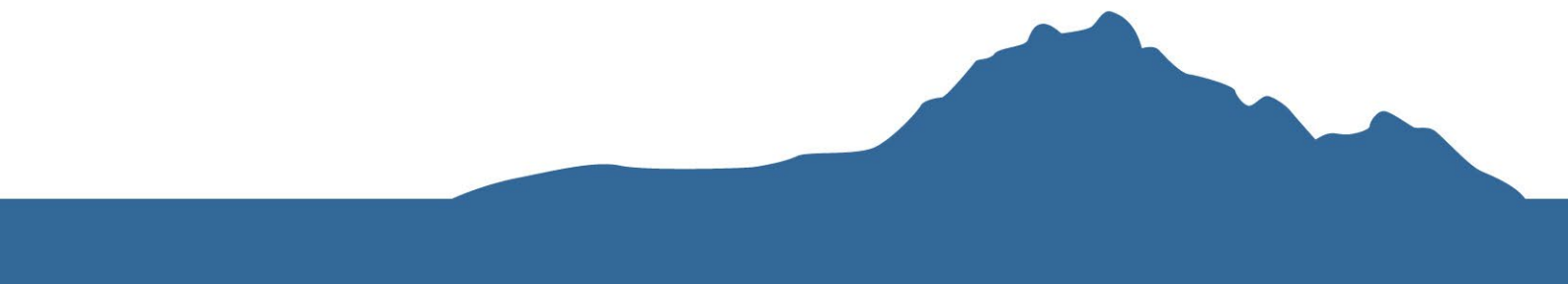




Agenda Ordinary Council Meeting 23 September 2026



CERTIFICATE OF QUALIFIED ADVICE

Background

To comply with section 65 of the *Local Government Act 1993*.

- A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless:
- the general manager certifies in writing
- that such advice was obtained; and
- the general manager took the advice into account in providing general advice to the council or council committee; and
- a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

Certification

I certify that:

- the advice of a qualified person has been sought where required;
- this advice was taken into account in providing general advice to the council or council committee; and
- a copy of the advice, or a written transcript or summary of advice provided orally, is included with the agenda item.

Dated this Friday 18th September 2026

Warren Groves
GENERAL MANAGER

LANGUAGE AND BEHAVIOUR

Council is committed to the "Lift the Tone" Campaign and will challenge the normalisation of abuse against Elected Members, Council Officers and uphold exemplary standards of public and political debate in all it does.

All persons attending the meeting are to be respectful of, and considerate towards, Elected Members, Council Officers and other persons attending the meeting.

Language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to Elected Members, Council Officers or any person attending the meeting, or listening to the recording, will not be accepted.





Table of Contents

1 Attendance	5
2 Acknowledgement of Country	6
3 Confirmation of Minutes.....	6
3.1 Minutes of the Ordinary Council Meeting.....	6
4 Public Question Time	6
5 Response to Public Questions.....	7
6 Councillors' Questions on Notice.....	7
6.1 Councillors' Questions on Notice	7
7 Councillors' Questions Without Notice.....	7
8 Responses to Councillors' Questions Without Notice.....	7
8.1 Responses to Councillors' Questions Without Notice from 26 August 2026	7
9 Late Agenda Items.....	7
10 Declarations of Pecuniary Interest.....	7
11 Conflicts of Interest	7
12 Workshops and Information Forums.....	8
13 Publications and Reports Tabled For Information	8
14 Councillors' Reports	9
14.1 Whitemark Community Gym Special Committee	9
15 Reports To Be Received	10
15.1 Furneaux Group Shipping Special Committee	10
15.2 Flinders Boating Special Committee	11
16 Mayor's Report.....	12
16.1 Mayor's Report For August - September 2026.....	12
17 Development Services	16
17.1 Development Application Report for August 2026	16
17.2 DA 2025 / 00040 - Visitor Accommodation - Additional Unit, Outbuildings and Works - 1321 Palana Road, Palana.....	17
18 Works and Services.....	62
18.1 Works and Services Update August 2026.....	62
19 Notices of Motions	63
19.1 Notice of Motion - Resolution from the Furneaux Group Shipping Special Committee - Business Representative	63



19.2 Notice of Motion - Resolution from the Flinders Boating Special Committee	65
20 Finance	72
20.1 Budget Variation - Council Asset - Pony Club Yards	72
21 Community and Economic Development.....	74
22 Governance	75
22.1 Airport Operations Report August 2026.....	75
22.2 2026-2027 Community Grants.....	76
22.3 2026-2027 Gunn Bequests	79
22.4 Resolution Report - September 2026	82

FLINDERS COUNCIL ORDINARY MEETING – AGENDA

1 Attendance

Venue	Flinders Arts and Entertainment Centre
Commencing	1.00 pm

Elected Members

Position	Name	Attendance
Mayor	Rachel Summers	
Deputy Mayor	Vanessa Grace	
Councillor	Garry Blenkhorn	
Councillor	Aaron Burke	
Councillor	Carol Cox	
Councillor	Ken Stockton	

Apologies

--	--	--

Staff and Consultants

Officer Name	Position	Item Attendance
Warren Groves	General Manager	
Jade Boyes	Corporate Services Manager	
Sammi Gowthorp	Community Engagement Manager	
Richard Harley	Airport Operations Coordinator	
Jacci Smith	Development Services Manager	
Oliver Ward	Works and Services Manager	
Sue Mythen	Executive Officer (Minute Taker)	
Jo Brzeska	Governance and Corporate Services Officer (Minute Taker)	

RECORDING OF COUNCIL MEETINGS

All persons in attendance are advised that in accordance with Section 8, *Local Government (Meeting Procedures) Regulations 2025*:

- a video recording is being made of the meeting;
- all persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting; and
- language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.



2 Acknowledgement of Country

The Mayor will begin by acknowledging the Traditional Owners of the land on which we meet today, the palawa people of the Trawulwai Nation. We will recognise their connection to the land, waters and culture of this island, and pay respects to Elders past, and present.

3 Confirmation of Minutes

3.1 Minutes of the Ordinary Council Meeting 26 August 2026

Annexures Nil

RECOMMENDATION

That the Minutes from the Ordinary and Closed Council Meetings held on 26th August 2026 be confirmed.

4 Public Question Time

In accordance with Sections 33 and 36 of the Local Government (Meeting Procedures) Regulations 2025 and the Flinders Council Public Question Time – Council Meeting Procedure, the following are to be adhered to at public question time.

Public Question Time is permitted at Ordinary Council Meetings, during which, members of the public may ask questions of the Council relating to Flinders Council matters.

The basis on which questions may be asked is:

1. *All questions will be addressed through the Chair (being the Mayor in normal circumstances) who will answer them as she/he sees fit. Under no circumstances will members of the gallery be permitted to address or question either elected members or officers of the Council. The Chair may delegate answers to the appropriate Councillor or staff member if required.*
2. *People addressing the Chair must pay the respect due to that office. Failure to do so may mean their address is terminated without notice.*
3. *Where the answer cannot be provided immediately, it will be provided in writing within 14 days and tabled at the following Ordinary Council Meeting.*
4. *A member of the public may, at least 7 days before an ordinary council meeting, give written notice to the general manager of a question to which the member of the public seeks an answer at the meeting.*
5. *All questioners are encouraged to register their intent to question with the general manager before the meeting. Preference will be given to those who have so registered.*
6. *Question time shall not extend longer than 30 minutes and may be divided into two 15 minute sessions.*
7. *The actual timing of the session(s) is to be immediately after the opening of the meeting and advertised with the notice of meeting.*



5 Response to Public Questions

No Public questions were asked at the 26 August 2026 Council meeting.

6 Councillors' Questions on Notice

6.1 Councillors' Questions on Notice

Nil received.

7 Councillors' Questions Without Notice

Regulation 29 of the Local Government (Meeting Procedures) Regulations 2015 specifies that in putting a Question Without Notice a Councillor must not offer an argument or opinion, draw any inference or make any imputations except so far as may be necessary to explain the question. The Chairperson must not permit any debate of a Question without Notice or its answer.

8 Responses to Councillors' Questions Without Notice

8.1 Responses to Councillors' Questions Without Notice from 26 August 2026

No Councillor questions without notice were asked at the 26 August 2026 Council meeting.

9 Late Agenda Items

Under R10(7) of the *Local Government (Meeting Procedures) Regulations 2025*, the Council may, by absolute majority vote, consider late agenda items at this meeting.

10 Declarations of Pecuniary Interest

Per *Local Government Act 1993* – Sections 48 – 51 and in accordance with Regulation 10(f) of the *Local Government (Meeting Procedures) Regulations 2025*, Councillors are required to declare any pecuniary interest that they, or any of their close associates, may have in any matter appearing on the agenda, or any supplementary item to the agenda, before any discussion on that matter.

11 Conflicts of Interest

In accordance with Part 2 (Conflicts of interest that are not pecuniary) of the Local Government (Model Code of Conduct) Order 2024, Councillors are required to declare any conflict of interest, be it actual, perceived or potential, that they may have regarding any matter appearing on the agenda, or any supplementary item to the agenda before any discussion on that matter commences.



12 Workshops and Information Forums

Action For Information
File Reference COU/0205 Workshops and Information Forums

Council Workshop – 09 September 2026

Council held a workshop on the following subjects:

- Item 2.1 - Flinders Island Business Inc (FIBI) - Website
- Item 2.2 - Acting General Manager's update
- Item 2.3 - 2025-26 Annual Report
- Item 2.4 - Request for Secure Off-leash dog area
- Item 2.5 - Biochar unit update
- Item 2.6 - Active Tasmania Grant options
- Item 2.7 - Holloway Park Community Survey results
- Item 2.9 - Holloway Park proposal

Councillors	In Attendance
Mayor Rachel Summers	Yes
Deputy Mayor Vanessa Grace	Yes
Councillor Garry Blenkhorn	Apology
Councillor Aaron Burke	Apology
Councillor Carol Cox	Yes
Councillor Ken Stockton	Yes

Officer Name	Position	Item Attendance
Warren Groves	General Manager	Apology
Jade Boyes	A/General Manager and Corporate Services Manager	Item 2.1 – 2.9
Sammi Gowthorp	Community Engagement Manager	Item 2.1 – 2.9
Jacci Smith	Development Services Manager	Item 2.1 – 2.9
Oliver Ward	Works and Services Manager	Item 2.1 – 2.9
Sue Mythen	Executive Officer (Note Taker)	Item 2.1 – 2.9
Name Redacted	Project Owner	Item 2.9
Name Redacted	Building Designer, Plans to Build	Item 2.9
Name Redacted	Building Designer, Plans to Build	Item 2.9

Voting Requirement

Simple Majority.

RECOMMENDATION

That the Council Workshop held on 09 September 2026 be noted.

13 Publications and Reports Tabled For Information

Nil.



14 Councillors' Reports

14.1 Whitemark Community Gym Special Committee

Action	For Noting
Councillor	Mayor Rachel Summers
File Reference	CDV/0702 Whitemark Community Gym
Annexures	1. 260901 - WCGSC Unconfirmed Minutes [14.1.1 - 5 pages]

Councillor's Report

The unconfirmed minutes of the Whitemark Community Gym Special Committee meeting held 1st September 2026 have been provided for consideration. The minutes and notes outline what the Committee has been working on to date and can now be noted by Council.

Voting Requirement

Simple Majority.

RECOMMENDATION

That the unconfirmed Minutes of the Whitemark Gym Special Committee meeting held 1st September 2026 at Annexure 1 to this item are noted by Council.



15 Reports To Be Received

15.1 Furneaux Group Shipping Special Committee

Action	For Noting
Officer	Warren Groves - General Manager
File Reference	COM/0403 Furneaux Group Shipping SC
Annexures	1. 2026.09.14 - Furneaux_Group_Shipping_Special Committee Meeting - Unconfirmed Minutes [15.1.1 - 6 pages]

Officer's Report

The Unconfirmed Minutes of the Furneaux Group Shipping Special Committee held on 14 September 2026 have been provided for consideration. The minutes outline what the Committee has been working on to date and can now be noted by Council.

Voting Requirement

Simple Majority.

RECOMMENDATION

That the Unconfirmed Minutes of the Furneaux Group Shipping Special Committee held on 14 September 2026 at Annexure 1 to this item be noted.



15.2 Flinders Boating Special Committee

Action	For Noting
Officer	Warren Groves - General Manager
File Reference	COM/0404 Flinders Boating Special Committee
Annexures	1. 2026.09.14 - Flinders_Boating_Special_Committee meeting - Unconfirmed Minutes [15.2.1 - 7 pages]

Officer's Report

The Unconfirmed Minutes of the Flinders Boating Special Committee held on 14th September 2026 have been provided for consideration. The minutes outline what the Committee has been working on to date and can now be noted by Council.

Voting Requirement

Simple Majority.

RECOMMENDATION

That the Unconfirmed Minutes of the Flinders Boating Special Committee held on 14th September 2026 at Annexure 1 to this item be noted.

16 Mayor's Report

16.1 Mayor's Report For August - September 2026

Action	For Information
Councillor	Cr Rachel Summers
File Reference	COU/0600 Mayor's Report
Annexures	Nil

Appointments

Date	Description
24/08/2026	House of Representatives Standing Committee on Regional Development, Infrastructure and Transport
24/08/2026	General Manager Launceston Airport Meeting
25/08/2026	Meeting – Community Member
26/08/2026	Ordinary Council Meeting
27/08/2026	Council Elections online session
28/08/2026	Australian Local Government Women's Association (ALGWA) General Meeting
31/08/2026	TasPorts Chief Executive Officer (CEO) and Group Executive Operations meeting
03/09/2026	Governance Meeting
04/09/2026	Northern Tasmania Development Corporation (NTDC) CEO Meeting
09/09/2026	Council Workshop
11/09/2026	Forum: Tackling Online Abuse of Women Leaders in Tasmania
14/09/2026	Flinders Boating Special Committee Meeting
14/09/2026	Furneaux Group Shipping Special Committee Meeting
14/09/2026	Housing Development Discussion with Tasbuilt Group
15/09/2026	Housing Development Discussion with Tiny Homes Tasmania

Correspondence In

Date	From	Subject
19/08/2026	Combat Antisemitism Movement Australia	Your council's place in Sydney – early bird closes 31 August
19/08/2026	Sarah Ebbelaar Regional Engagement Manager Telstra	Small cell repeater location in Lady Barron - meeting request
19/08/2026	Sandra Woods Administration Assistant Tasman Council	Rates Done Right: Setting Fair and Sustainable Local Government Rates
20/08/2026	Andrei Norris Assistant Director Office of Local Government	Local Government advice - Community grants, conflicts of interest and quorum
20/08/2026	Raja Pradeep Chief Executive Officer (CEO), AUP IT	Harbour Cruise and Laser Clay Shooting
21/08/2026	Citizenship Post-Approval and Ceremonies Team Department of Home Affairs	Australian Citizenship Day 2026 - Ceremony Organiser Kit



Date	From	Subject
24/08/2026	Nicole Cook Market Development Advocacy Manager	Support to ask Environment Ministers for cost-benefit analysis for tyres at September Environment Ministers' Meeting (EMM)
25/08/2026	Honourable Bridget Archer MP Minister for Health, Mental Health and Wellbeing, Minister for Ageing Minister for Aboriginal Affairs Liberal Member for Bass	Whitemark Boat Ramp Upgrade progress report
25/08/2026	Planning Matters Alliance Tasmania	Act Now before 02 September
26/08/2026	Dr Justin Scarr CEO Royal Life Saving Society - Australia	New funding for councils: WE SWIM Multicultural Community Water Safety Program
27/08/2026	Australian Local Government Women's Association	Online Masterclass – Council Culture
27/08/2026	Anna Reynolds, Lord Mayor of Hobart	Tackling Online Abuse of Women Leaders in Tasmania
28/08/2026	Will Nemesh, Mayor Waverley Council	An Important invitation for Local Government Leaders
31/08/2026	Australia Post Government Affairs	Join Australia Post in celebrating Indigenous Literacy Day 2026
31/08/2026	Have your Say Department of Justice Tasmanian Government	Family Violence Reforms Bill 2026 – comments by 11.59pm on Sunday 4 October 2026
31/08/2026	Keely Willis Production Lead News Social Media and Youth Engagement	ABC Heywire Tamar Valley - you're invited!
31/08/2026	Robert Batchelor Shareholder Batchelor Construction Group	Response to letter: 2026.08.28 Congratulations on your CCF Tasmania Earth Award
31/08/2026	Iain Cook National Sales Manager - Ausply	Cost effective and time saving infrastructure renewal solutions for your shire
31/08/2026	Visit Northern Tasmania	Champions of Tourism – Event Photos
01/09/2026	Kim Phillips-Haines	Turning AI Against the Data-Centre Push
01/09/2026	Jo Nandan, Office of the Hon Kerry Vincent MLC	Sail on the Tide – Leedham C Walker
01/09/2026	Florian Lindner Manager of Production Services Hydro Tasmania	In-Principle Agreement notification – Parcel 2, 10 Lagoon Road, Whitemark
01/09/2026	Drought Ready Tasmania	Quick Wins Round 2 now open
02/09/2026	Louise O'Leary Executive Assistant Local Government Association Tasmania (LGAT)	NRE Out of Session Briefing to Mayors - Bird Flu



Date	From	Subject
03/09/2026	Dimos Alexiou Customer Support Team Leader TasWater	Water Quality - Lady Barron – TasWater reference T14/239-029- 14424
03/09/2026	Cassie Carrick, Office of the Hon Gavin Pearce	Meeting Request
03/09/2026	Gib Wettenhall Secretary Patriarchs Wildlife Sanctuary Inc (PaWS)	2026 / 27 Gunns Bequest and Community Grants Program
04/09/2026	Matt Linnegar Chief Executive Officer (CEO) Australian Rural Leadership Foundation (ARLF)	Announcement: ARLF Leadership Transition
04/09/2026	Arun Kendall Senior Policy Analyst Transport Systems Policy Building Tasmania	Attendance at future Aviation Special Committee Meetings
04/09/2026	Arun Kendall Senior Policy Analyst Transport Systems Policy Building Tasmania	Representation at future shipping meetings
04/09/2026	Luke Gregory Acting Director of Local Government	Commencement of provisions under the Local Government Amendment (Targeted Reform) Act 2026
04/09/2026	Lauren Streifer CEO Public Transport Association Australia and New Zealand	Invitation to participate in the ANZ Local Government Forum at the Global Transport Leaders Summit in Sydney this summer
04/09/2026	Sean McPhail Acting Director State Planning Office Building Tasmania	State Planning Provisions (SPP) minor amendment 04-2026 effective
04/09/2026	Office of the Hon Kerry Vincent MLC Minister for Infrastructure and Transport Minister for Local Government Minister for Housing and Planning Deputy Leader of the Government in the Legislative Council	Thanks for service
07/09/2026	House of Representatives Standing Committee on Regional Development, Infrastructure and Transport	Public Hearing Transcript
10/09/2026	Matt Derbyshire TasWater General Manager Sustainable Infrastructure Services	Re: Attention George Theo (CEO) Water Quality - Lady Barron - TW reference T14/239-029-14424
11/09/2026	Anna Wilson President	Invitation to the 2026 IPWEA Tasmania Works & Engineering Conference



Date	From	Subject
	Institute of Public Works Engineering Australasia (IPEWA)	
14/09/2026	Casey Crouch Manager, Business Services Service Tasmania	Community consultation on proposed changes to Service Tasmania opening hours
14/09/2026	Richard Ingram Regional Engagement Officer, Industry Engagement, TasTAFE	Training Opportunities On-Island

Correspondence Out

Date	To	Subject
26/08/2026	Dion Lester CEO Local Government Association Tasmania (LGAT)	Information for presentation to the Federal Government Local Government Sustainability Inquiry
27/08/2026	The Honourable Kerry Vincent MLC Minister for Infrastructure and Transport Minister for Local Government Minister for Housing and Planning Deputy Leader of the Government in the Legislative Council	Meeting thanks and <i>Sail on the Tide</i> by Leedham C Walker
27/08/2026	Warren Groves General Manger	General Managers Performance Review
28/08/2026	Rob Batchelor Batchelor Construction Group Pty Ltd	Congratulations on your Civil Construction Federation (CCF) Tasmania Earth Award
4/09/2026	Jade Boyes Corporate Service Manager	Appointment as Acting General Manager
4/09/2026	Luke Gregory Director of Local Government Office of Local Government	Commencement of provisions under the Local Government Amendment (Targeted Reform) Act 2026
14/09/2026	The Hon Bridget Archer MP Minister for Aboriginal Affairs Minister for Ageing Minister for Health, Mental Health and Wellbeing Member for Bass	Permanent paramedic coverage for Flinders Island
15/09/2026	Anne Urquhart MP Chair of Standing Committee on Climate Change, Energy, Environment and Water	Recent public hearing regarding the Remote Airstrip Upgrade Program
16/09/2026	ERA Advisory	Airport contact details

Voting Requirement

Simple Majority.

RECOMMENDATION

That the Mayor's report for 23 September 2026 be received.



17 Development Services

17.1 Development Application Report for August 2026

Action	For Information
Officer	Jacci Smith - Development Services Manager
File Reference	PLN/0105 Development
Annexures	1. August 2026 - DA Report to Council [17.1.1 - 1 page]

Introduction

This report provides Councillors with an overview of the applications for the current period as per motion 249.09.2015, passed at the 24 September 2015 Council Meeting.

Permitted applications are assessed under section 58 of the *Land Use Planning and Approvals Act 1993* (the Act) and are not advertised. If applications classified as Permitted meet all development and use standards within the *Tasmanian Planning Scheme - Flinders*, they must be granted a permit, with or without conditions.

Discretionary applications are assessed under section 57 of the Act and are exhibited for a 14-day period. During this period, representations may be received from the public. If a representation is received, that application is tabled at a meeting of Council where Councillors will consider the matter whilst acting as the Planning Authority. Where there are not any representations received, or the application is permitted, authorisation is delegated to the General Manager for completion of the matter.

Under the *Tasmanian Planning Scheme - Flinders*, Use and Development may be deemed as Exempt or No Permit Required (NPR). These applications will also be reported to Council on a monthly basis. As per Councillor's request, matters of Minor Amendment or extensions to planning permits will also be reported.

Previous Council Consideration

Some items may have been considered at meetings of Council while the remainder have been approved under delegation by the General Manager.

Officer's Report

Refer to Annexure 1 to this item, Development Applications Report – August 2026.

Voting Requirement

Simple Majority.

RECOMMENDATION

That the Planning Department Application Report – August 2026 be received.

Pursuant to Section 29 of the Local Government (Meeting Procedures) Regulations 2025, the Council will now act as a Planning Authority under the Land Use Planning and Approvals Act 1993.

17.2 DA 2025 / 00040 - Visitor Accommodation - Additional Unit, Outbuildings and Works - 1321 Palana Road, Palana

Action Officer	For Decision Contract Planner
File Reference	DA2025/00024
Annexures	1. Attachment A D A 2025 24 [17.2.1 - 62 pages] 2. DA 2025 _ 00040 - 1321 Palana AnnexureB_Road, Blue Rocks - Visitor Accommodation - PWS Adjoining Landowner Response_Redacted [17.2.2 - 2 pages]

1. Introduction

Council acts as a Planning Authority for the assessment of this application under Section 57 of the *Land Use Planning and Approvals Act 1993* (the Act). Council as the Planning Authority must determine the application for a permit pursuant to Section 51(2) of the Act and 6.10 of the *Tasmanian Planning Scheme – Flinders* (Scheme).

In determining an application sub-clause 6.10.1 of the Scheme the Planning Authority must take into consideration:

- *all applicable standards and requirements in this planning scheme; and*
- *any representations received pursuant to and in conformity with section 57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.*

In determining an application for a permit for a Discretionary Use the Planning Authority must, in addition to the matters referred to in sub-clause 6.10.1 of the Scheme have regard to:

- *the purpose of the applicable zone;*
- *any relevant local area objective for the applicable zone;*
- *the purpose of any applicable code;*
- *the purpose of any applicable specific area plan;*
- *any relevant local area objective for any applicable specific area plan; and*
- *the requirements of any site-specific qualification, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.*

Compliance with the applicable standards (a) consists of complying with the Acceptable Solutions or satisfying the Performance Criteria. The use of 'or' is to be read plainly in that if an application satisfies the Acceptable Solutions, no consideration of the Performance Criteria is required.

2. Overview

Applicant	Natural Heritage Pty Ltd
Owner	Natural Heritage Pty Ltd
Title	153423/2
Property/Address	1321 Palana Road, Blue Rocks TAS 7255
Zone	Rural Living Zone – Zone C
Overlays	FLI-S3.0 Coastal Areas Specific Area Plan C7.0 Natural Assets Code • Priority vegetation area C11.0 Coastal inundation hazard • Coastal inundation investigation area C13.0 Bushfire-prone areas C16.0 Safeguarding of Airports Code • Airport obstacle limitation area AHD 150 Airport obstacle limitation area AHD 160
Discretions	FLI-S3.7.3 – Building appearance P1 11.3.2 – Visitor Accommodation P1 11.4.1 – Site Coverage P1 11.4.2 – Building height, setback and siting P1 C7.6.2 – Clearance within a priority vegetation area P1.1, P1.2
Existing Land Use	Visitor Accommodation
Number of Reps	1
Decision Due	24 September 2026
Planning Scheme	Tasmanian Planning Scheme – Flinders (the Scheme)

3. Background

The application DA2025/00040 seeks:

- retrospective approval for constructed buildings not approved by the Permit DA 2010/0007;
- construct new outbuildings associated with proposed visitor accommodation;
- upgrade existing car parking for all visitor accommodation units; and
- other associated works and development.

The application does not propose new signage.

Permit DA 2010/0007 (the Permit) was approved on 22 April 2010

The Permit DA 2010/0007 was approved under the Flinders Planning Scheme 2000.

The Permit approved three cabins (shacks) and a shed on CT153423/2 and is subject to nine conditions.

The Site Plan reproduced in **Figure 3.1** shows the access and the location of buildings on the site. The orange area shows the location of the various approved buildings. The green area shows the location of the original approved shed.

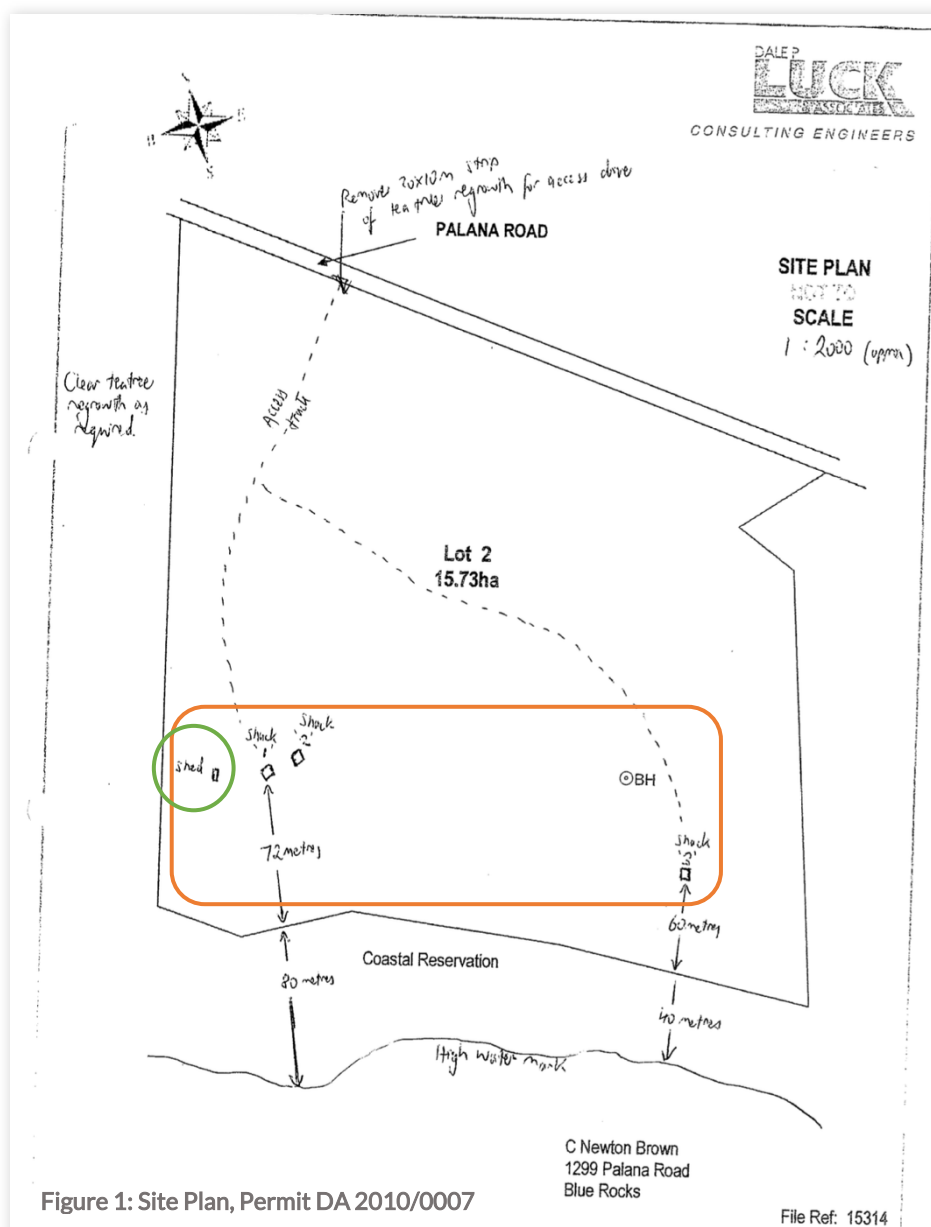


Figure 3.1 –excerpt of the 2025 Minor Amendment Assessment showing the site plan originally approved by DA 2010 / 0007 on 22 April 2010. The orange area shows the location of the various approved buildings. The green area shows the location of the original approved shed.

The approved Permit included:

- three cabins (referred to as 'Shacks'), all identical in size, form and finished with the same exterior building materials– i.e. internal floor areas of 7.2m x 7.29m, with a deck of 3.51m x 7.29m, COLORBOND roof and timber clad walls shown in **Figure 3.2**;
- the shed had an internal floor area of 5.27m x 3.18m, max height of 3.5m above ground level, COLORBOND roof and clad in timber, which appears to have been modified prior to approval to incorporate a 3.0m x 3.0m deck shown in **Figure 3.3**; and
- a 1.0m x 2.0m sign with the words "Sawyers Bay Shack Bookings TEL 0411 255 179", plus a logo.

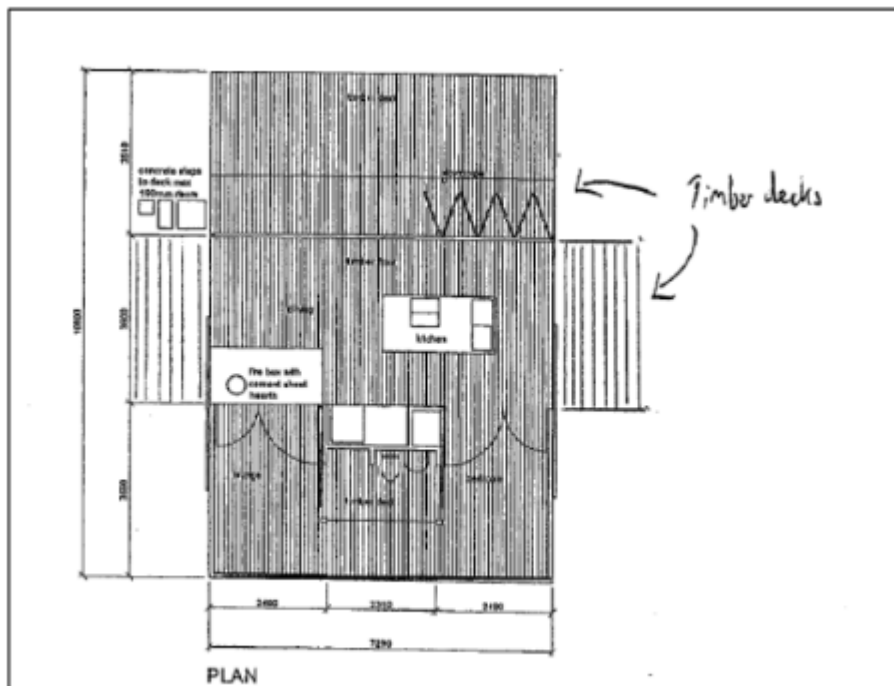


Figure 3.2- excerpt of the 2010 Minor Amendment Assessment showing the original shack floorplan approved by DA 2010 / 0007 on 22 April 2010.

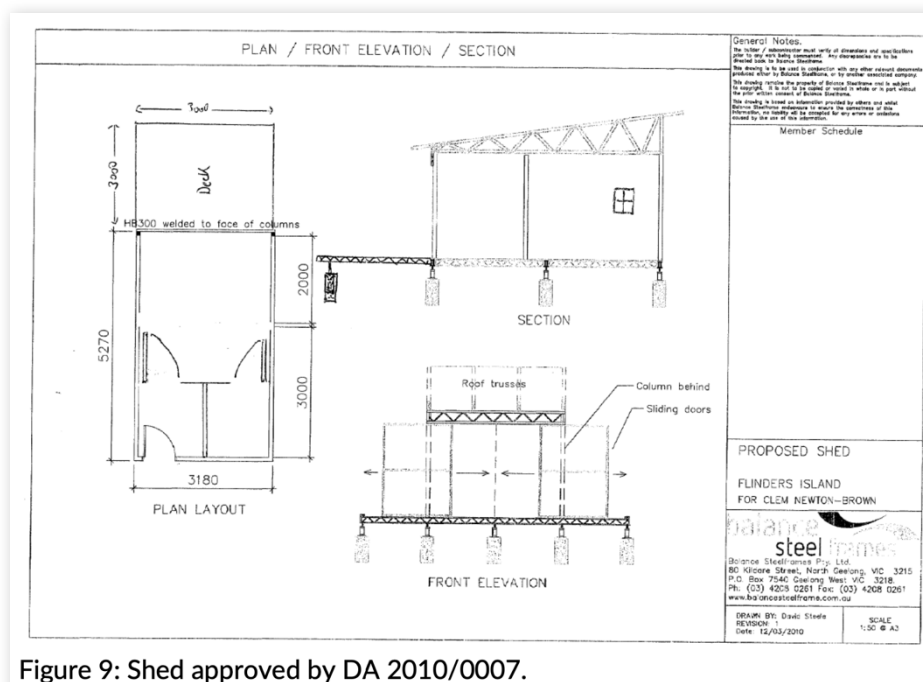


Figure 3.3- excerpt of the 2010 Minor Amendment Assessment showing the original shed approved by DA 2010 / 0007 on 22 April 2010.

The conditions of the permit required:

- the sign was not illuminated;
- a minimum of one space per holiday cabin (shack) was provided in accordance with *Australian Standard AS 2890.1 – 2004 – Parking Facilities Part 1: Off Street Car Parking*;
- access to Palana Road to be constructed in accordance with Council's requirements;
- building materials for the holiday cabins, other than doors and water tanks, to be non-reflective finishes; and
- no vegetation clearance other than that required for construction of buildings and associated access.

Minor Amendment approved May 2010

The planning authority approved a minor amendment to the Permit on 19 May 2010, **increasing the internal floor area of Shack 1 to 10.27m x 10.45m** as shown in **Figure 3.4**. At the time of this minor amendment, the shed had not been constructed.

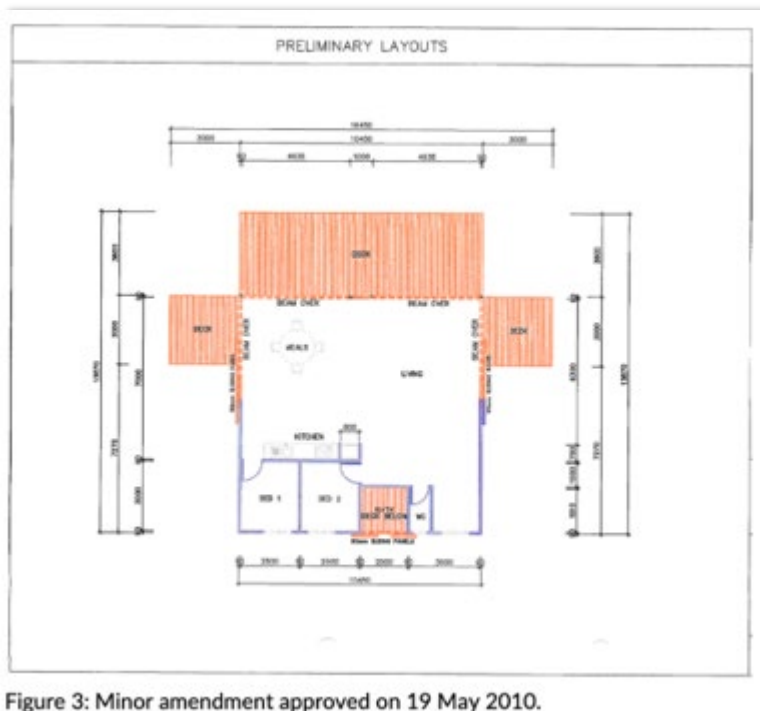


Figure 3: Minor amendment approved on 19 May 2010.

Figure 3.4 – excerpt of the 2025 Minor Amendment Assessment showing the minor amendment approved in May 2010 increasing the floor area of Shack 1.

September 2023

In September 2023, the applicant sent to the planning authority a revised site plan referencing Condition 7 of the Permit.

Condition 7 of the Permit is reproduced as follows:

A revised site plan shall be submitted to the satisfaction of Council's General Manager depicting the shed with a minimum setback of 100m from (mean) high

water mark and sited to avoid the removal of standing vegetation. The shed shall not be used for any habitable purposes.

The site plan denoted altered dimensions of the approved shed, increasing its size substantially from an internal floor area of 5.27m x 3.18m to 6m x 12m.

The Site Plan was stamped in error in September 2023. Legal advice has confirmed that this plan shown in **Figure 3.5** is not enforceable.

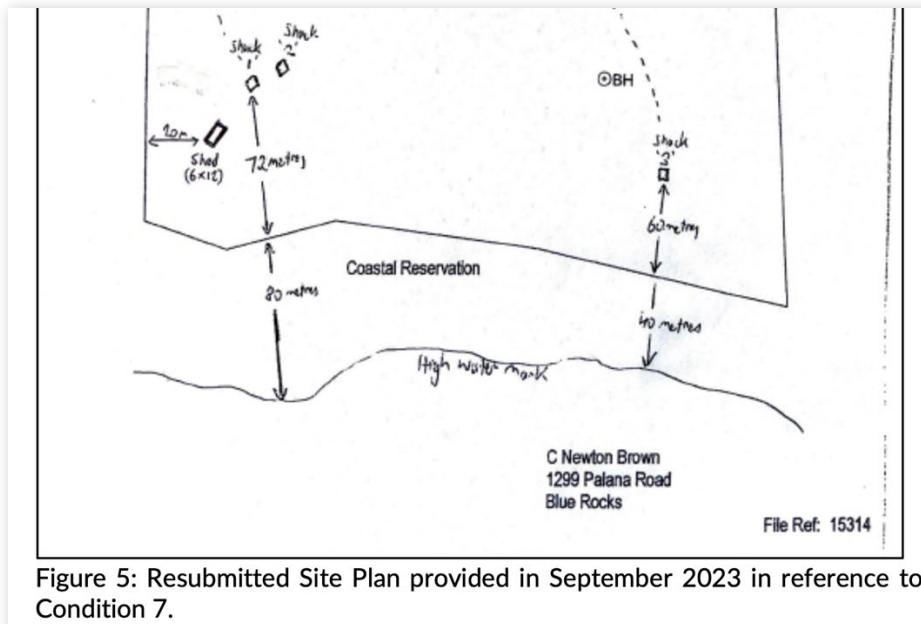


Figure 3.5 - excerpt of the 2025 Minor Amendment Assessment showing the September 2023 resubmitted site plan with increased shed size determined not to be enforceable.

In late 2024

Inspection of the site in late 2024 by Council officers, revealed that two buildings were illegally constructed in a similar location to the approved shed of the Permit DA 2010/0007.

It was observed at this time that:

- Shacks 1 and 2 had been constructed on the site;
- Shack 1 was constructed in the correct location;
- Shack 2 was constructed forward of Shack 1 towards the southern boundary (refer to Figure 3.3);
- Shack 3 was not constructed;
- Single shed shown on the approved site plan (refer to Figure 3.1 green circle) had not been constructed. The dimensions of the original approved shed were 5.27m x 3.18m (excluding the deck) and a maximum height of 3.5m above the existing ground level. The original Permit depicted a deck attached to the shed with dimensions 3m x 3m as shown in Figure 3.3; and
- **Figure 3.6** below shows two different buildings constructed in the approximate location of the approved shed.



Figure 3: Constructed buildings on the site. Two buildings are shown in the location of the proposed shed (refer to yellow circle) shown in Figure 1 (source: Esri Imagery).

Figure 3.6 –Aerial photograph in 2025 showing two buildings located approximately in place of the approved shed.

The applicant advised in late 2024 that it intended to construct three buildings as shown in **Figure 3.7**, replacing the existing approved shed.

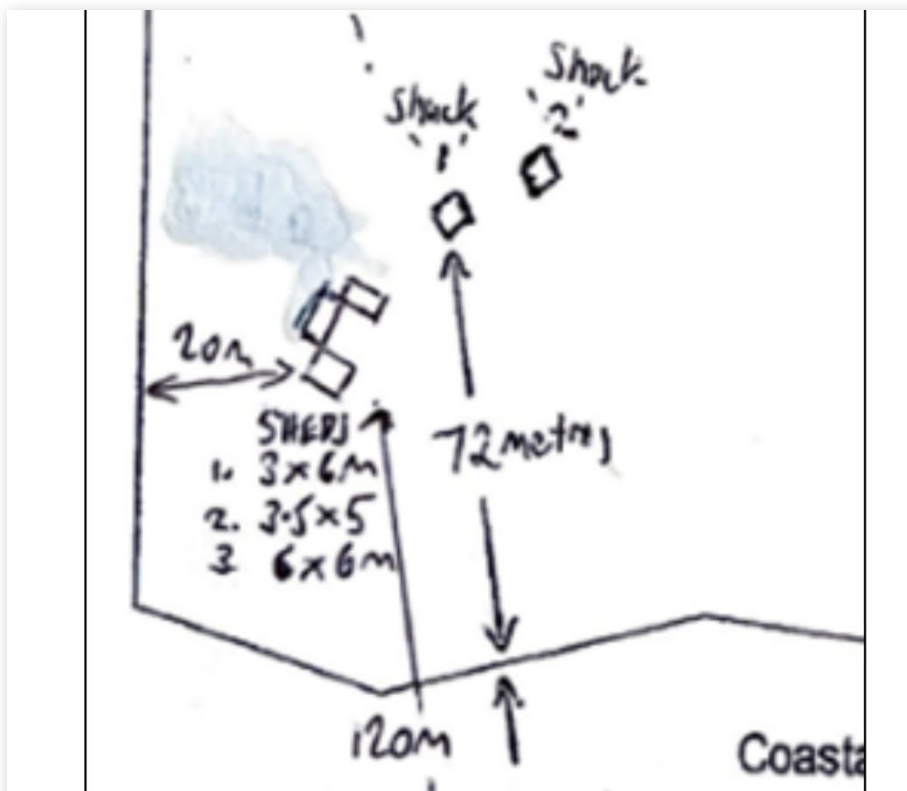


Figure 6: Applicant reveals the intention to construct three buildings in a similar location to the approved shed. The three buildings shown in the figure are not approved by the original permit or any other minor amendment.

Figure 3.7 - excerpt of the 2025 Minor Amendment Assessment showing September 2024 intended reconfiguration and addition of sheds in the approximate location of the original approved single shed that were considered not to be within the scope of the Permit DA2010/0007.

The applicant was advised by the General Manager of Council, after legal advice was sought, that the proposed replacement of the approved shed with the three buildings was not within the scope of the Permit DA 2010/0007. In response to this advice, the applicant requested a minor amendment to the Permit on 9 December 2024.

Minor Amendment approved January 2025

The application for a minor amendment received by the planning authority on 9 December 2024, sought to modify the original approved shed and proposed its location 120m from the mean high-water mark as shown in **Figure 3.8**.

Consequently, the minor amendment modified the approved shed to a single shed of 3.6m x 5.0m with a toilet and attached deck, including an access ramp of 4.5m x 5.0m (refer to **Figure 3.9**). This is referred to as **Building A** in this report.

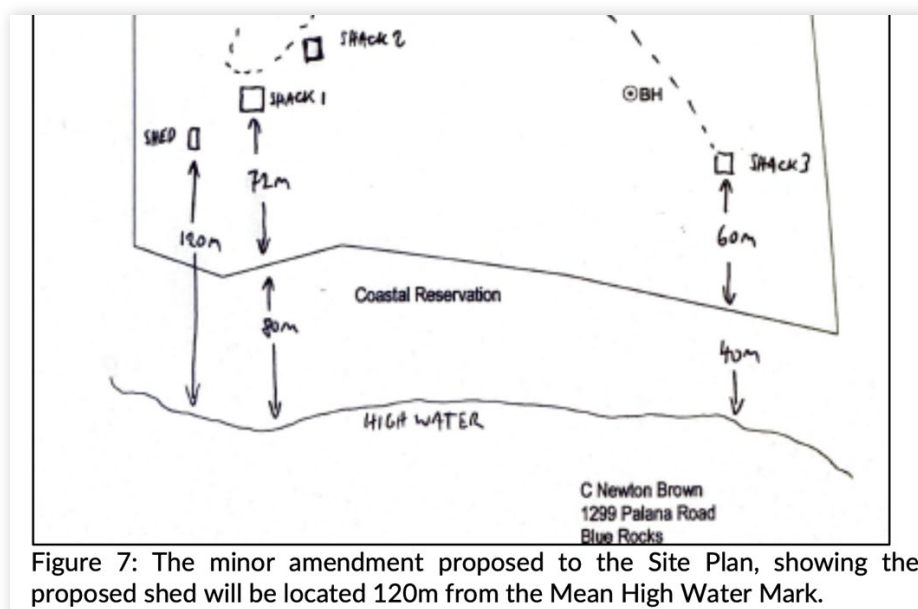


Figure 3.8 - excerpt of the 2025 Minor Amendment Assessment showing the amendment to the site plan that was approved in January 2025.

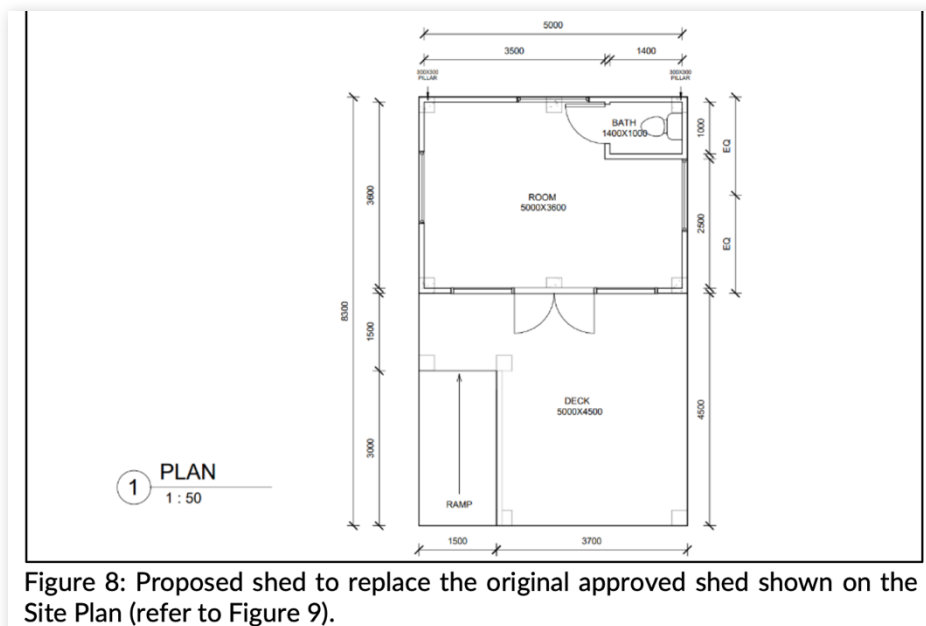


Figure 3.9 - excerpt of the 2025 Minor Amendment Assessment showing the amendment to the shed that was approved in January 2025 (Figure 9 referred to the original shed approved in 2010 and has been reproduced at Figure 3.3). This is referred to as Building A.

Illegal works on site

The minor amendment did not resolve the remaining illegal buildings and works on the site. The applicant advised that a separate application will be made for a planning permit for the remaining illegally constructed buildings. The application to resolve the outstanding illegal buildings and works is DA 2025 / 00040. The application also includes construction of new buildings and works.

4. Zone and Overlay Maps

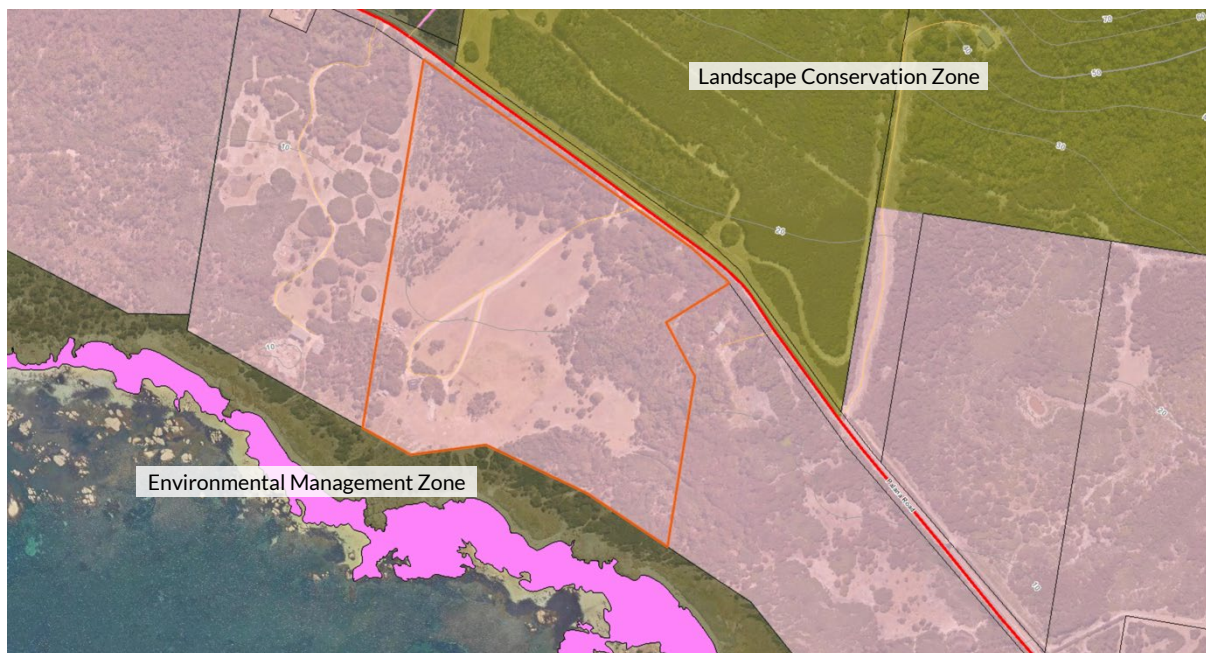


Figure 4.1 – Zone: Rural Living – Zone C



Figure 4.2 – Code Overlays:

- ▨ Priority vegetation
- ▨ Coastal inundation investigation area
- ▨ Bushfire-prone areas (across entire site – not shown for clarity)
- ▨ Airport obstacle limitation area (across entire site – not shown for clarity)

The site is affected by the following General and Code Overlays:

- **FLI-S3.0 Coastal Areas Specific Area Plan**
- **C7.0 Natural Assets Code** - Priority vegetation area
- **C11.0 Coastal inundation hazard** - Coastal inundation investigation area
- **C13.0 Bushfire-prone areas**
- **C16.0 Safeguarding of Airports Code** - Airport obstacle limitation area AHD 150-60

5. Proposal – Use and Development

Proposed DA 2025 / 00040 currently under consideration

The application seeks to intensify an established use and development on the site that was approved by Permit DA 2010 / 0007, and it includes:

- the addition of a single visitor accommodation unit (Shack 4 requiring in part retrospective approval);
- 2 x sheds;
- 2 x containers joined by a roof (requiring retrospective approval);
- realignment of the previously approved internal driveway to Shack 3;
- enlargement of the existing dam for a water supply; and
- vegetation clearance for bushfire hazard management.

Figures 5.1 and 5.2 show the buildings and works requiring retrospective approval.

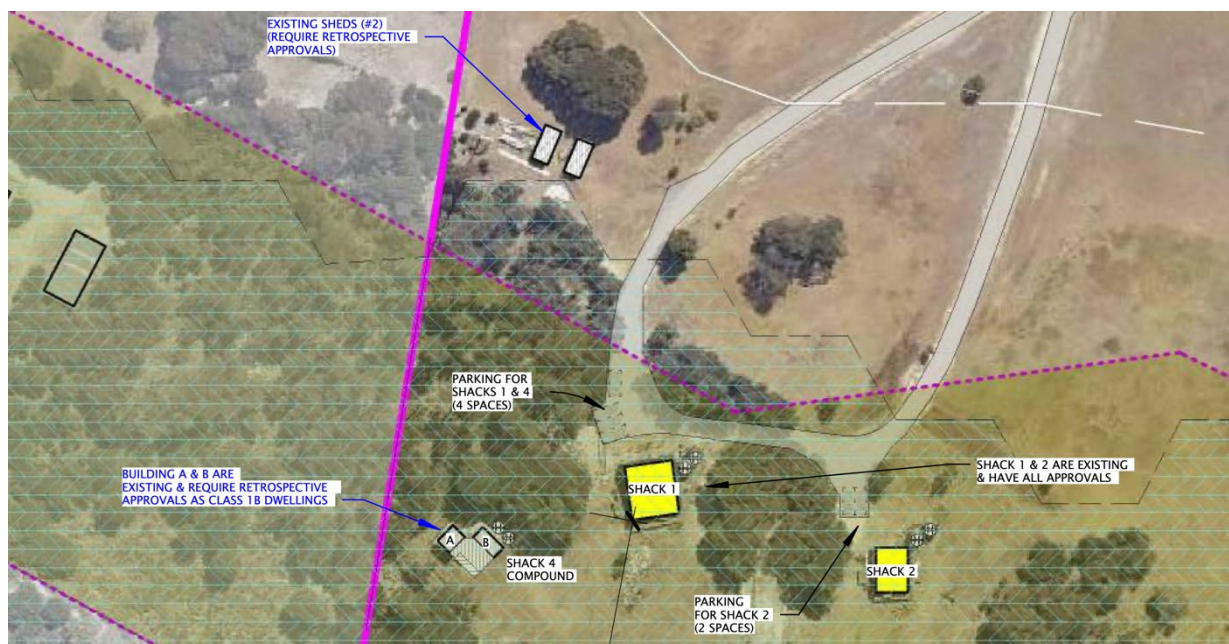


Figure 5.1 – Existing site plan detail showing buildings that require retrospective approval – blue text blue arrows.

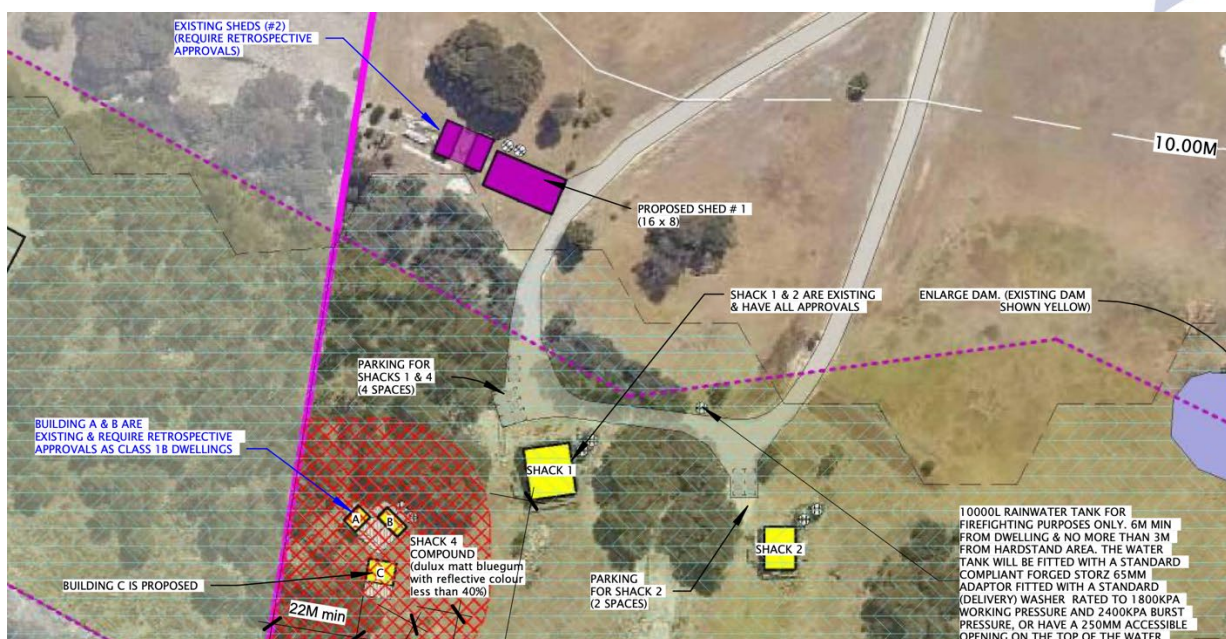


Figure 5.2 – Proposed site plan detail showing buildings that require retrospective approval- blue text blue arrows.

1 - Visitor Accommodation

The proposal is to increase the existing visitor accommodation on the site to 20 persons, as identified in the application material. The table summarising the capacity of each shack is reproduced from the application material –

Accommodation Unit	Capacity
Existing Shack 1	6 people
Existing Shack 2	4 people
Permitted (but not built) Shack 3	6 people
Proposed Shack 4	4 people
TOTAL	20 people

Permit DA 2010/0007 does not disclose the maximum capacity of persons that can be accommodated within the shacks. The assessment assumes that Shack 1, Shack 2 and Shack 3 are approved to accommodate 16 people.

The application seeks to legalise the buildings and convert them into a fourth visitor accommodation unit (referred to as Shack 4) on the site.

Shack 1 and Shack 2, approved by the Permit DA 2010/0007, have been constructed and are in operation.

Shack 3, approved by the Permit DA 2010/0007, has not been constructed.

Shack 3, internal driveway alignment, vegetation removal

The application does not seek to modify the location, size or area of Shack 3 approved by Permit DA 2010/0007.

Concerning proposed Shack 3, the application seeks to modify the internal driveway alignment to shorten the distance it crosses over the *priority vegetation area* overlay.

The proposed vegetation removal associated with the driveway construction is intended to be located within the natural clearing, minimising mature tree loss on the site. The application states that no eucalyptus trees will be removed from the site.

The application also commits to replacing any She-Oak trees by replanting Eucalyptus trees on the site.

Shack 4

Shack 4 consists of 3 buildings, associated decks and ramps. Building A, as shown in **Figure 5.3**, was approved as a shed under the minor amendment in January 2025. It included a 4.5m x 5.0m deck with an access ramp.

BUILDING A

- Existing permitted shed.
- Change of use approval sought.
- Existing roof overhang to be removed.

BUILDING B

- Existing structure; retrospective approval sought.
- Existing roof overhang to be removed.

BUILDING C

- Proposed building.

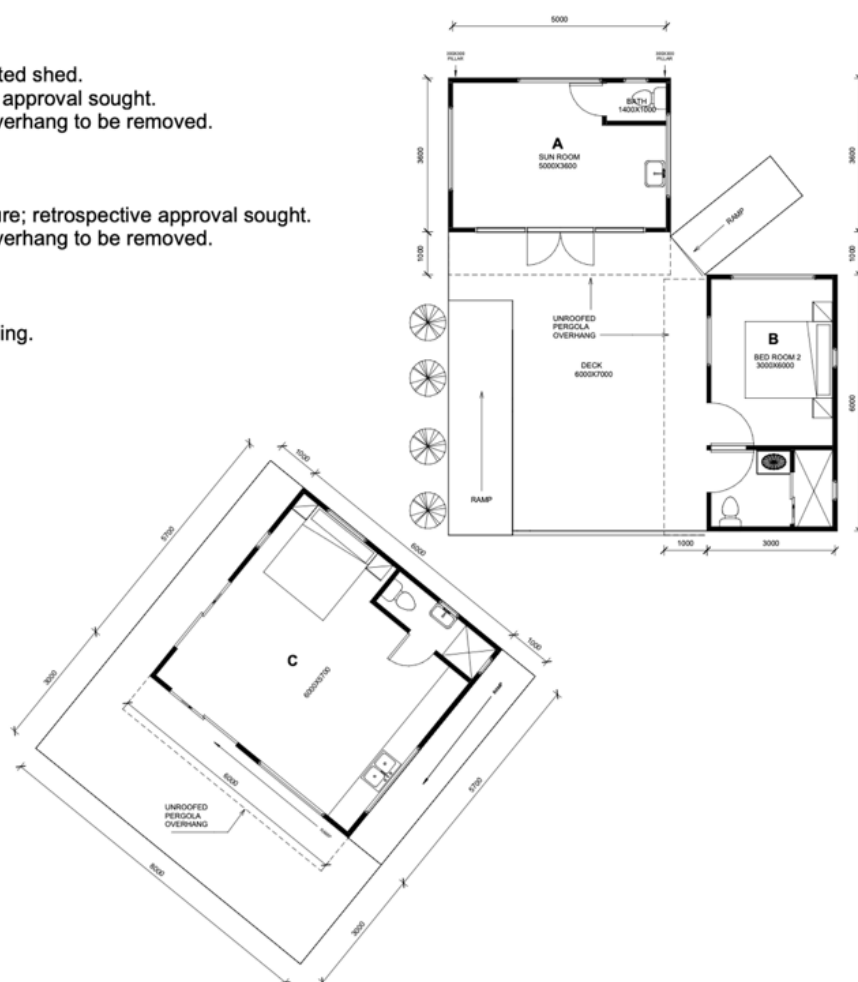


Figure 5.3 – Shack 4 floor plan as supplied showing the various states of approval and construction

In the proposal submitted on 31 July 2026 in response to s54-03 Letter dated 10 June 2026, the use of Building A is proposed to change from a shed to a visitor accommodation unit (part of Shack 4), and the deck is increased in size to 7.0m x 5.0m and includes an additional access ramp.

Buildings A and B and the deck, as shown on Drawing No. 4/5 (refer to **Figure 5.4**), are constructed. Building B has been illegally erected.



Figure 5.4 – Building A B deck cluster – image taken in February 2025 by Council staff.

Building C is free-standing from Buildings A and B and has an associated deck and access ramp. Building C is 6.0m x 5.7m and is surrounded on three sides by a deck and access ramp, creating a total footprint of 8.0m x 8.0m. Building C

The buildings also include unroofed pergolas that overhang each of the three buildings.

Coastal Areas Specific Area Plan

The visitor accommodation, including the four shacks whether approved, seeking approval, constructed or not, are sited in the Coastal Areas Specific Area Plan. Site coverage in this portion of the site is limited to 300m².

The original application submitted to Council resulted in the site coverage of more than 300m². Accordingly, the roofed area of the buildings requiring retrospective approval will have their constructed eaves, as shown in **Figure 5.4**, but will be unroofed to reduce the overall site coverage to under 300m². The structural component of the eaves will remain.

Two 12,000L rain-water tanks will also be installed adjacent to Shack 4.

Additionally, it is of note that the Coastal Areas SAP contains two standards on exterior finishes, including one regarding light reflectance values that has no associated performance criteria.

This standard requires that exterior building finishes have a light reflectance value (LRV) of not more than 40%. The provided report states that Shack 4 is to be clad in “matt blue gum”. Colorbond Bluegum has an LRV of 32%.

Buildings A and B are already constructed (refer to **Figure 5.5**) and are finished in a colour similar to Dieskau, a mid-tone grey/brown as shown below, which has an LRV of 62%, and should be conditioned to ensure that all exterior building finishes of Shack 4 are compliant with the applicable standard, Clause FLI-S3.7.4 of the Coastal Areas SAP.

Dulux

Colorbond® Bluegum®

Dieskau →

Visualise this colour ↗

Atlas SN4H1

Hex #cbc9c5

Chip GR12

RGB 203 201 197

SA (Solar Absorptance#) 0.475

LRV (Light Reflection Value) 62



Figure 5.5 – Proposed exterior building finish and example of similar colour to existing buildings and the light reflectance values (insert is from Council staff photo from site visit).

2 - Sheds

The application seeks approval for four sheds. Shed 2 requires retrospective approval. Shed 2 is located near the western boundary and consists of two shipping containers as shown in **Figure 5.6**. The sheds provide storage for the visitor accommodation use established on the site.

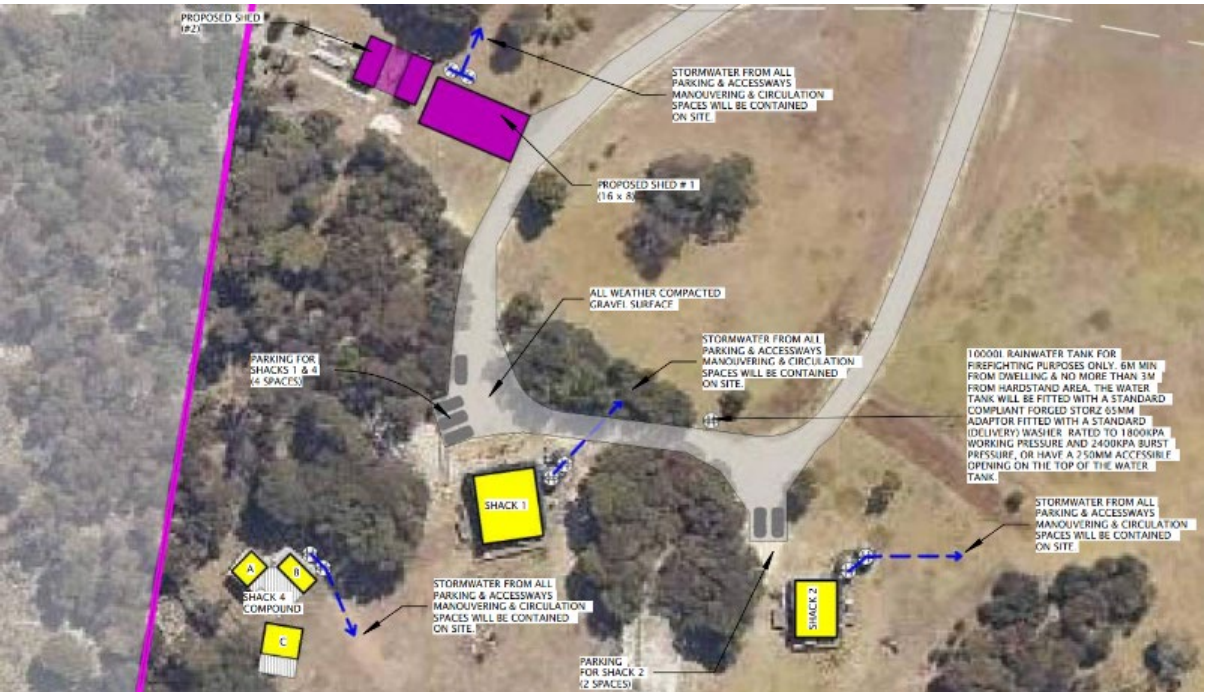


Figure 5.6 – Shed 2 – existing shipping containers without approval are to remain on site. A new roof is proposed.

Shed 2 proposes a roof to be created between the two containers as per **Figure 5.7**.

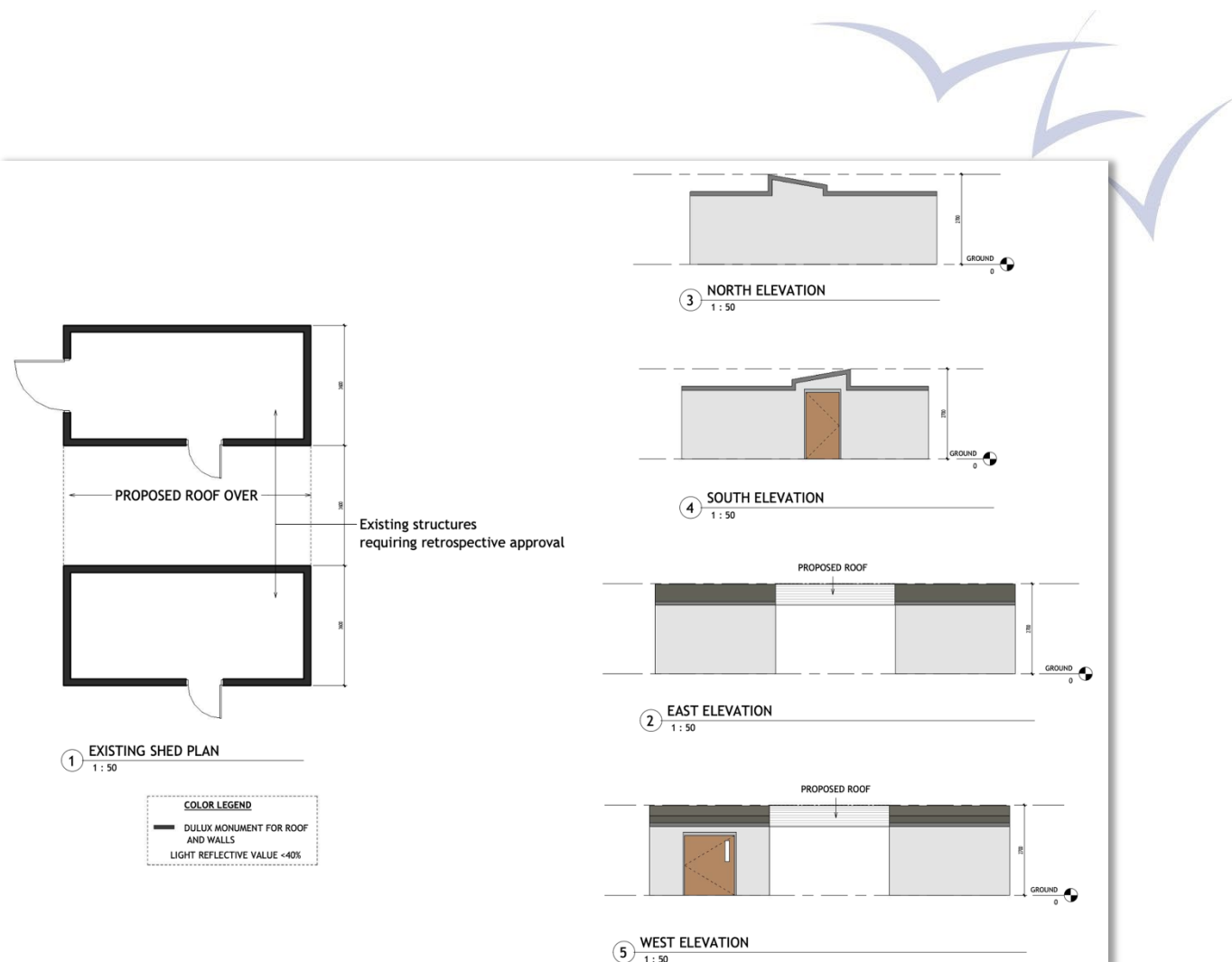


Figure 5.7 – Shed 2 – existing shipping containers without approval are to remain on site. A new roof is proposed.

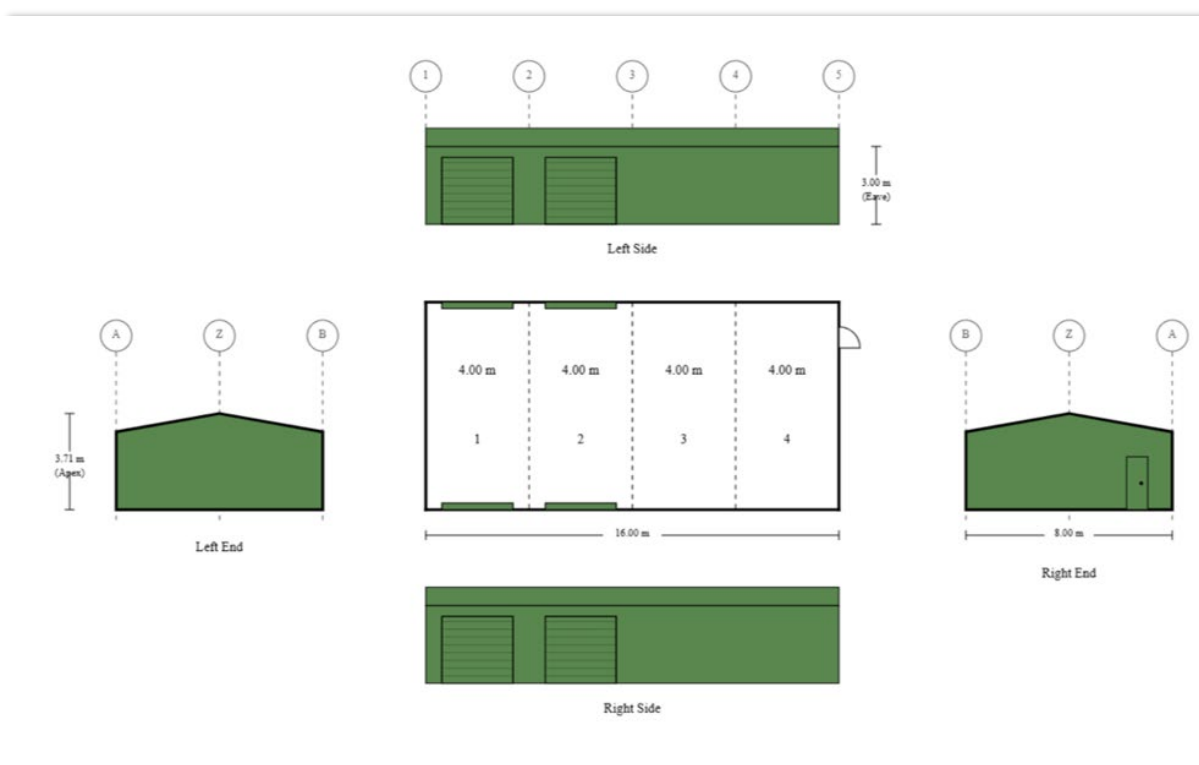


Figure 5.8 – Shed 1 (16m x 8m x 3.75m high standard gable form) located near Shed 2

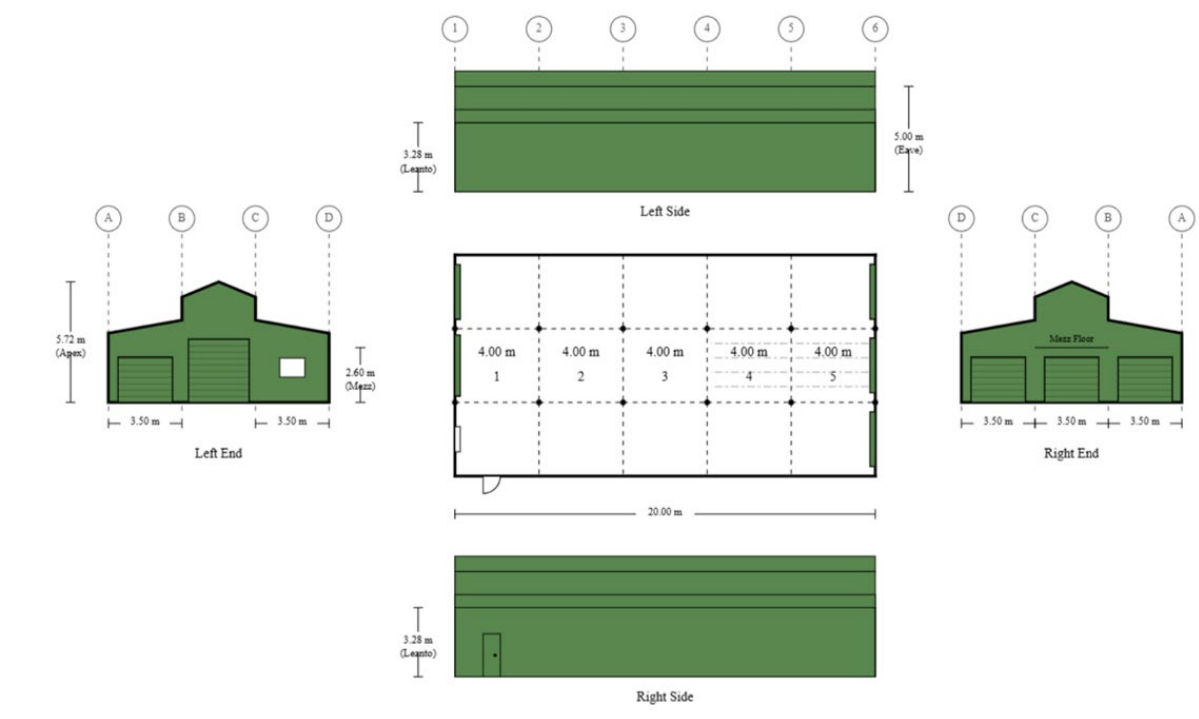


Figure 5.9 – Shed 3

Shed 1 (16m x 8m x 3.75m high standard gable form) is located near Shed 2, and Shed 3 (20m x 10.5m x 5.75m high American barn style with mezzanine floor) is located near the entry as shown in Figures 5.8 and 5.9. All three sheds are outside the zone's setbacks, the Coastal Areas SAP and the Priority Vegetation Area Overlay.

Shed 4 is 3m x 3m x 3.3m high (standard gable form) and is located near the proposed dam enlargement in the Priority Vegetation Area Overlay.

3 - Works

Works associated with the application include:

- The construction of an internal driveway to service Shack 3, which has a modified alignment.
- Enlargement of the existing dam as shown on Drawing No. 3/5; and
- Vegetation clearance for Shack 4 for bushfire hazard management.

Internal driveway to Shack 3

The application states that the internal driveway will be located within the natural vegetation clearing, resulting in minimal vegetation destruction. The application gives a commitment to revegetation of the site.

Existing dam enlargement

The dam will be enlarged from 0.1 ha to 0.8 hectares. This represents approximately 5 per cent of the area.

The application notes that the dam is within a grassland part of the site and new eucalyptus trees from the Flinders Island School Nursery will be planted around the dam. The application does not provide a landscape plan.

The application material is contained at Annexure 1 to this item.

6. Planner's Advice and Applicable Standards

The application was assessed against all applicable standards of the planning scheme.

APPLICABLE STANDARDS

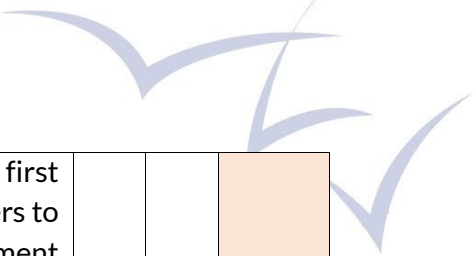
Use Class - Visitor Accommodation

	Flinders Local Provisions Schedule	Applicable
PPZ	Particular Purpose Zones	
FLI-P1.0	Truwana - Cape Barren Island and Outer Islands	☐
SAP	Specific Area Plans	
FLI-S1.0	Coastal Settlement Specific Area Plan	☐
FLI-S2.0	Whitemark Rural Living Specific Area Plan	☐
FLI-S3.0	Coastal Areas Specific Area Plan	☒
FLI-S4.0	Lady Barron Port Specific Area Plan	☐
FLI-S5.0	Whitemark and Lady Barron Urban Development Specific Area Plan	☐
SSQ	Specific-site Qualifications	
FLI-10.1	17 Patrick Street Whitemark	☐
FLI-11.1	Palana Road, Palana	☐
FLI-11.2	180 Badger Corner Road, Lady Barron	☐
FLI-11.3	Part of 57 Franklin Parade, Lady Barron	☐
FLI-11.4	Part of Pot Boil Road, Lady Barron	☐
FLI-22.1	154 Big River Road, Loccota	☐
FLI-25.1	Part of 16 Esplanade, Whitemark as FLI-25.1	☐
FLI-25.2	Part of 16 Esplanade, Whitemark as FLI-25.2	☐
FLI-26.1	Flinders Island Airport – 351-355 Palana Road, Whitemark	☐

NB - Applies to the development of Shack 4 only as proposed building and works, and all of the buildings within the SAP for site coverage.

FLI-S3.0	Coastal Areas Specific Area Plan	Not applicable	Complies with Acceptable	Relies on Performance Criteria
Standard	Comment			
FLI-S3.1	Plan Purpose			
				
Figure 6.1 – The shaded area shows that Shacks 1-4 are within the Coastal Areas Specific Area Plan. All other roofed buildings, including proposed sheds, are outside of the Coastal Areas Specific Area Plan and are not assessed against the applicable standards.				
FLI-S3.1.1	<i>To provide for <u>development</u> that is sympathetic to the coastal <u>land</u> and seascapes of Flinders Island.</i>			
FLI-S3.1.2	<i>To encourage the protection of the natural coastal environment, including coastal vegetation, dunes, shore and estuarine areas.</i>			
FLI-S3.1.2	<i>To maintain the visual <u>amenity</u> of coastal areas based on <u>development</u> that is subservient to the natural features of the landscape.</i>			
FLI-S3.1.2	<i>To encourage design that minimises vegetation clearance, disturbance to landform and disruption of ecological processes.</i>			
Response	The shacks are designed not to exceed a site coverage of 300m² within this area of the site. While clearance for bushfire hazard management is required for Shack 4, outside of this area, vegetation clearance will be limited to a small proportion of the dam and internal driveway of Shack 3. The internal driveway is in the specific area plan and is approximately in the same location as approved by DA 2010 /0007. The application material indicates that the dam is in a grassland area of the site with minimal standing vegetation and that replacement planting will be undertaken around the dam to offset any vegetation removal. The application achieves compliance with the applicable standards of the specific area plan and is consistent with the Plan Purpose.			
FLI-S3.1	Development Standards for Buildings and Works			

FLI-S3.7.1	Building height This sub-clause is in substitution for: (b) Rural Living Zone - clause 11.4.2 A1 and P1 Building height, setback and siting;		
A1	<i>Building height must be not more than 5m.</i>	☐	☒
Assessment	Buildings show a maximum height of 4.1m from existing ground level.	☐	☒
FLI-S3.7.2	Site coverage This sub-clause is in substitution for: (b) Rural Living Zone – clause 11.4.4 Site coverage		
A1	<i>The site coverage must be not more than 300m².</i>	☐	☒
Assessment	<i>site coverage means the proportion of a site, excluding any access strip, covered by <u>roofed buildings</u>.</i> <u>Shack 1</u> – reviewed via BA and previous DA 10.3m x 10.5m = 108.15m ² <u>Shack 2</u> – reviewed via BA and previous DA 8.3m x 7.3m = 60.59m ² <u>Shack 3</u> – reviewed via previous DA 8.3m x 7.3m = 60.59m ² <u>Shack 4</u> Building A - 3.6m x 5m = 18m ² Building B - 6m x 3m = 18m ² Building C - 5.7m x 6m = 34.2m ² TOTAL of Shack 4 = 70.2m ² Total site coverage in the SAP= 299.53m ²	☐	☒
FLI-S3.7.3	Building appearance This sub-clause is in addition to: (b) Rural Living Zone – clause 11.4 Development Standards for Buildings and Works		
Objective	<i>That building design:</i> (a) minimises vegetation clearance, disturbance to landform and disruption of ecological processes; (b) minimises the prominence of flat expanses of walls; (c) features variations in wall and roof lines that complement the contours of the land; and (d) exhibits a character suitable for a coastal setting.		
A1	<i>Buildings must be an alteration or extension to an existing building providing it is not more than the existing building height; or</i> <i>A habitable building must have:</i> (a) eaves that protrude with a width of not less than 1m located on the east, north or west face of the habitable building or (b) a pergola with an area of not less than 10m ² located on the east, north or west face of the habitable building; or (c) a verandah with a width of not less than 2m and an area of not less than 40m ² located on the east, north or west face of the habitable building.	☐	☒



Assessment	A1 is divided into two parts, and it is not conjunctive. The first part refers to buildings generally, while the second part refers to habitable buildings. The second part applies to the assessment because Buildings B and C are habitable. Therefore, Buildings B and C are assessed against sub-clauses (a) to (c). Shack 4 comprises three buildings, A, B and C plus decks and ramps as shown in Figure 6.3. Building A was legally approved by DA 2010/0007 via a minor amendment which included a deck and a ramp. Building B was erected illegally. Building C is yet to be constructed. Building B is an addition to the original approved Building A as these are joined together by a deck. Building C is a free-standing building separated from A and B but within the curtilage of these buildings. For the purposes of the assessment, the application seeks approval to extend and alter Building A by the inclusion of Building B and construct Building C. Buildings B and C as shown in Figures 6.2 and 6.3: (a) has overhangs that are unroofed, so do not constitute eaves. (b) contains pergolas in the form of unroofed rafter overhangs 1m x 5m from Building A, and 1m x 6m from Building B totalling 11m² and are located on the southeast face of Building A and the southwest face of Building B. Building C also has pergolas in the form of unroofed rafter overhangs of 1m x 6m on the southwestern side. Sub-clause (b) is not met as the pergolas are not located on the southern side of the building. (c) The application does not propose a veranda. As the proposal cannot comply with sub-clause (b), Building B and C relies on P1 for its approval.			
---	---	--	--	--

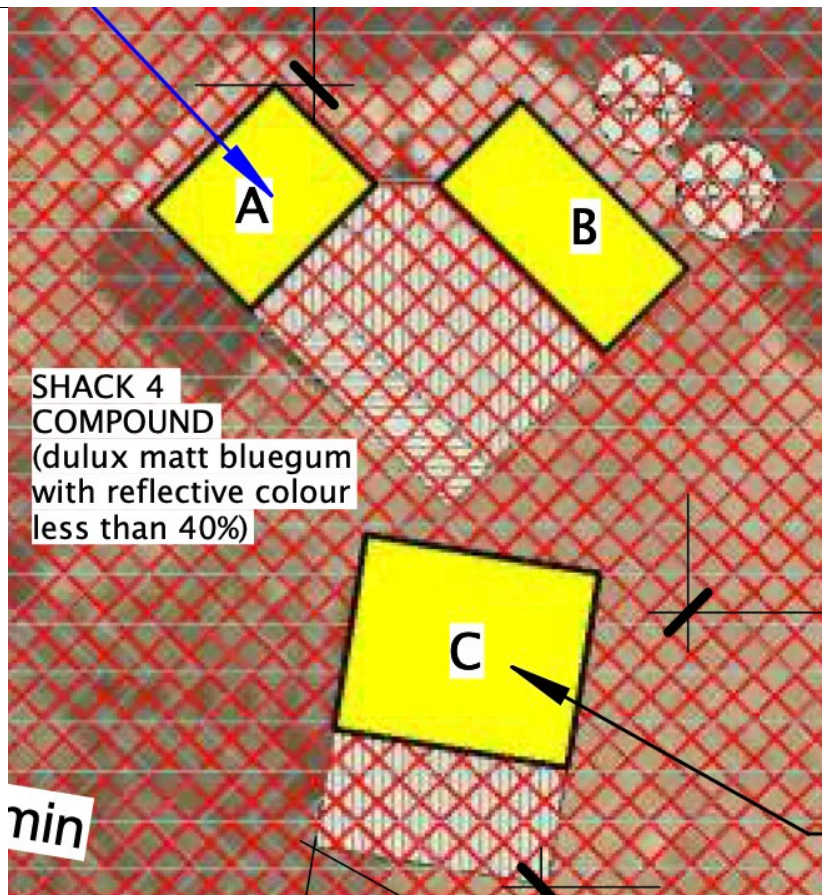
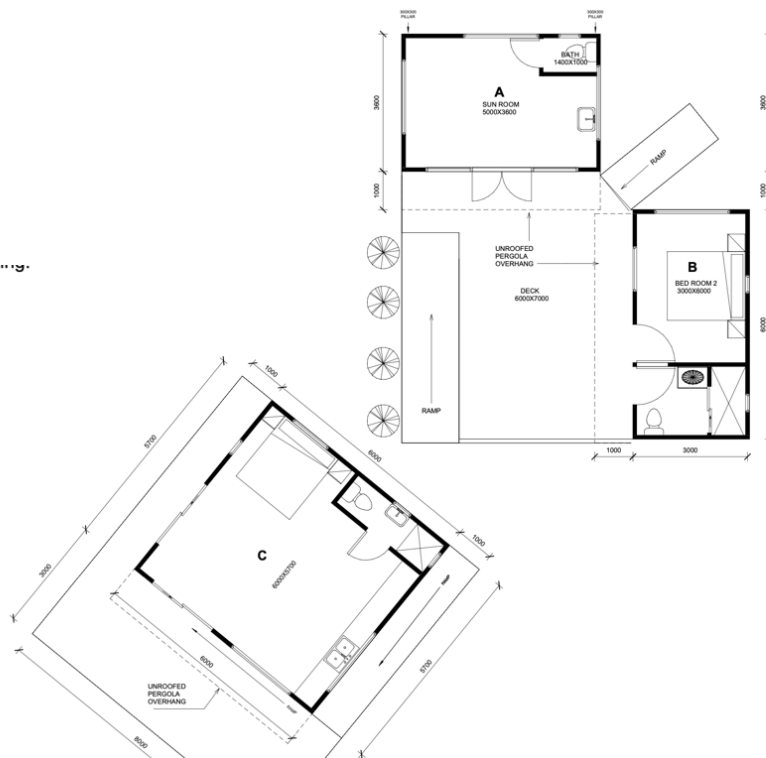


Figure 6.2 – Shows the orientation of Shack 4, with north directly



up the page.

Figure 6.3 – Shows the 1m wide unroofed pergolas.

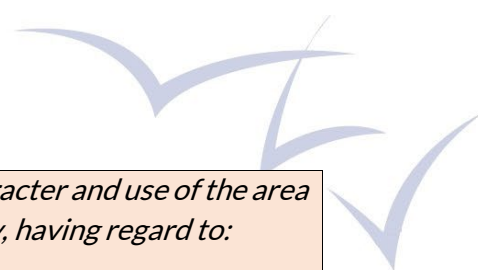


P1	<i>Buildings must be designed to not have obtrusive impacts on the visual amenity of the site and coastal areas, having regard to:</i> <i>(a) the impact on the coastal landscape;</i> <i>(b) the location of the building on the site;</i> <i>(c) the use of design elements to reduce the bulk, such as articulated floor plans, staggering of facades, and inclusion of eaves, pergolas or verandahs;</i> <i>(d) any screening provided by topography or vegetation to be retained on the site;</i> <i>(e) the visual obtrusiveness of the building to the site when viewed from public areas including foreshores or roads; and</i> <i>(f) a preference for single-storey low-hipped roof construction.</i>
Response	Buildings B and C as part of Shack 4 are designed not have obtrusive impacts on the visual amenity of the site and coastal areas, having regard to: (a) Buildings B and C are located to the far western side of the site, nestled in a vegetated area of the site. While clearance will be required for bushfire protection, some vegetation will remain, helping it integrate into the coastal landscape. (b) Buildings B and C have small dimensions and proportions, and a height of no more than 4.5m above existing ground level. The low profile of the building, its modest bulk and scale, the 100m setback from the coastline in conjunction with the treatment of the exterior building finishes will render the building recessive in the coastal landscape. (c) Buildings B and C includes open, unroofed pergola in the form of unroofed rafter overhangs, adding an architectural feature to the building and providing for light shadowing over the facade of Building C which is orientated to face the coastline. The arrangement of the Shack 4 buildings, positioned together but with separation between them assists in moderating visual bulk and scale. (d) As per the response to sub-clause (a), the buildings will be screened by vegetation on the site. (e) Building C is setback 100m from the coastline. Building C will likely be visible from the foreshore. Building B is set behind Building C and will be partially hidden. The bulk, scale and proportions of the proposed building ensure it is recessive in the coastal landscape when viewed from the foreshore. (f) Buildings B and C are single storey and of rectangular form with a skillion roof. The building design and form are considered not to have obtrusive impacts on the visual amenity of the site and coastal area. The application satisfies Performance Criterion P1 and is consistent with the standard's objective.

FLI-S3.7.4	Exterior finish This sub-clause is in addition to : (a) Rural Living Zone – clause 11.4 Development Standards for Buildings and Works		
A1	<i>Exterior building finishes must be coloured using colours in tones of grey, green or brown.</i>		
Assessment	Report describes Shack 4 to be clad in “matt blue gum”. Colorbond Bluegum is a mid-tone grey, noting that Building A and B exist and are finished in a colour similar to Dieskau (as described earlier in the report) and is prohibited under the SAP at FLI-S3.7.4 A2. Accordingly, to ensure that Building B conforms with the applicable standard, a condition is recommended to ensure all exterior building finishes are painted or treated to be compliant with A1.	☐	☒
A2	<i>Exterior building finishes must have a light reflectance value of not more than 40%.</i>		
Assessment	Report describes Shack 4 to be clad in matt blue gum. Colorbond Bluegum is a mid-tone grey with a LRV of 32%, noting that Building A and B exist and are finished in a colour similar to Dieskau, which has a LRV of 62% and is thus prohibited. Accordingly, to ensure that Building B conforms with the applicable standard, a condition is recommended to ensure all exterior building finishes are painted or treated to be compliant with A2.	☐	☒
FLI-S3.7.5	Site excavation and fill This sub-clause is in addition to : (b) Rural Living Zone – clause 11.4 Development Standards for Buildings and Works		
A1	<i>Buildings and works must not include cut and fill greater than 0.5m above or below existing ground level.</i>	☐	☒
Assessment	No indication cut and fill required for development.		

11.0	Rural Living Zone	Not applicable Complies with Acceptable Solution Relies on Performance Criteria
Standard	Comment	
11.1	Zone Purpose	
11.1.1	<i>To provide for residential <u>use</u> or <u>development</u> in a rural setting where:</i> <i>(a) services are limited; or</i> <i>(b) existing natural and landscape values are to be retained.</i>	
11.1.2	<i>To provide for compatible <u>agricultural use</u> and <u>development</u> that does not adversely impact on residential <u>amenity</u>.</i>	

11.1.3	To provide for other <u>use</u> or <u>development</u> that does not cause an unreasonable loss of <u>amenity</u> , through noise, scale, intensity, traffic generation and movement, or other off <u>site</u> impacts.			
11.1.4	To provide for Visitor Accommodation that is compatible with residential character.			
Response	The application seeks to intensify Visitor Accommodation in a coastal setting. The Rural Living Zone is spatially applied to a land area between 959 and 1477 Palana Road. Generally, the established properties contain single dwellings, residential outbuildings and sheds associated with agricultural uses. The proposed use and development result in four individual accommodation units with a capacity to sleep 20 persons. The new accommodation unit, Shack 4, will be a cluster of three buildings. The building form and scale of Shack 4 is assessed to be compatible with the residential character of the established properties in the Rural Living Zone. The four sheds associated with Visitor Accommodation are of a rectangular form and similar to other sheds on established properties. Standing vegetation is likely to hide their prominence from Palana Road and the foreshore. The intensification of the use will <u>not</u> cause an unreasonable loss of amenity to adjacent properties, as Shack 4 will be separated by at least 100m from the nearest dwelling. Traffic generation is assessed to be in compliance with the applicable standard of C2.0 Parking and Sustainable Transport Code			
11.2	Use Table			
	Permitted			
11.3	Use Standards			
11.3.1	Discretionary use			
A1	Application is for a Permitted Use	☒	☐	☐
A2				
A3				
11.3.2	Visitor Accommodation			
Objective	That Visitor Accommodation: (a) is compatible with the character and use of the area; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or rights of way.			
A1	Visitor Accommodation must: (a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m ² per lot.	☐	☐	☒
Assessment	(a) Application proposes new development – cannot comply			



P1	<i>Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</i> <i>(a) the privacy of adjoining properties;</i> <i>(b) any likely increase in noise to adjoining properties;</i> <i>(c) the scale of the use and its compatibility with the surrounding character and uses within the area;</i> <i>(d) retaining the primary residential function of an area;</i> <i>(e) the impact on the safety and efficiency of the local road network; and</i> <i>(f) any impact on the owners and users rights of way.</i>
Response	The application seeks to intensify the existing Visitor Accommodation use established on the site. The intensification of the Visitor Accommodation is compatible with the character and use of the area and will not cause an unreasonable loss of residential amenity, having regard to: (a) The dwelling at 1359 Palana Road adjoins the site to the west and contains a dwelling which is setback approximately 88m from the shared boundary with the site. Building C will be set back 22m from the western shared boundary, increasing its separation from the existing dwelling to 110m. While vegetation clearance for bushfire hazard management will be required, vegetation on the adjoining property is dense and well established on the adjoining property maintaining privacy. Even if the vegetation on the adjoining property were removed, the 110m separation provides appropriate separation between the dwelling and Shack 4. The dwelling at 1299 Palana Road is in the northern corner of the property and is visually screened from the site by vegetation. The dwelling is more than 300m from Shack 4. The separation between the existing dwelling and proposed Shack 4 will provide for privacy for both users. (b) The application includes one additional visitor accommodation unit that sleeps four persons. Due to the size and area of the site the separation between different uses will ensure that noise generated will not have an unreasonable impact on residential amenity of the adjoining properties. (c) The site is in a location which mostly comprises single dwellings on large-scale lots intermixed with some resource development uses. The visitor accommodation unit is modest in scale and integrated to be recessive in the landscape. The proposed sheds have a similar utilitarian building style comparable to other buildings within the established area. The visitor accommodation use is located towards the coastline and maximises separation from other residential uses on the adjoining properties. Given the site's size, the nature and scale of the use are compatible with the surrounding area.

	(d) The application will not compromise the established residential function in the Rural Living Zone. The lots within the zone are large-scale, and development associated with residential use is hidden from view. (e) The application is a modest increase in the number of persons on the site. Palana Road is a State-managed road, and the State agency did not raise any immediate concern of road safety or efficiency. (f) The application does not impact on any right of carriageway. The application satisfies Performance Criterion P1 and is consistent with the standard's objective.			
A2	<i>Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.</i>	☒	☐	☐
Assessment	The proposed Visitor Accommodation is not for a strata lot.			
11.4	Development Standards for Buildings and Works			
11.4.1	Site Coverage			
Objective	<i>That the site coverage:</i> <i>(a) is compatible with the character of existing development in the area; and</i> <i>(b) assists with the management of stormwater runoff.</i>			
A1	<i>Site coverage must be not more than 400m².</i>			
Assessment	Shack 1	108 m ²		
	Shack 2	60.5m ²		
	Shack 3	60.5m ²		
	Shack 4	70 m ²		
	TOTAL	299m²		
	Shed 1	128m ²	☐	☐
	Shed 2	80m ²		☒
	Shed 3	210m ²		
	Shed 4	9m ²		
	TOTAL	427m²		
	Total site coverage = 726m ²			
	Proposed site coverage is greater than the Acceptable Solution.			
P1	<i>The site coverage must be consistent with that existing on established properties in the area, having regard to:</i> <i>(a) the topography of the site;</i> <i>(b) the capacity of the site to absorb runoff;</i> <i>(c) the size and shape of the site;</i> <i>(d) the existing buildings and any constraints imposed by existing development;</i> <i>(e) the need to remove vegetation; and</i> <i>(f) the character of development existing on established properties in the area.</i>			
Response	The site coverage exceeds 400m ² and relies on performance criterion P1 for approval.			



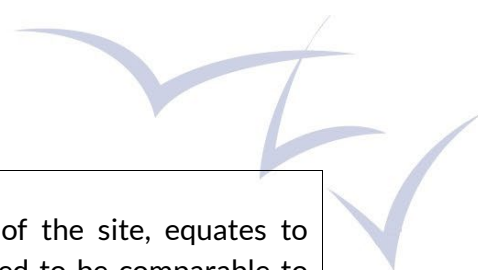
The proposed site coverage is consistent with the existing established properties in the area, having regard to:

- (a) The topography has mild undulations rising to the north-eastern corner. The sheds are generally located on flat areas of the site, with Shack 4 being nested in a hollow of the site.
- (b) The site has an area in excess of 14ha. The site has sufficient area to contain surface water runoff.
- (c) The area of the site exceeds 14 ha, and it has a width and depth of at least 300m each way. The buildings are spread across the site and are not clustered together. The site's size and topography mean the buildings will not be immediately apparent in the landscape.
- (d) The existing approved development imposes some constraints on the site, with new buildings proposed to minimise the need for the construction of additional driveways.
- (e) Vegetation across the site will be largely maintained, particularly close to Palana Road. Retaining vegetation means building visibility from Palana Road will be minimal.
- (f) The established properties adjacent to the site are located within the Rural Living Zone C and D and the Landscape Conservation Zone. Most properties comprise large broad acre lots exceeding 10 hectares, while the smaller lots are generally approximately 4 hectares in size. There are examples of established properties with lot areas of less than 2000m² such as 1369 Palana Road which has an area of around 2000m².

Examples of established properties containing buildings within the area adjacent to the site are located at:

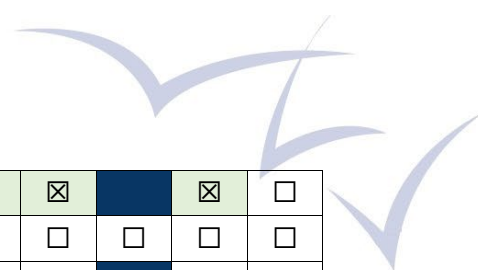
- 1477 Palana Road;
- 1369 Palana Road;
- 1359 Palana Road;
- 1229 Palana Road; and
- 1210 Palana Road.

Each lot contains multiple buildings of varying sizes and configurations. Site coverage across the surrounding properties varies considerably, ranging from approximately 0.1 per cent to 15 per cent. The property on Palana Road has a building footprint exceeding 1,000 m², which is distributed across several separate buildings. By comparison, the property at 1369 Palana Road also contains several buildings with a combined footprint of approximately 1,000 m² and a site coverage of close to 15 per cent.



	The site coverage, calculated as a percentage of the site, equates to approximately 0.5%. The site coverage is assessed to be comparable to other established properties. The application satisfies the Performance Criterion P1 and is consistent with the objective of the standard.			
11.4.2	Building height, setback and siting			
A1	<i>Building height must be not more than 8.5m.</i>			
Assessment	Shed 3 is the tallest building with a height of 5.72m to apex from base of wall.	☐	☒	☐
A2	<i>Buildings must have a setback from a frontage not less than 20m.</i>	☐	☒	☐
Assessment	Shed 3 is set back 20m from frontage.			
A3	<i>Buildings must have a setback from side and rear boundaries not less than 10m.</i>			
Assessment	East – proposed development not located near the east boundary West – Building A of Shack 4 10m South - Building C of Shack 4 35m	☐	☒	☐
A4	<i>Buildings for a sensitive use must be separated from an Agriculture Zone or Rural Zone a distance of:</i> <i>(a) not less than 200m; or</i> <i>(b) if the setback of an existing building is within 200m, not less than the existing building.</i>	☐	☒	☐
Assessment	Nearest Agriculture Zone is in excess of 1km			
11.5	Development Standards for Subdivision			
11.5.1	Lot design			
A1	Application is not for Subdivision			
A2		☒	☐	☐
A3				
11.5.2	Roads			
A1	Application is not for Subdivision	☒	☐	☐
11.5.3	Services			
A1	Application is not for Subdivision	☒	☐	☐
A2				

	Codes	Applicable	Exempt	All Standards N/A or Comply	Relies on Performance Criteria
C1.0	Signs	☐	☐	☐	☐
C2.0	Parking & Sustainable Transport	☒		☒	☐



C3.0	Road and Railway Assets	☒	☐	☒	☐
C4.0	Electricity Transmission Infrastructure Protection	☐	☐	☐	☐
C5.0	Telecommunications	☐	☐	☐	☐
C6.0	Local Historic Heritage	☐	☐	☐	☐
C7.0	Natural Assets	☒	☐	☐	☒
C8.0	Scenic Protection	☐	☐	☐	☐
C9.0	Attenuation	☐	☐	☐	☐
C10.0	Coastal Erosion Hazard	☐	☐	☐	☐
C11.0	Coastal Inundation Hazard	☒	☒	☐	☐
C12.0	Flood-Prone Areas Hazard	☐	☐	☐	☐
C13.0	Bushfire-Prone Areas	☐	☐	☐	☐
C14.0	Potentially Contaminated Land	☐	☐	☐	☐
C15.0	Landslip Hazard	☐	☐	☐	☐
C16.0	Safeguarding of Airports	☒	☒	☐	☐

C2.0	Parking and Sustainable Transport Code	
Standard	Comment	Assessment
C2.2	Application of this Code	
	The code applies to all use and development.	Code applies
C2.4	Development exempt from this Code	
	There are no exemptions	Code applies
C2.5	Use Standards	
C2.5.1	Car parking numbers	
A1	As per Table C2.1, <i>1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater</i> Shack 4 has the potential for 3 bedrooms 1 space required. 1 space is provided at the existing parking near Shack 1	Complies with Acceptable Solution
C2.5.2	Bicycle parking numbers	
A1	As per Table C2.1, no requirement for Visitor Accommodation	Not applicable
C2.5.3	Motorcycle parking numbers	
A1	The proposal is for a use class not listed in C2.2.2 Clause C2.5.3 does not apply	Not applicable
C2.5.4	Loading bays	
A1	The proposal is for a use class not listed in C2.2.3 Clause C2.5.4 does not apply	Not applicable
C2.5.5	Number of car parking spaces within the General Residential Zone and Inner Residential zone	
A1	The site is not zoned General Residential or Inner Residential	Not applicable

C2.6	Development Standards for Building and Works	
C2.6.1	Construction of parking areas	
A1	(a) Parking is on existing all weather compacted gravel surface	Complies with Acceptable Solution
	(b) Drainage is contained on site	
	(c) existing all weather compacted gravel surface is acceptable	
C2.6.2	Design and layout of parking areas	
A1.1	(a) (i) Gradient – site is relatively flat	Complies with Acceptable Solution
	(ii) Exit in forward direction where more than 4 parking spaces - yes	
	(iii) Access width – 4m	
	(iv) Car parking space dimensions - comply	
	(v) Combined access and manoeuvring width where there are 3 or more parking spaces - complies	
	(vi) Vertical clearance - open	
	(vii) Excluding single dwelling, line marking and delineation	
A1.2	<i>The application does not propose to provide a parking space for use by persons with a disability.</i>	Not applicable
C2.6.3	Number of accesses for vehicles	
A1		
		
Figure 6.4 – dual access shown		
	Complies with Acceptable Solution	



	The application does not propose to modify the existing access.	
A2	The site is not within the Central Business Zone or in a pedestrian priority street.	Not applicable
C2.6.4	Lighting of parking within the General Business Zone and Central Business Zone	
A1	The site is not in the General Business Zone or Central Business Zone	Not applicable
C2.6.5	Pedestrian accesses	
A1.1	Use does not require 10 or more car parking spaces	Not applicable
A1.2	There is no car parking spaces for use by persons with a disability proposed.	Not applicable
C2.6.6	Loading bays	
A1	Loading bays are not part of the application	Not applicable
A2	Application does not require commercial vehicle use	Not applicable
C2.6.7	Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	
A1	The site is not in the General Business Zone or Central Business Zone	Not applicable
A2	The site is not in the General Business Zone or Central Business Zone	Not applicable
C2.6.8	Siting of parking and turning areas	
A1	Application is not within a listed zone	Not applicable
A2	Application is not within the Central Business Zone	Not applicable
C2.7	Parking Precinct Plan	
C2.7.1	Parking precinct plan	
A1	There is no parking precinct plan	Not applicable

Table 7.1 – Traffic generation estimates for C3.0 based on Transport for NSW data.

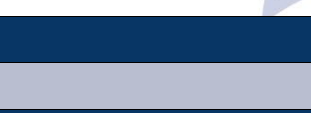
Metric	Existing Single Dwelling (Residential)	Proposed Visitor Accommodation (Per Unit/Dwelling)	Net Difference / Impact
Daily Trips	7.4 (Regional) to 10.7 (Sydney)	3.0 trips per day	Negative net impact (VA daily traffic is lower than a permanent family residence)
Peak Hour Trips	0.71 – 0.78 (Regional) to 0.95 – 0.99 (Sydney)	0.4 trips per hour (PM Peak)	Minimal to zero impact on the morning or evening commuter traffic peak

C3.0	Road and Railway Assets Code	
Standard	Comment	Assessment
C3.2	Application of this Code	
	Application intensifies existing use	Code applies



C3.4	Use or Development Exempt from this Code	
	There are no exemptions from this code	Not exempt
C3.5	Use Standards	
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction	
A1.1	The road is not a category 1 road or limited access road	Not applicable
A1.2	Access existing	Not applicable
A1.3	There is no rail network	Not applicable
A1.4	<i>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</i> <i>(a) the amounts in Table C3.1; or</i> <i>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</i> (a) 20% or 40 movements per day, whichever is the greater. Visitor Accommodation (Per Unit/Dwelling) produces 3 movements per day.	Complies with Acceptable Solution
A1.5	No category 1, 2 or 3 roads are defined in the State Road Hierarchy. There are no major roads listed in the LPS – Flinders	Not applicable
C3.6	Development Standards for Buildings and Works	
C3.6.1	Habitable Buildings for Sensitive uses within a road or railway attenuation area	
A1	Application is not within a road or railway attenuation area	Not applicable
C3.7	Development Standards for Subdivision	
C3.7.1	Subdivision for sensitive uses within a road or railway attenuation area	
A1	Application is not for subdivision	Not applicable

C7.0	Natural Assets Code	
Standard	Comment	Assessment
C7.2	Application of this Code	
	The site is within a <i>priority vegetation area</i> overlay. A small area within the southern side of the site is subject to the <i>future coastal refugia area</i>. However, no buildings or works are proposed in this portion of the site. The site is not subject to the <i>waterway and coastal protection area</i> overlay. Therefore, the standards for buildings and works within a priority vegetation area are applicable to the assessment.	Code applies
C7.4	Use or Development Exempt from this Code	
		Not exempt



C7.5	Use Standards	
C7.5.1	There are not Use Standards in this code	
C7.6	Development Standards for Buildings and Works	
C7.6.1	Buildings and works within a waterway and coastal protection area or a future coastal refugia area	
A1	Neither overlay on site	Not applicable
A2		
A3		
A4		
A5		
C7.6.2	Clearance within a priority vegetation area	
Objective	<i>That clearance of native vegetation within a priority vegetation area:</i> <i>(a) does not result in unreasonable loss of priority vegetation;</i> <i>(b) is appropriately managed to adequately protect identified priority vegetation; and</i> <i>(c) minimises and appropriately manages impacts from construction and development activities.</i>	
A1	Clearance of native vegetation within the priority vegetation area is not within a building area on a sealed plan approved under this planning scheme.	Relies on Performance Criteria
P1.1	<i>Clearance of native vegetation within a priority vegetation area must be for:</i> <i>(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;</i> <i>(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;</i> <i>(c) subdivision in the General Residential Zone or Low Density Residential Zone;</i> <i>(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</i> <i>(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or</i> <i>(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</i>	
Response	Drawing No. 3/5 shows the priority vegetation area overlay across the site. The proposed use and development include retrospective approval for Shack 4 and construction of an internal driveway to service Shack 3 (not constructed), which traverses the priority vegetation area overlay.	

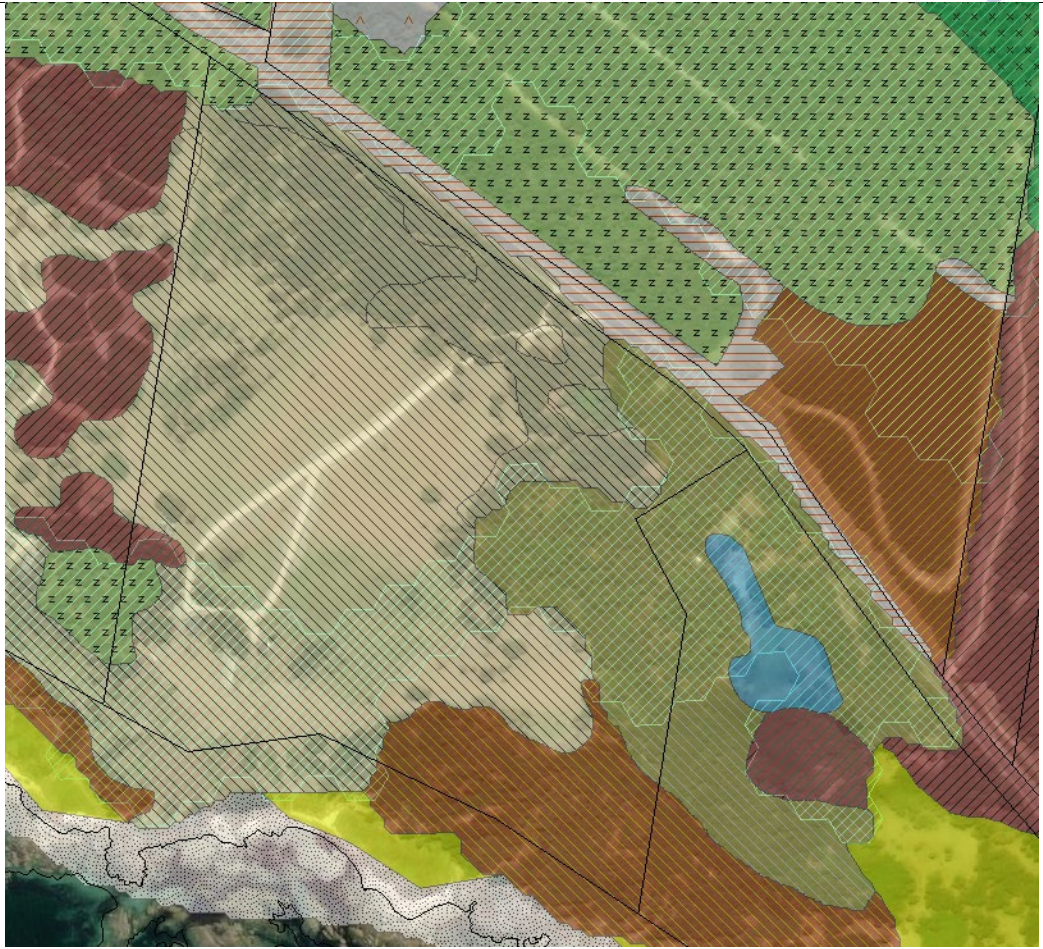


Figure 6.5 – TasVeg 4.0 Vegetation Communities.

While the site shows Shack 4 in the priority vegetation area, TasVeg 4.0 describes the vegetation community in the area to be 'FRG – Regenerating cleared land'. The enlargement of the existing dam is in this same area.

Shack 4 is closely sited to a cluster of Dry eucalypt forest and woodland (*Eucalyptus nitida* Furneaux forest), as shown in **Figure 6.5** This is not listed as a threatened native vegetation community under the *Nature Conservation Act 2002*.

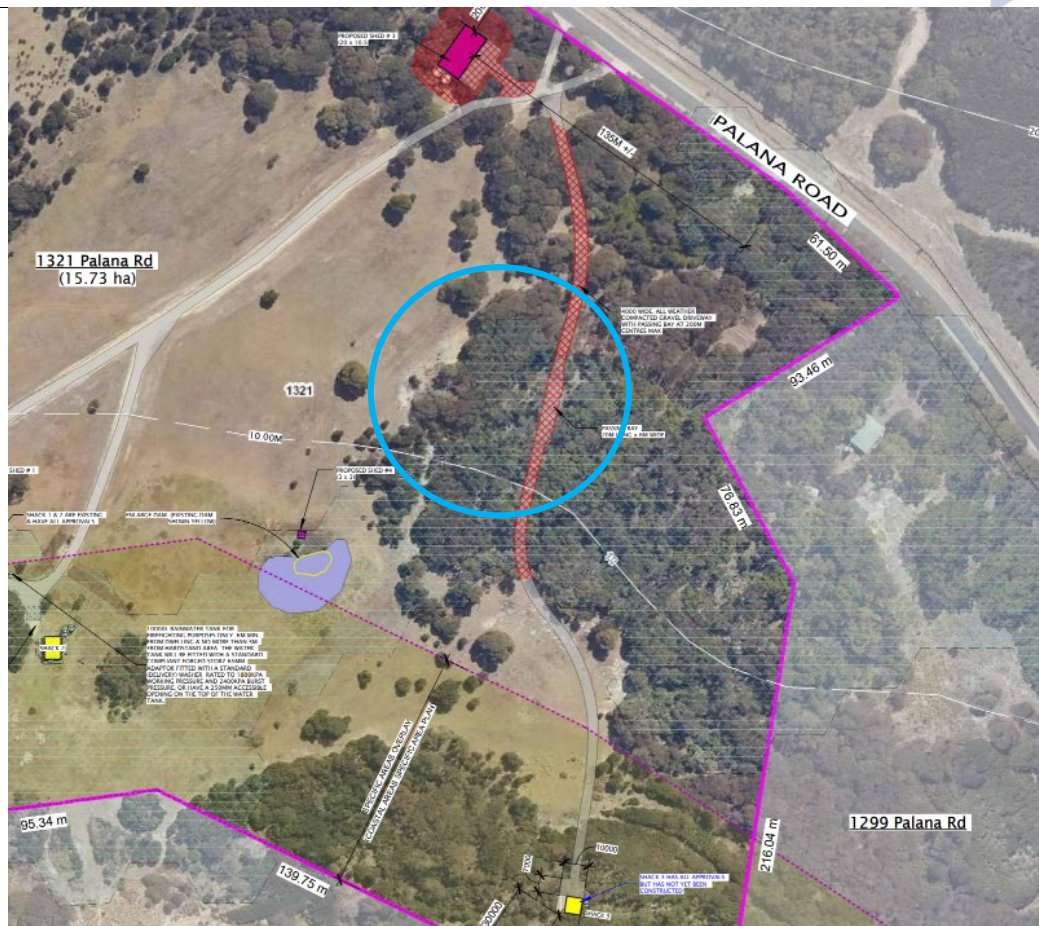


Figure 6.6 – The red hatched area identifies the realignment of the internal driveway proposed by DA 2025/00024 through the priority vegetation area overlay. A portion of the red hatched area circled in blue is located within the vegetation community identified as *Allocasuarina verticillata* forest.

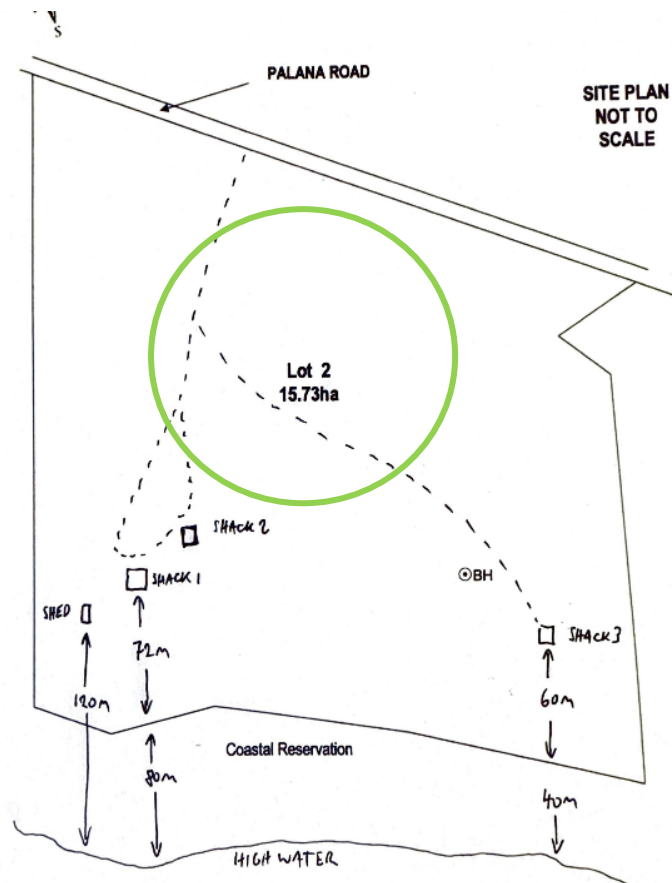
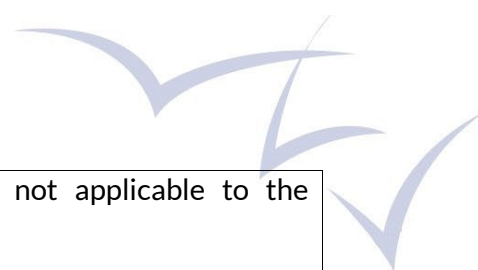


Figure 6.7 – The internal driveway approved by DA 2010/0007. The internal driveway circled in green is subject to realignment under this current application.

The realignment of the internal driveway servicing Shack 3 will partially traverse vegetation community ‘non-eucalypt forest and woodland’ and is described as *Allocasuarina verticillata* forest, which is not listed as a threatened vegetation community under the *Nature Conservation Act 2002*.

In the exercise of the discretion by the planning authority, clearance of native vegetation within a priority vegetation area must be for one of the criteria listed in sub-clauses (a) to (f). These are not conjunctive, and only one must be met to satisfy P1.1 to achieve compliance with the standard of clause C7.6.2.

- (a) The vegetation removal shown on Drawing No 4/5 is associated with bush fire hazard management for Shack 4, identifying the area required to be maintained in a low-fuel condition to achieve adequate bushfire protection. The hazard management area for the proposed buildings prepared by Bushfire Wise Development Planning further demonstrates the need for clearance for this purpose. This satisfies sub-clause (a).
- (b) The proposal is not for a single dwelling or associated outbuilding and is not applicable to the assessment.



	(c) The application is not for subdivision and is not applicable to the assessment. (d) The application indicates reliance on sub-clause (d), however, it does not provide any evidence to substantiate what the specific nature is of the social and economic benefits other than that it will provide employment and visitor accommodation. The assessment has not relied on sub-clause (d). (e) The application is not supported by a flora and fauna assessment and therefore it is not demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence. Sub-clause (e) is not applicable to the assessment. (f) The clearance of native vegetation is limited in relation to the enlargement of the dam and construction of an internal driveway. The realignment of the internal driveway will follow the existing natural clearing through the priority vegetation area and minimal clearance in this area is anticipated. The dam area within the priority vegetation area is existing and is located within the FRG. While the enlargement is substantial, the area is largely cleared from standing native vegetation. The extent of clearance is of a limited scale and proportion compared to the overall area of the site within the priority vegetation area overlay. Sub-clause (f) is satisfied. The application satisfies sub-clause (a) and (f) of Performance Criterion P1.1 and is consistent with the objective of the standard.
P1.2	<i>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</i> <i>(a) the design and location of buildings and works and any constraints such as topography or land hazards;</i> <i>(b) any particular requirements for the buildings and works;</i> <i>(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;</i> <i>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</i> <i>(e) any on-site biodiversity offsets; and</i> <i>(f) any existing cleared areas on the site.</i>
Response	The application identifies that it will clear native vegetation within the priority vegetation area. The proposal minimises adverse impacts on priority vegetation, having regard to: (a) The application includes one visitor accommodation unit (Shack 4) and four sheds required for storage in association with the use. The sheds, other than Shed 4, will be located outside the priority vegetation area on



the site. Shack 4, the dam enlargement and the realignment of the internal driveway servicing Shack 3 will be within the priority vegetation area overlay.

Shack 4 has a modest building footprint ensuring that clearance for bushfire protection is minimised. The realignment of the internal driveway also reduces the area that traverses priority vegetation.

Aerial photography shows that the enlargement of the existing dam is in an area that was previously cleared.

- (b) The standards of the Rural Living Zone require that building and works comply with setback requirements.
- (c) The application proposes to establish an additional visitor accommodation unit. This includes a modest addition to the existing approved shed, containing new bushfire hazard protection measures, to a disturbed area of the site.
- (d) The application has committed to minimising vegetation clearance within the priority vegetation area. Shack 4 is located within a previously disturbed portion of the site, and the only additional disturbance within the priority vegetation area will result from the enlargement of the existing dam and the construction of the internal driveway serving Shack 3. The application includes a commitment to replace trees and undertake landscaping associated with the enlarged dam. However, no landscape plan has been provided. Accordingly, should a permit be granted, it is recommended that conditions require the submission of a landscape plan addressing both the enlarged dam and the internal driveway.
- (e) The applicant has committed to replanting and replacing any trees removed from the site as a biodiversity offset. To ensure this commitment is implemented appropriately, a condition should require the preparation of a landscape plan that demonstrates how the biodiversity offset planting will be achieved, including the species, number, and location of replacement trees, and any associated rehabilitation works.
- (f) Aerial photographs show that a proportion of the site was previously cleared through the centre of the site, dating back to 2012. This includes the area containing the dam enlargement. Based on the aerial photographs reviewed, the internal driveway does not appear to have been disturbed.

The application commits to revegetating the disturbed areas of the site to minimise adverse impacts on the priority vegetation area.



	The application is assessed to minimise adverse impacts on the priority vegetation area. The application satisfies the Performance Criterion P1.2 and is consistent with the objective of the standard.	
C7.7	Development Standards for Subdivision	
C7.7.1	Subdivision within a waterway and coastal protection area or a future coastal refugia area	
A1	Application is not for subdivision	Not applicable
C7.7.2	Subdivision within a priority vegetation area	
A1	Application is not for subdivision	Not applicable

C11.0	Coastal Inundation Hazard Code	
Standard	Comment	Assessment
C11.2	Application of this Code	
	The development area is within an overlay subject to the code.	Code applies
C11.4	Development exempt from this Code	
	Application includes certification by Mick Rose Registered Land Surveyor dated 28 October 2025, stating that: <i>1. The proposed Shack 4 construction site is at least 5.0 metres above the Coastal inundation "Low Hazard Band" level (3.0 metres AHD).</i> <i>2. The proposed Shack 4 construction site is approximately 30 metres west of existing Shack 1</i> <i>3. The datum point for the surveyed height is SPM 11586 – height 9.812 metres</i> <i>4. SPM 11586 vertical datum is based on the "Flinders Island Local Datum"</i> <i>5. Note Flinders Island Survey Control marks are not referenced to AHD 1983</i> <i>6. Flinders Island Local Datum approximates AHD (Australian Height datum)</i> <i>I have attached the SPM 11586 survey control site summary for your information. Please advise if you need any more advice or information.</i>	Exempt

C16.0	Safeguarding of Airports Code	
Standard	Comment	Assessment
C16.2	Application of this Code	
	The site is within an overlay subject to the code.	Code applies
C16.4	Use or Development exempt from this Code	
	Development is on land <20m AHD	Exempt

7. Representation

Summary of Representations

A summary of concerns raised by the public about this planning application is provided below, and at Annexure 2 to this item. One response ("representation") was received during the advertised period. This summary is an overview only of the key issues raised.

Note: The planning application was advertised in the Examiner Newspaper and on Council's website for a statutory period of 14 days from 19/08/2026 - 02/09/2026.

Representation 1

- (a) The representation notes that the application is for Visitor Accommodation (including additional outbuildings and vegetation works) at the site.*
- (b) The site adjoins the Arthur Bay Conservation Area. Parks and Wildlife Service (PWS is the managing authority).*
- (c) The representation notes that, based on the advertised application materials, the submitted development proposal does not appear to pose any encroachment of, or direct impacts to, PWS reserve land.*
- (d) Expresses concern - noting the proposal is for an expansion of an existing "Visitor Accommodation" use, concern is raised for potential impacts to the reserve from ongoing activities associated with the use.*

Tasmanian Planning Scheme mapping identifies remnant foreshore vegetation within the Conservation Area as "Priority Vegetation Area", denoting the reserve's importance for in-situ native vegetation.

An expansion of the use presents the potential for undue impacts on the reserve's natural values, resulting from increased frequency and volume of access through the foreshore reserve area.

- (e) In relation to the above, the applicant is advised of the relevant restrictions for acts and/or omissions on reserved land under National Parks and Reserve Management Regulation 2019, including those related to the disturbance of vegetation or creation of paths and tracks.*

PWS closely manages the Arthur Bay Conservation Area as an important coastal habitat, with regular field inspections conducted by PWS officers to monitor and ensure the reserve's continued health and preservation. Should any works or clearing be proposed within reserve land (incidental to the use or otherwise), the landowner is advised of their requirement to seek prior approval from PWS.

Response

- (a) Noted.

- 
- (b)Noted. The Arthur Bay Conservation Area does not form part of the site.
 - (c)Noted.
 - (d)The application is demonstrated to satisfy the performance criterion P1 of clause 11.3.2; no changes or modifications are recommended.
 - (e)The application does not include use or development in the Arthur Bay Conservation Area. The Arthur Bay Conservation Area is outside of the site. If a Permit is granted, a note is recommended to convey to the applicant the advice provided by Parks and Wildlife Services advice. No other changes are recommended.

Previous Council Consideration

99.04.2010 22 April 2010

Previous Council Discussion

27 April 2021 Council Workshop
 11 September 2024 Council Workshop
 09 October 2024 Council Workshop
 11 December 2024 Council Workshop

Statutory Requirement

Land Use Planning and Approvals Act 1993
Local Government Act 1993

Strategic Alignment

1.3 Development and land use planning guidelines that promote balance between our built and natural environments

1.3.1 Promote and support sustainable activities to conserve the islands' natural and agricultural environments.

Budget and Financial Implications

Nil

Risk/Liability

Nil

Voting Requirement

Simple Majority.

RECOMMENDATION

That, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*, the application for Visitor Accommodation – additional unit, outbuildings and works by **Natural Heritage**, for land located at **1321 Palana Road, Blue Rocks**, is **APPROVED** subject to the following conditions:



1. ENDORSED PLANS

The Use and Development must be carried out, substantially in accordance with the following endorsed plans:

- A. **Adams Building Design** dated 31/07/2026, Existing Site Conditions, Site Plans Site Drainage Plan. Reference: Drawing Numbers 1 – 5 of 5.
- B. **Unauthored** dated 21/07/2026 Shack 4 Compound Plan and Elevations. Reference: Drawing Numbers B001- B003 of 3.
- C. **Wide Span Sheds** dated 02/10/2025, Shed 1 Plan and Elevations. Drawing Number PAI2502131-5.
- D. **Unauthored** dated 27/07/2026 Shed 2 Plan and Elevations. Reference: Drawing Number A101.
- E. **Wide Span Sheds** dated 25/08/2025, Shed 3 Plan and Elevations. Drawing Number PAI2502131-4.
- F. **Wide Span Sheds** dated 02/10/2025, Shed 4 Plan and Elevations. Drawing Number PAI2502131-6.
- G. **Unauthored** dated 26/08/2026, Planning Report version 11 - 1321 Palana Road, Flinders Island.
- H. **Mick Rose** dated 28/10/2026, Level certification at Sawyers Bay Shacks - 1321 Palana Road, Blue Rocks.
- I. **Bushfire Wise Development Planning** dated 27 April 2026, Hazard Management Area for proposed buildings (in relation to the extent of vegetation clearance).

2. AMENDED PLAN AND REPORT

Prior to the construction of any new works, provide amended reports and plans referred to in Condition 1 to the satisfaction of Council to remove all references to the word 'dwelling' where this term is used to describe a habitable building or buildings for Visitor Accommodation and replace with the words 'visitor accommodation', 'visitor accommodation unit' or another equivalent term that correctly refers to the Use and Development of the shacks.

When approved, the plan will be endorsed and form part of the permit.

3. DAM

Prior to the construction of any new works, provide a landscaping plan to the satisfaction of Council. The landscaping plan must show:

- A. A cross-section of the dam expansion and its depth;
- B. Proposed landscaping in association with the dam, including species selection, planting location and spacing; and
- C. Any rehabilitation works.

When approved, the plan will be endorsed and form part of the permit.

4. TREE REMOVAL OF THE INTERNAL DRIVEWAY TO SERVICE SHACK 3

Prior to the construction of any new works, provide a landscaping plan to the satisfaction of Council showing:

- A. All existing trees that are required to be removed to enable construction of the internal driveway;

- 
- B. The proposed replacement trees, including species selection, planting location and spacing; and
 - C. Any rehabilitation works.

When approved, the plan will be endorsed and form part of the permit.

5. OUTBUILDINGS (SHEDS)

The use of Shed 1, Shed 2, Shed 3 and Shed 4 as shown on Drawing No. 3/5 is not permitted for human habitation and is limited to storage associated with the visitor accommodation.

6. LANDSCAPING

Landscaping referred to in Conditions 3 and Condition 4 must be established and maintained in a healthy condition. Any trees, shrubs or other plantings that die, become diseased, or are damaged must be replaced with plants of the same species as soon as practicable.

7. LIGHT REFLECTANCE VALUE FOR SHACK 4

Prior to the commencement of Visitor Accommodation for Shack 4, the exterior building finishes of Shack 4 must be painted or treated using colours in tones of grey, green or brown and have a light reflectance value of not more than 40%.

8. EAVES OF SHACK 4

Prior to the commencement of Visitor Accommodation for Shack 4, all eaves of Shack 4 must be unroofed in accordance with the drawing of *Shack 4 Compound Plan and Elevations. Reference: Drawing Numbers B001- B003 of 3* and as endorsed by Condition 1 B.

9. VEHICLE PARKING AND INTERNAL ACCESS FOR SHACK 1, SHACK 2 AND SHACK 4

Prior to the commencement of Visitor Accommodation for Shack 4, car parking, access and stormwater drainage and associated works must be installed to the satisfaction of Council, including:

- A. Constructed and available for use in accordance with the endorsed plans;
- B. Formed to such levels and drained so that they can be used in accordance with the endorsed plans; and
- C. Vehicle parking is delineated with some adequate means of showing the car parking spaces.

10. VEHICLE PARKING AND INTERNAL ACCESS FOR SHACK 3

Prior to the commencement of Visitor Accommodation for Shack 3, car parking, access and stormwater drainage and associated works must be installed to the satisfaction of Council, including:

- A. Constructed and available for use in accordance with the endorsed plans;
- B. Formed to such levels and drained so that they can be used in accordance with the endorsed plans; and

- 
- C. Vehicle parking is delineated with some adequate means of showing the car parking spaces.

11. CONSTRUCTION HOURS

Except with the prior written consent of Council, demolition or construction works must not be carried out:

- A. Monday-Friday (excluding public holidays) before 7.00am or after 6.00pm;
- B. Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9.00am or after 3.00pm; and
- C. Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

12. SOIL, WATER & DUST CONTROL

Soil, water and dust must be managed on the site during construction to prevent escape beyond the site boundaries.

Council concludes its meeting as a Planning Authority under Section 29 of the Local Government (Meeting Procedures) Regulations 2025.



18 Works and Services

18.1 Works and Services Update August 2026

Action	For Information
Officer	Oliver Ward - Works and Services Manager
File Reference	WOR/3000 Infrastructure
Annexures	1. Works & Services Managers Report Template [18.1.1 - 4 pages]

Introduction

The purpose of this report is to provide Councillors with an update of monthly activities undertaken by the Works and Services department.

Officers Report

This report is provided on a monthly basis at the request of Council, please see Annexure 1 to this item.

Voting Requirement

Simple Majority.

RECOMMENDATION

That the Works and Services Manager's Report – August 2026 be received and accepted by Council.

19 Notices of Motions

19.1 Notice of Motion - Resolution from the Furneaux Group Shipping Special Committee - Business Representative

Action	For Decision
Councillor	Mayor Rachel Summers
Officer	Warren Groves - General Manager
File Reference	COM/0403 Furneaux Group Shipping Special Committee
Annexures	Nil

Notice Of Motion

That Council appoints Mr Richard Mollineaux as Business Sector Representative on the Furneaux Group Shipping Special Committee.

Councillor's Report

The Terms of Reference for the Furneaux Group Shipping Special Committee provide for membership to include a representative from the business sector.

The position became vacant following the resignation of Mr David Bellinger on 2 June 2025 and has since been widely advertised.

At its meeting on 14 September 2026, the Committee resolved to recommend that Council appoint Mr Richard Mollineaux as the Business Sector Representative.

DECISION

Moved: Deputy Mayor Vanessa Grace

Seconded: Scott Wood

That the Group recommends to Council that Mr Richard Mollineaux be appointed as the Business Sector Representative on the Furneaux Group Shipping Special Committee.

CARRIED UNANIMOUSLY

Mr Mollineaux is the manager of the local Nutrien store and regularly engages with businesses both on and off the Island, as well as shipping and freight providers. He is already a general member of the Committee; however, given his professional experience and connections across the business and freight sectors, the Committee considers him well suited to serve as its designated Business Sector Representative.

As the Chair of the Furneaux Group Shipping Special Committee, I bring this recommendation to Council for a decision.

Previous Council Consideration

10.01.2018	25 January 2018
163.07.2018	19 July 2018
145.05.2019	16 April 2019
12.01.2020	23 January 2020
180.06.2023	28 June 2023
128.06.2024	26 June 2024
50.02.2025	26 February 2025
185.07.2025	23 July 2025
327.11.2025	19 November 2025

Previous Council Discussion

Nil

Officer's Report

The recommendation falls in line with the Terms of Reference of the Furneaux Group Shipping Special Committee and is a decision for Council.

Statutory Requirement

Local Government Act 1993

Strategic Alignment

ACCESSIBILITY/INFRASTRUCTURE

2.2 Safe and reliable air and sea access to the islands

2.2.2 Engage with key stakeholders to support and improve commercial and community sea access.

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.

Budget and Financial Implications

Nil

Risk/Liability

Any recommendations of the Special Committee require the approval of a Council motion.

Voting Requirement

Simple Majority.

MOTION

That Council appoints Mr Richard Mollineaux as Business Sector Representative on the Furneaux Group Shipping Special Committee.

19.2 Notice of Motion - Resolution from the Flinders Boating Special Committee

Action	For Decision
Councillor	Mayor Rachel Summers
Officer	Warren Groves - General Manager
File Reference	COM/0404 Flinders Boating Special Committee
Annexures	Nil

Notice Of Motion

That the Flinders Boating Special Committee be dissolved until further funding becomes available for future projects, at which time Council may decide to appoint a new committee, noting, Council decision 301.10.2025:

That Council:

- Rescinds motion 127.06.2024, item 1. 'Approves the Committees recommendation to Council that the funds on hand for the improvements to the Boat ramps (approx. \$110,000) be put towards installing a boat ramp on the northern side and an extension to the Jetty, noting that the funds will not cover the entire project but that the committee seek further funding opportunities.', and;
- Allocates the remaining funding to:
 - Application for a Crown Land consent to lodge an Development Application (DA) for a three-stage development to:
 - i. Extend the existing jetty by 12metres in two 6metre stages; and
 - ii. Construct a new boat ramp on the northern side of the jetty;
 - Extending the existing Whitemark jetty by 6 metres as stage one.
- Undertake betterment of the boat ramp on the southern side of the Whitemark jetty;
- Seeks additional funding for a boat ramp on the northern side of the jetty and the second stage 6metre jetty extension, noting that following successful application for the Crown Land consent to lodge and DA, this will be a shovel ready project; and

Council expresses its appreciation to the Flinders Boating Committee members, past and present, for their constructive, collaborative advice and positive contribution to the project.

Councillor's Report

Prior to the 2021 State Election, the Tasmanian Government committed \$120,000 to Flinders Council for the upgrade and maintenance of boating facilities on Flinders Island.

An initial community meeting was held on 21 July 2021 to discuss boating facilities and nominate community representatives. On 17 August 2021, Council resolved to establish the Flinders Boating Special Committee under section 24 of the *Local Government Act 1993*. The Committee was established to provide recommendations to Council on boating matters, particularly in relation to Council-owned boat ramps.

The then Mayor, Annie Revie, was appointed as the Committee's non-voting Chair.

The Committee's early meetings considered a broad range of possible improvements, including:

- repairs and alterations to the existing Whitemark boat ramp;
- construction of a second boat ramp on the northern side of the jetty;
- improvements to fenders and boat access;
- parking and vehicle circulation;
- lighting, lifesaving equipment and signage;

- access for swimmers and other recreational users; and
- maintenance and improvement of boating facilities elsewhere on the Island.

By February 2022, Committee members had expressed support for constructing a boat ramp on the northern side of the Whitemark jetty. Preliminary estimates at that time suggested that engineering and construction of a new ramp may cost approximately \$30,000, although this estimate relied heavily on volunteer labour and preceded detailed design, approvals and contemporary construction requirements.

Under the Committee's Terms of Reference, recommendations were required to be formally moved, seconded and recorded in the minutes, with the Chair responsible for presenting those recommendations to Council through a Notice of Motion.

The records from 2021 and early 2022 show that Committee minutes were provided to Council to be noted. However, they do not show the substantive proposals developed during that period being separately presented to Council for determination in accordance with the process set out in the Terms of Reference. This contributed to uncertainty about what had been formally recommended, what Council had authorised and how the project was to proceed.

Broader Community Involvement

On 7 September 2022, the Committee formally recommended that Council proceed with detailed design for a new Whitemark boat ramp.

When the proposal became more widely known, a significant number of community members attended the Committee meeting held at the Whitemark boat ramp on 11 October 2022. Those present questioned whether a second ramp at Whitemark was the highest community priority and raised concerns about:

- the level of demand for a second ramp;
- the effect on swimming and other recreational use of the area;
- the ability to secure boats alongside the jetty;
- the condition of other Council-owned boat ramps; and
- the need for wider community consultation before committing the available funding.

Suggestions included widening or extending the existing ramp, extending the jetty, improving facilities at other locations and undertaking an audit of Council-owned boat ramps.

Following that meeting, four additional community representatives (Justin Nicholls, Aronn Daw, Andrew Donnellan and Craig Wheatley) were appointed to the Committee. Council also deferred a decision on the September 2022 recommendations to allow the expanded Committee and the newly elected Council to reconsider the project.

Following the 2022 local government election, Mayor Rachel Summers became Chair of the Committee. At its meeting on 31 January 2023, members expressed frustration about the time already taken to progress the project and questioned whether earlier recommendations had been presented to Council.

The Committee's work was subsequently reset around a clearer process of formally recorded recommendations, Council consideration and broader community consultation.



Community Consultation

In March 2023, the Committee conducted a community survey about the use, condition and future development of the Council-owned boat ramps at Whitemark, Emita and Palana. The survey received 73 responses.

The results showed that the community's principal concern was maintaining existing boat ramps to a safe and reasonably consistent standard. Of those responding to the question about additional boat ramps within the municipality, 64 per cent considered that no additional ramps were required.

The results did not demonstrate broad community support for an additional ramp at Whitemark. They did, however, identify maintenance, safety and access concerns across the existing network, particularly at Emita and Palana.

The Committee continued to consider the operational benefits of a northern ramp at Whitemark, particularly during north-westerly conditions. Some Committee members regarded this as the principal priority. Other members emphasised the survey results, the condition of other ramps, recreational use of the Whitemark foreshore and the need to consider the interests of the wider community.

This difference between the preferred outcome of some Committee members and the broader feedback received from the community remained a recurring feature of the Committee's deliberations.

Development of the staged project

During 2023, the Committee developed a three-stage proposal for Whitemark:

- repair the existing southern boat ramp;
- construct a new boat ramp on the northern side of the jetty; and
- extend the existing jetty.

Council also approved a range of immediate safety and usability improvements, including additional fenders, rubber protection, ladders and lifesaving equipment. Maintenance and safety works were also progressed at Palana.

On 27 September 2023, Council approved the Whitemark concept plans for further development and authorised quotations for a six-metre jetty extension. This allowed the project to move from general discussion into design, costing and approval work.

By April 2024, the Committee had reviewed revised concept plans and unanimously recommended that the approximately \$110,000 then available be put towards both a northern boat ramp and a jetty extension, while acknowledging that the available funding would not complete both components.

On 26 June 2024, Council adopted that recommendation through Decision 127.06.2024. The decision depended upon additional external funding being secured.

Council subsequently advocated for further State Government assistance. An additional contribution was verbally indicated during discussions with the then Minister for Infrastructure, but this did not proceed following changes to ministerial responsibilities. Council was instead encouraged to apply through available grant programs. A later application to the Better Fishing Grants Program was unsuccessful.



Emergency Works and Construction Cost Increases

A severe storm event on 31 August and 1 September 2024 caused significant damage to the Whitemark and Port Davies boat ramps.

Council was required to prioritise the safety, repair and continued operation of its existing boating infrastructure. Interim works were undertaken to keep the ramps safe and serviceable while engineering, funding and construction arrangements were developed.

The estimated cost of repairing the existing Whitemark ramp increased to approximately \$116,000. Disaster relief arrangements provide approximately 75 per cent of the eligible repair costs, with Council responsible for the remaining contribution. These works are separate from the boating infrastructure grant but have required substantial staff attention, engineering input and project coordination.

The cost of the proposed new northern ramp also increased substantially. By June 2025, the estimated cost was approximately \$156,445 excluding GST. Indicative costs for extending the jetty were approximately \$65,000 for six metres and \$120,000 for 12 metres.

As at 31 July 2026, approximately \$111,915 of the boating project funding remained available.

The early estimates prepared in 2022 could not reasonably anticipate the subsequent escalation in construction, materials, labour and freight costs. Global supply chain disruption, inflation and continuing increases in the cost of undertaking construction work on a remote island have significantly reduced what can now be delivered from the original funding.

The available funding is no longer sufficient to construct both a northern ramp and a jetty extension. Continuing to defer all works until enough funding became available for both components also carried the risk that further cost increases would reduce the purchasing power of the remaining grant.

Council's Current Project Direction

On 29 October 2025, Council adopted Decision 301.10.2025, which rescinded the previous decision to pursue the northern ramp and jetty extension together.

Council instead adopted a staged and financially achievable approach by resolving to:

- obtain Crown land consent and lodge a development application covering a 12-metre jetty extension and northern boat ramp;
- construct the first six-metre stage of the jetty extension using the available funding;
- undertake repair and betterment works to the existing southern ramp; and
- seek further funding for the northern ramp and the second six-metre jetty extension.

This approach allows Council to deliver a useful and achievable improvement now while retaining a clear pathway for the remaining stages. Securing the necessary landowner and planning approvals for the entire development will also place Council in a stronger position to pursue future grant opportunities.

The jetty extension will provide additional space for vessels to berth, improve separation between boating and recreational activities and benefit a broader range of users. Council's decision does not abandon the proposed northern ramp. It establishes it as a future stage to be progressed, when adequate funding is available.



Future of the Committee

At its meeting on 14 September 2026, the Committee discussed its future and the status of the Whitemark project.

Committee member Justin Nicholls moved that the Committee be dissolved until further funding became available for future projects, at which time Council could consider appointing a new committee. The motion was seconded by Kevin Haines and carried unanimously.

The Committee has now substantially completed the advisory work for which it was established. It has:

- identified and debated boating infrastructure priorities;
- facilitated community input;
- considered the needs of boating and recreational users;
- contributed to inspections and the identification of maintenance issues;
- recommended safety and usability improvements;
- assisted in developing the Whitemark concept; and
- provided recommendations that have informed Council's adopted staged development plan.

The remaining work principally involves landowner consent, development approval, engineering, procurement, construction management and funding advocacy. These are operational and statutory functions that must be undertaken by Council rather than by a special committee.

Maintaining a standing committee where there is no further substantive advisory work creates an unnecessary administrative burden for members and Council staff and risks reopening matters that Council has already determined.

Dissolving the Committee will not prevent Council from consulting boating facility users when required. Nor will it prevent Council from establishing a new committee or other advisory mechanism if significant funding is obtained for a future project.

The Committee has reached the natural conclusion of its work. Council now has a clear project direction, approved stages and identified future funding priorities. It is therefore appropriate to accept the Committee's unanimous recommendation and formally dissolve it.

Previous Council Consideration

145.08.2021	17 August 2021
199.10.2022	18 October 2022
31.02.2023	22 February 2023
181.06.2023	28 June 2023
266.09.2023	27 September 2023
127.06.2024	26 June 2024
49.02.2025	26 February 2025
301.10.2025	29 October 2025

Previous Council Discussion

22 January 2025	Council Workshop
13 August 2025	Council Workshop
8 October 2025	Council Workshop



Officer's Report

Council have resolved on the manner in which to allocate the funds from the State Government. No further funding remains currently available.

This decision is a matter for Councillor consideration.

Statutory Requirement

Section 24 of the Local Government Act 1993 provides that a council may establish special committees on such terms and for such purposes as it considers appropriate.

Council may dissolve a special committee that it has established and rescind the associated Terms of Reference.

Strategic Alignment

ACCESSIBILITY/INFRASTRUCTURE

2.2 Safe and reliable air and sea access to the islands

2.2.2 Engage with key stakeholders to support and improve commercial and community sea access.

GOOD GOVERNANCE

4.1 An organisation that provides good governance, effective leadership and high-quality services, within our means

4.1.1 Council meets its statutory obligations to manage risk, achieve financial sustainability and model good governance.

The proposal is consistent with Council's strategic objective of providing quality infrastructure and services for community benefit and supporting safe and reliable sea access.

Implementation of Council Decision 301.10.2025 will continue irrespective of the dissolution of the Committee.

Budget and Financial Implications

There is no direct financial cost associated with dissolving the Committee.

Dissolution will reduce the administrative resources required to prepare agendas, minutes and supporting material for Committee meetings.

Approximately \$111,915 in project funding remained available as at 31 July 2026. This funding remains allocated to the Whitemark boating facility project in accordance with Council Decision 301.10.2025 and the applicable funding agreement.

Risk/Liability

The repair, approval and construction of boating infrastructure will remain subject to Council's normal engineering, procurement, planning, workplace health and safety and asset-management requirements.

Dissolving the Committee does not alter Council's ownership, maintenance or risk-management responsibilities for its boating infrastructure.

Council can undertake targeted consultation where a proposed future project or material change in scope warrants additional community input.

Voting Requirement

Simple Majority.

MOTION

That the Flinders Boating Special Committee be dissolved until further funding becomes available for future projects, at which time Council may decide to appoint a new committee, noting, Council decision 301.10.2025:

That Council:

- Rescinds motion 127.06.2024, item 1. 'Approves the Committees recommendation to Council that the funds on hand for the improvements to the Boat ramps (approx. \$110,000) be put towards installing a boat ramp on the northern side and an extension to the Jetty, noting that the funds will not cover the entire project but that the committee seek further funding opportunities.', and;
- Allocates the remaining funding to:
 - Application for a Crown Land consent to lodge an Development Application (DA) for a three-stage development to:
 - i. Extend the existing jetty by 12metres in two 6metre stages; and
 - ii. Construct a new boat ramp on the northern side of the jetty;
 - Extending the existing Whitemark jetty by 6 metres as stage one.
- Undertake betterment of the boat ramp on the southern side of the Whitemark jetty;
- Seeks additional funding for a boat ramp on the northern side of the jetty and the second stage 6metre jetty extension, noting that following successful application for the Crown Land consent to lodge and DA, this will be a shovel ready project; and

Council expresses its appreciation to the Flinders Boating Committee members, past and present, for their constructive, collaborative advice and positive contribution to the project.

20 Finance

20.1 Budget Variation - Council Asset - Pony Club Yards

Action	For Decision
Officer	Warren Groves - General Manager
File Reference	WOR/3000 Infrastructure
Annexures	1. CONFIDENTIAL - Pony Club Gunn Bequest application [20.1.1 - 4 pages] 2. CONFIDENTIAL - 20220511 - Flinders Island Pony And Riding Club Lease Agreement [20.1.2 - 8 pages]

Introduction

Each year, Flinders Council supports local sporting projects through the Gunn Bequest Sporting Clubs endowment.

The program provides annual funding to assist with the promotion or improvement of sporting facilities and activities within the Municipality. Applications must be submitted through a recognised club or sporting body and relate to suitable projects that promote or facilitate sporting participation.

Eligible activities must be linked to a state and national association and be recognised at a national level as a sporting association or activity, excluding commercial enterprises.

Previous Council Consideration

88.04.2026	21 April 2026
172.07.2026	22 July 2026
208.08.2026	26 August 2026

Previous Council Discussion

15 April 2026	Council Workshop
08 July 2026	Council Workshop
01 September 2026	General Manager, Management Staff and Non-Conflicted Councillors

Officer's Report

Due to Councillor declared conflicts of interest and on advice from the Office of Local Government, the 2026-27 Gunn Bequest program allocation of funding was delegated to the General Manager, in collaboration with the Senior Management Team and non-conflicted Councillors (The delegated team) at the 26 August 2026 Closed Council meeting.

The delegated team met on 1 September 2026 and considered the Flinders Island Pony and Riding Club yards to be a on Council land and therefore the responsibility to maintain the assets on the land fell to Council.

No Gunn Bequest funding was allocated to the Flinders Island Pony and Riding Club, instead the delegated team recommended a budget variation be considered to fund the upgrade works. The item is presented to Council for consideration.

Statutory Requirement

Local Government Act 1993



Strategic Alignment

LIVEABILITY

1.2 A harmonious and healthy community actively engaged in employment, recreation, volunteering, arts and culture

1.2.1 Provide recreational facilities and assist community groups to encourage an active and healthy lifestyle.

ACCESSIBILITY/INFRASTRUCTURE

2.3 Council assets/land maintained and utilised effectively

GOOD GOVERNANCE

4.1 An organisation that provides good governance, effective leadership and high-quality services, within our means

4.1.1 Council meets its statutory obligations to manage risk, achieve financial sustainability and model good governance.

Budget and Financial Implications

A budget variation of \$2011.68 would be required to cover the stage 3 horse yard upgrade.

Risk/Liability

Failure to maintain Council's assets places Council at risk of safety hazards, possible legal and compliance issues.

Voting Requirement

Absolute Majority

RECOMMENDATION

That Council, by absolute majority:

- approves a budget variation of \$2,011.68 to support club volunteers to upgrade six yards and replace with new posts, rails and gates at the Flinders Island Pony and Riding Club located at the Showground on Palana Road Whitemark per the quotation at annexure 1 to this item.

21 Community and Economic Development



Action	For Information
Officer	Sammi Gowthorp - Community Engagement Manager
File Reference	CDV/0300 - Community Events EDV/0100 - Economic Development
Annexures	1. Community and Economic Development Report [21.1.1 - 1 page]

Introduction

The purpose of this report is to provide Councillors with an update on activities, projects and initiatives undertaken by the Community and Economic Development department during the reporting period.

Officers Report

This report will be provided monthly.

Please see Annexure 1 to this item.

Strategic Alignment

LIVEABILITY

1.1 A viable population that enables the necessary services and activities required for the Community to prosper

ECONOMY/BUSINESS

3.1 Ongoing opportunities across all business sectors to future-proof the critical needs of the islands.

Voting Requirement

Simple Majority.

RECOMMENDATION

That the Community Engagement Manager's Report – August 2026 be received and accepted by Council.



22 Governance

22.1 Airport Operations Report August 2026

Action	For Information
Officer	Richard Harley - Airport Operations Coordinator
File Reference	AER/1500
Annexures	1. Airport Operations Report Template [22.1.1 - 3 pages]

Introduction

The purpose of this report is to provide Councillors with an update of monthly activities undertaken by the Airport Operations Officers.

Officers Report

This report is provided on a monthly basis. Please see Annexure 1 to this item.

Voting Requirement

Simple Majority.

RECOMMENDATION

That the Airport Operations Coordinators Report – August 2026 be received and accepted by Council and a copy of the report at Annexure 1 to this item be shared with the Furneaux Group Aviation Special Committee members.

22.2 2026-2027 Community Grants



Action	For Noting
Officer	Warren Groves - General Manager
File Reference	FIN/0905 Community Grants
Annexures	Nil

Introduction

Council is committed to providing funding for projects that support Furneaux Islands communities by strengthening community connection, access and participation.

Community Grants are available to not-for-profit community organisations, community groups and individuals across the Furneaux Islands. The program supports local responses to community needs and aspirations, encourages participation, strengthens connection and belonging, and helps build community capacity.

In previous years, Council has provided financial assistance through the Community Grants program to support local projects and help deliver services and activities for the broader community.

Previous Council Consideration

88.04.2026	21 April 2026
173.07.2026	22 July 2026
206.08.2026	26 August 2026

Previous Council Discussion

15 April 2026	Council Workshop
08 July 2026	Council Workshop

Officer's Report

Council's Community Grants Program was promoted through print advertising, social media, Council's e-newsletter, Council's website and the Island News. Community organisations, groups and individuals were invited to apply for funding by 30 June 2026.

Seven applications were received for the 2026-27 round, with total funding requests of \$16,157.50.

This matter was considered at the Closed Council Meeting held on 22 July 2026. Several Councillors declared conflicts of interest, which meant a quorum could not be achieved. The item was deferred to allow the Mayor to seek advice from the Office of Local Government.

The Office of Local Government advised that Council could resolve the matter by delegating the grant allocation decision to the General Manager, in consultation with the Senior Management Team and non-conflicted Councillors.

At the Closed Council Meeting held on 26 August 2026, Council resolved as follows:



DECISION

206.08.2026 Moved: Cr Garry Blenkhorn Seconded: Cr Ken Stockton
That Council:

- Notes decision 172.07.2026 of the 22 July 2026 Closed Council Meeting to defer the decision on allocation of funds for the 2026–2027 Community Grants Program due to conflicts of interest resulting in a lack of quorum: and
- On advice from the Office of Local Government, delegates authority for the allocation of grant funding for the 2026–2027 Community Grants Program to the General Manager, in collaboration with the Senior Management Team and non-conflicted Councillors.

CARRIED UNANIMOUSLY: (6-0)

Mayor Rachel Summers, Deputy Mayor Vanessa Grace, Cr Garry Blenkhorn, Cr Aaron Burke, Cr Carol Cox and Cr Ken Stockton.

The General Manager, Council's Senior Management Team and non-conflicted Councillors met on the 1st September 2026 to consider the applications and the 2026-27 Community Grants allocations are provided to Council for noting.

Statutory Requirement

There are no Statutory Requirements.

Strategic Alignment

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.

1.2 A harmonious and healthy community actively engaged in employment, recreation, volunteering, arts and culture

1.2.1 Provide recreational facilities and assist community groups to encourage an active and healthy lifestyle.

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.

Budget and Financial Implications

A budget of \$12,000 has been allocated to support the Community Grants Program.

At the March 2026 Ordinary Council Meeting, Council approved \$3,000 from the 2026-27 Community Grants budget to support the Flinders Island Golf Club 2026 competition.

This leaves \$9,000 available for Council's consideration in this round.

Risk/Liability

No foreseen risks

Voting Requirement

Simple Majority.

RECOMMENDATION

That Council notes the outcome of the 2026–2027 Community Grants Program following consideration by the General Manager, in collaboration with Council's Senior Management Team and non-conflicted Councillors per the table below:

Organisation	Project Name:	Decision
Flinders Island Food Network	The Community Harvest Festival	\$2,500
Flinders Island Show Society Inc	Live music for the 91st Annual Show – “Well Strung” and performance at the Whitemark Gym Cabaret.	\$1,843
Flinders Island Pony and Riding Club	Fly In Coach	\$425
Patriarchs Wildlife Sanctuary Inc	Information flyer for PaWS	\$1,232
Flinders Island District High School	Growing Good Men Initiative	\$3,000
	TOTAL	\$9,000



22.3 2026-2027 Gunn Bequests

Action	For Decision
Officer	Warren Groves - General Manager
File Reference	FIN/1600 Gunn Bequest
Annexures	Nil

Introduction

Each year, Flinders Council supports local sporting projects through the Gunn Bequest Sporting Clubs endowment.

The program provides annual funding to assist with the promotion or improvement of sporting facilities and activities within the municipality. Applications must be submitted through a recognised club or sporting body and relate to suitable projects that promote or facilitate sporting participation.

Eligible activities must be linked to a state and national association and be recognised at a national level as a sporting association or activity, excluding commercial enterprises.

Previous Council Consideration

88.04.2026	21 April 2026
173.07.2026	22 July 2026
208.08.2026	26 August 2026

Previous Council Discussion

15 April 2026	Council Workshop
08 July 2026	Council Workshop

Officer's Report

The 2026–2027 Gunn Bequest program was widely promoted through print and social media, Council's e-newsletter and website, and the Island News. Community organisations and individuals were invited to submit funding applications by 30 June 2026.

Interest earned on the endowment account for the 2025–2026 financial year was \$4,873. In accordance with Council's 1985 decision, made when the bequest was received, 50% of maturing interest is distributed as grant funding and the remaining 50% is reinvested.

At the Ordinary Council Meeting held on 21 April 2026, Council approved \$2,437 for distribution through the Gunn Bequest program.

Five applications were received for the 2026-27 round, requesting a total of \$5,356.41. The matter was considered at the Closed Council Meeting held on 22 July 2026. Several Councillors declared conflicts of interest, which meant a quorum could not be achieved and Council was unable to make a decision.

The item was deferred to allow the Mayor to seek advice from the Office of Local Government.

The Office of Local Government advised that Council could resolve the matter by delegating the grant allocation decision to the General Manager, in consultation with the Senior



Management Team and non-conflicted Councillors. At the Closed Council Meeting held on 26 August 2026, Council resolved as follows:

DECISION

208.08.2026 Moved: Cr Garry Blenkhorn Seconded: Cr Carol Cox

That Council:

- **Notes decision 172.07.2026 of the 22 July 2026 Closed Council Meeting to defer the decision on allocation of funds for the 2026–2027 Gunn Bequest Program due to conflicts of interest resulting in a lack of quorum: and**
- **On advice from the Office of Local Government, delegates authority for the allocation of grant funding for the 2026–2027 Gunn Bequest Program to the General Manager, in collaboration with the Senior Management Team and non-conflicted Councillors.**

CARRIED UNANIMOUSLY: (6-0)

Mayor Rachel Summers, Deputy Mayor Vanessa Grace, Cr Garry Blenkhorn, Cr Aaron Burke, Cr Carol Cox and Cr Ken Stockton.

The General Manager, Senior Management Team and non-conflicted Councillors met on the 1st September 2026 to consider the applications and the 2026-27 Gunn Bequest allocations are provided to Council for noting.

Statutory Requirement

There are no Statutory Requirements.

Strategic Alignment

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.

1.2 A harmonious and healthy community actively engaged in employment, recreation, volunteering, arts and culture

1.2.1 Provide recreational facilities and assist community groups to encourage an active and healthy lifestyle.

Budget and Financial Implications

\$2,437 is available for distribution.

Risk/Liability

Nil

Voting Requirement

Simple Majority.



RECOMMENDATION

That Council notes the outcome of the 2026–2027 Gunn Bequest Program following consideration by the General Manager, in collaboration with Council's Senior Management Team and non-conflicted Councillors per the table below:

Applicant Details	Project Name:	Decision
Flinders Island Golf Club	Golf Coaching visit 2027	\$290
Flinders Island Netball Association	Kids Netball Gear Refresh	\$340
Flinders Island Junior Football Club	FIJFC Sports Equipment	\$607
Flinders Island Pony & Riding Club	Stage 3 Horse Yard Upgrade	0.00
Furneaux Islands Motocross Assoc	Upgrade of Motocross Track	\$1,200
TOTAL		\$2,437

22.4 Resolution Report - September 2026



Action	For Information
Officer	Warren Groves - General Manager
File Reference	GOV/0300 Councillor Resolution Reports
Annexures	1. 2026.09 Council Resolution Report [22.4.1 - 4 pages]

Introduction

The Councillor Resolution Report identifies resolutions passed by elected members and the actions taken to implement the decisions.

Officer's Report

This Report is presented on a monthly basis. Please read Annexure 1 to this item Resolution Report – September 2026.

Voting Requirement

Simple Majority.

RECOMMENDATION

That the Councillor Resolution Report – 23 September 2026 be noted.

CLOSURE OF MEETING
