Barron has a good supply of water but most residents prefer on-site collection and storage of rainwater due to the tannin discolouration of the reticulated supply. This will soon be addressed by the new TasWater treatment plant which is expected to be in operation by the end of 2016.

Reticulated water is supplied to Whitemark and parts of the Whitemark surrounds from the Pats River Reservoir. This supply is limited by the size of the reservoir and during the summer 2014-2015, water restrictions were instituted by TasWater to conserve supply. TasWater has commenced work on a treatment plant at Canns Hill which is anticipated to improve Whitemark town water to potable quality and to mitigate supply issues. This plant will be operational soon after the Lady Barron plant and will provide potable water to the Whitemark reticulated area.

Elsewhere on Flinders Island, community and businesses rely on tank water collected on site for domestic and fire-fighting purposes.

Waste Water

There is no reticulated sewer system or sewage treatment facility on Flinders Island. Wastewater disposal managed on site with independent management systems, generally septic tank and soakage trench systems. All Flinders Island allotments are of a scale to manage such systems although coastal locations need to consider underlying bedrock that compromises absorption and the quality of runoff reaching the foreshore.

Effective waste water disposal is an issue in Lady Barron due largely to the low permeability of the bedrock. Preliminary investigations into a staged reticulated service for the settlement have been ongoing for many years. It appears that neither Whitemark nor Lady Barron has the critical mass required to make reticulated services cost effective and continued monitoring of water quality will be required into the future.

A Septic Tank Effluent Disposal Scheme (STEDS) or similar may eventually be appropriate near Whitemark since such schemes offer numerous benefits including less pollution of groundwater and surface water,

dedicated reuse facilities and reduced costs for householders and businesses. Land in the vicinity of the proposed water treatment plant Canns Hill may provide options for waste water treatment.

Hard Waste

Flinders Island relies on a landfill site on Memana Road approximately 6kms from Whitemark. Waste Transfer stations are located at Killiecrankie and Lady Barron. Waste is sorted at the landfill site. At this time no waste is disposed off island, although crushing and removal of car bodies could occur in the future. Three leachate bores are sampled every 6 months to ensure water quality is maintained in the tributaries to the Pats River.

Environmentally responsible waste disposal is a major issue for small island communities. There are opportunities to improve the waste management cycle especially for smaller recyclables such as printer cartridges, batteries and the like. The possibility also exists of treating and adding value to putrescible and green waste.

Energy

Hydro Tasmania is currently developing the \$12.88 million Flinders Island Hybrid Energy Hub Project with the aim of creating an off grid hybrid energy system capable of reducing, by approximately 60%, the amount of diesel fuel currently used to create energy on the island. Comprising of a single 900kW wind generator, a 200kW array of solar photovoltaic panels and other hybrid components located on Thule Road, the project is due for completion in late 2016.

There will remain parts of the island where self -sustainability in power supply is preferred by the land holder due to the expense of extending existing power poles. There are also some locations, for example, NE River and Boat Harbour where small scale energy technology should be encouraged in order to reduce the negative impact on native vegetation (through clearance for power lines) and on scenic values. Micro generation such as roof mounted solar panels and small scale windmills that meet performance criteria should be encouraged through local area provisions in the planning scheme, reflecting the current large uptake of private sector solar generation for both power and hot water. Solar panels on holiday houses can also contribute surplus energy to the grid even when unoccupied.

Road Network

Flinders Island road network is large relative to the population and the rates base. There is one major freight route /arterial /State road (Lady Barron Road), stretching from Lady Barron to the Flinders Island Airport. Of the estimated 400km of Council roads, approximately 100km is sealed.

Road maintenance consumes a large proportion of Council's revenue and this should be considered in the context of new development: land division and tourism in particular. Cost recovery models for future road development will be necessary. There are also numerous anomalies in the status of various vehicle routes which will need to be fully explored and resolved.

Including the main north- south Palana Road in the State infrastructure portfolio could free funds for alternative use on other council roads and improve access to the northern part of the island beyond Emita.

1.8 Environmental Assets and Benefits

The scenic and recreational attractions of Flinders Island are largely based on the natural environment and are highly valued by locals and visitors. Environmental services associated with the island's natural assets: shelter, food, water and climate modification, are also recognised as worthy of protection. Flinders Island supports diverse ecological systems, threatened species and communities as well as geo-conservation sites of state and national significance. Approximately 36913 hectares on Flinders Island is protected as National Park or other

conservation area. There are also 10 land-holders supporting the reserve system through formal conservation covenants; retaining and protecting native vegetation and habitats on their properties.

The lagoons of the east coast are significant habitat for waders and waterfowl. Logan Lagoon and eastern Cape Barren Island wetlands are listed as RAMSAR sites for this reason. Fourteen migratory wader species are listed under the Japan-Australia Migratory Birds Agreement and the China–Australia Migratory Birds Agreement. Cameron Inlet is the only lagoon with permanent water during dry periods and is as important as Logan Lagoon for feeding habitat for migratory waders. It is one of only 7 breeding sites in Tasmania for the rare fairy tern.

While the vast majority of development occurs on private land, the Reserve system is integral to land use planning in terms of recreational opportunities such as walking and cycling trails and public access to the coast. Removal of native vegetation for primary production, development and associated regulatory requirements (bushfire, roads) has implications for the corridors between reserves. The future effect of climate variability on biodiversity is unknown and application of the Precautionary Principle is appropriate under the circumstances.

Scenic Quality

In addition to ecosystem services, the natural environment also contributes to sense of place and the Flinders Island experience. Both, at least in part, relate to scenic quality. Scenic quality occurs regardless of land tenure. It is a common resource and a key lifestyle and tourism attractor.

The Furneaux Islands exhibit outstanding landscape qualities established by natural granite outcrops, vegetated hills, rocky coastlines, extensive lagoon systems and spectacular expanses of sandy beaches. The absence of buildings and structures fosters a sense of remoteness and is a key attractor for nature based appreciation and fundamental to local area character.

The strategic approach is to view these natural and scenic values at a landscape level and to integrate such values with other strategic intentions such as infrastructure and tourism planning and the application of open space contributions from approved subdivision. Considering scenic and natural values only at the level of individual development applications risks ad hoc decision making that may not have a large impact at the individual allotment level but which adds to incremental change. Development that incrementally degrades scenic quality will diminish the island sense of place and obliterate the points of difference from other nature based tourist destinations, extinguishing economic potential.

Visitors to Flinders Island in 2014-2015 rated activities based on nature as the most popular. Safeguarding the natural assets (including scenic quality) of the island will also safeguard the attractions that underpin a substantial segment of the municipal tourism economy.

2.0 What the Structure Plan wants to achieve

The Structure Plan offers a platform for achieving strategic outcomes via the policy framework of the Tasmanian Planning System. Key desired outcomes from Council's Strategy 2015 that can be partially or wholly achieved through land use planning on Flinders Island are:

1. *Protecting primary production*
2. *Diversifying rural land*
3. *Contributing to nature based tourism*
4. *Maintaining and enhancing liveability*

The strategic planning process has determined the planning practice methods by which land use planning can contribute to these 4 key goals as summarised in the dot points below:

Protecting primary production

The Structure Plan seeks to protect land for future primary production by:

- maintaining a pattern of large, connected allotments
- retaining and enhancing environmental services provided by biodiversity
- providing for clustering of associated uses within rural activity precincts
- addressing commercial forestry and biosecurity

Diversifying rural land

The Structure Plan contributes to growing the population by:

- diversifying rural land uses on land not required for primary production
- facilitating a range of lot sizes
- encouraging residential use in association with small business and product value adding
- encouraging a clustering of dwellings within each locale connected where possible by a walking path network and open space

Contributing to Nature Based Tourism

The Structure Plan supports nature based tourism destination by:

- identifying land for visitor accommodation
- integrating networks of walking, cycling and 4wd tracks
- minimizing the impacts of development and use on the natural assets that underpin unique island experiences.

Maintaining and enhancing liveability

The Structure Plan seeks to contribute to quality of life by:

- employing principles of sustainable design and siting
- establishing a public access network linked by private land to public open spaces and activities
- integrating biodiversity into development decision making
- managing and facilitating resilience to climate variability and natural hazard

Discussion Point 1.0

Land use planning cannot by itself increase the population or improve economic activity. However, an enabling environment can be facilitated by land use planning.

- 1.1 Would you like to comment on these four directions for land use?
- 1.2 Do you have any comments on the land use planning methods suggested in the dot points under each of the 4 headings above?

3.0 Land Use Principles

The options proposed in the Structure Plan are underpinned by the following principles:

1. Retain and create public access and open space networks
2. Development and use satisfies joint public and private objectives
3. Cluster development at all scales to establish a land use pattern that maximises open space and consolidates settlements
4. Consider the landscape level rather than only allotment level as a way of avoiding incremental attrition of natural and scenic values
5. Identify and consider the long term implications of development

Discussion Point 2.0

Land use principles underpin consistent and transparent process. This means that when considering how to achieve the desired outcomes in relation to primary production, growing the population, tourism and liveability, the principles provide guidance in decision making, e.g. Will the decision maximise public open space connections? Will it satisfy both private and public objectives? A decision that achieves or contributes to the above will reinforce the values inherent in the 5 principles.

- 2.1 Do you agree with the values inherent in the land use principles?
- 2.2 Would you prefer other principles? If so what are they?

4.0 How will the desired outcomes be achieved?

4.1 Outcome 1 –Primary Production land is protected for future pastoral use

The Structure Plan framework seeks to contribute to the primary production sector by:

- safeguarding primary production land in a two tiered approach
- restricting commercial forestry
- reinforcing biosecurity
- retaining and enhancing environmental services provided by biodiversity

Safeguarding primary production land

Primary production on Flinders Island essentially involves pastoral activities. Farm gate values of production are estimated to be in excess of \$14 million, with pastures for animal production providing virtually all of the Total Value of Agricultural Output.

Under the current planning scheme the majority of the island is zoned Rural. The scheme reflects an earlier pattern of use. In the 22 years since the Flinders scheme was first declared, large patches of bushland have regenerated where they were once (but no longer) grazed. In some locations screening belts of native vegetation sown a decade or more ago have persisted and now provide valuable shelter for stock.

In 2010, AK consultants concluded that while there were 467 Property Identification Numbers(PIDs: which can include more than one title) in the potentially available agricultural land in the Rural Zone, only 79 primary producers in the municipality had an EVAO greater than \$5000.¹⁰ EVAO is the estimated value of agricultural operations. This conclusion supports the trend towards consolidation of smaller ‘soldier settler’ farms.

According to AK agricultural consultants the farm size for a “viable” business based on either sheep or cattle is 5,000-10,000 dse.¹¹ The dse for Flinders Island on average is approximately 15dse per hectare. One 500 kilogram dry cow is taken to be the equivalent of 10 dse¹²

Preserving allotments at a size that continues to facilitate viable primary production operations is a key aim of the land use strategy. There are two areas where pastoral activity is currently the principal use and where allotment size and connectivity is sufficient to support such activities: the east coast plains and the southern coastal plain.

The Structure Plan proposes the east coast area as the Primary Production Area 1 which seeks to maintain the existing large allotment size and restricts uses within the area to those essential to pastoral production.

The southern coastal plain is proposed as Primary Production Area 2 where the status quo is maintained in relation to lot size but where the range uses is enlarged from resource development to include resource processing.¹³ Parts of Lughrata, Killiecrankie, Palana and North East River are also proposed to be included in Primary Production Area 2 with some locally specific provisions in relation to lot size, uses and land management. *Map 1 Primary Production* is **Appendix 1**.

¹⁰ ibid

¹¹ AK Consultants, 2010 Regional Summary of the Northern Tasmanian Municipalities

¹² Pers. Comm. June 2016

¹³ **Resource Development** includes use for propagating, cultivating or harvesting plants and keeping & breeding of livestock & fish stock: horse stud, intensive animal husbandry, controlled environment agriculture, cropping or turf growing. **Resource Processing** include abattoir, animal saleyard, fish processing, brewery, distillery and other uses associated with treating, processing & packing plant or animal resources.

East Coast- Primary Production Area 1

Key characteristics of the east coast farming area include broad acre fenced paddocks interspersed in places with shelter belts, gravel roads and widely spaced clusters of farm buildings.

The area is framed in the west by the vegetated slopes of the Darling Range and to the east, the complex system of lagoons and dunes supporting an array of significant ecosystems and species. The land titles on the eastern coastal plain are uniformly large and generally part of a cluster of similar titles forming holdings on average approximately 650 hectares, although several holdings exceed 1600 hectares.

The subject area is shown on Map 1 'Primary Production' **Appendix 1**. The northern boundary is Five Mile Jim Road (also including some Markana park allotments surrounded by Wingaroo Nature Reserve). The eastern boundary is the reserved land of the east coast lagoons, the western boundary Fairhaven Road. The southern boundary is north of Melrose Road from Emita Hall intersection to Kuhns Road and thereafter encompasses both sides of Melrose Road. It includes all land north of Lady Barron Road extending in a straight line to Logan Lagoon Road and all of 'Thule'. Within these boundaries, pastoral activity is unfettered and farmers have strong connectivity to adjoining primary production land.

The Structure Plan proposes that in Primary Production Area 1, subdivision less than 100 hectares may potentially constrain future broad acre pastoral activity and therefore minimum allotment size should be 100ha.

The Structure Plan also proposes that in the Primary Production Area 1, uses should generally be limited to those directly supporting primary production. More than one permanent dwelling per holding is not supported. Excluding a dwelling, works or buildings (less than 200m in gross floor area), stockyards, and other infrastructure that will enhance the primary production potential of the title/holding are facilitated and Resource Development¹⁴ is proposed as permitted development excluding intensive animal husbandry (discretionary) and plantation forestry (prohibited).

Farm-stay visitor accommodation may be an option where existing residential buildings are surplus to permanent residential requirements. Visitor accommodation in existing buildings should not be converted to dwellings.

There are some existing smaller allotments up to 40ha in individual ownership where a wider variety of uses may be appropriate if such uses are compatible with the primary production on adjacent allotments. In addition, there are a few localities where activities supporting the primary production sector already occur within the proposed boundary of Primary Production Area 1. These smaller allotments and existing activity precincts could be a focus for activities that support primary production but do not need to be on farm.

Affiliated uses that are encouraged to set up in activity precincts include; mechanical repairs, storage and logistics, transport, plant and machinery depots, abattoir, resource processing and manufacturing and processing. It is proposed that these uses will be facilitated with a permitted pathway where they are to occur in the identified precincts as shown on Map 1 'Structure Plan' **Appendix 3** although it is likely that this strategy will need to rely on a local provision. Clustering future activities to develop precincts over time is designed to retain the maximum amount of primary production land, in the Production Area 1 for the main purpose of pastoral production.

¹⁴ Resource development includes propagating, cultivating or harvesting plants and keeping & breeding of livestock & fish stock: horse stud, controlled environment agriculture, cropping or turf growing but excluding intensive animal husbandry as anything other than discretionary use.

Definitions

Resource development includes use for propagating, cultivating or harvesting plants and keeping & breeding of livestock & fish stock: horse stud, intensive animal husbandry, controlled environment agriculture, cropping or turf growing.

Resource processing include abattoir, animal saleyard, fish processing, brewery, distillery and other uses associated with treating, processing & packing plant or animal resources.

Manufacturing and Processing is use of land for manufacturing, assembling or processing products other than Resource Processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing.

Discussion Point 3.0

3.1 Do you agree with the proposed boundary for Primary Production Area 1? If not, please provide your reasons.

3.2 Do you agree with the minimum allotment size in Primary Production Area 1? If not, please say why.

3.3 Do you have a comment on the range of uses proposed in Primary Production Area 1?

3.4 Do you think the idea to cluster related activities off farm in Activity Precincts is feasible?

Southern Plain- Primary Production Area 2

The southern coastal plain comprises many titles that are smaller than those on the eastern coast but are nevertheless on average 100 hectares or more. Despite the large lot size, this locality has a different character to the broad acre character of the east coast.

The character is at least in part derived from the undulating topography and patches of *M. ericifolia*; the remnant swamp paperbarks which enhance the landscape and provide a more sheltered character. These remnant patches also contribute to the open space network as habitat corridors and help to provide environmental services in relation to soil microbia and to water table and salinity management.

The relatively larger number of owners is not considered to fetter pastoral activities and may provide opportunities for expansion of viable farms. The subject area is shown on Map 1. **Appendix 1** It is south of Lady Barron Road, extending to the coast at Petrification Bay, to the eastern side of the Strzelecki National Park and west of Trousers Point Road as far as Whitemark. The map also shows that parts of Lughrata, Killiecrankie, Palana and North East River are also proposed to be included in Primary Production Area 2. In these latter locations, locally specific provisions are proposed in relation to lot size and land management. The Table that is **Appendix 2** provides guidance on local provisions and exclusions in these locations.

The Structure Plan proposes that in Primary Production Area 2, Resource Development (other than plantation forestry and intensive animal keeping) will be a no permit required use and a broader range of rural based activities will be 'permitted' uses including Resource Processing and Manufacturing and Processing. It is

envisaged that a further range of uses be listed with a discretionary pathway, for example, extractive industry, storage, food services and tourist operation where such operations do not impact on the primary purpose of the land. More than one permanent dwelling per title is not supported and residential use for a single dwelling is expected to be discretionary, as is visitor accommodation, although alterations to existing dwellings and visitor accommodation within an existing building is recommended as a 'permitted' use¹⁵.

The minimum allotment size in Primary Production Area 2 is proposed to retain the status quo at 40 hectares and subdivision less than this is not supported, unless for excision of an existing dwelling or visitor accommodation if the balance lot can still provide for resource development use. Subdivision will consider remnant vegetation and configure subdivision boundaries to retain remnant patches on the one title. In the north western sections of the Primary Production Area 2, the allotment size is proposed to be subject to a locally specific qualification (see Appendix 2). Minimum allotment size in the Primary Production Area 2 is nominated as a topic for the mandated 5 yearly review of the scheme.

Discussion Point 4.0

4.1 Do you agree with the proposed boundary for Primary Production Area 2? If not, please provide your reasons.

4.2 Do you agree with the minimum allotment size of 40ha in Primary Production Area 2? If not, please say why?

4.3 What are your thoughts on the range of uses proposed for Primary Production Area 2?

4.4 Do you agree with Resource Processing uses (^{see definitions previous page}) as 'no permit required'?

Plantation Forestry

Plantation forestry means the use of land for planting, management and harvesting of trees for commercial wood production, but does not include the milling or processing of timber, or the planting or management of areas of a farm for shelter belts, firewood, erosion or salinity control or other environmental management purposes or other activity directly associated with and subservient to another form of agricultural use.

Previous plantation forestry on Flinders Island has left a legacy of un-rehabilitated land with ongoing environmental impacts including contamination of adjoining bushland by weed pinus radiata and increased fire hazard.

It is now known that plantation forestry affects water tables, provides minimal employment opportunities and ties up land for long periods of time, restricting other uses. The intention is that rural land should be sterilised from plantation forestry activities and zone specific qualifications may be required to exclude plantation forestry operations.

Approximately 275 hectares at North East River and approximately 20 hectares at Lady Barron require rehabilitation and to address the issue of seedlings contaminating adjacent native bushland. This land is unlikely to be suitable for primary production without significant expense that is likely to outweigh potential

¹⁵ Minor alterations that do not enlarge or extend are exempt.

benefits of grazing. Tourist operations and residential living at very low density may be a possibility in the North East River locality. Resource Development, Resource Processing may also be appropriate if performance criteria related to scenic amenity and stormwater can be achieved. The site at Lady Barron lends itself to a collaborative project to rehabilitate the land for integration into adjacent bushland.

Biosecurity

Biosecurity is an important strategic issue given the location of Flinders Island midway between the mainland and the rest of Tasmania. DPIPWE are preparing a biosecurity strategy for the municipality. The land use policy framework can contribute to biosecurity by strategically considering the use of open space as buffer between the spread of weeds from garden 'escapes' and by removing private airfields from the uses envisaged in the relevant zone. Airfields that are formally recognised for passenger landing, two at Lady Barron and the main Flinders Island Airport are proposed to be the only landing strips with existing use rights in the new planning scheme. This may require a local provision in the scheme.

Biodiversity

While not an issue that can be easily addressed in a planning scheme the retention of native vegetation on rural land, especially remnant patches of *M. ericifolia*, is an important issue related to preserving open space connectivity, biodiversity and environmental services (for example, shelter, erosion control and management of the water table).

The Structure Plan identifies areas on primary production land where remnant threatened vegetation communities are scattered in sufficiently sized patches to be useful in providing environmental services related to modifying localised climatic conditions, biodiversity and groundwater. There are important threatened vegetation communities in the Ranga area in particular north of Lady Barron Road either side of Thule Road and either side of Coast Road, also in the vicinity of the Sapphire River and in the area south of Whitemark to Trousers Point Road.

Open Space linkages with large vegetation patches on Crown land, on Local Authority land adjacent to the Lady Barron Waste Transfer station and on Vinegar Hill are also important. Further north, threatened species are mapped at very high density on several individual allotments at Long Point Centre Hill and Killiecrankie. Threatened ecological communities occur in large patches at NE River; east of Palana Road near West End Road intersection; at Leeka and West End; along Boat Harbour Creek ; adjacent to Killiecrankie, Limestone and Marshall Bays; north of the Dock; on Quoin Hill and at NE River.

A precautionary approach in these remnant areas in relation to further clearance and/or destruction through access to cattle is encouraged. The as yet unknown effects of predicted climate variability on the ecological communities that contribute to the island's environmental services, reinforces this approach. In general, further study including the potential impacts of climate variability on existing vegetation and the water table are encouraged. Monitoring salinity in test wells is supported in order to better understand this issue and to contribute to ongoing protection of rural productivity. Establishing links with NRM North may provide property managers with enhanced opportunities to link to information sources, regional programs and funding to protect and enhance environmental services on their land.

The **Natural Assets Code** is included in the State planning scheme with the purpose of (among other things), protecting threatened native vegetation communities and threatened flora species. At time of writing, the Code is likely to be subject to significant attention during the hearings process for the new State scheme and may be subsequently amended. It is worth noting that the Code does not apply to use and this seems unlikely to change.

Land Capability

Land capability classification is a method of evaluating the capability of the land to support a range of land uses over the long term. It is discussed in the Supporting Information Report but the explanatory material below is included here for context. The method for evaluating land capability takes account of the permanent biophysical factors such as geology, slope, soil, climate and considers the physical limitations of the land for example, flooding, erosion hazard, drainage, stoniness and salinity. It should not be confused with land *suitability* assessment which in addition to the biophysical features, also accounts for social and political factors, distance from markets and economics of agricultural production. Land *suitability* assessment requires very detailed land resource information pertinent to the particular land use e.g. soil nutrient status.¹⁶

In Tasmania, the land capability classification system provides an indication of the inherent capability of the general agricultural production and it does not attempt to rank the value of any particular agricultural land use above another. Neither does it attempt to give an indication of land values. The system classifies land into a number of classes according to the land's capability to produce agricultural goods.¹⁷

Mapping has been conducted by DPIWE at the 1:100,000 scale. According to Grosse who has conducted the mapping project, this is the coarse scale and gives an indication of the general degree of limitation to use. Flinders Island does not have any prime agricultural land (classified as 1, 2 or 3) The main classifications relevant to Flinders Island are 5, 6 & 7.

“Class 5 land has many of the following features: slopes can range up to around 56%; land may be broken by gullies and surface irregularities; the degree of stoniness, wetness or other physical limitations prevents the cultivation of the soil for cropping, erosion hazard may be moderate to severe and nutrient deficiency, acidity or salinity may depress but not prevent plant growth.

Class 6 may have either a single very severe limitation or a combination of several severe limitations and Class 7 land has a similar set of limitations as for Class 6 but the limitations are severe to extreme making the land unsuitable for any form of agricultural use.”¹⁸

Map 2 ‘Land Capability’ **Appendix 1** shows the classifications for land mapped on Flinders Island.

¹⁶ Grosse, CJ 1999. Guidelines for the Classification of Agricultural Land in Tasmania, DPIWE

¹⁷ ibid

¹⁸ Op cit.

How will the desired outcomes be achieved?

4.2 Outcome 2- Population growth through rural land diversification

In land use terms the strategic intent to stimulate population growth translates to diversifying the use of rural land not suitable or required for the function or expansion of the pastoral industry.

While Outcome 1 seeks to preserve the status quo in relation to pastoral land, Outcome 2 is designed to be a catalyst for change.

The Structure Plan seeks to contribute to growing the population to a sustainable level by:

1. Concentrating planning/place-making in the Blue Rocks locality to maximise proximity to services and consolidate potential development
2. Facilitating small holdings that can provide land for development of niche market products and adding value to primary products, a wide variety of land based production and processing businesses and for arts and craft uses
3. Providing larger parcels of land for countryside living
4. Providing for residential and visitor accommodation uses where impacts on environmental and scenic values can be mitigated.

Opportunities to diversify the rural economy are considered essential to encourage population retention and growth into the future. Primary Production Area 2 as described in the previous section seeks to diversify uses on rural land if those uses do not conflict with the pastoral intent for the land or adjoining pastoral land. Primary Production Area 2 also includes some rural land north of Emita in the vicinity of Killiecrankie, Palana and North East River where a wider range of uses will not be incompatible with viable grazing enterprises. Wide ranging activities that require land and/or separation distances for either cultivation, processing or manufacturing are envisaged in Primary Production Area 2 but the primary intent is pastoral uses and the status quo is maintained in relation to minimum lot size of 40 hectares.

The Structure Plan also recognises the need to make available smaller lots that facilitate smaller scale uses not requiring buffering for amenity and where affordability can be addressed through access to services and smaller lot size.

The area south of Sawyers Bay Road to the north of Hines Road is well serviced by a sealed road and proximity to the Flinders Island Airport and to Whitemark district centre. Land holdings in the general locality do not share the characteristics of the eastern and southern coastal plains in relation to area and connectivity of titles, or overall size of holdings which suggests that agricultural sub- markets could be established without compromising viable pastoral activities

While some grazing activity still occurs in this west coast locality, most specifically on Richmond Park; small holdings and vegetative regrowth predominate. The wetlands area and adjoining road verge on the north western corner of the intersection of Long Point and Palana Roads are listed for threatened species at high density.

Enterprise capability for 9 different crops has been investigated by DPIPW on the west coast of Flinders Island from Whitemark north to and including, Lughrata. Further refinement (currently underway) of the criteria will inform suitability analysis at a finer scale than the current catchment level data. This data is expected to be available to inform property plans before the end of 2016.

It is known that the locality historically supported small farming enterprises including dairy cattle. However, the scale required for viable grazing in current times, the relatively small holdings and the number of individual

owners, mean that the Blue Rocks precinct is now well placed to provide rural land for diversification. The area will require a Specific Area Plan to be incorporated into the new planning scheme to achieve this strategy.

The configuration of future subdivision will be the key to achieving access and connectivity across a range of allotment sizes (minimum five hectares, average closer to 10 ha) at Blue Rocks. Clustering development is envisaged in order to minimise the number of access points onto Palana Road and achieve open space connectivity. The relatively large lot size¹⁹ aims to facilitate this goal without compromising privacy or separation distances.

As part of the diversification, rural residential development (and place making) will be encouraged. It is proposed that the precinct will facilitate all the uses in the Primary Production Area 2 (albeit at a smaller scale). The distinction between Primary Production Area 2 and Blue Rocks precinct is that residential uses will be encouraged. Applications for single dwellings that meet acceptable solutions (performance criteria) are envisaged as a permitted use in this precinct. Minimum lot size is also proposed to be significantly smaller than Primary Production Area 2.

To avoid the perception of ribbon development in the locality, it will be important to ensure that land division can consolidate access to Palana Road and ensure allotments provide a wide frontage. Development that is screened by native vegetation along the boundary with the Palana Road will contribute to maintaining the existing character provided by native vegetation interspersed with open rural land and minimal visible building or structures.

Allotments on the east side of the road where development is proposed above the 100 contour will need to use design to reduce visibility, excavation and vegetation clearance. All efforts to achieve access on the sloping allotments below the 100m contour should be investigated. Cooperating with neighbouring land holders to provide land for access is encouraged, provided that access is consolidated and minimises visual impacts as far as possible. In some cases it may be possible for the open space contribution to be utilised by Council for forming access tracks, noting that the number of tracks should be minimised through planning for a consolidated network.

Land in the Blue Rocks precinct on the western side of Palana Road can capitalise on access to the beach and is suitable for appropriately sited and scaled visitor accommodation or low profile single dwelling set back 80 metres from the coastal reserve with the objective of managing beach recession hazard and minimising erosion. In addition, small scale resource development and processing and small scale manufacturing and processing are appropriate where those uses are setback from the coastal reserve at least 100m, waste water and stormwater are managed on site and development is screened from Palana Road.

Public open space strategy is for any plan of subdivision in the area west of Palana Road to contribute to enhancing public access to the beach. Subdivision should where possible, contribute public access to the beach from Palana Road and/or consolidate beach access via defined walking tracks. Where multiple informal tracks exist, they should be consolidated. Council's project to develop a walking track development plan in conjunction with Parks and Wildlife Service will identify opportunities in addition to those noted in the Structure Plan. In this locality the clearance of native vegetation and excavation and fill should be kept to a minimum. Single storey and low profile buildings will be facilitated as the most appropriate for the coastal location and the prevailing wind.

Other local provisions proposed for a Specific Area Plan will address the need to minimise access points to Palana Road, the use of non-reflective materials that use colours to minimise visibility in the landscape. Development on the rising, west facing slopes should avoid skyline impacts and minimise clearance of vegetation and interference with land form. Design can accommodate the latter requirement, for example, split level rather than two storeys.

¹⁹ large for rural land with a residential priority

In general, development on individual allotments should be clustered and sited to be unobtrusive in the landscape with minimal cut and fill and a low profile that complements the land form. Where they will be visible from Palana Road the mass/form of buildings and structures should be minimised through design features such as articulation, verandas and wide eaves. Colours should complement the natural setting and light colours avoided, especially for outbuildings. Design options that address these criteria are intended to facilitate a permitted pathway for dwellings, buildings and structures.

Development should not constrain the pastoral use of the land constituting “Richmond Park” and setback distances will be considered for adjoining allotments. Setbacks can incorporate access routes. In contrast to the Primary Production Areas 1 and 2, the minimum lot size in the Blue Rocks Precinct is 10 hectares on either side of Palana Road. This permits further intensification if required at the 5 year review of the planning scheme.

The strategy for consolidating Blue Rocks as a trigger for growth is consistent with the Regional Land Use Strategy:

RSN-P21 Rural and environmental lifestyle opportunities will be provided outside urban areas

RSNM-P23 Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and will limit further fragmentation of rural lands

RSN-P24 Growth opportunities for rural living and environmental living will maximise the efficiency of existing services and infrastructure.

RSN-P24 (sic) Recognise that the Furneaux group of islands are more reliant on local strategies for Rural and Environmental Living areas and that the protection of agricultural land that responds to the complexities of remote area economics and the need to retain or increase population and visitation.

Discussion Point 5

5.1 Do you agree with the proposed minimum lot size for the Blue Rocks precinct? If not what size do you suggest and why?

5.2 Do you have any comment on the types of uses proposed for the precinct?

5.3 Do you have any other comments in relation to the choice of Blue Rocks precinct as a focus for rural residential small holdings?

While there may be some constraints due to water availability, the area nominated as the Blue Rocks precinct provides a framework for changing to more diverse rural uses; resource development, manufacturing and product value adding for niche markets and linked to easily accessible tourism experiences. It provides the opportunity for lifestyle allotments close to Whitemark via a sealed road.

There are also limited opportunities for rural residential small holdings elsewhere on the island.

Cooma/Badger Corner & Trousers Point

Key rural residential areas are Cooma/Badger Corner where the lot yield is 6 allotments at a minimum lot size of 5 hectares and to a lesser extent, Trousers Point. Trousers Point can provide a lot yield of 8x 5 hectare allotments. Only one coastal lot adjacent to the shoreline at Holts Point (CT 201431/1) is capable of subdivision yielding 3 allotments at 15 hectares which is considered to be the minimum lot size in this exceptionally scenic tourist destination. In addition to scenic considerations, predicted storm surge inundation constrains further development immediately adjacent to both Fotheringate Beach and Trousers Beach. No further subdivision avoids the expectation of development in these inappropriate locations.

The Structure Plan identifies Cooma and Trousers Point as having potential for small holdings supporting visitor accommodation; food services; product value adding and food production for local consumption. Residential uses are appropriate in these locations; minimum lot size 5hectares at both Cooma and Trousers Point.

Inland in the vicinity of where Trousers Point Road turns west, a lot yield of 8 at a minimum lot size of 5 hectares could be achieved with a view to higher density in the future where further subdivision of inland allotments could enhance the hamlet character of the location. This aspect of development at Trousers Point is identified for the 5 year review of the planning scheme mandated in the amended Land Use Planning and Approvals Act.

Similar uses to the Cooma locality are envisaged for the Trousers Point area with, as mentioned, the opportunity for higher density to achieve a hamlet character. In addition to rural residential uses such as food services, an occasional market and 'farm gate' produce sales are envisaged although a local shop is not appropriate as this use is incompatible with the business hierarchy that centres on the Whitemark as the key business zone.

Development and use standards for the Trousers Point area to encourage design and materials compatible with the dominant scenic quality of the Strzelecki peaks will be prepared for the Local Area Provisions schedule. Form, height, scale and colours should blend with rather than dominate in the landscape. On flat land, outbuildings should be set back behind dwellings to minimise visual impact. Any development adjacent to or visible from the coast in this locality will be required to be subservient to the natural elements, include significant setbacks from public beaches and use design to minimise and preferably avoid impact on the natural land form and to present low profile buildings and structures.

Emita

A rural residential extension south east of the Emita settlement could be achieved in the future if a road connection can be established with Woods Road. Such a connection would provide Emita with a much needed access loop to Palana Road.

Minimum lot size in this potential rural residential area is 2 hectares, yielding up to approximately 14 allotments. The higher density is in keeping with the location adjacent to the existing settlement and may be appealing to those seeking a balance between lot size and affordability. The location south-west of Pickford Hill preserves the scenic management values applied in the current scheme to the north side of Pickford Hill at the same time capitalising on the general residential amenity of the Emita locale, including access to safe swimming beaches and a network of walking trails. Easy access to Whitemark is also a benefit of this site. If staged, subdivision would need to establish the Woods Hill Road link in the first stage.

Lady Barron

Lady Barron is proposed for a range of uses in keeping with a village character. Inside the western boundary are two allotments where a low density (minimum lot size 2 hectares is proposed as a buffer to the rural zone adjacent to the town boundary.

To the east of Lady Barron, a gradual decrease in density from village to land management is proposed. Adjacent to the eastern boundary, a 1 hectare minimum lot size could be linked to an extension of Barr Street and take advantage of the slope and views with local provisions relating to height, bulk and materials of dwellings and structures. Landform impacts including excavation and storm water retention are also important in this location. Further east the density is further graded by existing 2 hectare lots where no further subdivision is envisaged. The 'Structure Map of Lady Barron Surrounds' Map 2 **Appendix 3**, shows two lots on the southern side of the Pot Boil Road where visitor accommodation either currently exists (Yellow Beach) or could be established in conjunction with conference and catering facilities (White Beach). No further subdivision of allotments adjacent to the coast is proposed, including immediately adjacent to White Beach, where two large allotments at the southern end may have the capacity for sensitive larger scale, single building 'eco lodge' development with appropriate consideration of scenic quality and storm surge hazard management encompassed in local provisions.

Rural diversification: Summary

The strategy for determining minimum lot size for rural residential land reflects the Regional Land Use Strategy which notes that it is important "...to reinforce the distinct land use and visual amenities characteristics of municipal areas..." in order to attract and retain people who can constitute a workforce. Importantly, the Strategy notes that this aspect is "...particularly important for the more isolated Furneaux group of islands."²⁰

RSN-P22 Rural and environmental lifestyle opportunities will reflect established rural residential areas

The current scheme recognises only Cooma within the Rural Residential Zone. The diversification of some of the island's rural land to permit a variety of uses including residential development is a key component of land use strategy to contribute to attracting and retaining a sustainable level of population.

At Whitemark activities requiring larger land area will be directed to an activity cluster near the intersection of Palana and Memana Roads where businesses can take advantage of power and town water. The uses envisaged for the site include resource processing, bulky goods sales, tourist operation, small scale manufacturing and processing and service industry. Access to and from the site on Palana Road should be consolidated as far as possible and designed to allow simultaneous movement of vehicles entering and exiting in a forward direction. Trade and functional access not involving public sales should be from Memana Road. Minimum allotment size for the site is proposed to be 1acre. See Map 3 Whitemark Surrounds **Appendix 3**.

Discussion Point 6.0

6.1 Do you have a comment on the minimum allotment sizes proposed in the "Outcome 2" section above?

6.1 Do you think other uses should be included in the localities denoted for rural diversification? If so please state which locality and what uses?

²⁰ Sept.2013, Regional Land Use Strategy for Northern Tasmania v.4 page 40.

How will the desired outcomes be achieved?

4.3 Outcome 3-Contributing to Nature Based Tourism

The Structure Plan contributes to diversification of the economic and employment base by increasing the potential for 'authentic' tourism opportunities to be realised. Such opportunities capitalise on both the natural and cultural values of the island and are sensitive to achieving a public benefit by limiting negative impacts of the development and use on public open space, access and landscape.

The land use contribution to the island becoming a leading nature based tourist destination derives from:

- identifying areas for visitor accommodation
- minimising impacts on the natural assets that underpin island experiences
- maintaining public access to open spaces and culturally significant activities
- promoting principles of sustainable design and siting

Identifying visitor accommodation opportunities

The strategic vision of Council is to attract low impact, high yield tourism. Nature based tourism for relaxation, discovery or adventure and/or ecotourism for learning, appreciation and conservation, are both low-capacity, discrete, niche market segments. Elements of the unique heritage and culture of the Furneaux Islands are included in these descriptions.

Attracting nature based tourism will serve at least two purposes: it will build a tourism base that is manageable in terms of the rate of change; i.e. it will permit gradual rather than dramatic change. It will also protect the natural features on which attraction is based.

A variety of small scale visitor accommodation in association with existing dwellings can improve the economic prospects for local residents in line with the relevant zone purpose. Farm stay, homestay and accommodation and operations associated with activities such as retreats, bushwalking, cooking, bird-watching, horse riding etc. will be considered across most localities. The Primary Production Area¹ may contribute through farm stay in existing buildings with the qualification that visitor accommodation is not converted to residential dwellings.

Development of walking trails identified by the Table 1 **Appendix 2** will be achieved in conjunction with and Parks and Wildlife Service of Tasmania. The Flinders Trail can ultimately be the 'hero' track on the island and offers the opportunity to appeal to the full gamut of nature based tourists. It can involve private small scale operators near the trail (and other tracks) to provide facilities for walkers and potentially other activities such as mountain biking, climbing, and kayaking.

High quality facilities for the corporate market segment may be appropriate in some coastal locations such as Boat Harbour, Limestone Bay and Big River Cove if self-sustaining energy and water can be integrated into the proposal and if low impact access can be achieved. In general however, holiday accommodation outside of the farm stay or home rental market will likely benefit from proximity to food and services currently associated with the main townships.

At North East River a substantial area of semi cleared land is the legacy of un-rehabilitated commercial forestry operations. The land is situated on the slope above the spectacular estuary and any number of tourism operations could be considered in this location if land rehabilitation could be sufficiently progressed and self-sufficient energy and water supply were considered in the proposal. Visitor accommodation could also be considered in conjunction with educational or resource processing activities on the site.

Visitor accommodation and associated activities in the Blue Rocks locality is envisaged at a domestic/small scale other than at Sawyers Bay where larger scale visitor accommodation may be achieved on cleared land

maintaining a 100 metre setback from the coastal reserve. Water demands should be minimised and waste water and storm water treatment contribute to minimising reliance on rainwater water collection and storage. Tourism development in this locality will be designed and sited to minimise visual impact by screening, especially views from Sawyers Bay and Palana Roads and the coast at Sawyers Bay.

Tourism operations and a variety of accommodation options could be considered in the vicinity of Big River on several existing allotments although no further subdivision is intended in this location. Low profile, low impact buildings and structures would assist in achieving the local area objectives for this area. The location lends itself to the high quality and high end corporate market seeking solitude and exceptional scenic values. Similarly the single private allotment at Sellars Point may be suitable for a single building 'high end' eco lodge. Boat Harbour and Limestone Bay options are similarly well endowed coastal locations. Land division may be appropriate in these two localities if linked to a conservation model of development.

Water demands in all tourism enterprises should be minimised. Through water sensitive design, waste water and storm water treatment may contribute to reducing reliance on rainwater collection and storage and local provisions will aim to reinforce this requirement.

In addition to the opportunities listed above at least 3 other areas are highlighted in the Structure Plan.

- Mountain Seas at Trousers Point has expansion plans approved for the current site for additional accommodation units
- The Quoin at Killiecrankie presents opportunities for a tourist operation providing accommodation units and associated facilities
- Adjacent to Pot Boil Road at White Beach potential has been identified by the landholder for a conference facility with commercial kitchen and holiday cabins.

In addition, there are two large vacant allotments with views to White Beach and/or south across Dick Davey Shoals to Cape Barren that could accommodate a secluded eco-friendly development within easy access of the Lady Barron town-ship where investigations for a safe harbour and moorings are underway. AHD investigations will be pre requisite to ensure siting and design avoids the coastal inundation hazard in some sections of the allotments.

Holloway Park at Lady Barron provides considerable potential for a recognised camp ground with amenities including a camp kitchen/ communal dining and laundry within close proximity of the local shop. The Lady Barron Tavern and a potential yacht mooring site are also within easy walking distance. Utilising Holloway Park for recreational and associated visitor uses will contribute to the neighbourhood activity focus in the vicinity of the local shop.

The east coast presents opportunities for low impact tourism operations; however, visitor accommodation on Crown land has previously been rejected by the community.²¹ Improvement of the circuit track to Red Bluff and on to Sellars Point would nevertheless provide access to the east coast and lagoon system for nature based tourism activities and the possibility of small scale visitor accommodation on private allotments situated among the lagoon reserve and a single building eco-lodge on the coastal allotment near Sellars Point.

Integrity of Landscape

The maintenance of natural assets and a strategic approach to open space together contribute to retaining the integrity of the landscape. Much of the appeal of Flinders Island as a tourist destination is derived from the unspoiled character of the natural landscape: the seascapes, pristine wetland ecosystems, the striking granite

²¹ [2013 Investment Ready Report (ref)]

plutons, spectacular vistas from elevated inland locations and the experiences these features offer. The integrity of landscape and its significant scenic qualities are reinforced by an absence of development which heightens the sense of isolation and solitude. Such qualities are in increasing demand from urban dwellers.

This creates a tension between the best ways to preserve the assets that attract tourism while simultaneously delivering tourism development and use appropriate to the location. The Regional Land Use Strategy for Northern Tasmania recognises this paradox.

ED-P10 Support the development of the tourism sector by ensuring land use planning policies and principles do not unnecessarily restrict tourism use and development

ED-P11 Ensure planning schemes provide opportunity to identify, protect and enhance distinctive local characteristics and landscapes.

The Structure Plan has identified those areas of the island where the development opportunities for visitor accommodation are potentially available. The key criteria for selection of these locations and the accommodation type nominated for each location are based on the physical characteristics of the site. Such characteristics are either opportunities, for example, locations close to recreational options, or they are constraints, for example slopes prone to landslip. The locations nominated in the Structure Plan provide development opportunities for visitor accommodation over the 10 year life of the plan. This aspect is nominated for the 5 yearly review of the Flinders Planning Scheme.

The benefits of tourism are known to be related to economic activity. On Flinders Island, the multiplier effect of tourism scenarios or the patterns of distribution of benefits have not been researched for this document. What is recognised is that visitors generate vitality which is a tangible benefit for residents. This feeds into a place making and social connection loop. Strategic planning also identifies possible dis-benefits and on Flinders Island, the two dis-benefits of tourism have been identified as; a) undermining the integrity of the landscape and b) a rate of change that makes managing perverse/unforeseen outcomes difficult.

Managing the rate of change will come from managing the scale and intensity of tourism development so that the success of marketing does not outstrip visitor expectations when compared to what is actually 'on-ground' and that locals can still recognise the physical and cultural elements of their home. Tourism development strategies to encourage longer stays are relevant in this context insofar as they can maximise returns from existing visitors.

The integrity of the landscape will be maintained by minimising the visual and physical impact of development and use. This will be addressed in the future planning scheme. It is not designed to unnecessarily restrict tourism operations or visitor accommodation. It is based on the principle of public as well as private benefit and presupposes tourism related activity will be tailored to siting and design guidance and the development and use standards for the particular location.

Development and use for tourism should ensure that siting, scale and form will not overwhelm, over commercialise or diminish the intrinsic values and character of the surrounding area. Plans for upgrading or establishing infrastructure should likewise be cognisant of and consistent with, the natural values that are the basis of the appeal of the locality. Parking areas should be clustered rather than large open spaces and be landscaped to provide screening when visible from the road or coast. Tourism developments located in areas of high conservation, cultural value or significant scenic quality should demonstrate excellence in design to minimise potential impacts.

Large scale tourism facilities in areas other than those identified in the Structure Plan will require comprehensive assessment and potentially a scheme amendment. Development comprising multiple accommodation units should cluster buildings and structures on the same allotment and be designed to

minimise the potential for conversion into dwellings by ensuring facilities, amenities and parking areas are shared.

The seeming inconsistency between promoting economic development on the one hand and regulating to protect the integrity of the landscape on the other, can be resolved through a clear understanding of what types of landscape features are important and then adjusting design and siting to achieve proposals that are subservient to the natural features of the particular locality. This subservient rather than dominating status of development will contribute to retaining the integrity of the landscape and preserving its economic potential. It is the opposite of urban development where a common architectural objective is prominence.

The directions articulated in the Structure Plan are consistent with regional land use policies for landscape.

CW-P04 Protect the visual integrity of coastal landscapes.

LSA-P01 seeks to recognise the importance of:

- scenic landscapes as viewed from major roads and tourist routes/destinations as contributing to economic basis of the tourism industry as well as local visual amenity;
- natural/native vegetation in contributing to scenic values of rural and coastal areas generally, with particular emphasis on prominent topographical features;
- the scenic/landscape amenity of key regional tourism routes;
- specific topographic or natural features of significant scenic/landscape significance
- protecting skylines and prominent hillsides from obtrusive development/works

The Structure Plan proposes the inclusion of local provisions for the design and siting of development (including access and ancillary service facilities) that:

- encourages an appreciation of key landscape feature(s),
- is subservient to the natural surrounds by reducing the bulk of buildings and structures and by reducing the visibility of exterior surfaces
- considers the landscape as well as the individual allotment level by designing buildings and structures with a low profile and rooflines that complement the natural form of the land
- avoids locations where skyline impacts are a risk by siting within valleys and behind spurs
- provides a buffer/setback between the development and natural and cultural values
- minimises impacts on landform by minimising the need for and height of retaining walls; minimising the extent of excavation and fill, avoiding the clearance of remnant vegetation and ensuring that slopes can be stabilised to prevent erosion

Maritime structures such as pontoons, jetties, boat moorings and marinas should maintain public access to the coast, minimise adverse impacts on ecosystems and natural values and comply with relevant Australian standards for design of marinas and maritime structures.

Definitions

Visitor accommodation: Use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers' hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment

Tourist operation: Use of land specifically to attract tourists, other than for accommodation. Examples include a theme park, visitors centre or interpretation centre, wildlife park and zoo.

Discussion Point 7.0

7.1 What do you think about the locations nominated for future visitor accommodation?

7.2 Do you want to suggest additional locations for a tourism focus? If so please indicate if you think those locations will support tourism operation (please say what sort of activity) or visitor accommodation (please say what type and scale of accommodation).

Heritage:

Heritage places have significance to the community for many reasons, including their historic, aesthetic, social or spiritual qualities, or a combination of these qualities.²² Heritage places can be individual structures, archaeological or industrial sites and cultural landscapes. The significance is derived from the group of people for whom the place has special interest.

Indicators of a site with heritage significance include things like: a place demonstrating historical processes or activities (such as associated with harvesting or trade of natural resources or industry or infrastructure) or a place that possesses symbolism associated with social beliefs, an important period, movement or event. The fabric of such places generally needs to be intact, that is, it cannot be so altered as to no longer provide evidence of a particular association.

The current Flinders Planning Scheme provides a list of Heritage Places although it does not include a precise location for each entry. The list is provided in **Appendix 4** and feedback is sought prior to completing a heritage schedule for the Structure Plan.

Discussion Point 8.0

8.1 Referring to the list in Appendix 4, do you think these heritage places are still sufficiently intact to warrant listing?

8.2 Other than at Wybalenna, can you provide a precise location for those you think should be included?

8.3 Can you suggest any other places, objects, structures that should be considered? Please explain why you think they should be included.

²² DPIPWE 2011 Assessing Historic Heritage Significance v5.

How will the desired outcomes be achieved?

4.4 Outcome 4-Maintaining and enhancing liveability

The Structure Plan contributes to the physical, social and economic health and well-being of the Flinders Island communities by seeking to:

- maintain and enhance opportunities for public access and use of natural areas, including the coast
- safeguard the ecological integrity of natural landscapes to improve resilience to climate variability
- protect areas of high scenic quality and important vistas that contribute to sense of place
- protect existing or known planned infrastructure from development or restrictions that could compromise safe operation or service delivery in the future
- encourage development that is sustainable in terms of natural hazards, water and energy

As one way of securing the social and economic future, the Structure Plan provides the strategy to diversify rural land uses. Also fundamental to sustainable futures are culture, identity and sense of place. Landscape is closely linked to these elements because the way people use the landscape contributes to the layering of recreational and cultural activities that become part of the way people live on the island(s) and what they value about living where they do.

Open Space

Public access and public open space are where spatial elements influence responses to shared cultural activity, family tradition, social connections and sense of place. Walking access and open space can also enhance the value of visitor experiences, especially when the visitor has an unexpected encounter with a local resident on the same path or adjacent land. The correlations between public open spaces and tangible health benefits are well documented. Public open space defines the areas that are available for everyone to use and enjoy. The maintenance and enhancement of open space therefore assists in ensuring that benefits of economic development are distributed across the whole community.

On initial appraisal, Flinders Island has an abundance of public open space within a landscape mosaic of reserved and productive land. This abundance of public open space perhaps risks it being taken for granted. The landscape connections between public open spaces are the lynchpin of the Flinders planning framework, much as transport hubs are the lynchpin of urban planning.

Open space is not the left over drainage area in a land division application, nor is it the unloved corner of an urban setting with a few rusty swings. On Flinders Island, public access and open space is a core value; it is the mechanism for continuing lifestyle, cultural practice and recreation. It preserves the social status quo even as development and use change the physical environment.

In relation to the objective to contribute to liveability, a key strategic response proposed in the Structure Plan is to enable a network of walkable trails (at a range of levels and standards) that use, where possible, private land to connect to fire tracks, Parks and Wildlife Service tracks, Crown land or the coastal reserve. Potential linkages are identified throughout the Table 1 in **Appendix 2**.

The consultation process should identify other tracks where encroachment or other matters need to be formalized in order to preserve public access.

Discussion point 9.0

9.1 Can you identify any tracks on private or public land that you think should be preserved as public access?

9.2 Do you have any other comments on public access and open space?

Council has powers and obligations in respect to public open space under the provisions of the *Local Government (Building and Miscellaneous Provisions) Act 1993*. These provisions enable Council, when considering subdivision applications, to require a portion of land for open space or cash in lieu contribution. The policy justification behind this provision recognises the potential intensification of uses that is inherent in subdivision creating more allotments and that intensification should be offset by more open space.

A key strategic focus area is the Blue Rocks Precinct, where the desired outcome is for public access and open space to be integral to the intensification of use within the locality as a means of building in social and health components. Links to walking tracks in the Darling Range and the beach are important and plans of subdivision should be consistent with the strategy to establish or contribute to a pedestrian network within the area.

Elsewhere, areas highlighted in the appended table as public open space or links to public open space, should preserve public access where it is already established and seek to create linkages whenever an opportunity exists or presents. Coastal paths should be consolidated where possible but not cancel existing public access routes without providing (improved) access.

The Structure Plan is consistent with the Regional Land Use Strategy.

OSR-P01 To provide for an integrated open space and recreation system that contributes to social inclusion, community health and well-being, amenity, environmental sustainability and the economy.

A planning practice tool to maximise open space is to cluster development at all scales. The intent is to cluster dwelling and domestic/rural outbuildings at the allotment level and cluster groups of domestic/rural buildings and structures at a landscape level. The lot sizes appropriate to Flinders Island will preserve privacy while maximising the open space between. Maximising public and private open space is an important contributing factor to the open character that is a key element of the island's appeal. The exception to this strategy will be the eastern coastal plain Primary Production Area 1 where unfettered primary production is the main aim, although existing links between the lagoons and the Darling Range will be maintained.

Building Resilience

Maintaining and/ or enhancing the resilience of natural systems will contribute to safeguarding ecosystems and the ecological processes relied upon for production, food, materials and recreation. Rising water tables, salinity, vegetation clearance, sand drift, storm surge, bushfire, coastal recession, landslip and erosion are hazards that impact on the resilience of the natural environment and its ability to provide environmental services. Climate variability suggests that a precautionary approach should be adopted when considering use and development, for example, in relation to the volume of vegetation clearance, proximity to the coastal reserve or the volume of site material excavated.

The Regional Land Use Strategy acknowledges the need to:

CW-P01 Protect and improve the ecological integrity of coastal environments.
 CW-P02 Limit the expansion of urban development within the coastal zone to avoid encroachment into areas of intact coastal environments. CW-P03 Minimising or avoiding use or development in areas subject to areas of high coastal hazard. NH-P01 Ensure that future land use and urban development minimises risk to people and property resulting from land instability by adopting a risk managed based approach consistent with Practice Note Guidelines for Landslide Risk Management 2007 and AGS (2007a) "Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning"; AGS (2007e) "Australian Geo Guides for Slope Management and Maintenance".

Climate variability not only presents an environmental challenge but also a social and economic challenge. Apart from the potential to alter ecosystems and affect long term biodiversity of the Furneaux Islands, there are more immediate impacts associated with an increasingly variable climate: longer periods between rainfall, more intense rain events, flooding, erosion, increased potential for disease vectors and increased bushfire hazard associated with longer periods between rainfall events and subsequently drier fuel loads.

Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea level rise need to be managed to minimise the need for engineering or remediation works to protect land, property and human life. Development should be set back from the coast to provide an erosion buffer based on the susceptibility of the coast to erosion, local coastal processes, storm event impacts and to retain intact coastal vegetation communities. Measures taken to protect development against coastal erosion should not of themselves have an adverse effect on coastal processes or require the use of public land.

Climate induced sea level rise is likely to increase the frequency and severity of coastal inundation in Tasmania.²³ The structure planning for Flinders Island has identified parts of Whitemark, Long Point and Cooma as vulnerable to inundation during storm tide events. Buildings in all vulnerable locations should have a floor level above the standard sea flood risk. To allow for sea level rise in planning decisions, The Tasmanian Government endorsed a sea level rise planning allowance in 2012 and the Tasmanian Climate Change Office is currently reviewing this allowance.

The Structure Plan encourages minimal disturbance of landform and advocates minimising the clearance of native vegetation in all locations, notwithstanding regulatory requirements for bushfire hazard management. Land division should aim to consolidate intact patches of native vegetation on single allotments. Riparian vegetation is of particular importance and buffer distances between development and watercourses and wetlands will be important scheme standards. Threatened and remnant vegetation communities are mapped and should not be subject to clearance.

The propensity for landslip has been mapped and generally occurs on steeper slopes. Longer periods without rain combined with grazing and/or excavation and intense storm events will likely exacerbate erosion potential, particularly on sloping land. Minimising the effect of development and use on natural land form by minimising excavation and fill through design will help to minimise erosion, silt deposition and land slip. Development should not lead to increased surface instability and should apply design solutions for development on slopes that minimise cut into the slope, ensure the heights of cut and fill faces are minimised, provide drainage measures and revegetate to ensure stability is not compromised by erosion or the design and siting of effluent drainage.

The strategic intent in all areas is to retain vegetative cover on slopes, generally to avoid or significantly minimise excavation or fill and to minimise access tracks and their landscape impacts. The (NH-P01) guidelines²⁴ will be incorporated into local planning provisions where relevant.

The mitigation of risk attached to natural hazards needs to translate into development standards that are able to deliver a tolerable risk for different types of use. For example, a standard that applies a higher floor level in predicted coastal inundation areas will mitigate the risk of flooding. On the other hand the amount of vegetation clearance mandated for bushfire management may preclude development on slopes prone to landslip. Where the hazard cannot be mitigated by development standards that protect the integral environmental components, then development should be sited elsewhere.

²³ Department of Premier and Cabinet. March 2016. Coastal Hazards in Tasmania: Summary Report. Tasmanian Government

²⁴ AGS (2007a) "Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning"; AGS (2007e) "Australian Geo Guides for Slope Management and Maintenance".

Biodiversity:

While much of the biodiversity of Flinders Island occurs on reserved land, areas where retention of biodiversity is considered a priority on private land have been specifically identified in the Structure Plan: the southern coastal plain, particularly riparian vegetation and either side of Coast Road; adjacent to the coast at Limestone Bay; remnant patches at North East River, near to Palana Road intersections with Five Mile Jim Road and West End Road; at Leeka; at West End; on Centre Hill and at Long Point Road. Council owned land adjacent to the Lady Barron Waste Transfer Station is also important. These areas are nominated due to their location relative to other patches and corridors or the size of the area of vegetation remaining or as a precaution to climate variability particularly in relation to groundwater. Other important locations are the slopes of the vegetated hills in all locations and at the interface with coastal systems, where a range of values are related to flora, fauna, significant geology, or vulnerabilities such as beach recession.

The degradation of remnant vegetation occurs due to clearance for development but also by a variety of other development related measures such as modification of surface water flows, compaction of soil, pollution of groundwater, stock access or the spread of pest plants.

There are locations where loss of vegetation is unacceptable, for example, Marshall Bay where intensification of development is not warranted and where grazing is encouraged to reduce and ultimately cease as a use. The land adjacent to the length of Marshall Bay is potentially subject to extreme erosion and the Tasmanian land classification (Classification 6-7) confirms its unsuitability for grazing. An allotment near the Long Point Road and Palana Road intersection, Centre Hill and two Quoin allotments have the highest density of listed threatened species on the island.

In other locations with management objectives that are at odds with mandated clearance requirements for development, the strategic response is to reduce the lot yield, cluster development, avoid vegetated slopes or otherwise modify the siting of development in order to minimise removal or modification of vegetation. This will be particularly important where buffers are necessary for the protection and management of wetlands, bushland and the coast.

In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of *remnant* vegetation is the only means of managing bushfire risk, the proposal should generally not be supported. Where native vegetation other than remnant vegetation is to be removed it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure there is no net loss of biodiversity.

The Structure Plan acknowledges the State and regional objectives in relation to biodiversity.

BNV-P01 Implement a consistent regional approach to protecting and enhancing the region's biodiversity, native vegetation communities and native fauna habitats including comprehensive spatial regional biodiversity mapping.

BNV-P04 Ensure land use planning processes are consistent with any applicable conservation area management plans or natural resource management strategy.

BNV-P02 Restrict land clearing and disturbance of intact natural habitat and vegetation areas, including areas of forest and non-forest communities declared under the Nature Conservation Act, coastal wetlands and remnant and appropriate cultural vegetation within settlement areas.

CW-P05 Protect and manage the ecological health and environmental values of surface and groundwater.

NH-P05 Minimise the impacts of land salinity to and from development by taking a risk based approach to land management.

Bushfire

With regard to bushfire, all of Flinders Island is designated bushfire prone by the Tasmanian Fire Service. Lady Barron, Whitemark, Emita and Killiecrankie are denoted as extreme bushfire risk according to the BRAM modelling which is state-wide and thus a very coarse scale. Council is currently engaged in exploring a plan for fire abatement in the Lady Barron area to reduce the risk associated with the fire hazard in that locality and it is hoped that this can address the requirement for bushfire site assessment within the township while considering the significant number of threatened and vulnerable species on adjoining land.

Bushfire prone designation substantially increases the cost of development through the requirement for a site assessment and the increased cost of materials. The bulk of bushfire regulation is implemented through the Building Code of Australia which is focussed on building standards rather than planning and natural resource management objectives.

Many areas on Flinders Island have high biodiversity values and there is a need to incorporate biodiversity, scenic and conservation objectives when considering bushfire risk management. Priority areas include coastal reserves, habitat corridors, wetlands, threatened ecological communities patches of remnant vegetation and private reserves and conservation covenants. The opportunity to contribute to the second version of the Flinders Fire Management Plan should emphasise these objectives which were not incorporated into the 2014 version. More comprehensive analysis for the plan would consider the fire retardant qualities of particular species such as Callitris Rhomboidia forest as occurs at Leeka, the restorative period between burns for vulnerable species and the presence of endangered species such as native orchids and their ability to survive ash deposits. While there is clearly a need for reducing bushfire risk to development, there is also a need to re-balance the singular focus on fuel reduction.

Water conservation through design

Development and use should be avoided if it proposes unsustainable use of surface or underground water resources. Development, including for visitor accommodation should maximise conservation, minimise consumption and consider reuse possibilities at an early design stage. Where necessary, siting and design of development should include capture and re-use of stormwater in order to minimise surface run-off and erosion, discharge of sediment and water logging of soils.

CW-P06 Ensure that development adopts best practice Water Sensitive Urban Design (WSUD) principles where appropriate in new and redevelopment areas.

CW-P07 Protect the water quality of the region's waterways and wetlands, including key water supply catchments.

CW-P07 Protect the water quality of the region's waterways and wetlands, including key water supply catchments.

Asbestos

Aside from natural hazards associated with bushfire, landslip, flooding and reduction of biodiversity; a silent hazard lurks throughout Flinders Island. This is asbestos, in the form of derelict buildings and broken sheets and pieces scattered randomly on the landscape.

A strategy to pro-actively deal with asbestos removal on development sites and from public open space and access tracks will be developed by Council. The strategy must be broader than demolition and transport regulation and needs to identify the extent of the hazard, the location and condition of remaining material and

devise a strategy for systematic removal in a cost effective manner. Compliance and cost sharing should be based on the collectively recognised need to remove this hazard rather than continuing to ignore it.

Dwellings and Holiday Houses

The objective for new dwellings is to preserve the character of coastal settlements and, outside of settlements to encourage design and siting that protects scenic landscapes. The regional strategy encourages energy efficiency and the Structure Plan encourages design and materials that contribute to both energy efficiency and to water sensitive design.

The final land use strand of Council's effort to increase population relates to facilitating the development of dwellings for 'part-time' occupation. Such dwellings add to the rate base and generally make little additional demand for services. When considering holiday houses; typically in coastal or elevated locations, the potential impacts on biodiversity, water quality and scenic amenity are the main issues.

The residential enclave at West End has potential for further holiday home development with some constraints in relation to visibility across Marshall Bay from Emita and clearance of vegetation. No further subdivision on the vegetated slopes above West End Road addresses the issue of land slip and fire hazard management, and will also reduce the potential visual impacts. Below the road, adjacent to the coast, there is some potential for further development of housing that minimises visual impacts from Marshall Bay/Emita. A minimum lot size of 10ha is proposed in this coastal location. Land division should ensure that frontage to the coast is approximately 150-200 metres to retain the amenity of the beach front area in keeping with current character.

The possibility for more affordable relocatable holiday houses could be further explored, for example, at Long Point where coastal inundation is a potential hazard due to predicted climate variability. Other potential uses for non-permanent holiday houses is to cater for walking or other tour groups/ cyclists, kayakers, rock climbers etc. It is intended that issue of facilitating relocatable dwelling types will be raised at the hearings for the State Planning scheme.

The Structure Plan identifies an area at the intersection of Eden and Palana Roads at Palana where future development is envisaged on the elevated site opposite the Edens Road intersection. Subdivision at minimum lot size of 1 ha will incorporate stormwater capture and re-use, retain and enhance existing native vegetation patch and provide the market with an opportunity to build larger dwellings with unhindered views.

At the south eastern extent of Killiecrankie, an area for residential development has been identified at a minimum lot size of 2 hectares where land is immediately adjacent to the southern side of Killiecrankie Road. There are also opportunities at Big River, Lady Barron, and Blue Rocks west of Palana Road, south-west of Palana in the vicinity of Limestone Bay, (where vegetation retention adjacent to the coast will be an important consideration) and on the north facing allotments adjacent to the coast between North East River and Palana.

At Emita residential and small scale holiday home development is envisaged with a minimum lot size of 0.5ha and local provisions in relation to the height of buildings, excavation/fill and the location of outbuildings adjacent to or behind dwellings.

5.0 Conclusion

The land use strategy contained within this Structure Plan proposes 4 desired outcomes that could contribute to Council's overarching strategy of growing the population and increasing economic productivity. All efforts have been made within the document and in the Table 1 Appendix 2 to set out how these desired outcomes: protecting primary production; diversifying rural land; contributing to nature based tourism and maintain and enhancing quality of life can be achieved through land use policy.

It is hoped that submissions received will help to clarify the analysis to date and to confirm the general strategic direction articulated in these 4 desired outcomes. If not, it is hoped that constructive options to modify the general directions will be submitted. If the community generally accords with this land use strategy, the next task is to find a way to align the strategic intent herein with the State's planning policy framework (the State-wide Planning Scheme²⁵) and to prepare a local provisions schedule under the State wide template that will ultimately result in a Flinders Planning Scheme. Rather than being perceived as just more regulation/red tape/green tape/government imposition, a resultant local scheme could then be viewed as a way to implement agreed strategies for a sustainable island future.

²⁵ Yet to be declared

ACTING INFRASTRUCTURE MANAGER'S REPORT
For April 2024 Council meeting

The purpose of this report is to provide Councillors with an update on the Infrastructure Department activities and work undertaken during the month of March 2024:

Roads and Drainage	
Gravel Road Pothole Repairs	Memana Road Camerons Inlet Road Reedy Lagoon Road West End Road Andersons Road North East River Road, and Sawyers Bay Road.
Bitumen Road Pothole Repairs	Lady Barron Road, and Lackrana Road.
Maintenance Grading	Coast Road Palana Road, and Memana Road.
Bitumen Road Patching and Edging	Lady Barron Road, and Lackrana Road.
Drainage	Memana Road.
Vegetation Control	Removal of vegetation: <ul style="list-style-type: none"> - from Killiecrankie Public Open Space and transfer to Whitemark Tip green waste area; - from Lady Barron Transfer station to Whitemark Tip Greenwaste area; and - Memana Rd fallen trees.
Repairs – Signage, Guideposts	As required during road patrols.
CAPITAL WORKS	<p><u>Airport Terminal – New septic:</u></p> <ul style="list-style-type: none"> - Pick up and deliver septic tank, and - Earth and drainage works. <p><u>Drainage:</u></p> <ul style="list-style-type: none"> - Big River Road, and - Fairhaven Road. <p><u>Re sheeting (including drainage):</u></p> <ul style="list-style-type: none"> - Andersons Road - Allports Road - Fowlers Road - Big River Road, and - Virieux Road. <p><u>Prep for stabilisation & sealing:</u></p> <ul style="list-style-type: none"> - Lackrana Road. <p><u>Prep for sealing:</u></p> <ul style="list-style-type: none"> - Whitemark Boat ramp. <p>Roads to Recovery (RTR)</p> <ul style="list-style-type: none"> - Roads and Bridge Cat 3 Badger Corner bridge - Roads and Bridge Cat 1 Trousers Point Rd bridge - Roads and Bridge Cat 1 Coast Rd bridge

Waste	Lady Barron Transfer Station - Site works Whitemark Tip - Stack tyres
Funerals	Preparation of graves.
Town Maintenance	
Parks & Reserves	Mowing/Brush cutting - Lady Barron - Whitemark - Emita - Whitemark cemetery grounds - Museum - Tree trimming – Killiecrankie Public Open Space. Weeding/trimming - Rose and ANZAC gardens, Lagoon Rd gardens - Emita playground - Airport. Irrigation repairs – Rose Garden and Bakery Park. Monthly high-pressure cleaning Whitemark, Emita and Palana boat ramps. Pick up freight from BSF / pick up New mower for Whitemark. Lady Barron and Whitemark - Gutter cleaning. Cart green waste to tip.
Footpaths	Whitemark - Cleaned up traffic islands. Lady Barron and Whitemark - Footpaths – edging (grass removal) - Inspections.
Park and Street Furniture	Rubbish Bins – Empty remote bins. Rubbish Bins – Empty Town bins. West End Rd / Palana Rd intersection – Remove rubbish and old drop off bin.
Signage	Install new Give Way signs – Whitemark and Lady Barron Install new ‘Parking for Less Mobile People’ sign at Bakery parking bay. Linemarking -Intersections and islands - Lady Barron and Whitemark.
Bluff Track Maintenance	Mowing/Brush cutting
Building Maintenance	Emita Hall - install flashing - Collect tables. Toilets – install new toilet roll holders. BBQs - Replaced gas bottles. Killiecrankie –Repair BBQ.
Cleaning	Cleaning – Internal - All Public Toilets, Council offices, Airport, Halls, Gyms. Cleaning – External - Killiecrankie Public toilets. - All BBQs, tables and seats.
Resource Recovery and Waste Management	

Facilities	<ul style="list-style-type: none"> • Recyclables and waste from Killiecrankie and Lady Barron Waste Transfer Stations (WTS) were carted to Whitemark. • At the Whitemark Waste Facility, waste from the active tipping area was removed, spread, compacted, and covered. • Accumulated green waste at the Killiecrankie common space was carted away. A temporary no dumping sign was erected until a permanent sign is ordered. • Skip bins were cleaned, sand blasted, and repainted. Have to wait until the paint is cured to stick signs. One skip bin was unable to be painted as the contractor ran out of time. The sandblasting and painting will be completed over the next month or so by Claus Wilkens.
Landfill Levy	<ul style="list-style-type: none"> • The February waste data was collated, checked, and reported to Department of Natural Resources and Environment Tasmania (NRE). A total of 320.9 tonnes of leviabile waste was received at the Whitemark Waste Facility, totalling \$6,153.46. • The classification breakdown of the leviabile waste was as follows: <ul style="list-style-type: none"> o General Waste 63.7t (55.2 from both WTS) o Hard waste 38.84t (34.89t from LB WTS) o Cardboard 5.52t o Commercial and Industrial 58.39t o Construction and Demolition 153.65t (150t of fill)
Recycling	<ul style="list-style-type: none"> • March Recycling Effort: <ul style="list-style-type: none"> o 400 kilograms of aluminium, o 3150 kilograms of lead acid batteries, o 950 litres of cooking oil, and o 23.5 kilograms of products collected through the Hub. • Two, Cash-4-Cans events were held in March. A total of 14 volunteers attended the events. Thirty-five bulk bags worth of aluminium cans were decontaminated and then baled. Three bales are ready to be wrapped and shipped next month. • The Recycling Hub was serviced twice in March. It collected 18.2 kg of eligible products. This brings the total diverted from landfill to 132.9 kg since launching the hub. The percentage of ineligible products dropped again to 5%, compared to 11% in February. • Overall, the top five performing programs are: <ul style="list-style-type: none"> o Batteries 47.2 kg o Cartridges 22.7 kg o Nespresso Capsules 19.1 kg o MobileMuster 9.2 kg o Skincare 7.9 kg
Administration	<ul style="list-style-type: none"> • Researched the guidelines for the management and storage of hazardous and combustible waste materials. • Investigated multiple options for best-practice waste motor oil storage and transporting. Sought, received, and considered multiple quotes. • Liaised with fertiliser sellers to confirm and collate the number of imported fertiliser bulk bags in 2023 (6140 units). • Had a meeting with Matthew Layton form Dulverton Waste

	<p>Management, a scrap metal yard manager and a contract machine operator to investigate options for managing the multiple hard waste piles at the tip. They will discuss further and propose a plan.</p> <ul style="list-style-type: none"> • Had a couple of conversations with Grahame Stronach from Gas Power Tas about our options for de-gassing fridges, freezers, and air-conditioning units. De-gassing is a requirement as refrigerants found in these items are potent greenhouse gasses. • Had a meeting with MRA consulting about the regional waste strategy being developed by NRM North. • Had a conversation with Mary Miles-Craig—Senior Project Officer, Product Stewardship, DCCEEW (Federal government)— about the national bulk back stewardship scheme to find out if the islands are meant to be serviced by the scheme. • Prepared two submissions for the High Priority Infrastructure Grant: <ul style="list-style-type: none"> ○ Upgrading the motor oil collection points at the Whitemark and Lady Barron waste facilities. ○ A vertical baler to process bulk bags. • Updated the controlled waste register. 				
Whitemark Airport					
Airport	<ul style="list-style-type: none"> • Safety and Security inspections. • Northern boundary fence maintenance. • Continued works with new sewerage system. • Weed spraying. • Re-fuel aircraft as required. • Workshop cleanout. • Runway Sweeping. • Mowing various areas. • Vehicle cleaning and maintenance. • Windsock inspections. • Obstacle light inspections. • Runway lighting maintenance. • Painting Primary windsock circle. • Apron and Taxiway sweeping 				
Air Transport Operations (ATO) Movements	ATO-Sharp Air	ATO Other	Private	RFDS	Helicopters
March 2023	87	70	29	2	13
March 2024	81	80	33	6	7
Quarries					
Quarries	<ul style="list-style-type: none"> • Manns Quarry closed awaiting EPA sign off • Canns Hill quarry approx. 500m³ on top awaiting re-commencement of re-sheet program expected mid-April, quarry will then be closed awaiting rehabilitation works expected to commence late May 2024 • Lughrata quarry – gravel push up to 3000m³ expected to be completed late April 2024. 				

Plant and Machinery	
Fleet	<ul style="list-style-type: none"> • New JCB loader commenced operations. • New 4 ton carry Isuzu truck commenced operations. • Both, new zero turn mowers operational. One stored at Lady Barron and the other in Whitemark. • New waste transfer bin truck ordered and expected delivery late 2024. • Research commenced on one new grader replacement. • Rat damage to old waste bin transfer truck, repairs conducted.
State Government	
Dept. of State Growth	Still awaiting compilation of the final contract by the contract services section of State Growth.
TasWater	Discussions to be held on the Island with TasWater CEO George Theo and Mayor Summers on 11/04/2024.
Other	
Works planned for the coming month:	
Roads & Drainage	Gunter Street drainage.
Town Maintenance	Continue renewing signage. Commence mowing.
Resource Recovery & Waste Management	<ul style="list-style-type: none"> • Erect new signage at the transfer stations. • Prepare pallets with lead acid batteries for transport. • Collate tyres, batteries, fire extinguishers, and gas bottles that have not been placed in designated areas. • Move and stack end-of-life-vehicles.
Whitemark Airport	<ul style="list-style-type: none"> • Continue Sewerage system • Burn off dry pushed up bush
Quarries	Commence extracting gravel from Canns quarry
Plant and Machinery	Maintenance as required.
State Government	As Required
Other works	As Required



Director of Local Government Tasmania
Tasmanian State Government
Department of Premier & Cabinet
HOBART TAS 7000

25 March 2024

Dear Director,

REQUEST FOR SPECIAL DISPENSATION FOR KING ISLAND COUNCIL MEETING ATTENDANCE VIRTUALLY BY COUNCILLORS UNDER SPECIFIC COMPASSIONATE CIRCUMSTANCES

Attached are the ratified King Island Council Ordinary Meeting Minutes from 20 Feb 24 (specific motion on pages 13-16). The King Island Council wishes to officially request a special Ministerial dispensation for Councillors to still be able to attend Council Meetings virtually, under specific compassionate circumstances outlined below and in our attached motion.

Owing to the isolation of King Island, Councillors occasionally have to travel off the Island for specialist medical treatment, as carers to those undergoing medical treatment, or for other unforeseen compassionate circumstances. Over the past year there have been several instances of this on King Island which unfairly resulted in Councillor's seat having to be vacated, due to an unforeseen extended absence as a carer for a spouse undergoing medical treatment for a terminal disease. Specialist medical is not available on King Island which is the entire basis of the PTAS system. We believe that Councillors who are forced to travel off King Island for medical and compassionate reasons should still be able to attend meetings virtually, as was permitted during the Covid era. We have recently validated the technology to be able to do so. Any Ministerial dispensation given to isolated King Island Councillors under such circumstances would remain a rare exception, used only under approved circumstances. King Island Councillors would otherwise continue to attend Meetings in person as per The Act. We appreciate Ministerial consideration of this request and would be happy to assist development of the new policy. For your consideration.

Yours sincerely,

Marcus Blackie
Mayor

TRIM Ref: Mayor 006/24



Extracted from Approved King Island Council Meeting Minutes - 20 February 2024.

8. Notices Of Motion

Cr Sarina Laidler

Challenging Leave of Absence Requirements for Councillors

BACKGROUND

Councils are currently governed by the Local Government Act that became law in 1993. At that time, video conferencing was in the early stages of development and not widely used or accessible. Since 1993 the act has been amended several times and video conferences has moved forward in leaps and bounds.

During the height of the COVID pandemic special provisions were put in place that allowed councillors to attend meetings via video conferencing. This provision recognised that it was important to allow councillors to attend remotely when circumstances did not allow them to attend in person. On King Island the decision-making processes and functions of council were maintained during the pandemic. Without the option to attend via video conferencing this would have been exceedingly difficult.

During that time, when video conferencing was allowed, there have not been any instances when the good governance of the King Island Council has been compromised due to the use of this technology.

Unfortunately, this provision has been discontinued and the council has been forced to revert to the pre-pandemic conditions.

As mentioned before, the conditions were put in place because of the difficulty for councillors to attend in person. Ignoring the pandemic, councillors are still presented with situations when attending in person is difficult, if not, impossible. Unfortunately, they are now not yet afforded the option to attend via video conferencing.

This is highlighted by the situation that presented Councillor Sarina Laidler.

In November 2023 Councillor Laidler was notified by the Acting General Manager that her seat had become vacant after giving apologies for three consecutive council meetings during July, August and September while caring for her husband Kevin. These occasions were emergency circumstances and not planned leave. The Tasmanian Local Government Act requires a formal leave of absence to be submitted by the councillor, or chairperson, and cannot be made retrospectively. Councillor Laidler did undertake a Leave of Absence in early November when her husband was transitioned into end-of-life care and he passed away on the 1st December.

Cr Laidler's husband was diagnosed with a brain tumour in 2019, whilst she resigned from many community organisations, she was encouraged by community members to maintain her commitment to Council. This enabled her to maintain community connections, and her



skills and ongoing satisfaction of supporting her community during what was a very isolating time in her life.

Cr Laidler, King Island Council, and relevant State Ministers received a lot of media attention over the circumstances. Cr Laidler, and other Councillors, also had to field comments from local residents, and others further afield very concerned about the situation.

Personally, for Cr Laidler the situation added to her emotional and financial stress, and recovery time from the loss of her husband. After massive community support, she agreed to nominate again. She was extremely lucky that the circumstances of the last election allowed an opportunity for a by-election.

On being advised of the situation in November Cr Laidler requested a commitment from the Acting General Manager for a change to internal processes which have already been put in place with the number of meetings missed clearly noted in the agenda. She also requested a commitment that the Council would look into advocating for legislative changes to ensure that no one else needs to go through the stress that arose from this situation.

Whilst it is a Councillors responsibility to be aware of legislative requirements there obviously does arise times that even the most committed and knowledgeable Councillor is not on the ball. A similar situation could have easily arisen for Cr David Bowden who was off the Island for a while supporting medical treatment for his late wife Joss, and our Deputy Mayor who himself was off the island for an emergency operation for the final two months of 2023. Other Councillors, from King Island and interstate, have been supported by their Council colleagues (staff & Councillors) when similar situations have arisen.

Tasmania seems to be lagging behind other states. Having done minimal research I have found that NSW Local Government changed their code of meeting procedures after a court case around the standing down of a Councillor who had been through Cancer treatment. I have been advised that this Councillor received support from their General Manager advising of the need for a Leave of Absence but one was still not forthcoming. Interestingly they now allow for Councillors to seek permission to Videoconference into meetings.

Western Australia's Local Government (administration) Regulations 1996 regulation 14C, states a member of a council or committee may attend a meeting by electronic means if authorised by the Mayor, President or Council. Queensland also allows for participation in meetings by audio- or audio-visual links. Victoria allows for 4 meetings to be missed without a leave of absence before the Councillors seat becomes vacant.

As mentioned earlier, videoconferencing worked very well through COVID and also allowed for maximum participation of Councillors if they are travelling for health or other reasons. Tasmania, and King Island, has an ageing population and higher levels of chronic disease.

Videoconferencing participants have indicated that once good meeting protocols were put in place it did not prohibit full participation in meetings. Though it is always preferable for Councillors and staff to be on site whenever possible, and should only be a rare exception. Councils, especially those in isolated areas need to have the flexibility to allow councillors to attend via video conferencing. As many essential services, such as specialist medical services, are located outside isolated areas, day to day life in isolated areas is often interrupted by



extended time away from home. This increases the likelihood that a councillor from an isolated area will be unable to attend meetings in person. Reducing leave of absence or apologies situations would reduce the likelihood of the authority being compromised, and enable increased participation of Councillors who would due to circumstances outside their control. The cost of replacing Councillors and the time taken to build skills and knowledge should not be underestimated.

The definition of Leave of Absence needs to be reviewed and considered whether it is appropriate in emergency situations. A leave of absence for Councillors needs a defined reason & date period for us to motion and approve, It is not simply a matter of filling out a form. When someone is faced with challenging circumstance, they may not have the capacity to fill out a form and send through to a relevant office. Relying on others to undertake this can also be an issue. The Mayor/other Councillors should not be left to fill in the blanks without the relevant information. Employees of organisations are given more leeway in these circumstances. The Councillors themselves are not given flexibility to work through this situation in a compassionate manner.

Now is the time to move on advocating for changes. While it is in the minds of all concerned. There has been a number of Councillors from other Councils who have expressed their concern with the situation. King Island Council if it is genuinely empathetic needs to be very proactive in requesting change. It is acknowledged that it is not a simple process, and in actual fact it is challenging to change legislation but not impossible. It needs to see support from all Councils directly to the Minister and LGAT requesting a change to see the legislation more compassionate, clear, modernised and giving Councillors the same consideration as employees of an organisation.

Motion:-

That King Island Council request that the Tasmanian Government changes the Local Government Act to allow councillors to attend via video conferencing.

That:

- 1. The Mayor writes to other Councils and the Local Government Association of Tasmania requesting support in advocating for changes to the legislation; and,**
- 2. The council moves a motion at a LGAT meeting seeking support for the proposed changes. That the Local Government Act be changed to allow for video conferencing and review the definition of leave of absence in emergency situations.**
- 3. In the short term the Council writes to the Premier and Minister requesting special dispensation be made to allow King Island Councillors to seek permission from the Council to videoconference into Council meeting.**



Moved Cr A Hely
Cr I Allan

That King Island Council request that the Tasmanian Government changes the Local Government Act to allow councillors to attend via video conferencing.

That:

1. The Mayor writes to other Councils and the Local Government Association of Tasmania requesting support in advocating for changes to the legislation; and,
2. The council moves a motion at a LGAT meeting seeking support for the proposed changes. That the Local Government Act be changed to allow for video conferencing and review the definition of leave of absence in emergency situations.
3. In the short term the Council writes to the Premier and Minister requesting special dispensation be made to allow King Island Councillors to seek permission from the Council to videoconference into Council meeting.

CARRIED unanimously

27/24



Profit and Loss

Flinders Council

For the 9 months ended 31 March 2024

Account	YTD	Budget YTD	Budget Variance YTD	% Variance Budget YTD	Annual Budget	Notes
Trading Income						
Rates	2,625,268	2,584,696	40,572	2%	2,584,696	
User Fees	743,866	1,160,642	(416,776)	-36%	1,574,435	1
Operating Grants	150,207	533,913	(383,706)	-72%	2,311,228	2
Interest Income	360,739	203,220	157,519	78%	270,961	3
Dividends	27,000	25,920	1,080	4%	43,200	
Contributions	389	0	389	0%	5,000	
Other Income	57,693	58,223	(530)	-1%	77,636	
Total Trading Income	3,965,162	4,566,614	(601,452)	-13%	6,867,156	
Gross Profit	3,965,162	4,566,614	(601,452)	-13%	6,867,156	
Other Income						
Capital Grants	2,484,931	6,146,712	(3,661,781)	-60%	8,315,617	4
Other Capital Income	76,237	0	76,237	0%	20,000	
Total Capital Income	2,561,168	6,146,712	(3,585,544)	-58%	8,335,617	
Operating Expenses						
Employee Costs	1,819,969	2,081,657	(261,688)	-13%	2,738,878	5
Materials & Services	1,506,515	2,207,917	(701,402)	-32%	2,841,753	6
Depreciation	1,566,010	1,639,272	(73,262)	-4%	2,185,705	
Interest Expense	8,141	11,367	(3,227)	-28%	15,160	
Other Expenses	124,168	161,424	(37,257)	-23%	200,270	
Total Operating Expenses	5,024,802	6,101,637	(1,076,835)	-18%	7,981,766	
Operating Net Profit	(1,059,641)	(1,535,023)	475,383	-31%	(1,114,610)	
Net Profit (including Non Operating Revenue)	1,501,528	4,611,689	(3,110,161)	-67%	7,221,007	
Capital - Work In Progress	1,387,683	0	1,387,683	0%	0	

Notes

- User fees are down \$417k (36%) on budget YTD, this is primarily related to revenue from DOSG and airport fees being lower than forecast.
- Operating grants are down \$384k on budget YTD (72%) which relates to the timing of grant payments.
- Interest income is up \$158k (78%) on budget YTD primarily due to higher interest rates on investments.
- Capital grants are down \$3.66m (60%) on budget YTD which primarily relates to the timing of grant payments.
- Employee costs are down \$262k (13%) on budget YTD which primarily relates to staff vacancies; the timing of as the annual pay increase which became effective from 1 October 2023; workers compensation insurance is also lower than expected and the impact of reversing the wages accrued in the prior financial year.
- Materials and services are down \$701k (32%) on budget YTD which primarily relates to lower spending in Private Works (DOSG) and operational grant projects.

Balance Sheet

Flinders Council
As at 31 March 2024

Account	31-Mar-24	30 Jun 2023
Assets		
Current Assets		
Cash & Cash Equivalents	5,343,578	4,548,536
Trade & Other Receivables	348,861	233,149
Inventory	54,764	153,335
Investments	5,110,770	6,110,770
Total Current Assets	10,857,973	11,045,790
Non-current Assets		
Property, Plant & Equipment	74,937,895	76,745,418
Mineral Resource Bonds	58,500	58,500
Investment in TasWater	3,395,979	3,395,979
Total Non-current Assets	78,392,373	80,199,896
Total Assets	89,250,346	91,245,686
Liabilities		
Current Liabilities		
Trade Payables	126,880	210,659
Borrowings	25,825	46,921
Provisions	716,075	716,075
Contract Liabilities	0	2,004,311
Trust Accounts	72,758	72,758
Total Current Liabilities	941,538	3,050,723
Non-current Liabilities		
Borrowings	354,222	354,222
Provisions	81,256	81,256
Total Non-current Liabilities	435,478	435,478
Total Liabilities	1,377,016	3,486,201
Net Assets	87,873,330	87,759,485
Equity		
Retained Earnings	50,500,798	50,386,953
Asset Revaluation Reserve	37,217,448	37,217,448
Restricted Reserves	155,084	155,084
Total Equity	87,873,330	87,759,485

Statement of Cash Flows

Flinders Council

For the 9 months ended 31 March 2024

Account	YTD	2023
Operating Activities		
Receipt from Rates	2,450,616	2,441,426
Receipts from customers	862,612	1,931,565
Contributions	0	10,858
Operating grants	150,207	3,061,569
Interest received	360,739	265,222
Dividends received	27,000	43,200
Cash receipts from other operating activities	48,985	86,804
Payments to Suppliers	(1,640,122)	(3,495,731)
Payments for Employee Costs	(1,786,208)	(2,439,488)
Finance costs	(8,141)	(18,743)
Cash payments from other operating activities	(117,578)	(143,704)
GST	116,205	149,067
Net Cash Flows from Operating Activities	464,316	1,892,044
Investing Activities		
Payment for property, plant and equipment	(1,128,800)	(1,351,292)
Receipt from Capital Grants	480,620	1,012,930
Transfers to financial assets	0	(770)
Net Cash Flows from Investing Activities	(648,179)	(339,133)
Financing Activities		
Proceeds from / (repayment) of loans	(21,095)	(45,143)
Proceeds from trust funds & deposits	0	(3,592)
Net Cash Flows from Financing Activities	(21,095)	(48,735)
Net Cash Flows	(204,959)	1,504,177
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	10,548,536	9,044,359
Net change in cash for period	(204,959)	1,504,177
Cash and cash equivalents at end of period	10,343,578	10,548,536

Capital Works					
Flinders Council					
For the period ending 31 March 2024					
<i>Description</i>	YTD	Updated Carried Forward	New Budget Items 2024	Revised Capex Budget 2024	COMMENT
Roads and Footpaths					
Roads - Resheeting/Rip&Reform					
Fairhaven Rd - pp8-11, 300m x 6m resheet	75,043		14,563	14,563	
Fairhaven Rd - pp13-16, 350m x 6m resheet	-		16,990	16,990	
Fairhaven Rd - pp54.5-59, 450m x 6m resheet	-		21,844	21,844	
Fairhaven Rd - pp71-79, 900m x 6m resheet	-		41,791	41,791	
Fairhaven Rd - pp80-81.5, 200m x 6m resheet	-		9,709	9,709	
Palana Rd - pp281-282A, 150m x 6m resheet	81,872		7,281	7,281	
Palana Rd - pp297-305, 900m x 6m resheet	-		43,689	43,689	
Palana Rd - pp306.5-309, 350m x 6m resheet	-		16,990	16,990	
Palana Rd - pp311-314.5, 400m x 6m resheet	-		19,417	19,417	
Palana Rd - pp315-320, 650m x 6m resheet	-		31,553	31,553	
Killiecrankie Rd - pp1.5-6, 600m x 6m resheet	39,724		29,126	29,126	
Killiecrankie Rd - pp7-11.5, 600m x 6m resheet	-		29,126	29,126	
Five Mile Jim Rd - pp60-63, 350m x 6m resheet	49,189		16,990	16,990	
Five Mile Jim Rd - pp75.5-84, 1000m x 6m resheet	-		52,338	52,338	
Anderson Rd - Fairhaven Rd- pp3, 350m x m resheet	2,914		16,990	16,990	
Allports Rd - Beach Rd - 200m x 6m resheet	12,388		9,709	9,709	
Allports Rd - Port Davies Rd, 100m x 6m resheet	-		4,854	4,854	
Fowlers Rd - Port Davies Rd, 400m x 6m resheet	15,835		19,417	19,417	
Trousers Point Rd - pp47.5-50, 300m x 6m resheet	-		14,563	14,563	
Trousers Point Rd - pp34.5-41, 800m x 6m resheet	-		38,834	38,834	
Big River Rd - pp93.5-97, 500m x 6m resheet	68,578		24,272	24,272	
Wallannipi Rd - pp8-12, 400m x 6m resheet	10,400		19,417	19,417	
Wallannipi Rd - pp5.5-6.5, 100m x 6m resheet	-		4,854	4,854	
Coast Rd - ch750 - ch1550, 800m x 6m resheet	414		56,861	56,861	
Coast Rd - pp71-73.5, 250m x 6m resheet	-		12,136	12,136	
Virieux Rd - Palana Rd-end, 500m x 5m resheet	4,787		21,808	21,808	
Summer Camp Rd - (Lookout Rd)ch50-ch250 west, 200m x 6m resheet	18,792		9,709	9,709	
Summer Camp Rd - (Lookout Rd)ch100-ch300 east, 200m x 6m resheet	-		9,709	9,709	
Lees Rd -pp30.5-34, 500m x 6m resheet	32,623		24,272	24,272	
Lees Rd -pp36-37, 150m x 6m resheet	-		7,281	7,281	
Lees Rd -pp42-43, 100m x 6m resheet	-		4,854	4,854	
Summers Rd -pp8-16, 1000m x 6m resheet	-				
Conways Rd -pp6-9.5, 400m x 6m resheet	-				
Conways Rd -pp10-11.5, 150m x 6m resheet	-				
Conways Rd -pp12.5-15, 350m x 6m resheet	-				
Total Resheeting	412,560	-	650,946	650,946	
Roads - Rip and Reform					
Melrose Rd - pp 12.5-24.5, 1500m x 6m R&R	2,536		21,384	21,384	RTR project
Melrose Rd - pp 35-44.5, 1200m x 6m R&R	-		20,048	20,048	RTR project
Melrose Rd - pp 47.5-54, 800m x 6m R&R	-		10,692	10,692	RTR project
Coast Rd - pp 61-69, 850m x 6m R&R	-		10,692	10,692	RTR project
Wingaroo Rd - Melrose Rd-Fairhaven Rd, 3400m x 6m R&R	47,171		42,768	42,768	RTR project
Total Rip and Reform	49,707	-	105,584	105,584	
Roads - Reconstruction/Stabilising Works & Sealing					
Memana Rd	202	230,000		230,000	LRCI - Stage 4 funding. Updated costs and project scope.

Description	YTD	Updated Carried Forward	New Budget Items 2024	Revised Capex Budget 2024	COMMENT
Lackrana Rd	1,929	315,000		315,000	LRCI - Stage 4 funding / part Council funded (\$113,680). Updated costs and project scope.
Gunter St	55,343	128,000	-	128,000	RTR funded
Cemetery Road Sealing	18,991				
Total Reconstruction/Stabilising Works & Sealing	76,466	673,000	-	673,000	
Roads - Reseals					
Mobilisation costs for reseals to split across projects	-		100,000	100,000	To be split across sealing projects
Bridge - seal on/off ramps - Badger Corner	1,726	25,000		25,000	RTR
Bridge - seal on/off ramps - Trousers Point (2)	5,441	25,000		25,000	RTR
Bridge - seal on/off ramps - Coast Road	42,025	12,000		12,000	RTR
Whitemark Boat ramp - on/off road seal	5,273	10,000		10,000	
Total Reseals	54,464	72,000	100,000	172,000	RTR funded?? \$266k / part Council funded \$110k
Roads - Footpaths					
Footpath Replacements Whitemark	-	28,000	22,000	50,000	Increase allocation from road funds carried forward from prior year.
Total Footpaths	-	28,000	22,000	50,000	
Roads - Signage and Other					
Roadside signage - LRCI 3	563	60,475		60,475	Grant funded
Roadside guideposts - LRCI 3	4,625	70,375		70,375	Grant funded
Total - Signage and Other	5,188	130,850	-	130,850	
Total Roads and Footpaths	598,385	903,850	878,529	1,782,379	
Bridges & Culverts					
Harley Bridge - replace guiderails and uprights	35,050		50,000	50,000	Subject to Auspan Inspection report
Total Bridges & Culverts	35,050	-	50,000	50,000	
Stormwater and Drainage					
LRCI 3 Grant Projects					
- Roadside drainage - LRCI 3 tba	-	177,911	-	177,911	
- Roadside - LRCI 3-Drainage Lackrana Rd	9,686				
- Roadside - LRCI 3-Drainage Port Davies Rd	18,880				
- Roadside - LRCI 3-Drainage Big River Rd	65,705				
- Roadside - LRCI 3-Palana Rd	10,676				
- Roadside - LRCI 3-Drainage Fairhaven Rd	10,446				
- Roadside - LRCI 3-Drainage Wallanippi Rd	7				
Total Stormwater & Drainage	115,398	177,911	-	177,911	
Plant					
Plant Mun -Steel drum roller	-	140,000		-	- Reallocate to loader
Loader	181,615			185,000	Reallocated from roller above
Plant Mun - Vehicle Replacements - Med Sized Single Cab Tipper	80,746	80,000		80,000	
Cleaners Van	13,848			25,000	
5t Tipper	-		98,000	98,000	To replace Isuzu that goes to Twn Mtce. Twn Mtce ute to Waste Mgmt.
8x4 Box Trailer	-		6,500	-	- Reallocated to mower
8x4 Tipper Trailer	-		8,500	-	- Reallocated to mower
Kubota Zero Turn Mower	-			15,000	
Refurbished cabs for graders (2)	-		45,000	-	- Reallocate to loader
Replacement Tractor 100hp	118,867		100,000	100,000	\$20k trade-in on existing tractor
Small Plant	27,275		15,000	15,000	
Heavy Equip - Forklift - Diesel	575			-	

Description	YTD	Updated Carried Forward	New Budget Items 2024	Revised Capex Budget 2024	COMMENT
Total Plant	422,926	220,000	273,000	518,000	
Buildings & Facilities					
B&F - Grant Funded Projects					
Safe Harbour	51,985		3,600,000	3,600,000	Grant funded. Total grant \$3.6m, grant funds still to be received.
Whitemark Jetty	27,018	28,640	7,000	35,640	part \$120k MAST grant
MAST Grant balance tbc	10		83,000	83,000	part \$120k MAST grant, projects to be determined
Veterinary Facility	-	801,034		801,034	Total project grant \$980k, bal of remaining funds. Project subject to further funding.
Recreational Fishing and Camping Facilities	-	90,000		90,000	\$90k Grant
LRCI 4 Building - install electronic locking system and repair doors	18			40,000	
Black Summer Bushfire Recovery Grant	11,188	- 5,562	909,935	1,554,373	Balance of total grant \$1,599,935, multi year projects will continue into 24/25.
Total Grant Funded	90,219	914,112	4,599,935	6,204,047	
Council Funded B&F Projects					
Whitemark Cemetery Renew Fencing	-		35,000	35,000	Service Request
Lady Barron Tennis Court Renew Fencing	483		28,000	28,000	Safety Inspection 2023-04-01
Replace carpet in Council office	11,436		20,000	20,000	
Anchor Shade Structure	-		20,000	20,000	Potential cofunding through grant
Council Office Septic	5,552	30,000		30,000	
Airport Septic	50,073	42,961	70,000	112,961	
Airport Workshop roof replacement and Repaint Exterior	10,133		18,000	18,000	
Upgrade to airport terminal, inwards and outwards baggage area.	-			16,500	To improve security, safety and weather for inwards baggage.
Airport Other - Lighting Upgrade & Office Building	11,773			-	
Airport Industrial Subdivision	2,000			-	
Canns Hill Subdivision	2,594			-	
Total Council Funded B&F	94,043	72,961	191,000	280,461	
Total Buildings & Facilities	184,261	987,073	4,790,935	6,484,508	
Waste And Recycling					
Waste - Concrete Bays and Shed	-	58,505		58,505	Carry over from prior year. Grant Funded Project
Waste - Recycling Modernisation - Resource recovery shed	-	387,500		387,500	State Grant \$212k to come, Fed grant \$212k
Waste - Upgrade Office	3,063	-	5,000	5,000	
Waste - Isuzu Bin truck with hook system	-	250,000	-	250,000	To be partially funded from carried forward funds unspent on roads in prior year.
Waste - 4 Shaft Shredder	-	175,000		175,000	Aim is to concentrate on the largest and easiest to deal with streams (Cardboard and Packaging). Grant Funded Project
Total Waste	3,063	871,005	5,000	876,005	
IT, Furniture & Fittings, Intangibles					
Depot iPads (4)	-		4,000	4,000	Twn Mtce, Roads, Waste Mgmt, DSG Mtce
IT Hardware and Software	16,000		26,479	26,479	
Municipal Revaluation	12,600		84,000	84,000	
Total IT, Furniture & Fittings	28,600	-	114,479	114,479	
Total Capital	1,387,683	3,159,839	6,111,943	10,003,282	

Profit and Loss - Works

Flinders Council

For the 9 months ended 31 March 2024

DEPARTMENT is Buildings & Facilities, Depot, Parks & Gardens, Plant, Private Works, Quarries, Roads & Streets, Waste Management.

Account	YTD	Budget YTD	Budget Variance YTD	% Variance Budget YTD	Annual Budget	Notes
Trading Income						
User Fees	11	463,849	(463,838)	-100%	618,464	1
Operating Grants	76,071	37,536	38,535	103%	750,717	
Other Income	44,989	47,877	(2,888)	-6%	63,834	
Total Trading Income	121,071	549,262	(428,191)	-78%	1,433,015	
Gross Profit	121,071	549,262	(428,191)	-78%	1,433,015	
Other Income						
Capital Grants	2,484,931	5,486,715	(3,001,784)	-55%	7,315,617	2
Other Capital Income	78,462	0	78,462	0%	20,000	
Total Capital Income	2,563,393	5,486,715	(2,923,322)	-53%	7,335,617	
Operating Expenses						
Employee Costs	878,121	1,051,522	(173,401)	-16%	1,402,028	3
Materials & Services	329,498	676,124	(346,626)	-51%	876,320	4
Depreciation	1,229,800	1,320,085	(90,285)	-7%	1,760,108	
Total Operating Expenses	2,437,418	3,047,731	(610,313)	-20%	4,038,456	
Operating Net Profit	(2,316,348)	(2,498,469)	182,121	-7%	(2,605,441)	
Net Profit (incl. Non Operating Revenue)	247,046	2,988,246	(2,741,200)	-92%	4,730,176	

Notes

1. User fees are down \$282k (61%) on budget YTD, this is primarily related to revenue from DOSG being lower than forecast.
2. Capital grants are down \$3.002m (55%) on budget YTD which primarily relates to the timing of grant payments.
3. Employee costs are down \$173k (16%) on budget YTD which primarily relates to staff vacancies.
4. Materials and services are down \$347k (51%) on budget YTD which primarily relates to lower spending in Private Works (DOSG).

Profit and Loss - Planning & Development

Flinders Council

For the 9 months ended 31 March 2024

Account	YTD	Budget YTD	Budget Variance YTD	% Variance Budget YTD	Annual Budget	Notes
Trading Income						
User Fees	97,643	65,668	31,975	49%	85,100	
Interest Income	441	342	99	29%	453	
Contributions	0	3,752	(3,752)	-100%	5,000	
Other Income	4,821	1,944	2,877	148%	2,591	
Total Trading Income	102,905	71,706	31,199	44%	93,144	
Gross Profit	102,905	71,706	31,199	44%	93,144	
Operating Expenses						
Employee Costs	132,082	120,708	11,374	9%	160,948	
Materials & Services	108,087	175,586	(67,499)	-38%	233,475	1
Depreciation	49	72	(23)	-32%	97	
Total Operating Expenses	240,217	296,366	(56,149)	-19%	394,520	
Operating Net Profit	(137,312)	(224,660)	87,348	-39%	(301,376)	
Net Profit (incl. Non Operating Revenue)	(137,312)	(224,660)	87,348	-39%	(301,376)	

Notes

1. Materials and Services are down \$67k (38%) on budget YTD, which primarily relates to lower than anticipated spending on Contractor services.

Profit and Loss - Governance

Flinders Council

For the 9 months ended 31 March 2024

Account	YTD	Budget YTD	Budget Variance YTD	% Variance Budget YTD	Annual Budget	Notes
Trading Income						
Operating Grants	36,495	130,000	(93,505)	-72%	130,000	1
Other Income	1,750	42	1,708	4068%	54	
Total Trading Income	38,245	130,042	(91,797)	-71%	130,054	
Gross Profit	38,245	130,042	(91,797)	-71%	130,054	
Operating Expenses						
Employee Costs	280,836	273,989	6,847	2%	365,318	
Materials & Services	145,019	294,249	(149,230)	-51%	358,178	2
Depreciation	10,562	10,425	137	1%	13,905	
Other Expenses	101,353	127,256	(25,903)	-20%	169,670	
Total Operating Expenses	537,769	705,919	(168,150)	-24%	907,071	
Operating Net Profit	(499,524)	(575,877)	76,353	-13%	(777,017)	
Net Profit (incl. Non Operating Revenue)	(499,524)	(575,877)	76,353	-13%	(777,017)	

Notes

1. Operating grants are down \$94k on budget YTD (72%) which relates to the timing of grant payments.
2. Materials and Services are down \$149k (51%) on budget YTD, which primarily relates to timing of spending on Contractor Services associated with operational grant projects.

Profit and Loss - Corporate Services & Employee Oncosts

Flinders Council

For the 9 months ended 31 March 2024

DEPARTMENT is Corporate, Employment Costs.

Account	YTD	Budget YTD	Budget Variance YTD	% Variance Budget YTD	Annual Budget	Notes
Trading Income						
Rates	2,625,268	2,584,696	40,572	2%	2,584,696	
User Fees	2,534	2,013	521	26%	2,683	
Operating Grants	25,153	311,174	(286,021)	-92%	1,135,272	1
Interest Income	360,298	202,879	157,419	78%	270,508	2
Dividends	27,000	32,400	(5,400)	-17%	43,200	
Other Income	195	1,800	(1,605)	-89%	2,402	
Total Trading Income	3,040,449	3,134,962	(94,513)	-3%	4,038,761	
Gross Profit	3,040,449	3,134,962	(94,513)	-3%	4,038,761	
Operating Expenses						
Employee Costs	103,549	269,263	(165,714)	-62%	322,342	3
Materials & Services	483,846	507,092	(23,246)	-5%	625,931	
Depreciation	20,852	22,581	(1,729)	-8%	30,107	
Interest Expense	8,141	11,368	(3,228)	-28%	15,160	
Other Expenses	33,396	48,078	(14,682)	-31%	64,107	
Total Operating Expenses	649,783	858,382	(208,599)	-24%	1,057,647	
Operating Net Profit	2,390,666	2,276,580	114,086	5%	2,981,114	
Net Profit (incl. Non Operating Revenue)	2,390,666	2,276,580	114,086	5%	2,981,114	

Notes

- Operating grants are down \$286k on budget YTD (92%) which relates to the timing of grant payments.
- Interest income is up \$157k (78%) on budget YTD primarily due to higher interest rates on investments.
- Employee costs are down \$166k (62%) on budget YTD which primarily relates to the timing of as the annual pay increase which became effective from 1 October 2023; workers compensation insurance is also lower than expected and the impact of reversing the wages accrued in the prior financial year.

Profit and Loss - Community Economic Development

Flinders Council

For the 9 months ended 31 March 2024

Account	YTD	Budget YTD	Budget Variance YTD	% Variance Budget YTD	Annual Budget	Notes
Trading Income						
Operating Grants	6,219	45,000	(38,781)	-86%	45,000	
Contributions	389	0	389	0%	0	
Other Income	3,240	4,652	(1,412)	-30%	6,200	
Total Trading Income	9,848	49,652	(39,804)	-80%	51,200	
Gross Profit	9,848	49,652	(39,804)	-80%	51,200	
Operating Expenses						
Employee Costs	134,645	118,601	16,044	14%	158,133	
Materials & Services	31,155	104,590	(73,435)	-70%	139,450	1
Depreciation	6,906	6,624	282	4%	8,836	
Other Expenses	0	765	(765)	-100%	1,020	
Total Operating Expenses	172,706	230,580	(57,874)	-25%	307,439	
Operating Net Profit	(162,858)	(180,928)	18,070	-10%	(256,239)	
Net Profit (incl. Non Operating Revenue)	(162,858)	(180,928)	18,070	-10%	(256,239)	

Notes

1. Materials and services are down \$73k (70%) on budget YTD, which primarily relates to timing of spending on operational grant projects.

Profit and Loss - Airport

Flinders Council

For the 9 months ended 31 March 2024

Account	YTD	Budget YTD	Budget Variance YTD	% Variance Budget YTD	Annual Budget	Notes
Trading Income						
User Fees	461,804	651,136	(189,332)	-29%	868,189	1
Operating Grants	6,269	12,512	(6,243)	-50%	250,239	
Other Income	2,697	1,917	780	41%	2,556	
Total Trading Income	470,770	665,565	(194,795)	-29%	1,120,984	
Gross Profit	470,770	665,565	(194,795)	-29%	1,120,984	
Other Income						
Capital Grants	0	750,000	(750,000)	-100%	1,000,000	2
Total Capital Income	0	750,000	(750,000)	-100%	1,000,000	
Operating Expenses						
Employee Costs	290,738	247,583	43,155	17%	330,110	
Materials & Services	400,553	434,211	(33,658)	-8%	573,872	
Depreciation	297,842	279,487	18,355	7%	372,652	
Total Operating Expenses	989,133	961,281	27,852	3%	1,276,634	
Operating Net Profit	(518,363)	(295,716)	(222,647)	75%	(155,650)	
Net Profit (incl. Non Operating Revenue)	(518,363)	454,284	(972,647)	-214%	844,350	

Notes

1. User fees are down \$189k (29%) on budget YTD, this is primarily related to revenue airport fees being lower than forecast.
2. Capital grants are down \$750k on budget YTD, which relates to the airport grant that has been deferred until 24/25.



S-HR14-P Fraud and Corruption Control Plan

Purpose	The purpose of this plan is to outline the procedures for managing fraud and corruption control across Flinders Council.
File No.	PER/0500, COU/0603
Council Meeting Date	TBA
Minute Number	
Next Review Date	Four (4) years from Council Resolution Date
Review History	

1. Executive Summary

1.1. Introduction

The Fraud and Corruption Control Plan (FCCP) has been developed in accordance with the Australian Standard 8001:2021 – Fraud and Corruption Control, and it will be applied to employees, contractors, volunteers, and any external party involved in providing services to Council.

Employees are expected to perform their duties for, and on behalf of, Council legally, ethically and with integrity and professionalism in their day-to-day operations.

Public Interest Disclosures

Where any suspected or actual fraud or corruption reported has been assessed as being a Public Interest Disclosure (PID), then the PID Policy applies and any action under this framework shall be discontinued.

1.2. Fraud and Corruption Control Plan (FCCP)

Council aims to protect its finances, properties and intellectual rights from any attempt to gain personal or other advantage through deception by employees, members of the public, contractors, subcontractors or agents.

Employees, contractors and other service providers of Council are required to act honestly and with integrity, to safeguard the public resources for which they are responsible. They shall make themselves aware of Council's Code of Conduct and all other related policies that support this Plan.

Council's FCCP has been designed to reduce the overall risk of fraud and corruption, and reflects Council's commitment to promoting ethical and honest behaviour.

The purpose of the FCCP is to:

- Outline management's key leadership responsibilities in regard to fraud and corrupt behaviour;
- Inform all employees of their individual responsibilities regarding fraud and corruption, and detail the actions required when fraud and corruption is suspected; and
- Summarise Council's anti-fraud strategies.

1.3. Definition of fraud

Australian Standard 8001:2021 - Fraud and Corruption Control defines fraud as:



"Dishonest activity causing actual or potential gain or loss to any person or organisation including theft of moneys or other property by persons internal and/or external to the organisation and/or where deception is used at the time, immediately before or immediately following the activity.

Note1: Property in this context also includes intellectual property and other intangibles such as information.

Note2: Fraud also includes the deliberate falsification, concealment, destruction, or use of falsified documentation used or intended for use for a normal business purpose or the improper use of information or position for personal benefit.

Note 3: While conduct must be dishonest for it to meet the definition of 'fraud' the conduct need not necessarily represent a breach of the criminal law.

Note 4: The concept of fraud within the meaning of the Standard can involve fraudulent conduct by internal and/or external parties targeting the organisation or fraudulent or corrupt conduct by the organisation itself targeting external parties."

Examples of fraud include unrecorded annual and sick leave, stealing cash or equipment, falsified payroll records, unauthorised use of credit cards and use of Council resources for personal gain. Additional examples of activities considered fraudulent or corrupt are included in appendix A.

1.4. Definition of corruption

Australian Standard 8001:2021 - Fraud and Corruption Control defines corruption as:

"Dishonest activity in which a person associated with an organisation (e.g. director, elected member, executive, manager, coordinator, supervisor, employee or contractor) acts contrary to the interests of the organisation and abuses their position of trust in order to achieve personal advantage or advantage for another person or organisation. This can also involve corrupt conduct by the organisation, or a person purporting to act on behalf of and in the interests of the organisation, in order to secure some form of improper advantage for the organisation either directly or indirectly.

Note1: The concept of corruption in this Standard is broader than the concept of bribe or bribery in AS ISO 37001. All acts of bribery would constitute corruption under IS 8001 but not all acts of corruption would constitute bribery under AS ISO 37001.

Note 2: While conduct must be dishonest for it to meet the definition of corruption, the conduct does not necessarily represent a breach of the law."

Examples of corruption include taking or offering a bribe, dishonestly using influence, misuse of information acquired at work, extortion, and blackmail. Additional examples of activities considered fraudulent or corrupt are included in appendix A.

2. Fraud and Corruption Control Strategies

Council is committed to providing an organisational culture to prevent fraud and corruption that is supported by appropriate policies and procedures.



2.1. Councils Attitude to Fraud and Corruption

Council has zero tolerance towards acts of fraud and corruption.

Council is committed to maintaining the integrity of the organisation, to act in the best interests of the community by upholding the good governance principles of honesty, integrity, and transparency to prevent fraud and corruption by:

- Promoting ethical and honest behaviour;
- A commitment to deterring, detecting, investigating, reporting and responding to actual or suspected incidents of fraud and corruption;
- Implementing effective preventative measures including training and awareness programs to minimise the risk of fraud and corruption;
- Providing strong protection from victimisation or reprisal to any person making a public interest disclosure; and



- Respecting the rights of individuals having regards to the *Human Rights and Responsibilities Act 2006* and/or the right to confidentiality under the *Public Interest Disclosures Act 2012*.

Any employee, contractor, subcontractor and agent suspected of fraud or corruption will be treated fairly and afforded natural justice should any investigation be necessary.

The principles behind this plan are based on the Australian Standard AS8001:2021 - Fraud and Corruption Control.

2.1.1. Related Policies and Procedures

- Code of Conduct for Elected Members;
- Employee Code of Conduct;
- Fraud Prevention and Control Policy;
- Code for Tenders and Contracts;
- Disciplinary Policy;
- Disciplinary procedure;
- Risk Management Policy;
- Risk Management Framework;
- Related Party Disclosure Policy and Procedure;
- Corporate Credit Card Policy and Procedure; and
- Public Interest Disclosure Procedure.

2.1.2. Foundation for Fraud and Corruption Control

Responsibilities

The roles and responsibilities of the various stakeholder groups with respect to fraud and corruption control are:

<p>Audit Panel</p>	<ul style="list-style-type: none"> • Overseeing the overall approach towards fraud and corruption control including the effectiveness of this plan; • Where appropriate, review investigation procedures when conducted into allegations that involve fraud or corruption; and • Receive reports of suspected fraud and to review investigation reports as applicable.
<p>Elected Members</p>	<ul style="list-style-type: none"> • Maintaining a corporate governance framework, including the Employee Code of Conduct, and the Fraud Prevention and Control Policy to minimise Council's vulnerability to fraud and corruption; • Establishing, maintaining and reviewing control systems to ensure the Council's resources are protected and the risk of fraud or corruption occurring is minimised; • Promote a culture and environment in which fraud and corruption is actively discouraged and is readily reported should it occur; • Protecting employees who report suspected fraud and corruption;



	<ul style="list-style-type: none"> • Providing leadership, guidance and support to employees in preventing fraud and corruption; • Identifying high fraud and corruption risk areas; • Participating in fraud and corruption risk reviews; and • Leading by example to promote ethical behaviour.
General Manager, Coordinators and Supervisors	<ul style="list-style-type: none"> • All employees are to adhere to the Employee Code of Conduct, Fraud Prevention Policy and other relevant policies; • Regularly reviews fraud and corruption risk assessments; • Setting up effective internal controls to detect fraudulent and corrupt activities, and regularly reviewing these controls; • Establishing adequate segregation of duties for all functions where the potential for fraud or corruption risk has been assessed as high; • Reinforcing the requirement for all employees to not engage in corrupt conduct, fraudulent activities or maladministration; • Encouraging the reporting of any suspected fraud, corrupt conduct or maladministration; and • Leading by example, to promote ethical behaviour.
All Employees	<ul style="list-style-type: none"> • Contributing to preventing fraud and corruption by following the Employee Code of Conduct, and complying with controls, policies, processes and resisting opportunities to engage in fraudulent or corrupt behaviour; • Acting appropriately when using Council resources and handling and using public funds, whether they are involved with cash or payment systems, receipts or dealing with suppliers; • Being alert to the possibility that unusual events or transactions could be indicators of fraud or corruption; • Reporting details immediately if they suspect that a fraudulent or corrupt act has been committed or see any suspicious acts or events; • Co-operating with whoever is conducting internal checks, reviews or investigations into possible acts of fraud or corruption; and • Protecting and maintaining the confidentiality of a person they know or suspect to have made a disclosure of a reportable conduct.
Volunteers, Contractors and Consultants	<ul style="list-style-type: none"> • Supporting Council's commitment to preventing fraud and corruption through reporting suspicious behaviour; and • Complying with Council policies and refraining from engaging in fraudulent and corrupt conduct.

2.2. Awareness Raising

Employees will be made aware of their responsibilities for fraud and corruption control, and of the expectations for ethical behaviour in the workplace during their new employee induction and through training, regular communications, performance reviews and information to all employees.

2.3. Risk Management

Departments will include fraud and corruption assessments in the Risk Management Framework register to establish base lines for the level, nature, form and likelihood of fraud and corruption with mitigation strategies.



Higher risk activities may include:

- Accounts payable;
- Assets, equipment and resources including motor vehicles;
- Conflict of interest;
- Destruction or concealment of records or assets;
- Electronic fraud;
- Employment practices (including recruitment);
- Exposure to theft, embezzlement, misappropriation or other misapplication of funds or assets (especially cash and portable and attractive equipment);
- False claims for reimbursement;
- Forgery or alteration of documents;
- Gifts and hospitality;
- Intellectual property;
- Investments, cash and credit cards;
- Payroll;
- Procurement, including collusive tendering or rigging of tenders; and
- Use of information.

2.4. Prevention

2.4.1. Promoting a sound integrity framework

Council recognises that the most effective way to prevent fraud and corruption is to promote an ethical environment fully supported and demonstrated by management, and in which internal control mechanisms have been implemented.

Fraud and Corruption prevention strategies include the following elements:

- The employee Code of Conduct and training outlining a statement of values and details of unacceptable behaviour;
- Recognition from management who adhere to, promote, and maintain an ethical culture and actively promote such a culture within the workplace; and
- A mechanism to report complaints or concerns inside and outside the normal channels of communication.

Operating with honesty and integrity at Flinders Council means:

- Treating Workers and Other Persons at the Workplace with honesty, respect and courtesy;
- Not taking improper advantage of their positions in order to obtain a benefit for others or themselves;
- Reporting dishonest, unethical, fraudulent or corrupt behaviour or maladministration by Workers or Other Persons at the Workplace;
- Not seeking or accepting any type of unauthorised compensation, fee/payment (i.e. monetary or non-monetary), commission or gratuity from a third party in connection with the operations of Council;
- Not offering or accepting any gift, hospitality, or other financial/non-financial benefit in accordance with the gifts and donations requirements in s56A of the



Local Government Act 1993 and s29A-D of the Local Government (General) Regulations 2015;

- Not making or taking any bribes, kickbacks, inducements or other illegal payments of any kind for the benefit of any person or party in connection with obtaining orders or favourable treatment or for any other purpose in connection with the operations of Council;
- Reporting in writing to the Nominated Council Delegate with the following details of any gifts, hospitality, or other financial/ non-financial benefit received by Councillors/Employees:
 - name of the councillor/employee;
 - description of the gift or donation;
 - name of the donor (if known);
 - recipients' relationship to the donor (if known);
 - suburb/locality where the donor resides (if known);
 - date on which the gift or donation was received; and
 - estimated monetary value of the gift or donation.; and
- Encouraging and supporting good faith reporting of breaches of the Employee Code of Conduct Policy without retribution.

2.4.2. Managing conflicts of interest

All employees and elected members are required to declare conflicts of interest, whether they are actual, perceived or potential. Council's Governance department is responsible for managing Council's Conflict of Interest Register.

2.4.3. Managing risks associated with gifts, benefits and hospitality

All employees and elected members are required to comply with the Office of Local Government '[Gifts and Donations guideline – August 2019](#)', they must record gifts, benefits and hospitality over \$50 in the Council Gift Register. Amounts exceeding \$50 are reportable as they are deemed to create a conflict of interest (see 2.4.2 above). Council's Governance department is responsible for managing Council's Gifts and Donations Register which is made accessible to the community on the Council website.

2.4.4. Internal control system

Internal control systems, policies and procedures are the first line of defence against fraud and corruption and Council will maintain a strong internal control system that addresses business processes, and in particular those assessed as having a higher risk exposure to fraud and corruption, including:

- A system of internal checks and controls;
- Multi factor authentication and approvals;
- Segregation of duties and roles;
- Register of delegations; and
- Rotation of high-risk positions.

2.4.5. Performance indicators and review

The following performance indicators have been established to assess and evaluate the risks associated with fraud and Corruption:

- FCCP reviewed and updated every four years;
- Total number of fraud incidents recorded over a two-year period [<3];
- Total cost of fraud incidents recorded over a two-year period [$<0.5\%$ revenue]; and



- Fraud risk assessments completed by 100% of departments.

2.4.6. Pre-employment screening

Workforce screening applies to all employees under Councils Employee Recruitment and Selection Policy and Procedure and is to be made before an offer is made to a candidate.

The recruitment process requires a series of pre-employment checks including:

- References;
- Evidence of identity; and
- Evidence of qualifications.

For certain roles, additional checks may be required:

- National police clearance;
- Bankruptcy check;
- Pre-employment medical assessment; and
- Working with vulnerable people check.

All new employees are subject to a minimum of three months' probationary period during which time delegations and access may be limited.

2.4.7. Supplier and contractor screening

Council will seek to verify the bona fides of new suppliers and contractors and periodically assess the credentials of ongoing service providers.

Prior to engaging new suppliers or contractors, the procurement team shall consider if any employee and supplier conflict of interest should be considered.

2.4.8. Preventing technology enabled frauds

Technology-enabled fraud includes exposure to criminal cyber activity that risks unauthorised access to information and systems.

To minimise the security risk of unauthorised access and to prevent and detect technology breaches, Council has the following controls:

- Use of Firewall and antivirus software;
- Penetration testing; and
- Third party monitoring.

Council's Information Technology (IT) framework serves a critical function in maintaining the integrity, security and efficiency of Council's technology-based information systems and includes:

- Password policy;
- Internet and Computer use policy;
- IT equipment replacement program;
- Onboarding and removal of employees from the IT system procedure;
- Cyber security plan; and
- Backup and recovery procedures.

2.4.9. Physical security and asset management

Council protects the misuse of its assets through a strong internal control system and internal control culture including:

- Key Register;
- Secure key safe;
- CCTV systems;



- Asset Disposal Policy and Procedure; and
- Mobile Phone Procedure.

2.5. Detecting and Responding

2.5.1. Transactions Review

Post transactional review of accounts payable and supplier data should be undertaken to detect potential suspicious transactions that may require further investigation and response by the relevant business area.

A member of the Flinders Council Audit Panel may undertake a credit card audit on a quarterly basis and report back to the Panel.

2.5.2. Analysis of accounting reports

Monthly reports are prepared by the finance team containing budget variance reports for the Coordinators and Managers to assess and respond to exceptions and variances.

Quarterly reports are prepared by the Contract Accountant and submitted at Ordinary Council meetings, the month directly following the quarter end. Where there are variances greater than 10% and \$50,000, commentary is provided by way of notes.

The Audit Panel review the quarterly accounts and budgets and the Tasmanian Audit Office undertakes audits to provide independent assurance to Parliament on the performance and accountability of the Flinders Council.

2.5.3. Early warning signs

Detection and reporting will include the consideration of red flags, for example:

- Inventory shrinkage;
- Missing documentation;
- Spikes in invoice volumes;
- Complaints of short or nonpayment;
- Excessive number of journal entries;
- Incomplete bank reconciliations;
- Staff living beyond perceived means; and
- Sharp drop in revenue.

2.5.4. Reporting channels

If an employee suspects fraud or corruption, they are encouraged to report it.

Employees may report suspected fraud or corruption either internally or to an external organisation. If anonymity is required, reports can be made in accordance with the PID Policy.

Note: All internal Non-PID reports will be referred to the General Manager.

Report fraud or corruption internally to:

Person or Unit	Details
Corporate Services Coordinator	Email: hr@flinders.tas.gov.au Writing: for the attention Corporate Services Coordinator (Marked Confidential) Telephone: 03 6359 5003



Public Interest Disclosure Officer	Email: governance@flinders.tas.gov.au Writing: for the attention Public Interest Disclosure Officer (Marked Confidential) Telephone: 03 6359 5009
General Manager	Email: governance@flinders.tas.gov.au Writing: for the attention General Manager (Marked Confidential) Telephone: 03 6359 5000
Manager, Coordinators & Supervisors	Employees may make a report to any person in a management or supervisory position
Councillors Only	<p>Any person can make a complaint under a Council's Code of Conduct. A complaint must be in writing and include the information required under section 28V of the <i>Local Government Act 1993</i>. A template form detailing the required information is available to complete Local Government Code of Conduct Complaint Form, 13 July 2023.</p> <p>Complaints must be lodged with the General Manager of the relevant council within six months of the alleged contravention.</p> <p>On receipt of a Code of Conduct complaint, the General Manager is required to assess it to ensure that it meets the requirements of section 28V of the Act. Where the complaint meets these requirements, the general manager must:</p> <ul style="list-style-type: none"> • if the complaint is against less than half of all the councillors of the council, refer it to the Code of Conduct Panel Executive Officer by email at lgconduct@dpac.tas.gov.au; or • if the complaint is against one half or more of all the councillors of the council, refer it to the Director of Local Government by email at localgovernment@dpac.tas.gov.au.

Report fraud or corruption externally to:

Authority	Details
Tasmania Police	For Criminal matter only Telephone: 000 (if the matter is urgent/an emergency) or 03 6359 2000 In person: At the local police station
Local Government Code of Conduct Panel (DPAC)	Online at: Department of Premier and Cabinet Email: lgconduct@dpac.tas.gov.au Phone: 03 6232 7220
Integrity Commission Tasmania	The first step is to follow Flinders Council internal reporting policy. Online at: https://www.integrity.tas.gov.au/reporting/making-a-complaint



	Telephone: 1300 720 289 Email: contact@integrity.tas.gov.au
Ombudsman Tasmania	Public Interest Disclosure: https://www.ombudsman.tas.gov.au/public-interest-disclosures Telephone: 1800 001 170 Email: ombudsman@ombudsman.tas.gov.au The <i>Public Interest Disclosure Act 2002</i> (the Act) outlines the requirements that a disclosure must satisfy, in order to qualify as a PID.

The Fraud and Corruption reporting process flowchart is at Appendix B.

2.6. Investigation and Reporting

2.6.1. Immediate action on discovery/reporting

Assessment under Public Interest Disclosure

All staff are obliged to report incidents or suspected incidents of fraud or corruption and can make a report to their Supervisor, Coordinator, General Manager or Council's PID Coordinator. Once a report is made the following may occur:

- An initial assessment will be undertaken to determine if the report is a PID or not, followed by notification to the General Manager.
- An assessment will be undertaken to consider notifying the Council's fidelity insurer.
- The matter must not be discussed with anyone other than the person to whom the report was made.
- Once agreed that the matter is a PID, then the PID guidelines shall be followed, and the General Manager will report the matter accordingly.
- Any disclosure or report involving a Councillor must be reported directly to the Local Government Code of Conduct Panel.
- Under no circumstances are any incidents or suspected incidents of fraud or corruption to be investigated or any action taken to control or mitigate losses unless authorised by the General Manager.

2.6.2. Investigation (non-PID)

Following preliminary enquiries or an investigation the General Manager may deem it appropriate to refer the matter to an external authority. Details for the relevant authorities for referral are outlined in 2.5.4 above.

Authority	Scope
Tasmania Police	Where the matter constitutes a criminal offence and where legal proceedings are likely.
Local Government Code of Conduct Panel (DPAC)	To assess complaints against and/or in accordance with the Local Government code of conduct framework. Any person can make a complaint under a Council's Code of Conduct.



	The General Manager is required to forward all complaints pertaining to Elected Members for assessment/investigation by the DPAC Panel.
Integrity Commission Tasmania	To prevent and investigate public sector misconduct.
Ombudsman Tasmania	To act as an independent body to resolve complaints and improve standards in the Tasmanian Public and Local Government sectors. The <i>Public Interest Disclosure Act 2002</i> (the Act) outlines the requirements that a disclosure must satisfy, in order to qualify as a PID.

An investigation into apparent or suspected fraud and corruption shall be conducted by appropriately skilled and experienced personnel who are independent of the business unit in which the alleged fraudulent or corrupt conduct occurred.

The independent party can be an external law enforcement agency, a senior person within Council, or an external consultant operating under the direction of an independent senior person within Council.

Details will be entered on the fraud and corruption register (see appendix C), and The General Manager will report fraud and corruption events to Councillors and at the Flinders Audit Panel Committee.

All persons contacted by the investigators or anyone otherwise involved in the investigation are subject to strict confidentiality requirements as the disclosure of information could compromise ongoing or future investigations and may breach legislative privacy provisions.

Enquiries and investigations involving employees:

Stage	Purpose	Staff involved
Preliminary (enquiries)	<ul style="list-style-type: none"> To identify the persons involved in the alleged conduct; To determine if the matter should be notified to Tasmania Police; To determine if there is enough evidence to conduct an investigation or if additional evidence is required; and/or To collect additional evidence to inform an assessment about the next appropriate steps. 	<ul style="list-style-type: none"> Notified Officer General Manager
Secondary (investigation)	<ul style="list-style-type: none"> An investigation is conducted to establish if fraud or corruption may have occurred, and if so, what action the Council can/should take in response. The investigation will determine the need to report 	<ul style="list-style-type: none"> General Manager <p>Appoints the investigator and over sees the investigation.</p> <p>If the investigation is in the form of misconduct, the matter will be referred to</p>



	the action to an appropriate external authority.	Human Resources for oversight and the disciplinary process. <ul style="list-style-type: none"> • Investigator Appropriately skilled, experienced, and independent of the business unit. May be internal or external.
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Enquiries and investigation involving non-employees:

Stage	Purpose	Staff involved
Enquiries	<ul style="list-style-type: none"> • To identify the person/s involved in the alleged conduct; • To determine whether the matter should be referred to the Tasmanian Police; • To determine the cause of the alleged fraud to support internal control review processes; • To determine if the loss from the fraud is recoverable; and • To inform discussion with internal stakeholders to evaluate the effectiveness of internal controls. 	<ul style="list-style-type: none"> • Finance and Procurement teams provide advice where the external fraud incident occurred to assist with enquiries and to help identify the source of the fraud and take remedial action as appropriate.
Internal Control Review	<ul style="list-style-type: none"> • Post-incident internal control review may identify weaknesses that may have led to the occurrence of the fraud; and • Allow for continuous improvement of fraud prevention controls. 	<ul style="list-style-type: none"> • The General Manager is responsible for managing internal control review. • The General Manager may seek advice from internal expertise to assist the process.

2.6.3. Disciplinary Procedures (non-PID)

Where there is proven evidence of fraud and/or corruption, appropriate disciplinary measures may be undertaken in accordance with Councils O-HR-3 Disciplinary Policy and O-HR-3-P Disciplinary Procedure.

Depending on the nature of the matter, the General Manager may proceed with a misconduct investigation rather than a fraud and corruption investigation.

If disciplinary action is considered appropriate, the General Manager may refer the investigative findings to the Council's Corporate Services Coordinator for actioning.

2.6.4. Management following discovery (Non-PID)



The General Manager may authorise preliminary enquiries to assess whether the instance of alleged/suspected fraud or corruption merits a formal investigation or other action, such as referring the matter to the Tasmanian Police.

Preliminary enquiries may:

- Identify the person/s involved in the alleged fraud or conduct;
- Determine if any immediate action is required to:
 - minimise losses;
 - preserve physical or digital evidence; and
 - to minimise potential harm to clients or employees.

All actions taken as a result of preliminary enquiries are to be documented on the Fraud and Corruption Incident Register (Non-PID).

Where required under Council's policy of insurance, Council shall give notice to the insurer.

The General Manager will declare the matter as a potential or actual incident of fraud or corruption at the next available Audit Panel meeting.

All media enquiries should be referred to the General Manager.

2.6.5. Recovery of stolen funds and/or property (Non-PID)

Recovery actions will be undertaken at the direction of the General Manager.

The General Manager may consider legal proceedings to recover funds, or the value of assets lost due to fraud, corruption, or misappropriation.

2.6.6. Events involving business associates (Non-PID)

Where Council finds evidence of fraud or corruption by a supplier, contractor or other external party, the General Manager may appoint a team to oversee / undertake the following action:

- Referral to law enforcement or regulatory authorities;
- Civil action for recovery of damages (including via a claim on the insurer of the business associate);
- Renegotiation or termination of a contract;
- Agreement to reassign or dismiss relevant personnel;
- Debarment or refusal to enter into future business dealings;
- Enforcement of a contract penalty; and / or
- Closer monitoring or supervision.

2.6.7. Insuring against fraud or corrupt events (Non-PID)

Council maintains Cyber insurance and Industrial Special Risks Crime insurance to insure Council against the risk of loss arising from internal fraudulent or corrupt conduct, including insurance against the theft of Council's property.

2.6.8. Post detection, assessing internal and third-party controls, systems, and processes (Non-PID)

Following an incident of fraud or corruption the General Manager may conduct a review of controls to identify control weaknesses and implement improvements.

Advice may be provided to third parties to review their internal control environment to mitigate any reoccurrence.

2.6.9. Disruption (Non-PID)



Disruption controls may be implemented if the General Manager suspects that fraud or corruption events are occurring and the perpetrator cannot be identified, or where a prosecution is impractical or unlikely to succeed.

Disruption controls may include:

- Revoking delegation and/or financial authorities;
- Conducting random audits;
- Increase site inspections;
- Staff rotation; and
- Restricting data access.

2.7. Monitoring

The complaints register will be reviewed monthly by the General Manager to appraise possible indications of fraud or corruption.

The service request register will be presented quarterly at Council meetings to assess possible indications of fraud or corruption.

The adequacy of this FCCP will be reviewed at least every four years.

Review of Council's FCCP should consider the following:

- Does Council face new or evolving risks?
- Is Council exposed to new or evolving technologies?
- Has Council changed, or are they planning to change its operations in any significant way?
- Have awareness-raising and training activities been evaluated and shown to work well in practice?
- Are fraud countermeasures and treatments adequately addressing possible fraud or corruption instances?
- Is the current residual risk following the implementation of treatments and countermeasures acceptable to Council?

3. Scope

This Fraud and Corruption Control Plan applies across the whole of Council's operations and activities.

4. Legislation

Local Government Act 1993
Workplace Health and Safety Act

5. Fraud and Corruption Control Plan Responsibility

It is the responsibility of the General Manager, all Workers and Other Persons to ensure this plan is adhered to.



Appendix A – Examples of activities considered fraudulent or corrupt.

The following list contains examples of activities or actions that would be considered as Fraudulent or Corrupt in terms of this Plan. The list can be consulted when undertaking risk assessment activities to assist with the identification of possible fraud and corruption risks.

The list is indicative only and does not include all risks associated with activities undertaken at Council. Risks identified from this list should be investigated and considered in terms of this Plan.

1. Falsifying timesheets by taking personal time or performing personal activities during work time and not taking leave.
2. Using Council equipment for personal activities without authorisation.
 - a. This may include the use of administrative equipment such as stationery and office machines, or
 - b. Operational equipment such as tools, vehicles or plant.
3. Creating false creditors, with payments made to the offenders nominated bank account.
4. Obtaining/accepting commissions or bribes from suppliers or contractors.
5. Employees associates providing goods or services to Council at inflated prices.
6. Embellished or false reimbursement claims.
7. Falsifying financial data to receive performance-based bonuses.
8. Private purchases through business accounts or business cards without approval.
9. Not returning surplus material or inventory after job completion and using it for personal gain.
10. Providing information to suppliers who are in the process of completing a tender to Council without providing the same information at the same time to all contractors/suppliers who are tendering to deliver the same product or service whilst receiving a personal benefit in return.
11. Preferring and promoting the use of specific contractors/suppliers in return for any personal gain, that has not been disclosed to Council.
12. Taking or removing any property of Council without proper authorisation for personal use, including materials, cash, tools, equipment, stationary, or any other goods, even if the intent is to return the items after use.
13. Forging or falsifying any document (including purchase orders, receipts, payment advice, timesheets, Council letters etc.) to gain a benefit.
14. Not reporting the misappropriation of Council property in return for any benefit.
15. Altering customer pricing arrangements or payment terms in the rating system in return for a benefit
16. Issuing rebates, discounts or reimbursements in return for personal benefit.
17. Altering payment details of creditors or intercepting payments that are made to creditors to enable someone other than the intended recipient to gain a benefit.
18. Approving receipt of goods or services ordered without actually receiving the physical goods or services in return for a benefit.
19. Approving reimbursement of expenses that were not incurred on behalf of Council.
20. Utilising Council's equipment, materials or employees to perform private works for members of the public, any employee or for any Councillor in return for a personal benefit.
21. Using Council's internet, telephone or mobile phone for personal use without appropriate authorisation.

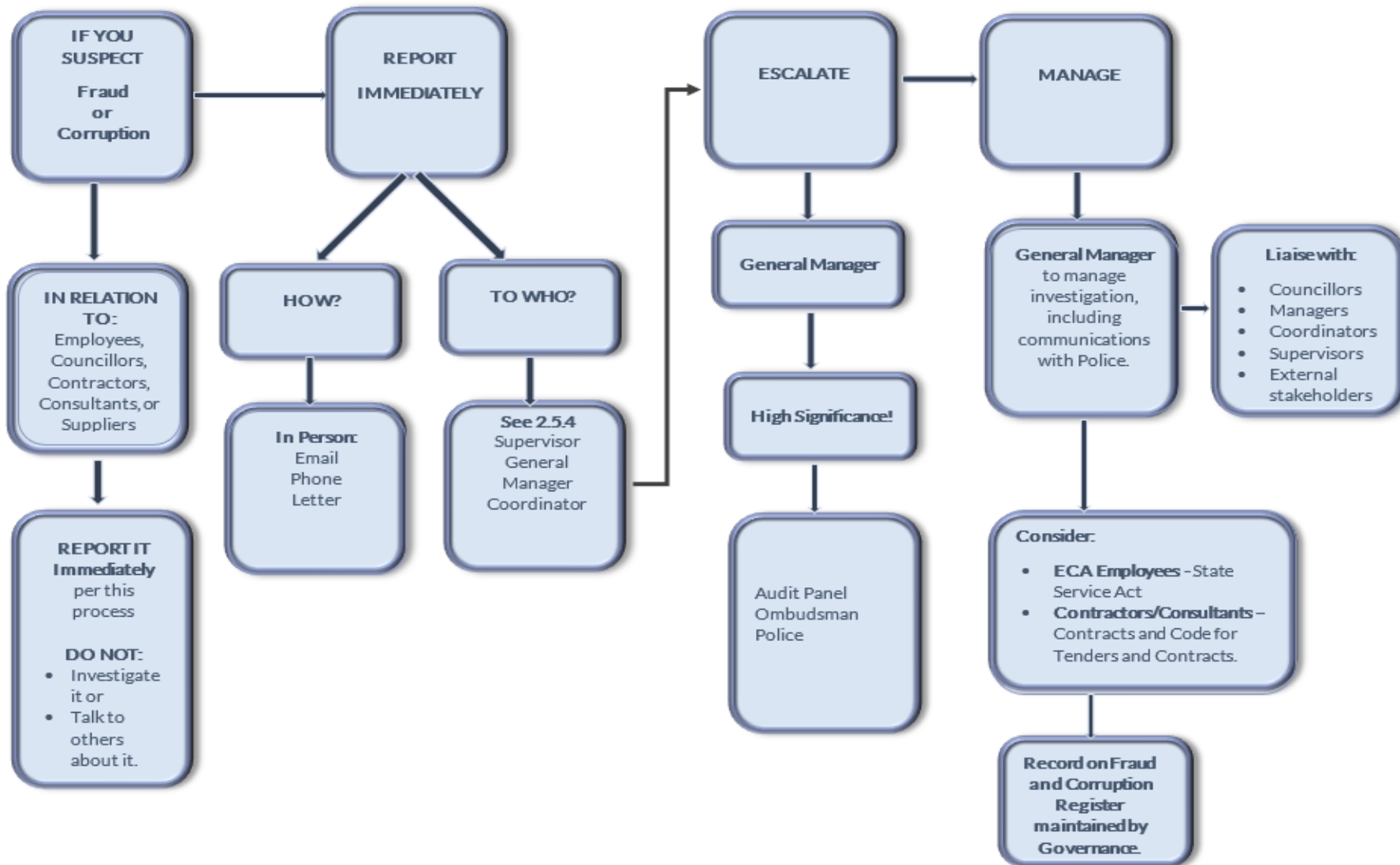


22. Disclosing customer information, including banking or credit card details, to any third party without appropriate authorisation or legal requirement to do so in return for a benefit.
23. Collusive tendering (the act of multiple tenderers for a particular contract colluding in preparation of their bids).
24. Payment or solicitation of donations for an improper political purpose.
25. Nepotism and cronyism, where the appointee is inadequately qualified to perform the role to which he or she has been appointed.

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Appendix B – Fraud and Corruption Reporting Process flowchart



S-HR15 Personal Information Protection Policy

Purpose	This Policy sets out Flinders Council’s approach to managing, handling and protecting the personal information of elected members, customers and staff. The Council collects and uses personal information about individuals to enable it to carry out its functions under the Local Government Act 1993 and other legislation and regulations. As a personal information custodian, Council has the responsibility to keep information securely to protect the privacy of individuals, in accordance with the <i>Personal Information Protection Act 2004</i> .	
Department	Corporate Services	
File No.	PER/0500	
Council Meeting Date	17 April 2024	
Minute Number	TBA	
Next Review Date	Four years from Council resolution date	
Review History	149.05.2015	21 May 2015

1. Definitions

<u>Basic personal information.</u> (i.e. name, residential or postal addresses, date of birth and gender of an individual)	Can be used and disclosed to other Government bodies without consent in certain limited circumstances.
<u>Personal Information</u>	Is any information or opinion in any recorded format about an individual whose identity is apparent or is reasonably ascertainable from the information or opinion.
<u>Sensitive Information</u>	Is personal information or an opinion relating to personal information about an individual’s racial or ethnic origin, political opinions, membership of a political association, religious beliefs or affiliations, beliefs, membership of a professional or trade association, membership of a trade union, preferences or practices, criminal record and health information about an individual.

For the avoidance of doubt both Personal Information and Sensitive Information constitute confidential information in respect of all other Council policies and procedures.

2. Objective

The objectives of this policy are:

- to provide guidance to elected members, Council staff, contractors and volunteers of the Council in relation to the management, handling and protecting of personal information;
- to document Council's policy on management of personal information and to make that document available to any person who requests it, as required by Clause 5(1) Schedule 1 of the *Personal Information Protection Act 2004*; and
- to demonstrate Council's commitment to upholding the right to privacy of all individuals who have business dealings with Council and that Council will take the necessary steps to ensure that the personal information provided to us remains confidential.

3. Scope

This Personal Information Protection Policy applies to all elected members, employees, contractors and volunteers of Council and covers personal information that is collected, retained, stored and used by Council where it is necessary for one or more of Council's functions or activities. Personal information includes information or opinion in any recorded format, including photographs, sound and video recordings, about an individual that readily identifies that individual. Examples of personal information held by the Council include but are not limited to:

- information relating to individual properties and property owners;
- the names of complainants and objectors;
- dog registration information;
- personal details within representations received regarding discretionary planning applications;
- rates information; and
- sensitive information such as health details collected on survey forms.

Personal information does not include information that is contained in a publicly available record or publication.

4. Policy

Flinders Council (the Council) is committed to upholding the right to privacy of all individuals who have dealings with the Council and that the personal information we hold is accurate, complete and up to date. Where practicable, we will check on the accuracy of personal information before we use it.

5. The Collection of Personal Information

- 5.1. It is the policy of the Council to collect personal information only if it is necessary for one or more of its functions or activities or to comply with laws and regulations.
- 5.2. Whenever the Council collects personal information on a person, the information and the reasons for its collection will be shared with that person upon request.
- 5.3. All staff are bound to maintain appropriate confidentiality in relation to information acquired in carrying out their duties. The Council will only use personal information

collected for the purposes for which it was collected and for any other use authorised or required by law, including law enforcement and compliance activities.

- 5.4. Upon request, an individual will be provided with a copy of this Policy which will be readily available and accessible to the public, including on the Council website.
- 5.5. Sensitive information shall not be collected without express consent and unless the collection is required by law.

6. Use and Disclosure

- 6.1. It is the Council's policy that personal information will not be divulged to third parties outside the Council for their independent use unless the person to which the information relates has authorised the Council in writing to do so, or the disclosure is required or allowed by law. The Council and its employees will not sell, trade or make available personal information to others for any commercial or other reason not permitted by law.
- 6.2. It is Council's policy that personal information gathered or provided within representations whilst Council is acting as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, pursuant to Section 25 of the *Local Government (Meeting Procedures) Regulations 2015*, will not be published or disclosed to third parties unless disclosure is required or allowed by law.
- 6.3. Where the Council outsources functions that involve the collection, utilisation and/or holding of personal information, the Council will put in place contractual measures that require these contractors and subcontractors to maintain the confidentiality of this information and abide by all applicable laws. The Council will not permit third parties to sell or use the information for their own purposes, and contracts with third parties will include clear provisions about the use and security of the information collected.

7. Access to and Correction of Information Collected

- 7.1. Individuals are entitled to access personal information about themselves which is held by the Council.
- 7.2. A person who considers the personal information to be incorrect, incomplete, out of date or misleading can request that the information be amended which will be processed in accordance with the provisions of the *Right to Information Act 2009*.
- 7.3. To access or amend personal information held by Council, contact the Corporate Services Coordinator in the first instance. Access will be provided except in the circumstances outlined by the Act, for example, where the *Right to Information Act 2009* applies.

8. Data Security

- 8.1. The Council will take all reasonable steps to protect the personal information it holds from misuse and loss and from unauthorised access, modification or disclosure.
- 8.2. All elected members, employees, contractors and volunteers of the Council:
 - must maintain public confidentiality and respect the privacy of individuals who have dealings with the Council.

- must treat all personal information as confidential, and sensitive information as highly confidential.
- will not disclose any confidential information, use any information to their personal advantage or permit unauthorised access to information.

8.3. Requests for information from police, government agencies or anyone outside the Council, in regard to customers, should be directed to the Corporate Services Coordinator.

8.4. Council files are strictly confidential and under no circumstances will a member of the public have access to files. Employees are also conscious of security within the office environment when members of the public are present. External customers will not be left unattended with Council files.

8.5. Generally, information is destroyed or permanently de-identified when no longer required. Some information is retained for specified periods or permanently under provisions of the Archives Act 1983. When disposal of paper documents containing personal information is required, they are shredded. All electronic devices that are removed from use and made available for non-council purposes will have all data removed from the hardware.


9. Legislation

- *Personal Information Protection Act 2004*
- *Privacy Act 1988*
- *Right to Information Act 2009*
- *Local Government Act 1993*
- *Public Interest Disclosure Act 2002*

10. Responsibility

The responsibility of ensuring that the policy is adhered to is the responsibility of all elected members, staff, contractors and volunteers.

Responsibility for the implementation of this policy rests with the Corporate Services Coordinator.


 FLINDERS COUNCIL QUARTERLY GRANTS		January - March 2024			Date Expected Completion	Date Acquittal Completed	
Name	Description	Body	Value	Date Commenced	Progress		
LRCI Stimulus Grant Phase 2	1.Visitor Information Centre 2.Rose Garden 3.Emita Recreation Ground Phase two includes maintenance and upgrades at Emita Recreation Ground, Airport, Art Gallery, Whitemark Library amenities, and Lady Barron Hall.	Dept. Infrastructure, Transport, Regional Development & Communications	\$225,820	26-Apr-21	Majority of projects completed within time frame. Delays in materials have meant construction of the picnic shelter at Emita is yet to be completed. All monies expended. Work is complete.	30-Jun-24	Extended to Jun24
LRCI Stimulus Grant Phase 3	1.Drainage 2.Guideposts 3.Signage Warning signs 4.Resealing	Dept. Infrastructure, Transport, Regional Development & Communications	\$597,810	20-Oct-21	1. Work has commenced. Memana Rd, Summer Camp Rd, Lackrana Rd. 2. 250 of 1000 guideposts ordered. 3. Sign format template with designers, waiting on draft design. 4. Bitumen tender being presented to November Council meeting. 5. Quotes sourced for Gunter Road. 31Dec22 - 1. Progressing well on drainage. 2. More guideposts to be install. 3. Directional signage will be ordered soon, new FI Airport sign to be installed soon. 4. Tender for resealing was discussed and accepted. 02Feb23 - Project has moved onto Lackrana Rd, Survey Hill. No further work on the guideposts. Templates have been sent to Dept. of State Growth for approval. One set of signs to arrive soon. Resealing contract will be sent to contractor for signing. 03Apr22 - 1. Further drainage works completed on Lackrana Rd, Summers Rd, Lucks Rd, Allports Rd, Thule Rd, Palana Rd. 2. No further works on guideposts. 3. Palana Rd/Fairhaven Rd signs received, to be installed. Palana Rd/Airport signs ordered. No reply from Dept. State Growth. 4. Bitumen seal contract signed. Work to commence early April. Correspondence received advising grant completion date has been extended to 30Jun24. 07Jul23 - 1. Further drainage works completed on Port Davies Rd, Fairhaven Rd, Melrose Rd. 2. Minor number of guideposts installed. 3. Palana Rd/Airport received, to be installed. No reply from State Growth. 4. Bitumen seal work completed in April 2024. Extensive drainage works undertaken at Big River Rd and Port Davies Rd.	30-Jun-24	Extended to Jun24
LRCI Stimulus Grant Phase 4	Part A - \$298,905 for approved local road and community infrastructure projects Part B - \$172,415 for approved road projects in regional, rural and outer-urban areas only	Dept. Infrastructure, Transport, Regional Development & Communications	\$471,320	1-Jul-23	15/8/23 Deed signed and returned, Worksheets to be completed and forwarded to funding body In order for the Grantee to receive the full Grant amount, the Grantee must have submitted a draft Work Schedule for the total Grant amount by 31 December 2024. Resealing areas of Memana and Lucrana Roads, \$40,000 to FAEC entrance doors.	30-Jun-25	Before 30/6/2026
Tasmanian Weeds Action Fund	Development of a Furneaux Islands Weed Strategy and Action Plan which will include weed management plans for priority weeds; council procedures plan and a roadside maintenance calendar.	Natural Resource Management - North	\$139,219	1-Jul-21	Discussions with truwana rangers to action the Cape Barren Gorse Plan. Steering Committee met March to discuss the way forward. Actions from meeting - *The RMG (Roadside Management Plan) awaiting feedback *ALG Action plan (Management Report) needs no action as Bio Security will be working on this project. *The PMG Trial doc is awaiting input from steering committee. 5 March 2024 MOU to expend the \$25,000 for CBI has been signed by truwanna Rangers. Awaiting confirmation from ALCT that agreement is supported.	16-Jun-24	
Safe Harbour Project	A safe marine facility at Lady Barron, consisting of a break-wall, two boat ramps and supporting infrastructure.	Dept. Infrastructure, Transport, Regional Development and Communications (Fed.)	\$3,600,000	27-Apr-21	Federal Government has confirmed that Council's grant application has been successful. Have been assigned a project officer and expect to sign the agreement in the coming months. Update provided to Councillors at the 30.11.22 Workshop. Awaiting costings from Batchelors to ensure viability of the project. Grant deed negotiation to follow. Funding streams combined and RFI requested, which was submitted in December 2022, along with revised costings from Batchelors. Awaiting response from CDG, next step is formalising the grant deed. 20.04.23 Final draft deed sent to CDG 18.04.23 for approval and signing. Signing is planned for by cob 21.04.23 27/04/2023 Grant/deed signed/executed. 24/5/23 ECI stage 2 awarded to Batchelors. 06.06.2023 Ongoing productive discussions and correspondence with TasPort regarding potential further funding for the FIMASH. 21.06.23 Contract being developed between Batchelors and Council in progression of ECI stage 2. 25.08.23 Progress Report 1 accepted by Department, Report 2 due on or before 05.02.24 1/9/23 TasPorts confirmed additional funding up to \$900,000. DA requirements being undertaken. 18.10.23 DA requirements continue to be conducted. 31/12/23 TasPorts agreement negotiations continue. 11.04.2024 Meeting with TasPorts in Launceston on 19/04/24 to finalise agreement re \$900,000.00 contribution to Project.	1-Apr-25	


FLINDERS COUNCIL QUARTERLY GRANTS		January - March 2024				Date Expected Completion	Date Acquittal Completed
Name	Description	Body	Value	Date Commenced	Progress		
2021 State Election Commitment - Veterinary Clinic	Design, construct, equip and staff a veterinary clinic for the Flinders Municipality to service domestic pets, farm animals and native fauna.	Dept. of Primary Industries Parks and Water	\$980,000	1-Oct-21	Architectural plans and development application have been completed. Due to rising building costs, the grant funding is no longer sufficient to cover the entire project. Have submitted application to the State Government for direction on how to progress the project. Awaiting response. July 23 - Working with Community Services Department on alternate grant opportunities. 18.10.23 Awaiting outcome of Federal Communities grant application, expected by end of November. 31/12/23 Federal Communities Grant -advised successful Stage , Stage 2 submission due 15/1/24 30.3.2024 2nd stage grant application submitted in January. Contacted grant body end of March requesting announcement date of outcome. Response was April 2024.	31-Dec-22	
Black Summer Bushfire Recovery Grants Program	Upgrade Flinders Arts & Entertainment Recovery Centre - new kitchen Off grid mobile information hub / staging area	Dept of Industry, Science Energy & Resources	\$1,599,935	21-Apr-22	Discussions with FireTas regarding financial contribution and building of sheds. Shed design and prelim costings to assist with this. 31/12/23 Discussions continue with FireTas regarding financial contribution and building of sheds at Holloway Park and Emita Hall - MOU to be signed regarding conditions of contribution. FAEC planning permit completed. Technical details nearing finalisation in preparedness for release to tender. 30.3.2024 Discussions and request to funding body for extension of grant to June 2025. Request for change of scope for ablation block at SES building as TasFire MOU was unachievable. Collation of technical details for FAEC upgrade tender pack has commenced.	20-Mar-24	
2021 - 2022 Recreational Fishing and Camping Facilities Program	Install smart card powered camping sites and tent platforms at Emita Hall and Holloway Park and install solar lights and recreational facilities at Whitemark and Palana.	Dept. of Premier & Cabinet	\$90,000	19-Nov-21	Upgrade to power at Emita Hall - delay due to trade availability. Upgrade camping facilities at Holloway Park. 31/12/23 Access stairs for beach access x2 (PWS agreement secured)	31-Aug-23	
Recycling Modernisation Fund	Construction of a sorting shed; purchase of a shipping container; and purchase of a glass pulveriser to contribute towards recycling operations.	Dept. of Natural Resources and the Environment	\$424,000	16-Jun-22	Contractor undertaking redesign of Whitemark Tip. Shipping containers have arrived on the Island and should be relocated to the airport in due course. 07Jul23 - Containers delivered to airport for storage. New iPads purchased and waste disposal app installed and successfully trialled. 16Oct23 Shipping containers are being used for recycling initiatives — one is at Killiecrankie WTS for glass crushing group, another is being used as the storage and packing area for the recycling hubs. A third container will shortly be relocated to the tip to fill with bailed recyclables. 31.12.23 The waste strategy 2024-28 is under consultation until 19/1/24. Conduction cost-benefit analyses on waste management options are planned to inform spending on infrastructure that will help us reach our strategic goals. 11/04/2024 Plan and quotation for sorting shed being completed at present.	31-Dec-22	
Professional Services Whitemark Boat Ramp	Professional engineering Services for the Whitemark Boat Ramp Duplication project	Marine and Safety Tasmania \$120,000 total funding	\$30,000	18-Aug-22	Community concerns about direction of committee. Community meeting on 11.10.22 resulted in the committee recommending to council appointment of new members. Council approved appointment. Discussions to be held at the next Flinders Boating meeting re utilising funds across all island boat ramps. No further meetings of committee during reporting period due to Council elections. Flinders Island Boating Committee Meeting held 31/1/2023 and a recommendation will be to be put to Council for consideration at the February 2023 meeting. Survey will be sent out to the community asking for feedback regarding Council owned boat ramps. 20.04.23 Quote received, deed drafted and signed and invoice to MAST for Jetty upgrade works submitted during April. Refer below for specific project as part of this funding. 18.10.23 Detailed drawings for the additional boat ramp at Whitemark have been approved and are being sought as well as an additional quote for a 6 metre extension to the Whitemark jetty. Further works to upgrade fittings and fixtures at the Palana boat ramp have been quoted for and approved. 31/12.23 Concept plans completed, to be presented at Boating Committee meeting 22 1 24. 11/04/2024 Plan for second Whitemark boat ramp considered and motions passed for recommendation to Council during Boating meeting of 09.04.2024.	31-Dec-22	


FLINDERS COUNCIL QUARTERLY GRANTS		January - March 2024				Date Expected Completion	Date Acquittal Completed
Name	Description	Body	Value	Date Commenced	Progress		
Professional Services Whitemark Boat Ramp	Undertake improvements to the Whitemark Boat Ramp.	Marine and Safety Tasmania	\$17,479	23-Mar-23	(Part of above project) Quote provided by Furneaux Concrete & Constructions 19/3/23 to undertake work. Work not yet commenced due to unavailability of contractor. 10 Oct 23 Works commenced on fenders at the Whitemark Jetty. Quote accepted for Palana boat ramp jetty repairs, works expected to commence October 23. 31/12/23 Improvements almost completed 11.04.2024 Palana boat ramp upgrade 90% complete. Currently delayed due to personal circumstances of contractor.	30-Jun-23	28-Mar-24
Healthy Tasmania Lift Local Grant	Housing impacting health and wellbeing on the Island.	Department of Health	\$20,000	27/04/2023 Signed	31/12/23 Community Consultation phase. Survey question to community members with 25 responses received., Consultant visiting in January to continue Community engagement. 30.3.24 - Draft document in progress. Community Brainstorming consultation.	27-Apr-24	
Public Open Space Grant	Repurposing of the Lady Barron Tennis Courts	Crown of Tasmania and Local Government Tasmania	\$197,112 Grant \$60,405 Co Contribution & in Kind	Due 30/03/2024	Transforming Lady Barron Tennis Courts into a Multi-Functional Recreational Space Removal of Existing Infrastructure, Fencing & old concrete court Concrete slab and surface preparation Multi format surface (tennis court & basketball markings) Basketball towers x2 5 March 2024 The deed has not been received back from the funding body - received response from funding body there is a delay on returning signed deed.	30-Jun-25	
International Women's Day Small Grants Program	Heritage and Horizon - Celebrating women of the Furneaux Islands	Minister for Women and the Prevention of Family Violence	\$1,600	8-Mar-24	IWD event Successful event complete	8-Mar-24	



Action No.	Action	Focus Areas	Strategic Outputs	Quarter 3	Key Performance Indicators
AP-1	Work with the State and Federal Governments to facilitate the Flinders Island Marine Access and Safe Harbour Project.	<p>1. Liveability 1.1 A viable population that enables the necessary services and activities required for the Community to prosper.</p> <p>2. Accessibility/Infrastructure 2.2 Safe and reliable air and sea access to the islands.</p>	<p>1.1.2 Promote the Islands' authentic lifestyle, business and entrepreneurial opportunities to attract 'working age' population and families.</p> <p>2.2.2 Engage with key stakeholders to support and improve commercial and community sea access.</p>	DA material being collated to achieve Crown Land Services 'consent to lodge' before planning application can be made. TasPorts funding agreement to be finalised	Additional funding achieved. DA completed. Construction commenced.
AP-2	Develop and implement a strategy to increase the supply of affordable accommodation for long-term residential rental and purchase.	<p>1. Liveability 1.1 A viable population that enables the necessary services and activities required for the Community to prosper.</p>	1.1.1 Encourage and support an increased supply of affordable accommodation for long-term residential rental and purchase.	Canns Hills subdivision progressing. Expression of interest for Whitemark Tennis Court site closed 22 January 2024. Presentations from both applicants scheduled for next workshop.	Housing Strategy developed. Concept plans and subdivision applications in progress for council-owned assets.
AP-3	Advocate to secure funding for Council's Priority Projects and execute projects once funded: 1. Integrated waste management solution implemented. 2. Remainder of Palana Road reconstructed and sealed and ownership transferred. 3. Wastewater treatment for Flinders Island scoped with TasWater. 4. Veterinary clinic constructed. 5. Airport runways and associated infrastructure upgraded. 6. Residential accommodation for long-term rental and purchase developed. 7. Advocate for a reliable childcare and early childhood education facility and services.	<p>2. Accessibility/Infrastructure - 2.4 Compliant, integrated waste management program that is cost-effective.</p> <p>2. Accessibility/Infrastructure - 2.1 Quality public infrastructure, roads and footpaths.</p> <p>2. Accessibility/Infrastructure - 2.5 Compliant treatment and disposal of wastewater.</p> <p>3. Economy/Business - 3.1 Ongoing opportunities across all business sectors to future-proof the critical needs of the islands.</p> <p>2. Accessibility/Infrastructure - 2.2 Safe and reliable air and sea access to the islands</p>	<p>2.4.1 Review and implement Council's Waste Management Strategy in line with relevant legislation, codes of practice and policy.</p> <p>2.1.1 Maintain and develop an affordable network of safe roads and pedestrian pathways that recognises the changing needs of the Community.</p> <p>2.5.1 Collaborate with TasWater to provide an integrated septic and sewerage system for Flinders Island.</p> <p>3.1.3 Advocate federal and state governments for improved availability of critical services and industries on the islands to benefit the Community and economy.</p> <p>2.2.1 Review and implement appropriate strategies of the Flinders Airport Masterplan to provide quality operations and service.</p>	<p>1. Waste Management Strategy adopted at the 21 February 2024 Council Meeting</p> <p>2. Council continue to advocate for grant funding to seal main arterial roads.</p> <p>3. Meeting with TasWater 11/4/24, will be included on agenda</p> <p>4. Awaiting Outcome of EOI stage 2</p> <p>5. Continue to advocate for funding to upgrade Airport facility. Met with multiple MPs and senators to discuss options.</p>	Number of advocacy opportunities realised. Number of grant deeds for funded projects signed and executed.

 FLINDERS COUNCIL ANNUAL PLAN FOR BUDGET 2023-2024		January to March 2024			
Action No.	Action	Focus Areas	Strategic Outputs	Quarter 3	Key Performance Indicators
		1. Liveability - 1.1 A viable population that enables the necessary services and activities required for the Community to prosper	1.1.1 Encourage and support an increased supply of affordable accommodation for long-term residential rental and purchase.	6. Tennis Courts EOI stage 2 underway. Canns Hill subdivision planning underway	
		1. Liveability - 1.1 A viable population that enables the necessary services and activities required for the Community to prosper	1.1.2 Promote the islands' authentic lifestyle, business and entrepreneurial opportunities to attract 'working age' population and families.	7. Nil Progress, awaiting outcome of State election.	
AP-4	Work with the Cape Barren Island Community to identify a list of priority projects for community benefit.	4. Good Governance - 4.1 An organisation that provides good governance, effective leadership and high-quality services, within our means.	4.1.2. Improve communication channels between Council and Community to foster greater community participation and outcomes.	Portable 10,000Ltr Water Tank delivered. Ongoing discussion regarding remainder of budget and future projects.	Cape Barren island priority projects list developed.
AP-5	Develop a communication framework that collaborates and engages with the communities of the Furneaux Group of islands.	4. Good Governance 4.1 An organisation that provides good governance, effective leadership and high-quality services, within our means.	4.1.2 Improve communication channels between Council and Community to foster greater community participation and outcomes.	Continuing with community engagement on a regular basis. Aim to finalise framework in next quarter.	Plans for communication tools developed.
AP-6	Coordinate the establishment of a community Time Capsule.	1. Liveability 1.2 A harmonious and healthy community actively engaged in recreation, volunteering, arts and culture.	1.2.2 Maintain and develop partnerships with Arts and Cultural organisations and support activities, projects and events that provide opportunities for community involvement and creative expression.	Talks with Furneaux Museum Committee re placement of Time Capsule at Museum. Timeframe to place Time capsule January 2025.	Community Time Capsule compiled and sealed.
AP-7	Continue to improve efficiencies through exploring shared services with other Tasmanian councils and implementing digital solutions.	4. Good Governance 4.1 An organisation that provides good governance, effective leadership and high-quality services, within our means.	4.1.1 Ensure Council meets its statutory obligations to manage risk, achieve financial sustainability and model good governance.	Computer-based Performance and appraisal system sourced via HR Consultant. System at no cost as included in HR service provided.	Number of shared services and digital solutions identified and implemented.

 FLINDERS COUNCIL ANNUAL PLAN FOR BUDGET 2023-2024		January to March 2024			
Action No.	Action	Focus Areas	Strategic Outputs	Quarter 3	Key Performance Indicators
			4.1.4 Collaborate with King Island Council, other councils and stakeholders to improve efficiencies and advocacy.	Currently collaborating with King Island over a motion to allow remote access by Councillors to Council meetings on compassionate grounds.	
AP-8	Redesign and improve the airport carparking entry and exit.	2. Accessibility/Infrastructure 2.2 Safe and reliable air and sea access to the islands.	2.2.1 Review and implement appropriate strategies of the Flinders Airport Masterplan to provide quality operations and service.	Currently on hold pending future design and layout.	Design developed. DA approved. Works completed.
AP-9	Implement inhouse fixed asset management system and associated processes.	2. Accessibility/Infrastructure 2.3 Council assets/land maintained and utilised effectively.	2.3.2 Finalise and implement the Asset Management Plan, maintenance schedules and disposal procedures to meet audit and governance requirements.	An asset management system is being investigated by management and councils contract accountant.	Database populated, tested and operational.
AP-10	Review development services processes to ensure efficient and community-focused service.	1. Liveability 1.1 A viable population that enables the necessary services and activities required for the Community to prosper.	1.1.1 Encourage and support an increased supply of affordable accommodation for long-term residential rental and purchase.	Planning enquiries process amended to address community members suggestions.	Development services processes reviewed and recommendations implemented.
AP-11	Review and update the Flinders Structure Plan (2016) in accordance with current state guidelines.	1. Liveability 1.3 Development and land use planning guidelines that promote balance between our built and natural environments.	1.3.1 Finalise and promote the Flinders Council Local Provisions Schedule and Zone Strategy as part of the Tasmanian Planning Scheme to ensure sensible and sustainable development.		Flinders Structure Plan reviewed and adopted.
AP-12	Implement Capital Works and Maintenance program.	2. Accessibility/Infrastructure 2.1 Quality public infrastructure, roads and footpaths - 2.1.1 Maintain and develop an affordable network of safe roads and pedestrian pathways that recognises the changing needs of the Community.	2.1.1 Maintain and develop an affordable network of safe roads and pedestrian pathways that recognises the changing needs of the Community.	Works and Services Coordinator to commence April 2024. A/Infrastructure Manager will have handover period for Capital and Maintenance programs.	2023-24 Capital Works and Maintenance program substantially completed.

 FLINDERS COUNCIL CONTINUOUS IMPROVEMENT REGISTER 2023/2024 Quarter 3			
Date	Topic/Matter	Amended Process	Outcome Reason
09.01.24	Project Management	Monday.com software to be used as Project Managemnt tool	Integrates all aspects of project management onto one platform including tasks, processes and reporting.

COMMON SEAL REGISTER

Quarterly Report: January 2024 – March 2024

Reference No.	Date Common Seal Affixed	Document Under Seal	Applicant/Other Party	Names of Signatories
CS-093	11.01.2024	Amendment– Sealed Plan Volume 160737 Tasmanian Planning Scheme – Flinders Island	Fran Bryson	Warren Groves – General Manager
CS-094	11.01.2024	Final Plan of Survey DA2023/021	Cohen & Associates	Warren Groves – General Manager
CS-095	12.01.2024	Grant Deed Open Spaces Grant Funding – Lady Barron Tennis Courts	The Crown Tasmania and LGAT	Warren Groves – General Manager
CS-096	22.02.2024	Airport Hangar Lease	Q LEC Services Pty Ltd	Warren Groves – General Manager



SERVICE REQUEST REGISTER REPORT OCTOBER - DECEMBER 2023

Request Date	Request Location	Request Description	Responsible Officer Action	Assigned Date	Assigned to Position	Date Response	Response	Action taken	Status	Date Completed
16/01/2024	Palana Road (Blue Rocks)	Road reserve needs slashing. Has spoken to both past Council staff previously about this. So gave appropriate number to call as well. No action required. Speak to Named Officers.						State Growth responsibility. Contractor has slashed	Closed	31-Jan-24
19/01/2024	Palana Rd (Blue Rocks)	Trouble seeing oncoming traffic due to overgrowth of vegetation.	State Growth responsibility. Contractor slashed					State Growth responsibility. Contractor slashed	Closed	31-Jan-24
23/01/2024	Coast Road	Corrugation needs addressing. End closest to Lady Barron is the worst and on corners.	Passed to Roads Supervisor to action		Roads & Drainage Supervisor			Graded from Lady Barron Rd to Badger Cnr Road =3.2Km 4 days & 220000L	Closed	28-Jan-24
1/02/2024	Lest We Forget Wall	Piece of metal is flapping in the wind.	Contacted to Town Maint	1/02/24	Town Maint Supervisor			Resecured flashing on water feature	Closed	
1/02/2024	Palana Road - West End Road to Five Mile Road	Needs Grading.	Spoke to Roads Supervisor. Unable to action until we have wet weather. Road too dry and water cartage/work required would be to great to be feasible.					Programmed to follow wet weather Graded 15/3/2024	Closed	01-Mar-24
2/02/2024	Palana Rd, Blue Rocks	Blocked culvert approx 30m south of number provided	Passed to Road Maint	1/03/24	Roads & Drainage Supervisor			Drain cleaned out	Closed	15-Mar-24
2/02/2024	Yellow Beach Showers	Showers not working at Yellow Beach	Advice from Roads supervisor that shower deactivated some time ago as it was using too much water						Closed	
9/02/2024	Bluff Track	Tree has fallen over Bluff Track	Passed to Town Maint	13/02/24	Town Maint Supervisor			Tree removed	Closed	13-Feb-24
12/02/2024	Trousers Point Road	Lots of corrugation	Spoke to Roads Supervisor. Unable to action until we have wet weather. Road too dry and water cartage/work required would be too great to be feasible.			01-Mar-24	Customer advised	Programmed to follow wet weather	Closed	01-Mar-24
16/02/2024	Andersons Road	Large pot holes need filling in. Having to dodge with school bus.	Passed to Roads Maint	16/02/24	Roads & Drainage Supervisor			Potholes filled	Closed	19-Feb-24
19/02/2024	Furneaux Museum	Grassed area in front of Museum need mowing. And loose branches and debris need to be removed.	Passed to Town Maint	19/02/24	Town Maint Supervisor			Mowed and site cleaned up	Closed	19-Feb-24
19/02/2024	Killiecrankie BBQ area	Large cypress tree needs checking for safety. Creaks and groans in the wind and maybe one of the "trunks" of which it has several maybe weak or that tree is top heavy. Worried about risk of damage to life and/or property should tree or part of fall.	Passed to Town Maint	22/02/24	Town Maint Supervisor			Tree inspected & timed	Closed	12-Mar-24



SERVICE REQUEST REGISTER REPORT OCTOBER - DECEMBER 2023

Request Date	Request Location	Request Description	Responsible Officer Action	Assigned Date	Assigned to Position	Date Response	Response	Action taken	Status	Date Completed
28/02/2024	Trousers Point Road	Worried road is going to start damaging cars if not addressed soon.	Spoke to Roads Supervisor. Unable to action until we have wet weather. Road too dry and water cartage/work required would be too great to be feasible.		Roads & Drainage Supervisor	01-Mar-24	Customer advised	Programmed to follow wet weather	Closed	01-Mar-24
5/03/2024	Trousers Point Road	Trousers point road is in disrepair and is unsafe/dangerous to travel on at any speed, it requires URGENT attention	Spoke to Roads Supervisor. Unable to action until we have wet weather. Road too dry and water cartage/work required would be too great to be feasible.		Roads & Drainage Supervisor	01-Mar-24	Customer advised	Programmed to follow wet weather	Closed	01-Mar-24
6/03/2024	Moonbird Street and property next door, Lady Barron	Loose stones remain in gutter where street was re-surfaced a while ago, which could result in gutter clogging up over time and impede water flow.	Passed to Roads Supervisor. Unable to action as tractor requires repair		Roads & Drainage Supervisor			Road swept / cleaned up	Closed	06-Mar-24
15/03/2024	Road to the Docks	We walked up from the Docks to the upper car park yesterday, and noticed a hole in the road that appeared to open into a large cavity just below the surface, and which looks like a risk of collapsing. Email sent to Works Department staff.	Not council responsibility. Passed on to Parks & Wildlife					Not council responsibility. Passed on to Parks & Wildlife	Closed	18-Mar-24
18/03/2024	West End Road	Corrugation needs addressing. Complemented job on Palana Road also.		18/04/24		18-Mar-24	Flinders Council will undertake more grading once we have had some rain, utilising water tanks for road watering is not available at present due to low water supply Please drive to the conditions.	Flinders Council will undertake more grading once we have had some rain, utilising water tanks for road watering is not available at present due to low water supply Please drive to the conditions.	Closed	
22/03/2024	Hammond Road	Road has eroded. Large ruts and 2 wheel drive cars bottoming out on Hammond Road. Difficulty pulling out on to the road to merge with traffic on Palana Road. Needs grading and stabilisation.		22/03/24	Roads & Drainage Supervisor			First 10m repaired. Hammond Rd is not a council maintained road	Closed	
21/02/2024	Lapidary Club, Holloway Park	The door to the Lapidary Club has a hole in the bottom of it that needs fixing.	Passed to Town Maint		Town Maint Supervisor				Inspection	
21/02/2024	Whitemark Showgrounds - Exhibition Hall	Photos and dimensions of double doors on Western End required, including frames, exterior cladding and floor in doorway	Passed to Town Maint		Town Maint Supervisor				Inspection	
14/03/2024	Exhibition Hall - Showgrounds	Door at the front of building needs looking at. Might need hinges replaced...							Open	
19/03/2024	Lady Barron Hall	Sign on the outside of the Lady Barron Hall has fallen down							Open	
28/03/2024	AGENDA - Ordinary Council Meeting 17 April 2024 Attachments Boyes Road	No Through Road' sign needs replacing with more updated signs at beginning of Boyes Road please.		28/03/24	Admin Officer		To be ordered in next signage order		Open	317 of 323

HOUSING WORKING GROUP REPORT MEETING 8 APRIL 2024

In Attendance:

Warren Groves – General Manager
Jacci Smith – Development Services Coordinator
Vanessa Grace – Deputy Mayor

Apologies:

Nil

The following items were discussed at the meeting:

Item 1 – Canns Hill

The future development potential of the Canns Hill land was discussed. Noted that “stage 1” subdivision application is currently before the Senior Town Planner for assessment. This stage will see the quarry site gain its own title and access, the Rural Living Zone (9ha) split into two lots and the balance to remain unchanged.

Item 2 – Medical needs in the Community

The Development Services Coordinator has requested a meeting with the Director of Nursing of the Multi-Purpose Centre and will provide an update of any outcomes.

Item 3 – Planning/Building process flow chart

The Development Services Coordinator has asked Planning Officer to create a “cheat sheet” overview of the building process from pre-planning to completion as the community still seemed confused about the process.

Information is currently contained within the “Info Pack” but that is only sighted by those who seek it from Council or the website. The aim is to provide a snapshot which can be used almost as a fridge magnet. An update will be provided when the DRAFT is developed.

Item 4 – Freight Equalisation Scheme (FES)

Tasmanian administration of the scheme are unavailable to meet or discuss issues with Council.

Have found a contact in Canberra who is willing to Video Conference into the Council workshop and discuss. Meeting booked for 8 May 2024. Councillors have provided questions to discuss.

Item 5 – Whitemark Tennis Courts

The second Expression of Interest (EOI) was open from November 2023 through to 22 January 2024. The submissions received were for assisted living and more independent housing. As there was not one clear option supported by Council, two of the applicants have been requested to provide a presentation to Council on their intentions for the site. These are booked for the 17 April 2024 Council workshop.

Item 5 – Lift Local Grant (LLG)

Through a Community Brainstorming Survey focused on Housing, the community on Flinders Island proposed a diverse range of innovative ideas to address the housing shortage and increase the availability of housing options for residents.

These ideas included:

- Implementing levies on bed and breakfast establishments and vacant homes.
- Releasing land to developers while simplifying bureaucratic processes.
- Analysing housing needs for permanent and temporary residents, focusing on essential infrastructure like waste treatment.
- Offering free council land to families and workers to build on, with the possibility of free rates for a specified number of years.
- Establishing a small village of tiny or prefabricated homes for residents to rent temporarily.
- Providing government grants or low-interest loans to facilitate housing development.
- Reducing rates for long-term rentals and increasing rates for holiday rentals to discourage short-term leasing.
- Making the building process easier and incentivising the addition of granny flats or secondary dwellings on existing properties.
- Encouraging the use of unoccupied homes by offering incentives to owners for renovation and long-term rental or sale.
- Implementing an approval process for housing applications capped at six weeks.
- Constructing basic accommodations for temporary visitors to avoid using potential permanent housing for short-term stays.
- Offering subsidies for renovations that enable long-term rentals.
- Creating tiny house communities for specific groups such as the elderly or seasonal workers.
- Exploring the potential for a sovereign wealth fund specifically for housing.
- Developing council-owned land for housing and considering industrial hemp farming for building materials.

2023 Councillor Resolution Report			17 April 2024	
The following report identifies resolutions passed by elected members for the reporting period. The report provides the minute reference and date, the resolution, the elected member who moved and seconded the item, and the action taken to date to implement the decision. Where a resolution has been encapsulated in an Annual Plan Action, the progress of actions is then addressed through the normal Annual Plan Reporting requirements.				
Minute	Resolution	Activity	Status	Date Completed
172.09.2021	Moved: Cr V GraceSeconded: Cr A Burke That Council a)Authorises the General Manager, Warren Groves to sign the Flinders Island Vet Facility grant deed under Common Seal for the purpose of constructing and equipping a new veterinarian facility, b)Approves the investigation and use of appropriate Council land to site the facility and; c)Approves the receipt of the veterinary facility onto Council's asset register upon completion.	<p>01/10/21 Initial meeting of Project committee - recommendation to undergo a risk assessment process to determine the most appropriate location for the proposed Vet facility per (b).</p> <p>09/12/21 This project progresses well with detailed designs expected from Project Architects in the new year.</p> <p>06/01/22 The Grant has been signed and a substantial amount of the funding has been received. Work is well underway with the successful architectural design team who aim to have a Development Application to Council in late January 2022.</p> <p>08/03/22 DA expected to be submitted by week ending 18.03.22.</p> <p>07/04/22 DA submitted and in process - advertising for DA and Community Consultation to commence together in second week of April.</p> <p>09/05/22 Awaiting outcome of discretionary advertising period.</p> <p>27/06/22 Tender pack for construction of facility advertised.</p> <p>9/8/22 Two tenders were received and council is currently negotiating with the successful tenderer. Council negotiating with grant provider re the allocation of more funds to complete the project. Project currently on hold until these negotiations have been concluded.</p> <p>11/10/22 Due to rising building costs, the funding is no longer sufficient to cover the entire project. Currently seeking direction from State Government on how it wishes to progress the project.</p> <p>15/11/22 Council has submitted a request for further assistance to the State Government Committee charged with assessing State Government funded project cost over-runs.</p> <p>16/03/23 Project Manager continues to follow up with Funding Committee without meaningful update to date.</p> <p>15/05/23 Discussion with RDA Tas 11.05.23. Just released and upcoming Federal funding may assist with the progression of this project.</p> <p>14/06/23 Considering funding application - Growing Regions to secure additional funding for this project.</p> <p>17/08/23 Federal funding EOI for Veterinary Facility submitted 01.08.2023.</p> <p>20/09/23 Awaiting release of grant application process, expected within the next month.</p> <p>18/10/23 Still awaiting release of grant application process.</p> <p>15/11/23 Expecting release of grant application around 28.11.23.</p> <p>27/11/23 Advised funding application for Stage 1 of EOI Process successful.</p> <p>15/01/24 Stage 2 of EOI process submission lodged 15/1/2024.</p> <p>21/02/24 & 20/3/2024 Outcome of stage 2 expected March 2024</p> <p>17/4/24 Outcome still awaited</p>	a) Completed b) Completed c) in progress	
175.09.2021	Moved: Cr V GraceSeconded: Cr S Blyth That Council: a)Makes an application to the Bushfire Recovery Grants Program ; b)Authorises General Manager, Warren Groves to sign the Bushfire Recovery grant deed under Common Seal; c)Incorporates the required project and financial allocations into the 2021/2022 Council Budget; and d)Approves the receipt of the resulting infrastructure onto Council's asset register upon completion.	<p>07/10/21 Grant application submitted. Awaiting outcome.</p> <p>05/01/22 Still awaiting outcome of grant application.</p> <p>15/02/22 Advised of successful grant application</p> <p>11/05/2022 Grant deed signed and submitted. First stage funding of \$600,000 received by Council. This stage consists of purchasing the portable site office. Consultation has been conducted with the Emita and Lady Barron Hall committees and TasFire.</p> <p>13/07/22 Portable site shed purchased and enroute from NSW.</p> <p>9/8/22 The shed is on route from Launceston and initial concept plans for Emita Hall have been received.</p> <p>15/09/22 Portable site shed arrived on Island. Preliminary designs for both Holloway Park and Emita received.</p> <p>11/10/22 Designs for Holloway Park and Emita under consideration.</p> <p>15/11/22 The project manager has been in discussions with TasFire re formalising their contribution to the proposed fire sheds aspect of this project</p> <p>16/03/23 Draft MOU with TasFire complete. Costings being sourced for TasFire Sheds.</p> <p>21/06/23 Notified during the June FMAC meeting that the TFS Chief has resigned. Still working with regional TFS Officer Rick MAHNKEN regarding what effect this, if any, will have on the co-funding aspect of this project (Emita and Holloway Park Fire Sheds).</p> <p>20/09/23 Officers still working with TasFire re finer agreement details such as ownership of sheds, amount of co-funding.</p> <p>15/11/23 Officers continue to work with Tas Fire on the details mentioned above.</p> <p>17/01/24 Discussions continue with TFS regarding financial contribution and building of sheds at Holloway Park and Emita Hall - MOU to be signed regarding conditions of contribution.</p> <p>FAEC planning permit completed. Technical details nearing finalisation in preparedness for release to tender.</p> <p>21/2/24 Final designs for FAEC kitchen. Working on the Building application and equipment fitout list.</p> <p>20/3/24 -Status unchanged</p> <p>20/3/24 & 17/4/24 Working with SES and Ambulance Tasmania on an ablutions block at the SES shed as an alternative to the TasFire sheds.</p>	a) Completed b) Completed c) Completed d) Not started	

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Minute	Resolution	Activity	Status	Date Completed
252.12.2021	Moved: Deputy Mayor D Williams Seconded: Cr R Summers That Council adopts the land known as 165274/1: as a local highway under s6 of Local Government (Highways) Act 1982 and develops a staged approach regarding forming the road and associated budget. CARRIED UNANIMOUSLY (6-0)	From Closed Council: Road Off Pot Boil Road, Lady Barron 17/05/2023 Chris advised he provided budget but works have not commenced 13/06/23 Due to the lack of development, there has been very little done to progress this matter. However, I have been monitoring the existing road/ex-driveway for maintenance requirements. The plan going forward: 1.engage a surveyor to mark the boundaries (Jul-Dec 2023). 2.arrange to remove the trees and clear the ground (Jan-Jun 2024). 3.design the road (Jul 23 - Jun 24) and budget funds in 2024/25 for the first stage of construction. Of course, this can be brought forward if development of the lots starts to occur earlier. 04/12/2023 Acting Infrastructure Manager plans to re-visit matter following completion of roads program in February/March 2024. 17/4/2024 Not required at present, deferred until May 2024	In Progress	
97.04.2023	Moved: Cr C Cox Seconded: Cr K Stockton That Council instruct the General Manager to carry on with design work for Option 2 (annexure 4.1.2) to extend the Rock Wall. That Council continues to actively pursue further funding to enable extension of the Rock Wall and additional marina infrastructure. CARRIED UNANIMOUSLY (5-0)	19/04/23 Final draft of deed submitted to CDG in morning of 18.04.23. Aim is to sign deed by C.O.B. 21.04.23. 24/04/23 Deed signed and sent to the Project Assessment, Regional Programs Branch, Regional Development and Local Government Division for counter signing. 27.04.2023 Final co signed Deed received. 15/05/23 Met with Chief Executive Officer and Executive General Manager of TasPorts on 02.05.23 re \$900,000 election funding commitment resulting in a positive discussion with further mutual opportunities to be examined. Batchelor presented to Council Workshop re Project progress and ECI Stage Two on 10/05/23 Agenda Item to be considered at 24 May 2023 Council Meeting. 06/06.23 Ongoing productive discussions and correspondence with TasPort regarding potential further funding for the FIMASH. 21/06/23 Contract being developed between Batchelors and Council in progression of ECI stage 2. 17/08/23 Media release announcing the provision of up to \$900,000.00 extra funding to the project by TasPorts released on 04.08.23. On Island meeting with TasPorts CEO and Group Exec re progressing \$900,000.00 contribution scheduled for 18.08.23. 23/8/23 GM met with TasPorts last Friday, will work through with GM and TasPorts financial representative on appropriate facilities. 21/9/23 BCG on island considering rock options 18/10/23 Awaiting draft agreement from TasPorts and DA process continuing with required specialised reports in process. 15/11/23 TasPorts have draft agreement and are finalising it for transmission to Council. The DA process continues with a specialised report (Natural Values Report - Flora) still outstanding. 29/11/23 Planner engaged to assist with consolidating environmental reports against requirements of the planning scheme. 15/01/24, 21/2/24, 20/3/24 & 17/4/24 TasPorts agreement negotiations continue, an outcome is expected soon.	In Progress	
142.03.2023	Moved: Mayor Rachel Summers Seconded: Cr K Stockton That Council works with relevant stakeholders, including our current childcare provider; Thrive Group, to: a)investigate options for the provision of reliable early childhood education and childcare services (including before and after school care and school holiday care); and b)advocate to both State and Federal governments for appropriate support and funding. CARRIED UNANIMOUSLY (7-0)	21/06/23 Council has participated in a number of meetings with Island and Tasmania mainland based stakeholders in furtherance of this project over the past few months. The Thrive Group is currently in the process of applying for federal funding to construct a purpose-built facility on Island. 20/09/23 Cr. Summers continues contact with Principal of FDHS regarding this matter. 2023.09.21 Flinders Island has been selected as a trial site for the Early Learning for 3 year old program to be started in early 2024. Whilst this should help alleviate concerns around the waiting list, there are still staffing issues that are being attended to by Thrive. Thrive have submitted an application to the Growing Regions Fund to construct a fit for purpose facility on school grounds. 27/9/23 DOE not happy to hand over land now project is in writing. M Fergusson proposed he could help but DOE have said no. Talks around DOE building re trial of 3YO's at school. Thrive will provide the 10% required for the EOI/Grant if successful 27/11/23 Thrive advised that stage 1 of EOI process - application was successful. 15/01/24 & 21/02/24 No Progress 20/03/24 included in State election promises 17/04/24 Awaiting outcome of state election	In Progress	

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152.05.2023	Moved: Cr A BurkeSeconded: Cr P Rhodes That Council defers item 20.5 Information Management Procedure until the General Manager has further information regarding the new Information Technology systems being implemented and the Procedure has been further workshopped at another Council Workshop. CARRIED UNANIMOUSLY (7-0)	21/06/23 Following IT Management Meeting workshop in May, awaiting a detailed prioritised progression plan from Community Development. 17/08/23 IT plan presented to workshop of 12.07.23. 18/10/23 IT Procedure in process. 15/11/23 IT procedure near completion, awaiting input from Techquity. 15/01/24 Scheduled to be presented at 21 Feb Council meeting for consideration 21/2/24 Awaiting technical input from IT specialists 20/03/24 Liaising with TAO and awaiting IT specialised content. 17/4/24 Progressing Specialised IT Content	In Progress	
266.09.2023	Moved: Cr Rachel Summers Seconded: Cr Aaron Burke That Council: a) Authorises the Acting Infrastructure Manager to arrange with local contractors to inspect the Palana ramp and get advice and costing regarding works as outlined in the inspection report, b) That due to the urgent nature of the repairs, providing the quotes are less than \$10,000 , quotes are presented to council for action, c) Gets two quotes to extend the Whitemark jetty by 6 metres , and d) Approves the concept plans for the Whitemark boat ramp for further development so quotes can be sought, noting that there is to be no rock border and to have a timber edge the same as the other side. CARRIED UNANIMOUSLY (7-0)	27/09/23 Quote to repair Palana Boat ramp \$7400excl GST 05/10/23 Grant funding from Bait filleting stations may cover \$36K costs to date, variation to grant has been sought. B – Contractor notified and will commence works this month (October), I will advise once works have commenced. Other, C – Mick Sherriff will provide a quote for the 6m extension, I will forward through once received, hopefully this week. D – Engineering Plus have accepted and commenced drawings to allow quotes to be called for, EP has been requested for a ballpark figure on costings, Other •Flinders Council has placed more gravel and graded the Erita Boat ramp entrance. 28/11/23 Rev B drawing received from Engineering plus for review -Works have commenced on the Palana jetty repairs -Mick Sherriff has 95% completed works to the Whitemark jetty – just some small fenders to go on the small piers inserted at the lower portion of the jetty. -Erita boat ramp entrance graded and extra gravel placed where required – completed. 29/11/23 Updated concept plans received 15/1/24 Boating Committee Meeting Scheduled to discuss Concept plans on 22/1/2024. 21/02/24 Revision of concept plans undertaken. Additional funding \$30,000 acquired. Next meeting scheduled 4/3/24. 20/03/24 Concept plan vagaries to be amended by designer, follow-up quotes for revised plans and jetty extension dimensions. 17/4/24 Plans revised (Rev F) for committee consideration.	In Progress	
339.11.2023	Moved: Deputy Mayor Vanessa Grace Seconded: Cr Ken Stockton That Council instructs the General Manager to release the expression of interest (EOI) for the Whitemark Tennis Court as per the details provided in the advertisement, information memorandum and Site Data Pack with a closing date of Monday 22 January 2024. CARRIED (5-1) For: Mayor Rachel Summers, Deputy Mayor Vanessa Grace, Cr Garry Blenkhorn, Cr Carol Cox and Cr Ken Stockton Against: Cr Peter Rhodes	22/11/23 <u>From Closed Council</u> 28/11/23 EOI opened, closes 22/1/2024 15.01.24 EOI still in process. 21.02.24 EOI Stage 1 process Closed 22/1/24. Stage 2 EOI in process. 20.03.24 Working with applicants regarding further information requested by Council 17.04.24 Stage 2 Presentations scheduled for 17/4/24 workshop	In Progress	
182.06.2023	Moved: Mayor R Summers Seconded: Cr P Rhodes That Council allocates \$30,000 in the Budget 2023/2024 for works to be undertaken specifically to benefit Cape Barren Island residents. Appropriate works to be defined in collaboration with Cape Barren Island Community. CARRIED UNANIMOUSLY (6-0)	19/07/23 Mayor Summers continues to contact Denise Gardner to arrange a meeting time. 15/11/23 Contact made with Denise Gardner and Rebecca Digney re this matter. Denise is aware of and happy to discuss with Council in the near future. Has recently been dealing with some personal matters. 13/12/23 CBI suggest they would like Portable Water Tank, RH to research quotes 15/01/24 Quotations to be presented at 21/1/24 Workshop and for consideration at Council Meeting 24/1/24. 24/01/24 Motion 10.01.2024 passed to purchase tank 21/02/24 Purchase Order raised, awaiting shipping details, 18.02.24 Arrived Lady Barron & handed over to CBIAA 20/03/24 Ongoing discussion regarding balance of funds being undertaken 17/4/24 Discussions ongoing regarding balance of funds, grant to upgrade toilet block applied for using balance of funds as co-contribution	In Progress	

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263.09.2023	<p>Moved: Cr Carol Cox Seconded: Cr Ken Stockton</p> <p>That Council rescind motion 141.05.2015 and support amending Council's internal planning process to prevent the publishing of any personal details within representations received regarding discretionary planning applications and, if required, update the personal information protection policy to reflect this change.</p> <p>CARRIED (5-2)</p> <p>For: Mayor Rachel Summers, Deputy Mayor Vanessa Grace, Cr Aaron Burke, Cr Carol Cox, and Cr Ken Stockton.</p> <p>Against: Cr Garry Blenkhorn, Cr Peter Rhodes</p>	<p>29/9/23 Staff advised of rescinded motion</p> <p>29/11/23 Personal Information Policy review in draft, updated to include amendment to planning process to prevent publishing of personal details within representations.</p> <p>15/01/24 Policy drafted, awaiting review.</p> <p>20/03/24 To Council Workshop for review.</p> <p>17/04/24 To Council Meeting for consideration</p>	Complete	17/04/24