



**Brighton
Council**

ATTACHMENTS

ORDINARY COUNCIL MEETING

21 JANUARY 2025





Brighton Council

**MINUTES OF THE ORDINARY COUNCIL MEETING
OF THE BRIGHTON COUNCIL, HELD IN THE COUNCIL CHAMBERS,
COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH
AT 5.30P.M. ON TUESDAY, 17 DECEMBER 2024**

PRESENT: Cr Gray; Cr Curran; Cr De La Torre; Cr Geard; Cr Irons; Cr McMaster; Cr Murtagh; Cr Owen and Cr Whelan

IN ATTENDANCE: Mr J Dryburgh (Chief Executive Officer) Mr C Pearce-Rasmussen (Director, Asset Services); Ms J Banks (Director, Governance & Regulatory Services); Ms G Browne (Director Corporate Services); Mrs J Blackwell (Acting Director, Development Services) and Ms A Turvey (Manager Community Development & Engagement).

- 1. Acknowledgement of Country**
- 2. Apologies/Applications for leave of absence**

All members were present.

3. Confirmation of Minutes

3.1 Ordinary Council Meeting

The Minutes of the previous Ordinary Council Meeting held on the 19th November 2024 are submitted for confirmation.

RECOMMENDATION:

That the Minutes of the previous Ordinary Council Meeting held on 19th November 2024, be confirmed.

DECISION:

Cr Owen moved, Cr McMaster seconded that the Minutes of the previous Ordinary Council Meeting held on 19th November 2024, be confirmed.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Murtagh	
Cr Owen	
Cr Whelan	

4. Declaration of Interest

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the chairperson of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest or conflict of interest in any item on the Agenda.

In accordance with Section 48(4) of the *Local Government Act 1993*, it is the responsibility of councillors to then notify the Chief Executive Officer, in writing, the details of any interest(s) that the councillor has declared within 7 days of the declaration.

Cr McMaster declared an interest in Item 13.1 and 14.4

Cr Murtagh declared an interest in Item 14.4

5. Public Question Time and Deputations

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the agenda is to make provision for public question time.

There was no requirement for Public Question Time.

6. Reports from Council**6.1 Mayor's Communications**

The Mayor's communications were as follows:

20/11 LGAT Mayor's Workshop

21/11 LGAT General Meeting

28/11 STCA AGM

29/11 IGA, Brighton Opening

16/12 STCA Meeting

17/12 Citizenship Ceremony

17/12 Council Meeting

RECOMMENDATION:

That the Mayor’s communications be received.

DECISION:

Cr Whelan moved, Cr Irons seconded that the Mayor’s communications be received.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Murtagh	
Cr Owen	
Cr Whelan	

6.2 Reports from Council Representatives

- Cr Owen attended an on-line meeting of the Derwent Catchment Project on 11/12/2024.
- Cr Owen attended the JRLFSS Prize giving event, final Assembly at the Civic Centre on 12/12/2024.
- Cr Curran attended the Deputy Mayor’s workshop in Launceston on 20/11/2024.
- Cr Curran attended an on-line workshop on Councillor resilience.

RECOMMENDATION:

That the verbal reports from Council representatives be received.

DECISION:

Cr De La Torre moved, Cr Murtagh seconded that the verbal reports from Council representatives be received.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Murtagh	
Cr Owen	
Cr Whelan	

7. Miscellaneous Correspondence

- Email from Libraries Tasmania dated 9 December 2024 regarding Bridgewater Library Hours.

8. Notification of Council Workshops

In accordance with the requirements of Section 8(2)(c) of the Local Government (Meeting Procedures) Regulations 2015.

Nil Council workshops have been held since the previous Ordinary Council meeting.

9. Notices of Motion

There were no Notices of Motion.

10. Consideration of Supplementary Items to the Agenda

In accordance with the requirements of Part 2 Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council, by absolute majority may approve the consideration of a matter not appearing on the agenda, where the Chief Executive Officer has reported:

- (a) the reason it was not possible to include the matter on the agenda, and
- (b) that the matter is urgent, and
- (c) that advice has been provided under Section 65 of the *Local Government Act 1993*.

The Chief Executive Officer reported that there were no supplementary agenda items.

11. Reports from Committees

There were nil Reports from Committees.

12. Council Acting as a Planning Authority

Under the provisions of the *Land Use Planning and Approvals Act 1993* and in accordance with Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the Council will act as a planning authority in respect to those matters appearing under Item 12 on this agenda, inclusive of any supplementary items.

12.1 Draft Amendment to the Brighton Local Provisions Schedule to amend the BRI-S11.0 South Brighton Specific Area Plan - RZ 2024/06 - Section 40D(b) Report

Author: Planning Officer (D Van)

Authorised: Acting Director Development Services (J Blackwell)

File Reference:	RZ 2024-06
Type of Application:	Section 40D(b) of <i>Land Use Planning and Approvals Act 1993</i>
Address/Subject Site:	Various
Owner/s:	Various
Requested by:	Brighton Council
Planning Instrument:	Tasmanian Planning Scheme - Brighton
Proposal:	<p>To amend Brighton Local Provisions Schedule ordinance in the BRI-S12.0 Burrows Avenue Specific Area Plan, as follows:</p> <ul style="list-style-type: none"> Amend the wording of BRI-S12.7.1 P1.2 and BRI-S12.8.1 P2.2., by deleting <i>'Council's adopted Key Infrastructure Investments and Defined Infrastructure Charges policy that is relevant to the land.'</i> and inserting <i>'Council's adopted Infrastructure Contributions Policy or as amended or replaced from time to time that are relevant to the land.'</i>

1. Executive Summary

The purpose of this report is for Council to consider whether to, of its own motion, initiate a draft planning scheme amendment made under Section 40D(b) of the *Land Use Planning and Approvals Act 1993* ('the Act'), to amend the Brighton Local Provision Schedule (LPS) by revising subclause BRI-S11.8.2 P1.2 of the South Brighton Specific Area Plan (South Brighton SAP).

The South Brighton SAP (amendment RZ 2022-005) was approved by the Tasmanian Planning Commission (Commission) on 10 May 2024 and came into effect on 24 May 2024.

The purpose of the South Brighton SAP is:

- To implement the South Brighton Development Framework.
- To maximise and facilitate future development potential.
- To coordinate the provision of infrastructure and public open space.
- To create a safe and pleasant urban environment, through landscaping, connectivity between roads, the high school and open spaces.
- To provide a range of lot sizes close to public open space, services and public transport.
- To provide a road network that:
 - facilitates connection between lots;

- encourages connectivity between the east and west side of Brighton Road; and
- utilises and incorporates existing overland flowpaths.
- To facilitate a transition to a slow traffic and pedestrian friendly environment for Brighton Road.

In subclause BRI-S11.8.1 P1.2, there is reference to ‘*Council’s adopted any Key Infrastructure Investments and Defined Infrastructure Charges Infrastructure Contribution policy*’. This policy was renamed to “*Infrastructure Contributions Policy*” following the adoption of an amended policy by Council in October 2024.

No other modifications to the South Brighton SAP are proposed and the proposed draft amendment satisfies the LPS Criteria.

Given the simplicity of the draft planning scheme amendment, the planning authority also requests that the Commission exempt the proposed amendment from public exhibition in accordance with Section 40I(2)(b)(ii) of the Act. It is submitted that the public interest will not be prejudiced by the draft amendment not being publicly exhibited.

It is recommended that the Planning Authority certify the draft amendment to the LPS.

2. Legislative & Policy Content

The purpose of this report is to consider whether to, of its own motion, prepare a draft amendment of an LPS as described in this report.

The amendment request is made under section 40D(b) of the *Land Use Planning and Approvals Act 1993* (the Act). The provisions of the Act establish the test of whether a planning scheme amendment is reasonable or not.

Section 40F(1) of the Act requires the Planning Authority to consider the criteria of the LPS when approving or refusing an amendment. The LPS criteria is contained in section 34 of the Act.

The planning authority also requests that the Commission exempt the proposed amendment from public exhibition in accordance with Section 40I(2)(b)(ii) of the Act as the amendment is to update the wording of a clause to reflect the renaming of Council’s policy. It is submitted that the public interest will not be prejudiced by the draft amendment not being publicly exhibited.

This report details the reasons for the officer’s recommendation. The Planning Authority is not bound to adopt the recommendations in this report. The Planning Authority can either: (1) adopt the recommendation; or (2), vary the recommendation by adding, modifying, or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.

3. Risk & Implications

There is no risk to initiating the planning scheme amendment.

Not initiating the planning scheme amendment will create unnecessary confusion for developers when identifying the appropriate policy which will apply to development in the future.

4. Planning Scheme Amendment Proposal

It is proposed to modify the wording of BRI-S11.8.2 P1.2 of the South Brighton SAP as follow:

Existing

.....

P1.2

Where Council Infrastructure has been provided by Council, an infrastructure contribution must be paid having regard to Council's adopted any Key Infrastructure Investments and Defined Infrastructure Charges Infrastructure Contribution policy that is relevant to the land.

Proposed:

.....

P1.2

Where council infrastructure has been provided by Council, an infrastructure contribution must be paid, having regard to Council's adopted Infrastructure Contributions Policy as amended or replaced from time to time relevant to the land.

5. Rationale for the amendment

The South Brighton Specific Area Plan was approved by the Tasmanian Planning Commission (Commission) in May 2024. The Commission agreed the South Brighton SAP is consistent with the requirements of section 32(4)(b) of the Act¹.

The Commission agrees that there is complexity associated with achieving increased housing density through infill development and providing associated infrastructure across a relatively large number of land parcels in different ownership in within the area. The Commission also accepts that without the South Brighton SAP, the cost of providing infrastructure within the subject area is likely to be spread over the Council's wider ratepayer base, rather than being attributed to the developer of each site¹.

Subclause BRI-S11.8.2 P1.2 of the South Brighton SAP sets out the requirements for a contribution paid by the subdivision developers in order to allow the Council to invest for key infrastructure. The standard refers to the '*Key Infrastructure Investments and Defined Infrastructure Charges Infrastructure Contribution policy*' as a guideline for Council and developers toward infrastructure contributions for new subdivisions within the South Brighton SAP.

¹ Tasmanian Planning Commission (2024), Decision on RZ 2022-005 - RZ 2022-05 - Rezone multiple lots in South Brighton, insert South Brighton Specific Area Plan (SAP) and amend Brighton Highway Services SAP at Clause BRI-S3-0, TASPComm 29.



Figure 1: South Brighton Specific Area Plan map

5.1. Strategic Rationale

Southern Tasmanian Regional Land Use Strategy 2010-2035

SD2: Holistically Managing Residential Growth

The proposed draft amendment seeks to amend the title of the Policy referred in the SAP provisions, and to indemnify against future changes. It brings the SAP area into compliance with this recommendation to holistically manage residential growth by addressing specific difficulties arising from localised land use patterns.

Brighton Structure Plan 2018 (BSP)

The BSP acts as a guide for major changes to land use, built form and public spaces that together can achieve identified economic, social and environmental objectives for Brighton.

The BSP includes an analysis of housing supply in the Brighton area to meet the long-term needs based on population projections. The BSP predicts that the strongest population in the municipality will be in the suburbs of Brighton and Pontville of 2.7% per annum, or an increase of 3,040 people by 2033.

Strategy 2 of the BSP identifies that significant vacant and underutilised parcels need to be developed for more housing, which is occurring in the SAP area.

Strategy 3 of the BSP identifies that Brighton's housing supply should provide medium density options and to consider the provision of a range of lots sizes to avoid homogenous development outcomes.

It is considered that the proposed draft amendment will bring South Brighton SAP to better addresses this strategy.

6. The Draft Amendment

At subclauses BRI-S11.8.2 P1.2 of the South Brighton SAP, there is a reference to '*Key Infrastructure Investments and Defined Infrastructure Charges Infrastructure Contribution policy*'.

At its Ordinary Council Meeting in October 2024, Council recognised the need to modify the ‘Key Infrastructure Investments and Defined Infrastructure Charges policy’ as referred to in the above subclauses of the South Brighton SAP. The Council adopted the amended and renamed the policy to ‘Infrastructure Contributions Policy’² to provide more clarification on the focus of how the policy relates to provision of infrastructure that is the responsibility of Council.

The purpose of the updated *Infrastructure Contributions Policy* is to set guidelines by which Brighton Council can make key infrastructure investments. Council will recoup these investments via the imposition of a charge on the creation of new lots or the intensification of land that benefits directly from these investments.

The draft amendment to the South Brighton SAP is critical to address localised development issues within the SAP area by referring to the applicable Council policy and provision of public infrastructure. To prevent unnecessary amendment or modification in the future, the term ‘or as amended or replaced from time to time relevant to the land’ is added following the reference of the policy.

On that basis, the proposed draft amendment to the Brighton Local Provisions Schedule is to amend the planning scheme ordinance of South Brighton Specific Area plan as follow:

- (a) At subclauses BRI-S11.8.2 P1.2, delete:

For council infrastructure that has been provided by council, an infrastructure contribution must be paid, having regard to Council’s adopted Key Infrastructure Investments and Defined Infrastructure Charges policy that is relevant to the land”

and insert the following

For council infrastructure that has been provided by council, an infrastructure contribution must be paid, having regard to Council’s adopted Infrastructure Contributions Policy as amended or replaced from time to time relevant to the land. The proposed amended Clauses BRI-S11.8.2 will be read as follows:

BRI-S11.8.2 Infrastructure provision

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision.

Objective:	That: (a) subdivision design provides for Council infrastructure that will enable further land development in accordance with the Development Framework and purpose of the Specific Area Plan; and (b) developer contributions are made towards the cost and provision of infrastructure in accordance with the relevant Policy adopted by the Council.	
Acceptable Solutions	Performance Criteria	
A1	P1.1	

² Brighton Council (2024), Infrastructure Contributions Policy, [URL: <https://www.brighton.tas.gov.au/wp-content/uploads/2024/10/Policy-1.7-Infrastructure-Contributions.pdf>].

<p>No Acceptable Solution</p>	<p>The provision, and upgrading of Council infrastructure, must be provided having regard to:</p> <ul style="list-style-type: none"> (a) the demand the subdivision places on Council infrastructure; (b) the need for connecting Council infrastructure to common boundaries with adjoining land to facilitate future subdivision potential; (c) any existing Council infrastructure; (d) any upgrades to existing Council infrastructure that may be required; (e) topography and other site conditions; and (f) any advice from a State authority, regulated entity <p>P1.2 Where Council Infrastructure has been provided by Council, an infrastructure contribution must be paid having regard to Council's adopted Infrastructure Contributions Policy as amended or replaced from time to time relevant to the land.</p>
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7. Planning Assessment

Section 40D(b) of the Act allows a planning authority to prepare a draft amendment of an LPS of its own motion.

Section 40F (1) of the Act requires that, where a planning authority has prepared a draft amendment of an LPS (under Section 40D(b)), it must be satisfied the draft amendment of an LPS meets the LPS criteria under Section 34 of the Act.

The LPS criteria is provided under Section 34 of the Act. Section 34(2) is addressed below where relevant to the proposed amendment.

7.1. Assessment of Section 34(2) of the Act.

A discussion of those relevant parts of Section 34(2) are provided below.

The LPS criteria to be met by a relevant planning instrument are that the instrument –

- (a) contains all the provisions that the SPPs specify must be contained in an LPS; and*

Response: the amendment does not affect the provisions that must be contained in an LPS.

- (b) is in accordance with [section 32](#) ; and*

Response: Section 32 of the Act sets out the contents of the LPSs. There are no changes to the zoning or overlays that apply to the LPS. The relevant parts of the Section that relate to the draft amendment require further consideration and are provided below.

32. Contents of LPSs

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

...

(b) a specific area plan, being a plan consisting of –

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

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

...

(4) An LPS may only include a provision referred to in [subsection \(3\)](#) in relation to an area of land if –

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

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

Assessment of 32(4)(b):

South Brighton SAP

Subclause BRI-S11.8.2 of the South Brighton SAP provides a development framework that will facilitate future subdivision of the area in a way that creates a practical extension to the residential community by providing good connectivity and a high level of amenity in an equitable manner. Correct reference to Council's relevant policy will ensure the objectives of the South Brighton SAP is upheld.

(c) *Furtherers RMPS Objectives*

The objectives of the Resource Management and Planning System (RMPS) must be furthered by the rezoning request and are addressed in the following table:

Table 1 – RMPS Objective Assessment

Objective	Response
Part 1	
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity	The proposed amendment is to resolve the naming of Council's policy to improve strategic planning outcomes.

<p>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</p>	<p>The draft amendment is considered to provide a mechanism to improve the existing character of the area. The proposed amendment will better meet the needs of a wider demographic through the provision of a range of housing types. As such the proposed amendment will provide for the fair, orderly and sustainable development of the area.</p>
<p>(c) to encourage public involvement in resource management and planning</p>	<p>The proposed draft amendment to the South Brighton SAP to modify subclauses BRI-S11.8.2 is considered minor and does not change the nature of the South Brighton SAP but will improve the practicality in implementation. There will be no public interest in this planning scheme amendment, and it is requested that the TPC exempt the draft amendment from public exhibition.</p>
<p>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</p>	<p>The draft amendment will facilitate economic development arising from increased properties' value relative to the increased level of amenity, connectivity and public infrastructure in the SAP area.</p>
<p>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</p>	<p>The proposed draft amendment is minor and does not require broader responsibility.</p>
<p>Part 2</p>	
<p>(a) to require sound strategic planning and coordinated action by State and local government</p>	<p>The proposed amendment is to resolve the naming of Council's policy to improve strategic planning outcomes.</p>
<p>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.</p>	<p>The proposed draft amendment has been found to be consistent with the contents of the LPS and has been drafted to achieve specific objectives and policies recommended in strategic planning documents endorsed by the Council.</p>
<p>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.</p>	<p>The land contains no environmental values of any known significance. The proposed draft amendment is likely to result in better environmental outcomes considering stormwater management.</p> <p>In terms of social and economic effects, the South Brighton SAP will provide increased housing choice and improvement to</p>

	residential amenity. It will also encourage improved outcomes for connectivity.
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels	The referred Council's Policy in the South Brighton SAP is consistent with regional planning documents and State Policies and legislation.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals	The referred Council's Policy will provide a clear framework for development approvals in the Brighton LPS. The approvals process is generally prescribed and the planning scheme amendment process has little impact on co-ordination of approvals.
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania	The proposed amendment is to resolve the naming of Council's policy to improve strategic planning outcomes.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value	There are no buildings or areas of interest within the SAP area.
(h) to protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community	One of the objectives of the SAP is to enable the orderly provision and coordination of public utilities and facilities, in an area where these are limited. The referred Infrastructure Contributions Policy will ensure the long-term benefit of the community is secured.
(i) to provide a planning framework which fully considers land capability.	The proposed draft amendment provides a planning framework which addresses existing land constraint to improve connectivity, public infrastructure and facilities and housing diversity.

(d) Consistent with State Policies

- **State Coastal Policy 1996**

The *State Coastal Policy 1996* applies to land within 1 km of the high-water mark. The subject land is more than 1km from the high-water mark and this policy does not apply.

- **State Policy on the Protection of Agricultural Land 2009**

The *State Policy on the Protection of Agricultural Land 2009* (PAL Policy) protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3) and conversion of agricultural land to non-agricultural uses is subject to the principles of the PAL Policy.

All land in the SAP area is zoned General Residential and is not considered agricultural land.

- **The State Policy on Water Quality Management 1997**

There will be no direct impact on water quality as a result of the amendment. Any impact on water quality will be regulated through future development applications.

- **National Environmental Protection Measures**

The National Environmental Protection Measures (NEPMs) have been adopted as State Policies. They relate to ambient air quality, diesel vehicle emissions, assessment of site contamination, used packing material, movement of controlled pollutant inventory.

The proposal does not trigger consideration under the NEPMs.

(da) consistent with TPPs

There are currently no Tasmanian Planning Policies in effect.

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

As required under s.34(2)(e) the proposed amendment must be, as far as practicable, consistent with regional land use strategies. In southern Tasmania, the relevant regional land use strategy is the *Southern Tasmania Regional Land Use Strategy 2010-2035*(STRLUS). The policies that are relevant to the amendment are addressed in Table 2 below.

Table 2 – STRLUS Assessment

Policy	Action
SRD 2 Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability	SRD2.1 Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development. Where possible, avoid applying zones that provide for intensive use or development to areas that retain biodiversity values that are to be recognised and protected by the planning scheme. SRD 2.6 Increase densities to an average of at least 25 dwellings per hectare (net density) within a distance of 400-850m of integrated transit corridors and Principal and Primary Activity centres, subject to heritage constraints. SRD 2.9 Encourage a greater mix of residential dwelling types

	<p>across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.</p> <p>Recognise and protect biodiversity values deemed significant at the local level and in the planning scheme:</p> <p>a) specify the spatial area in which biodiversity values are to be recognised and protected; and</p> <p>b) implement an ‘avoid, minimise, mitigate’ hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.</p>
<p>Consistent:</p> <p>The proposed draft amendment seeks to modify subclause BRI-S11.8.2 of the South Brighton SAP to refer to the relevant Infrastructure Contributions Policy or its amendment from time to time relevant to the land.</p> <p>The proposed draft amendment will provide a strong framework for developers and the Council to work together to achieve the target of sustainable living and residential density.</p>	
<p>ROS 1</p> <p>Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and wellbeing, amenity, environmental sustainability and the economy.</p>	<p>ROS 1.5</p> <p>Ensure residential areas, open spaces and other community destinations are well connected with a network of high-quality walking and cycling routes.</p>
<p>Consistent:</p> <p>The proposed draft amendment will bring the Infrastructure Contributions Policy into the planning process. This is a strategic approach to infrastructure investment to ensure that the Council delivers the highest appropriate opportunities for growth, whilst ensuring efficiency and amenity for the community, economy, and environmental sustainability.</p>	
<p>PI 2</p> <p>Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.</p>	<p>P1 2.2</p> <p>Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.</p>
<p>Consistent:</p> <p>The draft amendment makes provision for construction of, or contribution to, local infrastructure requirements.</p>	

<p>LUTI 1 Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.</p>	<p>LUTI 1.6 Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.</p>
<p>Consistent The draft amendment makes provision for construction of, or contribution to, local infrastructure requirements.</p>	

As such, it is considered that the proposed amendment continues to further the requirements of the STRLUS.

(f) Brighton Council Strategic Plan 2023-2033

The proposed amendment is consistent with the following relevant strategies from the Brighton Council Strategic Plan 2019-2029:

- 1.2 Build resilience and opportunity
- 2.4 Ensure strategic planning and management of assets has a long term-sustainability and evidence-based approach
- 3.2 Infrastructure development and service deliver are guided by strategic planning to cater for the needs of a growing and changing population.

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

The proposed amendment will not impact the LPS of adjacent municipal areas. The amendment has been assessed as being consistent with the STRLUS.

(h) Gas Pipeline safety

The subject land is not affected by the Gas Pipeline. Accordingly, there are no issues of gas pipeline safety associated with the draft amendment.

The proposed amendment is therefore considered to be consistent with the requirements under Section 34 (2) of the Act.

8. Relevant Issues

8.1 Section 40I (2) Application

The planning authority also requests that the Tasmanian Planning Commission exempt the proposed amendment from public exhibition in accordance with Section 40I(2)(b)(ii) of the Act as the amendment is to amend the wording of a clause to correctly refer to its recently renamed Infrastructure Contributions Policy. It is submitted that the public interest will not be prejudiced by the draft amendment not being publicly exhibited.

9. Conclusion

The proposal to amend the *Brighton Local Provisions Schedule* is consistent with regional and local land use strategy and the requirements of the *Land Use Planning and Approvals Act 1993*.

The planning authority also requests that the Tasmanian Planning Commission exempt the proposed amendment from public exhibition in accordance with section 40I(2)(b)(i)(iv) of the Act as the amendment is to fix an error referring to Council's Policy that does not exist. It is submitted that the public interest will not be prejudiced by the draft amendment not being publicly exhibited.

On this basis, it is recommended that Council initiate and certify draft amendment RZ 2024-06 as detailed in this report and in the attachments.

RECOMMENDATION:

1. That in accordance with s40D(b) of the *Land Use Planning and Approvals Act 1993*, the planning authority, of its own motion, agrees to prepare a draft amendment, to be known as RZ 2024-06, by amending the planning scheme ordinance in relation to the South Brighton Specific Area Plan
2. That in accordance with Section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council considers that draft amendment RZ 2024-06 satisfies the provisions of Section 34 of the *Land Use Planning and Approvals Act 1993*.
3. That in accordance with Section 40F(3) of the *Land Use Planning and Approvals Act 1993*, Council directs that draft amendment RZ 2024-06 be certified by instrument in writing affixed with the common seal of the Council.
4. That in accordance with Section 40F(4) of the *Land Use Planning and Approvals Act 1993*, Council directs that a certified copy of draft amendment RZ 2024-06 be given to the Tasmanian Planning Commission within seven (7) days.
5. That in accordance with Section 40I(2)(b)(ii) of the *Land Use Planning and Approvals Act 1993*, Council requests approval from the Commission to dispense with the public exhibition required by Section 40G(1) of the *Land Use Planning Act 1993*.
6. That if consent to dispense with public exhibition pursuant to Section 40I(2)(b)(ii) of the *Land Use Planning and Approvals Act 1993* is not received from the Commission, that in accordance with Section 40G(1) of the *Land Use Planning and Approvals Act 1993*, draft amendment RZ 2024-06 be placed on public exhibition as soon as practicable.
7. That if consent to dispense with public exhibition pursuant to Section 40I(2)(b)(ii) of the *Land Use Planning and Approvals Act 1993* is not received from the Commission, that in accordance with Section 40G(1) of the *Land Use Planning and Approvals Act 1993*, Council directs that a copy of the draft amendment RZ 2024-06 be provided to relevant agencies and those state service, or State authorities, that the planning authority considers may have an interest in the draft amendment.

DECISION:

Cr Geard moved, Cr De La Torre seconded that the recommendation be endorsed.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Murtagh	
Cr Owen	
Cr Whelan	

12.2 Draft Amendment to the Brighton Local Provisions Schedule to amend the BRI-S12.0 Burrows Avenue Specific Area Plan - RZ 2024/05 - Section 40(D)(b) Report

Author: Planning Officer (D Van)

Authorised: Acting Director Development Services (J Blackwell)

File Reference:	RZ 2024-05
Type of Application:	Section 40D(b) of <i>Land Use Planning and Approvals Act 1993</i>
Address/Subject Site:	Various
Owner/s:	Various
Requested by:	Brighton Council
Planning Instrument:	Tasmanian Planning Scheme - Brighton
Proposal:	<p>To amend Brighton Local Provisions Schedule ordinance in the BRI-S12.0 Burrows Avenue Specific Area Plan, as follows:</p> <ul style="list-style-type: none"> Amend the wording of BRI-S12.7.1 P1.2 and BRI-S12.8.1 P2.2., by deleting '<i>Council's adopted Key Infrastructure Investments and Defined Infrastructure Charges policy that is relevant to the land.</i>' and inserting '<i>Council's adopted Infrastructure Contributions Policy or as amended or replaced from time to time that are relevant to the land.</i>'

1. Executive Summary

The purpose of this report is for Council to consider whether to, of its own motion, initiate a draft planning scheme amendment made under Section 40D(b) of the *Land Use Planning and Approvals Act 1993* ('the Act'), to amend the Brighton Local Provision Schedule (LPS) by revising subclauses BRI-S12.7.1 P1.2 and BRI-S12.8.1 P2.2 of the Burrows Avenue Specific Area Plan (Burrows Avenue SAP).

The Burrows Avenue SAP (amendment RZ 2023-004) was approved by the Tasmanian Planning Commission (Commission) on 24 May 2024. The purpose of the Burrows Avenue SAP is:

- To provide for infrastructure required for subdivision or multiple dwelling developments.
- To provide for lot and housing diversity and residential amenity which respond to the constraints of the existing land-use pattern.
- To provide road and pedestrian network connectivity.
- To provide for landscaping that contributes to and improves the character of the area.
- To provide for the construction of the undeveloped road reserve and encourage subdivision in accordance with the Burrows Avenue Specific Area Plan Precinct A Development Framework.

At subclauses BRI-S12.7.1 P1.2 and BRI-S12.8.1 P2.2, there is reference to '*Council's adopted Key Infrastructure Investments and Defined Infrastructure Charges policy*'. This policy was

renamed to “*Infrastructure Contributions Policy*” following the adoption of an amended policy by Council in October 2024.

No other modifications to the Burrows Avenue SAP are proposed and the proposed draft amendment satisfies the LPS Criteria.

Given the simplicity of the draft planning scheme amendment, the planning authority also requests that the Commission exempt the proposed amendment from public exhibition in accordance with Section 40I(2)(b)(ii) of the Land Use Planning and Approvals Act 1993 (the Act). It is submitted that the public interest will not be prejudiced by the draft amendment not being publicly exhibited.

It is recommended that the Planning Authority certify the draft amendment to the LPS.

2. Legislative & Policy Content

The purpose of this report is to consider whether to, of its own motion, prepare a draft amendment of an LPS as described in this report.

The amendment request is made under section 40D(b) of the *Land Use Planning and Approvals Act 1993* (the Act). The provisions of the Act establish the test of whether a planning scheme amendment is reasonable or not.

Section 40F(1) of the Act requires the Planning Authority to consider the criteria of the LPS when approving or refusing an amendment. The LPS criteria is contained in section 34 of the Act.

The planning authority also requests that the Commission exempt the proposed amendment from public exhibition in accordance with Section 40I(2)(b)(ii) of the Act as the amendment is to update the wording of a clause to reflect the renaming of Council’s policy. It is submitted that the public interest will not be prejudiced by the draft amendment not being publicly exhibited.

This report details the reasons for the officer’s recommendation. The Planning Authority is not bound to adopt the recommendations in this report. The Planning Authority can either: (1) adopt the recommendation; or (2), vary the recommendation by adding, modifying, or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.

3. Risk & Implications

There is no risk to initiating the planning scheme amendment.

Not initiating the planning scheme amendment will create unnecessary confusion for developers when identifying the appropriate policy which will apply to development in the future.

4. Planning Scheme Amendment Proposal

It is proposed to modify the wording of BRI-S12.7.1 P1.2 and BRI-S12.8.1 P2.2 to read:

- *For council infrastructure that has been provided by council, an infrastructure contribution must be paid, having regard to Council's **adopted Infrastructure Contributions Policy or as amended or replaced from time to time relevant to the land.***


5. Rationale for the amendment

The Burrows Avenue Specific Area Plan was approved by the Tasmanian Planning Commission (Commission) in May 2024. The Commission agreed the Burrows Avenue SAP is consistent with the requirements of section 32(4)(b) of the Act³. The Commission agrees with the submission of the planning authority that without the SAP, the cost of providing infrastructure within the subject area is likely to be spread over the Council’s wider ratepayer base, rather than being attributed to the developer of each site¹.

Subclause BRI-S12.7.1 P1.2 of the Burrows Avenue SAP sets out the requirements for a contribution paid by the multiple dwellings’ developers in order to allow the Council to invest for key infrastructure.

The standard refers to the ‘*Key Infrastructure Investments and Defined Infrastructure Charges policy*’. Similarly, subclause BRI-S12.8.1 also refers to the ‘*Key Infrastructure Investments and Defined Infrastructure Charges policy*’ as a guideline for Council and developers toward infrastructure contributions for new subdivisions within Precinct A of the Burrows Avenue SAP.



 Burrows Avenue Specific Area Plan


 Burrows Avenue Specific Area Plan – Precinct A

Figure 1: Burrows Avenue Specific Area Plan map ⁴

5.1. Strategic Rationale

Southern Tasmanian Regional Land Use Strategy 2010-2035

³ Tasmanian Planning Commission (2024), Decision on RZ 2023-004 - Insert BRI-S12.0 - Burrows Avenue Specific Area Plan, TASPComm 27.

⁴ Base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

SD2: Holistically Managing Residential Growth

The proposed draft amendment seeks to amend the title of the Policy referred in the SAP provisions, and to indemnify against future changes. It brings the SAP area into compliance with this recommendation to holistically manage residential growth by addressing specific difficulties arising from localised land use patterns.

Brighton Structure Plan 2018 (BSP)

The BSP acts as a guide for major changes to land use, built form and public spaces that together can achieve identified economic, social and environmental objectives for Brighton.

The BSP includes an analysis of housing supply in the Brighton area to meet the long-term needs based on population projections. The BSP predicts that the strongest population in the municipality will be in the suburbs of Brighton and Pontville of 2.7% per annum, or an increase of 3,040 people by 2033.

Strategy 2 of the BSP identifies that significant vacant and underutilised parcels need to be developed for multiple dwellings, which is occurring in the SAP area.

Strategy 3 of the BSP identifies that Brighton's housing supply should provide medium density options and to consider the provision of a range of lots sizes to avoid homogenous development outcomes.

It is considered that the proposed draft amendment will bring Burrows Avenue SAP to better addresses that strategy.

6. The Draft Amendment

At subclauses BRI-S12.7.1 P1.2 and BRI-S12.8.1 P2.2 of the Burrows Avenue SAP, there is a reference to '*Council's adopted Key Infrastructure Investments and Defined Infrastructure Charges policy*'.

At its Ordinary Council Meeting in October 2024, Council recognised the need to modify the '*Key Infrastructure Investments and Defined Infrastructure Charges policy*' as referred to in the above subclauses of the Burrows Avenue SAP. The Council adopted the amended and renamed the policy *Infrastructure Contributions Policy*⁵ to provide more clarification on the focus of how the policy relates to provision of infrastructure that is the responsibility of Council.

The purpose of the updated *Infrastructure Contributions Policy* is to set guidelines by which Brighton Council can make key infrastructure investments. Council will recoup these investments via the imposition of a charge on the creation of new lots or the intensification of land that benefits directly from these investments.

The draft amendment to the Burrows Avenue SAP is critical to address localised development issues within the SAP area by referring to the applicable Council policy and provision of public infrastructure. To prevent unnecessary amendment or modification in the future, the term 'or

⁵ Brighton Council (2024), Infrastructure Contributions Policy, [URL: <https://www.brighton.tas.gov.au/wp-content/uploads/2024/10/Policy-1.7-Infrastructure-Contributions.pdf>]

as amended or replaced from time to time relevant to the land' is added following the reference of the policy.

On that basis, the proposed draft amendment to the Brighton Local Provisions Schedule is to amend the planning scheme ordinance of Burrows Avenue Specific Area plan at clause BRI-S12.0 to modify:

(b) At subclauses BRI-S12.7.1 P1.2 and BRI-S12.8.1 P2.2, delete:

For council infrastructure that has been provided by council, an infrastructure contribution must be paid, having regard to Council's adopted Key Infrastructure Investments and Defined Infrastructure Charges policy that is relevant to the land"

and insert the following

'For council infrastructure that has been provided by council, an infrastructure contribution must be paid, having regard to Council's adopted Infrastructure Contributions Policy as amended or replaced from time to time relevant to the land.'

The proposed amended Clauses BRI-S12.7.1 and BRI-S12.8.1 will be as follows:

BRI-S12.7.1 Infrastructure provision for multiple dwellings

This clause is in addition to General Residential Zone – Clause 8.4 Development Standards for Dwellings

Objective:	That: (a) multiple dwelling development delivers sufficient council infrastructure to provide for road and pedestrian network connectivity and amenity; and (b) developer contributions are made towards the cost and provision of council infrastructure in accordance with the relevant policy adopted by council
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	<p>P1.1 Council infrastructure must be provided or upgraded as required, having regard to:</p> <ul style="list-style-type: none"> (a) the demand that the development places on council infrastructure; (b) any existing council infrastructure; (c) the topography and other site conditions; and (d) any advice from a State authority, regulated entity or council <p>P1.2 For council infrastructure that has been provided by council, an infrastructure contribution must be paid, having regard to Council's adopted Infrastructure Contributions Policy as amended or replaced from time to time relevant to the land.</p>

BRI-S12.8 Development standards for Subdivision

BRI-S12.8.1 Subdivision - Precinct A

This clause is in substitution for General Residential Zone - Clauses 8.6.1 Lot design A1 and P1; and 8.6.1 A4 and P4.

Objective:	That subdivision within Precinct A provides for consistency with the purpose of the specific area plan and the development framework.	
Acceptable Solutions	Performance Criteria	
<p>A2 No Acceptable Solution.</p>	<p>P2.1 Council infrastructure must be provided or upgraded as required, having regard to:</p> <ul style="list-style-type: none"> (a) the demand that the development places on council infrastructure; (b) any existing council infrastructure; (c) the topography and other site conditions; and (d) any advice from a State authority, regulated entity or council. <p>P2.2 For council infrastructure that has been provided by council, an infrastructure contribution must be paid, having regard to Council's adopted Infrastructure Contributions Policy as amended or replaced from time to time relevant to the land.</p>	

7. Planning Assessment

Section 40D(b) of the Act allows a planning authority to prepare a draft amendment of an LPS of its own motion.

Section 40F (1) of the Act requires that, where a planning authority has prepared a draft amendment of an LPS (under Section 40D(b)), it must be satisfied the draft amendment of an LPS meets the LPS criteria under Section 34 of the Act.

The LPS criteria is provided under Section 34 of the Act. Section 34(2) is addressed below where relevant to the proposed amendment.

7.1. Assessment of Section 34(2) of the Act.

A discussion of those relevant parts of Section 34(2) are provided below.

The LPS criteria to be met by a relevant planning instrument are that the instrument –

- (i) contains all the provisions that the SPPs specify must be contained in an LPS;*
- and*

Response: the amendment does not affect the provisions that must be contained in an LPS.

(j) is in accordance with section 32 ; and

Response: Section 32 of the Act sets out the contents of the LPSs. There are no changes to the zoning or overlays that apply to the LPS. The relevant parts of the Section that relate to the draft amendment require further consideration and are provided below.

32. Contents of LPSs

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

...

(b) a specific area plan, being a plan consisting of –

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

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

...

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

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

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

Assessment of 32(4)(b):

Burrows Avenue SAP

The Burrows SAP provides a development framework that will facilitate future development of this land in a way that creates a practical extension to the residential community by providing good connectivity and a high level of amenity in an equitable manner. Correct reference to Council’s relevant policy will ensure the objectives of the Burrow SAP is upheld.

(k) Furthers RMPS Objectives

The objectives of the Resource Management and Planning System (RMPS) must be furthered by the rezoning request and are addressed in the following table:

Table 3 – RMPS Objective Assessment

Objective	Response
Part 1	
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity	The proposed amendment is to resolve the naming of Council’s policy to improve strategic planning outcomes.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water	The draft amendment is considered to provide a mechanism to improve the existing character of the area. The proposed amendment will better meet the needs of a wider demographic through the provision of a range of housing types. As such the proposed amendment will provide for the fair, orderly and sustainable development of the area.
(c) to encourage public involvement in resource management and planning	<i>The proposed draft amendment to the Burrows Avenue SAP to modify subclauses BRI-S12.7.1 P1.2 and BRI-S12.8.1 P2.2 is considered minor and does not change the nature of the Burrows Avenue SAP but will improve the practicality in implementation. There will be no public interest in this planning scheme amendment, and it is requested that the TPC exempt the draft amendment from public exhibition.</i>
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and	The draft amendment will facilitate economic development arising from increased housing prices relative to the increased level of amenity, connectivity and public infrastructure in the SAP area.
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State	The proposed draft amendment is minor and does not require broader responsibility.
Part 2	
(a) to require sound strategic planning	The proposed amendment is to resolve the

<p>and coordinated action by State and local government</p>	<p>naming of Council's policy to improve strategic planning outcomes.</p>
<p>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.</p>	<p>The proposed draft amendment has been found to be consistent with the contents of the LPS and has been drafted to achieve specific objectives and policies recommended in strategic planning documents endorsed by the Council.</p>
<p>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.</p>	<p>The land contains no environmental values of any known significance. The proposed draft amendment is likely to result in better environmental outcomes considering stormwater management.</p> <p>In terms of social and economic effects, the Burrows Avenue SAP will provide increased housing choice and improvement to residential amenity. It will also encourage improved outcomes for connectivity.</p>
<p>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</p>	<p>The referred Council's Policy in the Burrows Avenue SAP is consistent with regional planning documents and State Policies and legislation.</p>
<p>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</p>	<p>The referred Council's Policy will provide a clear framework for development approvals in the Brighton LPS.</p> <p>The approvals process is generally prescribed and the planning scheme amendment process has little impact on co-ordination of approvals.</p>
<p>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania</p>	<p>One of the purposes of the draft amendment is to provide for higher levels of residential amenity and connectivity that promotes health and wellbeing.</p>
<p>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</p>	<p>There are no buildings or areas of interest within the SAP area.</p>
<p>(h) to protect public infrastructure and other assets and enable the orderly provision and coordination of public</p>	<p>One of the objectives of the SAP is to enable the orderly provision and coordination of public utilities and facilities, in an area where these are</p>

utilities and other facilities for the benefit of the community	limited. The referred Infrastructure Contributions Policy will ensure the long-term benefit of the community is secured.
(i) to provide a planning framework which fully considers land capability.	The proposed draft amendment provides a planning framework which addresses existing land constraint to improve connectivity, public infrastructure and facilities and housing diversity.

(l) Consistent with State Policies

- **State Coastal Policy 1996**

The *State Coastal Policy 1996* applies to land within 1 km of the high-water mark. The subject land is more than 1km from the high-water mark and this policy does not apply.

- **State Policy on the Protection of Agricultural Land 2009**

The *State Policy on the Protection of Agricultural Land 2009* (PAL Policy) protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3) and conversion of agricultural land to non-agricultural uses is subject to the principles of the PAL Policy.

All land in the SAP area is zoned General Residential and is not considered agricultural land.

- **The State Policy on Water Quality Management 1997**

There will be no direct impact on water quality as a result of the amendment. Any impact on water quality will be regulated through future development applications.

- **National Environmental Protection Measures**

The National Environmental Protection Measures (NEPMs) have been adopted as State Policies. They relate to ambient air quality, diesel vehicle emissions, assessment of site contamination, used packing material, movement of controlled pollutant inventory.

The proposal does not trigger consideration under the NEPMs.

(da) consistent with TPPs

There are currently no Tasmanian Planning Policies in effect.

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

As required under s.34(2)(e) the proposed amendment must be, as far as practicable, consistent with regional land use strategies. In southern Tasmania, the relevant regional land use strategy is the *Southern Tasmania Regional Land Use Strategy 2010-2035*(STRLUS). The policies that are relevant to the amendment are addressed in Table 2 below.

Table 4 – STRLUS Assessment

Policy	Action
<p>SRD 2</p> <p>Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability</p>	<p>SRD2.1</p> <p>Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.</p> <p>Where possible, avoid applying zones that provide for intensive use or development to areas that retain biodiversity values that are to be recognised and protected by the planning scheme.</p> <p>SRD 2.6</p> <p>Increase densities to an average of at least 25 dwellings per hectare (net density) within a distance of 400-850m of integrated transit corridors and Principal and Primary Activity centres, subject to heritage constraints.</p> <p>SRD 2.9</p> <p>Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.</p> <p>Recognise and protect biodiversity values deemed significant at the local level and in the planning scheme:</p> <ul style="list-style-type: none"> a) specify the spatial area in which biodiversity values are to be recognised and protected; and b) implement an ‘avoid, minimise, mitigate’ hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.
<p><u>Consistent:</u></p> <p>The proposed draft amendment seeks to modify subclauses BRI-S12.7.1 P1.2 and BRI-S12.8.1 P2.2 of the Burrows Avenue SAP to refer to the relevant Infrastructure Contributions Policy or its amendment from time to time relevant to the land.</p> <p>The proposed draft amendment will provide a strong framework for developers and the Council to work together to achieve the target of sustainable living and residential density.</p>	
<p>ROS 1</p> <p>Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community</p>	<p>ROS 1.5</p> <p>Ensure residential areas, open spaces and other community destinations are well connected with a network of high-quality walking and cycling routes.</p>

<p>connectivity, community health and wellbeing, amenity, environmental sustainability and the economy.</p>	
<p><u>Consistent:</u></p> <p>The proposed draft amendment will bring the Infrastructure Contributions Policy into the planning process. This is a strategic approach to infrastructure investment to ensure that the Council delivers the highest appropriate opportunities for growth, whilst ensuring efficiency and amenity for the community, economy, and environmental sustainability.</p>	
<p>PI 2</p> <p>Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.</p>	<p>P1 2.2</p> <p>Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.</p>
<p><u>Consistent:</u></p> <p>The draft amendment makes provision for construction of, or contribution to, local infrastructure requirements.</p>	
<p>LUTI 1</p> <p>Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.</p>	<p>LUTI 1.6</p> <p>Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.</p>
<p><u>Consistent</u></p> <p>The draft amendment makes provision for construction of, or contribution to, local infrastructure requirements.</p>	

As such, it is considered that the proposed amendment continues to further the requirements of the STRLUS.

(n) Brighton Council Strategic Plan 2023-2033

The proposed amendment is consistent with the following relevant strategies from the Brighton Council Strategic Plan 2023-2033:

- 1.2 Build resilience and opportunity
- 2.4 Ensure strategic planning and management of assets has a long term-

sustainability and evidence-based approach

- 3.2 Infrastructure development and service deliver are guided by strategic planning to cater for the needs of a growing and changing population.

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

The proposed amendment will not impact the LPS of adjacent municipal areas. The amendment has been assessed as being consistent with the STRLUS.

(p) Gas Pipeline safety

The subject land is not affected by the Gas Pipeline. Accordingly, there are no issues of gas pipeline safety associated with the draft amendment.

The proposed amendment is therefore considered to be consistent with the requirements under Section 34 (2) of the Act.

8. Relevant Issues

8.1 Section 40I (2) Application

The planning authority also requests that the Tasmanian Planning Commission exempt the proposed amendment from public exhibition in accordance with Section 40I(2)(b)(ii) of the Act as the amendment is to amend the wording of a clause to correctly refer to its recently renamed Infrastructure Contributions Policy. It is submitted that the public interest will not be prejudiced by the draft amendment not being publicly exhibited.

9. Conclusion

The proposal to amend the *Brighton Local Provisions Schedule* is consistent with regional and local land use strategy and the requirements of the *Land Use Planning and Approvals Act 1993*.

The planning authority also requests that the Tasmanian Planning Commission exempt the proposed amendment from public exhibition in accordance with section 40I(2)(b)(i)(iv) of the Act as the amendment is to fix an error referring to Council's Policy that does not exist. It is submitted that the public interest will not be prejudiced by the draft amendment not being publicly exhibited.

On this basis, it is recommended that Council initiate and certify draft amendment RZ 2024-05 as detailed in this report and in the attachments.

RECOMMENDATION:

1. That in accordance with s40D(b) of the *Land Use Planning and Approvals Act 1993*, the planning authority, of its own motion, agrees to prepare a draft amendment, to be known as RZ 2024-05, by amending the planning scheme ordinance in relation to the Burrows Avenue Specific Area Plan

2. That in accordance with Section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council considers that draft amendment RZ 2024-05 satisfies the provisions of Section 34 of the *Land Use Planning and Approvals Act 1993*.
3. That in accordance with Section 40F(3) of the *Land Use Planning and Approvals Act 1993*, Council directs that draft amendment RZ 2024-05 be certified by instrument in writing affixed with the common seal of the Council.
4. That in accordance with Section 40F(4) of the *Land Use Planning and Approvals Act 1993*, Council directs that a certified copy of draft amendment RZ 2024-05 be given to the Tasmanian Planning Commission within seven (7) days.
5. That in accordance with Section 40I(2)(b)(ii) of the *Land Use Planning and Approvals Act 1993*, Council requests approval from the Commission to dispense with the public exhibition required by Section 40G(1) of the *Land Use Planning Act 1993*.
6. That if consent to dispense with public exhibition pursuant to Section 40I(2)(b)(ii) of the *Land Use Planning and Approvals Act 1993* is not received from the Commission, that in accordance with Section 40G(1) of the *Land Use Planning and Approvals Act 1993*, draft amendment RZ 2024-05 be placed on public exhibition as soon as practicable.
7. That if consent to dispense with public exhibition pursuant to Section 40I(2)(b)(ii) of the *Land Use Planning and Approvals Act 1993* is not received from the Commission, that in accordance with Section 40G(1) of the *Land Use Planning and Approvals Act 1993*, Council directs that a copy of the draft amendment RZ 2024-05 be provided to relevant agencies and those state service, or State authorities, that the planning authority considers may have an interest in the draft amendment.

DECISION:

Cr Geard moved, Cr De La Torre seconded that the recommendation be endorsed.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Murtagh	
Cr Owen	
Cr Whelan	

13. Petitions

Cr McMaster had declared an Interest in the following Item and left the meeting at 5.44pm

13.1 Petition - Sorell Street Masterplan - proposed re-zoning of Cobbs Hill Road from rural-residential to residential

Attachment: Petition with 15 signatories

A petition via was received from Michelle Macpherson on the 29th November 2024 as an attachment to her submission regarding the Sorell Street Masterplan consultation.

Petition Subject:

Oppose the proposed rezoning of Cobbs Hill Road from rural-residential to residential.

Petition statement and action requested:

We, the undersigned residents of Bridgewater, strongly oppose the proposed rezoning of Cobbs Road from rural-residential to residential. This development threatens the unique character of our neighbourhood by replacing spacious rural blocks with 280 high-density residential lots as small as 450sqm.

Our community values the quiet, semi-rural environment that makes this area special. It provides a much-needed contrast to suburban development and fosters a diverse mix of residents who appreciate the space, peace, and lifestyle it offers. This rezoning will not only destroy this balance but also place undue strain on local infrastructure, increase traffic congestion, and erode the very qualities that make this area desirable.

While we acknowledge the removal of the proposed through-road into Tranquility Crescent, we do not believe this change addresses the broader concerns. High-density housing in this location is incompatible with the community's identity and long-term interests.

We respectfully urge the Brighton Council to reject this rezoning proposal in favour of preserving the integrity, character and liveability of our community.

This petition complies with Section 57 of the *Local Government Act 1993* and is accordingly tabled. In accordance with Section 58 of the Act the General Manager is to table the petition at the next ordinary meeting of the Council, enabling Council to receive it.

A recommendation in relation to the petition has been provided below.

RECOMMENDATION:

That:

- a) the Petition be received; and
- b) that the concerns raised by petitioners be noted and considered as part of the Sorell Street Master Plan consultation process.

DECISION:

Cr Owen moved, Cr De La Torre seconded that the Petition be received; and that the concerns raised by petitioners be noted and considered as part of the Sorell Street Master Plan consultation process.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr Murtagh	
Cr Owen	
Cr Whelan	

Cr McMaster rejoined the meeting 5.45pm

14. Officers Reports

14.1 Bridgewater Youth Hub - Progress Report

Author: Manager, Community Development & Engagement (A Turvey)

Authorised: Chief Executive Officer (J Dryburgh)

Background

In 2023, Council agreed to progress the development of a Bridgewater Youth Hub in partnership with the Tasmanian Aboriginal Legal Service (TALS). In 2024, TALS appointed project officer Joselle Griffin, with the primary role of leading the initial community engagement phase in order to understand from young people themselves what a youth space in Bridgewater should be.

This is essentially a justice reinvestment project, which has begun with the goal of bringing the community together to identify the best way to nurture and grow our young people, prevent and reduce young people's contact with the criminal justice system, and using the strengths and voice of young people, cultural knowledge, lived experience and data, to design what will work best for our young people.

This report provides a progress report on the initial and ongoing community engagement elements of the project.

Consultation Approaches

The three main ways of collecting data have been:

1. Poster design - asking young people in schools to design a poster for our new youth hub highlighting what they feel is important to include.

- Young people want to be actively engaged in maintaining and contributing to the space.

5. Desired Support Services:

- Highlighted needs include mental health services, legal and financial advice, sexual health resources, and culturally safe services.



Bridgewater Youth Hub Project Team

A community project team has been established and provides strategic advice and subject matter expertise to TALS and Council, ensuring genuine consultation across community occurs and that the inputs from community are an accurate reflection of what is expressed by community.

The project team meets on a monthly basis and acts as an advisory and support mechanism. The team does not have the delegation to make binding decisions.

The project team consists of eight (8) positions as follows:

- Two (2) young community members (12-25 years)
- Two (2) community members
- One (1) TALS representative
- One (1) Brighton Council representative
- One (1) community services organisation representative
- One (1) education representative from Department of Education, Children and Young People (DECYP)

Youth Hub Site and Design of the Space

Negotiations with the State Government continue regarding the best way forward with securing the preferred site on the corner of Greenpoint Road and Eddington Street. This site is currently on a DECYP land title.

Council’s Asset Services team has assigned a project officer for managing site negotiations, grant applications, design and construction of infrastructure.

A shortlist of potential design firms has been developed by the project officer.

For the purpose of having design concepts for potential grant applications that open middle of 2025, it is proposed that we aim to have an architect/design firm on board by January/February

2025, draft artist impressions ready by May, and refined versions of the concept designs by June. This will give sufficient time to prepare the grant applications.

The preferred design firm would be invited to attend the 'youth summit' end of February 2025 to immerse in community and the insights from the community engagement work.

Consultation

Youth Hub Project Team, TALS, Brighton Council CEO, Community Development Officer, Youth Worker, BYAG, Community Creators, Brighton community broadly.

Risk Implications

Nil.

Financial Implications

Nil.

Strategic Plan

Goal 1: Inspire a proud community that enjoys a comfortable life at every age.

Goal 3: Manage infrastructure and growth effectively.

Goal 4: Ensure a progressive, efficient and caring Council.

Social Implications

This project has the potential to be a significant social infrastructure investment to address current and future social needs, specifically for young people aged 12-25 years in our region.

It will strengthen the collaboration between a full range of youth services, stakeholders (including BYAG) and different levels of government, by bringing everyone together in one location or precinct.

The project demonstrates local government collaborating with and investing at a local level to make a significant difference to the health and well-being outcomes and day to day lives of youth in our area. A place-based solution rather than a 'cookie cutter' approach brought in by 'others'. This will be a Hub for all youth. Although TALS as a key stakeholder, has a primary interest in Tasmanian Aboriginal youth justice, it is strongly acknowledged this will service our entire community and no young person will be excluded.

It will be a safe space for young people to meet, visit, connect and seek support services.

Environmental or Climate Change Implications

Not Applicable.

Economic Implications

Unknown.

Other Issues

Currently unknown.

Options

1. As per the recommendation.
2. Other.

RECOMMENDATION:

That Council receives and notes the information in this Bridgewater Youth Hub progress report as presented in December 2024.

DECISION:

Cr Curran moved, Cr Murtagh seconded that Council receives and notes the information in the Bridgewater Youth Hub progress report as presented in December 2024.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Murtagh	
Cr Owen	
Cr Whelan	

14.2 Keep Australia Beautiful Tasmania - 2024 Sustainable Communities Awards

Author: Manager, Community Development & Engagement (A Turvey)

Authorised: Chief Executive Officer (J Dryburgh)

Background

In November 2024, Council had the pleasure of hosting the 2024 Keep Australia Beautiful (KAB) Tasmania Awards. Given Bridgewater was the overall state winner in 2023, it was Brighton Council’s turn to host the awards lunch.

Launceston City Council was announced as the **overall winner for 2024** and will go to the nationals in Beechworth Victoria next year.

We had approximately 70 attendees from all over Tasmania come to Bridgewater for the awards lunch at the Brighton Civic Centre.

Whereas in 2023 Council focussed on entering community initiatives from the Bridgewater area, in 2024 the focus was on projects and initiatives from the Herdsman Cove and Gagebrook area.

Once again, our community shone. This report details the community achievements that were recognised and honoured for 2024.

Major Category Winners were as follows:

1. Local Hero – **MICHAEL CASEY**
2. Community Health & Wellbeing – **KUTALAYNA COLLECTIVE**
3. Behaviour Change (Joint winners) - **UNDER ONE RAINBOW & REMINDER TO BE KINDER (LAUNCESTON CITY COUNCIL)**
4. Young Legends – **ENGAGE YOUTH COVE CREEK**
5. Litter (Highly Commended) – **BRIGHTON COUNCIL AND CENTACARE EVOLVE HOUSING FOR 'BIN TO WIN'**

Population Category (2,000-3,000)

Winner: Gagebrook/Herdsmans Cove

Certificates of Excellence by Category

Waste Prevention & Reduction

- Material Institute – Bond Place – Zero Waste

Community Health & Wellbeing

- Brighton Council “Doing My Bit” Video – Stories from Volunteers
- Brighton Council – Cris Fitzpatrick Park Playground, Gagebrook
- Brighton Council – Swan Park Upgrade, Herdsmans Cove
- Brighton Council – Community Creators
- Jordan River Service Inc. – Gagebrook Community House (Waterbridge Community Food Pantry)
- Material Institute – Bond Place

Environment & Sustainability

- Brighton Council – Greening Brighton Strategy 2024-2033

Heritage & Culture

- Kutalayna Collective – kipli and kani

Consultation

SMT, Community Development Officer, Youth Worker

Risk Implications

Nil.

Financial Implications

Nil.

Strategic Plan

Goal 1: Inspire a proud community that enjoys a comfortable life at every age.

Social Implications

The KAB Tasmania awards provide an opportunity for individuals, community groups, and other organisations that are predominantly made up of local volunteers, to receive recognition for their hard work and achievements that can often go unnoticed on a day to day basis. For many small community organisations, the awards provide acknowledgement and an opportunity to reflect and feel a sense of pride in their achievements.

Environmental or Climate Change Implications

Not Applicable.

Economic Implications

Nil.

Other Issues

Nil.

Options

1. As per the recommendation.
2. Other.

RECOMMENDATION:

That Council formally acknowledges all of those from the Brighton community who were winners at the 2024 Keep Australia Beautiful – Tasmanian Sustainable Communities Awards in November and sincerely congratulates each and every one of them.

DECISION:

Cr Curran moved, Cr Geard seconded that Council formally acknowledges all of those from the Brighton community who were winners at the 2024 Keep Australia Beautiful – Tasmanian Sustainable Communities Awards in November and sincerely congratulates each and every one of them.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Murtagh	

Cr Owen
Cr Whelan

14.3 Quilters Easter Showcase - request to waive Civic Centre hire fees

Author: Admin & Facilities Management Officer (I Singh)

Authorised: Director Corporate Services (G Browne)

Background

Mrs Pam Harvey has written to Council requesting support to use the Civic Centre for the Quilters Easter Showcase event. This event, organized by a group of volunteers, has been held annually on the Saturday before Easter at the Civic Centre. It is a social gathering for people from across the state, open to the public, and welcoming all participants.

The entry fee will be \$5 per person, and a fundraiser will be held during the event. A portion of the proceeds will go towards operational costs, with any remaining profit being donated to a local community group. In the past, donations have included \$600 to the school farm and \$2,000 to the Food Hub.

Mrs Harvey has contacted the Council to request support in the form of free use of the Civic Centre Hall and Theatrette on 12th April 2025. As the Quilters Easter Showcase is run by volunteers and is not an incorporated organisation, they are also seeking the Council's assistance in waiving the casual hire insurance fee.

Consultation

Pam Harvey (Quilters Showcase Organiser), Gillian Browne (Director Corporate Services)

Risk Implications

Risks are low from waiving the Civic Centre hire fees.

Financial Implications

Fees that would have been applicable will need to be recognised as a donation from Council. The day rate for Civic Centre is \$481 and casual hire insurance is \$34, totalling \$515. Groups like this would ordinarily be allowed a 50% discount on the hire fee.

Strategic Plan

The recommendations further the following strategies from Council's strategic plan:

- S1.1: engage with and enable our community.
- S1.3: Ensure attractive local areas that provide social, recreational, and economic opportunities.
- S1.4: Encourage a sense of pride, local identity, and engaging activities.

Social Implications

Providing a facility for the showcase and fundraising for this group will contribute to building positivity and community connection.

Assessment

The Quilters showcase has been held in the municipality for many years. Their purpose is to provide social gathering opportunities and activities for members of all ages of the community. The club only keeps enough funds to cover costs and sustain themselves, all raised proceeds are donated to a local group in the municipality. This show case provides support and encourages the establishment and activities for quilting and crafting groups.

Allowing free use of the Civic Centre will reduce the groups ongoing financial viability and increase the donation proceeds.

Options

1. As per the recommendation.
2. Council approves the 50% discount for the use of the Civic Centre with insurance coverage.

RECOMMENDATION:

Council approves waiving the hire fees and casual hirer public liability insurance coverage fee for use of the Civic Centre for one day on 12th April 2025 for the Quilters Easter Showcase.

That the waive of the hire fees be recorded as a grant in Council's Annual Report in accordance with Section 77 of the *Local Government Act 1993*.

DECISION:

Cr De La Torre moved, Cr Curran seconded that Council approves waiving the hire fees and casual hirer public liability insurance coverage fee for use of the Civic Centre for one day on 12th April 2025 for the Quilters Easter Showcase.

That the waive of hire fees be recorded as a grant in Council's Annual Report in accordance with Section 77 of the Local Government Act 1993.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Murtagh	
Cr Owen	
Cr Whelan	

Cr Murtagh and Cr McMaster had declared an Interest in the following items and left the meeting at 5.57pm

14.4 Sorell Street Master Plan

Author: Acting Director Development Services (J Blackwell)

Purpose

This report seeks endorsement of the Sorell Street Master Plan.

Background

The Sorell Street Master Plan (the MP) is a crucial step in addressing the ongoing pressure on housing supply by identifying land for densification within the Sorell Street precinct. This land has previously been identified for densification at both local and regional level. The site was identified in the Brighton Structure Plan 2018. The site also sits within the Urban Growth Boundary ('UGB') of the Southern Tasmanian Regional Land Use Strategy ('STRLUS'). By way of explanation, an UGB is a boundary that defines the long-term limits of urban expansion by limiting urban sprawl within a designated area, thereby promoting more efficient use of land and infrastructure.

The Bridgewater Waterfront Masterplan endorsed by Council at its meeting on 21st November 2023, further identifies and supports the rezoning of the project area in response to the improved transport connectivity and accessibility that will be enabled by the new bridge and associated infrastructure.

As outlined previously, Realm Studios have been engaged to prepare the MP for the Sorell Street precinct (Attachment A), which contains 25 rural living zoned properties. The MP was informed by several background studies including a Traffic Impact Assessment, Natural Values Assessment and an Aboriginal Heritage Assessment.

At its Ordinary Council Meeting in October 2024, Council endorsed the MP for community consultation.

Consultation

The MP was formally exhibited for comment between 1st – 29th November 2024. The consultation was conducted in a similar manner to the Enquiry by Design process which was undertaken in July 2024. Notification and engagement activities included:

- Writing to all landowners in the precinct, as well as in the surrounding area including Serenity Drive, Tranquillity Crescent, Riverside Drive, Wallace Street, Boyer Road, Sorell Street and Old Main Road, Bridgewater.
- Additional correspondence was hand delivered to the above locations after identifying that most of the Australia Post deliveries had not reached their destination.
- A drop in session at the Civic Centre between 4.00pm and 6.00pm on Wednesday 20th November 2024.
- State agencies such as TasNetworks, TasWater, TasRail and the Department of State Growth were contacted.

The community and state agencies participated in the engagement as follows:

- 12 people attended the drop-in session at the Civic Centre on Wednesday 20th December 2024
- 17 email submissions were received, including 3 from TasWater, TasNetworks and Department of State Growth. Of the 17 email submissions received:
 - 3 submissions were received from inside the precinct; 2 were in support, 1 against.
 - 14 submissions were received from residents outside the precinct, all against.
- A petition under the *Local Government Act 1993*. The petition contained 15 signatures. Of the 15 signatures:
 - 3 people resided in precinct,
 - 11 people resided adjacent to the precinct,
 - 1 person resided in an alternative LGA.

The submissions received identified several issues, as follows:

- Querying the acquisition process for land identified for public open space.
- Location of internal roads on 17 Samuel Street and 7-9 Sorell Street.
- Need for TIA to address additional issues, in relation to Boyer Road and Cobbs Hill Road traffic.
- Change to local character.
- Loss of green space.
- Impact on native fauna.
- Increase in crime.
- Increase in social and affordable housing.
- Loss of indigenous culture.
- Declining property values.

As demonstrated, the issues more fully addressed in Table 1 (attached), do not relate to any proposed modification of the masterplan. It is also pertinent to note that other than one (1) written submission in opposition, and three signatories to the petition, there is no opposition to the MP from residents or land owners within the precinct area.

Risk Implications

Brighton municipality is rapidly growing, experiencing increasing housing shortage and additional residential land is needed with increasing urgency.

Master planning the area reduces the risk of a poorly designed subdivision layout.

There is a risk that the draft Master Plan will not be supported by the Tasmanian Planning Commission when it comes to inserting it into the Brighton Local Provisions Schedule. Ongoing consultation with the community will improve chances of it being approved.

Financial Implications

Addressing the actions may result in further costs for the consultants to amend the draft MP or supporting documentation.

Implementing the draft MP may have financial implications through infrastructure contributions.

Strategic Plan

- | | | |
|---------|-----|--|
| Goal 1: | 1.1 | Engage with and enable our community |
| | 1.2 | Build resilience and opportunity |
| Goal 3 | 3.2 | Infrastructure development and service delivery are guided by strategic planning to cater for the needs of a growing and changing population |
| | 3.4 | Advocate and facilitate investment in our region |
| Goal 4 | 4.1 | Be big picture, long term and evidence-based in our thinking |

Social Implications

There are some members of the community that would prefer to see the area remain as it is, and who would like to preserve the large lot sizes that presently exist. There is a belief that increased housing will put more pressure on existing services and detract from the area.

However, the site has been earmarked for residential growth for nearly a decade. The MP has been designed to create strong social links through increased community amenities such as pedestrian paths and public open space, providing improved safety access and passive surveillance. The generous open space along Ashburton Creek has been designed to protect the little remaining native vegetation and preserve Aboriginal heritage features.

The site is strategically placed, within an existing suburban area. It is also within short walking or driving distance of Old Main Road, Bridgewater. Council is working to renew the Old Main Road area, as proposed in the Bridgewater Waterfront Masterplan, which will facilitate social and economic opportunities within the Bridgewater area and benefit from improved public transport access facilitated by the New Bridgewater Bridge Development.

Economic Implications

The MP is anticipated to increase economic activity in the area through increased construction jobs and opportunities that come from increased population in the area. In the longer term, increased population in the area will help sustain the renewal of the Old Main Road in Bridgewater and support the small businesses in the area.

Assessment

Strategic assessment of the precinct has long identified it as a growth area for Bridgewater. Understandably, whilst some respondents are concerned about the area’s changing character, others are excited by the opportunities the proposal will bring to Bridgewater.

There are seen to be reciprocal benefits for the endorsement of the MP in conjunction with the future regeneration of the Old Main Road strip following the finalisation of the Bridgewater Bridge project, as identified in the Bridgewater Waterfront Masterplan.

The Traffic Impact Assessment will need to be updated, considering the more recent Boyer Road Project being underway. This may impact the proposed access to both Boyer Road and Cobbs Hill Road. However, the updated report can be undertaken through a future planning scheme amendment process.

It is recommended that the Masterplan be endorsed.

Options

1. As per the recommendation
2. Other.

RECOMMENDATION:

That Council endorse the Sorell Street Master Plan.

DECISION:

Cr Irons moved, Cr Geard seconded that Council endorse the Sorell Street Master Plan.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	Cr De La Torre
Cr Geard	Cr Owen
Cr Gray	Cr Whelan
Cr Irons	

Table 1: Issues Raised in Submissions and Planning Response

Issues Raised	Response
<p>Local Character</p> <p>Need to preserve Bridgewater’s character of the area</p> <p>Rezoning will undermine the unique character of the rural setting and will create a densely populated area lacking community cohesion</p>	<p>The MP sets aside a considerable area of land for open space, which would be taken as part of development contributions. This land is currently privately held and contains some remnant native vegetation along Ashburton Creek, which is negatively impacted by weed infestation, grazing, and farming.</p>

Issues Raised	Response
<p>The precinct and the surrounding streets are predominantly an owner occupier area and should be protected as such.</p>	<p>As part of the open space, a network of walking paths and connections is proposed that will improve active transport access through the area. Tree planting and vegetation rehabilitation within the open space, and along all new streets are also proposed that will increase tree canopy in the area and enhance the biodiversity and water quality in the Timtumili Minanya / Derwent Estuary.</p> <p>All lots are privately owned (i.e. not owned by Council), so landowners can determine who they sell to and whether they rent their properties out.</p>
<p>Increased Density</p> <p>Increased density will lead to higher crime rates and noise pollution,</p> <p>Increased traffic</p> <p>Increased noise</p> <p>Suburb is already home to a high proportion of affordable housing. Introducing even smaller lots risks overcrowding and reducing the diversity of housing options in the area. The existing mix of suburban and semi-rural zones attracts a broad range of people fostering a more inclusive and balanced community.</p> <p>Development must prioritise sustainability and long term wellbeing of the Community. Thoughtless rezoning that prioritises short term gains over long term community benefits will harm the very people that Council is meant to serve</p> <p>The existing mix of residents offers a wide range of cultures and a balanced and inclusive community that would be lost in an overcrowded, high density development.</p> <p>Why would council recommend position 450m2 blocks next to 6000m2 blocks this arrangement will appear inconsistent and create a sense of congestion for all residents in the area</p>	<p>There continues to be a high demand for housing supply across Tasmania.</p> <p>The precinct currently provides no diversity for housing options, given the restrictions of a RLZ lot to one dwelling on 5000m2.</p> <p>The site is located well-within the UGB and as such is identified as being suitable for higher density development, based on location, existing and availability of future service infrastructure.</p> <p>The site has been identified in long-term regional and local strategies, which identifies it suitable for infill development and is a natural extension of the existing general residential zoned land.</p> <p>The resident mix is not something determined at the planning level. However, inclusive communities can be formed in any environment.</p> <p>The precinct has been defined to create an appropriate buffer to larger lots, given existing setbacks to dwellings outside the precinct.</p> <p>The minimum lot size is stipulated by the Tasmanian Planning Scheme, and the State Planning Provisions. That does not mean that every landowner must develop to the minimum lot size, nor does it mean they must develop at all.</p>

Issues Raised	Response
<p>Council should be focussing on areas bordering land already zoned general residential before rezoning land with existing residents. Why has this development been prioritised? There are more suitable options for a mass development than this area of land.</p>	
<p>Environmental Impacts</p> <p>Environmental destruction, Loss of green spaces, Harm to local wildlife, Devastating consequences for local environment which are vital habitats for native species, threatened wildlife, impact on ecological services</p> <p>Area can't lose any more wildlife corridors to development.</p>	<p>The precinct land is currently all privately owned with minimal vegetative cover or habitat. There are two sections along Ashburton Creek that classify as the state-listed (NCA) threatened 'Wetlands' ecological community. However, this area is currently threatened by grazing and weed infestation. There are no clear wildlife corridors, other than what might occur along Ashburton Creek.</p> <p>It is proposed to maintain Ashburton Creek in its current form as an overland flow path, with adjoining open space on either side, which will protect the existing wetlands ecological community and fauna. Rezoning the Creek area will improve planning protections of the threatened community.</p>
<p>Cultural and Historical Significance</p> <p>These areas represent connections to their ancestors, stories and cultural heritage. Rezoning Cobbs Hill Road and Boyer Road disrespects this heritage and perpetuates a pattern of cultural erasure.</p> <p>Council acknowledges its commitment to paying respect to Aboriginal peoples yet this proposal reflects a failure to uphold that commitment. Despite the significant aboriginal presence in Bridgewater and its surroundings, we have had little voice or consultation in decisions that directly affect our land and community. Rezoning Cobbs Hill Road disregards the cultural and historical importance of this area, perpetuating the erasure of our connection to land</p>	<p>As part of the masterplanning process, Aboriginal Heritage consultants were engaged to undertake an assessment of the project area.</p> <p>The MP designates additional land to be used for Open Space. That land is currently within private ownership and will continue to remain in private ownership unless developed in accordance with the MP by providing significant public open space adjacent to Ashburton Creek. Further, the "road reserve" between Samuel Street and Tranquillity Crescent is being maintained as open space, which will creating walking trails to facilitate access to the Creek area.</p> <p>In addition to residents, local aboriginal communities were invited to be part of the consultation process.</p>

Issues Raised	Response
<p>Infrastructure</p> <p>Strain on already limited infrastructure, such as public transport, schools, healthcare and other essential services.</p> <p>Infrastructure is already under significant strain. Development must align with the capacity of local infrastructure and the community's needs</p> <p>Australia Post no longer deliver parcels as the area is classed as rural.</p> <p>Lack of public transport</p>	<p>The Masterplan has considered impacts on service infrastructure via consultation with state agencies with TasNetworks and Tas Water generally supporting of the masterplan.</p> <p>The Masterplan identifies that road widening and pedestrian paths will need to be installed as part of future development of the sites, either by developers or in accordance with Council's Infrastructure Policy.</p> <p>Council continues to advocate for increased efficiencies in relation to transport, healthcare and other essential services on behalf of its entire community.</p> <p>The area proposed for rezoning is in close proximity to schools and is well-placed for young families. This includes the Northern Christian School which caters for 185 primary students. The school has advised that due to strong residential growth in the Brighton/Bridgewater area, the school has seen enrolment growth over the past 10 years and expects demand to continue to grow as more young families move into the area. The school has sufficient land to double the number of primary students in the medium term, and potentially expand to a secondary school in the long term.</p>
<p>Community Consultation</p> <p>Lack of Transparency</p> <p>Residents are ill-informed or have no knowledge of masterplan.</p> <p>Lack of engagement undermines the Council's duty to represent its constituents fairly and demonstrates a disregard for the voices of those most impacted by</p>	<p>Disagreed. Council has undertaken due processes of engagement and communication to the community at all stages of the project. Council officers have offered opportunities for engagement including participation in an enquiry by design process, and formal consultation including drop-in sessions.</p> <p>Notification including writing to individual land owners and tenants, letter box dropping (when it was identified correspondence had not been delivered), Council's social media and it's Have Your Say page on the Council website were all utilised to inform the process.</p>

Issues Raised	Response
	Further QR codes are included on correspondence, so that correspondence recipients are able to link directly to Council's Have Your Say page.
<p>Disregard for cultural and community values. It priorities short term profit over sustainability, diversity and long-term well-being</p>	<p>The masterplanning process is the next step in the long-term planning process, which commences with State, regional and local strategies, which typically consider land use planning for next 20 years or so, based on population forecasts, existing and proposed land use, etc, to inform continuing social, economic and environmental growth.</p>
<p>Acquisition Process</p> <p>Queries how the acquisition process work</p> <p>Request for council to purchase land encumbered by POS (specific address)</p>	<p>Any future acquisition will be assessed on state legislation including the Land Acquisition Act 1993 (acquisition) and the Local Government (Building and Miscellaneous Provision) Act 1993 (public open space) as well as Council's Public Open Space Policy.</p>
<p>Local Opposition</p> <p>The community has voiced significant opposition to this proposal through petitions and discussions.</p> <p>No opposition from residents of Cobbs Hill Road</p>	<p>Refer to the assessment in the report. Most negative opposition to the master plan has come from residents of Serenity Drive and Tranquillity Crescent. This area is disconnected from the subject site, and accesses from Boyer Road. This means that they have little reason to drive through the site.</p> <p>During the consultation period, 3 submissions (including the petition) from Cobbs Hill Road residents in the Precinct were received (2 against).</p>
Issues Raised	Response
<p>Mental Health</p> <p>The Cobbs Hill Road area serves as a sanctuary for residents, offering tranquillity and a connection to nature. Overdevelopment threatens to erode these benefits and replaces them with urban sprawl that can increase stress and reduce community cohesion</p> <p>Stress of increased housing and the population and behaviours that go with it would be intolerable for existing residents.</p>	<p>It is not intended to alter the character of the upper area of Cobbs Hill Road. The properties within the precinct generally have cleared their land, and vegetated with introduced species, such as pines.</p> <p>Further, the MP provides for a substantial area of land to be used as open space, which would not have otherwise been accessible to the public and seeks to improve active transport connectivity through the site to increase the amenity for walking and cycling.</p>

Issues Raised	Response
<p>There are clear negative effects on mental health that comes with living in built up urban areas.</p>	
<p>Purchase of Site In June 2023, advised no planned changes. If had been aware of zoning changes would not have purchased the property</p>	<p>The Masterplan is not intended to rezone this (specific) site nor any site in Tranquillity Crescent or Serenity Drive.</p>
<p>Property Values No one will buy into an area with high density housing in the next street. We only need to look at what happens in Gagebrook to know what life will be like in a future like that as proposed for Cobbs Hill by the potential rezoning changes</p>	<p>Typically, it can be argued that upzoning (i.e. RLZ to GRZ) potentially increases a property's value by allowing for more intensive use of the land, increasing development potential and attracting investors.</p>
<p>It was implied at the meeting (drop in session) that the owner of the large acreage at 17 Samuel Street had agreed to the planning of the roadway and is potentially going ahead with the development.</p>	<p>The vehicle access to 17 Samuel Street has been designed for future infill development, whether for rural living or general residential zoning, given that it is approximately 15 in width. Whilst not discussed, it is highly conceivable that should the land be rezoned to general residential, the owners will seek to develop the site.</p>
<p>Road alignment along top of open space make future subdivision costs prohibitive. Seeks redesign of road alignment to the west to provide for lot yield on both sides of the road.</p>	<p>The road has been mapped as an indicative location that works with the topography and provides passive surveillance to open spaces, which increases safety and access. This design principle is considered 'best practice', any future subdivision plans of the site will need to justify the location of their road network in regards to the open space amenity, transport connectivity and safety of the overall site.</p>
<p>Area of land proposed for open space appears to be well in excess of 5% contribution provided for under current legislation</p>	<p>This is a matter that would form part of future development of the site, following an approval for rezoning. Public Open Space will be calculated in alignment with the provisions of the Local Government (Building and Miscellaneous Provisions) Act 1994, the Land Acquisition Act 1993 and Council's Public Open Space Policy (AP13)</p>
<p>Where is the greenbelt along existing northern boundary fences from Samuel Street which was proposed in February 2021</p>	<p>During initial consultation with land owners in 2021, one of the issues raised was that maybe a greenbelt could be used to provide</p>

Issues Raised	Response
	<p>separation between the existing dwellings and the land at 17 Samuel Street. This was at a time when the Low Density Residential Zone was being considered as an option for the northern section of the project area.</p> <p>Pursuant to the Tasmanian Planning Commission s8A Guidelines, to be able to apply the Low Density Residential zone, there is a requirement that the land is heavily constrained in relation to providing reticulated service infrastructure or environmental constraints. However, investigations have shown that the MP precinct is not constrained and accordingly, the General Residential zone must be applied.</p>
<p>On your road plan, can you please explain how you can just put roads through the owners property. Are they planning to develop or is council taking the land.</p>	<p>The Plan is an indicative plan showing where roads could be located, based on lot layouts and topography. The land owner would need to design future subdivision lots to accord with the MP, in accordance with a future Specific Area Plan.</p>
<p>Time and money should be put into upgrading infrastructure and promoting investment in the Old Main Road precinct, before this level of development could be considered sustainable, as there are limited access to provisions, being only takeaway and bottleshop.</p>	<p>Council endorsed the Bridgewater Waterfront Masterplan in 2023, which sets a plan for revitalisation throughout Old Main Road and along the foreshore. The activation of Old Main Road will rely on increased density in the Sorell Street and Boyer Road precincts to make it economically viable.</p> <p>Each of the projects is strategically positioned to work hand in hand to support the others.</p>
<p>How can council justify the rezoning and development of this area based upon the wishes of one individual. The surrounding land owners have voiced their opposition to this development. Where is the duty to existing residents over the proposals of a single developer</p>	<p>This project is a council-initiated project based on actions recommended in strategies adopted by the council and the state government. Other than one written submission in opposition and three signatories to the petition, there is no opposition to the MP from residents or landowners within the precinct.</p>
<p>Understand there is a housing crisis, but are opposed to rezoning from RLZ to GRZ to support low density multi dwelling development</p>	<p>The RLZ limits dwelling density in the precinct to one dwelling per 5000sqm. Rezoning to GRZ is required to achieve</p>

Issues Raised	Response
	additional density and meet housing targets in alignment with State housing targets.
Agencies	Response
<p>Department of State Growth</p> <ul style="list-style-type: none"> • TIA <p>Does not consider the access to Boyer Road, 10 year horizon, reason for assumption that development traffic will use Boyer Road west of Old Main Road</p> <p>Expected delays and queuing for the interstation of Boyer Road/Old Main Road</p> <p>Commentary on the proposed form of the intersection of Boyer Road/Old Main Road</p> <p>TIA doesn't consider how the development of the area will interact with the rail network including the potential for increased traffic volumes at level crossing</p> • Public and Active Transport – Future subdivisions should therefore be designed to provide good connections to bus routes and stops including providing pedestrian cut-throughs, footpaths and crossings. • Strategic context – area is physically separated from major residential, commercial and service centres by the Midland Highway and likely to have a high car dependence <p>It would be useful to understand how growth across these areas relates to future housing demand and supply for Brighton and to infrastructure and service provision.</p> <p>Review of STRLUS currently underway</p> <p>The easternmost extent of the infill area currently proposed in the draft</p>	<p>The matters outlined by DSG have been raised with the consultant. An updated report can be provided to support future application for rezoning which also considers future development identified for Boyer Road.</p> <p>It is not considered that an updated TIA will significantly affect the MP, however, in the event that changes are required to the MP, an amendment can be considered.</p> <p>The site is being considered along with master planning for the Boyer Road Future Urban Precinct, based on the recommendations of the Bridgewater Waterfront Master Plan. Both the Sorell Street and Boyer Road precincts are contained within the Urban Growth Boundary identified in STRLUS and will be maintained in the proposed STRLUS review</p>

Issues Raised	Response
<p>Sorell street masterplan should be the limit of residential development.</p> <ul style="list-style-type: none"> • The southern end of the master plan area is approximately 500metres from new bus stops planned as part of the new Bridgewater Bridge project, which will replace existing bus stops on the Midland Highway and Gunn Street. Pedestrian infrastructure and access to these bus stops should be prioritised. • The design principles are supported from an urban mobility perspective. Option 1 is preferred as the road network is adjacent to the proposed open space and shared path network which allow for a more passive surveillance. 	
<p>TasNetworks</p> <p>Identifies land subject to low and high voltage powerlines extending through the Masterplan area, and some high voltage underground cables in the eastern part of the masterplan area.</p> <p>TasNetworks have a standard requirement that electricity network infrastructure should be located or relocated over publicly owned land. But other than those matters being recognised do not have any concerns regarding future aspirations for the areas outlined by the masterplan.</p>	<p>Noted.</p>
<p>Taswater</p> <p>The Masterplan will likely require some upgrades/works to external to existing TasWater Infrastructure as it proceeds, depending on how development progresses, eg timing, connection point, demand.</p> <p>Overall TasWater does not object to any rezoning and each subsequent planning application would be assessed and advised under the standards, requirements and developer charges policy in place at the time.</p>	<p>Noted.</p>

Cr McMaster and Cr Murtagh rejoined the meeting 6.35pm.

15. Questions on Notice

There were no Questions on Notice for the December meeting.

16. Closed Meeting

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015* provides that Council may consider certain sensitive matters in Closed Meeting.

Matters are listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

RECOMMENDATION:

That in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public to deal with the following items:

Item:	Closed under:
16.1 – Sale Agreement	15(2)(b)

DECISION:

Cr De La Torre moved, Cr McMaster seconded that in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015, Council move into Closed Session and the meeting be closed to members of the public to deal with the following item.

Item 16.1 – Sale Agreement 15(2)(b)

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Murtagh	
Cr Owen	
Cr Whelan	

16.1 Sale Agreement

Author: Chief Executive Officer (J Dryburgh)

Authorisation to move out of Closed Session & Release of Information to the Public

RECOMMENDATION:

That Council, having met and dealt with its business formally moves out of Closed Session and resolves to report that it has determined the following:

Agenda item	Matter	Outcome
16.1	Sale Agreement	Decision not to be released.

DECISION:

Cr Irons moved, Cr McMaster seconded that Council, having met and dealt with its business formally moves out of Closed Session and resolves to report that it has determined the following:

Agenda item	Matter	Outcome
16.1	Sale Agreement	Decision not to be released.

CARRIED

VOTING RECORD

In favour Against

Cr Curran
 Cr De La Torre
 Cr Geard
 Cr Gray
 Cr Irons
 Cr McMaster
 Cr Murtagh
 Cr Owen
 Cr Whelan

Meeting closed: 7.12pm

Confirmed: _____
 (Mayor)

Date: 21 January 2025

**Tasmanian Planning Scheme - Brighton
Amendment RZ2024/04**

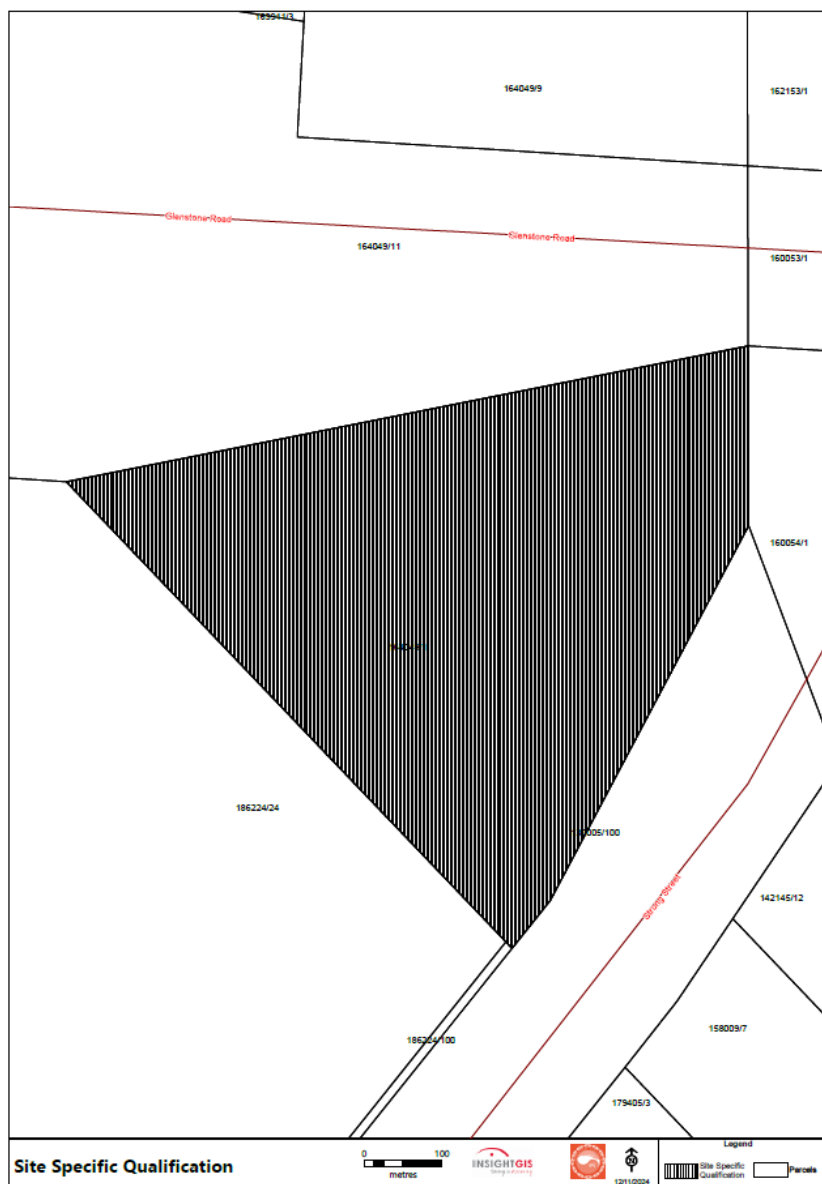
Instrument of Certification

- a) Amend the planning scheme ordinance to insert Site Specific Qualification BRI 21.3 as follows:

BRI-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
BRI-19.1	1 Parkholme Drive, and 314 Midland Highway, Bridgewater	50853/1 156753/6 170481/1 170480/1	An additional Permitted Use Class for this site is: Extractive Industry	General Industrial Zone – clause 19.2 Use Table
BRI-20.1	29 Brighton Road, Brighton	63448/5	An additional qualification for the Discretionary Use class Storage for this site is: "If self-storage."	Rural Zone – clause 20.2 Use Table
BRI-21.1	Midlands Highway, Bridgewater	Part of 156374/1	An additional Applicable Zone for one (1) Pole/Pylon Sign Type for this site – Utilities Zone.	Signs Code – clause C1.6 Sign Standards
BRI-21.2	Midlands Highway, Bridgewater	Part of 152012/1	An additional Applicable Zone for one (1) Pole/Pylon Sign Type for this site - Utilities Zone.	Signs Code – clause C1.6 Sign Standards
BRI- 21.3	1 Strong Street, Bridgewater	164049/1	An additional Permitted Use Class for this site is: Food Services (if for Mobile Food Vendor)	Utilities Zone – Clause 26.2 Use Table

- b) Amend the planning scheme maps to insert to insert a Site Specific Qualification overlay with annotation BRI-21.3 on Folio of Register CT 164049/1 as shown below:



Instrument of Certification

The Brighton Council Planning Authority resolved at its meeting held on 21st January 2025 that Amendment RZ2024/04 of the Tasmanian Planning Scheme – Brighton meets the requirements specified in Section 32 of the *Land Use Planning and Approvals Act 1993*.

The Common Seal of the Brighton Council is affixed, pursuant to the Council resolution of 16 May 2006 in the presence of:

James Dryburgh
Chief Executive Officer

Form No. 1

Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s):

Email address

Contact number:

2. Site address:

Address:

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner :

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position
(if applicable):

Signature:



**Delegate for the Minister administering
the Roads and Jetties Act 1935**

Date:

20/12/2024

Registered owner
(please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position
(if applicable):

Signature:

Date:

Registered owner
(please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position
(if applicable):

Signature:

Date:

NOTES:

a. When is owners' consent required?

Owners' consent is required for:

- amendments to an interim planning scheme or to a Local Provisions Schedule¹; or
- combined permits and amendments².

Owners' consent must be provided before the planning authority determines to initiate, certify or prepare the amendment.

b. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

c. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- ii. the consent of each owner of each lot on the strata plan.

d. Companies

If the land is owned by a company the form is to be signed by a person with authority in accordance with the *Corporations Act 2001 (Cwth)*.

e. Associations

If the land is owned by an incorporated association the form is to be signed by a person with authority in accordance with the rules of the association.

f. Council or the Crown

If the land is owned by a council or the Crown then form is to be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: September 2021

¹ under section 33(1) of the former provisions of the *Land Use Planning and Approvals Act 1993* or section 37 of the current provisions.

² under section 43A of the former provisions or section 40T of the current provisions of the Act

Department of State Growth

Salamanca Building Parliament Square
4 Salamanca Place, Hobart TAS
GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
Ref: SRA-24-849



Brian White
Brighton Council
By email: brian.white@brighton.tas.gov.au

Dear Brian

Crown Landowner Consent Granted - Lot 1 Strong Street Bridgewater

I refer to your recent request for Crown landowner consent relating to the application for a planning scheme amendment at Lot 1 STRONG ST BRIDGEWATER TAS 7030 for Amendment to Local Provision Schedule to allow food services to operate.

I, Fiona McLeod, Director Asset Management, the Department of State Growth, having been duly authorised by the Minister under section 37 (3) of the *Land Use Planning and Approvals Act 1993* (the Act), hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 28 November 2024, and the approved documents, as accessible via the link below:

<https://files.stategrowth.tas.gov.au/index.php/s/ESYc30zIKRT0Dfj>

A copy of the Instrument of Authorisation from the Minister authorising me to sign under section 37 of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six months from the date of this letter.

In giving consent to lodge the subject development application, the Department notes the following applicable advice:

Access – construction or alteration (Access works permit required)

In giving consent to lodge the subject development application, the Department notes that the proposed access to the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit

https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/new_or_altered_access_onto_a_road_driveways or contact permits@stategrowth.tas.gov.au.

On sealed State roads all new accesses must be sealed from the road to the property boundary as a minimum.

Pursuant to Section 16 of the *Roads and Jetties Act 1935*, where a vehicle access has been constructed from land to a State highway or subsidiary road, the owner of that land is responsible for the maintenance and repair of the whole of the vehicular access.

Other types of works (pipeline, etc.) OR Construction of infrastructure in the road reserve/on Crown land (Works permit required)

In giving consent to lodge the subject development application, the Department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit

https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings or contact permits@stategrowth.tas.gov.au.

Requires Crown Land lease/licence

Prior to undertaking works, a Crown land lease/licence will be required to formalise the on-going use/occupation of the Crown land. Lease/licence establishment costs including the Crown's legal and valuation cost as well as an annual rental amount will be required to be covered by the Lessee/Licensee.

If your application includes works in the State road reserve, consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* will also be required. For further information please visit https://www.transport.tas.gov.au/road_permits/property_services/crown_land_leases_and_licences email Property.Assets@stategrowth.tas.gov.au

Other:

The area shown as 'future road reserve' on the Play Street Concept Plan dated 10/10/2023 is not to be used for food van parking.

The Department reserves the right to make a representation to the relevant Council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely



Fiona McLeod
DIRECTOR ASSET MANAGEMENT

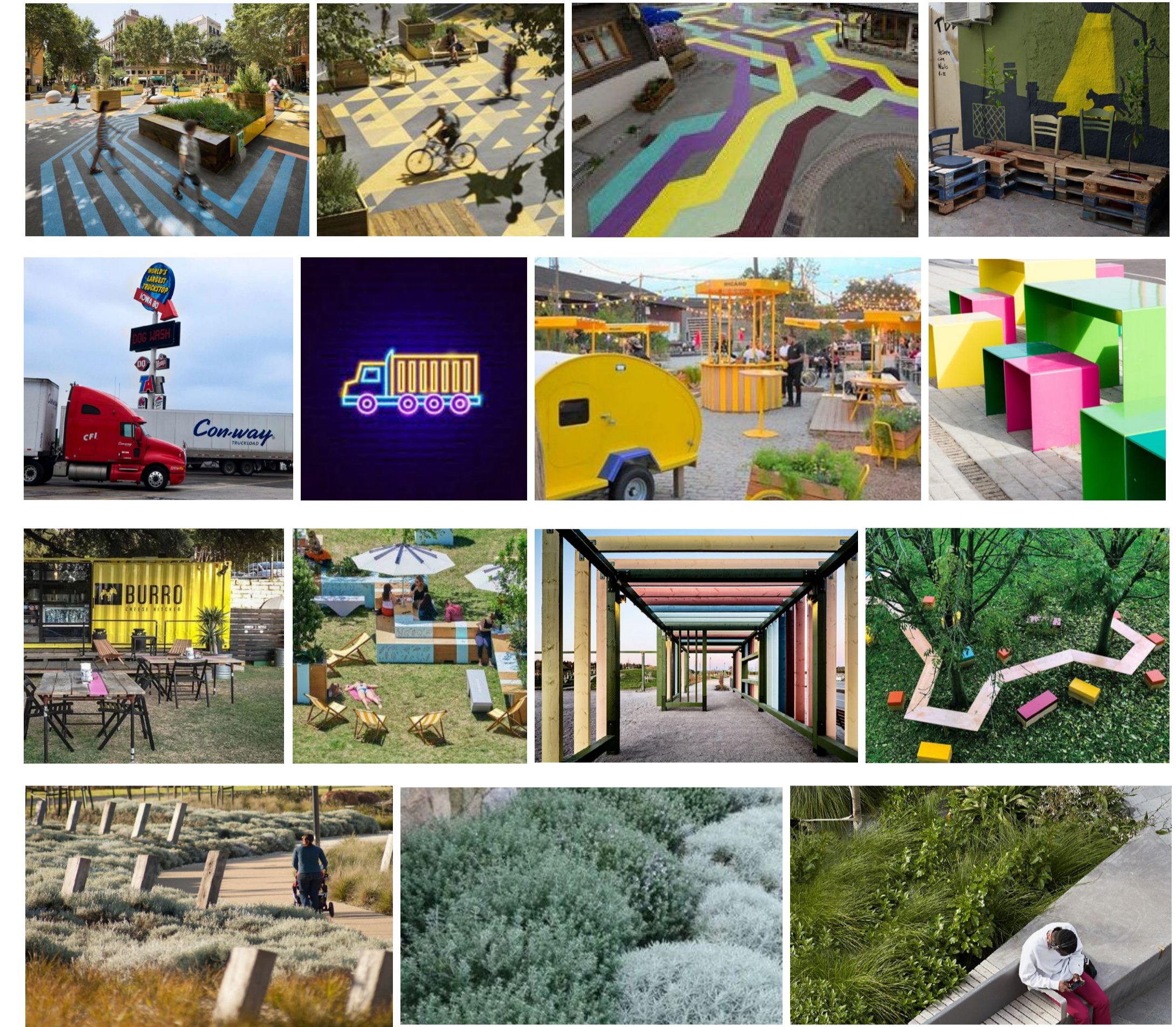
Delegate for the Minister administering the *Roads and Jetties Act 1935*

20 December 2024

cc: General Manager, Brighton Council

Design Intent & Precedent Images

1. Colourful & playful design elements to form site identity, to include shelter from prevailing winds.
2. Utilise ground & vertical surfaces for art
3. Feature signage throughout, including key entry sign



Planting Strategy & Indicative Images

1. Native planting to enhance site character
2. Use mounding/landforming to create sheltered environment to protect against prevailing westerly winds
3. Under prune trees to maintain site lines



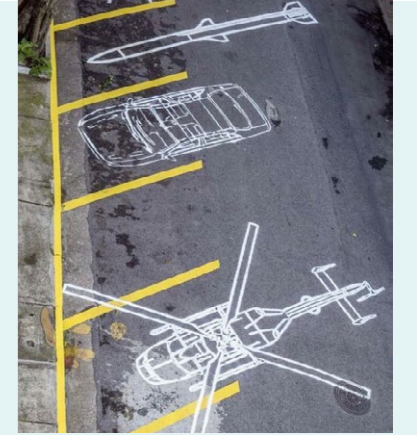
Legend

- | | | | |
|---|------------------------------|---|--|
| Existing: | Proposed: | | |
| Overhead Power Lines | Heavy vehicle parking | Platform seating node | Art 01 - Ground surface mural |
| Sewer Main | Light vehicle parking | With wind rated umbrellas | Art 02 - Wall mural |
| Gas Main | Food truck parking | Toilet block | Buffer planting |
| Post & Lock Box - Gas (To be relocated) | Concrete footpath, 1.2m wide | 2 x DDA toilets M F | Native planting to boundary to enhance character & create sheltered environment. CPTED principles applied to maintain view lines |
| | Large Lawn | Shelter with seating & bins | Entry Sign |
| | | Designed to provide shelter from westerly winds while framing views to Mt Dromedary | |
- Underground Power Lines
Water Main
Underground TasNetworks Fibre Optics
I/O Gas (To be relocated)
- NOTE: Construction methodology/details for any structures or vegetation located within an easement to be coordinated with relevant authority

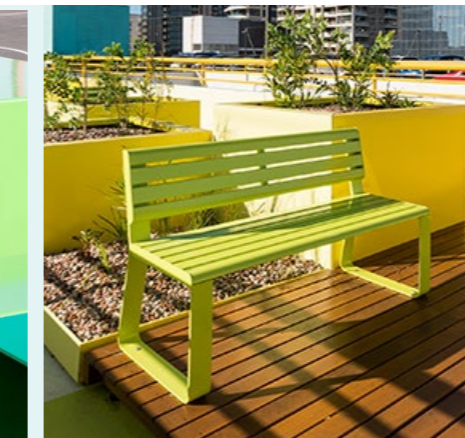
FEATURE SIGNAGE



UTILISE GROUND PLANE + WALLS FOR ART



COLOURFUL + PLAYFUL DESIGN ELEMENTS



FURNITURE & STRUCTURES CONFIGURED TO CREATE HUMAN SCALE SPACE



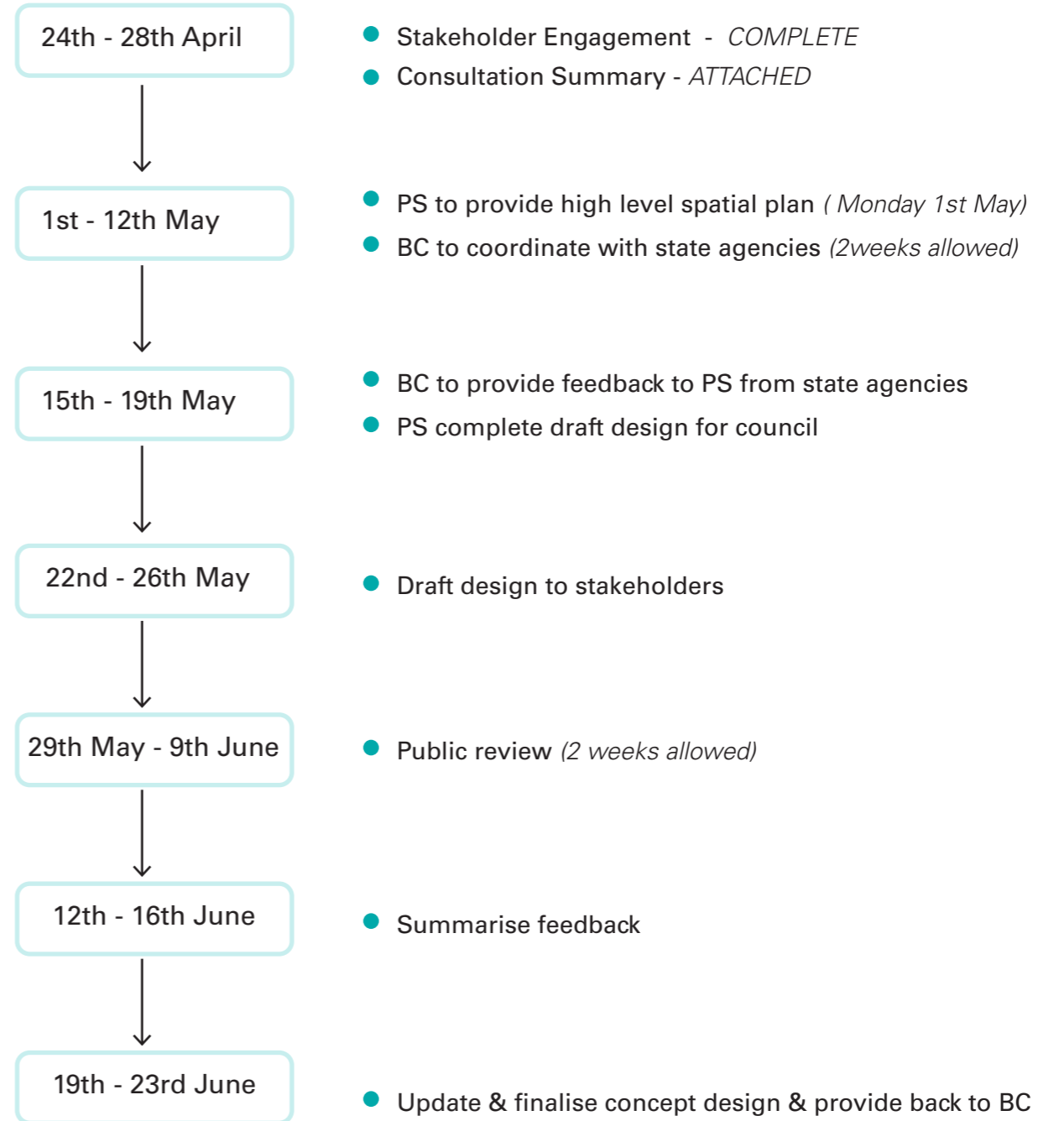
Key Dates

**Brighton Transport Hub -
Truckstop Upgrades**

Preliminary consultation & spatial plan

27 April 2023

PLAY
/ST.



Stakeholder Feedback

Site priorities based on feedback:

POSSIBLE FACILITIES & AMENITIES		COMMENTS
Toilets	●●●●●●●●●●	Almost the first thing mentioned by all stakeholders. Adjacent business frustrated by how often they are asked if their facilities can be used. One business has put up signs to indicate that they do not have public bathrooms. Several stakeholders commented that it is essential to locate toilets next to truck parking due to the difficulty of parking large trucks in popular public areas. Comments that better facilities encourage women into the industry.
Shelter	●●●●●●●●●●	Westerly winds major issue on site, 'It warm some of the year and cold for some but it's always windy!' Also comments about the fog in winter. Solar charging points suggested.
Rubbish bins	●●●●●●●●	Several people commented that there weren't any bins on site currently, though it was noted that there had been a brief period where bins appeared for about two weeks before being removed.
Bbq	●●●●●●●●	Mixed feedback. Some commented this would be excellent for team social activities and others said they have bbq at their own locations.
Seating & Furniture	●●●●●●●●	Essential. Seating needs to be properly protected from the elements. Current bench seat/shade not adequate. Ability to sit communally desired.
Exercise equipment	●	Very little support for this.
Soft Landscaping	●●●●●●●●●●	Make more attractive' & 'low maintenance so it's easily cared for' was the general comment. Some suggestion that plants may be stolen. Maintain site lines within any tree planting so as to create a security issue at night. Some frustration at the vegetation removed as part of the new development on Greenbanks Rd.
Would you visit the site to purchase food & drink?	●●●●●●●●●●	General frustration at the lack of food & coffee options. The shop on Crooked Bilet drive is only local vendor. Several commented they drive into Brighton town centre daily for coffe and said a coffee van would do very well. A food truck initiative would be welcomed but people would like to know that its regularly occurring ,e.g. every Friday. One stakeholder responded that they wouldn't want the corner stop to lose business to food vans.
Once revitalised would you/staff visit the site with some regularity?	●●●●●●●●	The response on this was mixed, some saw it as place to hold meetings and team activities but others see it purely as spot for truckies and think they have all the amenities they need on their own premises.
OTHER CONSIDERATIONS & SUGGESTIONS		COMMENTS
Security	●●●●	Comment from one stakeholder that the area is a 'ghostown' in terms of people after 6pm, however lots of traffic in terms of heavy vehicle refuelling. These business have large flood lights and many feel that facilities should be well lit if open at night.
First aid & Prayer room	●	SRT Logistics commented they provide a first aid room that doubles as a prayer room at the request of staff and it has been used heavily since introduced.
Parking	●●	Comments that if food vans got really popular could parking may fill up quickly due to size of trucks that park there. Others disagreed.

Note:
Above table based on 10 responders consulted at their premises on 24.04.24

**1.
PROVIDE PUBLIC
TOILETS & RUBBISH
BINS**

- Make provision for the delivery of accessible toilet facilities as part of the site master planning process
- Provide adequate rubbish collection

**2.
ESTABLISH SHELTER ON
SITE**

- Locate shelter to protect from prevailing westerly winds & sun
- Adequate size for picnic style seating within
- Opportunity to frame views to Mt Dromedary
- Consider incorporating lighting & solar charging

**3.
IMPROVE SITE
LANDSCAPING**

- Site barren apart from grass
- Enhance site character through a diverse native planting palette
- Species to be robust & low maintenance
- Frame views away from overhead power lines with strategic planting design

**4.
ENCOURAGE FOOD &
BEVERAGE VENDORS**

- Create clear parking zones for food vendors
- Ensure adequate shelter, seating, rubbish bins to aid the success of this initiative

**5.
PROVIDE RANGE
OF FURNITURE
CONFIGURATIONS**

- Furniture to provide for a range of seating & dining configurations,
- Communal dining for group events, food truck days etc.
- Private seating nooks for truck drivers in need of respite.



Brighton Council

POLICY NAME: Mobile Food Vendor

POLICY No: 4.1

PURPOSE:

The purpose of this policy is to provide a framework under which Council will grant and issue permits for Food Trucks within a road maintained or owned by Council or on Council land.

SCOPE:

Mobile Food Vendors operating on Council roads within the Brighton Municipality.

DEFINITIONS:

In this policy:

“*Council*” means the Brighton Council.

“*Mobile Food Vendor*” means a person or persons trading from a mobile structure equipped to a specified standard as a moveable kitchen from which to commercially cook and sell food in a variety of locations. This includes both registered vehicles such as vans, caravans, and trailers, and non-registered vehicles such as coffee carts or hotdog carts. Food is served directly from the mobile food premises, typically in disposable containers (preferably bio-degradable), to customers for immediate consumption either in the vicinity or as take-away.

“*Mobile Food Premises*” is a Mobile Food Vendor registered as a mobile food premises within Tasmania under the Food Act 2003 that seeks to trade within public and Council owned spaces.

“*Road*” includes part of a road, road reservation, footpath, or walkway or nature strip which are wholly or partly maintained by Council or under the control of Council.

“*Mobile Food Vendor permit*” means a permit issued in accordance with this policy.

“*Council land*” means any land owned, or managed by, or under the control of the Council and includes part of that land and a natural area and a park, but does not include a road or local highway under the control and management of the Council.

“*Motor vehicle*” has the same meaning as defined in the Vehicle and Traffic Act 1999.

POLICY

1. PERMITS

1.1 Council will apply for, and hold, a permit under the *Land Use Planning and Approvals Act 1993* for each of the approved Trading Locations (identified below).

1.2 Permits are:

- a) only applicable to the locations identified in clause 4.1 of this Policy
- b) payable on application.
- c) not automatically renewed.
- d) issued to one vehicle only and are not transferrable.
- e) valid for either:

- a single occasion, to a maximum of three (3) single occurrence permits;
- a period of three (3) months; or
- a period of Twelve (12) months

from the date of issue respectively or until such time as the vendor ceases to trade.

- f) there is no partial refund of permit fees if the vendor wishes to cease trading.
- g) may be revoked by Council at any time due to non-compliance with any of the permit conditions.

1.3 A Mobile Food Vendor:

- a) must not operate on Council land without a valid permit.
- b) must display the permit within the Mobile Food Premises at all times.
- c) must comply with all conditions of the permit at all times of operation.
- d) does not require a permit if the vendor is nominated to trade as an integral part of an organised community or special event on Council land for which the Council has granted a separate permit.

2. ENVIRONMENTAL HEALTH

- 2.1 Any individual/business applying for a Mobile Food Vendor Permit must be licensed under the *Food Act 2003* and operate as per the conditions of this license and to the satisfaction of Council's Senior Environmental Health Officer.

3. APPLICATION FORM AND FEE

- 3.1 All Mobile Food Vendors intending to operate within the Brighton municipality must complete an Application for Permit and pay the required fee, as set per Council's fee schedule.

- 3.2 Copies of the following documents must be completed and submitted with the application of the permit:

- a) Current certificate of registration of a Statewide Mobile Food Business.
- b) Current Public Liability and Product Liability Insurance Certification (minimum \$20 million cover).
- c) Current ABN/ACN details.
- d) Current road vehicle registration.

4. TRADING LOCATIONS AND TIMES

- 4.1 Council has identified the following Mobile Food Vendor locations as preferred sites from which to operate within the Brighton municipality, or as otherwise agreed in writing by Brighton Council (refer to Appendix 1 for map):

Location	Permissible Operating Hours
Cris Fitzpatrick Park, Gagebrook	7am – 9pm
Lennox Park, Old Beach	7am – 9pm
Seymour Street Car Park, Brighton	7am – 9pm
2A Eddington Street, Bridgewater	7am – 9pm

241 Brighton Road, Brighton/Army Camp (Menin Drive frontage)	7am – 9pm
Brighton Council Car Park – Old Beach	7am – 9pm
Bridgewater Civic Centre Car Park, Bridgewater	5.30pm – 9pm unless otherwise agreed in writing by Council

- 4.2 Council may consider adding additional locations if suitable sites are identified by Applicant or the public.
- 4.3 No more than three (3) Mobile Food Vendors may operate from any one site at the same time, unless otherwise exempt from this policy pursuant to clause 1.3 above.
- 4.4 Mobile Food Vendors must only trade within any one approved trading location on not more than three days in any one calendar week and for not more than four (4) hours at a single location on any day.
- 4.5 Mobile Food Vendors are prohibited from trading from any road area under the management of Council, unless specifically approved in the approved trading locations.
- 4.6 Mobile Food Vendors are required to move on from a trading spot within one (1) hour of ceasing trading in any one location and are not allowed to remain parked in the same position for trade or otherwise for more than six hours.
- 4.7 Mobile Food Vendors are not permitted to operate:
- a) within 100 metres from an existing food and beverage business during normal trading times, unless the written permission of the business owner has been provided.
 - b) within 100 metres of the boundary of a market, festival, fair or similar special event that includes food and beverage traders within the event footprint.
- 4.8 Mobile Food Vendors wishing to trade on private land within the *Brighton Interim Planning Scheme 2015* should contact Council staff for information on application processes.

5. ROLES AND RESPONSIBILITIES OF THE MOBILE FOOD VENDOR

- 5.1 Mobile Food Vendors must:
- 5.1.1 **Community**
- a) Maintain access to parking, taxi loading and bus zones, as well as footpaths, roads, driveways and wheelchair access ramps at all times
 - b) Ensure that all trade is wholly from within the Mobile Food Premises and that food or beverage preparation, booking and serving equipment are not installed or erected outside the Mobile Food Premises to display, prepare or serve food.
 - c) Not provide tables, trestles, marquees, tents, chairs, boxes, crates or similar items for patrons to use as tables, or seats if the Mobile Food Premises is trading directly on or onto a paved footpath or other pedestrian thoroughfare.
 - d) Ensure access to all street furniture, such as public seats, bicycle parking, drinking fountains and rubbish bins is not compromised as a result of permitted trade.

- e) Ensure that all advertising or signage is fixed securely to the Mobile Food Premises and does not protrude onto roads or footpaths.
- f) Ensure that customers do not queue across footpaths, onto roadways, driveways or other pedestrian or trafficked accesses.
- g) Acknowledge that the Council reserves the right to change or limit the time, duration, frequency and location that Mobile Food Vendor trading may take place, taking into account weather conditions, conditions of roads, footpaths, public reserves and parks, and any repairs and maintenance as may be required.
- h) Acknowledge that the Council reserves the right to limit the number of vendors trading in or to stop trade in any location at any one time if health and safety, vehicular or community access or environmental obligations require this.

5.1.2 Waste

- (a) Be responsible for providing rubbish collection receptacles at the site and ensure all rubbish generated from their use at the site is removed and disposed of responsibly.
- (b) Ensure all liquid waste including but not limited to wastewater, oil etc must be contained/stored by the operator and not discharged on site.
- (c) Ensure that no wastewater, oil or other liquid is deposited into the stormwater system.
- (d) Ensure that no hosing down of the mobile food vehicle or trading site takes place.
- (e) Where the Council has to undertake extra cleaning and/or removal of litter as a direct result of a Brighton Food Truck permit holders trade, the responsible permit holder will reimburse Council for all costs incurred for the cleaning and/or tidying of the area.

5.1.3 Noise

- a) Where possible, use power sources that generate low or no noise and/or air pollution.
- b) Ensure that all noise associated with trade, including customer activity, is kept to a minimum
- c) Ensure that amplified music or public address system are not used.

5.1.4 Electricity

- a) Are responsible for providing their own energy source at all Mobile Vendor Locations.

5.1.5 General

- a) Pay all permit fees as required by the due date.
- b) Not transfer the permit to another person or business unless the business and/or mobile food vehicle have/has been sold.
- c) Inform Council of intention to cease trading within four (4) weeks prior to the last day of trade.
- d) Follow all instructions issued by duly authorised officers of Brighton Council.

- e) Assume responsibility for any and all liabilities that arise as a direct result of Mobile Food Vendor trading within the Council municipal area.
- f) Cover the cost of any damage caused to trees and/or public infrastructure, such as public seats, bicycle parking, drinking fountains and rubbish bins that is a direct result of trading as a Mobile Food Vendor within the Council municipal area.
- g) Acknowledge that Council reserves the right to alter, add, or remove any of the conditions within this permit at any time with the understanding that as much notice as possible of such change will be given to permit holders.
- h) Mobile food premises that are not contained within a fixed mobile structure must provide floor coverage when operating on unsealed areas to the satisfaction of Council's Senior Environmental Health Officer to reduce cross contamination risks.

6. EXCLUSIVE USE NOT GUARANTEED

- 6.1 A permit issued by Council does not guarantee availability or exclusive use of the site.

7. LEGISLATION

- 7.1 The relevant legislation is:

- *Food Act 2003* in relation to arrangements for the safe handling and sale of food.
- *Land Use Planning and Approvals Act 1993* in relation to the use and development of land for mobile food vending.
- *Local Government Act 1993* in relation to the management of Council land and the setting of fees for a Mobile Food Vendors permit.

ADMINISTRATIVE DETAILS:

- Policy compiled: August 2020
Policy Adopted: OCM 18/8/2020; OCM 21/12/2021
Review date: October 2021
To be Reviewed: December 2023
Responsibility: Manager Development Services



GENERAL MANAGER

APPENDIX 1
APPROVED SITES (Clause 4.1)

Bridgewater Sites

South-western Corner, Civic Centre Car Park, Green Point Road, Bridgewater



2A Eddington Street, Bridgewater



Gagebrook/Old Beach Approved Sites

Cris Fitzpatrick Park Car Park



Brighton Council Offices, Carpark or Lawn, Old Beach



Old Beach Sites:

Lennox Park Car Park



Brighton Sites:

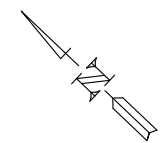
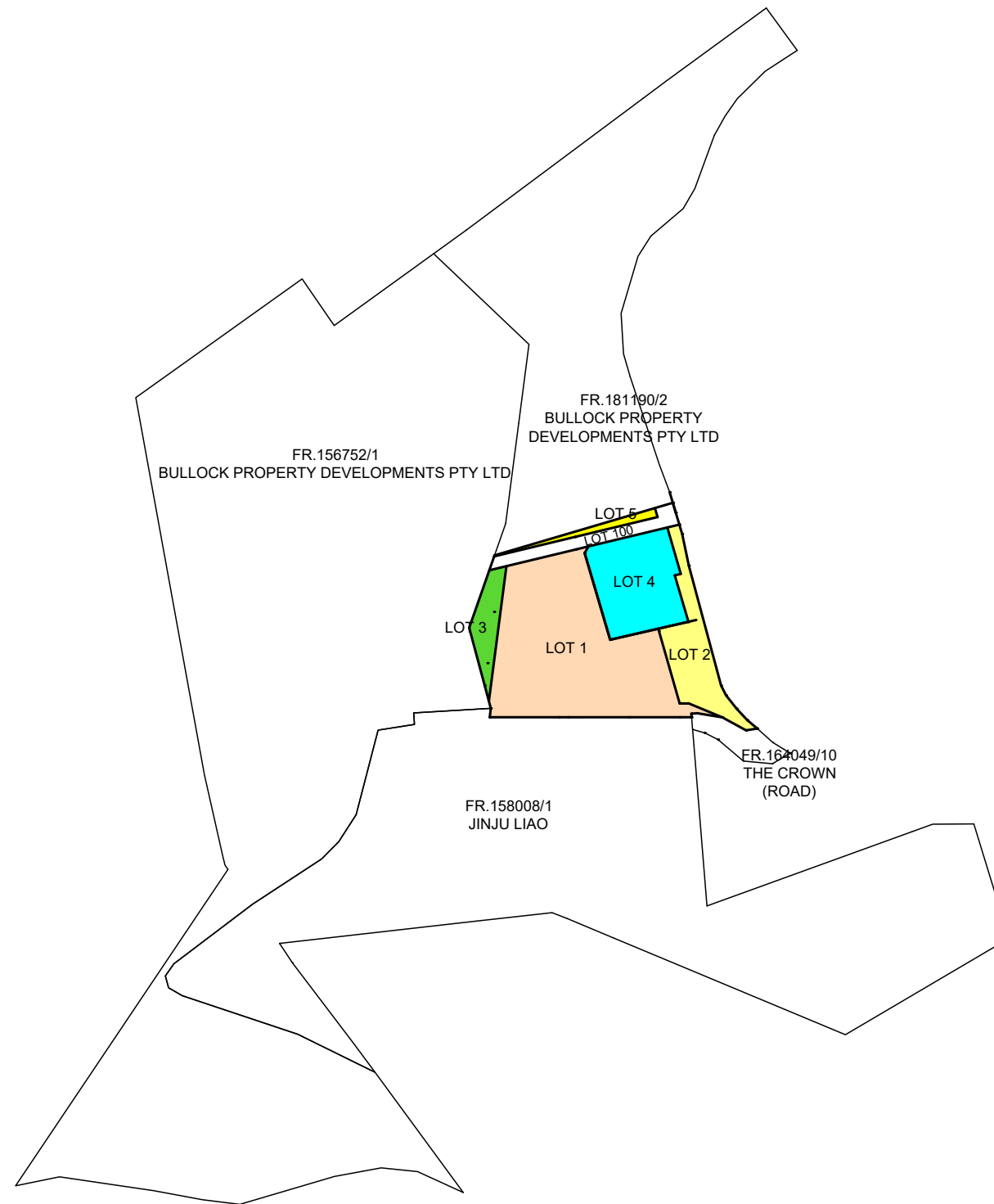
Seymour Street Car Park



Remembrance Park, 241 Brighton Road, Brighton.



IMPORTANT NOTE
This plan was prepared as a proposed subdivision to accompany a subdivision application to Brighton Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.



NOTES
UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.

26 NOV 2024



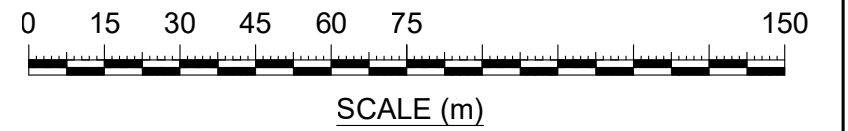
Suite 1 Level 3 "Kirksway House"
2-8 Kirksway Place
Battery Point TAS 7004
03 6232 0400
hobart@veris.com.au
veris.com.au
ABN 25 098 991 210

NO	DATE	DRN	CHKD	DESCRIPTION

This plan is not intended for attachment to sale contract documents

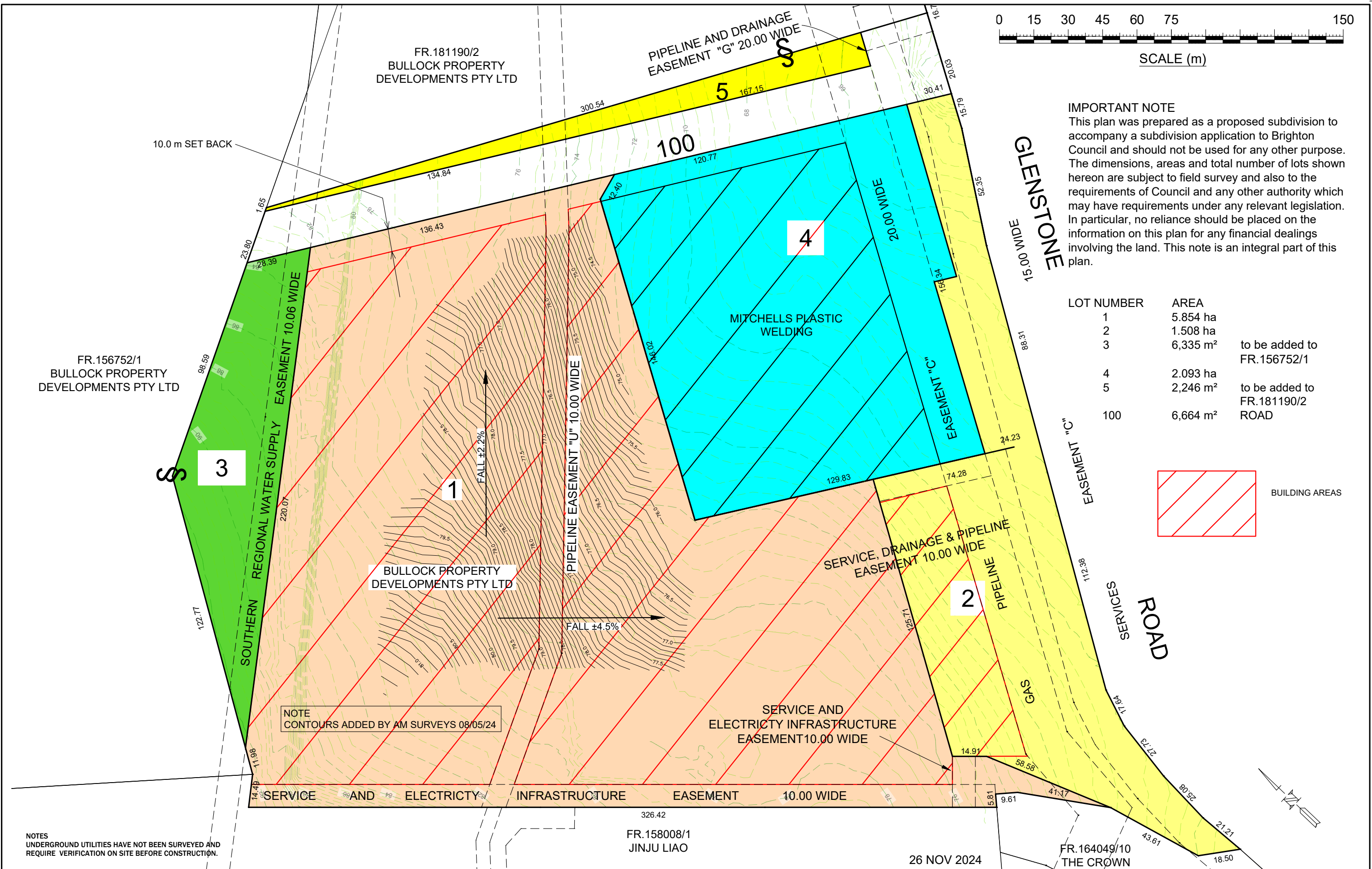
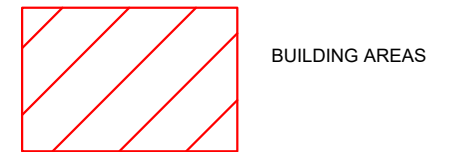
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SCALE: 1:10,000	ORIGINAL SHEET SIZE: A3	
DATE OF SURVEY: Various	AM/DP	
DRAWING No: 303532	REV 2	SHEET No: 1 OF 4

BULLOCK CIVIL
PROPOSED SUBDIVISION
221 GLENSTONE ROAD
BRIDGEWATER TAS 703



IMPORTANT NOTE
 This plan was prepared as a proposed subdivision to accompany a subdivision application to Brighton Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

LOT NUMBER	AREA	
1	5.854 ha	
2	1.508 ha	
3	6,335 m ²	to be added to FR.156752/1
4	2.093 ha	
5	2,246 m ²	to be added to FR.181190/2
100	6,664 m ²	ROAD



NOTE
 CONTOURS ADDED BY AM SURVEYS 08/05/24

NOTES
 UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.



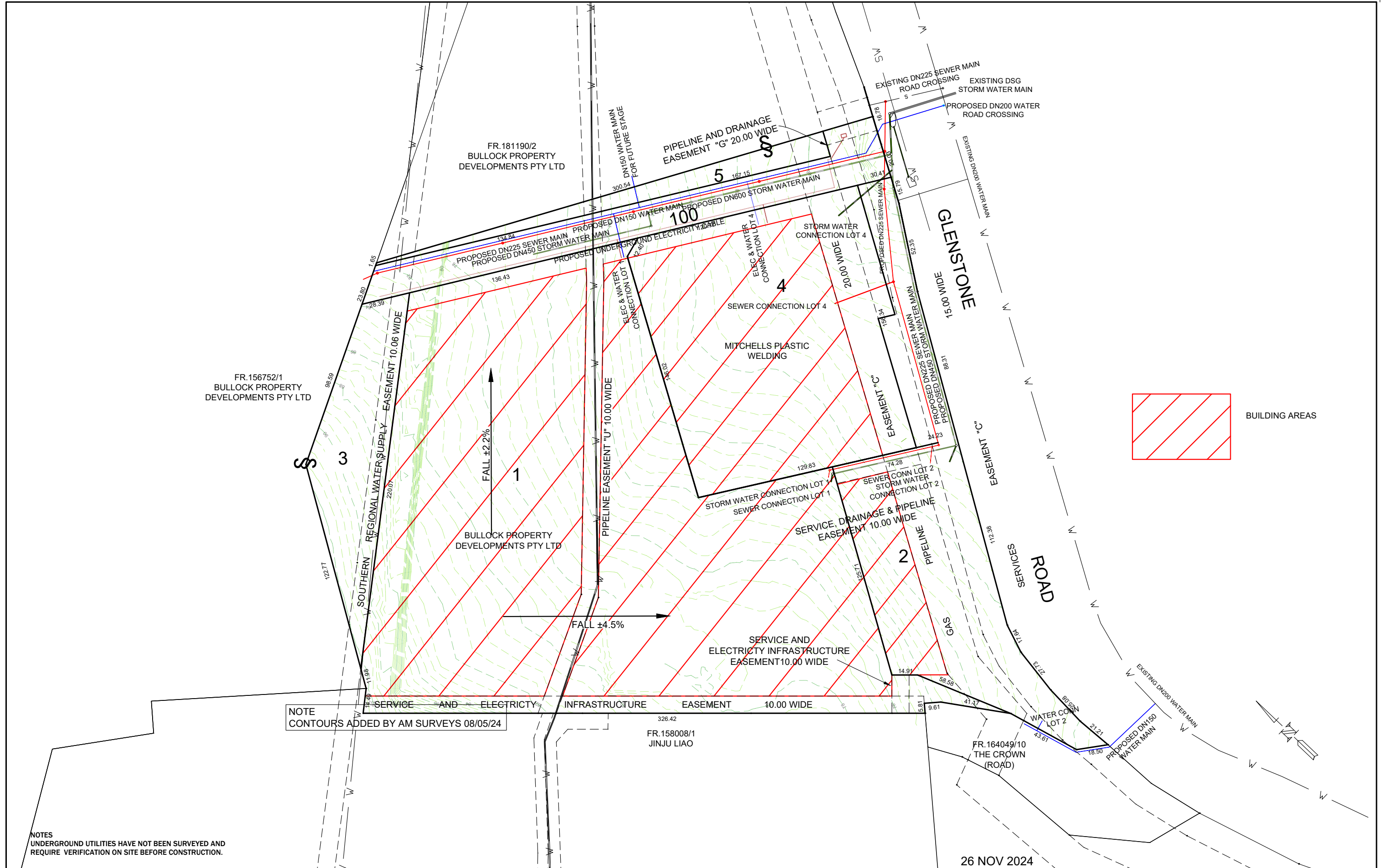
Suite 1 Level 3 "Kirksway House"
 2-8 Kirksway Place
 Battery Point TAS 7004
 03 6232 0400
 hobart@veris.com.au
 veris.com.au
 ABN 25 098 991 210

NO	DATE	DRN	CHKD	DESCRIPTION

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OUR REF: 305532 P01-6.DWG
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BULLOCK CIVIL
PROPOSED SUBDIVISION
 221 GLENSTONE ROAD
 BRIDGEWATER TAS 703



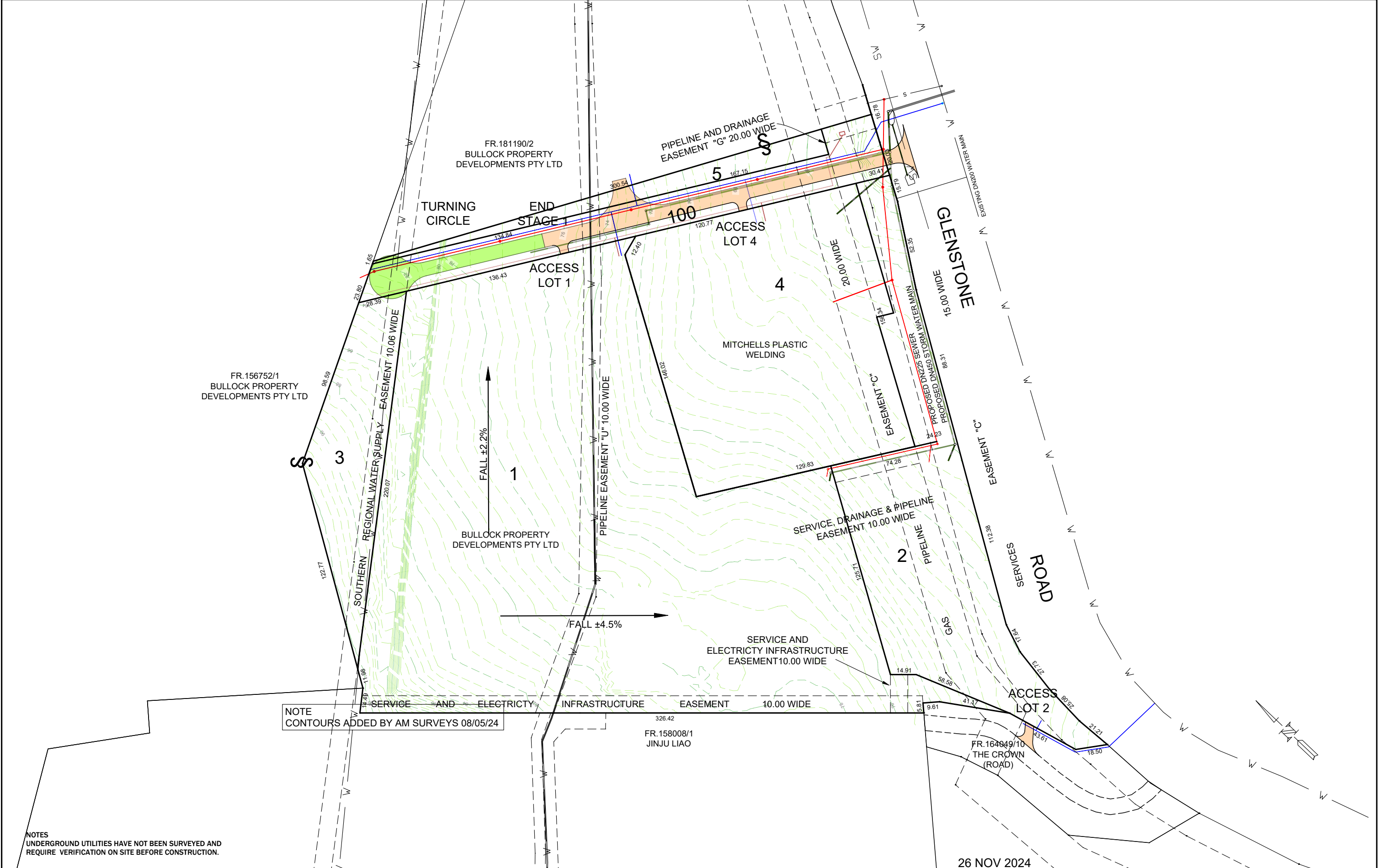
Suite 1 Level 3 "Kirksway House"
 2-8 Kirksway Place
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 hobart@veris.com.au
 veris.com.au
 ABN 25 098 991 210

NO	DATE	DRN	CHKD	DESCRIPTION

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 DATUM: MGA PLANE per SP181190, AHD
 SCALE: 1 : 2,000 ORIGINAL SHEET SIZE: A3
 DATE OF SURVEY: Various AM/DP
 DRAWING No: 303532 REV 2 SHEET No: 3 OF 4

BULLOCK CIVIL
PROPOSED SUBDIVISION
 221 GLENSTONE ROAD
 BRIDGEWATER TAS 703



FR.156752/1
BULLOCK PROPERTY DEVELOPMENTS PTY LTD

FR.181190/2
BULLOCK PROPERTY DEVELOPMENTS PTY LTD

BULLOCK PROPERTY DEVELOPMENTS PTY LTD

FR.158008/1
JINJU LIAO

FR.164049/10
THE CROWN (ROAD)

NOTE
CONTOURS ADDED BY AM SURVEYS 08/05/24

NOTES
UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.

26 NOV 2024



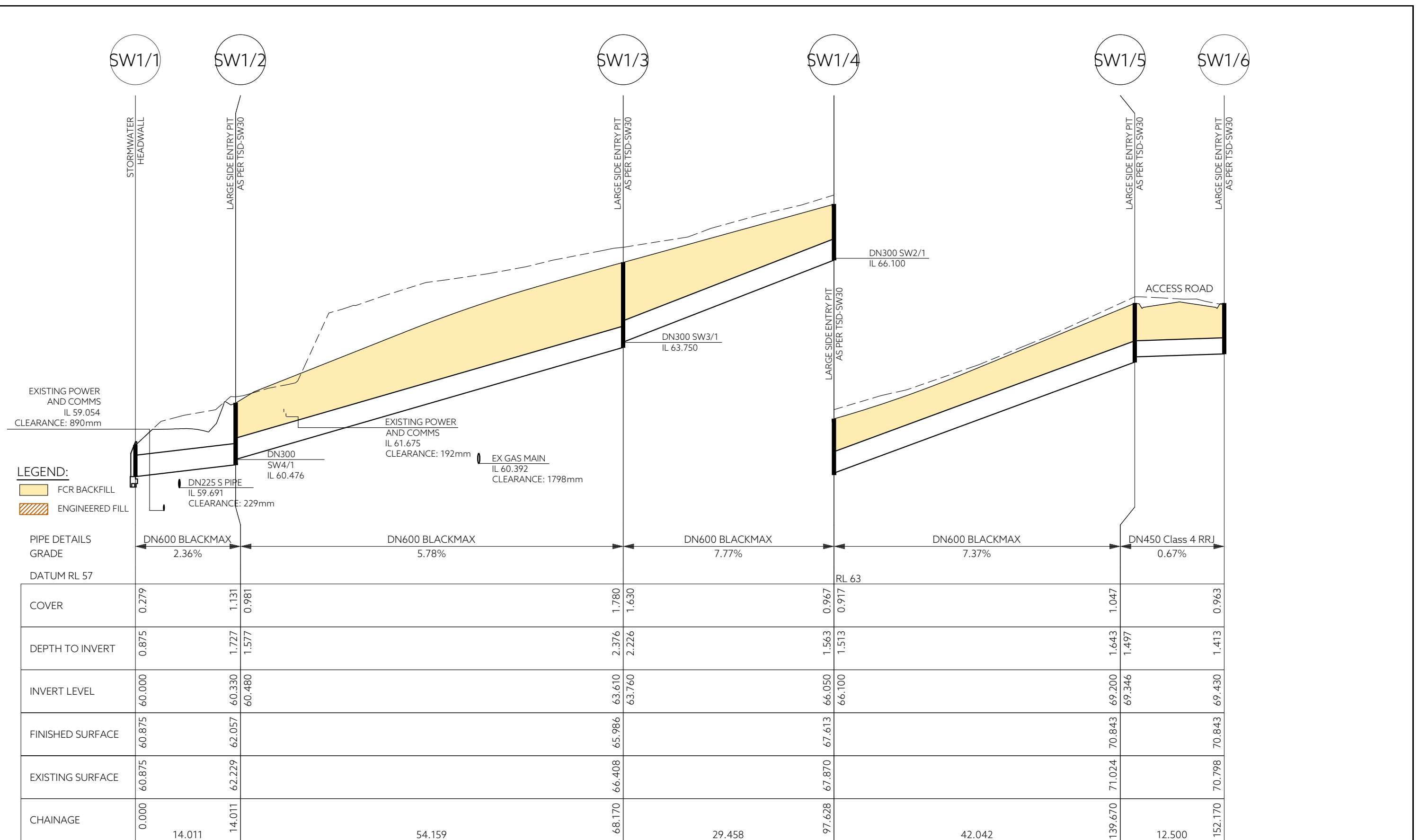
Suite 1 Level 3 "Kirksway House"
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03 6232 0400
hobart@veris.com.au
veris.com.au
ABN 25 098 991 210

NO	DATE	DRN	CHKD	DESCRIPTION

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OUR REF: 305532 P01-6.DWG
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DATUM: MGA PLANE per SP181190, AHD
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DATE OF SURVEY: Various AM/DP
DRAWING No: 303532 REV 2 SHEET No: 4 OF 4

BULLOCK CIVIL
PROPOSED SUBDIVISION
221 GLENSTONE ROAD
BRIDGEWATER TAS 703



STORMWATER LONG SECTION - LINE SW1

SCALE: HORIZ 1:500 VERT 1:100

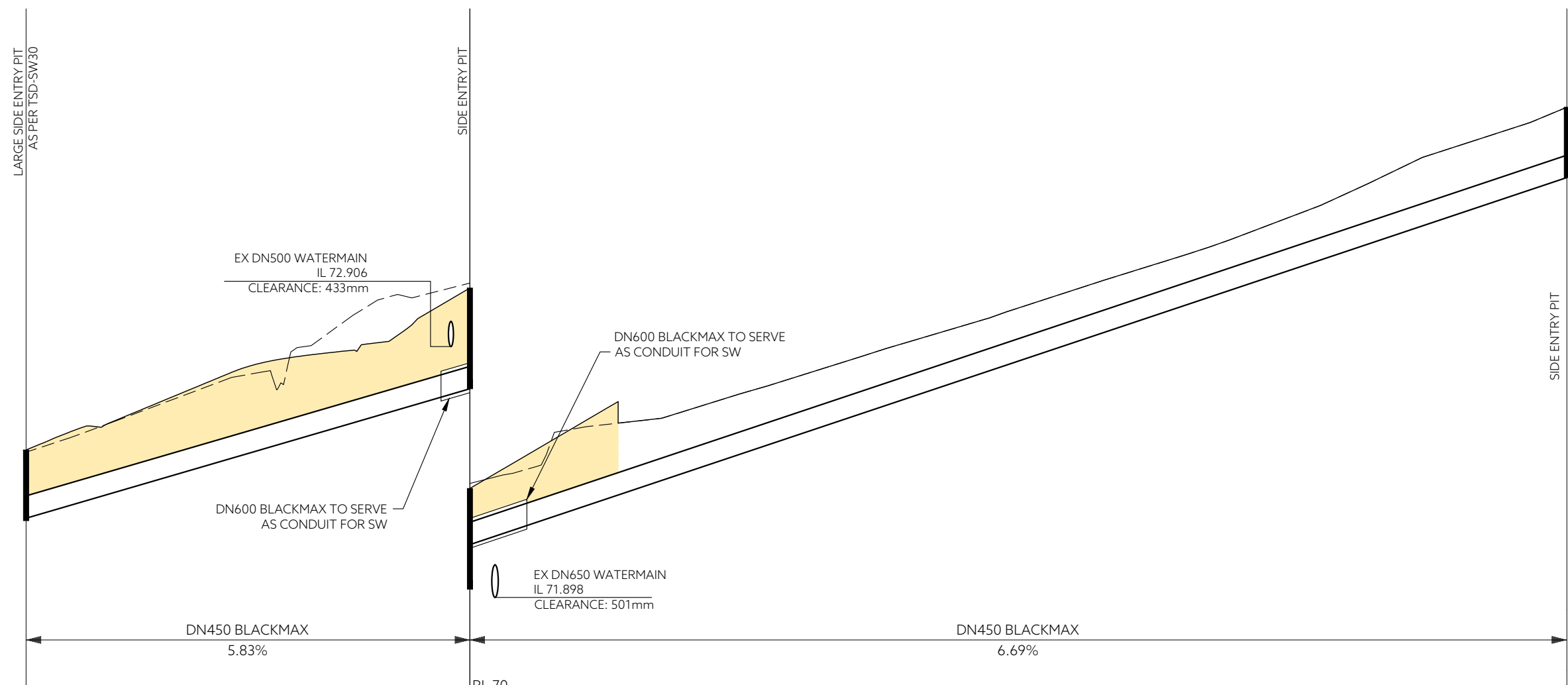
WARNING
BEWARE OF
UNDERGROUND SERVICES
The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all services are shown.

DRAWING STATUS: CONSTRUCTION		CLIENT: BULLOCK CIVIL CONTRACTING PTY LTD		PROJECT DESCRIPTION: INDUSTRIAL SUBDIVISION		127 Bathurst Street Hobart, Tasmania, 7000 PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au www.pda.com.au Also at: Kingston, Launceston & Burnie		CONTRACT NO. ----	SCALE AS SHOWN (A3)	PAPER ----
COORDINATE/DATUM: PLANAR (SCALED MGA2020)		DRAWN: AK		REVIEWED: DP		ADDRESS: 221 GLENSTONE ROAD, BRIDGEWATER		JOB NUMBER 53781MW	DISCIPLINE C	SHEET 400
THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED		JOB MANAGER: MARK WESTERBERG		DRAWING TITLE: STORMWATER LONG SECTIONS SHEET 1 OF 2		REGISTRATION NUMBER: ----		REVISION		
REV AMENDMENTS	DRAWN DATE APPR.	ISSUED DATE: 28/11/2024		DATE/TIME: Wednesday, 27 November 2024 5:34:31 PM		PLOTTED: ANDREW KANG		FILE LOCATION: S:\53781MW - BULLOCK PROPERTY DEVELOPMENTS - 221 GLENSTONE RD, BRIDGEWATER\4-ENG\1-CAD\WORKING\47359\HC-ENG.DWG		

SW1/6

SW1/7

SW1/8



LEGEND:
 FCR BACKFILL
 ENGINEERED FILL
 PIPE DETAILS
 GRADE
 DATUM RL 66

COVER	0.916	1.563	0.675	0.958
DEPTH TO INVERT	1.363	2.010	1.122	1.405
INVERT LEVEL	69.480	72.064	72.952	80.280
FINISHED SURFACE	70.843	74.074		81.685
EXISTING SURFACE	70.798	74.175		81.685
CHAINAGE	152.170	196.486	306.025	
	44.317		109.539	

STORMWATER LONG SECTION - LINE SW1
 SCALE: HORIZ 1:500 VERT 1:100

WARNING
 BEWARE OF UNDERGROUND SERVICES
 The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all services are shown.

DRAWING STATUS: CONSTRUCTION COORDINATE/DATUM: PLANAR (SCALED MGA2020)	DESIGNED: - REVIEWED: - DRAWN: AK REVIEWED: DP JOB MANAGER: MARK WESTERBERG ISSUED DATE: 28/11/2024	CLIENT: PROJECT DESCRIPTION: ADDRESS: DRAWING TITLE: BULLOCK CIVIL CONTRACTING PTY LTD INDUSTRIAL SUBDIVISION 221 GLENSTONE DRIVE, BRIDGEWATER STORMWATER LONG SECTIONS SHEET 2 OF 2	PDA SURVEYORS, ENGINEERS & PLANNERS 127 Bathurst Street Hobart, Tasmania, 7000 PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au www.pda.com.au Also at: Kingstons Launceston & Burnie	CONTRACT NO.: ---- SCALE: AS PAPER: (A3) JOB NUMBER: 53781MW DISCIPLINE: C SHEET: 401 REVISION:
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1 Introduction

1.1 Purpose

The purpose of this report is to provide town planning responses to triggered subdivision standards in the Industrial zone under the State Planning Provisions and Brighton LPS with respect to a proposed subdivision and boundary adjustment and associated works at 1/221 Glenstone Road (CT-185369/1), 5/221 Glenstone Road (CT-185369/5), Crown Reserved Road CT-164049, 175 Cobbs Hill Road (CT-156752/1) and Lot 2 Glenstone Road (CT-181190/1) (the 'subject site').

1.2 Copyright

The report is subject to copyright the owner of which is Danielle Gray Planning, trading as Gray Planning. All unauthorised copying or reproduction of this report or any part of it is forbidden by law and is subject to civil and criminal penalties as asset out in the *Copyright Act 1968*. All requests for permission to reproduce this report or its contents must be directed to Danielle Gray.

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Last updated: 19 September 2024

Report Author: Danielle Gray B.Env.Des MTP MPIA

Report Version: 1.0



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ABN 99148920244

2 The proposed subdivision

The proposed subdivision seeks approval for the subdivision of 221 Glenstone Road into 2 lots and balance (with the intention to replace the current strata plan) and also a boundary adjustment with 175 Cobbs Hill Road and Lot 2 Glenstone Road.

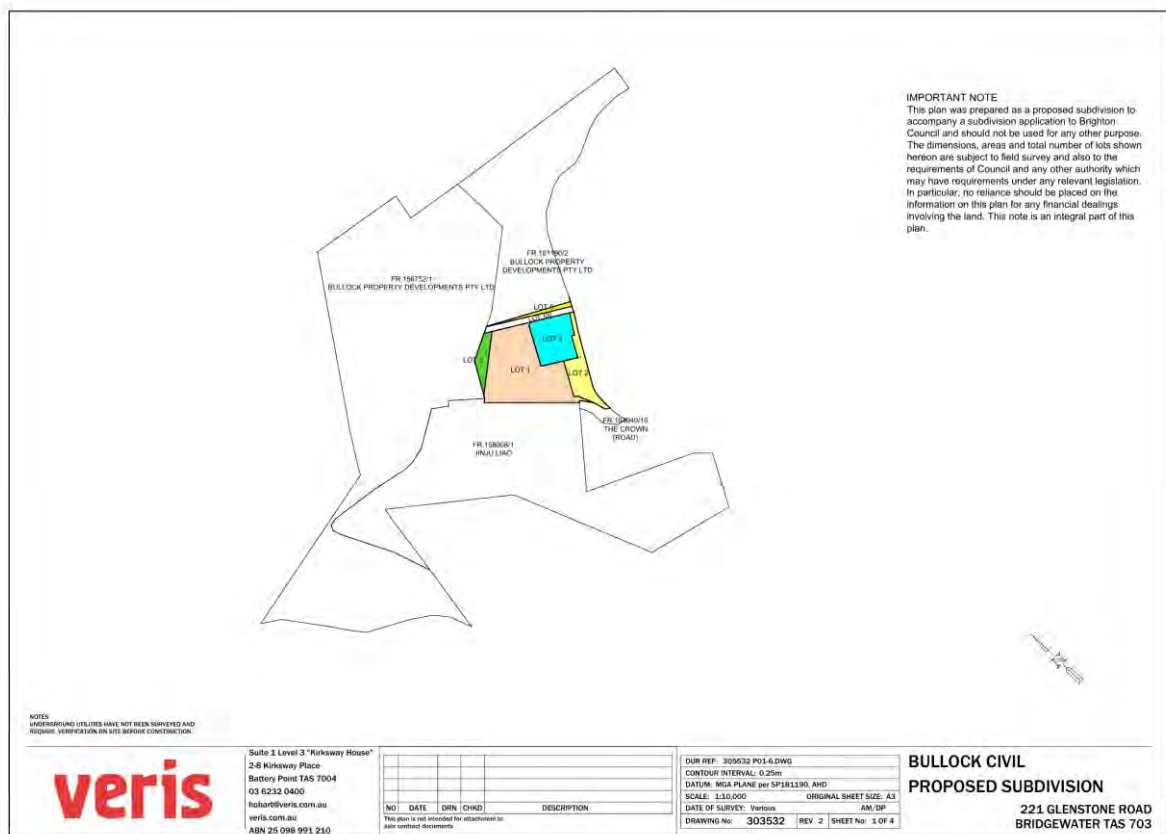
Proposed physical works to service 221 Glenstone Road will be undertaken within 221 Glenstone Road as noted in the submitted proposal plan prepared by Veris which includes concept servicing details.

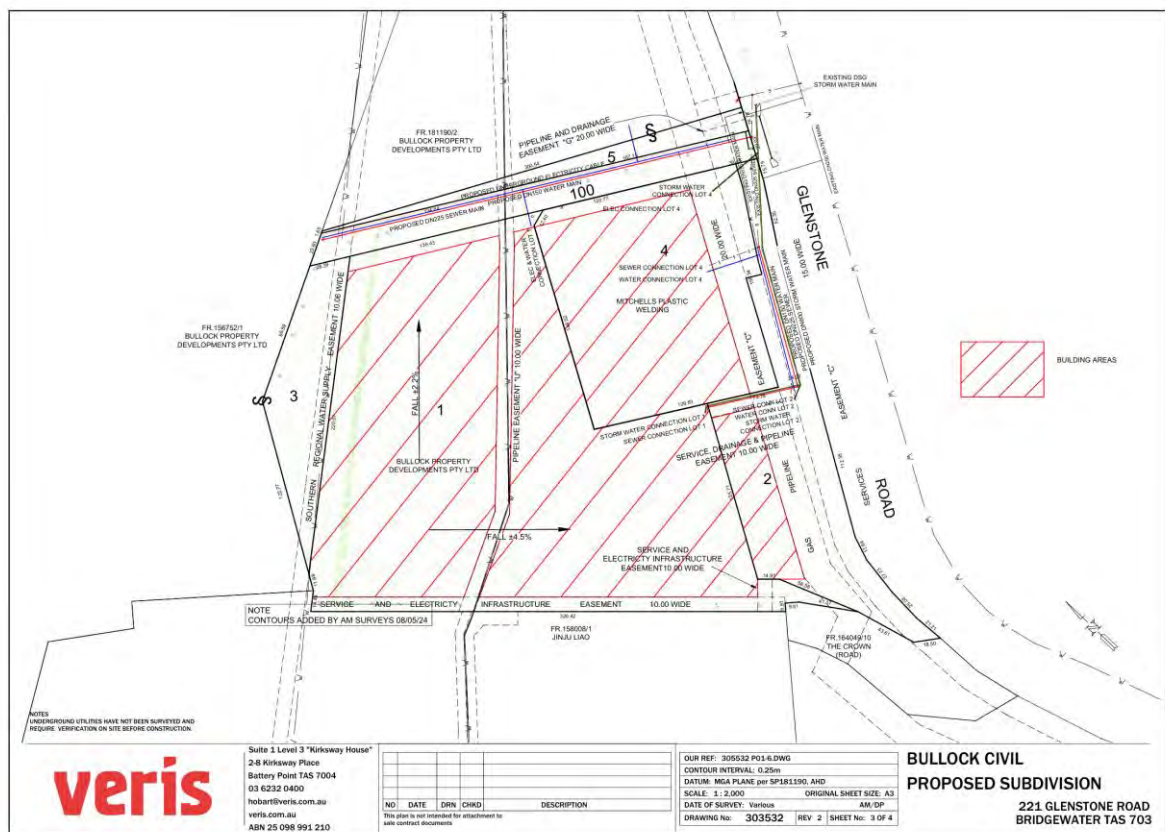
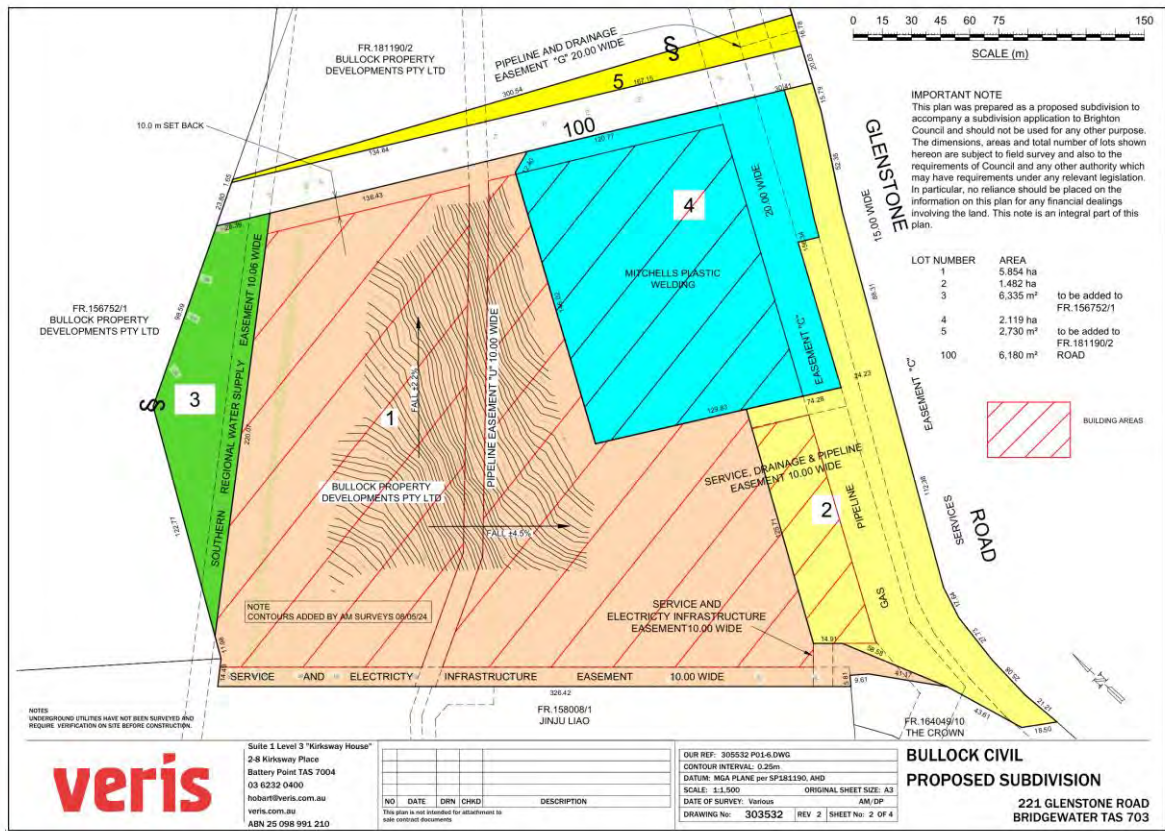
Lot 100 is intended to be a road lot to be transferred to Council.

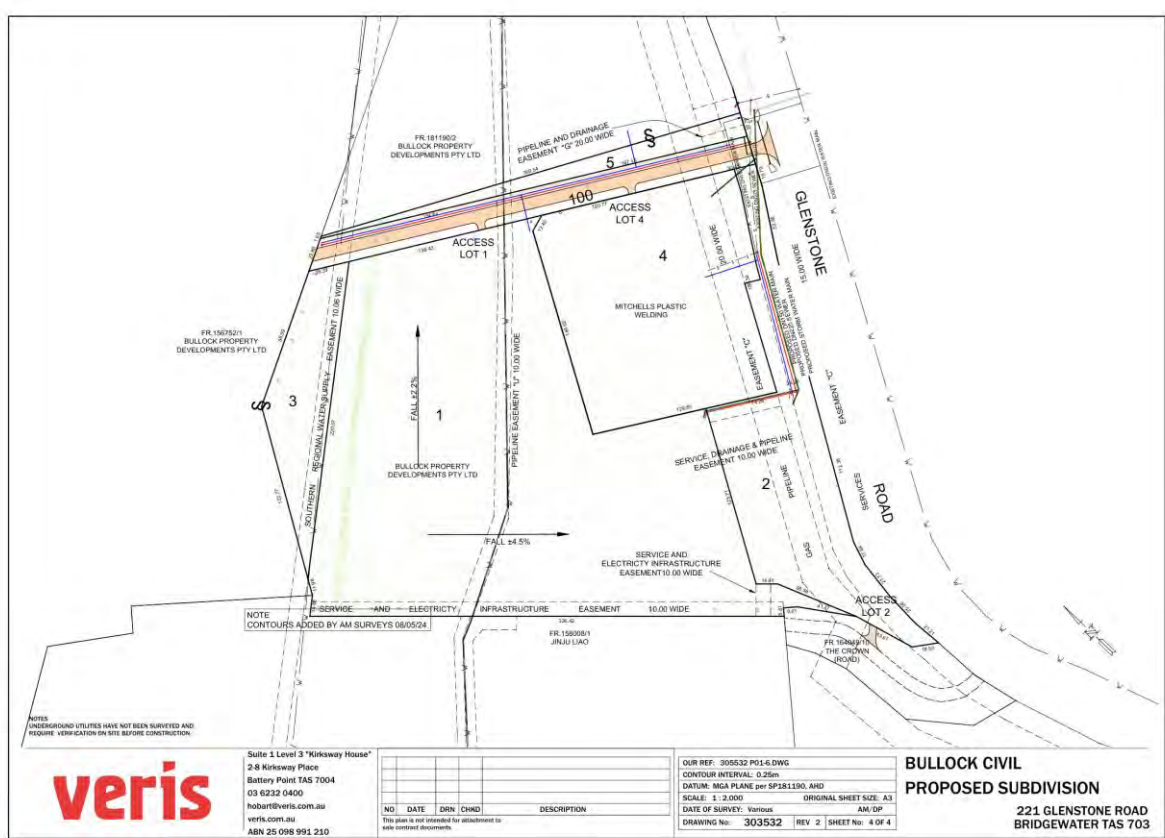
The proposal plan includes the following:

- New lot 1(Balance) to measure 5.854 hectares;
- New lot 2 to measure 1.482 hectares;
- Lot 3 to be added to 175 Cobbs Hill Road (CT-156752/1);
- New lot 4 to measure 2.119 hectares;
- Lot 5 to be added to Lot 2 Glenstone Road (CT-181190/2); and
- Proposed lot 100 road lot to be transferred to Council as a road.

The proposal plans for the development are shown below:







Suite 1 Level 3 "Kirksey House"
 2 8 Kirksey Place
 Battery Point TAS 7004
 03 6232 0400
 hobar@veris.com.au
 veris.com.au
 ABN 25 098 991 210

NO	DATE	DRN	CHND	DESCRIPTION

OUR REF: 305532 P01-6.DWG
CONTOUR INTERVAL: 0.25m
DATUM: MGA PLANE per SP31150, AND
SCALE: 1:2,000 ORIGINAL SHEET SIZE: A3
DATE OF SURVEY: Various AM/DP
DRAWING No: 303532 REV 2 SHEET No: 4 OF 4

BULLOCK CIVIL
PROPOSED SUBDIVISION
 221 GLENSTONE ROAD
 BRIDGEWATER TAS 703

3 The zoning of the subject site

The subject site at 1/221 Glenstone Road (CT-185369/1), 5/221 Glenstone Road (CT-185369/5), Crown Reserved Road CT-164049 and Lot 2 Glenstone Road (CT-181190/1) are wholly zoned General Industrial under the Brighton LPS.

The subject site at 175 Cobbs Hill Road (CT-156752/1) is partially zoned General Industrial and predominantly Rural zone.

The proposed subdivision and boundary adjustment only affects land zoned General Industrial.

The zoning of the subject site and surrounding area is shown below:

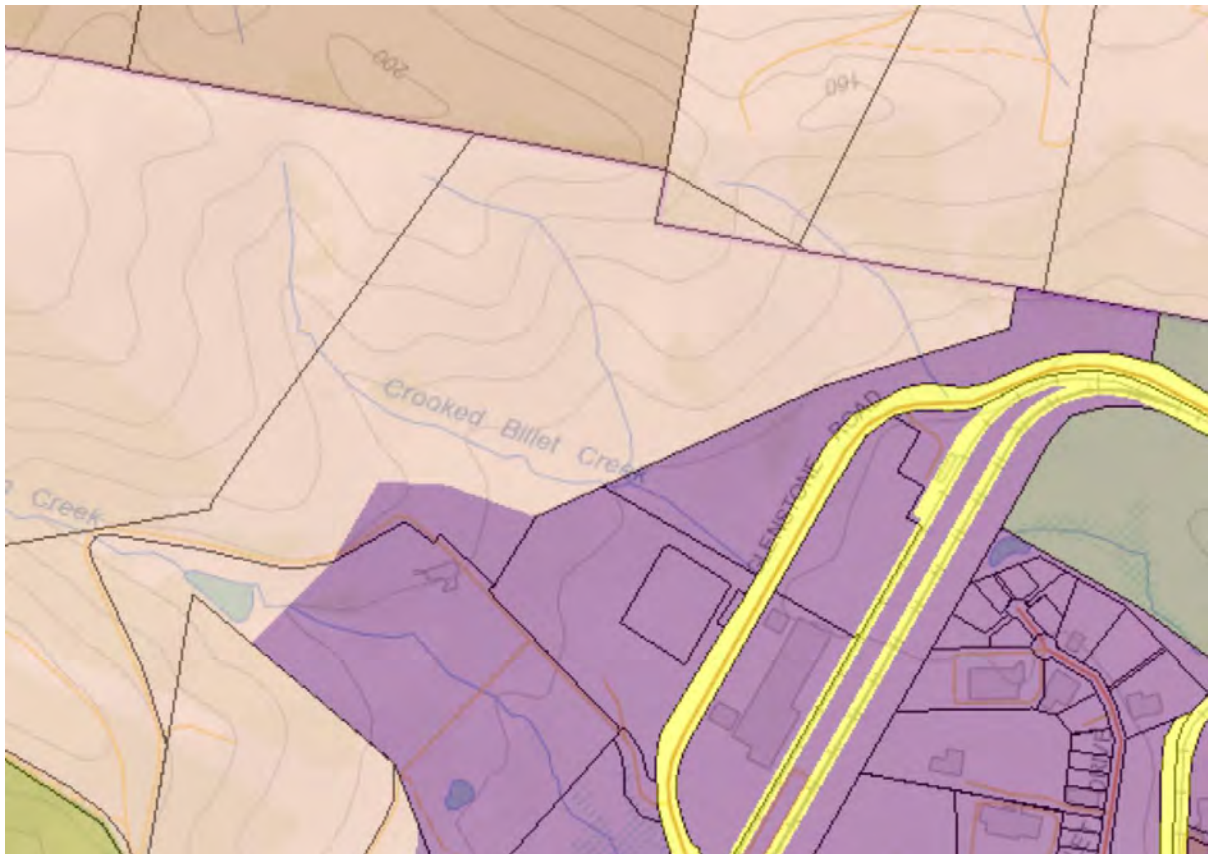


Figure.1. The General Industrial (purple shaded) zoning of the subject site. Source: TheLIST, sourced September 2024. No nominated scale.





Figure.2. Aerial image of the subject site and surrounding land. The subject site is located in an area primarily cleared of vegetation and adjacent to other existing industrial use and development to the east. Source: TheLIST, sourced September 2024. No nominated scale.



4 General Industrial zone

4.1 Development standards for subdivision in the General Industrial zone

Subdivision standards for land zoned General Industrial zone are contained in part 19.5 of the State Planning Provisions.

The following applies to the proposed subdivision and boundary adjustment (in the absence of any specific clauses for boundary adjustments for the zone subdivision standards are applied):

19.5 Development Standards for Subdivision

19.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.	
Acceptable Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 2000m ² and: (i) be able to contain a minimum area of 20m x 40m clear of: a. all setbacks required by clause 19.4.2 A1; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 19.4.2 A1; (b) be required for public use by the Crown, a council or a State authority;		P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lot; (b) existing buildings and the intended location of new buildings on the lot; (c) the topography of the site; (d) the presence of any natural hazards; and (e) the pattern of development existing on established properties in the area.
(c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.		



Response:

In terms of the proposed boundary adjustment, no General Industrial zoned land will be created less than 2000sqm. Furthermore the adhesion of lots 3 and 5 onto adjacent land at 175 Cobbs Hill Road and Lot 2 Glenstone Road will result a lot adhering General Industrial zoned land to existing General Industrial zoned land.

Both resulting areas of General Industrial zoned land at 175 Cobbs Hill Road and Lot 2 Glenstone Road are capable of containing an area of 20m x 40m clear of all easements. Both lots are vacant.

The boundary adjustment is therefore considered to comply with the A1 Acceptable Solution.

In terms of the proposed subdivision, the proposed lots 1, 5 and 2 are all substantially greater than 2000sqm in total site area.

The proposed lots 1, 5 and 2 are all able to contain an area of 20m x 40m clear of all easements with building areas shown on the proposed plan (red diagonal lines).

Setbacks for the General Industrial zone comprise 10m setback from a road frontage boundary with no side and rear boundary setbacks specified for the zone.

The building areas nominated on the proposal plan are all located 10m from any frontage boundary and also avoid easements.

Likewise, existing buildings are able to comply with the A1 Acceptable Solution under clause 19.4.2 of 10m setback from a road frontage boundary with no side and rear boundary setbacks specified for the zone.

It is considered the proposal complies with clause 19.5.1.A1.



<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.
--	--

Response:

Each proposed new lot in the subdivision (lots 1, 5 and 2) will have more than 20m frontage to either Glenstone Road or the proposed new road lot 100.

The frontages of 175 Cobbs Hill Road and Lot 2 Glenstone Road will not be further reduced from their current road frontage.

The proposal is considered to comply with clause 19.5.1.A2.



<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.
--	---

Response:

Each proposed new lot in the subdivision (lots 1, 5 and 2) will have more than 20m frontage to either Glenstone Road or the proposed new road lot 100.

Access to lots 1 and 2 is proposed to occur off the Crown Reserved Road (CT-164049/1). Lots 1 and 5 are intended to have their legal access from the new proposed road lot 100 intended to be taken over by Council as part of any approval of the application.

Compliance with the A3 Acceptable Solution is up to Council and Crown and the relevant road authorities.

A detailed planning response or further traffic engineering advice (additional to that provided in the submitted TIA) can be provided with respect to access from the proposed lot 100 against the P3 Criteria if required.



19.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</p> <p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	<p>P1</p> <p>No Performance Criterion.</p>

Response:

The proposal plan includes concept servicing details prepared by an engineer (Dean Panton of PDA).

Further information can be provided upon request of Council’s development engineer who has been consulted with to date in terms of the proposal.

<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site waste-water treatment system adequate for the future use and development of the land.</p>
--	---

Response:

The proposal plan includes concept servicing details prepared by an engineer (Dean Panton of PDA).

Further information can be provided upon request from Council’s development engineer who has been consulted with to date in terms of the proposal. Advice was requested from Council’s engineer from Gray Planning and the requested information incorporated into the concept servicing details on the submitted proposal plan.

<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.
--	--

Response:

The proposal plan includes concept servicing details prepared by an engineer (Dean Panton of PDA).

Further information can be provided upon request from Council’s development engineer who has been consulted with to date in terms of the proposal. Advice was requested from Council’s engineer from Gray Planning and the requested information incorporated into the concept servicing details on the submitted proposal plan.

5 General overlays

The subject site is located wholly within the following overlay:

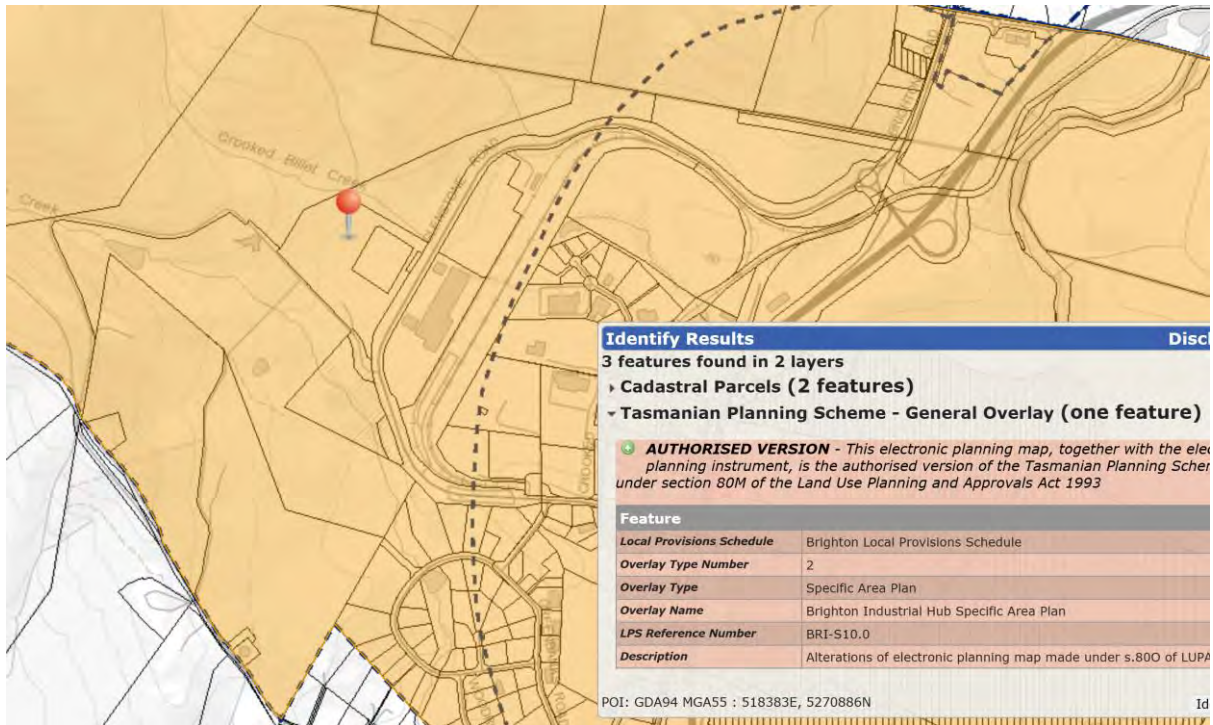


Figure.3. The subject site is wholly located within the Brighton Industrial Hub Specific Area Plan. Source: TheLIST, sourced September 2024. No nominated scale.

The Brighton Industrial Hub Specific Area Plan is contained in the Brighton LPS and includes:

BRI-S10.0 Brighton Industrial Hub Specific Area Plan

BRI-S10.1 Plan Purpose

The purpose of the Brighton Industrial Hub Specific Area Plan is:

BRI-S10.1.1 To protect the Brighton Industrial Hub from sensitive use establishing in the area.

BRI-S10.2 Application of this Plan

BRI-S10.2.1 The specific area plan applies to the area of land designated as Brighton Industrial Hub Specific Area Plan on the overlay maps.

BRI-S10.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of the Attenuation Code, as specified in the relevant provision.

BRI-S10.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRI-S10.4 Definition of Terms

This sub-clause is not used in this specific area plan.

BRI-S10.5 Use Table

This sub-clause is not used in this specific area plan.

BRI-S10.6 Use Standards

BRI-S10.6.1 Sensitive Use

This clause is in substitution for Attenuation Code – clause C9.5.2 Sensitive use within an attenuation area.

Objective:	That new sensitive use is not established within the Brighton Industrial Hub.	
Acceptable Solutions	Performance Criteria	
A1 Use or development is not for sensitive use.	P1 No Performance Criterion.	

BRI-S10.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

BRI-S10.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

BRI-S10.9 Tables

This sub-clause is not used in this specific area plan.



Response:

The Brighton Industrial Hub SAP has no bearing or implications on the proposal for subdivision and a boundary adjustment which seeks to facilitate existing and future industrial use of the land being subdivided.

This SAP seeks to place restrictions (prohibition) on proposed use for sensitive use in the SAP land area.

No change of use is proposed as part of the application and the SAP is not triggered.



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6 Code overlays

The subject site is affected by the following Code overlays:

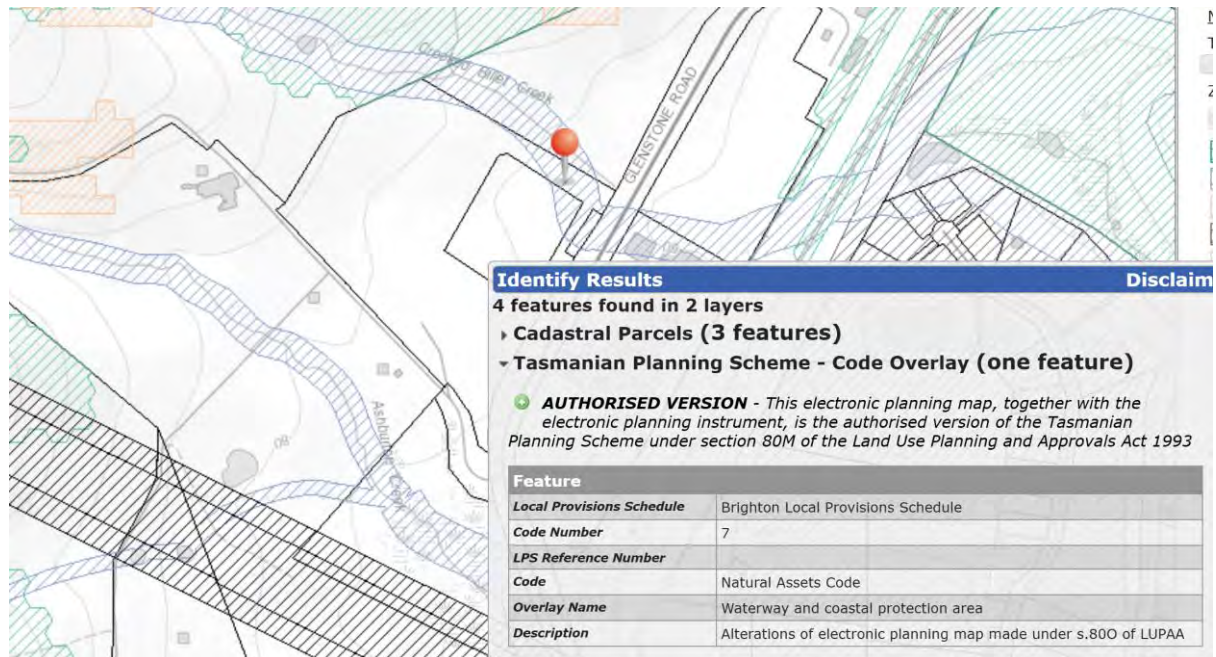


Figure.4. The subject site contains a 60m wide Waterway and Coastal Protection Area which is 60 wide and is in the vicinity of the proposed lot 100. Source: TheLIST, sourced September 2024. No nominated scale.

In terms of the above Code overlay, the application documentation submitted includes a Natural Values Assessment prepared by Enviro Dynamics and dated May 2024.



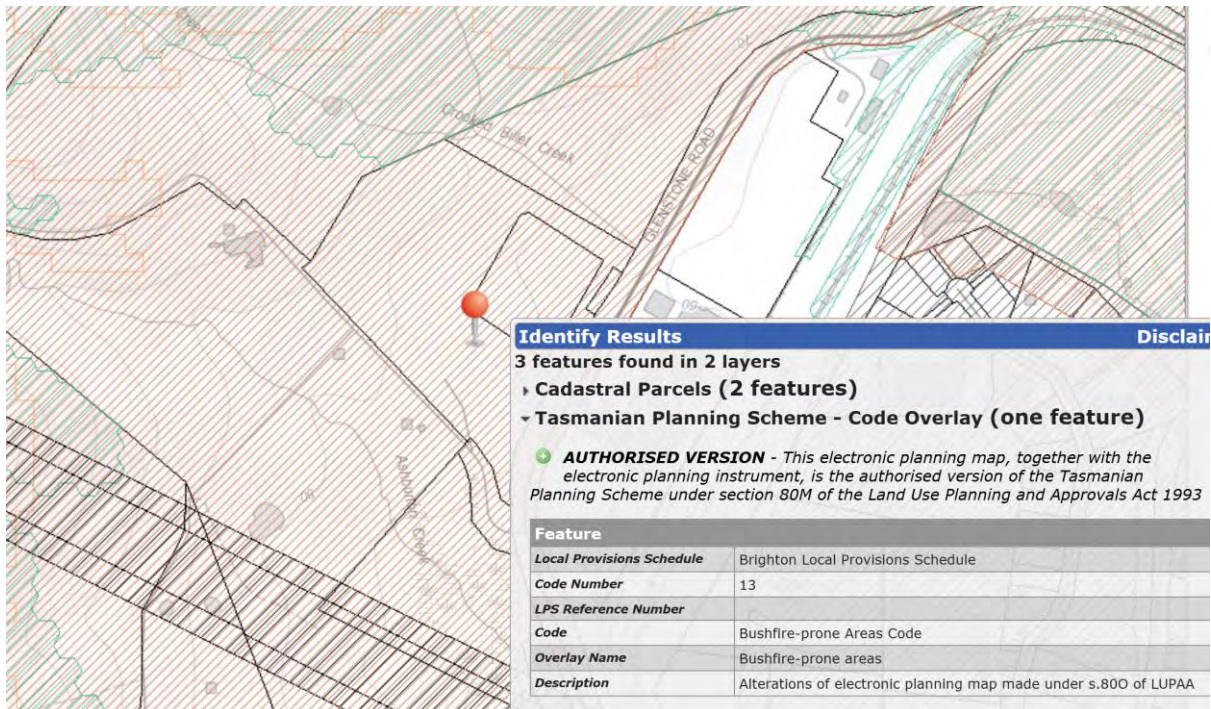


Figure.5. The subject site and surrounding area is wholly covered with a Bushfire Prone Area overlay. Source: TheLIST, sourced September 2024. No nominated scale.

In terms of the above Code overlay, the applicant (Mr Andrew Bullock) is currently in the process of having a bushfire management plan prepared for the proposed subdivision. When this is ready it will be submitted to Crown (if requested) and then to Council.

Natural Values Assessment

Glenstone Road, Bridgewater



Client: Andrew Bullock
Prepared by: Fiona Walsh

May 2024

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1 Introduction

This natural values report has been prepared as a requirement of a rezoning application under the Tasmanian Planning Scheme - Brighton.

Enviro-dynamics has been contracted to undertake this natural values assessment on behalf of the proponent. The assessment identifies the natural values of the site including the type and extent of vegetation communities, presence of threatened species and threatened fauna habitat. It also maps weed infestations and identifies any other threats present. Any potential impacts to natural values posed by the development are then analysed against the requirements of the relevant legislation.

2 Background

2.1 Site and Study Area Description

The site covers two separate titles (Title references 18922/3 and 156752/1) and approximately 170 hectares. It is currently a mix of agricultural land which has been used for cattle grazing and areas of native vegetation including woodland remnants and grasslands. The native areas have been used in the past for grazing, however not as intensively.

The study areas within the site is made up of two sections. One within the north which has been earmarked for a solar farm and an area further south adjacent to the current works area, which is proposed to be rezoned from Rural to General Industrial (Figure 2 and 3). This report focusses on these two study areas.

There is a small gully, containing Crooked Billet Creek running from north to southeast within the centre of the site. This is an ephemeral creek and it is currently not flowing. The geology is primarily Jurassic dolerite.

The study area is zoned Rural within the Brighton Municipality and has the following overlays relating to natural values covering all or part of the site:

- Bushfire-prone areas (Bushfire-prone Areas Code)
- Waterway and coastal protection area (Natural Assets Code)
- Priority vegetation area (Natural Assets Code)
- Landslip Hazard Code (low)

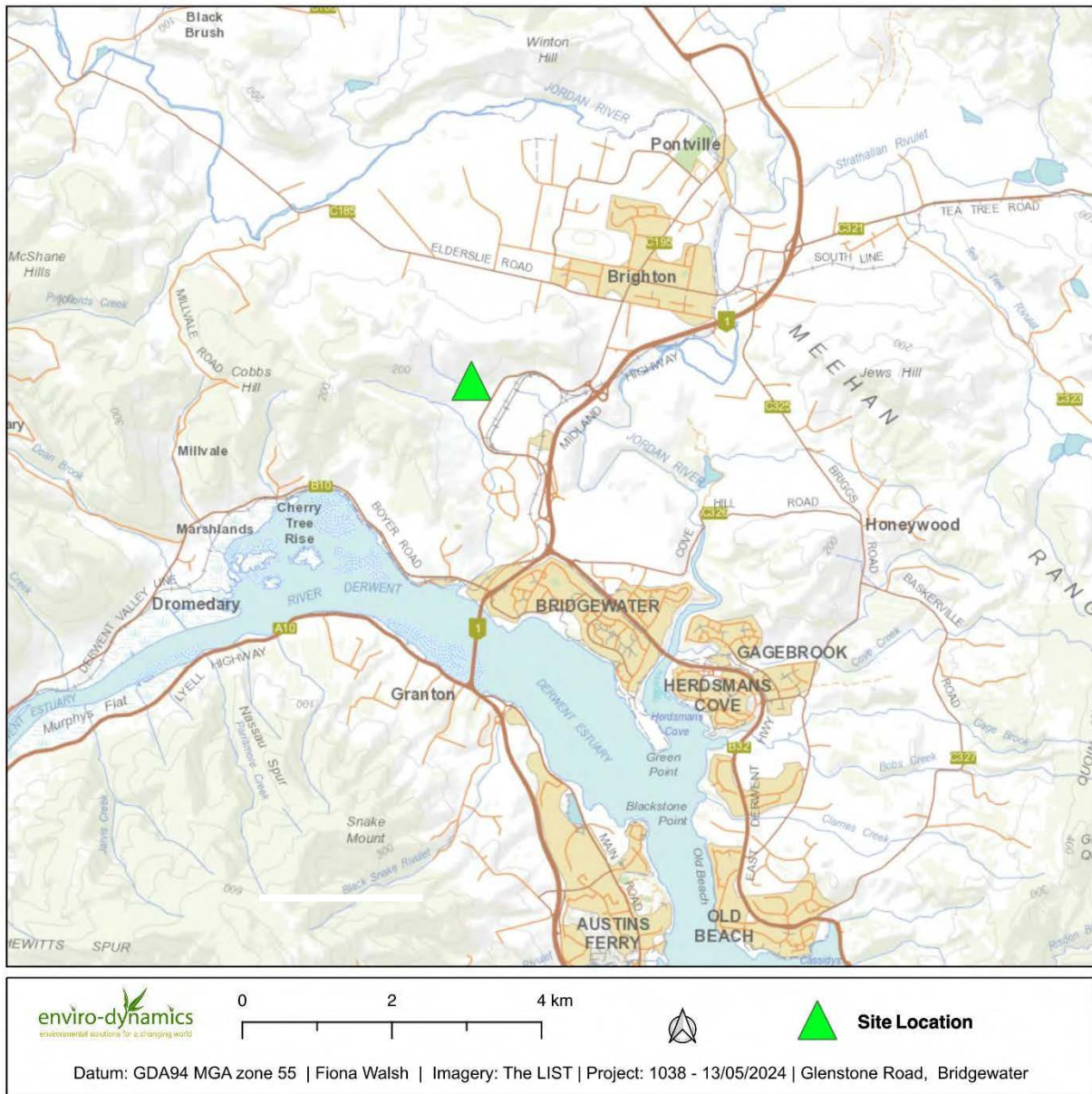


Figure 1: Site Location

2.2 Proposal

The proposal includes two changes:- rezoning the section of the study area within the south of the site from Rural Zone to General Industrial Zone, and assessing the suitability in relation to natural values impacts, of the northern section for a future solar farm development (Figure 2 and Figure 3). It is noted that the latter is a longer-term project, and will require a specific development application. The proposed expansion of the industrial recycling facility will also require a specific development application.

Natural Values Assessment for Glenstone Road, Bridgewater – May 2024

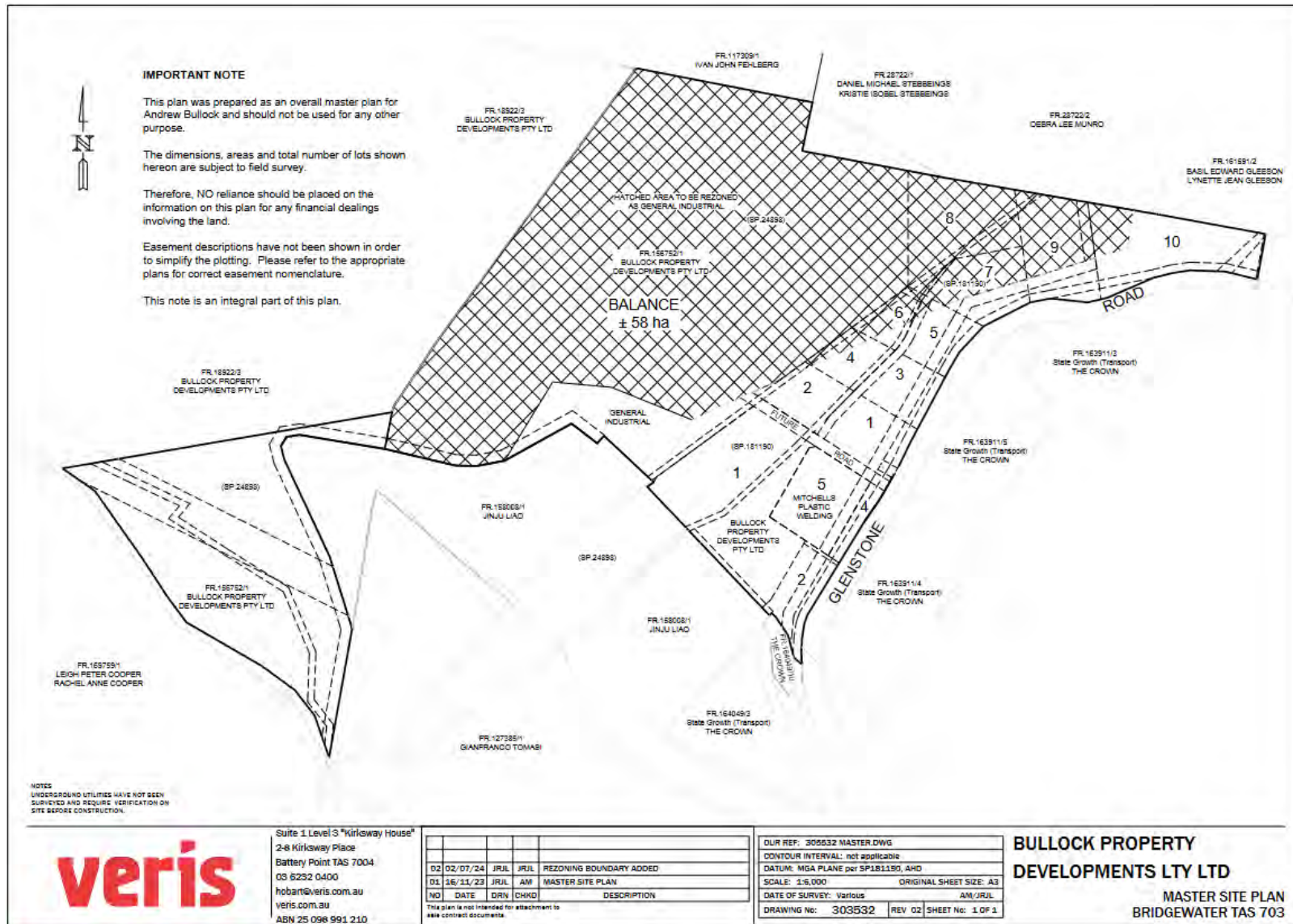


Figure 2: Proposed rezoning plan as supplied by the proponent

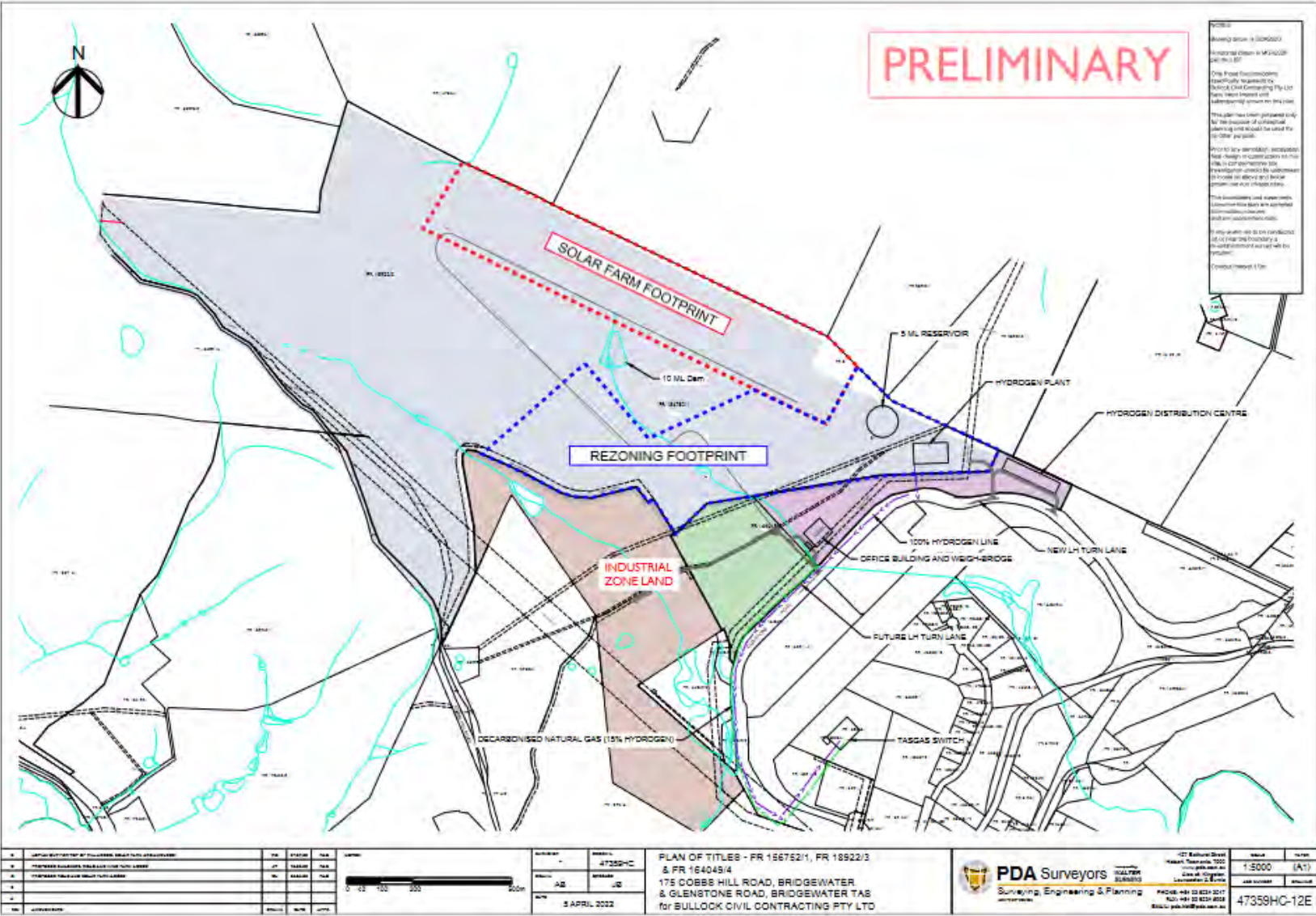


Figure 3: Preliminary plan showing proposed future solar farm area

3 Methods

The natural values assessment was undertaken in two stages; desktop analysis and field survey.

3.1 Desktop analysis

The desktop analysis involved extracting data from the following sources:

- Natural Values Atlas report, generated 28th March 2024 (NRE 2023)
- LIST map

3.2 Field survey

The field survey was undertaken on the 1st of May 2024. Vegetation communities on the site were assessed and classified according to TASVEG 4.0. All vascular plant species encountered were recorded, with an emphasis on detecting rare and threatened species. Searches for potential threatened fauna habitat e.g. tree hollows and den sites, and other evidence e.g. scats, diggings and tracks were also undertaken. No detailed fauna surveys were conducted.

Locations of threatened flora, fauna habitat and significant weeds were mapped using Mergin Maps (merginmaps.com) on an iPhone handheld device with built in GPS at an accuracy of between 3.5 and 5 m and population data was captured e.g. numbers of individuals, area occupied etc. Geographic datum used was GDA94 Zone 55.

Taxonomic nomenclature for flora follows the latest Census of Vascular Plants of Tasmania (Baker & de Salas 2023). Classification of vegetation communities is in accordance with Kitchener and Harris (2013) and TASVEG 4.0.

3.3 Limitations of the survey

Whilst every effort was made to compile a complete list of vascular plants, a single survey is unlikely to detect all species present due to seasonal/temporal variations, noting this survey was conducted in late Autumn. Some plants could not be identified to a species level and some species may have been overlooked due to a lack of fertile material. It is also possible that additional species are present but were dormant at the time of survey e.g. annuals, ephemerals.

4 Natural Values Assessment

This section outlines the findings of the desktop analysis and field survey, including a description of the vegetation communities, threatened flora, fauna habitat values and weeds (Figure 4).

4.1 Vegetation Communities

Three native and one modified vegetation communities were identified during the field survey, as per the TASVEG 4.0 classification system.

- *Eucalyptus globulus* dry forest and woodland (DGL) **
- *Acacia-Bursaria* woodland and scrub (NBA)
- Lowland grassland complex (GCL)
- Agricultural land (FAG)

The distribution of the vegetation communities is illustrated in Figure 4 below.

** Denotes the community is listed as threatened under the *Nature Conservation Act 2005* (NCA).

***Eucalyptus globulus* dry forest and woodland (DGL)**

Listed as a threatened vegetation community under the NCA.

Description from Harris and Kitchener, 2005.

Eucalyptus globulus dry forest and woodland is dominated by a canopy of *E. globulus* that varies in height from about 40 m in productive coastal areas to < 20 m on poor soils in more arid inland areas. The understorey in this forest community is usually dominated by native grasses and *Lomandra longifolia*, with a sparse cover of tall shrubs and a sparse low shrub layer.

There is approximately 7 hectares of DGL within the study area. These are mainly small remnant patches within grasslands with the exception being a small patch in the southwest which is part of a larger patch extending northwest. These remnant patches would have once been part of a larger tract of forest pre-European modification.

The *Eucalyptus globulus* trees which form the canopy are large old growth hollow bearing trees of approximately 20 m tall. The understory is predominantly grassy, with sparse groupings of shrubs. Although the understory has pasture grasses present, there is still a dominance of native species, including the threatened species, *Scleranthus fasciculatus*. A large amount of recruitment was observed, especially in the patches to the west which have been fenced off from cattle, with saplings of around 1 m height present.

Species recorded within the DGL include *Eucalyptus globulus*, *Bursaria spinosa*, *Acacia dealbata*, *Dichondra repens*, *Poa labillardierei*, *Senecio quadridentatus*, *Austrostipa* sp. and *Rytidosperma* sp. A full species list can be found in Appendix 1.



Plate 1: Remnant DGL patch showing a healthy level of recruitment

Acacia-Bursaria woodland and scrub (NBA)

Description from Harris and Kitchener, 2005.

*This vegetation community is characterised by scattered small trees of prickly box (*Bursaria spinosa*), silver wattle (*Acacia dealbata*), black wattle (*Acacia mearnsii*), blackwood (*Acacia melanoxylon*), drooping she oak (*Allocasuarina verticillata*) and other small trees and shrubs. They form a sparse to dense layer over a grassy understory dominated by kangaroo grass (*Themeda triandra*) or wallaby grasses (*Rytidosperma* sp.). Species compositions can vary between sites).*

NBA is present in two small patches within the study area, totalling approximately 2 hectares. These areas show signs of past disturbance and may have been the result of vegetation clearance. *Bursaria spinosa* and *Acacia dealbata* are both present and the ground layer is made up of similar grass species within the GCL and DGL.



Plate 2: Small patch of NBA

Lowland grassland complex (GCL)

Description from Harris and Kitchener. 2005.

*The lowland grassland complex generally contains natural or disturbance-induced grasslands dominated by species of *Rytidosperma* or *Austrostipa*, but commonly also containing *Poa* species and *Themeda triandra*. Semi-improved pasture can revert to this community over time, especially where drought conditions favour the native species).*

GCL makes up approximately 55 hectares of the study area. It is understood that in the past there has been grazing within this area, however cattle and sheep have since been excluded from much of it. This community is dominated by *Austrostipa* and *Rytidosperma* species in places, with *Themeda triandra* and *Poa labillardierei* also present in smaller numbers. There are patches where the *Poa* is more abundant, and these are mainly close to the remnant DGL patches. Due to the time of the year in which the survey was done, the herb layer was virtually absent with only introduced species such as *Acetosella vulgaris* and *Cirsium vulgare* present in small numbers.

Pasture grasses such as *Dactylis glomerata* and *Phalaris aquatica* were present, with some areas having a higher concentration of introduced species than others.



Plate 3: GCL within the proposed solar farm study area

Agriculture land (FAG)

Description from Harris and Kitchener, 2005

*Agricultural land (FAG) includes exotic grassland pastures and croplands. The pastures are dominated by mixtures of exotic temperate grasses and clovers. Crops range from common temperate vegetables and orchard fruits and nuts through to crops such as *Tanacetum cinerariifolium* (pyrethrum) and *Papaver somniferum* (opium poppy). FAG can include exotic grassland pastures with scattered trees (less than 5% crown cover)*

There is approximately 11.5 hectares of FAG which presently has cattle grazing. These areas are heavily degraded with a lot of bare soil and very little growth.



Plate 4: Degraded agricultural land

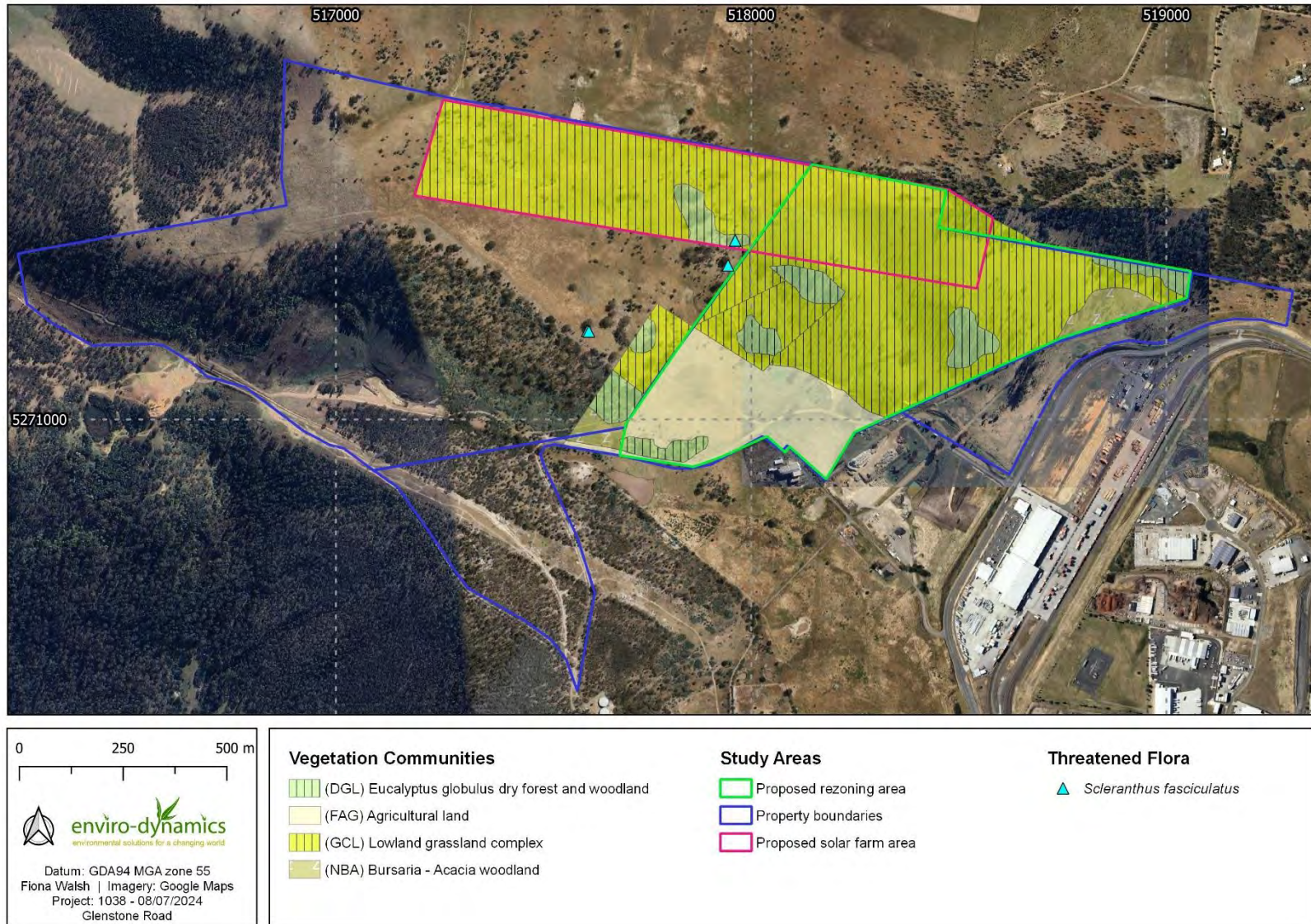


Figure 4: Natural Values recorded on site.

4.2 Flora

A total of 22 vascular plants were recorded during the survey, of which 5 are introduced species. Additional flora species are likely to occur within the site and some plants could have been overlooked due to the inherent limitations of the survey e.g. seasonal timing, timed meander method. For the full list of flora species recorded during the survey see Appendix 1.

4.2.1 Threatened Flora

One threatened flora species listed under the *Threatened Species Protection Act 1995* (TSPA) was recorded on site. *Scleranthus fasciculatus* (Figure 4).

Scleranthus fasciculatus

Listed as vulnerable under the TSPA

Scleranthus fasciculatus is only recorded from a few locations in the Midlands and south-east of Tasmania. The vegetation at most of the sites is *Poa* grassland/grassy woodland. *Scleranthus fasciculatus* appears to need gaps between the tussock spaces for its survival and both fire and stock grazing maintain the openness it requires. Often found in areas protected from grazing such as fallen trees and branches. This species can sometimes be confused with a similar species, *Scleranthus biflorus*, however *S. fasciculatus* has scarious leaf margins and a more fascicled leaf arrangement.

Three plants were found within the site. They were all found at the bases of large trees amongst the leaf litter. Two plants are outside of the study area, and one within the edge of the proposed solar farm study area. As this wasn't a targeted survey for this species, it is likely there are more plants present, which may have been overlooked due to the nature of the timed meander survey technique.



Plate 5: *Scleranthus fasciculatus*

Additional Species

A search of the Natural Values Atlas (NRE database) revealed that several threatened flora species had been recorded within 5 km of the site. These are addressed in the table below. Those with no suitable habitat and no conceivable chance of occurring (such as marine species) are listed in Appendix 2.

Table 1: Threatened flora species recorded on the Natural Values Atlas within 5 km of the site

Species	Status TSPA / EPBCA	Records within 500m / 5km	Comments
<i>Asperula scoparia</i> subsp. <i>scoparia</i> prickly woodruff	r / -	0 / 4	<i>Asperula scoparia</i> subsp. <i>scoparia</i> is widespread in Tasmania and is mainly found in native grasslands and grassy forests, often on fertile substrates such as dolerite-derived soils. Forested sites are usually dominated by <i>Eucalyptus globulus</i> and <i>E. viminalis</i> (lower elevations) and <i>E. delegatensis</i> (higher elevations). Suitable habitat present, targeted survey recommended to determine presence.

Species	Status TSPA / EPBCA	Records within 500m / 5km	Comments
<i>Austrostipa bigeniculata</i> double-jointed speargrass	r / -	0 / 171	<i>Austrostipa bigeniculata</i> is found mainly in the south-east and Midlands in open woodlands and grasslands, where it is often associated with <i>Austrostipa nodosa</i> . Suitable habitat present, targeted survey recommended to determine presence.
<i>Austrostipa blackii</i> crested spear grass	r/-	0 / 3	The habitat of <i>Austrostipa blackii</i> is poorly understood because of confusion with other species. In its "pure" form (i.e., long coma), <i>A. blackii</i> is a species of very near-coastal sites such as the margins of saline lagoons, creek outfalls and vegetated dunes. Further inland, where it seems to grade into other species, it occurs in open grassy woodlands. Suitable habitat present, targeted survey recommended to determine presence.
<i>Brachyscome rigidula</i> cutleaf daisy	v/ -	0 / 4	<i>Brachyscome rigidula</i> is found in the Midlands, East Coast and in parts of the eastern Central Highlands of Tasmania, where it occurs in rough pasture, grassland and grassy woodland on dry rocky hills and flats. Suitable habitat present, targeted survey recommended to determine presence.
<i>Calocephalus citreus</i> lemon beautyheads	r/ -	0 / 159	<i>Calocephalus citreus</i> inhabits disturbed dry grasslands, and is found from a few locations in the south-east of the State. Suitable habitat present, targeted survey recommended to determine presence.
<i>Calocephalus lacteus</i> milky beautyheads	r/-	0 / 9	<i>Calocephalus lacteus</i> occurs in open, dry sites in lowland areas of eastern and northern Tasmania and on lower altitudes of the Central Plateau. It requires bare ground for recruitment, and may benefit from disturbance. It

Species	Status TSPA / EPBCA	Records within 500m / 5km	Comments
			is often found on roadsides and beside tracks. Suitable habitat present, targeted survey recommended to determine presence.
<i>Desmodium varians</i> slender ticktrefoil	e/ -	0 / 4	<i>Desmodium varians</i> occurs locally in the east of the State, growing in native grassland, or open grassy shrubland or woodland, with <i>Themeda triandra</i> (kangaroo grass) and <i>Poa labillardierei</i> (silver tussockgrass) being the most prominent grasses. Suitable habitat present, targeted survey recommended to determine presence.
<i>Dianella amoena</i> grassland flaxlily	r/ EN	7 / 718	<i>Dianella amoena</i> occurs mainly in the northern and southern Midlands, where it grows in native grasslands and grassy woodlands. Suitable habitat present, targeted survey recommended to determine presence.
<i>Eryngium ovinum</i> blue devil	v/ -	0 / 31	<i>Eryngium ovinum</i> occurs in a range of lowland vegetation types most often on fertile heavy clay soils derived from dolerite. Vegetation types include open grasslands usually dominated by <i>Themeda triandra</i> (kangaroo grass), grassy forests and woodlands on slopes, ridges and broad flats, and also roadside verges (representing remnant populations), Suitable habitat present, targeted survey recommended to determine presence.
<i>Eucalyptus risdonii</i> Risdon peppermint	r/ -	59 / 64	<i>Eucalyptus risdonii</i> is restricted to the greater Hobart area (particularly the Meehan Range), with an outlying population at Mangalore and on South Arm. It occurs on mudstone, with an altitudinal range from near sea level to 150 m above sea level. It can occur as a dominant in low

Species	Status TSPA / EPBCA	Records within 500m / 5km	Comments
			<p>open forest with a sparse understorey on dry, insulated ridgelines and slopes (e.g. with a north-west aspect), and individuals can extend into other forest types typically dominated by <i>E. tenuiramis</i> or <i>E. amygdalina</i> (but occasionally by other species) on less exposed sites.</p> <p>Suitable habitat present. However, no trees were recorded. Due to the distinctiveness of the species, it is unlikely to have been overlooked.</p>
<i>Glycine latrobeana</i> clover glycine	v/ VU	3 / 12	<p><i>Glycine latrobeana</i> occurs in a range of habitats, geologies and vegetation types. Soils are usually fertile but can be sandy when adjacent to or overlaying fertile soils. The species mainly occurs on flats and undulating terrain over a wide geographical range, including near-coastal environments, the Midlands, and the Central Plateau. It mainly occurs in grassy/heathy forests and woodlands and native grasslands.</p> <p>Suitable habitat present, targeted survey recommended to determine presence.</p>
<i>Isoetopsis graminifolia</i> grass cushion	v/ -	12 / 150	<p><i>Isoetopsis graminifolia</i> grows in native grasslands, usually dominated by <i>Themeda triandra</i> (kangaroo grass), or on rockplates, the underlying substrate being mostly basalt or dolerite. The elevation range of recorded sites is 20-360 m above sea level in areas of low rainfall.</p> <p>Suitable habitat present, targeted survey recommended to determine presence.</p>
<i>Pterostylis ziegeleri</i> grassland greenhood	v/ VU	2 / 34	<p><i>Pterostylis ziegeleri</i> is restricted to the east and north of Tasmania. In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the</p>

Species	Status TSPA / EPBCA	Records within 500m / 5km	Comments
			Midlands it grows in native grassland or grassy woodland on well-drained clay loams derived from basalt. Suitable habitat present, targeted survey recommended to determine presence.
<i>Scleranthus diander</i> tufted knawel	v/ -	0 / 2	<i>Scleranthus diander</i> is found from the Central Midlands area to Hobart with most of the records from the Ross and Tunbridge areas. This species inhabits grassy woodland and is associated with dolerite and basalt substrates. Suitable habitat present, targeted survey recommended to determine presence.
<i>Scleranthus fasciculatus</i> spreading knawel	v/ -	2 / 2	<i>Scleranthus fasciculatus</i> is only recorded from a few locations in the Midlands and south-east. The vegetation at most of the sites is <i>Poa</i> grassland/grassy woodland. <i>Scleranthus fasciculatus</i> appears to need gaps between the tussock spaces for its survival and both fire and stock grazing maintain the openness it requires. Often found in areas protected from grazing such as fallen trees and branches. Species recorded from site.
<i>Senecio squarrosus</i> leafy fireweed	r/ -	0 / 18	<i>Senecio squarrosus</i> occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types. Suitable habitat present, targeted survey recommended to determine presence.
<i>Triptilodiscus pygmaeus</i> dwarf sunray	v/ -	0 / 64	<i>Triptilodiscus pygmaeus</i> grows within grasslands, grassy woodlands or rockplates, with the underlying substrate being mostly Tertiary basalt or Jurassic

Species	Status TSPA / EPBCA	Records within 500m / 5km	Comments
			dolerite. The elevation range of recorded sites in Tasmania is 30-470 m above sea level, with an annual rainfall of about 450-600 mm. The species occurs within native grassland dominated by <i>Themeda triandra</i> (kangaroo grass). Suitable habitat present, targeted survey recommended to determine presence.
<i>Velleia paradoxa</i> spur velleia	v/ -	0 / 4	<i>Velleia paradoxa</i> is known from the Hobart and Launceston areas, and the Midlands and the Derwent Valley, where it occurs in grassy woodlands or grasslands on dry sites. It has been recorded up to 550 m above sea level at sites with an annual rainfall range of 450-750 mm. Recent name change to <i>Goodenia paradoxa</i> Suitable habitat present, targeted survey recommended to determine presence.
<i>Vittadinia burbridgeae</i> smooth new-holland-daisy	r / -	1 / 5	<i>Vittadinia burbridgeae</i> occurs in native grassland and grassy woodland. Suitable habitat present, targeted survey recommended to determine presence.
<i>Vittadinia gracilis</i> woolly new-holland-daisy	r / -	1 / 57	<i>Vittadinia gracilis</i> occurs in native grassland and grassy woodland. Suitable habitat present, targeted survey recommended to determine presence.
<i>Vittadinia muelleri</i> narrowleaf new-holland-daisy	r / -	66 / 337	<i>Vittadinia muelleri</i> occurs in native grassland and grassy woodland. Suitable habitat present, targeted survey recommended to determine presence.

(EPBCA) CR = Critically Endangered, EN = Endangered, VU = Vulnerable (TSPA) e = endangered, v = vulnerable, r = rare

4.2.2 Weeds

A range of introduced species were recorded at the site. One of which, african boxthorn (*Lycium ferocissimum*) (Table 2), is listed as a declared weed/pest under the *Biosecurity Act 2019* (BA) and is a Weed of National Significance (WoNS).

African boxthorn is classed as a Zone B species within Brighton, which includes those Tasmanian municipalities for which containment of the declared weed is the principal management objective. Such municipalities host large, widespread infestations of the declared weed that are not deemed eradicable because the feasibility of effective management is low at this time.

These will need to be managed in accordance with the act following the best practise prescriptions as laid out in the *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, Stewart and Askey-Doran, 2015)

Table 2: Declared weeds present on site

Species	Comment	BA Zone	WoNs
african boxthorn <i>Lycium ferocissimum</i>	Isolated plants within solar farm study area	Zone B Containment	YES

4.3 Fauna

4.3.1 Threatened fauna

No threatened fauna species listed under the *Threatened Species Protection Act 1995* (TSPA) or under the *Environment Protection and Biodiversity Act 1999* (EPBCA) were recorded during the survey.

4.3.2 Threatened fauna habitat

Habitat for three species listed under the TSPA and the EPBCA were recorded during the survey:

Blue-winged parrot (*Neophema chrysostoma*)

EPBCA – Vulnerable

Blue-winged parrots inhabit a range of habitats from coastal, sub-coastal and inland areas, through to semi-arid zones. They tend to favour grasslands and grassy woodlands and are often found near wetlands both near the coast and in semi-arid zones. They breed in Tasmania, coastal south-eastern South Australia and southern Victoria. During the breeding season (spring and summer), birds occupy eucalypt forests and woodlands. Nests are made in hollows, preferably with a vertical opening, in live or dead trees or stumps.

There are numerous large eucalypt trees within the study areas which could provide habitat for the blue-winged parrot. These trees are largely confined to the areas mapped as DGL.

Eastern barred bandicoot (*Perameles gunnii*)

EPBCA – Vulnerable

The eastern barred bandicoot originally occurred in native grasslands and grassy woodlands in Tasmania's Midlands. However, it is now rare in the Midlands where most of its habitat has been cleared. Since European settlement the eastern barred bandicoot has spread into (originally heavily forested) agricultural areas in the state's south-east, north-east and north-west. In these areas, the eastern barred bandicoot occurs in mosaic habitats of pasture and remnant native forest, often with a significant amount of cover provided by weeds such as gorse and blackberry (Threatened Species Section, 2023).

This species may utilise the site for foraging or nesting, adapts well to modified landscapes within the vicinity of agricultural or native landscapes.

Swift parrot (*Lathamus discolor*)

TSPA – endangered, EPBCA – Critically Endangered

During the breeding season, nectar from the Tasmanian blue gum (*Eucalyptus globulus*) and black gum (*Eucalyptus ovata*) flowers are the primary food source for the species. These eucalypts are patchily distributed, and their flowering patterns are erratic and unpredictable, often leading to only a small proportion of swift parrot habitat being available for breeding in any one year. Swift parrots breed in tree hollows in mature eucalypts within foraging range of a flower source.

The DGL mapped on site could provide foraging and nesting habitat for the swift parrot. There are numerous large trees which have potential to contain hollows, and as these are predominantly *Eucalyptus globulus* they also provide a food source.

Tasmanian masked owl (*Tyto novaehollandiae castanops*)

TSPA – endangered, EPBCA - Vulnerable

The Tasmanian Masked Owl (*Tyto novaehollandiae castanops*) is a subspecies of Masked Owl which occurs only in Tasmania. Its population has been estimated to comprise approximately 500 breeding pairs. It is a large bird with a mask-like facial disc and distinctive husky, screeching call. The Tasmanian masked owl hunts at night for small mammals and birds in a range of habitats which contain some mature forest, usually below 600 m altitude. These habitats include native forests and woodlands as well as agricultural areas with a mosaic of native vegetation and pasture (Threatened Species Section, 2023).

There are large trees within the site which have potential to provide nesting habitat for the masked owl. There is foraging habitat present on site.

Additional species

A search of the Natural Values Atlas (NRE database) indicated that several threatened fauna species have been recorded within 5 km of the site. Those recorded within 500 m or within 5 km and have suitable habitat on site are addressed in the table below. Those with no suitable habitat and no conceivable chance of occurring (such as marine species) are listed in Appendix 2.

Table 3: Threatened fauna species recorded on the Natural Values Atlas within 5 km of the site

Species	Status TSPA / EPBCA	Records 500m / 5 km	Comment
<i>Accipiter novaehollandiae</i> Grey goshawk	e / -	0 / 3	Inhabits large tracts of wet forest and swamp forest, particularly patches with closed canopies above an open understorey, but with dense stands of prey habitat nearby. Mature trees provide the best nesting sites. Most nests have been recorded from blackwoods and occasional myrtle beech. No suitable nesting habitat may utilise the site for foraging.
<i>Aquila audax subsp. fleayi</i> Wedge-tailed eagle	e / EN	1 / 16	Nests in a range of old growth native forests and is dependent on forest for nesting. Territories can contain up to five alternate nests usually close to each other but may be up to 1 km apart where habitat is locally restricted. This eagle preys and scavenges on a wide variety of fauna including fish, reptiles, birds, and mammals. No suitable nesting habitat may utilise the site for foraging.
<i>Dasyurus maculatus subsp. maculatus</i> Spotted-tailed quoll	r / VU	0 / 5	Habitat for the spotted-tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural and or plantation areas. No suitable denning habitat may utilise the site for foraging.
<i>Dasyurus viverrinus</i> Eastern quoll	- / EN	0 / 10	Habitat for the eastern quoll includes rainforest, heathland, alpine areas, and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land.

Species	Status TSPA / EPBCA	Records 500m / 5 km	Comment
			No suitable denning habitat may utilise the site for foraging.
<i>Haliaeetus leucogaster</i> White-bellied sea-eagle	v / -	0 / 15	Found in coastal habitats (especially those close to the seashore) and around terrestrial wetlands in tropical and temperate regions of mainland Australia and its offshore islands. The habitats occupied by the sea-eagle are characterised by the presence of large areas of open water (larger rivers, swamps, lakes, the sea). The species is mostly recorded in coastal lowlands, but can occupy habitats up to 800 m above sea level in Tasmania. No suitable nesting habitat may utilise the site for foraging
<i>Hirundapus caudacutus</i> White-throated needletail	- / VU	0 / 2	Aerial species which rarely alights. No suitable habitat.
<i>Lathamus discolor</i> Swift parrot	e / CE	1 / 8	During the breeding season, nectar from Tasmanian blue gum (<i>Eucalyptus globulus</i>) and black gum (<i>Eucalyptus ovata</i>) flowers are the primary food source for the species. These eucalypts are patchily distributed, and their flowering patterns are erratic and unpredictable, often leading to only a small proportion of swift parrot habitat being available for breeding in any one year. Swift parrots breed in tree hollows in mature eucalypts within foraging range of a flower source. Potential foraging and nesting habitat on site. See above.
<i>Neophema chrysostoma</i> blue-winged parrot	- / VU	0 / 5	The Blue-winged Parrot inhabits a range of habitats from coastal, sub-coastal and inland areas, right through to semi-arid zones. Throughout their range they favour grasslands and grassy woodlands. They are often found near wetlands both near the coast and in semi-arid zones. Blue-winged Parrots can also be seen in altered environments such as airfields, golf-courses, and paddocks. Potential foraging and nesting habitat on site. See above.
<i>Pardalotus quadragintus</i> Forty-spotted pardalote	e / EN	0 / 1	Endemic to Tasmania and occurs in only a few small areas within the State. It is relatively restricted to dry grassy forest and woodland

Species	Status TSPA / EPBCA	Records 500m / 5 km	Comment
			along the east coast containing mature white gum (<i>Eucalyptus viminalis</i>). No suitable habitat
<i>Perameles gunnii</i> Eastern barred bandicoot	- / VU	0 / 39	Potential habitat for the eastern barred bandicoot is forests with a grassy understorey, native and exotic open vegetation types including woodlands and open grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Species may utilise the site, adapts well to modified landscapes within the vicinity of agricultural or native landscapes
<i>Pseudemoia pagenstecheri</i> Tussock skink	v / -	0 / 1	A ground-dwelling lizard, occurring in grassland and grassy woodland habitats at a range of elevations. Records in Tasmania a few disconnected patches of habitat from Midlands, inland Cradle Coast, and eastern Bass Strait islands. Suitable habitat present
<i>Sarcophilus harrisii</i> Tasmanian devil	e / EN	6 / 40	This species lives in a wide range of habitats across Tasmania, especially in landscapes with a mosaic of pasture and woodland. No suitable denning habitat may utilise the site for foraging.
<i>Tyto novaehollandiae castanops</i> Tasmanian masked owl	e / VU	0 / 8	This species occupies a range of habitats which contain some mature forest, usually below 600 m altitude - these include native forests and woodlands as well as agricultural areas with a mosaic of native vegetation and pasture. Potential foraging and nesting habitat on site. See above.

4.3.3 Raptor Nests within 2 km

Four eagle nests have been identified within 2 km of the site. One unknown eagle, one wedge-tailed eagle and two white-bellied sea eagles. These were last observed in 2020 with observation details available on the natural values atlas. There is one nest (unknown eagle) recorded in 2020 which falls approximately 1 km west of the site.

5 Development Impacts and Legislation

The following section outlines the impacts of the proposed rezoning and future solar farm on natural values and provides an assessment of the proposal against the relevant legislation.

Impacts on natural values

The rezoning itself will have no impact on any natural values within the site. However, it is understood that the future use for the rezoned area (General Industrial Zone) will incorporate an extension to the current usage which is a facility to recycle building waste from construction projects, to reduce the need for more raw materials to be sourced.

It has been communicated by the landowner that no remnant DGL or large trees will be impacted, and future use will be confined to the agricultural land and areas outside of the DGL.

The area which is proposed for the solar farm is predominantly GCL which has a high density of introduced grasses amongst it.

5.1 **Commonwealth *Environment Protection and Biodiversity Conservation Act 1999***

A person must not take an action that has, will have or is likely to have a significant impact on any of the matters of national environmental significance without approval from the Australian Government Minister for the Environment (the Minister).

No species or ecological communities listed under the EPBCA were recorded on site.

There is habitat for three species: blue-winged parrot, swift parrot and eastern barred bandicoot within the study area.

These species and their habitat will not be impacted by the proposed use of the site and therefore will an EPBC referral will not be required. However, if future proposed works have the potential to impact the habitat of these species on site (DGL) and therefore potentially have a significant impact on one or more of these species, a formal assessment of whether an EPBC referral is required should be undertaken.

5.2 **Tasmanian *Threatened Species Protection Act 1995***

In Tasmania, threatened species (flora and fauna) are protected under the Tasmanian Threatened Species Protection Act 1995. Under this Act, a permit is required to knowingly “take” (which includes kill, injure, catch, damage, destroy and collect), keep, trade in or process any specimen of a listed species.

One flora species listed under the TSPA was recorded on site. *Scleranthus fasciculatus* (vulnerable). Impacts to this species should be avoided. If this cannot be achieved, a permit to take will be required. Foraging and nesting habitat for the swift parrot (endangered) occurs throughout the site in the *Eucalyptus globulus* remnant woodland. It is understood that none of these trees will be impacted by the future proposals for the site.

5.3 Tasmanian Nature Conservation Act 2005

Eucalyptus globulus dry forest and woodland (DGL) is a threatened vegetation community listed under the NCA.

The current proposal does not include disturbance to, or the removal of trees within this community. In the event that this alters with future development proposals, and this community may be disturbed, a forest practices plan prepared by a forest practices officer will be required as a first step in the assessment process.

5.4 Tasmanian Biosecurity Act 2019

One declared weed was recorded on site, african boxthorn which is a Zone B species. Zone B classifications are those which have infestations that are not deemed eradicable, and the objective for these species is to contain them, and prevent the spread neighbouring properties. Landowners have a legal responsibility to manage declared weeds.

This species will need to be managed in accordance with the relevant Statutory Weed Management Plans following the best practise prescriptions as laid out in the *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, Stewart and Askey-Doran, 2015)

5.5 Tasmanian Planning Scheme – Brighton

The site is subject to the Natural Assets Code (C7.0), with both Priority Vegetation and Waterway and Coastal Protection Areas being applied. The priority vegetation area covers the majority of the study area, encompassing both titles. The waterway and coastal protection area has been applied to Crooked Billet Creek and extends from midway along the northern boundary of (title reference 18922/3), along the boundary of the existing industrial recycling facility on the adjoining title, and through the industrial Toll facility.

At the current time, it is understood that the proponent is primarily interested in rezoning part of the southern title (title reference 156752/1) to allow for the expansion of the adjoining industrial recycling facility. Specific detail regarding this development is not currently available. Specific detail – other

than a general location, regarding the future proposed solar farm is also not currently available. However, this natural values report will provide the basis for future siting and additional on-ground surveying considerations. Therefore, the following is a preliminary assessment only.

Requirements relating to the relevant provisions of the Natural Assets Code are addressed below.

Requirements of the Natural Assets Code (C7.0)

The site is subject to the Natural Assets Code (C7.0) as it is within a Priority Vegetation Area (PVA) overlay. Within the definition of terms in the planning scheme 'Priority Vegetation' means native vegetation where any of the following apply:

- (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002;

Response: *Eucalyptus globulus* dry forest and woodland (DGL) is a threatened vegetation community under the NCA.

The following also apply to the site:

- a) is a threatened flora species;

Response: One flora species - *Scleranthus fasciculatus* (vulnerable) was recorded on site. There is also potential for other threatened flora species to occur on the site.

- b) it forms a significant habitat for a threatened fauna species; or

Response: Habitat for a number of threatened fauna species exists on the site.

C7.6.2 Clearance within priority vegetation area

Response: The acceptable solutions cannot be met, therefore the relevant performance criteria must be addressed.

P1.1 - Clearance of native vegetation within a priority vegetation area must be for:

- (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;

Response: Not applicable.

- (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;

Response: Not applicable.

- (c) subdivision in the General Residential Zone or Low Density Residential Zone;

Response: Not applicable.

- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;

Response: The proposed rezoning will allow for increased industrial material recycling, with associated social and economic benefits. The future proposed solar farm will also contribute to the states renewable energy transition.

- (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

Response: The current rezoning application does not include a proposal for the clearance of native vegetation. However, the proponent has indicated that future development on the site will be restricted to either the heavily degraded agricultural land (for a proposed recycling facility on title reference 18922/3) or the lowland grassland complex (GCL) - (for a proposed solar farm on title reference 18922/3). Remnant areas of *Eucalyptus globulus* dry forest and woodland (DGL) will not be disturbed or cleared.

- (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Response: The proposed future buildings and works associated with the expansion of the industrial recycling facility can be confined to the degraded agricultural land. Clearance of the threatened *Eucalyptus globulus* dry forest and woodland will not be required.

[P1.2 - Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:](#)

- a) the design and location of buildings and works and any constraints such as topography or land hazards;

Response: The proposed future buildings and works associated with the expansion of the industrial recycling facility can be confined to the degraded agricultural land. This degraded area is bounded by Crooked Billet Creek and an embankment to the north, which forms a natural topographic constraint on development.

- (b) any particular requirements for the buildings and works;

Response: It is understood that the proposed expansion of the recycling facility can be accommodated on the level area of degraded agricultural land, without encroaching on the threatened *Eucalyptus globulus* dry forest and woodland.

- (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;

Response: The proposed future developments on the site do not include habitable buildings.

- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

Response: The proposed future buildings and works associated with the expansion of the industrial recycling facility can be confined to the degraded agricultural land. Clearance of the threatened *Eucalyptus globulus* dry forest will not be required.

- (e) any on-site biodiversity offsets; and

Response: Biodiversity offsets will not be required for the proposed rezoning application, and unlikely required for the future developments proposed for the site.

- (f) any existing cleared areas on the site.

Response: The proponent has indicated that future development / expansion of the recycling facility will be located on the existing cleared and degraded agricultural land on title reference 156752/1. The future proposed solar farm is to be located within an area of the site where native grassland persists (lowland grassland complex). Whilst this is not a forested landscape, further on-ground surveys are required to ascertain whether or not additional threatened species are present.

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.

The site is also bisected by a waterways and coastal protection overlay, which has been applied to the ephemeral Crooked Billet Creek. Minimal information is available regarding the potential future development of the solar farm, therefore it is not considered in any detail below.

Response: Acceptable solutions cannot be met; therefore, performance criteria must be addressed.

P1.1 - Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- a) impacts caused by erosion, siltation, sedimentation and runoff;

Response: The proposed rezoning and future proposed expansion of the industrial recycling facility can be accommodated within the degraded agricultural land, and not impact on Crooked Billet Creek and the extent of the associated overlay. The impact, if any, of the proposed future solar farm on the creek is currently unknown – including the exact location of infrastructure in relation to the waterway and coastal protection overlay. This will need to be addressed in the future development application.

b) impacts on riparian of littoral vegetation;

Response: The proposed future development of the recycling facility can be accommodated within the degraded agricultural land, and placed outside of the overlay and any riparian vegetation.

c) maintaining natural streambank and streambed condition, where it exists;

Response: There will be no impacts to the natural streambank or streambed associated with the rezoning and development of the recycling facility. Impacts on the streambank associated with the development of the proposed future solar farm is currently not known.

d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;

Response: As above.

e) the need to avoid significantly impeding natural flow and drainage;

Response: There will be no impacts to the streambank or streambed, therefore no natural flow (or current flow if modified) or drainage will be impacted. Any future development within close proximity to the creek will need to consider drainage / minor flood mitigation.

f) the need to maintain fish passage, where known to exist;

Response: Not applicable.

g) the need to avoid land filling of wetlands;

Response: Not applicable.

h) the need to group new facilities with existing facilities, where reasonably practical;

Response: The proposed expansion of the industrial recycling facility directly adjoins the existing facility, and will consolidate this use on previously cleared and degraded land.

i) minimising cut and fill;

Response: Should cut and fill be required, it is advised to use sediment fences during construction to ensure no silt or runoff enters the waterway. Such detail should be considered in a future development proposal for the proposed recycling facility.

j) building design that responds to the particular size, shape, contours or slope of the land;

Response: The proposed recycling facility expansion is to be located on level land to the south-west of the creek / overlay. There is ample space in this area to provide a buffer between the facility and the extent of the overlay.

k) minimising impacts on coastal processes, including sand movement and wave action;

Response: Not applicable.

- l) minimising the need for future works for the protection of natural assets, infrastructure and property;

Response: Not applicable.

- m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and

Response: Not currently applicable. Future development applications may need to address this provision.

- n) the guidelines in the Tasmanian Coastal Works Manual.

Response: Not applicable.

6 Conclusion and Recommendations

The natural values of land at Glenstone Road, Bridgewater were assessed as part of a rezoning application.

Threatened species and communities observed:

- *Scleranthus fasciculatus* (TSPA – vulnerable)
- *Eucalyptus globulus* dry forest and woodland (DGL) – Listed as a threatened vegetation community under the NCA

Threatened fauna habitat observed:

- Blue-winged parrot (EPBCA – vulnerable) – nesting and foraging
- Swift parrot (TSPA – endangered, EPBCA – Critically Endangered) – nesting and foraging
- Tasmanian Masked Owl (TSPA – endangered, EPBCA Vulnerable) – nesting and foraging
- Eastern barred bandicoot (EPBCA – Vulnerable) – denning and foraging

Council may consider incorporating the following recommendations into a planning permit, in the event the proposed development is approved.

Recommendations:

- Undertake a targeted threatened species survey prior to the commencement of works, with specific focus on the species in Table 2 which have been identified as having suitable habitat present on site. This survey work should be undertaken prior to the layout and design of the potential solar farm on the site.
- Confine industrial use and development associated with the proposed expansion of the industrial recycling facility to the degraded agricultural land (FAG), and avoid impacts to the *Eucalyptus globulus* dry forest and woodland (DGL)
- Retain and protect all *Eucalyptus globulus* trees.
- Avoid impacts to the *Scleranthus fasciculatus* plants and immediate area. If this cannot be achieved, a permit to take will under the *Threatened Species Protection Act 1995* will be required
- All declared weeds (i.e. english boxthorn) and environmental weeds must be controlled in accordance with the Statutory Weed Management Plan and the *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, Stewart and Askey-Doran, 2015). Weed management should be undertaken prior to the commencement of works.

- Any soil or gravel imported to the site for construction or landscaping purposes should be from a weed free source to prevent the establishment of further introduced species on the site.

References

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Threatened Species Protection Act 1995.

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Appendix 1 – Vascular Plant Species List

Species list - Lowland grassland complex (GCL)

Recorder: Fiona Walsh Date: Wednesday, 1 May 2024

Dicotyledons

ASTERACEAE			
<i>Cirsium vulgare</i>	spear thistle	i	
MYRTACEAE			
<i>Eucalyptus globulus subsp. globulus</i>	tasmanian blue gum		
PITTOSPORACEAE			
<i>Bursaria spinosa subsp. spinosa</i>	prickly box		
POLYGONACEAE			
<i>Acetosella vulgaris</i>	sheep sorrel	i	
SOLANACEAE			
<i>Lycium ferocissimum</i>	african boxthorn	i	d

Monocotyledons

ASPARAGACEAE			
<i>Lomandra longifolia</i>	sagg		
POACEAE			
<i>Austrostipa sp.</i>			
<i>Poa labillardierei var. labillardierei</i>	silver tussockgrass		
<i>Rytidosperma sp.</i>			
<i>Themeda triandra</i>	kangaroo grass		

end = Tasmanian endemic i = introduced

d = declared weed ~ (Weed Management Act 1999)

CR = Critically Endangered, EN = Endangered, VU = Vulnerable ~ (Environment Protection and Biodiversity Conservation Act 1999)

e = endangered v = vulnerable r = rare ~ (Tasmanian Threatened Species Protection Act 1995)

Species list *Eucalyptus globulus* dry forest and woodland (DGL)

Recorder: Date: Wednesday, 1 May 2024

Dicotyledons

ASTERACEAE		
<i>Cirsium vulgare</i>	spear thistle	i
<i>Senecio quadridentatus</i>	cotton fireweed	
CARYOPHYLLACEAE		
<i>Scleranthus fasciculatus</i>	spreading knawel	v
CONVOLVULACEAE		
<i>Dichondra repens</i>	kidneyweed	
ERICACEAE		
<i>Styphelia humifusa</i>	native cranberry	
FABACEAE		
<i>Acacia dealbata subsp. dealbata</i>	silver wattle	
GENTIANACEAE		
<i>Centaurium erythraea</i>	common centaury	i
MYRTACEAE		
<i>Eucalyptus globulus subsp. globulus</i>	tasmanian blue gum	
<i>Eucalyptus pulchella</i>	white peppermint	end
<i>Eucalyptus viminalis subsp. viminalis</i>	white gum	
PITTOSPORACEAE		
<i>Bursaria spinosa subsp. spinosa</i>	prickly box	
PLANTAGINACEAE		
<i>Plantago lanceolata</i>	ribwort plantain	i
POLYGONACEAE		
<i>Acetosella vulgaris</i>	sheep sorrel	i
RUBIACEAE		
<i>Asperula sp.</i>		

Monocotyledons

POACEAE

<i>Aira caryophyllea subsp. caryophyllea</i>	silvery hairgrass	i
<i>Austrostipa sp.</i>		
<i>Poa labillardierei var. labillardierei</i>	silver tussockgrass	
<i>Rytidosperma sp.</i>		
<i>Themeda triandra</i>	kangaroo grass	

end = Tasmanian endemic i = introduced

d = declared weed

~ (*Weed Management Act 1999*)

CR = Critically Endangered, EN = Endangered, VU =

~ (*Environment Protection and Biodiversity Conservation*

Vulnerable

Act 1999)

e = endangered v = vulnerable r = rare

~ (*Tasmanian Threatened Species Protection Act 1995*)

Appendix 2 – Natural Values Atlas Records within 5 km

Verified threatened flora records within 5 km of the project area; SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999

Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Asperula scoparia</i> subsp. <i>scoparia</i>	prickly woodruff	r		n	4	27-Jul-2016
<i>Austrostipa bigeniculata</i>	doublejointed speargrass	r		n	171	11-Feb-2022
<i>Austrostipa blackii</i>	crested speargrass	r		n	3	12-Jan-2022
<i>Bolboschoenus caldwellii</i>	sea clubsedge	r		n	6	01-Mar-1978
<i>Brachyscome rigidula</i>	cutleaf daisy	v		n	4	15-Nov-1998
<i>Caladenia anthracina</i>	blacktip spider-orchid	e	CR	e	1	01-Nov-1842
<i>Caladenia caudata</i>	tailed spider-orchid	v	VU	e	2	31-Aug-1920
<i>Calocephalus citreus</i>	lemon beautyheads	r		n	159	10-Feb-2022
<i>Calocephalus lacteus</i>	milky beautyheads	r		n	9	01-Dec-1992
<i>Carex gunniana</i>	mountain sedge	r		n	2	01-Nov-1984
<i>Colobanthus curtisiae</i>	grassland cupflower	r	VU	n	1	01-Jan-1877
<i>Coronidium gunnianum</i>	swamp everlasting	r		n	1	01-Jan-1900
<i>Cryptandra amara</i>	pretty pearlflower	e		n	28	09-Dec-2021
<i>Desmodium varians</i>	slender ticktrefoil	e		n	4	09-Jan-2016
<i>Dianella amoena</i>	grassland flaxlily	r	EN	n	718	24-Feb-2022
<i>Discaria pubescens</i>	spiky anchorplant	e		n	1	01-Jan-1880
<i>Eryngium ovinum</i>	blue devil	v		n	31	09-Dec-2021
<i>Eucalyptus risdonii</i>	risdon peppermint	r		e	64	10-Apr-2015
<i>Glycine latrobeana</i>	clover glycine	v	VU	n	12	17-Dec-2008
<i>Gratiola pubescens</i>	hairy brooklime	r		n	1	01-Feb-1892
<i>Haloragis aspera</i>	rough raspwort	v		n	1	05-Mar-1945
<i>Haloragis heterophylla</i>	variable raspwort	r		n	36	23-Nov-2021
<i>Hibbertia basaltica</i>	basalt guineaflower	e	EN	e	143	12-Jan-2022
<i>Isoetopsis graminifolia</i>	grass cushion	v		n	150	13-Jan-2022
<i>Lepidium hyssopifolium</i>	soft peppergrass	e	EN	n	8	01-Jun-2006
<i>Lepilaena patentifolia</i>	spreading watermat	r		n	1	27-Feb-1976
<i>Levenhookia dubia</i>	hairy stylewort	x		n	2	01-Jan-1880
<i>Lythrum salicaria</i>	purple loosestrife	v		n	1	01-Mar-1894
<i>Pellaea calidurupium</i>	hotrock fern	r		n	21	12-Jan-2022
<i>Pentachondra ericifolia</i>	fine frillyheath	r		e	1	01-Nov-1891
<i>Pterostylis ziegeleri</i>	grassland greenhood	v	VU	e	34	04-Nov-2016
<i>Pultenaea prostrata</i>	silky bushpea	v		n	46	08-Dec-2021
<i>Ranunculus pumilio</i> var. <i>pumilio</i>	ferny buttercup	r		n	1	27-Sep-1993
<i>Rumex bidens</i>	mud dock	v		n	1	01-Jan-1875
<i>Ruppia megacarpa</i>	largefruit seatassel	r		n	12	10-Mar-2021
<i>Schoenoplectus tabernaemontani</i>	river clubsedge	r		n	3	08-Apr-2020
<i>Scleranthus diander</i>	tufted knawel	v		n	2	09-Nov-2021
<i>Scleranthus fasciculatus</i>	spreading knawel	v		n	2	01-Jun-2006
<i>Senecio squarrosus</i>	leafy fireweed	r		n	18	02-Dec-2021
<i>Stackhousia subterranea</i>	grassland candles	e		n	7	02-Nov-2021
<i>Stuckenia pectinata</i>	fennel pondweed	r		n	2	01-Dec-1891
<i>Teucrium corymbosum</i>	forest germander	r		n	2	18-Jan-1930
<i>Thesium australe</i>	southern toadflax	x	VU	n	1	01-Jan-1804
<i>Triptilodiscus pygmaeus</i>	dwarf sunray	v		n	64	09-Nov-2021
<i>Vallisneria australis</i>	river ribbons	r		n	19	16-Mar-2001
<i>Velleia paradoxa</i>	spur velleia	v		n	4	01-Jan-1999
<i>Vittadinia burbridgeae</i>	smooth new-holland-daisy	r		e	5	04-Nov-2021
<i>Vittadinia cuneata</i> var. <i>cuneata</i>	fuzzy new-holland-daisy	r		n	4	02-Jun-2012
<i>Vittadinia gracilis</i>	woolly new-holland-daisy	r		n	57	04-Nov-2020
<i>Vittadinia muelleri</i>	narrowleaf new-holland-daisy	r		n	296	01-Feb-2022
<i>Vittadinia muelleri</i> (broad sense)	narrow leaf new holland daisy	p		n	41	05-Jan-2005
<i>Xanthoparmelia amphixantha</i>		e		n	38	01-Apr-2014
<i>Xanthoparmelia mannumensis</i>		v		n	3	01-Apr-2009
<i>Xanthoparmelia molliuscula</i>		e		n	11	01-Apr-2009
<i>Xanthoparmelia vicariella</i>		r		e	14	02-Dec-2021

Verified threatened fauna records within 5 km of the project area; SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	3	23-Feb-2023
Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	e	1	01-Jan-1900
Aquila audax	wedge-tailed eagle	pe	PEN	n	8	12-Jun-2023
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	8	21-Feb-2024
Botaurus poiciloptilus	australasian bittern		EN	n	9	17-Dec-2021
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	2	12-Feb-2023
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	3	16-Feb-2024
Dasyurus viverrinus	eastern quoll		EN	n	10	09-Dec-2019
Eagle sp.	Eagle	e	EN	n	2	07-May-2020
Gallinago hardwickii	lathams snipe		VU	n	2	25-Sep-1981
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	15	24-Jun-2023
Hirundapus caudacutus	white-throated needletail		VU	n	2	31-Dec-1980
Lathamus discolor	swift parrot	e	CR	mbe	8	04-Jan-2015
Neophema chrysostoma	blue-winged parrot		VU	n	5	09-Jan-2015
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	1	14-Oct-1920
Perameles gunnii	eastern barred bandicoot		VU	n	36	25-Dec-2023
Perameles gunnii subsp. gunnii	eastern barred bandicoot		VU		3	20-Aug-2021
Podiceps cristatus	great crested grebe	v		n	5	30-Nov-2020
Poliocephalus cristatus subsp. australis	great crested grebe	pv			1	07-Dec-1981
Prototroctes maraena	australian grayling	v	VU	ae	4	28-Oct-1987
Pseudemoia pagenstecheri	tussock skink	v		n	1	01-Dec-2009
Sarcophilus harrisii	tasmanian devil	e	EN	e	40	14-Feb-2024
Thalassarche cauta	shy albatross	v	EN	ae	1	23-Nov-1884
Tyto novaehollandiae	masked owl	pe	PVU	n	8	13-Feb-2019

Unverified Records

Species	Common Name	SS	NS	Bio	Observation Count
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1

Threatened fauna within 5000 metres (based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Litoria raniformis	green and gold frog	v	VU	n	1	0	1
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Discocharopa vigens	Ammonite Pinwheel Snail	e	CR		2	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	2
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	3	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

Reference is made to the Traffic Impact Statement below (dated 19 April 2022) which was prepared by PDA Surveyors for a new vehicle access off Glenstone Road for a Strata development of our client's property at 221 Glenstone Road, Bridgewater.

Our client now wishes to lodge an application at Brighton Council for a 3 lot subdivision of the land (CT 185369/0). Please refer proposed lot layout on separate application

It is considered that the Traffic Impact Statement for the Strata development is applicable to the proposed subdivision (as the road location and general arrangement of the lots is the same as that for the Strata development).

Dean Panton BE, FIE Aust, CP Eng, NER

Consultant Civil Engineer

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TRAFFIC IMPACT STATEMENT

PROPOSED
NEW ENTRANCE
221 GLENSTONE ROAD

GLENSTONE ROAD
BRIDGEWATER

28 February 2022
(updated 19 April 2022)

Job Number 47359HC

Prepared by

Dean Panton BE, FIE Aust, CP Eng NER

Civil Engineer



PDA Surveyors

ABN 71 217 806 325

Surveying, Engineering & Planning

1. STATEMENT OF QUALIFICATION & EXPERIENCE

This TIS has been prepared by an experienced and qualified civil engineer with over 40 years' experience in road and intersection design. This TIS was prepared by Dean Panton. Dean's experience and qualifications are briefly outlined as follows;

- Bachelor of Engineering (Civil) - University of Tasmania, 1975
- Fellow, - Institution of Engineers, Australia
- Member, Civil College - Institution of Engineers, Australia
- Registered NER - Institution of Engineers, Australia
- Certified Municipal Engineer - Tasmania
- Certified Hydraulic Engineer - Tasmania
- Member, Australian Water and Wastewater Association
- Member, Concrete Institute of Australia

Dean is a Consultant to PDA Surveyors Engineers & Planners and was formerly a Director of the firm for many years. Dean has undertaken numerous Traffic Impact Statements and then the resulting road network design for developments of all sizes for PDA's varied client base, including large residential & industrial subdivisions.

2. INTRODUCTION

A new development is being proposed by Bullock Civil Contracting for the area of land shown below (Figure-1) contained in CT 164049/4 located at 221 Glenstone Road, Bridgewater. Bullock Civil Contracting have arranged to purchase 11ha of land from the Crown at the southern end of the CT 164049/4. This land has had a new title issued (CT 181190-1) however the final transfers of the title have yet to occur to reflect the change in ownership.

This Traffic Impact Statement has been prepared in support of the proposed new entrance. It outlines the impact of the proposed new entrance location on the Glenstone Road

The statement is based on the Department of State Growth's Glenstone Road (Station - A1105100 & Station- A1105120) annual road usage trend. An onsite sight distance investigation at the intersection of proposed site and Glenstone Road has also been conducted by PDA Surveyors.



Figure 1: Glenstone Road shown with the subject land parcel (CT 164049/4) shaded orange.

Area shaded purple (CT 163911/2) was previously occupied by Bullock Civil Contracting.

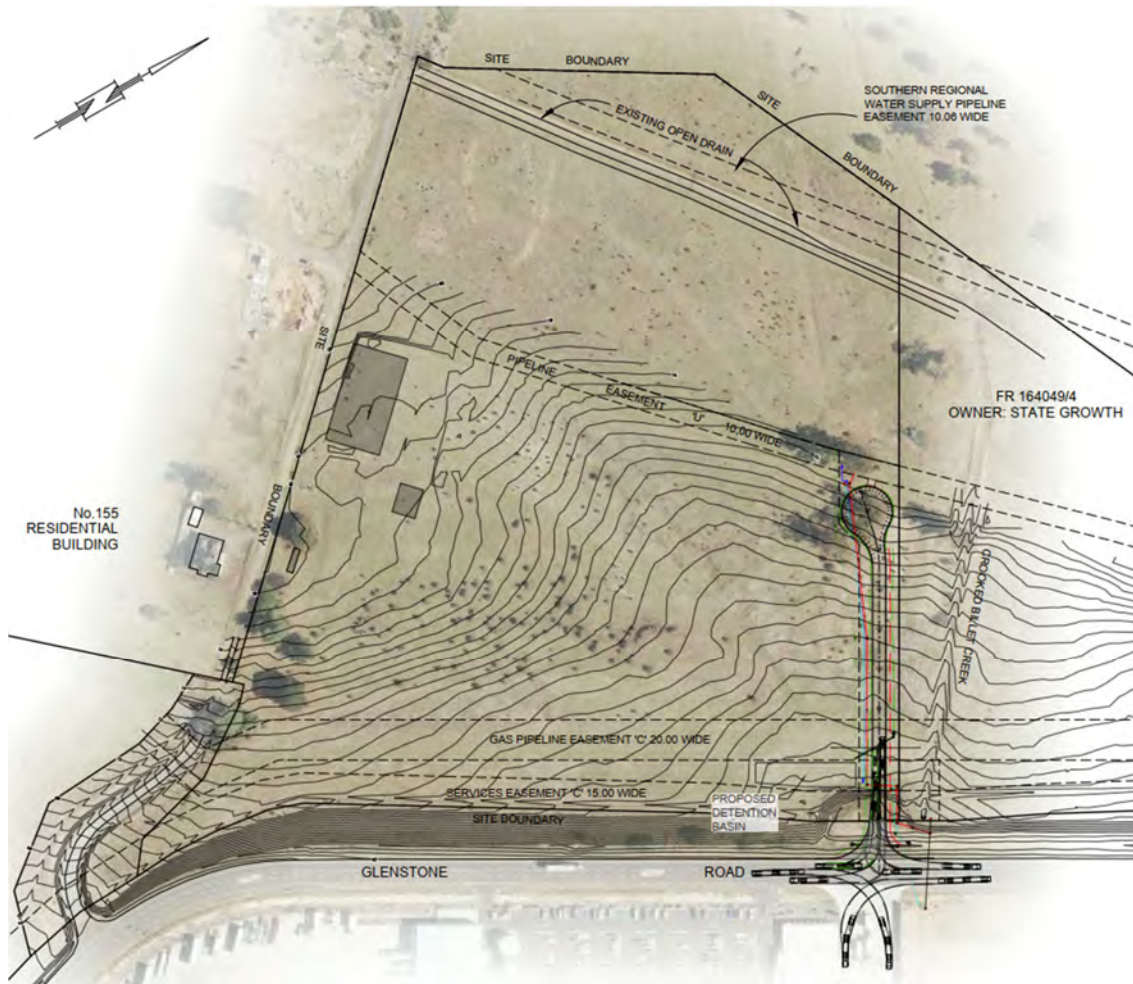


Figure 2: Proposed new entrance location. Distance from existing entrance to proposed 380m

Development Proposal

The current proposal is for a new access road to service the land for future development. Once fully developed the proposed development area is for a 11ha industrial development accessed via Glenstone Road. Future development of the land will be via separate applications, however the ability to access the land and provide services to any future development is critical as the first stage of development.

3. TRAFFIC IMPACT ASSESSMENT

Traffic Generation

Traffic generation rates were sourced from the Roads and Traffic Authority of NSW publication, Guide to Traffic Generating Developments, 2002 (RTA Guide). The RTA Guide provides the following equations for the peak hour traffic generation of Factories:

Rates.

Daily vehicle trips = 5 per 100 m² gross floor area

Evening peak hour vehicle trips = 1 per 100 m² gross floor area.

Given a total developable site area of 11 hectares, the total gross leasable floor area is expected to be in the order of 11,000m² (approximately 10% of total site area). This results in a traffic generation as follows:

Peak hour vehicle trips (PVT) = 110 vehicles per hour

The proposed industrial subdivision is therefore likely to generate in the order of 550 vehicles per day based on the total site area as set out in the RMS Guide when fully developed.

It is noted that the proposed access is opposite the existing Toll entrance point, the Toll site exit is located to approximately 500m south of the proposed access.

As shown in figure 3 below as Glenstone Road has been designed with a central turn lane there is little to no conflict of turning paths. All turning vehicles either entering or exiting 221 Glenstone Road or entering the Toll site will be travelling at low speed and the intersection has ample sight distance.

The construction of a future access point/road was catered for at the time of the construction of the Glenstone Road with the earth works already partially undertaken as shown in figure 5 below.

3.1. ANNUAL AVERAGE DAILY TRAFFIC (AADT)

Based on DSG'S report generated on 3rd November, 2020:

Current Data:

In 2019 Glenstone Road had an AADT of

3506 vehicles/day towards/from Bridgewater with 39.9% of the traffic counted to be trucks.

1042 vehicles/day towards/from Brighton with 34.4% of the traffic counted to be trucks.

Forecast Data:

It has been forecast in DSG's report that in 2021

The AADT on Glenstone Road is projected to be 3925 vehicles/day with an annual growth rate of 8.510% towards/from Bridgewater; and

The AADT on Glenstone Road is projected to be 1021 vehicles/day with an annual growth rate of 3.733% towards/from Brighton;

Assume a similar ratio for the traffic generated by the strata development.

The AADT on Glenstone Road from the strata is projected to be 430 vehicles/day or an overall increase of 10.9%

The AADT on Glenstone Road from the strata is projected to be 110 vehicles/day or an overall increase of 10.3%

3.2. SIGHT DISTANCE AT THE INTERSECTION OF 221 GLENSTONE ROAD

Upon inspecting on site, we found that the proposed intersection satisfied all the requirements of Safe Intersection Sight Distance (SISD) for a design speed of 90km/h (SISD = 210m each side from the conflict point at the intersection) as per TSD-RF01.

It is to be noted that the posted speed limit on Glenstone Road is 70km/h.

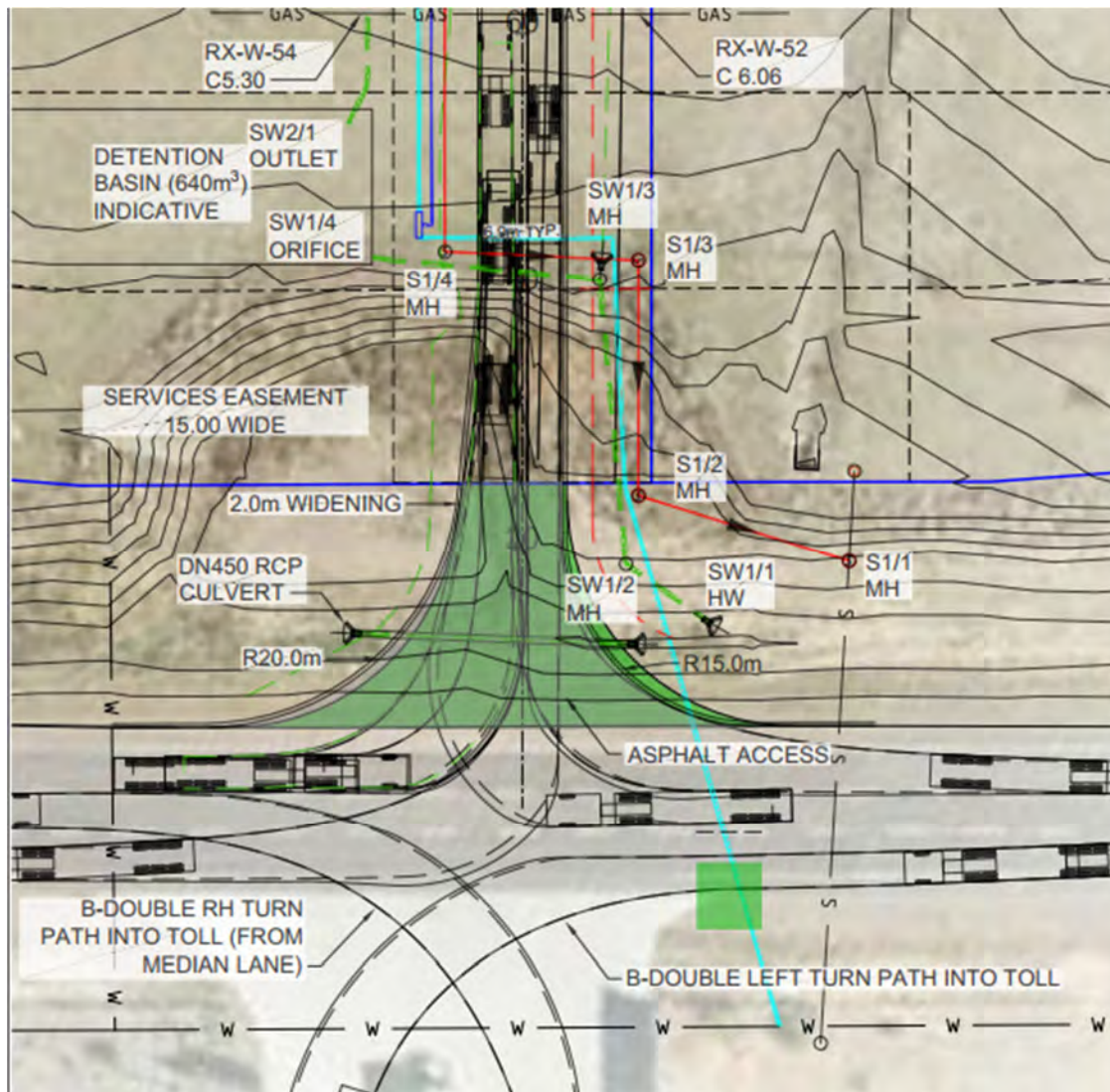


Figure 3: Proposed driveway overlay at new entrance location



Figure 4: Proposed driveway new entrance location



Figure 5: Proposed driveway new entrance location with pre-existing earthworks highlighted

4. CONCLUSIONS

Upon reviewing the data from DSG and sight distance investigation, it can be said that the proposed new entrance will have no adverse impact on the traffic conditions on Glenstone Road as the current and forecast data already largely incorporates the traffic volume generated by the proposal. Refer to the attached DSG report generated on 3rd November, 2020.

Intersections and junctions reach capacity when the total conflicting approach traffic volumes are around 1,500 vehicles/hour. The expected maximum future traffic conflict at the road junction/ entrance during peak traffic periods will be less than 40% of this maximum conflicting traffic volume.



MULCAHY PLANNING
AND
PROPERTY
SERVICES

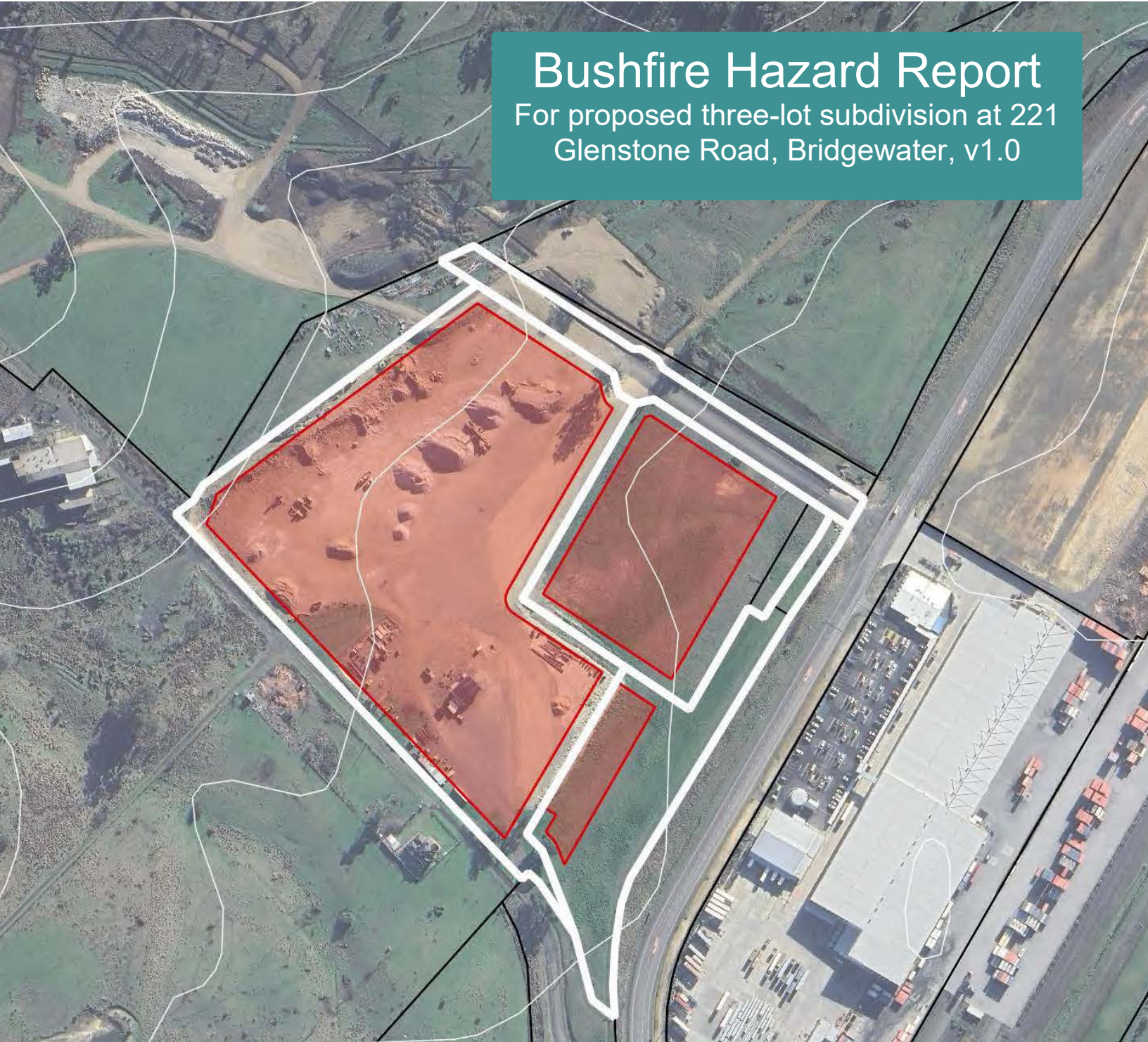
410 Nelson Road Mt Nelson TAS 7007

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Mobile: 0424 505 184

Bushfire Hazard Report

For proposed three-lot subdivision at 221
Glenstone Road, Bridgewater, v1.0



Clients: Bullock Property Developments P/L

Prepared by: Jim Mulcahy (BFP-159)

Date: September 2024

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ATTACHMENT 2 - Certificate Under S51(2)(D) <i>Land Use Planning and Approvals Act 1993</i>	

Executive Summary

The following Bushfire Hazard Report has been prepared in support of a proposed three-lot subdivision at 221 Glenstone Road, Bridgewater.

The proposed development is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme - Brighton (the Scheme). The Scheme requires that the bushfire risk to the development and appropriate hazard management responses to those risks be considered during the planning process.

The proposed three-lot subdivision has been assessed against the requirements of C13.0 Bushfire-Prone Areas Code (the Code) and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS 3959).

A BHMP has been prepared for the site, prescribing hazard management areas which demonstrate the potential for future habitable buildings on all lots to achieve a Bushfire Attack Level (BAL) rating of BAL-19 under Table 2.4.4 of AS 3959.

The BHMP at Attachment 1 demonstrates compliance with the acceptable solutions for subdivision under the Code and has been certified. It will accompany the final version of this report and will be provided to Brighton Council as part of a development application for the proposed subdivision and minor boundary adjustments.

Disclaimers

Bushfire hazard management

All reasonable steps have been taken to ensure that the information and advice contained in this report is an accurate reflection of the fire hazard affecting the proposed development at the time of the assessment and the hazard management measures necessary to meet the standards prescribed in C13.0 Bushfire Prone Areas Code (the Code) of the Tasmanian Planning Scheme – Brighton (the Scheme) and Australian Standard AS 3959-2018 (AS3959).

The prescribed hazard management measures are designed to reduce bushfire risk to future habitable buildings on the site. The effectiveness of these measures relies on their implementation in full and their maintenance for the life of the development. No liability can be accepted for actions by landowners or third parties that undermine or compromise the integrity of prescriptions and recommendations contained in this report.

Due to the unpredictable nature of bushfires, particularly under extreme weather conditions, landowners should be aware that implementation and maintenance of the hazard management measures outlined in this report cannot guarantee that a building will survive a bushfire event.

Planning Scheme provisions

This report and the attached Bushfire Hazard Management Plan (BHMP) address the requirements of the Code. In so doing, they define building areas which demonstrate the capacity of the proposed new lots to support habitable buildings which can meet the requirements of BAL-19. It is the owners' responsibility to address any other planning requirements relating to use and development of the subject land. Nothing in this report or the attached BHMP should be taken to suggest or imply that the potential building areas will:

- satisfy all relevant provisions of the Scheme in respect of the current application for a three-lot subdivision (one new lot and balance), or
- at the time of any future applications to build on the lots, satisfy any relevant provisions of the planning scheme in force at that time.

Jim Mulcahy

ACCREDITED BUSHFIRE ASSESSOR (BFP-159)

CERTIFICATE No: JM_BHR_019

DATE: 26 September 2024

Signed



1. Introduction

The following Bushfire Hazard Report has been developed to address the provisions of C13.0 Bushfire-Prone Areas Code (the Code) of the Tasmanian Planning Scheme – Brighton (the Scheme) in respect of a proposed three-lot subdivision at 221 Glenstone Road, Bridgewater. The report provides an assessment of the bushfire hazard affecting the development and identifies protective features to ensure compliance with the Code in respect of hazard management areas (HMAs), access for firefighting and water supplies for firefighting.

The analysis in this report has been used to prepare a Bushfire Hazard Management Plan (BHMP) which demonstrates the capacity of future habitable buildings on each lot to meet the requirements of BAL-19 under AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas (AS3959).

1.1 Site Details

<u>Landowners:</u>	Bullock Property Developments P/L
<u>Location:</u>	221 Glenstone Road, Bridgewater (Figure 1)
<u>Title:</u>	CT 185369/0 (encompassing strata titles CT 185369/1 and CT 185369/5)
<u>Municipality:</u>	Brighton Council
<u>Zoning:</u>	General Industrial
<u>Scheme Overlays:</u>	Bushfire prone area (whole site), Waterway and coastal protection area (drainage line along northern margins)
<u>Type of Development:</u>	Three-lot subdivision
<u>Date of Assessment:</u>	20 th September 2024
<u>Reference Number:</u>	JM_BHR_019

1.2 Site Description

Maps showing the location and context of the subject land are shown at Figure 1 and Figure 2, while illustrative photos are provided in Appendix 1.

The land being subdivided and requiring assessment under the Code consists of a single title +/- 11.0 ha in size which currently encompasses two strata titles. The lot lies west of Glenstone Road in the Brighton Industrial Hub. It is bound to the east by Glenstone Road, with over 380 m road frontage on this aspect. The lot can be accessed either via a formed and sealed property access within a Crown road reservation at the southern end of the site, or from a formed gravel property access coming directly from Glenstone Road in the northeast corner of the lot.

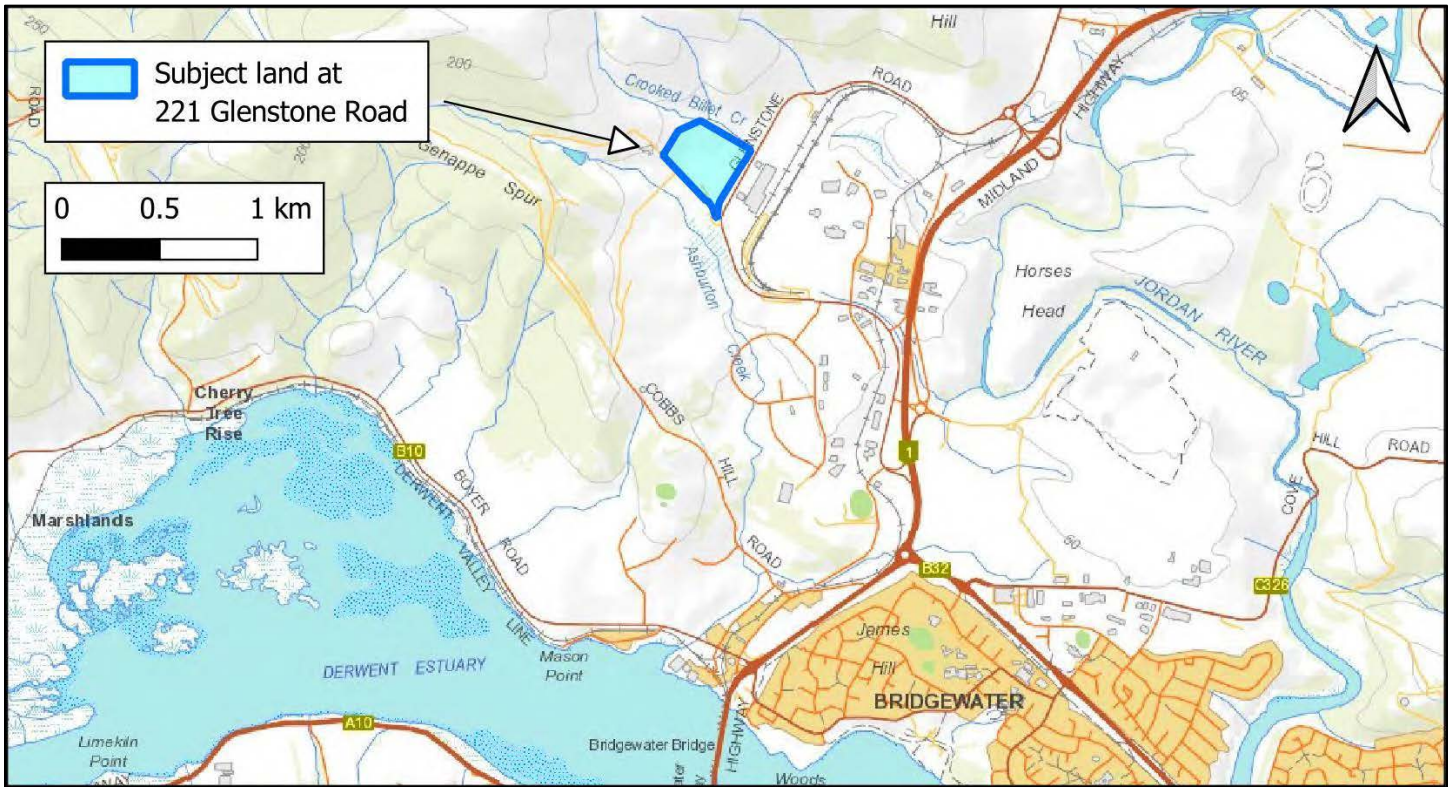


Figure 1 – Site Location (Source: theLIST 2024)

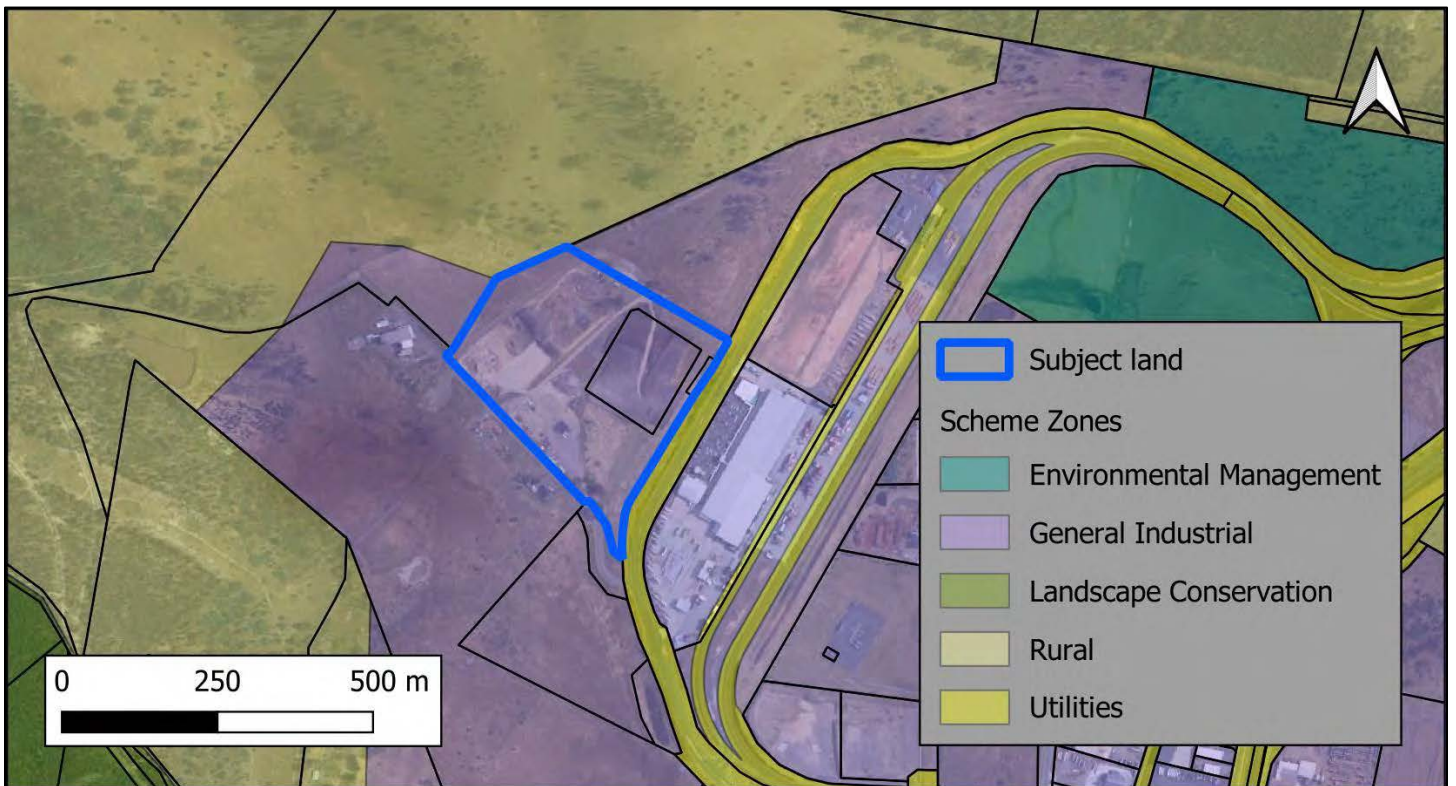


Figure 2 – Site Context and Zoning Map (Source: theLIST 2024)

The property has an easterly aspect, with an altitudinal range of 60 – 91 m above sea level and moderate slopes typically in the range of 2 – 6°. Until recently, the whole site was occupied by pasture, but a range of industrial activities have been undertaken in recent years affecting vegetation cover at the site. Currently, the west and southwest of the site are not vegetated, being occupied by recently excavated gravel / rock base or gravel fill, while the northeast and southeast are occupied by vegetation best categorised as pasture / grassland.

The site is serviced with power and reticulated water, but existing hydrants are all located across Glenstone road to the east and are not accessible for use in service of the proposed lots.

Surrounding land is a mix of General Industrial and Rural zoning (see Figure 2). The industrial land across Glenstone Road to the east has all been developed and is largely free of vegetation. The industrial land to the northeast and southwest of the site is largely undeveloped and is mostly occupied by pasture, with some small areas dominated by blackberry and other shrubby weeds. The rural land to the north of the site is mostly occupied by pasture, with some small patches of remnant woodland (scattered eucalypts and native box).

1.3 Development proposal

It is proposed to subdivide the existing title (which currently encompasses two strata titles) into three freehold titles and a new road lot (see Figure 3), resulting in the following new lots:

- a lot +/- 5.86 ha in size taking its access from the existing road reservation to the south and capturing the existing industrial uses by Bullock Civil Contracting (Lot 1),
- a vacant lot +/- 1.47 ha in size along the frontage to Glenstone Road (Lot 2),
- a vacant lot +/- 2.13 ha in size located in the northeast and comprising only a minor alteration to the boundaries and area of the existing strata lot at that location (Lot 4), and
- a new road lot +/- 6439 m² in size along the northern boundary of the site.

Minor boundary adjustments are also proposed with the adjoining titles to the northeast and northwest ('Lot 3' and 'Lot 5' on the Plan of Subdivision). Minor boundary adjustments do not constitute subdivision under the Scheme and do not require assessment under the Code.

In terms of access provisions, it is proposed that:

- Lot 1 will have its primary access from the new road along the northern boundary but also retain the existing access from the private road within a Crown road reservation at the southern end of the site,
- Lot 2 will be accessed via a new driveway from the existing private road at the southern end of the site, and
- Lot 4 will be accessed from the new road along the northern boundary (there is an existing concept design by PDA Surveyors for access, parking and trafficable areas on this lot).

Bushfire Hazard Report - three-lot subdivision at 221 Glenstone Road, Bridgewater

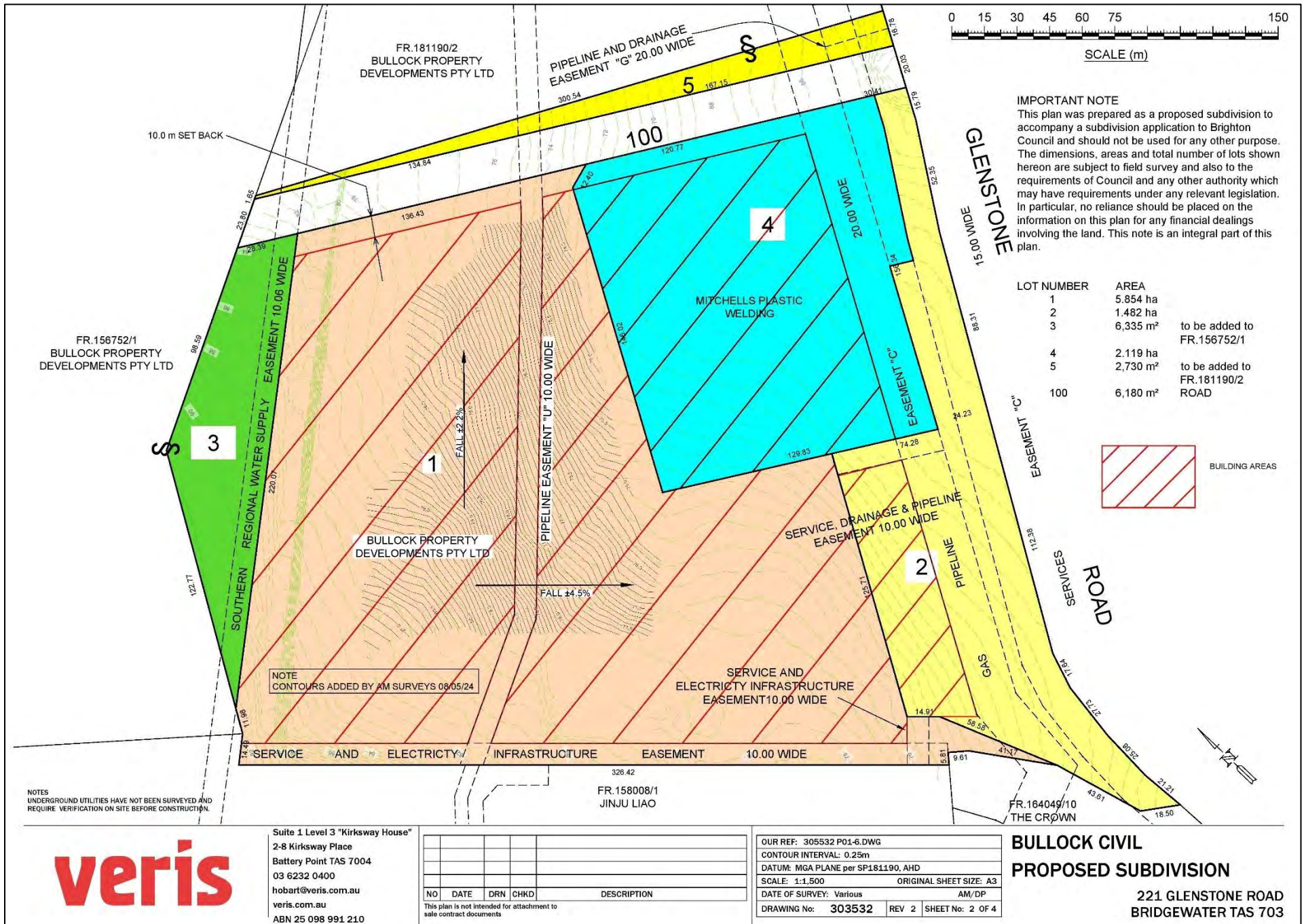


Figure 3 – Plan of proposed subdivision and minor boundary adjustments (Veris Surveying, September 2024)

2. Bushfire Hazard Assessment

Bushfire Hazard: the bushfire hazard at the site is posed by fuel loads, slope and classified vegetation in the form of C. Shrubland (actual and potential) and G(i) Grassland (potential).

Potential Bushfire Attack Mechanisms: radiant heat, ember attack, wind, flame, and smoke are all potential mechanisms impacting the site.

Bushfire Threat

In terms of the probability of extreme fire weather conditions, the highest threat is from pasture (potential grassland) and woodland remnants in the broader landscape to the north and northwest, which are the directions of prevailing fire weather conditions.

In terms of vegetation and slope which may impact fire behaviour, the greatest threat is probably from the relatively large areas of undisturbed forest in the broader landscape downslope to the west and southwest, although extreme fire weather is unlikely from southerly aspects.

Bushfire threat within 100 m of the potential building areas is mostly posed by the surrounding areas of pasture (potential grassland). Left unmanaged, particularly after periods of rain, pasture can rapidly develop fuel loads that can support a grassfire. Grassfires spread rapidly and can generate a lot of radiant heat and surprisingly large flames relative to the height of the grass.

Fire History: the fire history layer on theLIST indicates that land adjoining the site to the west and southwest, including the pasture immediately adjoining the site, was subject to bushfire in 1982 (Dromedary 2 Fire) and again in 2003 (Broadmarsh-Bluff Road fire).

Fire Danger Index (FDI): an FDI of 50 applies across Tasmania.

Classified Vegetation

Vegetation was assessed within 500 m of the potential building areas for context, and in more detail within 100 m in all directions. For the purposes of this assessment and as per the classifications in Table 2.3 of AS 3959-2018:

- areas to the west of the subject land dominated by blackberry and other shrubby weeds have been classified as C. Shrubland (actual and potential), and
- all areas of pasture / grassland have been classified as G(i) Grassland (potential).

Hazard Assessment

The subject land and surrounds were surveyed by the author on 20th September 2024. Information and images were collected which allowed assessment of Bushfire Attack Level (BAL) using Method 1 (Simplified Procedure) of AS3959. Refer to Figure 4 and Tables 1 - 3 for a summary of the Bushfire Hazard Assessment.

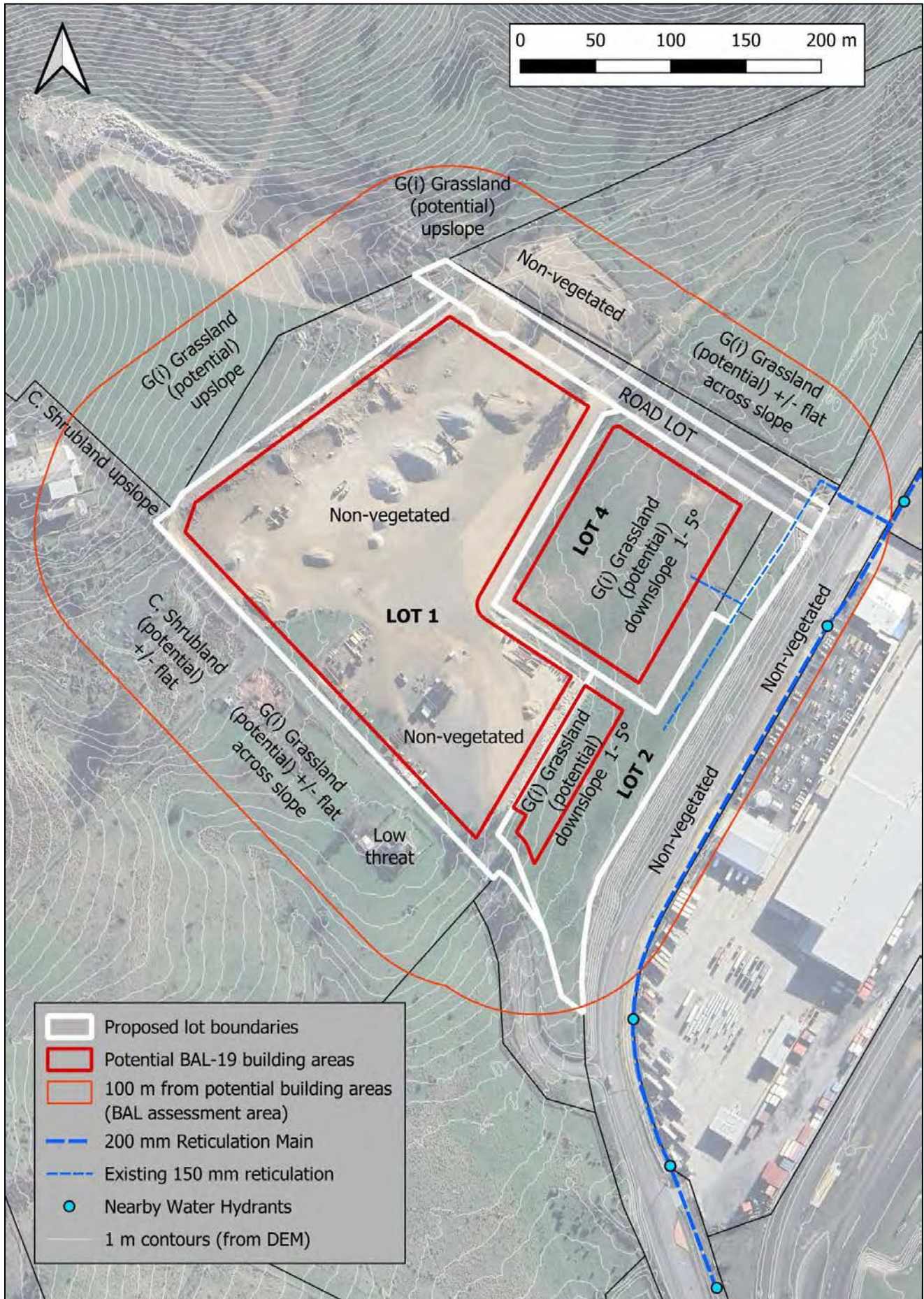


Figure 4 – Bushfire Hazard Assessment Map

Table 1 – Separation distance calculations for the potential building area (BA) on Lot 1

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Distance from BA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
Northeast	Non vegetated (quarry and road)	-	0 – 42	-	-	To boundary (10 m)
	G(i) Grassland (potential)	+/- flat across slope	42 - 100	BAL-LOW	-	
Southeast	Non vegetated (quarry and road)	-	0 - 11	-	-	To boundary (11 m)
	G(i) Grassland (potential)	Downslope 1-5 ^o	11 - 84	BAL-19	11 - < 16	
	G(i) Grassland (potential)	Downslope 20 ^o	84 - 100	BAL-LOW	-	
Southwest	G(i) Grassland (potential)	+/- flat across slope	0 - 15	BAL-FZ	10 - < 14	To boundary (10 m)
	Non veg. & low threat (road & verge)*	-	15 - 20	-	-	
	G(i) Grassland (potential)	+/- flat across slope	20 - 70	BAL-12.5	-	
	G(i) Grassland (potential)	Downslope 1-5 ^o	70 - 100	BAL-LOW	-	
West	Non vegetated (quarry and road)*	-	0 – 14	-	-	To boundary (14 m +)
	C. Shrubland	Upslope	14 - 29	BAL-19	13 - < 19	
	Non veg. & low threat (road & verge)*	-	29 - 38	-	-	
	C. Shrubland	+/- flat across slope	38 - 100	BAL-12.5	-	
Northwest	Non vegetated (quarry)	-	0 – 10	-	-	To boundary (10 m)
	G(i) Grassland (potential)	Upslope	10 - 100	BAL-19	10 - < 14	

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

* Exclusion under AS3959-2018 2.2.3.2

Table 2 - Separation distance calculations for the potential building area (BA) on Lot 2

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Distance from BA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
Northeast	G(i) Grassland (potential)	Downslope 1-5°	0 - 100	BAL-19	11 - < 16	11 m
Southeast	G(i) Grassland (potential)	Downslope 1-5°	0 - 43	BAL-FZ	11 - < 16	11 m
	G(i) Grassland (potential)	Downslope 20°	43 - 69	BAL-12.5	-	
	Non veg. & low threat (road, verge & industrial buildings / parking)*	-	-	-	-	
Southwest	G(i) Grassland (potential)	+/- flat across slope	0 - 30	BAL-FZ	10 - < 14	To boundary (10 m)
	Non veg. & low threat (road & verge)	-	30 - 40	-	-	
	G(i) Grassland (potential)	+/- flat across slope	40 - 100	BAL-12.5	-	
Northwest	Non vegetated (trafficable areas & quarry)*	-	0 – 100	-	-	None

Table 3 - Separation distance calculations for the potential building area (BA) on Lot 4

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Distance from BA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
Northeast	G(i) Grassland (potential)	+/- flat across slope	0 - 10	BAL-FZ	10 - < 14	To boundary (10 m)
	Non vegetated (road & verge)*	-	10 – 24	-	-	
	G(i) Grassland (potential)	+/- flat across slope	24 - 100	BAL-12.5	-	
Southeast	G(i) Grassland (potential)	Downslope 1-5°	0 - 45	BAL-FZ	11 - < 16	11 m
	G(i) Grassland (potential)	Downslope 20°	45 - 67	BAL-12.5	-	
	Non veg. & low threat (road, verge & industrial buildings / parking)*	-	-	-	-	
Southwest	G(i) Grassland (potential)	+/- flat to upslope	0 - 100	BAL-FZ	10 - < 14	To boundary (10 m)
Northwest	G(i) Grassland (potential)	Upslope	0 - 10	BAL-FZ	10 - < 14	To boundary (10 m)
	Non vegetated (quarry)*	-	10 – 100	-	-	

Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

* Exclusion under AS3959-2018 2.2.3.2

3. Bushfire Management Measures

The site is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme – Brighton (the Scheme). The potential building areas on all lots are within 100 m of bushfire-prone vegetation as defined under AS3959, in the form of C. Shrubland (actual and potential) and G(i) Grassland (potential).

The requirements for subdivision in a bushfire-prone area are set out under clause C13.6.1 of C13.0 Bushfire-Prone Areas Code of the Scheme (the Code).

The proposed subdivision must comply with the following clauses of the Code (shaded clauses in Table 3).

Table 3 – Compliance with C13.0

CLAUSE	ISSUE
C13.2	Application of Code
C13.3	Definition of Terms
C13.4	Use or Development Exempt from this Code
C13.5	Use Standards
C13.5.1	Vulnerable uses
C13.5.2	Hazardous uses
C13.6	Developments Standards for Subdivision
C13.6.1	Provision of hazard management areas (HMAs)
C13.6.2	Public and firefighting access
C13.6.3	Provision of water supply for firefighting purposes

3.1 Hazard Management Areas

The objectives of providing hazard management areas (HMAs) are:

- to facilitate an integrated approach between subdivision and subsequent building on a lot, and
- to provide for sufficient separation of building areas from bushfire-prone vegetation to reduce radiant heat levels, direct flame attack and ember attack at the building area.

HMAs provide cleared space between buildings and bushfire hazards. Any vegetation in these areas needs to be maintained in a low fuel state to protect buildings from direct flame contact, ember attack and intense radiant heat, thereby allowing them to be defended from lower intensity bushfires.

Further information on the maintenance of HMAs can be found at the Tasmania Fire Service (TFS) website:

<http://www.fire.tas.gov.au/Show?pagelD=colBuildingForBushfire>.

Requirements

In summary, the acceptable solutions under C13.6.1 A1 of the Code require that:

- a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision, or
- b) The proposed plan of subdivision:
 - (ii) shows the building area for each lot, and
 - (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of AS3959.

Current conditions

- Currently, the west and southwest of the site are not vegetated, being occupied by recently excavated gravel / rock base or gravel fill, while the northeast and southeast are occupied by pasture / grassland.

Adjoining land within 100m of potential building areas is largely undeveloped and is mostly occupied by pasture, with some small areas dominated by blackberry and other weeds.

- For the purposes of this assessment and as per the classifications in Table 2.3 of AS 3959-2018:
 - areas to the west of the subject land dominated by blackberry and other shrubby weeds have been classified as C. Shrubland (actual and potential), and
 - all areas of pasture / grassland have been classified as G(i) Grassland (potential).

Compliance

- The bushfire hazard assessment indicates that any future habitable buildings within the potential building areas will require HMAs to provide separation distances from bushfire prone vegetation sufficient to meet the requirements of BAL-19 under Table 2.4.4 of AS3959 (see Figure 4 and Tables 1 - 3).

- All lots can accommodate HMAs meeting the requirements of BAL-19 entirely within the lot boundaries.
- The BHMP at Attachment 1 defines HMAs with sufficient separation distances from bushfire prone vegetation to allow future habitable buildings within the potential building areas on all lots to achieve BAL-19 separation from surrounding bushfire prone vegetation.

Establishment and maintenance of hazard management areas (HMAs)

- The prescribed HMAs must be established at the time of constructing any habitable buildings on the lots.
- Establishment and maintenance of HMAs will require regular mowing, slashing or grazing of any pasture such that it meets the definition of low-threat vegetation (as defined by Clause 2.2.3.2 of AS3959-2018, eg less than 100 mm in height).
- Mature trees and shrubs can be established within the HMAs without compromising bushfire hazard management outcomes. When establishing trees and shrubs within the HMAs, the following standards should be met:
 - no tree branches should overhang habitable buildings and preferably no branches/canopy should be within 10 m of habitable buildings,
 - trees and shrubs should be separated to create discontinuous 'clumps',
 - at least 5 m horizontal separation should be maintained between tree canopies, and
 - low branches should be removed to create a minimum 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
- To minimise bushfire hazard to habitable buildings, HMAs must be maintained as low threat vegetation and/or non-vegetated land for the life of the development.
- The need to maintain effective HMAs into the future must be considered when planting gardens and landscaping. An annual inspection and maintenance of HMAs should be conducted prior to the bushfire season or any other identified period of high fire risk and any flammable material such as leaves, litter and wood piles should be removed.

3.2 Public and Firefighting Access

The objectives for roads, property access and fire trails within a subdivision are:

- to allow safe access and egress for residents, fire fighters and emergency services personnel,
- to provide access to the bushfire-prone vegetation that allows both the property to be defended when under bushfire attack and for hazard management works to be undertaken,
- to provide access to water supplies for fire appliances,

- that design and construction allow for fire appliances to be manoeuvred, and
- that design allows connectivity, and where needed, offers multiple evacuation points.

The requirements for public and firefighting access within a subdivision are detailed in C13.6.2 of the Code. In summary, the acceptable solutions are that:

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

Requirements for Roads

The following summarises the acceptable solutions for roads pursuant to Table C13.1 of the Code:

- two-wheel drive, all-weather construction,
- load capacity of at least 20 tonnes, including for bridges and culverts,
- minimum carriageway width is 7 m for a through road, or 5.5 m for a dead-end or cul-de-sac road,
- minimum vertical clearance of 4 m,
- minimum horizontal clearance of 2 m from the edge of the carriageway,
- cross falls of less than 3 degrees (1:20 or 5%),
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads,
- curves with a minimum inner radius of 10 m,
- dead-end or cul-de-sac roads are not more than 200 m in length unless the carriageway is 7 m in width,
- dead-end or cul-de-sac roads have a turning circle with a minimum 12 m outer radius; and
- carriageways less than 7 m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian Standard, AS 1743-2001 Road signs - Specifications.

Current and proposed conditions

- Glenstone Road is a sealed public road +/- 12 m wide where it fronts the subject land.
- The existing road formation from Glenstone Road in the northeast of the site and within the proposed new road lot is a gravel road +/- 10 m wide.

There is currently no formed turning circle along the existing road formation, although the site provides ample space for vehicle turning. The width of the proposed road lot on the plan by Veris Surveying (20 m) is insufficient for a compliant turning area to be constructed within the bounds of the lot.

Compliance

- Glenstone Road provides compliant road access to the site for firefighting purposes.
- The existing road formation from Glenstone road in the northeast of the site and within the proposed new road lot provides a compliant road for firefighting purposes except for the absence of a formed turning circle.
- The BHMP at Appendix 1 shows indicative road design provisions which demonstrate the potential for the proposed new road to comply with the acceptable solutions under C13.6.2 and Table C13.1 of the Code.
- At the time of construction, owners / developers must ensure the road is compliant in all respects with Table C13.1 of the Code, as summarised above.

Requirements for Property Access

The requirements for property access within a subdivision are detailed in C13.6.2 of the Code. In summary, the acceptable solutions are that:

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

Where property access length is less than 30 m or access is not required for a fire appliance to access a firefighting water point, there are no specified design and construction requirements for property access (Table C13.2 Element A).

The following summarises the requirements for property access which is more than 30 m long or is required to access a firefighting water point pursuant to Table C13.2 Elements B and C of the Code:

- all - weather construction,
- load capacity of at least 20 tonnes, including for bridges and culverts,
- minimum carriageway width of 4 m,
- minimum vertical clearance of 4 m,
- minimum horizontal clearance of 0.5 m from the edge of the carriageway,
- cross falls of less than 3 degrees (1:20 or 5%),
- dips less than 7 degrees (1:8 or 12.5%) entry and exit angle,
- curves with a minimum inner radius of 10 m,
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads, and
- terminate with a turning area for fire appliances provided by one of the following:
 - a turning circle with a minimum outer radius of 10m, or
 - a property access encircling the building, or
 - a hammerhead “T” or “Y” turning head 4 m wide and 8 m long, and
- where property access length is 200 m or greater, passing bays of 2 m additional carriageway width and 20 m length must also be provided every 200 m.

Current and proposed conditions

- There is existing access to the site via:
 - a sealed private road +/- 4 m wide within a Crown road reservation at the southern end of the site, and
 - a gravel property access from Glenstone road in the northeast of the site and within the proposed new road lot that is +/- 10 m wide.
- The Plan of subdivision does not include much detail of proposed property access arrangements for the various lots, but it is proposed that:
 - Lot 1 will have its primary access from the new road along the northern boundary but also retain the existing access from the existing private road within a Crown road reservation at the southern end of the site,
 - Lot 2 will be accessed via a new driveway from the existing private road at the southern end of the site, and
 - Lot 4 will be accessed from the new road along the northern boundary (there is an existing concept design by PDA Surveyors for access, parking and trafficable areas on this lot).

Compliance

- The BHMP at Appendix 1 shows indicative property access provisions which demonstrate the potential for future habitable buildings on all lots to access a hydrant in association with a suitable hardstand area:
 - the indicative hydrant location for Lot 1 relative to the potential building area means that property access may not be required to access a firefighting water point on this lot and as such, property access could comply with Table C13.2 Element A (no specific design and construction requirements),
 - an indicative property access is shown for Lot 2 which can meet the requirements of Table C13.2 Element B, being 4 m wide, less than 200 m long and ending in a compliant 'T' turning area, and
 - the concept design by PDA Surveyors for access, parking and trafficable areas on Lot 4 has been shown, which can meet the requirements of Table C13.2 Element B by providing an access at least 4 m wide, with less than 200 m between the frontage and the firefighting water point, and a looped access encircling any future buildings.
- At the time of construction of any future habitable buildings, owners / developers must ensure that property access to service those buildings is compliant in all respects with Table C13.2 of the Code.

3.3 Firefighting Water Supply

The objective in provision of water supply for firefighting purposes is that:

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

Requirements

The development occurs in an area serviced with a reticulated water supply. The requirements for provision of reticulated water supplies for firefighting purposes are detailed in C13.6.3 A1 and Table C13.4 of the Code.

In summary, the acceptable solutions are that:

- a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes,
- b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4.

The following summarises the requirements for reticulated water supplies for firefighting pursuant to Table C13.5 of the Code.

Distance between building area to be protected and water supply:

- The building area to be protected must be located within 120 m of a fire hydrant, and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

Design criteria for fire hydrants

The following standards apply:

- A fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition, and
- Fire hydrants are not installed in parking areas.

Hardstand

A hardstand area for fire appliances must be provided:

- No more than 3 m from the hydrant, measured as a hose lay,
- No closer than 6 m from the building area to be protected,
- With a minimum width of 3 m constructed to the same standard as the carriageway,
- Connected to the property access by a carriageway equivalent to the standard of the property access.

Current conditions

- The site is serviced with reticulated water but there are currently no dedicated firefighting water supplies.
- There are existing hydrants located across Glenstone road to the east, but these hydrants are not accessible for the purposes of servicing the subject land.
- There is existing 150 mm water reticulation in place to service all proposed lots.

Compliance

- For the purposes of this report, it is assumed that any future habitable buildings on site can and will be serviced with compliant hydrants located within 120 m hose lay of the furthest parts of those habitable buildings.

- The indicative locations of hydrants and indicative hardstand provisions shown on the BHMP at Attachment 1 demonstrate the capacity of all lots to support reticulated water supplies compliant with the Code.
- Water supplies for firefighting to service all lots must be provided at the time of building on the lots and must be completed to a compliant standard prior to the occupation of any habitable buildings.
- At the time of construction / installation, the owners / developers must ensure that new reticulated water supplies for firefighting comply in all respects with the provisions of Table C13.4, as summarised above.

3.4 Construction Standards

The attached BHMP only certifies that future habitable buildings constructed within the potential building areas on all lots can achieve the separation distances required to allow construction to BAL-19 (Section 6 of AS3959).

Section 11F (2) (a) of the Tasmanian *Building Act 2016* provides that the attached BHMP can be used to satisfy the bushfire planning requirements of a subsequent application to build on lots arising from the subdivision for a period of six years from certification. To utilise the attached BHMP for a subsequent building application:

- construction would have to be within the potential building areas shown on the BHMP,
- construction standards would have to be at least BAL-19, and
- the furthest part of any proposed habitable building would have to be located within 120 metres hose lay of a compliant hydrant and associated hardstand.

Unless all these conditions can be met, a new Bushfire Hazard Report and BHMP will be required in support of an application for a future habitable building.

4. Advice

The following recommendation does not form part of the requirements being certified under this report and the attached BHMP. It is provided as advice to future owners to ensure effective bushfire hazard management planning for any future habitable buildings.

Recommendation

Notwithstanding the provisions of Section 11F (2) (a) of the Tasmanian *Building Act 2016*, it is recommended that a new report and BHMP be commissioned at the time of constructing any

new habitable buildings on the lots. This will ensure that any changes in the intervening period can be taken into consideration and that the resulting BHMP is tailored to the actual building footprint and the circumstances prevailing at the time of the build.

5. Summary and Conclusions

The proposed three-lot subdivision has been assessed against the requirements of C13.0 Bushfire-Prone Areas Code (the Code) and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS 3959).

A BHMP has been prepared for the site, prescribing hazard management areas which demonstrate the potential for future habitable buildings on all lots to achieve a Bushfire Attack Level (BAL) rating of BAL-19 under Table 2.4.4 of AS 3959.

The BHMP at Attachment 1 demonstrates compliance with the acceptable solutions for subdivision under the Code and has been certified. It will accompany the final version of this report and will be provided to Brighton Council as part of a development application for the proposed subdivision and minor boundary adjustments.

6. Limitations of BHMP

The bushfire protection measures outlined in the BHMP at Attachment 1 are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2018 on days when the fire danger rating is greater than 50 (i.e., 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

7. Glossary and Abbreviations

AS – Australian Standard

BAL – Bushfire Attack Level – means of measuring the severity of a building’s potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

BFP – Bush Fire Practitioner – a suitably qualified person accredited by the Tasmania Fire Service to undertake assessments of bushfire hazard and certify Bushfire Hazard Management Plans.

BHMP – Bushfire Hazard Management Plan – plan for individual house or subdivision identifying separation distances required between a habitable building(s) and bushfire prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

FDI – fire danger index – relates to the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2018).

ha – hectares; m – meters

HMA – Hazard Management Area – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

8. References

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

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DOC/17/62962. Director of Building Control.
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<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>.

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Veris Surveying.

Bullock Civil Contracting Pty Ltd, Industrial Strata Development 221 Glenstone Road, Brighton
(February 2023). PDA Surveyors (47359HC / C).

Tasmanian Planning Scheme – Brighton (State Planning Provisions).
https://www.planning.tas.gov.au/__data/assets/pdf_file/0011/711002/State-Planning-Provisions-effective-26-June-2024.PDF

LISTmap 2024. Land Information System Tasmania, Tasmania Government.
<https://maps.theLIST.tas.gov.au/listmap/app/list/map>.

APPENDIX 1 - Illustrative photos of site, access and vegetation

A. Property access



Photo 1: Glenstone Road on approach to the subject land from the south



Photo 2: Crossover to existing private road servicing the subject land from the south



Photo 3.: Lower section of existing private road servicing the subject land from the south



Photo 4: Upper section of existing private road servicing the subject land from the south



Photo 5: Internal drive to infrastructure on proposed Lot 1 from the existing private road servicing the subject land from the south



Photo 6: Glenstone road on approach to the proposed new road at the northern end of the site



Photo 7: Crossover from Glenstone road to the proposed new road at the northern end of the site



Photo 8: Formed crossover from the proposed new road to the eastern end of proposed Lot 4



Photo 9: Formed crossover from the proposed new road to the western end of proposed Lot 4

B. Vegetation on and around proposed Lot 1



Photo 10: Proposed Lot 1 viewed from the northwestern boundary



Photo 11: Proposed Lot 1 viewed from the northeastern boundary



Photo 12: Existing built infrastructure and parking at the southern end of proposed Lot 1



Photo 13: Managed land and potential grassland along the southwestern boundary of proposed Lot 1 (boundary fence at right)



Photo 14: Managed land southwest of proposed Lot 1



Photo 15: Potential grassland within the easement inside the southwestern boundary of proposed Lot 1



Photo 16: Typical area of potential grassland southwest of proposed Lot 1



Photo 17: Shrubland (blackberry and fennel), managed land and potential grassland west of proposed Lot 4



Photo 18: Typical area of potential grassland northwest of proposed Lot 1



Photo 18: Potential grassland north of proposed Lot 1



Photo 19: Managed land and potential grassland northeast of proposed Lot 1 with new road formation in the foreground

C. Vegetation on and around proposed Lot 2



Photo 20: Indicative building area on proposed Lot 2 when viewed from near the southern boundary



Photo 21: Indicative building area on proposed Lot 2 when viewed from the northern boundary



Photo 21: Potential grassland and private road south of the indicative building area on proposed Lot 2, with alignment of indicative property access at far left



Photo 22: Potential grassland east of the indicative building area on proposed Lot 2, with industrial buildings beyond Glenstone Road in the background



Photo 23: Non-vegetated land west of the indicative building area on Lot 2 (on proposed Lot 1)



Photo 24: Potential grassland north of the indicative building area on Lot 2 (on proposed Lot 4)

D. Vegetation on and around proposed Lot 4



Photo 25: Potential grassland on proposed Lot 4 when viewed from the northern boundary



Photo 26: Potential grassland east of the indicative building area on proposed Lot 4, with industrial buildings beyond Glenstone Road in the background



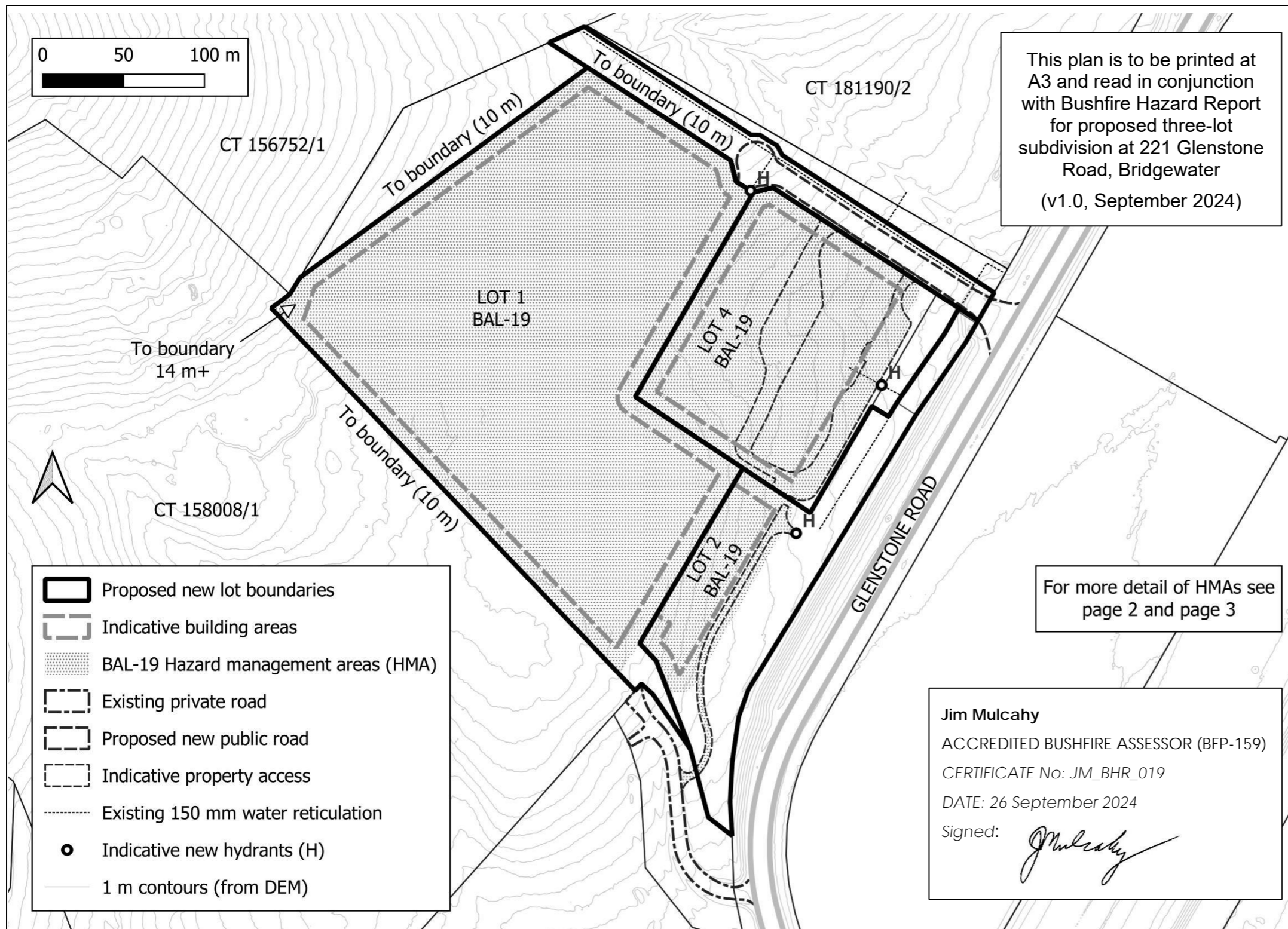
Photo 27: Non-vegetated land southwest of proposed Lot 4 (on proposed Lot 1)



Photo 28: Looking along the western boundary of proposed Lot 4 from the northwest corner, with potential grassland on Lot 4 at left and non-vegetated land on proposed Lot 1 at right



Photo 29: Managed land and potential grassland north of the indicative building area on proposed Lot 4, with formed crossover to the lot in the foreground and formation of proposed new road in the middle ground



1. Hazard Management Areas (HMAs) (see pages 2 and 3)
 - a) HMAs must be established at the time of building on the lots and prior to the occupation of any habitable buildings.
 - b) To be effective, HMAs must be maintained as 'low threat vegetation' or 'non-vegetated land' (as defined by Clause 2.2.3.2 of AS3959) for the life of the development.
 - c) No tree branches should overhang habitable buildings.
 - d) Trees & shrubs should be separated to create discontinuous 'clumps' and a minimum 10 m separation should be maintained between clumps of shrubs.
 - e) Horizontal separation of at least 5 m should be maintained between tree canopies and low branches should be removed to create at least 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
 - f) Grassland, pasture & lawn must be kept short (< 100 mm).
 - g) Fine fuels such as leaves, bark and twigs should be removed from the ground periodically, particularly leading into summer or any other identified period of high fire risk.
 - h) Flammable vegetation should not be retained or planted under or directly adjacent to habitable buildings (particularly decks, flammable cladding and glazed elements) or in corridors which can act as a 'wick' to channel fire to habitable buildings.
 - i) Flammable material such as firewood, building materials, organic mulch and fuel should not be stored under nor directly adjacent to decks or habitable buildings.
2. Access for firefighting
 - a) Pages 1 - 3 of this plan show indicative road provisions which can comply with the acceptable solutions under C13.6.2 and Table C13.1 of the Code.
 - b) The new section of road must be completed to a compliant standard prior to the sealing of final plans.
 - c) Property access is not required to access a firefighting water point on Lot 1 and as such, is not required to meet any specific design and construction requirements, pursuant to Table C13.2 element A.
 - d) Pages 1 - 3 of this plan show indicative property access provisions to service Lots 2 and 4 which are 4 m wide and provide compliant turning areas.
 - e) Property access must be constructed at the time of building on the lots and must be compliant with Table C13.2 of the Bushfire Prone Areas Code (the Code) prior to occupancy of any habitable buildings.
3. Water Supply for Firefighting
 - a) Pages 1 - 3 of this plan show indicative new water hydrants to service all lots located within 3 m of a hardstand, more than 6 m from indicative building areas, and with the potential to be located within 120 m hose lay of the furthest parts of future habitable buildings.
 - b) Water supplies for firefighting to service all lots must be provided at the time of building on the lots and must be compliant with Table C13.5 of the Code prior to the sealing of the final plans.
4. Construction Standards
 - a) This plan only certifies that future habitable buildings on all lots can achieve the separation distances required to allow construction to BAL-19.

For: Bullock Property Developments P/L
Address: 221 Glenstone Road, Bridgewater
Titles: CT 185369/0
Assessment #: JM_BHR_019
September 2024

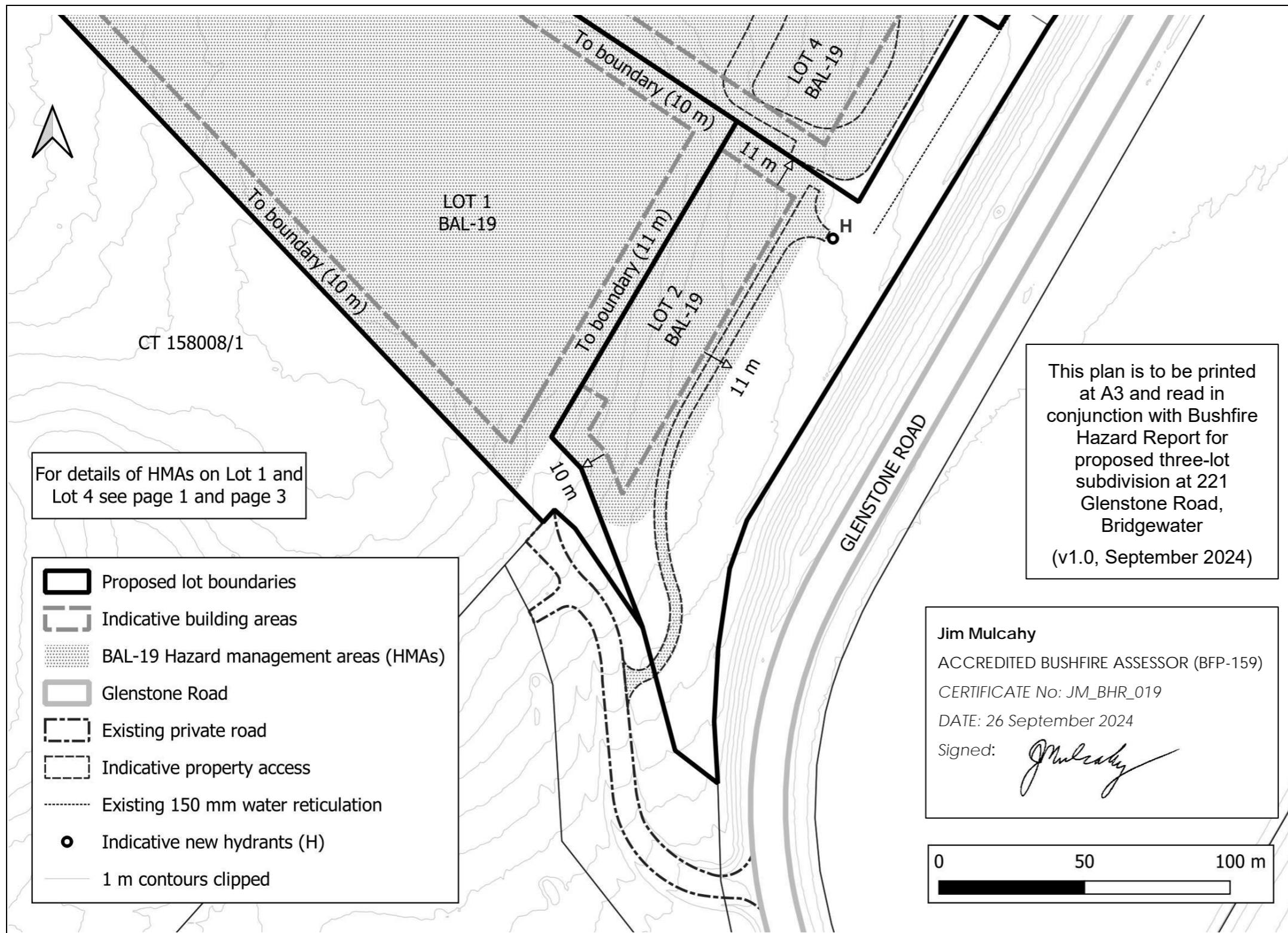


MULCAHY PLANNING
AND
PROPERTY
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1. Hazard Management Areas (HMAs) (see pages 2 and 3)
 - a) HMAs must be established at the time of building on the lots and prior to the occupation of any habitable buildings.
 - b) To be effective, HMAs must be maintained as 'low threat vegetation' or 'non-vegetated land' (as defined by Clause 2.2.3.2 of AS3959) for the life of the development.
 - c) No tree branches should overhang habitable buildings.
 - d) Trees & shrubs should be separated to create discontinuous 'clumps' and a minimum 10 m separation should be maintained between clumps of shrubs.
 - e) Horizontal separation of at least 5 m should be maintained between tree canopies and low branches should be removed to create at least 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
 - f) Grassland, pasture & lawn must be kept short (< 100 mm).
 - g) Fine fuels such as leaves, bark and twigs should be removed from the ground periodically, particularly leading into summer or any other identified period of high fire risk.
 - h) Flammable vegetation should not be retained or planted under or directly adjacent to habitable buildings (particularly decks, flammable cladding and glazed elements) or in corridors which can act as a 'wick' to channel fire to habitable buildings.
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2. Access for firefighting
 - a) Pages 1 - 3 of this plan show indicative road provisions which can comply with the acceptable solutions under C13.6.2 and Table C13.1 of the Code.
 - b) The new section of road must be completed to a compliant standard prior to the sealing of final plans.
 - c) Property access is not required to access a firefighting water point on Lot 1 and as such, is not required to meet any specific design and construction requirements, pursuant to Table C13.2 element A.
 - d) Pages 1 - 3 of this plan show indicative property access provisions to service Lots 2 and 4 which are 4 m wide and provide compliant turning areas.
 - e) Property access must be constructed at the time of building on the lots and must be compliant with Table C13.2 of the Bushfire Prone Areas Code (the Code) prior to occupancy of any habitable buildings.
3. Water Supply for Firefighting
 - a) Pages 1 - 3 of this plan show indicative new water hydrants to service all lots located within 3 m of a hardstand, more than 6 m from indicative building areas, and with the potential to be located within 120 m hose lay of the furthest parts of future habitable buildings.
 - b) Water supplies for firefighting to service all lots must be provided at the time of building on the lots and must be compliant with Table C13.5 of the Code prior to the sealing of the final plans.
4. Construction Standards
 - a) This plan only certifies that future habitable buildings on all lots can achieve the separation distances required to allow construction to BAL-19.

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Assessment #: JM_BHR_019
September 2024

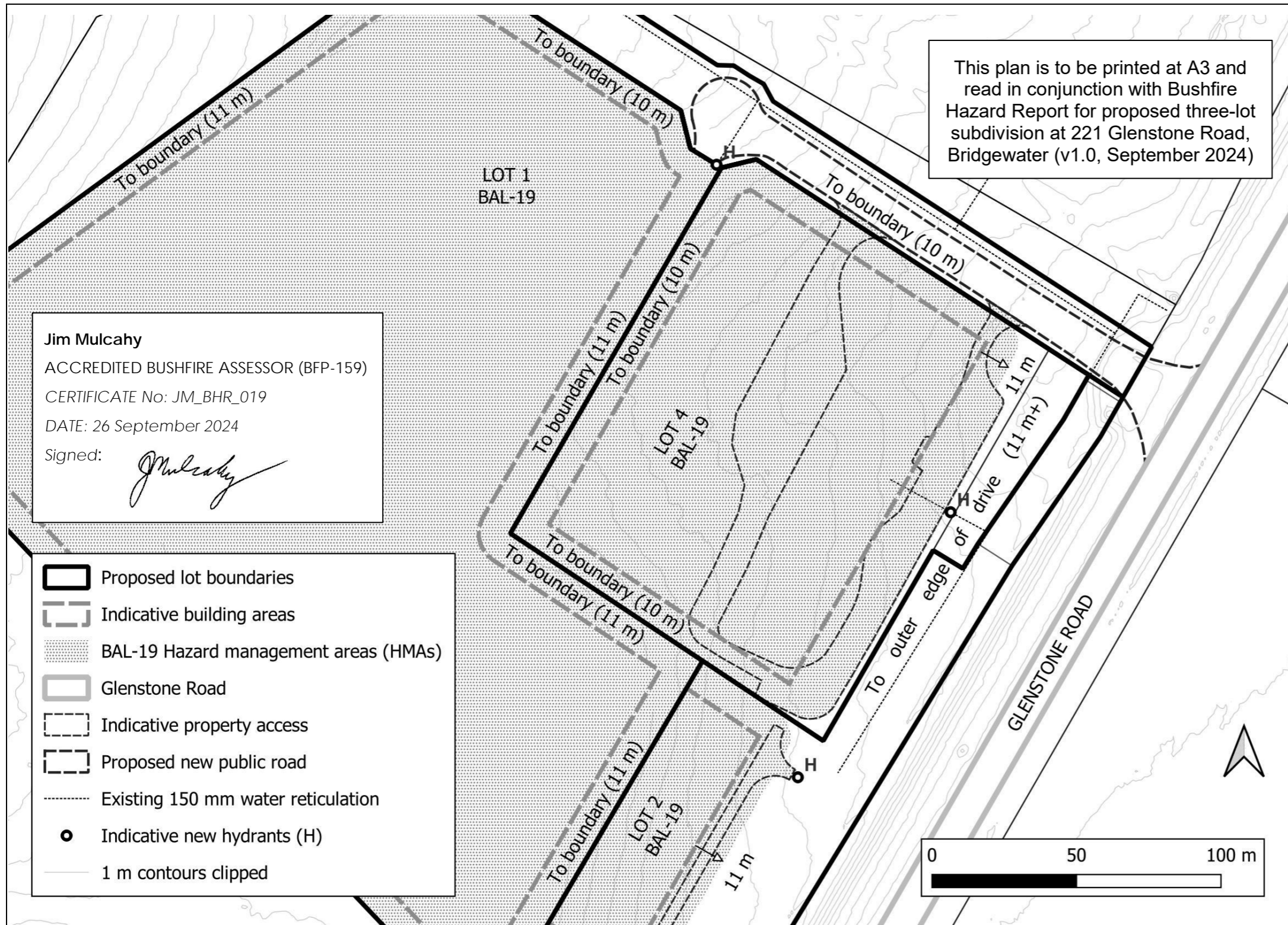


MULCAHY PLANNING
AND
PROPERTY
SERVICES

410 Nelson Road Mt Nelson TAS 7007

email: jimsplanning@outlook.com

Mobile: 0424 505 184



- Hazard Management Areas (HMAs) (see pages 2 and 3)**
 - HMAs must be established at the time of building on the lots and prior to the occupation of any habitable buildings.
 - To be effective, HMAs must be maintained as 'low threat vegetation' or 'non-vegetated land' (as defined by Clause 2.2.3.2 of AS3959) for the life of the development.
 - No tree branches should overhang habitable buildings.
 - Trees & shrubs should be separated to create discontinuous 'clumps' and a minimum 10 m separation should be maintained between clumps of shrubs.
 - Horizontal separation of at least 5 m should be maintained between tree canopies and low branches should be removed to create at least 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
 - Grassland, pasture & lawn must be kept short (< 100 mm).
 - Fine fuels such as leaves, bark and twigs should be removed from the ground periodically, particularly leading into summer or any other identified period of high fire risk.
 - Flammable vegetation should not be retained or planted under or directly adjacent to habitable buildings (particularly decks, flammable cladding and glazed elements) or in corridors which can act as a 'wick' to channel fire to habitable buildings.
 - Flammable material such as firewood, building materials, organic mulch and fuel should not be stored under nor directly adjacent to decks or habitable buildings.
- Access for firefighting**
 - Pages 1 - 3 of this plan show indicative road provisions which can comply with the acceptable solutions under C13.6.2 and Table C13.1 of the Code.
 - The new section of road must be completed to a compliant standard prior to the sealing of final plans.
 - Property access is not required to access a firefighting water point on Lot 1 and as such, is not required to meet any specific design and construction requirements, pursuant to Table C13.2 element A.
 - Pages 1 - 3 of this plan show indicative property access provisions to service Lots 2 and 4 which are 4 m wide and provide compliant turning areas.
 - Property access must be constructed at the time of building on the lots and must be compliant with Table C13.2 of the Bushfire Prone Areas Code (the Code) prior to occupancy of any habitable buildings.
- Water Supply for Firefighting**
 - Pages 1 - 3 of this plan show indicative new water hydrants to service all lots located within 3 m of a hardstand, more than 6 m from indicative building areas, and with the potential to be located within 120 m hose lay of the furthest parts of future habitable buildings.
 - Water supplies for firefighting to service all lots must be provided at the time of building on the lots and must be compliant with Table C13.5 of the Code prior to the sealing of the final plans.
- Construction Standards**
 - This plan only certifies that future habitable buildings on all lots can achieve the separation distances required to allow construction to BAL-19.

For: Bullock Property Developments P/L
Address: 221 Glenstone Road, Bridgewater
Titles: CT 185369/0
Assessment #: JM_BHR_019
September 2024



**MULCAHY PLANNING
AND
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SERVICES**

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Mobile: 0424 505 184

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

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

Street address:

221 Glenstone Road, Bridgewater

Certificate of Title / PID:

CT 185369/0

2. Proposed Use or Development

Description of proposed Use and Development:

Three-lot subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme - Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposal Plan – three-lot subdivision 221 Glenstone Road, Bridgewater	Veris Surveying	September 2024	Rev 2
Bushfire Hazard Report for proposed three-lot subdivision at 221 Glenstone Road, Bridgewater	Mulcahy Planning and Property Services	September 2024	1.0
Bushfire Hazard Management Plan – proposed three-lot subdivision at 221 Glenstone Road, Bridgewater	Mulcahy Planning and Property Services	26 September 2024	1.0

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

4. Nature of Certificate

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

<input type="checkbox"/> C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> C13.4(a)	Insufficient increase in risk

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

<input type="checkbox"/> C13.5.2 – Hazardous Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> C13.5.2 P1	
<input type="checkbox"/> C13.5.2 A2	Emergency management strategy
<input type="checkbox"/> C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/> C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> C13.6.1 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/> C13.6.1 A1 (b)	Provides BAL-19 for all lots
<input type="checkbox"/> C13.6.1 A1(c)	Consent for mechanism on title

<input checked="" type="checkbox"/>	C13.6.2 Subdivision: Public and firefighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	C13.6.2 A1 (b)	Access for all lots can comply with relevant Table

<input checked="" type="checkbox"/>	C13.6.3 Subdivision: Provision of water supply for firefighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	C13.6.3 A2 (b)	Static water supply for all lots can comply with relevant Table
<input type="checkbox"/>	C13.6.3 A2 (c)	Static water supplies consistent with the objective

5. Bushfire Hazard Practitioner


Name:	Jim Mulcahy	Phone No:	0424 505 184
Postal Address:	410 Nelson Road, Mt Nelson 7007	Email Address:	jimsplanning@outlook.com
Accreditation No:	BFP – 159	Scope:	1 & 3B

6. Certification

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

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

Signed:
certifier



Name:

Jim Mulcahy

Date: 26/09/2024

Certificate Number: JM_BHR_019

(For Practitioner Use only)

Aboriginal Heritage SEARCH RECORD

This search for

UNIT 1 221 GLENSTONE RD BRIDGEWATER TAS 7030 (PID 9127843)

has not identified any registered Aboriginal relics or apparent risk of impacting registered Aboriginal relics.

This Search Record has been requested for Danielle Gray at 1:35PM on 03 September 2024 and delivered to danielle@grayplanning.com.au.

This Search Record expires on 03 March 2025.

Your personal Search Identification Number is PS0345742.

Please be aware that the absence of records on the [Aboriginal Heritage Register](#) for the nominated area of land does not necessarily mean that the area is devoid of Aboriginal relics. If at any time during works you suspect the existence of Aboriginal relics, cease works immediately and contact Aboriginal Heritage Tasmania for advice.

It is also recommended that you have the Unanticipated Discovery Plan on hand during any ground disturbance or excavation activities, to aid you in meeting requirements under the Aboriginal Heritage Act 1975 should Aboriginal relics be uncovered. There are requirements that apply under the [Aboriginal Heritage Act 1975](#). It is an offence to destroy, damage, deface, conceal or otherwise interfere with relics without a permit granted by the Minister. There is an obligation to report findings of relics as soon as practicable.

This Search Record is confirmation that you have checked the Aboriginal Heritage Property Search website for this property. This Search Record will expire in six months from the search date.

If you have any queries please do not hesitate to contact [Aboriginal Heritage Tasmania](#) on **1300 487 045** or at aboriginalheritage@dpac.tas.gov.au.

Aboriginal Heritage SEARCH RECORD

This search for

UNIT 5 221 GLENSTONE RD BRIDGEWATER TAS 7030 (PID 9127844)

has not identified any registered Aboriginal relics or apparent risk of impacting registered Aboriginal relics.

This Search Record has been requested for Danielle Gray at 1:33PM on 03 September 2024 and delivered to danielle@grayplanning.com.au.

This Search Record expires on 03 March 2025.

Your personal Search Identification Number is PS0345737.

Please be aware that the absence of records on the [Aboriginal Heritage Register](#) for the nominated area of land does not necessarily mean that the area is devoid of Aboriginal relics. If at any time during works you suspect the existence of Aboriginal relics, cease works immediately and contact Aboriginal Heritage Tasmania for advice.

It is also recommended that you have the Unanticipated Discovery Plan on hand during any ground disturbance or excavation activities, to aid you in meeting requirements under the Aboriginal Heritage Act 1975 should Aboriginal relics be uncovered. There are requirements that apply under the [Aboriginal Heritage Act 1975](#). It is an offence to destroy, damage, deface, conceal or otherwise interfere with relics without a permit granted by the Minister. There is an obligation to report findings of relics as soon as practicable.

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If you have any queries please do not hesitate to contact [Aboriginal Heritage Tasmania](#) on **1300 487 045** or at aboriginalheritage@dpac.tas.gov.au.

Submission to Planning Authority Notice

Application details

Council Planning Permit No. SA 2024 / 00025
Council notice date 3/12/2024
TasWater Reference No. TWDA 2024/01389-BTN
Date of response 05/12/2024
TasWater Contact Elio Ross
Phone No. 0467 874 330

Response issued to

Council name BRIGHTON COUNCIL
Contact details development@brighton.tas.gov.au

Development details

Address 1/221 GLENSTONE RD, BRIDGEWATER
Property ID (PID) 9127843
Description of development Subdivision – 3 Lots & Boundary Adjustment with 175 Cobbs Hill Road and Lot 2 Glenstone Road

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Veris	Project: 303532 Sheets: 1 to 4	2	--

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

Note: In accordance with Section '5.11.2 of WSA (MRWA) Connections to water mains' Dry connections (drillings/tapings) shall not be provided in industrial or commercial developments as the location and size of property services can only be determined at the time of application to connect in conjunction with building development.

Advice: As a compromise to the design TasWater suggests terminating a DN100mm take off point to each lot just outside of the property boundary, within the nature strip (road reserve) for a future connection. Pre-tapped connectors shall be used for all property services connecting to new DI, PVC-M and PVC-O DN 100 and DN 150 mains. Isolation valves shall be provided at the tapping point for all property services. Methods of connection (including tapping) are dependent upon both the reticulation main and property service pipe type. (Refer to Drawings MRWA-W-106, MRWA-W-107 and MRWA-W-111). Connections shall be located so as to provide at least 500 mm spacing between connections (tapping bands and saddles), pre-tapped connectors and/or pipe joints.

NOTE: In the event that property water connections are required for obtaining any relevant associated approvals, then property water connections must be designed in accordance with TasWater's Standard Drawings, Water Metering Policy / Water Sub-Metering Policy, Boundary Backflow Containment Business Rule & AS3500.1:2003, installed at the property boundary.

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Prior to applying for a Certificate for Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
6. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.

7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
9. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
10. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
11. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
12. If the existing abandoned DN200 Water Main under Glenstone Road is to be reinstated the infrastructure is to be inspected, tested, disinfected and flushed at the expense of the developer to the satisfaction of TasWater prior to obtaining a Certificate of Practical Completion.
13. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

14. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.

15. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
16. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
17. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

18. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
19. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions and requirements.
20. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing water/sewerage infrastructure,
 - b. The easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developer's cost.

21. Once the exact location of the existing water/sewerage infrastructure, and the easement protecting that infrastructure have been confirmed. (as noted above in condition 19). The Lot boundaries and final plan are to be adjusted to be parallel and be in accordance with the minimum offset to the infrastructure and/or edge of the easements and must be to TasWater's satisfaction

Advice: The boundary adjustment as per lot 3 of the plan must be clear of the bulk water main. New easements may need to be created to adequately cover the existing infrastructure.

DEVELOPER CHARGES

22. Prior to TasWater issuing a Consent to Register a Legal Document/Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$7028.00 to TasWater for water and sewerage infrastructure for 2 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
23. In the event Council approves a staging plan, prior to TasWater issuing a Consent to Register a Legal Document for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

24. The applicant or landowner as the case may be, must pay a development assessment fee of \$403.51 and a Consent to Register a Legal Document fee of \$256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

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

Developer Charges

For information on Developer Charges please visit the following webpage -

<https://www.taswater.com.au/building-and-development/developer-charges>

Service Locations

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

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

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

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

Declaration

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

TasRail Standard Notes

1. Where a building or other development is proposed to be located at a setback distance less than 50 metres from the boundary of the rail corridor, the occupants are likely to be exposed to train horn noise and vibration, noting that TasRail Freight Rail Services operate 24/7 and the configuration, frequency and time of these services is subject to change at any time.
2. Appropriate due diligence should be undertaken to inform residents/tenants of potential exposure to train horn noise and vibration, particularly in relation to building design, material specifications and lifestyle. The train horn is a safety device that is required to be sounded twice per level crossing being on approach and on entry. The minimum duration of each train horn blow is one second. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
3. Using or creating an unlicensed railway crossing or stock crossing is unsafe and strictly prohibited. Rail Safety National Law requires all private crossings to be subject to an interface agreement (licence). Where a privately owned property interfaces with a rail crossing and/or State Rail Network land please contact property@tasrail.com.au to discuss the necessary authorisations and licencing process.
4. Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting property@tasrail.com.au A person who owns or occupies land adjoining the rail network must not, without the written consent of TasRail do anything to concentrate the natural drainage of the adjoining land onto the rail network, or to increase, impede or redirect natural drainage in and around the rail network, or cause or allow effluent from the adjoining land to flow, drain, seep or otherwise discharge onto the rail network. A failure to comply with this requirement may lead to TasRail taking action to recover costs from the landowner in accordance with s45 of the *Rail Infrastructure Act 2007*.
5. Any excavation within 3 metres of the rail boundary line requires a separate TasRail Permit from property@tasrail.com.au in accordance with s44 of the *Rail Infrastructure Act 2009*. A minimum of seven (7) business days notice is required, but earlier engagement is recommended
6. Rail land is not for private use and should not be encroached for any purpose including for gardens, storage, keeping of animals etc. Dumping of rubbish including green waste into the rail corridor is not permitted.
7. No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc. Consideration should also be given to the orientation and siting of above ground structures on adjoining land as well as landscaping to ensure there is no potential to obscure or obstruct the line of sight with respect to a railway crossing. A failure to comply with this requirement may lead to TasRail taking action to recover costs from the landowner in accordance with s45 of the *Rail Infrastructure Act 2007*.
8. TasRail may remove and dispose of unauthorised/unlawful service infrastructure and take such other action as it sees fit. In accordance with s33 of the *Rail Infrastructure Act 2007* TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal.
9. No persons should enter rail land for any reason without formal authorisation from TasRail in the form of a TasRail Permit issued by property@tasrail.com.au
10. Rail Corridors are exempt from the Boundary Fences Act.

Pipelines

Current Version: 02

Published Date: 12 September 2023

Approved Version: 02

Document Owner:

Engineering

Review Date:

12/09/2023

Document ID:

TI-TS-008

Review Required by:

- GM Water Delivery
 - GM Technical Services
 - Asset & Maintenance Manager
Operations
 - Engineering Manager
-

Pipelines

Document History

Version number	Published date	Description of change
00		Draft Document
01	5/7/23	Revised polyethylene joint requirements
02	12/9/23	Approved version – revised bolt details for polyethylene pipes

References

Cited References: Directives referred to in this document.

Additional Reading: Information relevant to this document but not cited.

All works shall be carried out in accordance with the latest editions and subsequent amendments of all relevant standards and codes, as well as federal, state and local legislation, including the following:

Cited References

Title	Document ID
Valves	TI-TS-011
Pipework	TI-TS-019
Commissioning and Handover	TI-TS-100

Additional Reading

Title	Document ID
Dry Well Pumps and Motors	TI-TS-005
Submersible Pumps and Motors	TI-TS-006
Instrumentation and Telemetry	TI-TS-013
Hydro Power Generation	TI-TS-015
Structures and Building Work	TI-TS-017
Heating, Ventilation and Cooling	TI-TS-018
Operation and Maintenance Manuals	TI-TS-099

Pipelines

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Pipelines

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1. GENERAL

1.1. Scope

This procedure applies to Tasmanian Irrigation Pty Ltd, hereinafter referred to as 'TI', and all employees, contractors and sub-contractors as appropriate.

The Scope of Works and/or the Contract Specification shall detail which party is responsible for:

- Safe storage and care of the equipment between delivery and installation
- Installation of pipelines and associated equipment
- Joining the installed pipelines to pipework elements, such as dam outlets, pump stations, mini hydro power stations, balance tanks and the like, to provide a complete functional system.
- Applicable testing and record keeping
- Maintenance of the commissioned pipeline and equipment for the duration of the Defects Liability, fair wear and tear excluded.

The specification shall be relevant for pipe buried below ground in a trench or pipe laid at grade on the surface including infield structures such as valve pits.

This specification excludes pipework in building structures other than valve pits which is covered by TI-TS-019.

1.2. Objective

The objective of this procedure is to outline the minimum requirements with respect to the supply and installation of pipelines.

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1.3. Abbreviations

Term	Description
AOP	Allowable operating pressure
DFT	Dry film thickness
DI	Ductile Iron
DN	Nominal Diameter
HDPE	High Density Polyethylene
L/s	Litres per second
MAOP	Maximum allowable operating pressure
ML	Megalitre
MPa	Megapascals
P&ID	Process and Instrument Diagram
PN	Nominal Pressure
SS	Stainless Steel
TI	Tasmanian Irrigation

1.4. Definitions

Term	Description
Flow Rate	The volume of liquid passing through the pump per unit of time.
Atmospheric Pressure (P_a)	The absolute pressure acting on a free water surface.
Fittings Form Loss (Velocity Head)	The secondary head loss generated by friction in fitting(s), measured as the pressure differential across fitting(s). Where $HL_v = k \cdot \frac{v^2}{2g}$.
Friction Loss (Friction Head)	The primary head loss generated by friction over a given pipe length. Where $HL_f = \frac{fL \cdot v^2}{d \cdot 2g}$ (Hazen Williams or Colebrook-White formulae may also be used)
Pipeline	Lengths of pipe and fittings used to create the pipeline network and to join and/ or branch the pipeline such as tees, wyes, tappings or nipples, bends or elbows, tapers or reducers, joints or couplings and other pipe specials.
Total Dynamic Head	The sum of velocity head, friction head and static head.

Notation	Description
q	The volume of liquid passing through the pump per unit of time, units m^3/s .
HL_v	The secondary head loss generated by friction in fitting(s), units m.
HL_f	The primary head loss generated by friction over a given pipe length, units m.
L	Length, units m.

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Notation	Description
v	Velocity, units m ² /s
d	Diameter, units m.
k	Coeficeint of friction, detailed by the supplier or industry standard source
f	Darcy Weisbach friction factor
L	Length, units m.
g	Acceleration due to gravity – assume constant 9.81m ² /s

1.5. References

When reference is made to a standard, specification or guideline, the reference shall be taken to mean the relevant applicable portion of the latest version of the standard, specification or guideline; including addenda, supplements, modifications and revisions thereto, unless otherwise specified.

Ancillary Standards referred to in a Primary Standard are not re-listed hereunder.

1.6. Standards

The workmanship, equipment and materials provided in accordance with this Specification shall comply in design, construction, rating and performance with the current relevant Australian Standards and Codes.

In the absence of suitable Australian Standard or Code, compliance shall be with the relevant International Standards as determined by and together with the requirements of TI over all or any part of the design, manufacture, installation and operation of the equipment.

Specific reference is made within this Specification to the following Australian and International Standards:

Table 1 Applicable Standards

Standard Number/Identified	Standard Title/Description
Principal Australian Standards	
AS 1100	Technical drawing
AS 1460	Fittings for use with polyethylene pipes Part 1: Mechanical jointing fittings Part 2: Electrofusion fittings
AS 1281:2001	Cement mortar linings of steel pipes and fittings

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Standard Number/Identified	Standard Title/Description
AS 1579:2001	Arc-welded steel pipes and fittings for water and wastewater
AS 2033	Installation of polyethylene pipe systems
AS 2205	Methods for destructive testing of welds in metal
AS 2280	Ductile iron pipes and fittings
AS 2382	Surface roughness comparison specimens
AS/NZS 2566.1: 1998	Australian Standard Buried flexible pipelines Structural design
AS/NZS 2566.2 2002	Australian Standard Buried flexible pipelines Installation
AS/NZS 2698-1984	Part 2:Polyethylene rural pipe
AS 3894	Site testing of protective coatings: Determination of dry film thickness
AS/NZS 4129	Fittings for PE pipes for pressure applications
AS/NZS 4130	PE Pipes for pressure applications
AS/NZS 4131	Polyethylene (PE) compounds for pipes and fittings
AS/NZS 4158	Thermal-bonded polymeric coatings on valves and fittings for water industry purposes
AS/NZS 4680	Hot-dip galvanized (zinc) coatings on fabricated ferrous articles.
AS/NZS 4792	Hot-dip galvanized (zinc) coatings on ferrous hollow sections, applied by a continuous or a specialized process
AS 4854	Welding consumables—Covered electrodes for manual metal arc welding of stainless and heat-resisting steels— Classification
WSA 01-2004	Polyethylene Pipeline Code Version 3.1
WSA 03-2011	Water Supply Code of Australia Version 3.1
WSA 109	Industry standard for flange gaskets and O-rings

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Standard Number/Identified	Standard Title/Description
WSAA PS-318	Detectable marking Tape
Iplex Pipelines, Ductile Iron Pipe, Fittings & Accessories: Product Catalogue	Technical Data, Product Range, Transport, Storage and handling, Installation, Testing and Field Repairs
Ancillary Australian Standards	
AS 1627	Metal finishing—Preparation and pre-treatment of surfaces
AS 2700	Colour standards for general purposes – Swatches
AS 2812	Welding, brazing and cutting of metals – glossary of terms
AS 3992	Pressure equipment – Welding and brazing qualification
AS 4037	Pressure equipment – examination and testing
AS 4343	Pressure equipment – Hazard levels
AS 4458	Pressure equipment – Manufacture
PIPA POP	Plastic Industry Pipe Association of Australia Limited – POP Guidelines POP001 – Electrofusion Jointing of PE Pipe and Fittings for Pressure Applications
	POP003 – Butt Fusion Jointing of PE Pipes and Fittings – Recommended Parameters
	POP004 – Polyethylene Pipe and Fittings Compounds
	POP004A – Supplementary List – Materials Specific to Electrofusion and Moulder Fittings
	POP005 – Packaging, Handling and Storage of Polyethylene Pipe and Fittings
	POP007 - Metal Backing Flanges for use with Polyethylene (PE) Pipe Flange Adaptors

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Standard Number/Identified	Standard Title/Description
	POP010A – Part 1: Polyethylen Pressure Pipes Design for Dynamic Stresses
	POP010B – Part 2: Fusion Fittings for Use with Polyethylene Pressure Pipes Design for Dynamic Stresses
	POP013 – Temperature Rerating of PE Pipes
	POP014 – Assessment of Polyethylene Welds
	POP202 – PVC, PP and PE pipe installation on curved alignments
International Standards	
ASME B36.19	Stainless Steel Pipe
ISO 7.1	Pipe threads where pressure-tight joints are made on the threads: Dimensions, tolerances and designation

If nothing in the list contained in these specifications applies the Australian Pipelines and Gas Association (APGA) shall be consulted.

When a lack of or conflicting reference documentation in Standards and Codes needs to be remedied the Superintendent shall determine the Standards or Codes applicable.

2. INTRODUCTION

2.1. General

This specification does not attempt to nominate procedures for construction activities in achieving minimum standards for supply and installation of pipelines, except where such procedures are a requirement of TI. This includes compliance with the licenses and with the associated permits.

This specification recognises there are a number of standards that nominate minimum requirements for the pipework installation. Consequently, this specification does not attempt to repeat requirements that are adequately documented in these Australian or other referenced standards. These standards are incorporated by reference.

Reliance on published standards will require the Contractor’s work procedures to be developed by staff who are fully conversant with those standards and the work managed by staff with a similar level of competence.

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The work covered by this specification is to be executed in conjunction with the activities related to the civil and mechanical works construction, testing and pre-commissioning.

The hydraulic requirements for the pipework is described in the **Project Scope of Works** and the project drawings.

This specification deals with the manufacture, supply, installation and testing of pipework used for the supply and conveyance of irrigation water.

2.2. Responsibilities of the Principal

TI will:

- Provide details of the site in the Project Scope of Works;
- Inspect the work, and approve where necessary; and
- Shall act as detailed in the Project Scope of Works or Contract Specification.

3. ENGINEERING / DESIGN REQUIREMENTS

3.1. General

The Contractor shall perform all engineering analysis, specify appropriate plant, design temporary works and installation aids, and develop detailed verified calculations to facilitate constructing the Works. The Contractor shall submit full details to TI of all engineering carried out for approval, pursuant to the requirements of this specification.

3.2. Engineering Requirements for Pipeline Work

The engineering requirements to be performed by the Contractor shall include at least the following activities:

- Design all temporary works and installation aids for the delivery of the Works,
- Obtain approval prior to commencement of works, and
- Provide all deliverables required to comply with this specification.

3.3. Quality

The pipework, fittings and other equipment shall be manufactured to AS 2280 and 4130 for DICL and Thermoplastic pipes. Other materials shall comply with the requirements of AS 4041-2006. The quality shall be assured by certification in accordance with AS/NZS ISO 9001, or an approved equivalent.

3.3.1. Compliance

Compliance with this Specification shall be demonstrated by means of manufacturers certification.

Designed and fabricated product shall have documentation to verify the extent of compliance with the Specification including all relevant 'Technical Compliance Schedule' Appendices and the currency of a Certificate where relevant to the Product.

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3.3.2. Product Warranty

The Contractor shall replace non-compliant Product with conforming Product or shall repair or rectify all faults, damage or losses caused by defective Product to render it conforming. Except as may otherwise be specified, the Product Warranty shall indemnify and keep indemnified the Principal against all losses suffered by the Principal as a result of non-compliant Product for a period of 12 months from the date of Practical Completion or the end of the Defects Liability period, whichever ends later.

3.4. Design

The Contractor shall advance the Principal's preliminary design to a stage fit for construction.

The Contractor shall undertake all necessary checks and make all calculations necessary to achieve the outcomes required in the Principal's design and to ensure the projected life of the pipeline and its components are as required per the Design Life Table.

The Contractor shall make all necessary hydraulic calculations and transient analysis to ensure the pipeline works will perform safely and sufficiently as required.

The Contractor shall adhere as far as possible to the predetermined pipe sizes and quantities as described in the Principal's design. All deviations shall be approved by TI.

3.5. Design Life

The design life of the scheme is 100 years with an overarching philosophy to minimise operating and maintenance life-cycle costs. The serviceability minimum design lives for elements within the project are listed in **Error! Reference source not found.**2 below. Design life is the time-frame at which it is anticipated that the element would be at the end of its economic life cycle and will need to be fully replaced due to unsuitability for service (multiple or repeated faults), or unacceptable loss of efficiency. Design life must be demonstrated in the design of the elements of the Works.

The design life will drive the desired supply qualities towards water industry best practice whilst attempting to maintain a cost effective irrigation supply. The acceptable quality for valves, fittings and instrumentation will be assessed against the element being identifiable, traceable, manufactured to the requisite standard and generally repairable. Alternatives to any nominated brands must be a proven equivalent and acceptable to the Principal and have verifiable local support.

The Contractor is responsible for the condition of delivered goods "as received" and must ensure on acceptance that such goods meet the relevant standard. This includes the acceptance or rejection of the Principal supplied items.

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Table 2 ; DESIGN LIFE TABLE: Minimum project elements Servicable Design Life expectancy.

Element	Design Life
Civil Structures – Levees, Dam embankments, spillway channels and all associated structures	200 years
Pipelines and their fittings/fixtures	100 years
Intake and Discharge Structures	100 years
Building Structures – Occupiable structures and elements providing structural support	50 years
Building elements – building elements required for the serviceable use of the building (e.g. Elevated gantries, security facilities)	50 years
Electrical and telecommunications facilities, services and their requisite connections	30 years
Mechanical elements – valves, control features, turbines, etc. with routine maintenance or replacement of wearing components	40 years
Balance Tanks	40 years
Site Control and Data Acquisition equipment (SCADA) and electronic control elements	20 Years
Mechanical elements – Pumps	20 years
Permanent access roads, tracks, trails	20 years
Security fences and other mechanical security elements	20 years

3.6. Hydraulic Design

3.6.1. Hydraulic Modelling

A steady state hydraulic design of pipeline network shall be carried out by means of suitable computational software. This may be excel spreadsheet based or proprietary software such as supplied by Bentley Systems or Innovyze.

Transient model analysis using prioprietary software shall be completed for the network to confirm any potential for vacuum pressures, to confirm pump selection and to complete pressure class optimisation.

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3.6.2. Pipe Friction Losses

Pipe friction losses shall be calculated using the Colebrook-White formula for all hydraulic modelling. TI has proven that most schemes constructed with predominantly HDPE pipe tend to operate with substantially higher friction loss than those quoted by pipe manufacturers. This is predominantly the case due to a number of factors such as:

- TI does not treat water – water flows may contain some sediment and organics in suspension.
- Pipes are not regularly flushed, and sufficient flushing velocities may not be achievable.
- HDPE Pipes are not de-beaded.
- Limitations of placing air valves on fence lines and potential of not being able to drag all the air out of pipes.
- No allowances are made for pipe fittings such as tees and bends which depending on the scheme could be a cause of significant turbulent flow.

An additional allowance of 10% of hydraulic losses is to be incorporated into the design to allow for pipe surface deterioration over time.

Design pipe friction losses shall be limited to the range 1.5 – 5.0 m/km of pipe, at the nominal flow rates under normal pumped circumstances. Short sections of pipe or fittings may exceed this range; with regard to velocity constraints (see section 3.6.3).

These values are low within the range of recommended values (Water Supply Code of Australia, 2002) however their use will result in lower scheme pumping costs and will enable some flexibility for water trading and future scheme modifications.

In addition, the *Contractor* shall conduct a hydraulic sensitivity analysis in the detailed design to ensure the scheme can meet the performance requirements after 10 years of operation and under the various trading scenarios.

3.6.3. Allowable flow velocities

Flow velocities greater than 2.4 m/s in pipe are to be avoided. Increased local pressure losses and nuisance noise issues may occur at velocities above this. In valves and fittings manufacturers' recommended peak flow rates will be the guide. In extreme cases noise mitigation options may need to be considered on valves and fittings, especially near residential areas and for TI buildings that are occupied frequently.

Velocities above 2m/s in cement mortar lined pipes (MSCL, DICL) can cause damage to the internal lining.

3.6.4. Transient Analysis

The *Contractor* must undertake transient analysis for the *WUC* including determining the requirement for surge mitigation, pressure relief components/structures and thrust blocks/restraints and pipe embedment requirements. This analysis must consider all flow scenarios identifying those cases which determine the critical case, especially large outlets with maximum design flow opening or closing

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“quickly” (less than 20 seconds), commissioning, operation at high and low flows, maintenance, power failure or other critical cases. Large outlets or loads are defined as any outlet capable of delivering greater than 50l/s or more than a quarter of the mainline capacity.

The system elements must be designed to accommodate or mitigate maximum pressure loadings determined by the transient analysis. The transient analysis must indicate pipe installation requirements required especially for negative pressure cycles and the pipes’ ability to withstand such cycles, especially by way of pipe compaction and support requirements.

Over and above selecting appropriate system pressure ratings, the *Contractor* must determine, design and construct appropriate structures to guard against destructive transients in the system. Irrespective, the *Contractor* must provide a system which minimises the generation of transient pressures through the system resulting from operations and maintenance. The *Principal’s* preference is for passive structures rather than those requiring intensive operation and maintenance. Whole of life costs shall be considered when selecting the appropriate options.

The *Contractor* cannot rely on incrementing the pipe’s maximum allowable operating pressure limit specification to deal with transient peaks unless this can be demonstrated to be the most cost effective option. Whole of life costs shall be considered when selecting between passive and active means of transient control.

The *Contractor* shall provide the outputs from the transient analysis to TI for review and approval, and for incorporation into any header works (such as the dam) interfacing with the system.

3.7. Environmental Considerations

3.7.1. Biofouling

Consideration must be given for increased head loss due to bio-fouling or scaling for each individual scheme, and the friction/roughness factor may be changed accordingly. This consideration must be assessed on the water quality and potential for fouling together with established data for the relevant pipe material.

Consideration for an injection point be provided for biocides and/or provision for pigging stations should be included where it is determined that suitable scour velocities can not be achieved within the network. Biocides should not be used as a first resort as to meet environmental requirements for release to surface waters under the EPBC Act requires costly special designed containment facilities.

3.7.2. Ambient Temperature

The pipeline shall be capable of operating satisfactorily within ambient temperature range of -5°C to 35°C. Water temperatures shall typically be in the range of 0°C to 20°C. Shallow dam abstractions may result in short term higher temperatures during operation.

In addition all above ground pipework and supports (including underwater pipelines) and connections shall adequately consider the potential thermal expansion and contraction of the pipe material.

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3.7.3. Liquid

The liquid is defined as per the Project Specification, generally consisting of raw water abstracted from river or dam supply.

3.8. Selected Pipe Material

In completing the design works, the *Contractor* must only use:

- High Density Polyethylene Pipe (HDPE);
- Ductile Iron Cement Line Pipe (DICL);
- Mild Steel Cement Lined Pipe (MSCL);
- Stainless steel pipe (SS);
- Epoxy Coated Mild Steel Pipe (MSEL).
- Epoxy Coated Ductile Iron (DIEL)

HDPE Pipe - High Density Polyethylene (HDPE) pipe PE 100 conforming to AS/NZS 4130 – shall be used wherever economically possible by the *Contractor* in the construction of the *WUC* for pipes at PN ratings below PN16. Where economic or hydraulically desirable DICL pipe shall be used as a substitute for PN16 and above HDPE pipe. Above PN16 the reduction in pipe bore severely limits the hydraulic performance and may require an increase in pipe size.

HDPE pipe shall not be used for fabricated fittings without the *Principal's* approval. This does not include normal run of pipe fittings by extrusion such as bends, tees, wyes, etc.

DICL pipe is the preferred alternative above PN16 due to increased bore size and relative comparability of supply and installation cost. DICL is to be avoided in areas prone to acid-sulphate soils and the long term corrosion impacts on the pipeline

Above ground pipe shall generally be MSCL or SS pipework.

3.8.1. Pipe PN rating

PN specification shall be determined by the steady state and transient hydraulic analysis, so that expected pipe maximum allowable operating pressures (MAOP) do not exceed the following:

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Pipe PN Class	Max. Allowable Operating Pressure (MAOP) (m)
6.3	63
8.0	80
10.0	100
12.5	125
16	160
20	200
25	250
35	350

Table 3 – Design limits for pressure pipe

During detailed design the designer is to provide a transient analysis for final design with their report detailing the mitigation actions taken to avoid exceedence of pressures 1.25 x MAOP. In many cases the no-flow static loading remains the PN rating driver.

Notes:

1. Coiled pipe should not be used.
2. HDPE PN6.3 pipe should not be subjected to full vacuum.
3. External authorities may require an increase in PN rating for the crossing of services in lieu of conduit.

3.8.2. Minimum pipe diameter

Minimum pipe diameter for main delivery lines shall be DN160. Offtakes and extensions to single Property Outlets and other fittings (via reducing tees, and moulded HDPE fittings) shall be no less than DN110 for where the diameter of the main property outlet valve is smaller. For all other outlets the offtake shall be sized to match the outlet valve diameter unless otherwise specified.

3.9. Air valves

The spacing of air valves shall be at a maximum of 1000m from definitive high/low points. Additional air valves may be required to facilitate function air removal for normal and rapid fill and vacuum pressure prevention under transients or pipe draining.

Location of the air valve shall be where possible within 2m of a fence line. Where impractical the air valve pit shall not inhibit the path of on farm equipment such as pivot irrigators. The offset of an air valve from the mainline shall be limited to 100m.

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The minimum sizing of air valves shall be as per Table 4 or unless otherwise confirmed by the transient analysis. The valve pit sizes shown in the table reflect for valves installed directly over the pipe, all offset valves shall have a pit size of DN1050:

Pipe Size	Air Valve Size	Valve Pit Size
DN110	DN25	DN1050
DN160	DN25	DN1050
DN200	DN50	DN1050
DN250	DN50	DN1050
DN300	DN50	DN1050
DN350	DN80	DN1050
DN400	DN80	DN1050
DN450	DN80	DN1050
DN500	DN80	DN1050
DN560	DN80	DN1050
DN600	DN100	DN1050
DN630	DN100	DN1050
DN700	DN100	DN1050
DN800	DN100	DN1050
DN900	DN150	DN1500
DN1000	DN150	DN1500

Table 4 Air Valve Sizing

Note: pipe sizes in between pipe sizes shown shall default to the nearest larger pipe size.

3.10. Scour and Drain Valves

Scour valves are to be used for flushing of pipelines and shall be sized to ensure that adequate scour velocities in the mainline sections (at least 1m/s) are achieved. However any release to the environment shall be controlled to prevent erosion.

Generally, the size of the scour or drain valve will be a third of the diameter of the mainline, however this may be adjusted to achieve appropriate discharge requirements.

Consideration should be made for at least one scour valve installation for every 3kms of pipeline especially for areas where flushing velocities are readily achievable. However, not all low points in the pipeline require scour or drain valves as it may not be suitable to discharge water in these locations.

3.11. Isolation Valves

Isolation valves shall be installed on all major branch lines and may be considered at 10km intervals on mainlines. Generally isolation valves shall be buried service valves with valve cover and shall be in accordance with the TI-TS-011 specification.

Where the valve selection requires regular access to the valve, the valve shall not be installed in a confined space and should be installed above ground. A security fence shall be constructed around the valve to reduce likelihood of tampering with the valve.

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Where isolation valves are installed with the potential for full vacuum pressures to occur under a pipe drain with the valve closed, a DN25 air valve shall be installed on

3.12. Pressure Control and Transient Mitigation valves

These valves shall be installed in buildings shall not be installed in buried service applications. The design of the installation of these valves shall avoid creating of a confined space.

3.13. Drawings

The Contractor shall be responsible for submitting relevant Drawings for approval timeously in accordance with the dates setout in the Contract.

The Drawings shall conform to the following requirements.

- a. Fully dimensioned shop drawings showing long sections, pipework details of surge tanks, pipe supports, thrust blocks, flanges , couplings, restraints and all fittings, including fixing bolt positions, pipe protection and void dimensions to be formed in any civil structure to accommodate the equipment.
- a. Diagrams indicating the interconnection (where applicable) with other equipment to be installed by the Contractor and the limits of Works where interfacing with Works by Others.

Shop drawings shall be prepared in industry standard electronic format (AutoCAD, Revit or similar) and submitted in PDF for the Principal's review.

Rejection of drawings shall require rectification of the error(s)/omission(s) as indicated and resubmitted to the Principal for acceptance before the Works can proceed. The acceptance of shop drawings by the Principal may be in discrete portions and shall create a hold point in the Works for these same item(s) in terms of the Contract. The acceptance or rejection of the shop drawings by the Principal does not absolve the Contractor of his responsibilities in terms of the Contract.

4. CONSTRUCTION PROCEDURES

4.1. General

The Contractor shall prepare detailed construction procedures for the pipeline installation including the testing regime for the pipeline prior to ordering of any equipment.

All construction procedures shall be submitted for approval by TI in line with the Contractor's document deliverable schedule.

Any deviation from the approved procedures during actual construction shall be referred to TI for agreement and shall not be commenced until approved.

The Contractor shall liaise closely at an early stage with TI to assess whether the proposed methodology is environmentally feasible. If the proposed method is not environmentally acceptable, the Contractor shall propose an acceptable alternate method for approval.

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4.2. Work Procedures

Detailed procedures shall contain methods and information pertaining to the pipeline activities, including but not limited to:

- Environmental management.
- Waste disposal procedures.
- OH&S compliance
- Technical set-out and installation QA

4.3. Care in Handling

Pipe must only be stacked in accordance with guidelines provided by the manufacturer. Wedges must be applied on both ends of pipe stacks to avoid stack collapse. All piping components must be stored in a clean area away from the construction activities and handled such that neither damage nor mixing of materials occurs. Pipes of differing classes shall be segregated to avoid accidental misuse. Material must be stored on pallets and not on the ground. Threaded ends must be protected by end caps.

Lifting and carrying of pipe will be in accordance with the manufacturer's recommendation. Hooks or chains must not be used for lifting pipes. Pipes must not be rolled off transport vehicles, dropped onto the ground or dragged over the ground. Straight run pipe must not be pulled through pipe racks unless supported on rollers.

Piping and fittings must be inspected for defects on receipt and again prior to lowering into the trench. Surfaces must be kept free of foreign materials such as grease paint, oil and the like. Pipes and piping components must be handled in such a way that the lining and other materials are not damaged.

Coated and wrapped pipes must be laid directly in the trench by lowering the pipe carefully into the trench using approved canvas, webbing or leather slings to ensure protective coatings are not damaged. Any damage to the coating or internal linings during installation must be repaired immediately to the manufacturer's guidelines. Otherwise, the damaged section or materials must be replaced.

The Contractor must ensure that the insides of all pipes, valves, fittings and associated equipment are clean and free from loose foreign matter prior to commissioning. The Contractor must provide and use drag scrapers to ensure that the interior of the pipeline is clean and free from obstructions. Plugs or caps must be provided and used to prevent any material (or otherwise) from entering sections of the pipeline which are left incomplete overnight (or unattended). In extremely wet conditions, cover the pipe ends with a membrane such as Bidim U34, Teram 1000UV or equivalent to prevent debris entering the pipe.

In trenched pipe arrangements, the Contractor must install such systems to prevent erosion along the length of the pipeline both during and after construction. This is especially applicable in areas where acid sulphate soils occur.

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4.4. Preservation in Storage

Sensitive component materials shall be protected from extended exposure to direct sunlight and high temperatures e.g. elastomeric components shall be stored in accordance with the general principles of AS 1646. Designated storage areas shall be of sufficient size to accommodate deliveries and shall be flat, reasonably level and free of combustible vegetation, sharp stones or projections that could cause damage or defects.

Once delivered to *Site*, any in-field handling of pipe lengths must be done with adequate covers on ends and other openings to avoid ingress of debris to the pipe bore. Welded pipe strings longer than one delivery length (i.e. are difficult to inspect and clean out) must be stored and secured with sufficiently robust end covers in place, to prevent animal and debris entry. No installed pipes or fittings shall be left open when unattended.

4.5. Tolerances

The standards laid down in this Specification shall be adhered to or exceeded in all cases. The Contractor shall not deviate from the above minimum standards without written request to and approval by TI.

4.6. Pipe lengths

For HDPE pipe lengths of 20m are to be assumed for installation purposes. Shorter lengths can be made available to the Contractor if specifically requested.

DICL and other ferrous pipes are generally manufactured to lengths of 6m.

5. PIPE INSTALLATION

5.1. Trenching

Trenching shall be in accordance with Water Supply Code of Australia WSA 03-2011 ver 3.1.

General depth of cover shall be:

- In agricultural land 700mm.
- Non arable areas 600mm
- Unsealed Road crossings 750mm
- Sealed road Crossings per Local Council or Dept of State Growth requirements
- Reduced cover where excavation materials dictate, non arable areas 300mm. Note this will be only with the written consent of the principal. See below.

5.1.1. Construction Corridor

Prior to commencing the trench construction, the Contractor shall confirm the location of the pipeline in the construction corridor and shall peg out the bounds of the corridor to ensure that all plant,

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equipment and materials remain inside the corridor at all times. Should there be any reason to deviate from the pegged construction corridor, the Contractor shall notify the Superintendent and TI and provide motivation for the proposed deviation. If approval is given by TI, the Contractor shall re-peg the corridor accordingly.

5.1.2. Reduced Cover and Above Ground Pipe

Installation of the pipe may be required with reduced cover due to *Site* constraints. The *Contractor* must seek agreement from the *Principal* prior to proceeding with reduced cover or above ground construction of pipe works. In seeking this agreement, the *Contractor* must demonstrate the *Site* constraints and rationale for the change. The *Contractor* must include in the design all protective devices against vandalism, strike or otherwise for the pipe where the minimum covers cannot be achieved.

Design of the above ground pipe sections will use fire proof, rigid pipe and fittings with suitable protective coating system(s) of DICL, MSCL, or Stainless Steel complete with suitable support structures. The calculated friction losses across the above ground piping shall determine the nominal bore and of the pipes used.

The design of these above ground supports, where required, is to be undertaken per TI-TS-019.

Acknowledgement: The *Contractor's* design for the transition to/from and any above ground section requires the acknowledgement of the *Superintendent* prior to any *WUC* commencing.

5.1.3. Trench construction

Trench shall be as narrow as possible to allow pipe and fittings installation and to compact the material around and over the pipe and where personnel access is not required.

The depth shall be sufficient to allow depth of cover as required plus bedding depth requirement.

Pipe grade shall be as smooth as possible and minimise local air accumulation points.

The trench shall be kept as free of water as possible and surface water prevented for ingress.

Trench across improved surfaces shall be reinstated to original condition with compaction to prevent future subsidence.

Trenches of depth greater than 1.5m shall be benched in accordance with the code of practice and the standard.

The stockpile of material shall not be within 1m of the open trench and should not be mounded higher than 1.5m, to ensure safe egress and access for on-site personnel with the ability to have eye contact with the operator of moving machinery.

Waterway crossings shall be carried out with all required environmental controls such as sediment traps and reinstatement of the banks with soil retaining geofabrics such as jute mesh or similar.

Pipelines

5.1.4. Buckling under external load and vacuum.

Thin walled and plastic pipes generally require special attention against buckling from vacuum pressures and external loading, such as vehicular traffic and require design mitigation. The design of the pipe embedment shall comply with, if not practically achievable TI shall be notified to confirm alternative solution.

5.1.5. Anchorage

Non self straining joints require anchorage per AS 2566. PE pipe shall not be encased greater than 180° unless full wrapped in compressible material such as geotextile or polyethylene foam to a nominal 6mm thickness.

Steel pipe and fittings encased in concrete shall be fully wrapped in petroleum based Denso Tape or similar approved wrapping.

5.1.6. Trench Bottom

The trench bottom shall provide an even foundation to support the pipe over its full length. Socketed or flanged pipes e.g. MSCL RRJ shall have adequate support in the trench bottom around the socket or flange, to prevent any localised stress points on the pipe.

Where the trench bottom material is of insufficient strength to support the pipe imported material of sufficient depth shall be placed to form a suitable base. Where this occurs the Superintendent is required to inspect and approve such installation.

Over rock or soft areas the bottom is required to be prepared with granular bedding material with a minimum depth of 75mm or greater as required to create a uniform base providing continuous pipe support and covering obstructions.

Wet areas shall be adequately dewatered prior to bedding placement and pipe installation. For significant waterway crossings the trench bottom shall be installed with a bidim blanket and gravel drainage as shown in the project drawings.

5.2. Handling and Installation of Pipe

All trenching and pipe installation shall be in accordance with AS 2566.2.

Piping must be laid so that it can operate between the maximum and minimum service temperatures. Where pipe is laid in very hot weather it shall be covered with a 150mm layer of bedding material and allowed to stabilise in temperature before final backfill and compaction.

There must be sufficient excess length between anchors to allow for expansion and contraction of pipe. Adequate allowances must ensure that no excessive residual stresses remain in the piping prior to or after start-up of operations. Where excessive expansion is expected, adequate flexibility must be allowed for in the design and installation.

Pipe flotation shall be prevented where water can enter the trench or during concrete encasement.

Pipelines

If necessary, temporary supports must be used during pipework installation to prevent overstressing the pipe work. These temporary supports are to be removed from *Site* after completion of the *Works*.

To suit closing lengths or to replace damaged parts pipe lengths must be cut as needed and sockets removed if necessary when jointing to a socketed fitting.

Long strings of pipe destined to be pulled for the purpose of installation must be supported on rollers. These rollers must be placed at regular intervals so as to avoid the pipework being damaged by scratching, gouging or otherwise. Where ground conditions permit, the *Superintendent* may at its sole discretion vary the above requirement.

5.2.1. Backfill and Compaction Requirements

Backfilling of trenches shall be in accordance with the design specification and AS 2566.2 and WSAAGuidelines and compaction is to be at minimum equivalent to the surrounding natural material.

The *Contractor* must ensure that the backfill material returned is clean fill free from large objects (rocks) and rubbish (organic material, wood, etc.) with a material size not exceeding 20mm unless otherwise stated. A minimum compacted backfill thickness of 100mm shall be placed to the sides and over the pipe.

Backfilling must use equipment and be in a manner so as not to impact on the structural and hydraulic integrity of the laid pipe/fittings.

The design shall detail the accepted backfill and compaction methodologies in addition to required quality control measures. The *Contractor* shall perform a backfill and compaction method tests for each soil type encountered acceptable to the Superintendent prior to commencing pipe backfill and compaction for that type.

Where the trench passes through agricultural land the compaction of material above the marker tape shall be to the same degree as surrounding material.

The topsoil layer must be returned to the top of the trench reinstatement unless otherwise noted in the signed landholder access agreement. No rocks or other debris shall be left on the surface and are to be disposed of at the Contractors cost.

Restoration of the ground surface must be progressive rather than at the completion of all the *WUC*, unless agreed otherwise with the Superintendent.

5.2.2. Butt Fusion and Electrofusion Jointing

All HDPE pipe joints and fitting joints shall be made using butt fusion weld joints. Electrofusion fittings or couplings shall only be used with written approval of TI and installation must be witnessed by TI supervision. Joints will only made with approved computerised heating control equipment. A full record of the fusion process must be submitted to TI on completion of the installation.

All HDPE jointing shall be made by certified operators in accordance with PIPA POP001 and POP003. Accreditation shall be no more than 2 years since issue.

Pipelines

5.2.3. Inspection and Non-Destructive Testing (NDT)

If any doubt about quality or “fitness-for-purpose” is raised by actions from the *Contractor’s* ITP/ITR, other sources or from an absence of QC information, the *Superintendent* may request clarification and require more sophisticated methods of inspection and/or other forms of testing at the *Contractor’s* cost. The use of destructive test samples in sections of concern may be required if the *Superintendent* considers it necessary.

5.2.4. Welding Quality Control and Destructive Testing

The long term integrity of the whole system relies on the quality of the HDPE welding and other joints of any kind.

Welding Machine Samples – Each welding machine must have its most recent calibration and sample accreditation certification available at the start of construction or when delivered to the *Site*, otherwise weld samples will be requested and tested at the *Contractor’s* cost. The calibration certification cannot be more than six (6) months old.

The *Contractor* must allow for a total of six (6) HDPE weld sections to be cut from the WUC prior to pipe placement in the trench for every 50 km of pipeline installed. These shall be selected at random by the *Superintendent*. The *Contractor* must also allow for the replacement of these welds. These sections of welded pipe will be tested by an independent laboratory at the *Principal’s* cost.

For any defective weld, the weld count is increased by one. All costs associated with access to and removal of a weld which may already be buried are to be borne by the Contractor. The weld will be considered defective where it does not fail in a ductile manner and/or is below the pipe parent material’s strength.

Where there is a lack of QA information, incomplete ITP information or other causes the *Superintendent* may request additional destructive weld test samples to satisfy himself as to the Quality of the welding.

Where consistent weld quality issues become apparent the Works shall be suspended until the ITPs and workmanship and procedures have been revised and validated, and equipment calibration confirmed by successful sample welds. If necessary the Superintendent may order the cutting out of any or all welds occurring in the problem period for testing until all poor welds have been eliminated.

5.3. Backing rings and stub flanges

All backing rings shall be a minimum PN16 rated and drilled to AS4087. These must be installed when plastic (PE) pipe flanges are connected to valves or other metallic fittings. PN rating of stub flanges must be equivalent to the pipe to which they are connected. Care must be taken to avoid creating turbulent friction points at such joints by dissimilar wall thicknesses. Spacers must be used when wafer type butterfly valves are connected to HDPE pipe to ensure full and free opening movement of the valve disc.

Pipelines

5.3.1. Trenchless Pipe Installation

For all Trenchless pipe installation refer to TI-TS-019.

5.4. Stainless Steel

For all Stainless Steel refer to TI-TS-019. All buried stainless steel pipelines shall be plastic tape wrapped to avoid corrosion.

5.5. Ductile Iron

5.5.1. Manufacture

Pipes up to DN700 shall be centrifugally cast ductile iron manufactured and tested in accordance with AS 2280. For pipes larger than DN700, the pipes shall conform to ISO 2531. Refer Scope of Works, project drawings and the Schedule of Rates as appropriate for diameter, pipe pressure class and pipe lengths.

The DI pipe used for above ground fittings shall be polyurethane coated and lined in accordance with EN 15655.

DI pipe used in main or branchline work shall be spigot and socket pipes with rubber ring joints.

5.5.2. Fittings

All flanged fittings are to be to AS 4087 unless otherwise noted. Un-restrained socket and spigot fittings shall not be acceptable. Fittings without polymeric coatings shall be sleeved.

Bolted joints shall be assembled in such a way that all bolts and nuts are evenly tightened, using a torque wrench. They shall be assembled and initial slackness shall be taken up on all bolts, after which diametrically opposite nuts shall be tightened consecutively around the circumference not more than half a turn at a time each until the joint is tight.

The bolts and nuts shall not be subjected to a torque which is greater than their proof stress as defined in ISO 898. All joints shall be watertight.

5.5.3. Installation

Installation shall be to AS 2566: 2002, Buried flexible pipelines Part 2 "Installation".

DICL pipe shall be installed using approved slings and rubber lined foundry hooks or full webbing slings. Care is to be exercised in prevention of damage to the pipe ends and cement lining or to the protective sleeve. Impact is to be avoided.

Where plastic protective sleeving is used any cuts or tears shall be repaired with suitable water resistant tapes.

All witness marks must be visible for installation.

Pipelines

5.5.4. Repair

Any mortar damage is to be repaired in accordance with the manufacturer's recommendations prior to installation.

5.6. Field Identification and Marking

Infrastructure field identification and marking – Refer to Drawing GEN-0009.

At any key transitions along the length of the *WUC* (for example fence lines, water-course crossing, above ground fittings, change of direction) the *Contractor* must install marker posts– refer Drawing GEN-0009.

Inductive sensitive marker tape is required on top of pipe for 100% of the in-ground length. This shall be installed per WSA PS-318 at 150mm above top of pipe.

Refer Drawing GEN-0004 Trenching and Backfilling Detail.

5.7. Valves

For all valves refer to TI-TS-011.

5.8. Pipe Supports

For all Pipe Supports refer to TI-TS-019.

5.9. Flanged Joints

5.9.1. Polyethylene Pipes

5.9.1.1. General

Polyethylene pipes are end load bearing, care should be taken where connections are made to pipe of another material to prevent pull-out of any non-end load bearing joints. The installation of flanged joints should be carried out as follows:

- Ensure the backing flange is placed over the pipe before the stub flange is fused to the pipe.
- Ensure the mating faces are clean and free for contamination and damage.
- Pipework configuration shall be such that the mating faces are in true alignment and butted square to each other prior to bolting up.
- The gasket should be centred properly between the two flanges before tightening commences.
- The nuts and bolts should be progressively tightened and as uniformly possible in a diagonally opposite sequence.

5.9.1.2. Gaskets

Gasket materials may be of any commercially supplied for pipe joints such as EPDM/Neoprene Rubber, Fibre or Spiral Wound. For pipes with PN16 flanges, EPDM/Neoprene Rubber is preferred. The final target bolt torque shall be matched to the required sealing pressure for the gasket in accordance with

Pipelines

the specifications of the gasket supplier for the joints. Calculations of the required torque settings shall be provided to TI.

5.9.1.3. Fasteners

The threads and contact surfaces of all bolts shall be coated with Nickel Anti-Seize compound or a similar approved release paste prior to fastening to ensure that the torque transmitted to the bolt is effective. The torque wrench used shall be calibrated in accordance with AS 4115.

The release paste shall be water resistant with no more than 40% petroleum oil and meet Mil Spec. A.907D.

The Contractor shall note:

- i. Copper-based compounds are not acceptable and, if used, shall be cleaned off before correct compound is applied.
- ii. If it is found during inspection that compound has not been applied, the Contractor shall disassemble all fasteners and comply with this requirement.
- iii. A small amount of compound shall be applied along the full length of the thread and to the contact face of the head and nut before the nut is applied. Excessive compound visible after the nut has been applied shall be cleaned off.

All bolts, nuts and washers shall be of 316 stainless steel. All nuts and bolts shall be minimum Grade A4-70.

5.9.1.4. Tightening Sequence

For flanges less than DN450 the progression of the tightening sequence shall be carried out in three stages – 33%, 66% and 100% of final target bolt torque.

For flanges DN450 and above the progress of the tightening sequence shall be carried out in four stages – 25%, 50%, 75% and 100% of final target bolt torque.

The initial bolt torque (first tightening to 100%) will slowly decline to a residual of 35%. Therefore after about 4 hours of the initial sequence the flange bolts shall be retightened following the stage approach to raise the torque back to the final target value.

5.9.2. Other Pipes

For all other pipe materials refer to TI-TS-019.

Pipelines

6. TESTING

6.1. Pipework

6.1.1. General

The Contractor shall carry out the tests specified in this clause and such additional tests in the Manufacturer's works, on the Site or elsewhere as in the opinion of the Superintendent are necessary to determine that the Works comply with this Specification. Where mechanical seals are specified or form an integral part of the pumps installed under this Contract, all performance tests shall be conducted with the seals installed, except where otherwise directed by the specifications or the Superintendent on site.

If the Superintendent so requires, all instruments forming part of or used in the Works shall be calibrated at the expense of the Contractor by an approved independent authority.

Pneumatic testing of pipework is **not** permissible in this specification.

6.1.2. Hydrostatic Testing

All pipe works shall be hydrostatically tested in accordance with AS/NZS 2566.2:2002 Section 6 Field Testing. All calculation methods are detailed in the standard.

The hydrostatic test shall be carried out and certified by the Contractor in the presence of the Superintendent and/or a TI representative. The Contractor shall be responsible for all expenses incurred in carrying out the tests.

The pressure test results and verification calculations shall be recorded and tabulated in a clear and concise format and provided to TI for approval prior to practical completion acceptance.

This document is to be included in the operations manuals and Handover data.

Testing is required to be repeated to the approval of the Superintendent where the test fails or record documentation is insufficient. Where the test fails the reasons for failure shall be established and rectified before retesting, all at the Contractors cost.

7. COMMISSIONING

The requirements for commissioning and handover are described in the Commissioning and Handover Technical Specification (TI-TS-100).

Unanticipated Discovery Plan

Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania

For the management of unanticipated discoveries of Aboriginal relics in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995*. The Unanticipated Discovery Plan is in two sections and is issued alongside advice from Aboriginal Heritage Tasmania (AHT) and should not be relied upon in isolation without accompanying advice.

If in doubt, please contact AHT for advice: call **1300 487 045** or email aboriginal@heritage.tas.gov.au

Discovery of Aboriginal Relics other than Skeletal Material

Step 1:

Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area that all earth disturbance works must cease immediately.

Step 2:

A temporary 'no-go' or buffer zone of at least 10m should be established around all visible Aboriginal relics to protect the suspected Aboriginal site, where practicable. No unauthorised entry or works should be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or AHT staff member.

Step 3:

Contact AHT on **1300 487 045** as soon as possible but no later than 48hrs from the discovery of the relic and inform them of the discovery. Documentation of the find should be emailed to aboriginal@heritage.tas.gov.au as soon as possible. AHT will then provide further advice in accordance with the *Aboriginal Heritage Act 1975*.

Discovery of Skeletal Material

Step 1:

Call the Police (or if practical, a coroner) immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. It is advisable to immediately treat the area as a potential crime scene, and remove all personnel and equipment that may contaminate the area.

Step 2:

Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

Step 3:

A temporary 'no-go' or buffer zone of at least 50m should be established to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been dealt with under the *Coroners Act 1995* or the *Criminal Code Act 1924*.

Step 4:

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995* and Aboriginal Heritage Tasmania as per the *Aboriginal Heritage Act 1975*.

Guide to Aboriginal site types

Stone Artefact Scatters

A stone artefact is any stone or rock fractured or modified by Aboriginal people to produce cutting, scraping or grinding implements. Stone artefacts are indicative of past Aboriginal living spaces, trade and movement throughout Tasmania. Aboriginal people used hornfels, chalcedony, spongelite, quartzite, chert and silcrete depending on stone quality and availability. Stone artefacts are typically recorded as being 'isolated' (single stone artefact) or as an 'artefact scatter' (multiple stone artefacts).

Shell Middens

Middens are distinct concentrations of discarded shell that have accumulated as a result of past Aboriginal camping and food processing activities. These sites are usually found near waterways and coastal areas, and range in size from large mounds to small scatters. Tasmanian Aboriginal middens commonly contain fragments of mature edible shellfish such as abalone, oyster, mussel, warrener and limpet, however they can also contain stone tools, animal bone and charcoal.

Rockshelters

An occupied rockshelter is a cave or overhang that contains evidence of past Aboriginal use and occupation, such as stone tools, middens and hearths, and in some cases, rock markings. Rockshelters are

usually found in geological formations that are naturally prone to weathering, such as limestone, dolerite and sandstone.

Quarries

An Aboriginal quarry is a place where stone or ochre has been extracted from a natural source by Aboriginal people. Quarries can be recognised by evidence of human manipulation such as battering of an outcrop, stone fracturing debris or ochre pits left behind from processing the raw material. Stone and ochre quarries can vary in terms of size, quality and the frequency of use.

Rock Marking

Rock marking is the term used in Tasmania to define markings on rocks which are the result of Aboriginal practices. Rock markings come in two forms; engraving and painting. Engravings are made by removing the surface of a rock through pecking, abrading or grinding, whilst paintings are made by adding pigment or ochre to the surface of a rock.

Burials

Aboriginal burial sites are highly sensitive and may be found in a variety of places, including sand dunes, shell middens and rock shelters. Despite few records of pre-contact practices, cremation appears to have been more common than burial. Family members carried bones or ashes of recently deceased relatives. The Aboriginal community has fought long campaigns for the return of the remains of ancestral Aboriginal people.

Further information on Aboriginal heritage is available from:

Aboriginal Heritage Tasmania
Heritage Strategic Business Unit
Department of Natural Resources and Environment Tasmania
GPO Box 44 HOBART TAS 7001

Telephone 1300 487 045
Email aboriginal@heritage.tas.gov.au
Web www.aboriginalheritage.tas.gov.au

This publication may be of assistance to you but the State of Tasmania and its employees do not accept responsibility for the accuracy, completeness, or relevance to the user's purpose, of the information and therefore disclaims all liability for any error, loss or other consequence which may arise from relying on any information in this publication.





Brighton Council

Quarterly Report

December 2024



Operating Revenue

During the quarter ending December 2024, the year-to-date actual operational revenue was \$17,921,289 compared to year-to-date budgeted operational revenue of \$17,328,153. This represents a favourable result of \$593,136 against budget. Explanations have been given on the areas that have seen an increase of 10% above or below budget estimates and \$10,000.

Note 1 - Rates Revenue

In line with budget.

Note 2 – Statutory Fees and Fines

Statutory fees that have been received are 32.28% above year-to-date budget expectations. The extra revenue has been received across all categories however of significant mention are Planning fees are approximately \$78,000 more than expected and dog infringements are also approximately \$28,000 more than the year-to-date budget estimates.

Note 3 – User Fees

Is favourable to budget by 27.26% or \$121,179. This is predominately due to engineering fees of approximately \$52,000 being received and dog licences over by \$32,000 to year-to-date budget estimates.

Note 4 – Grants

Each year the Australian Government decides if the Financial Assistance Payment will be paid in advance or in the financial year it is intended for. In the 2024/2025 year the payment was made in advance and therefore the year-to-date budget for this item will not reflect the year to date actual.

Note 5 – Contributions

Favourable to budget by \$100,681. These amounts are public open space contributions from developers in lieu of providing land.

Note 6 – Interest

Slightly reduced to budget expectations but still within the 10% parameters.

Note 7 – Commercial Income

The year-to-date commercial income is favourable to budget by \$143,434 or 25.07%. This is due to receiving funding from State Growth for the Jobs Hub to extend operations until 2027. This grant will be paid in 7 instalments over the next few financial years.

Note 8 – Investment revenue from Water Corporation

In line with budget.

Operating Expenditure

Year-to-date operational expenditure is \$8,742,793 compared to budgeted year-to-date expenditure of \$8,003,610. This is \$739,183 or 9.25% greater than budgeted estimates and materially in line with Budget. Explanations have been provided below on areas that are 10% above or below budgeted estimates and \$10,000.

Note 9 – Employment Benefits

In line with budget

Note 10 – Materials & Services

The materials and services actual to budget has a variance of \$586,776 or 13.90% over. The timing of the year-to-date budget does not take seasonal factors into account so this should even out by year end and be more in line with actual. Significant items to consider for the quarter for this line item is a substantial amount spent on reserves landscaping, grading of roads and potholing.

Note 11 – Contributions

In line with budget

Note 12 – Commercial Activities

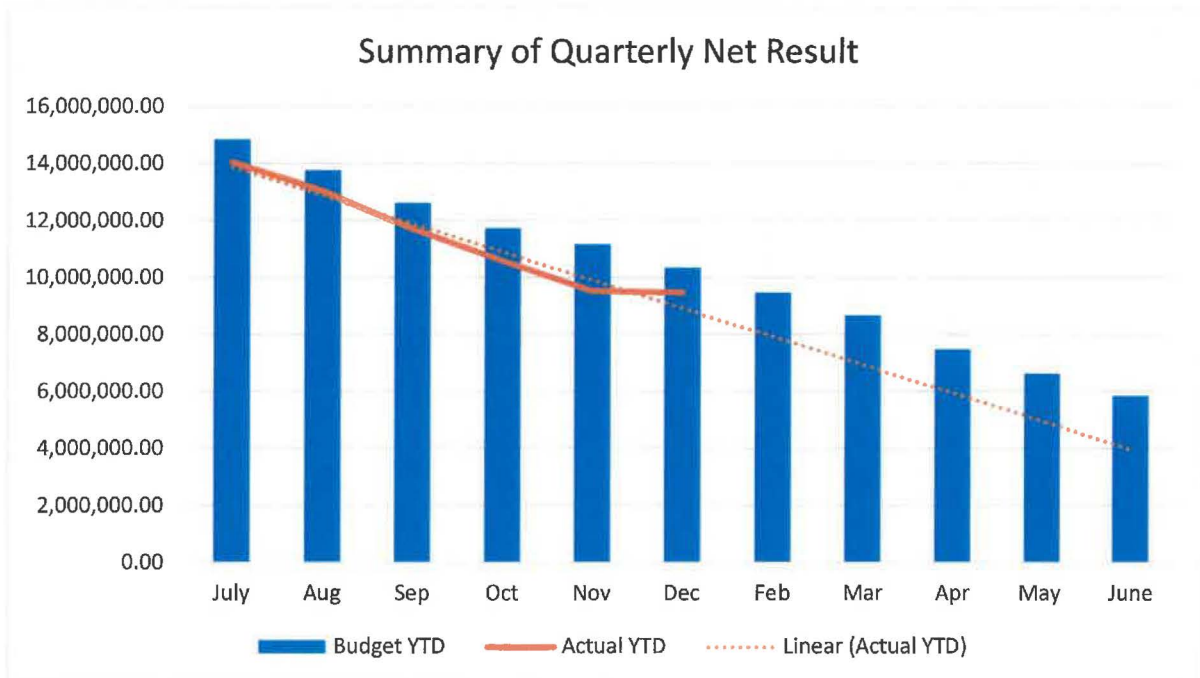
This amount is in relation to activities relevant to the flocon hire. As the flocon has been sold this amount may be irrelevant in future reports.

Note 13 – Depreciation and Amortisation

Depreciation and amortisation will be journalled at the end of year.

Note 14 – Other Expenses

In line with budget



Non-Operating Revenue

Note 15 – Contributions – non-monetary assets

This item is calculated at year end and is made up of transfer of road assets from subdivisions.

Note 16 – Net gain/(loss) on disposal of property

As at the end of December a profit of \$88,285 had occurred due to the turnover of vehicles.

Note 17 – Capital Grants received specifically for new or upgraded assets

See reconciliation of capital grants received.

Capital Works

Year-to-date Capital Works expenditure is \$5,322,097 represented by \$847,346 for Physical Services expenditure and \$4,474,751 for other capital expenditure including work in progress that was carried forward from the 23/24 financial year of \$1,984,080. Various capital works were commenced which are included in the Asset Managers monthly report. The monthly year to date capital budget figures are based on a straight line expenditure of one-twelfth of the annual budget. Council is estimating \$903,567 in capital grant revenue in the 2024/25 year.

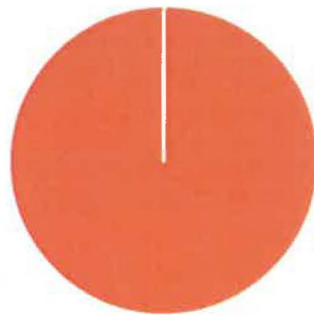
Investment

The following pie charts represent the Agencies and Investment by credit rating of Councils investments. All Council funds have been invested in accordance with the Investment policy.

Council currently has the following investments

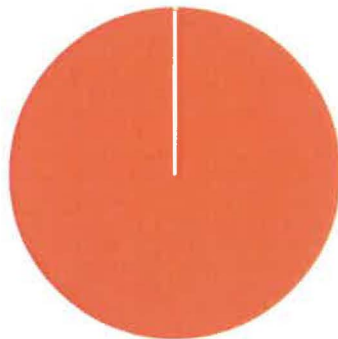
Agency	Rate	Investment	Maturity Date
NAB	5.00%	\$700,000	4/3/25

Investment by Agency



■ NAB

Investment by Credit Rating

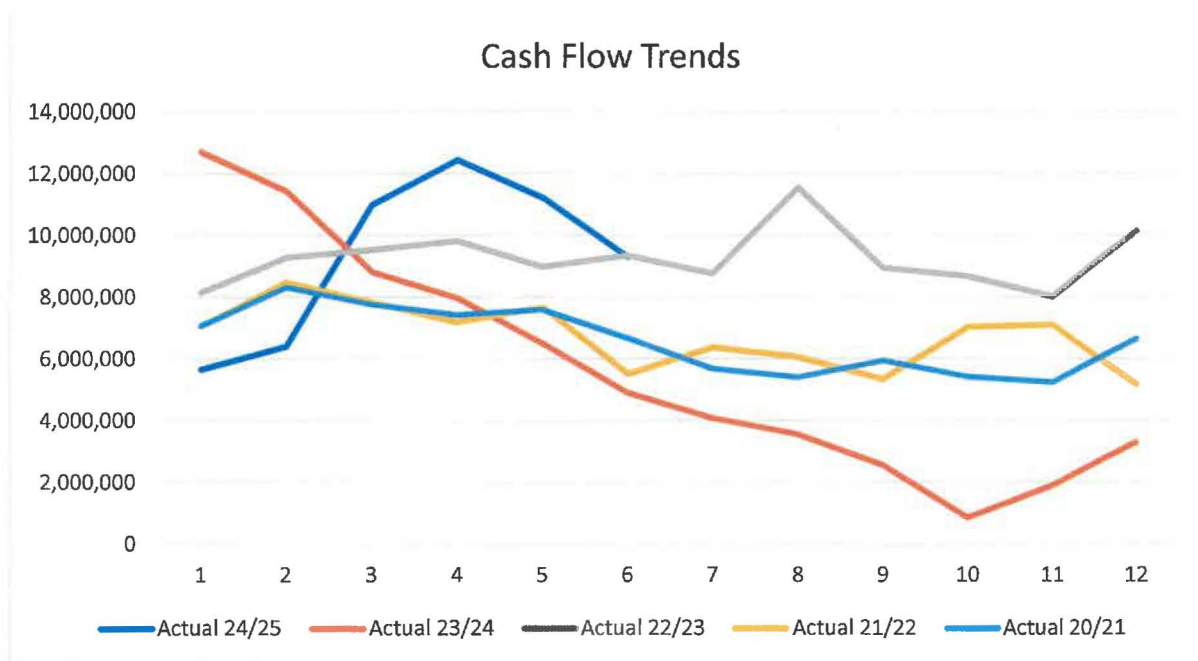


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Cash Flow Trends

The following chart monitors the cashflow trend over the previous five years. It is noted that cash has increased steadily over this period. The main increase in cash is in July when rates notices are sent out for payment. In the 2023/2024 year there was a substantial drop in cash due to the completion of many of these outstanding capital projects but also the construction and then the hold-up in the sale of the medical centre. The Medical centre settled at the end of September and the graph shows a large increase in the cash at this time. Since the September quarter the following projects have been undertaken which are of significant expenditure:

- Brighton Town Square
- Seymour Street Masterplan Works
- Baskerville Road
- Eddington Street Roundabout
- Andrew Street Stage 1 works



Quarterly Report Notes

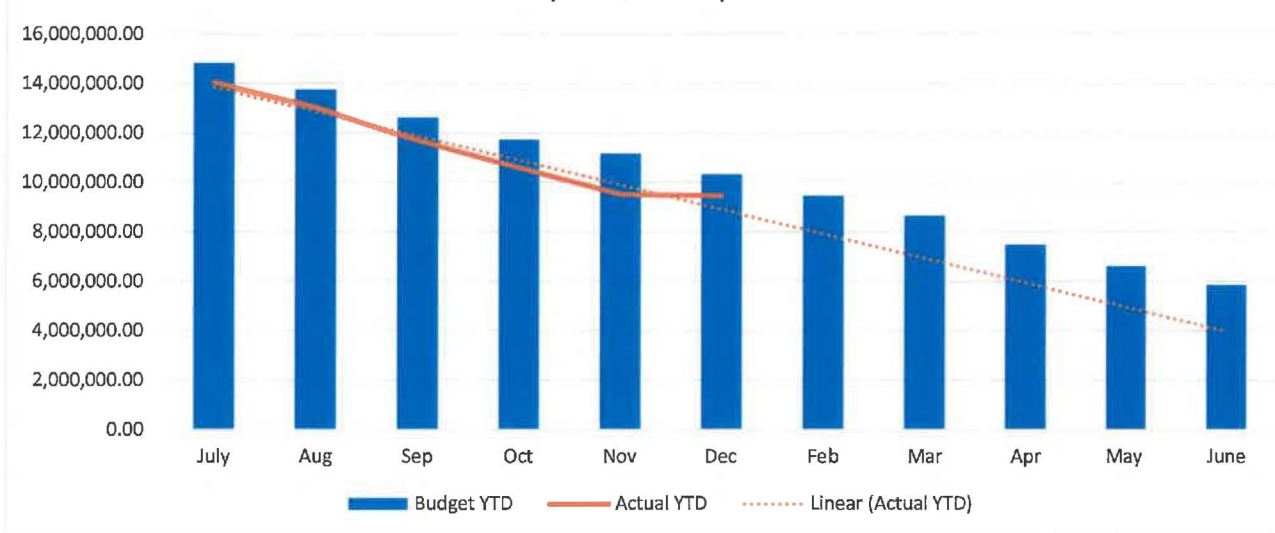
Grant Variance Analysis - December 2024

	Budget	Actual	Variance	Comments
24/25 Capital Grants Budget				
Truck Stop	\$360,000	\$0	\$360,000	
Footpath, Basketball wall, rebound wall & dog park & fencing	\$293,935	\$0	\$293,935	
Roads to Recovery Grant	\$249,567	\$0	\$249,567	
Total Capital 24/25 Grant Budget Outstanding	\$903,502	\$0	\$903,502	
24/25 Operational Grants Budget				
				\$2,076,597 Received in June 2024. \$96,369.75 Instalments received 24/25
Financial Assistance Grant	\$2,131,583	\$192,740	\$192,740	
Bushfire Mitigation for Brighton LGA & Mt Dromedary Bushfire Management Plan	\$35,000	\$20,000	\$15,000	Invoiced Jan 2025
Total Operational 24/25 Grant Budget Outstanding	\$2,166,583	\$212,740	\$207,740	
Unbudgeted 24/25 Grants				
				\$1,500,000 payable in six instalments to 2027
Provision of delivery & coordination to increase employment	\$2,300,000	\$400,000	\$400,000	
Boyer Road Precinct Structure Plan	\$320,000	\$0	\$320,000	Waiting on Grant Deed from State
Feasibility report for a new Gymnastics Centre in Brighton	\$450,000	\$450,000	\$0	
Total Unbudgeted 24/25 Grants Outstanding	\$3,070,000	\$850,000	\$720,000	
Prior Year Grants Outstanding				
Seymour Street Masterplan	\$2,300,000	\$750,000	\$1,550,000	Ongoing
Bridgewater Parklands	\$1,700,000	\$1,275,000	\$425,000	Paid when Roundabout completed
Brighton Residential Flooding Disaster prevention works	\$146,792	\$0	\$146,792	Extension given
	\$4,146,792	\$2,025,000	\$4,284,275	
Reconciliation of Capital Grants to Quarterly Report 24/25				
				Actual Amounts received 24/25
Gagebrook Pathways & Cris Fitz Park	\$620,588	\$620,588	\$0	\$329,535
Phase 4	\$236,114	\$236,114	\$0	\$236,114
Seymour Street Masterplan	\$2,300,000	\$750,000	\$1,550,000	\$520,000
Feasibility report for a new Gymnastics Centre in Brighton	\$450,000	\$450,000	\$0	\$450,000
Total Outstanding Prior Year Grants	\$3,606,702	\$2,056,702	\$1,550,000	\$1,535,649

Brighton Council
Quarterly Financial Report
Statement of Comprehensive Income to 31st December 2024

	Note	Budget	YTD Budget	YTD Actual	Variance
Operating Revenue					
Rates and Grants	1	15,293,921	15,211,011	15,298,385	87,374
Statutory Fees and Fines	2	743,000	371,484	491,392	119,908
User Fees	3	910,200	444,610	565,789	121,179
Grants	4	2,166,583	159,890	198,740	38,850
Contributions	5	250,000	75,000	175,681	100,681
Interest	6	372,000	185,994	167,704	-18,290
Commercial Income	7	1,183,350	572,164	715,598	143,434
Investment revenue from Water Corporation	8	739,200	308,000	308,000	0
Total Operating Revenue		21,658,254	17,328,153	17,921,289	593,136
Operating Expenses					
Employee Benefits	9	-5,429,875	-2,767,660	-2,958,635	-190,975
Materials & Services	10	-8,150,621	-4,220,548	-4,807,324	-586,776
Contributions	11	-1,402,440	-761,016	-722,233	38,783
Commercial Activities	12	-20,000	-9,996	-2,436	7,560
Depreciation and amortisation	13	-3,966,578	-	-	0
Other Expenses	14	-438,834	-244,390	-252,166	-7,776
Total Operating Expenses		-19,408,348	-8,003,610	-8,742,793	-739,183
Net Operating Surplus/(Deficit)		2,249,906	9,324,543	9,178,496	-146,047
Capital Income					
Contributions - non-monetary assets	15	-	-	-	-
Net gain/(loss) on disposal of property	16	-	-	88,285	88,285
Capital Grants received specifically for new or upgraded assets	17	903,567	-	1,015,649	1,015,649.00
Total Capital Income		903,567	0	1,103,934	1,103,934
Total Surplus/(Deficit)		3,153,473	9,324,543	10,282,430	957,887

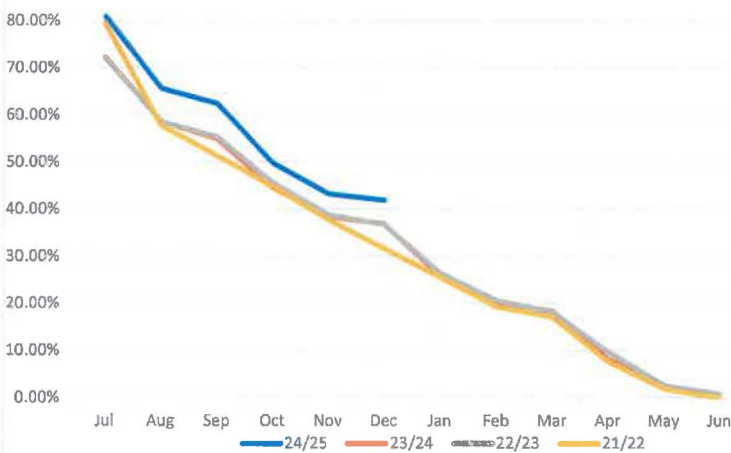
Summary of Quarterly Net Result



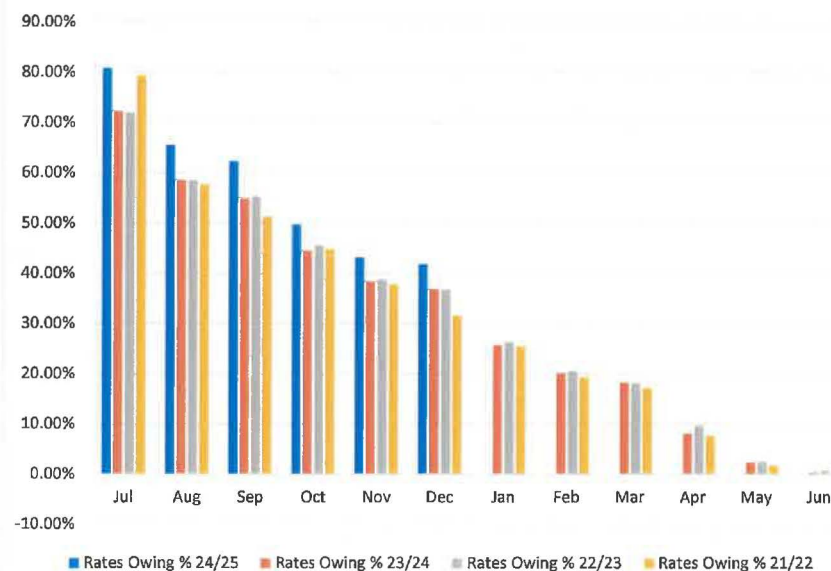
Rates & Grants
Quarterly Financial Report
Statement of Comprehensive Income to 31st December 2024

	Budget	YTD Budget	Actual	Variance
Operating Revenue				
Rates and Grants	15,293,921	15,211,011	15,298,385	87,374
Grants	2,166,583	159,890	198,740	38,850
Interest	22,000	10,998	22,257	11,259
Investment revenue from Water Corporation	739,200	308,000	308,000	-
Total Operating Revenue	18,221,704	15,689,899	15,827,382	137,483
Other Expenses - Gymnastics Grant			-18,081	
Total Operating Revenue	0	0	-18,081	-18,081
Net Operating Surplus/(Deficit)	18,221,704	15,689,899	15,809,301	119,402
Capital Income				
Contributions - non-monetary assets	-	-	-	-
Net gain/(loss) on disposal of property	-	-	88,284.55	88,284.55
Capital Grants received specifically for new or upgraded assets	903,567	576,567	1,015,649	439,082.00
Total Capital Income	903,567	576,567	1,103,934	527,366.55
Total Surplus/(Deficit)	19,125,271	16,266,466	16,913,235	664,849

Percentage of Rates Owing



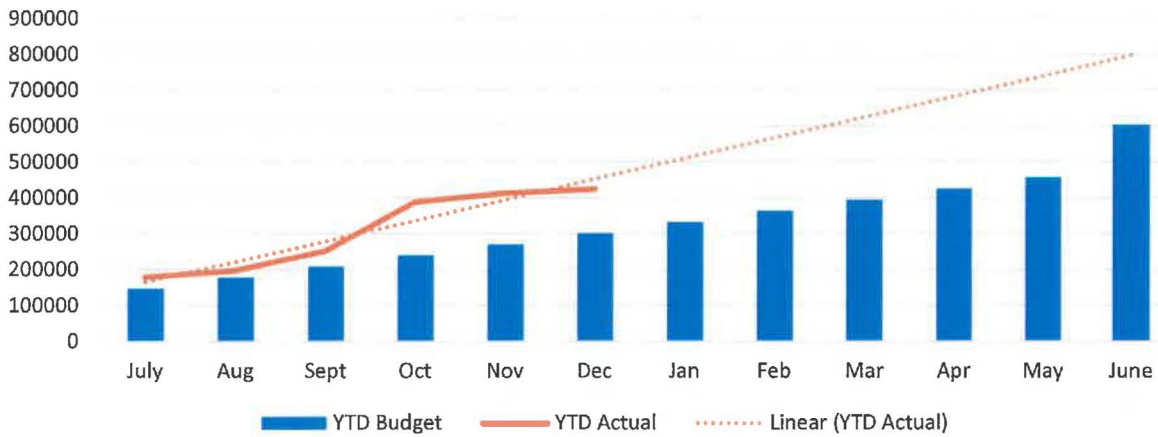
Outstanding Rates by Month %



Governance & Regulatory Services
Quarterly Financial Report
Statement of Comprehensive Income to 31st December 2024

	Budget	YTD Budget	YTD Actual	Variance
Operating Revenue				
Statutory Fees and Fines	365,000	182,490	222,700	40,210
User Fees	237,700	118,736	201,075	82,339
Total Operating Revenue	602,700	301,226	423,775	122,549
Operating Expenses				
Employee Benefits	-836,487	-425,141	-408,334	16,807
Materials & Services	-51,500	-28,492	-21,329	7,163
Contributions	-92,000	-50,998	-42,381	8,617
Total Operating Expenses	-979,987	-504,631	-472,044	32,587
Net Operating Surplus/(Deficit)	-377,287	-203,405	-48,269	155,136
Total Surplus/(Deficit)	-377,287	-203,405	-48,269	155,136

Governance & Regulatory Services Income



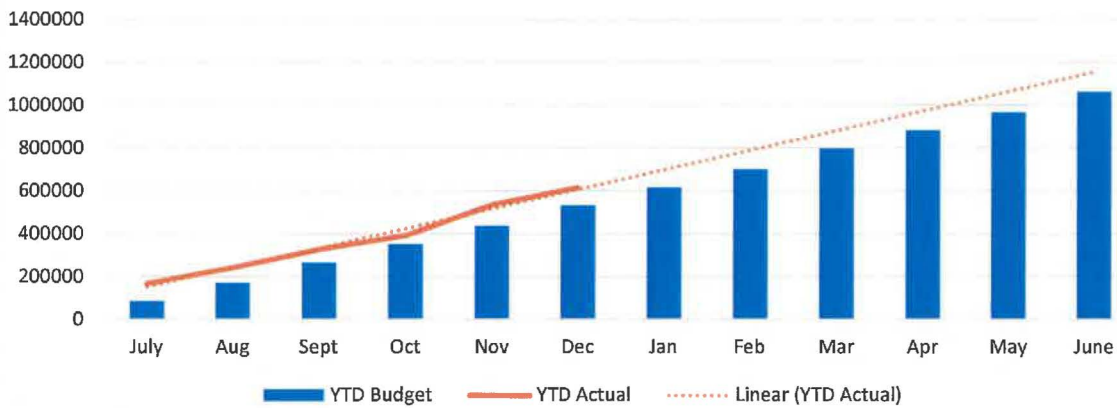
Governance & Regulatory Services Expense



Corporate Services
Quarterly Financial Report
Statement of Comprehensive Income to 31st December 2024

	Budget	YTD Budget	YTD Actual	Variance
Operating Revenue				
Statutory Fees and Fines	115,000	57,498	62,237	4,739
User Fees	57,800	28,896	44,406	15,510
Contributions	150,000	75,000	175,681	100,681
Interest	350,000	174,996	145,447	-29,549
Commercial Income	390,000	194,994	199,784	4,790
Total Operating Revenue	1,062,800	531,384	627,555	96,171
Operating Expenses				
Employee Benefits	-1,106,772	-562,565	-566,620	-4,055
Materials & Services	-954,949	-618,168	-663,835	-45,667
Contributions	-40,000	-19,998	-25,200	-5,202
Depreciation and amortisation	-349,058	-	-	-
Other Expenses	-58,000	-22,500	-42,050	-19,550
Total Operating Expenses	-2,508,779	-1,223,231	-1,297,705	-74,474
Net Operating Surplus/(Deficit)	-1,445,979	-691,847	-670,150	21,697
Total Surplus/(Deficit)	-1,445,979	-691,847	-670,150	21,697

Corporate Services Income



Corporate Services Expense



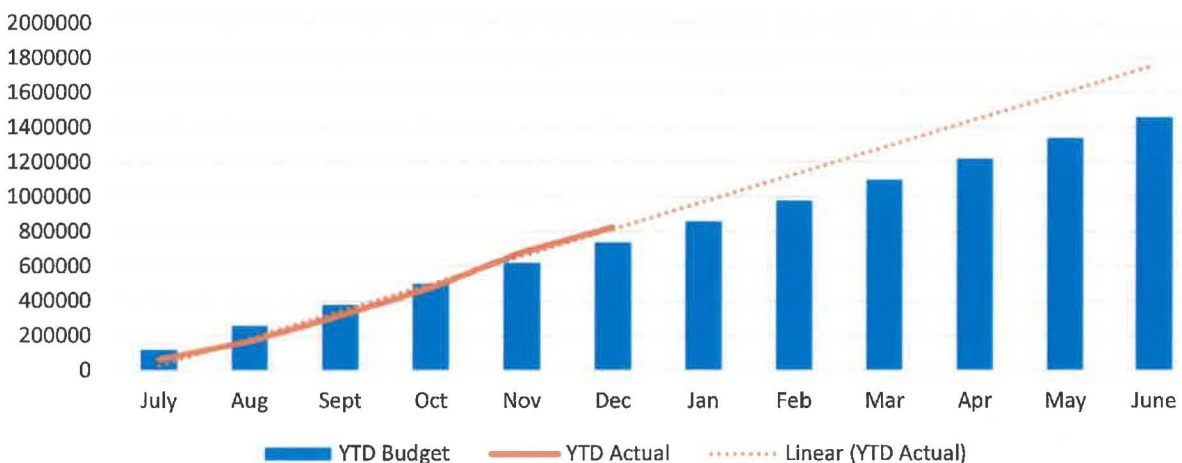
Development Services
Quarterly Financial Report
Statement of Comprehensive Income to 31st December 2024

	Budget	YTD Budget	YTD Actual	Variance
Operating Revenue				
Statutory Fees and Fines	263,000	131,496	206,456	74,960
User Fees	16,500	7,998	580	-7,418
Total Operating Revenue	279,500	139,494	207,036	67,542
Operating Expenses				
Employee Benefits	-1,058,379	-538,041	-524,811	13,230
Materials & Services	-400,500	-200,220	-300,455	-100,235
Total Operating Expenses	-1,458,879	-738,261	-825,266	-87,005
Net Operating Surplus/(Deficit)	-1,179,379	-598,767	-618,230	-19,463
Total Surplus/(Deficit)	-1,179,379	-598,767	-618,230	-19,463

Development Services Income



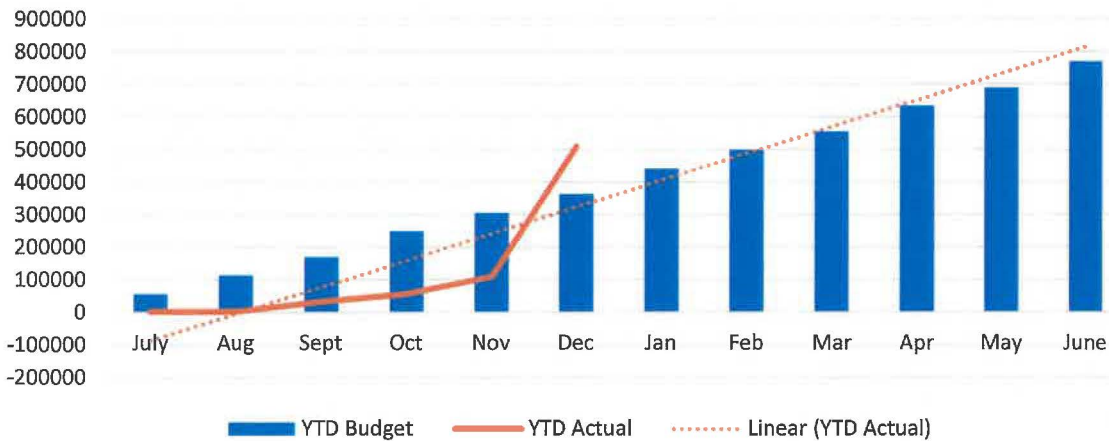
Development Services Expense



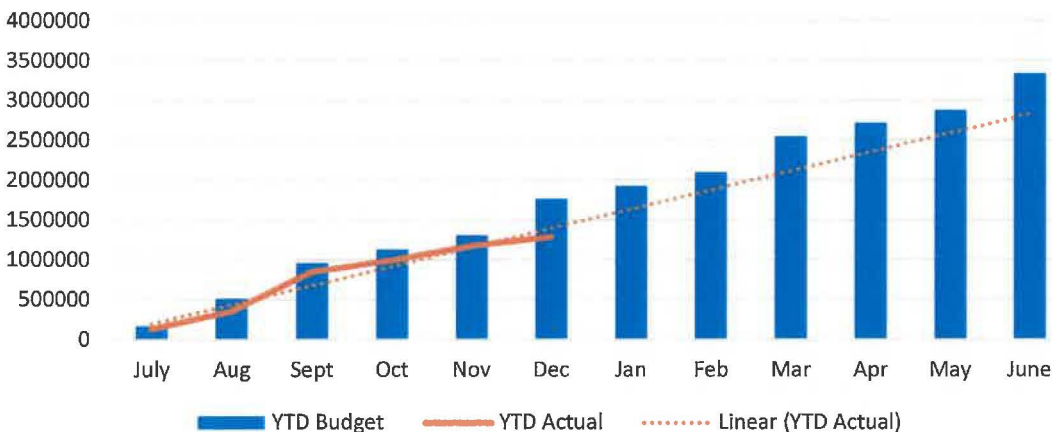
General Management
Quarterly Financial Report
Statement of Comprehensive Income to 31st December 2024

	Budget	YTD Budget	YTD Actual	Variance
Operating Revenue				
User Fees	15,200	7,500	6,624	-876
Commercial Income	753,850	355,422	501,817	146,395
Total Operating Revenue	769,050	362,922	508,441	145,519
Operating Expenses				
Employee Benefits	-677,697	-177,057	-591,578	-414,521
Materials & Services	-1,006,850	-252,189	-133,552	118,637
Contributions	-1,270,440	-690,020	-654,652	35,368
Other Expenses	-380,834	-221,890	-192,035	29,855
Total Operating Expenses	-3,335,821	-1,341,156	-1,571,817	-230,661
Net Operating Surplus/(Deficit)	-2,566,771	-978,234	-1,063,376	-85,142
Total Surplus/(Deficit)	-2,566,771	-978,234	-1,063,376	-85,142

General Management Income



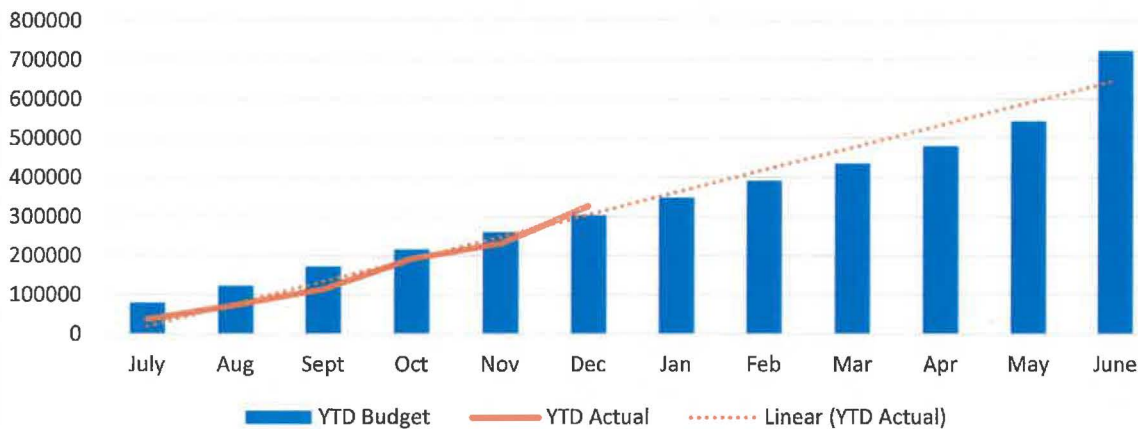
General Management Expense



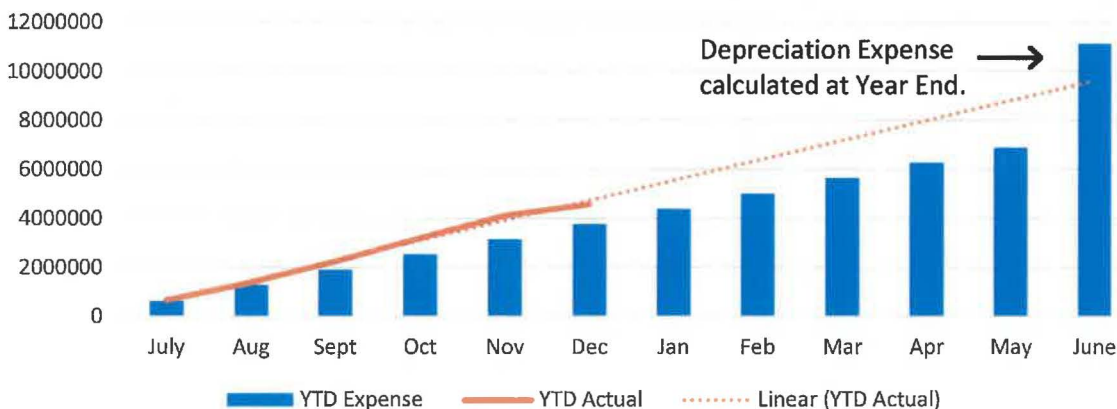
Asset Services
Quarterly Financial Report
Statement of Comprehensive Income to 31st December 2024

	Budget	YTD Budget	Actual	Variance
Operating Revenue				
User Fees	583,000	281,480	313,104	31,624
Contributions - Subdivision non-cash	100,000	-	-	-
Commercial Income	39,500	21,748	13,997	-7,751
Total Operating Revenue	722,500	303,228	327,101	23,873
Operating Expenses				
Employee Benefits	-1,750,540	-897,981	-867,291	30,690
Materials & Services	-5,736,822	-2,863,790	-3,688,153	-824,363
Commercial Activities	-20,000	-9,996	-2,436	7,560
Depreciation and amortisation	-3,617,520	-	-	-
Total Operating Expenses	-11,124,882	-3,771,767	-4,557,880	-786,113
Net Operating Surplus/(Deficit)	-10,402,382	-3,468,539	-4,230,779	-762,240
Total Surplus/(Deficit)	-10,402,382	-3,468,539	-4,230,779	-762,240

Asset Services Income



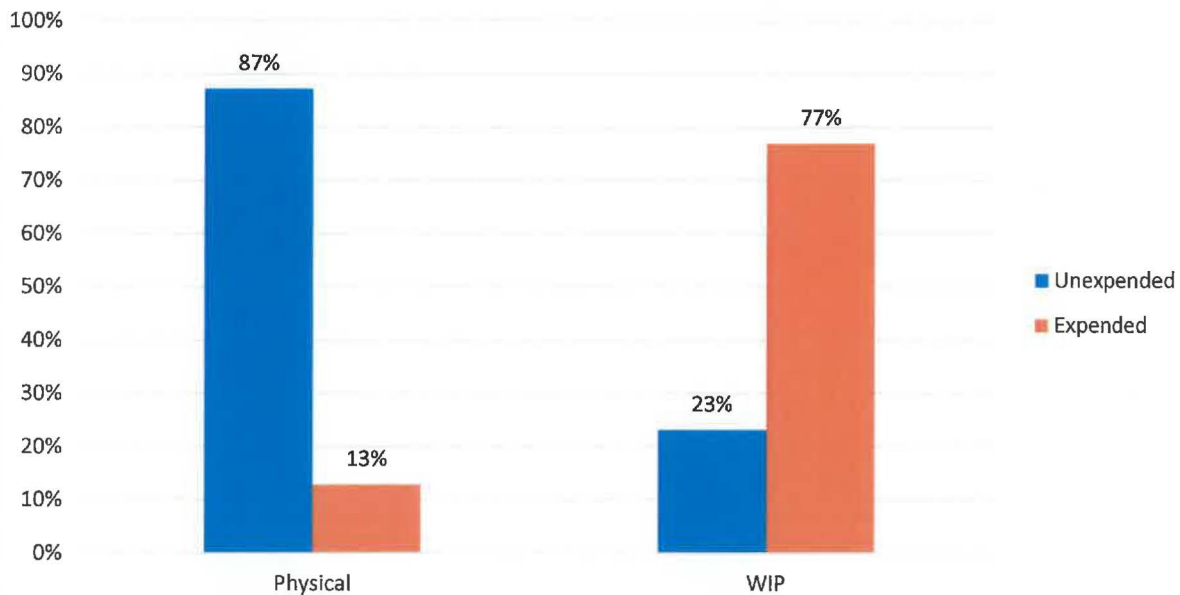
Asset Services Expense



**Capital Works Program
Quarterly Financial Report
Statement of Comprehensive Income at 31st December 2024**

	Budget	YTD Budget	Actual	Variance
Physical Services Capital				
Roads	5,034,741	839,124	741,684	-97,440
Bridges	32,000	32,000	33,516	1,516
Reserves	1,127,369	187,895	59,426	-128,469
Buildings	406,800	67,800	12,720	-55,080
Total Physical Services Capital	6,600,910	1,126,818	847,346	-279,472
Other Capital				
Work in Progress Brought Forward	1,984,080		1,984,080	
Work in Progress - Work undertaken 24/25	3,689,285		2,836,338	-852,947
Work in Progress Grants Carried Forward	-2,070,000	-	-520,000	1,550,000
Property	-	-	-	-
Plant & Vehicles	375,000	335,000	167,973	-167,027
Furniture & Equipment	150,000	25,000	6,360	-18,640
Total Other Capital	4,128,365	360,000	4,474,751	511,386
Total Capital Expenditure	10,729,275	1,486,818	5,322,097	231,914

**Capital Expenditure
Budget YTD to Actual**





POLICY NAME: DISPUTE RESOLUTION POLICY

POLICY No: 2.8

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1. PURPOSE:

To establish the principles and procedures for dispute resolution with, and between, councillors related to matters outlined under the Code of Conduct in accordance with *Local Government Act 1993* Section 28JA and the *Local Government (General) Regulations 2015*.

2. SCOPE:

This policy applies to disputes with, and between, councillors. Matters of dispute include those under the Code of Conduct and behaviour of councillors towards each other, council employees and community members more broadly.

2.1 Relationship to the Code of Conduct

This policy is to support the resolution of disputes with, and between, councillors before a Code of Conduct complaint is lodged.

Where a Code of Conduct complaint is lodged, the *Local Government Act 1993* requires that a complainant details why the outcome from the dispute resolution process was not satisfactory¹, or if the process was not used, why the dispute resolution process was not appropriate for the circumstances². An exception is where the dispute resolution process is not appropriate to resolve the dispute.

2.2 When this policy may not be appropriate

A Code of Conduct complaint may be required where either party is unable, or unwilling to participate in some, or all, of the dispute resolution process, such as mediated discussions. These reasons will be documented by the Dispute Resolution Officer.

Other matters such as, but not limited to, health and safety risks, criminal misconduct, discrimination, breaches of the *Local Government Act 1993* are to be addressed outside this policy.

3. PRINCIPLES:

3.1 Procedural fairness

The principles of procedural fairness, or natural justice, will apply when dealing with a dispute under this Policy.

In particular:

- (i) the parties in the dispute will be afforded equitable opportunities to be heard
- (ii) any recommendations, or dispute resolution plans will be based on genuine consideration of the circumstances and evidence
- (iii) the roles in the process will support procedural fairness.

¹ *Local Government Act 1993*, Section 28V (fc).

² *Local Government Act 1993*, Section 28V (fd).

3.2 Roles

Complainant

The person raising the dispute about a relevant matter.

Respondent

The councillor(s) that are subject to a dispute.

Mayor

The mayor as Chairperson of the council may ask for parties to engage in the dispute resolution process.

Chief Executive Officer

The Chief Executive Officer (CEO) is responsible for identifying a council officer to act as the Dispute Resolution Officer. Where the Dispute Resolution Officer has an actual or perceived conflict of interest with the parties in dispute, the CEO may appoint an alternative officer. The CEO may appoint themselves where no other person is able to perform this role, and they can meet the requirements of this policy.

The CEO will access a panel of Dispute Resolution Advisors for use under this Policy as per the provider panel developed by the Local Government Association of Tasmania (LGAT).

Dispute Resolution Officer

The Dispute Resolution Officer manages the process, is responsible for maintaining the records of the process and appoints the Dispute Resolution Advisor. The Dispute Resolution Officer does not have a role in assessing the dispute.

The Dispute Resolution Officer for Council will be the responsibility of the Executive Officer, Governance.

Dispute Resolution Advisor (the Advisor)

The Advisor is a person external to the council who undertakes the dispute resolution process with the parties in dispute. Refer to section 4.4 for more detail on the Advisor.

Support person

The support person is a person who may support the complainant or respondent as part of the dispute resolution process. Refer to Section 4.7 for more detail.

3.3 Personal and shared responsibility

Councillors represent the views of the community, so at times they may hold and express views that are different, and opposing, to their fellow councillors. The democratic process means that there may be active debate that should be considered and respectful.

However, this debate may become a conflict or dispute. Where this happens, the parties should use their best endeavour to resolve the issue or dispute in an informal and courteous manner.

Where the parties have been unable to resolve the issue or dispute themselves, or it is not appropriate, then the dispute resolution process can then be applied. The process is to be approached by the parties in good faith to find a resolution.

3.4 Confidentiality

All parties will take all reasonable steps to maintain confidentiality when dealing with the dispute, to protect both the complainant and respondent.

With the mutual agreement of the complainant and respondent a closed meeting of Council may be advised that the parties are participating in dispute resolution process.

3.5 Accessibility

The Council will ensure that information on how to lodge a dispute, including this Policy, is available via its customer service centre and on the Council's website. The Council will make information available in accessible formats if requested. Any person wishing to lodge a dispute may contact the Dispute Resolution Officer if they require assistance in completing the dispute resolution form or otherwise navigating the dispute resolution process.

3.6 Equitable access

This Policy and process is designed to address the different needs and priorities of all persons, including of different genders. It provides measures that address different levels and types of experiences, power, information and influence. These measures include:

- Addressing power imbalances with an external neutral Dispute Resolution Advisor to support dispute resolution and providing for support person(s), detailing access to information, and maintaining accurate, clear records.
- Providing a safe environment through confidentiality and neutral party lodgement.
- Requiring Dispute Resolution Advisors with appropriate training for inclusiveness, gender responsiveness and trauma.

4. PROCEDURES:

4.1 Lodging and withdrawing disputes

Any person may lodge a dispute regarding a councillor's behaviour.

The Dispute Resolution Form must be completed in full to lodge a dispute. Completed forms must include the name and contact details of the complainant. A dispute must specify the part(s) of the Code of Conduct that the behaviour relates to.

Anonymous disputes cannot be accepted. Where an individual wishes to remain anonymous or does not want to put their complaint in writing the Dispute Resolution Officer may direct them to alternative avenues outside this Policy.

Where a Dispute Resolution Form omits required details, the Dispute Resolution Officer will invite the complainant to provide this information for the dispute to be progressed.

The dispute lodgement fee is 25 fee units. Separate costs and processes apply to Code of Conduct complaints.

Disputes may be withdrawn by the complainant by writing to the Dispute Resolution Officer. The Dispute Resolution Officer will provide written notice of the withdrawal to the respondent. Notice will not be provided if the withdrawal is prior to the respondent being notified of a dispute being lodged (Refer Section 4.3).

4.2 Notice to complainant

Within 10 business days after receiving a dispute, the Dispute Resolution Officer will provide written notice to the complainant that:

- (i) confirms receipt of the dispute
- (ii) outlines the process that will be followed
- (iii) notes the confidentiality requirements of section 3.4 of this Policy
- (iv) includes a copy of this Policy.

4.3 Notice to respondent

Within 15 business days after receiving a dispute, the Dispute Resolution Officer will provide written notice to the respondent that:

- (i) advises that a dispute has been made in accordance with this Policy
- (ii) includes a completed Dispute Resolution Form
- (iii) outlines the process that will be followed
- (iv) notes the confidentiality requirements of section 3.4 of this Policy
- (v) includes a copy of this Policy.

4.4 Appointment of Dispute Resolution Advisor

The Dispute Resolution Officer is to engage a Dispute Resolution Advisor (Advisor) to conduct dispute resolution. The Advisor must:

- not be an employee of Council
- not have any direct relationship to the parties
- must be objective and impartial, with no real or perceived bias
- must be able to demonstrate that their practice is gender and trauma aware
- be accredited under the National Mediator Accreditation System (NMAS), or its successor, the Australian Mediator and Dispute Resolution Accreditation Standards (AMDRAS); or have a minimum of a Diploma in Mediation or Dispute Resolution.

In selecting a person to act in the capacity of the Advisor, the Dispute Resolution Officer will consider the nature of the issue under discussion, knowledge/experience of local government and interpersonal skills that can most likely assist in resolving matters of conflict.

The Dispute Resolution Officer will provide written notice of the appointment of the Advisor to the complainant and the respondent.

The parties may object to the Dispute Resolution Officer if they believe that the Advisor does not meet the requirements detailed in this section and will provide evidence to substantiate their view. The Officer will consider an objection and determine whether an alternate Advisor is to be appointed.

It is expected that there be no conflicts of interest between the Advisor and the complainant or respondent. If during the review process a conflict of interest arises between any party, the party must notify the Dispute Resolution Officer promptly. Where the Dispute Resolution Officer determines there is an actual conflict of interest, an alternative Advisor is to be appointed.

4.5 Dispute Resolution Process

4.5.1 Commencement

In commencing the dispute resolution process, the Advisor will bring together the parties to conduct an initial facilitated discussion or mediation. Where needed they may also undertake initial individual interviews with the parties and others.

The initial discussion is to provide a general picture of the dispute and to allow the Advisor to provide an estimate of the timeframe for the process based on the parties' willingness and availability. This discussion will support the Advisor's consideration of the appropriateness of undertaking the process including:

- the parties' willingness to participate in the process
- health and safety risks to the parties, or others.

The Advisor may determine that the process cannot continue due to:

- the risk that the process may cause harm to the health and safety of either of the parties; or
- one of the parties is unwilling or unable to participate; or
- initial engagement reveals circumstances that must be addressed through a different process, such as those outlined in Section 2.2

Where the Advisor has determined the process cannot continue, they will provide a report to the Dispute Resolution Officer. The report will provide their reasons and state their determination that the dispute will need to be resolved through alternative avenues. The Advisor may make recommendations regarding these avenues.

4.5.2 Process

The Advisor will determine the appropriate resolution processes based on their expertise and experience. This may include, but not be limited to, approaches such as mediation and facilitated restorative processes.

Resolutions may include, but not be limited to:

- a commitment to changing behaviours
- a commitment to cease the behaviour
- a commitment to apologise
- counselling

- undertaking professional development.

The Advisor may also make a recommendation to the Council that it review a policy, procedure, or other document related to the dispute.

The parties must represent themselves.

The maximum timeframe for a dispute resolution process is three months. At this time the Advisor is to provide a report to the Dispute Resolution Officer and close the dispute. This timeframe may be extended on the Advisor's recommendation and with the mutual agreement of the parties.

4.5.3 Information requests

Councillors and council staff are to respond to the Advisor's reasonable requests for information about the dispute. Information pertaining to a third party will require their consent for the information to be released.

The Advisor may request the Dispute Resolution Officer to search for any relevant records or information in the Council's Record Management System. The Advisor must provide the complainant and respondent with a copy of any records that are identified.

In addition, where a clarification or additional information has been sought from the complainant by either the Dispute Resolution Officer or the Advisor, copies must also be provided to the complainant and respondent.

4.6 Order of disputes

Disputes will normally be dealt with in the order in which they are received. If more than one dispute is received that relates to the same alleged breach, the Dispute Resolution Officer may progress those disputes concurrently, provided confidentiality can be maintained.

4.7 Support person

Complainants and respondents may include a support person as part of the dispute resolution process.

The role of the support person is to observe and provide emotional support. They are not to provide views on the process or on legal context. The support person must not be an Australian lawyer.

The parties are to provide written notice to the Dispute Resolution Officer of their intention to include a support person in the dispute resolution process. This notice is to include the person's name, occupation and relationship to the party.

The Advisor is to consider, before and during the process, the impact of the support person's participation on the principles in this Policy. The Advisor has absolute discretion to remove, or not to allow the person to participate in some, or all, of the process. The Advisor's determination will be provided in writing to the parties and to the Dispute Resolution Officer.

5. REPORTING OBLIGATIONS:

5.1 Report from Dispute Resolution Advisor

The Advisor must include in the confidential report to the Dispute Resolution Officer and to the parties:

- (i) the process and methods that were used
- (ii) outcomes of the process including commitments made by one or more of the parties
- (iii) the views of the parties regarding the outcomes of the process.

5.2 Council

In accordance with *Local Government (General) Regulations 2015*, Regulation 30B, Council is required to maintain a record of the number of disputes, including whether they were determined, withdrawn or underway, and their total costs. This information is to be reported in its Annual Report.

ADMINISTRATIVE DETAILS:

Policy compiled: January 2024

Adopted by Council: [Click or tap here to enter text.](#)

Reviewed:

To be reviewed: January 2027 (*following each Council election*)



CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council pursuant to Section 61 of the *Local Government Act 1993*



**Brighton
Council**

Dispute Resolution Form

Instructions for Use

This form is for lodging a dispute under Brighton Council's Dispute Resolution Policy.

This form has been provided to ensure that you include all the information required under the Dispute Resolution Policy in your dispute. You will need to complete all the sections in this form.

To make a valid dispute, you will need to:

- Complete this form.
- Lodge the dispute with the Chief Executive Officer of Brighton Council within two months of the alleged behaviour by the councillor or councillors.
- Pay the fee for lodging a complaint to the relevant council*. 25 fee units (\$46.75 in 2024-2025).

**The fee may be waived if the applicant can demonstrate to the satisfaction of the CEO that they would find it difficult to pay the fee, for example they are receiving income support or are in financial hardship.*



Dispute Resolution Form

Contact Details *(of person lodging the dispute – the complainant)*

Name:	Telephone (mobile):
Address (Residential):	Telephone (work):
Address (Postal):	Telephone (home):
Email address:	Preferred mode of contact:

Summary of Dispute

Name of councillor who you are in dispute with <i>(the respondent)</i> :	
Part(s) of the Code of Conduct that you believe have been infringed:	
Date(s) of incident(s):	
Location(s) of incident(s):	

Details of the dispute *(further information may be attached)*

Witnesses *(include anyone with knowledge of what happened)*

Have you previously made a dispute about this matter?

YES NO

If yes, when and to whom did you make the dispute?

Have you made any efforts to resolve the dispute directly with the respondent?

(Note: this section is compulsory. Incomplete forms will be returned)

YES

*Briefly describe the efforts that you have made
(You **must** complete this section)*

NO

Include a brief statement explaining why you have not made any efforts to resolve the issue with the respondent.

Desired outcome of dispute

Please explain what you would like to happen because of lodging this dispute.

Please sign and date

Signature:

Date:

Privacy Statement: Brighton Council is committed to upholding the right to privacy of all individuals who have dealings with Council. Council will take necessary steps to ensure that personal information that members of the public share with Council remain confidential.



Brighton Council

POLICY NAME: GIFTS AND BENEFITS DONATIONS

POLICY No: 2.1

PURPOSE POLICY:

The purpose of this policy is to:

- ~~Outline the obligations and responsibilities of Council's officials when dealing with offers of gifts or benefits donations, and to~~
- The policy also Assist's Council officials make appropriate judgements in relation to gifts and benefits donations and therefore avoid being placed in a situation where they may become vulnerable to undue influence or threaten community confidence in the fairness, impartiality and integrity of the Council.
- ~~Council officials are defined as Mayors, Councillors, Council staff (including staff engaged through an employment agency), Council committee members, volunteers and contractors.~~

SCOPE:

The policy applies to all favours, gifts and benefits donations offered to or received by all Council officials in their role as officers of the Council.

- Council officials are defined as Mayors, Councillors, Council staff (including staff engaged through an employment agency), Council committee members, volunteers and contractors.

In a private context gifts and donations are usually unsolicited and meant to convey a feeling on behalf of the giver such as gratitude. There is ordinarily no expectation of repayment. Gifts given in a private context are not the focus of this Policy.

Gifts, favours and donations may also be offered to individuals in the course of business relationships. Such gifts and donations are often given for commercial purposes and can serve to create a feeling of obligation in the receiver.

Gifts and donations given in the course of business relationships is the focus of this Policy.

The Policy is to be applied in conjunction with provisions in Council's Code of Conduct for Employees and the *Local Government (Code of Conduct) Order 2024*, as well as other relevant Council policies and procedures.

DEFINITIONS:

Council official – Mayors, Councillors, Council staff (including staff engaged through an employment agency), Council Committee members, volunteers and contractors.

Bribe – a gift or donation given specifically for the purpose of winning favours or to influence the decision or behaviour of a Council official to benefit someone or something.

Cash – money or vouchers which are readily convertible.

Conflict of interest – any situation in which an individual or corporation (either private or government) is in a position to exploit a professional or official capacity in some way for their personal or corporate benefit.

Cumulative gift – a series of gifts of nominal value from the same person or organisation over a specified period which may have an aggregate value that is significant.

Favour – means an act of service beyond what is usual, which could have a commercial or other value and that may reasonably be considered to confer an obligation on the receiver.

Gifts or donations – is usually a tangible item provided at no charge. Gifts may include, but are not limited to items such as cash, property (real or otherwise), goods and services made available at heavily discounted prices, alcohol, clothes, products, invitations to social functions and tickets to sporting, theatrical or music events; means an item, service, loan of money, loan of property or any other benefit with a monetary value of \$50 or more.

~~*Cumulative gift* – a series of gifts of nominal value from the same person or organisation over a specified period which may have an aggregate value that is significant.~~

Gifts and Donations Declaration Form – a form to be completed (template at attachment 1), when an individual receives a gift or donation of a non token nature above the nominal limit or receives a series of token gifts or donations in a specified time that may have significant aggregate value (Cumulative Gift).

Gifts and Donations Register – a register maintained by Council of all declared gifts and donations as required under the *Local Government Act 1993* and publicly available on Council's website.

Gift of influence – a gift that is intended to generally ingratiate the giver with the recipient for favourable treatment in the future

Gift of gratitude – a gift offered to an individual or department in appreciation of performing specific tasks or for exemplary performance of duties. Gifts to staff who speak at official functions may be considered an example of gifts of gratitude.

Hospitality – the provision of accommodation, meals, refreshments or other forms of entertainment.

Nominal value – is the monetary limit of the value of gifts or donations that may be accepted (i.e. total value of gift or donation received). A gift or donation is of nominal value when it has no significant or lasting value.

Public perception – the perception of a fair-minded person in possession of the facts.

Significant value – a gift or donation that has a value above the nominal value limit.

Token - often mass produced (i.e. pens, calendars, ties or items with a company logo on them), offered in business situations to individuals. Usually have a value under the nominal value limit.

Non token – items that are of a more individual nature, with a value above the nominal value limit. Items may include, free or discounted travel; use of holiday homes; corporate hospitality at major sporting events; free training excursions; tickets to major events and access to confidential information.

~~Benefit~~— a non-tangible item which is believed to be of value to the receiver (i.e. preferential treatment such as queue jumping, access to confidential information and hospitality)

~~Hospitality~~— the provision of accommodation, meals, refreshments or other forms of entertainment.

~~Bribe~~— a gift or benefit given specifically for the purpose of winning favours or to influence the decision or behaviour of a Council official to benefit someone or something.

~~Cash~~— money or vouchers which are readily convertible

~~Nominal value~~— is the monetary limit of the value of gifts or benefits that may be accepted (i.e. total value of gift or benefit received). A gift or benefit is of nominal value when it has no significant or lasting value

~~Significant value~~— a gift or benefit that has a value above the nominal value limit.

~~Token~~— often mass produced (i.e. pens, calendars, ties or items with a company logo on them), offered in business situations to individuals. Usually have a value under the nominal value limit.

~~Non token~~— items that are of a more individual nature, with a value above the nominal value limit. Items may include, free or discounted travel; use of holiday homes; corporate hospitality at major sporting events; free training excursions; tickets to major events and access to confidential information.

~~Conflict of interest~~— any situation in which an individual or corporation (either private or government) is in a position to exploit a professional or official capacity in some way for their personal or corporate benefit.

~~Public perception~~— the perception of a fair-minded person in possession of the facts

~~Gifts and Benefits Declaration Form~~— a form to be completed (example template at attachment 1), when an individual receives a gift or benefit of a non token nature above the nominal limit or receives a series of token gifts or benefits in a specified time that may have significant aggregate value (Cumulative Gift)

~~Gifts and Benefits Register~~— a register maintained by Council of all declared gifts and benefits (attachment 2).

APPLICATION:

In a private context gifts and benefits are usually unsolicited and meant to convey a feeling on behalf of the giver such as gratitude. There is ordinarily no expectation of repayment. Gifts given in a private context are not the focus of this policy.

Gifts and benefits may also be offered to individuals in the course of business relationships. Such gifts and benefits are often given for commercial purposes and serve to create a feeling of obligation in the receiver. Gifts and benefits given in the course of business relationships is the focus of this policy.

The policy is to be applied in conjunction with provisions in the Councils Codes of Conduct and other relevant Council policies and procedures.

POLICY STATEMENT:

1. General

Council officials at all times and in all circumstances must be seen to be fair, impartial and unbiased;

~~and Council officials~~ should actively discourage offers of gifts and ~~benefits~~ donations and must not solicit gifts or ~~benefits~~donations.

Council officials must not take advantage of their official position to secure an unreasonable personal profit or advantage.

~~PP~~ People doing business with the Council should be encouraged to understand that they do not need to give gifts or ~~benefits~~ donations to Council officials to get high quality service.

From time to time Council officials may be offered gifts or ~~benefits~~donations. In some ~~limited~~ circumstances, gifts and ~~benefits~~ donations may be accepted. Token gifts of nominal value may generally be received. Non – token gifts of significant value should not generally be accepted.

Council officials should at all times be aware of the wider situation in which an offer of a gift or ~~benefit~~ donation is being made. For example, Council officials should consider whether the donor is in or may be seeking to enter into a business relationship with Council or may be applying to Council in relation to the exercise of Councils functions.

Council officials must avoid situations that suggest that a person or body, through the provision of gifts or ~~benefits~~ donations is attempting to secure favourable treatment from Council.

When deciding whether to accept or decline a gift or ~~benefit~~donation, consideration should be given to both the value of the gift or ~~benefit~~ donation and also the intent of the gift or ~~benefit~~ donation being offered.

2. Acceptable gifts and ~~benefits~~donations

Gifts or ~~benefits~~ donations of a token nature at or below nominal value may generally be accepted by Council officials without disclosing details to a ~~supervisor~~Director, ~~General Manager~~Chief Executive Officer or ~~the~~ Mayor and without recording the details of the gift or ~~benefit~~ donation on the Gifts and ~~Benefits~~ Donations Declaration Form or Register (attachment 1 ~~and 2~~).

~~That said~~, Council officials who receive more than the specified number of token gifts of a nominal value from the same person or organisation, in a specified period, must disclose that fact in the gifts and ~~benefits~~ donations register.

~~If a Council official has any doubt if a gift or benefit is token or of nominal value they should discuss it with a supervisor, General Manager or Mayor.~~

2.1.1. Token gifts and ~~benefits~~donations

Gifts or ~~benefits~~ donations of a token nature do not create the appearance of a conflict or interest and include:

- o Items with a company logo on them, ties, scarves, coasters, diaries, chocolates, flowers;
- o Books given to individuals at functions, public occasions or in recognition of exceptional work done;
- o Gifts of single bottles of reasonably priced alcohol given to individuals at functions, public occasions or in recognition of exceptional work done;

- Free or subsidised meals of a modest nature and/or beverages provided infrequently (and or reciprocally) that have been arranged for or in connection with the discussion of official business;
- Free meals of a modest nature and or beverages provided to Council officials who formally represent Council at work related events such as training, education sessions and workshops;
- Invitations to approved social functions organised by groups such as Council Committees and community organisations.

2.1.2. Nominal value

~~For the purpose of this policy the current nominal value limit is identified in section 11.~~

~~The nominal value is \$50.~~

~~If a Council official has any doubt if a gift or donation is token or of nominal value they should discuss it with a Director, CEO or the Mayor.~~

3. Non acceptable gifts and ~~benefits~~donations

Accepting gifts of money is prohibited.

Council officials should generally not accept gifts or ~~benefits~~donations that appear to be non-token in nature or more than of a nominal value.

If a gift or ~~benefit~~donation of a non-token nature or above nominal value is offered and cannot reasonably be refused (as this action may cause embarrassment), the offer and receipt of the gift or ~~benefit~~donation must be declared via completion of ~~A the~~ Gifts and Benefits Declaration Form (at attachment 1) and the details must be recorded on ~~the Council's~~ Gift & Donations Register. ~~(at attachment 2).~~

If a Council official refuses a gift or ~~benefit~~donation because they believe that the gift was a deliberate attempt to receive “special treatment”, then such instances are to be reported to a ~~supervisor~~Director, the ~~General Manager~~Chief Executive Officer or Mayor.

3.1.1. Non token gifts and ~~benefits~~donations

Gifts or ~~benefits~~donations of a non-token nature include:

- Free or discounted travel
- Use of holiday homes
- Tickets to major sporting events
- Corporate hospitality at a corporate facility or sporting venue
- Free training excursions
- Access to confidential information
- Discounted products for personal use
- Goods and services provided via a determination in a Will

At times a gift of a non-token nature may be given from one authority to another. Such gifts are often provided to a host authority. These gifts may be given as an expression of gratitude without obligation on the receiver to respond. The gratitude usually extends to the work of several people in the authority and therefore the gift is considered to be for the authority, not a particular individual.

3.1.2. Significant value

For the purpose of this policy a gift or benefit donation with significant value has a value above the specified nominal value limit.

4. Actual or perceived effect of the gift or benefit

Accepting gifts where a reasonable person could consider that there may be influence applied as a result of accepting the gift or benefit donation is prohibited. (gift of influence).

Where it is suspected that a gift or benefit donation has been offered for the purpose of influencing the behaviour of someone acting in their official capacity, the gift or benefit donation must be declined and the matter should be reported immediately to the relevant supervisor~~Director~~, General Manager~~Chief Executive Officer~~ or the Mayor.

5. Bribes

Council officials must not offer or seek a bribe. A person offered a bribe should refuse it and report the incident as soon as possible to their supervisor~~Director~~, Chief Executive Officer~~General Manager~~ or the Mayor (in the case of Councillors). Council will take steps to report the matter to Police immediately.

Receiving a bribe is an offence under both the common law and Tasmanian Legislation and section 339A of the Local Government Act 1993 (misuse of office).

6. Family members – receiving gifts or donations

Council officials must take all reasonable steps to ensure that immediate family members do not receive gifts or benefits donations of a non-token nature or gifts or benefits donations above the nominal value. Immediate family members include parents, spouses, children and siblings.

7. Records – Gifts and Benefits Donations Registers

Council officials, who receive more than ~~the specified~~three ~~number of~~ token gifts or benefits donations near the nominal value limit from the same person or organisation, (cumulative gift) must disclose that fact on the Gifts and Benefits Donations Declaration Form and Register (~~attachment 1 and 2~~). ~~The specified number is included in section 11.~~

If an official of the Council receives a non-token gift or benefit donation in circumstances where it cannot reasonably be refused or returned, the receipt of the gift or benefit should be disclosed and the details recorded on the Gifts and Benefits Declaration Form (~~at attachment 1~~) and in the Gifts and Benefits Donations Register. (~~at attachment 2~~).

The Register will be available for public inspection.

The content of the Registers will be monitored by the General Manager~~Chief Executive Officer~~ on a regular monthly basis.

8. Disposal of gifts

A supervisor~~Director~~, General Manager~~the Chief Executive Officer~~ or Mayor will determine whether a gift or benefit of a non-token nature should be disposed.

There are options for the disposal of gifts that have been accepted because they could not reasonably be refused, but should not be retained by an individual. Examples of such circumstances where gifts or benefits may be received include:

- o Gifts accepted for protocol or other reasons, where returning it would be inappropriate;
- o Anonymous gifts (received through the mail- or left without a return address);
- o A gift received in a public forum where attempts to refuse or return it would cause significant embarrassment; or;
- o A gift or ~~benefit-donation~~ of significant value provided to a Council official through a Will, where the relationship between the giver and recipient was essentially a council related business relationship.

Options for disposal include:

- o Surrendering the gift to Council for retention;
- o Distributing the gift or benefit amongst a selection of Council's officials - where a reasonable person would agree that the allocation was appropriate, (public perception); or;
- o Donating the gift to an appropriate charity.

9. Breaches of Policy

All Council officials are obliged to comply with this policy and sanctions may be applied if the policy is breached.

Any person may report an alleged breach of this policy by an official of the Council to the ~~General Manager~~ Chief Executive Officer or Mayor as appropriate who shall investigate any report received and take such action as is considered necessary.

If this policy has been breached, such action may include counselling, censure motions, disciplinary action (including termination of employment), the laying of charges and the taking of civil action

~~10.—Review process and endorsement~~

~~This policy, including the amounts and frequencies specified, may be varied by resolution of the Council. When varied, the amounts and frequencies that apply to the policy must be updated and included in section 10.~~

~~This policy should be reviewed as required, but at least every four years following the conduct of Local Government elections.~~

~~11.—Detail of amounts and frequencies specified in the policy~~

~~For the purpose of this policy the current nominal value limit is (\$150.00).~~

~~Council officials who receive more than (three) nominal gifts of a token nature from the same person or organisation, in a six-month period must disclose that fact in the gifts and benefits register.~~

LEGISLATION:

[Local Government Act 1993](#)

[Local Government \(Code of Conduct\) Order 2024 – Part 6](#)

The particular legislation relevant to this policy is the Tasmanian *Local Government Act 1993*. Section 339A specifies penalties in relation to the misuse of office by councillors and employees; Section 28E deals with the Code of Conduct for councillors and Section 62 identifies the functions and powers of the general manager. This policy should be read in conjunction with any other relevant State and Federal legislation.

ADMINISTRATIVE DETAILS:

Policy compiled: 2015

Adopted by Council: 9/6/15 (Finance); 16/6/15 (OCM)

Reviewed: January 2025

To be reviewed: January 2029



GENERAL MANAGER/CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council pursuant to Section 61 of the *Local Government Act 1993*

Attachment 1



**Brighton
Council**

GIFTS AND DONATIONS DECLARATION FORM

Council Official's Name:	
Department/Role:	
Date gift offered:	
What is the gift?	
What is the dollar value of the gift? <i>(approximate)</i>	\$
Who is the gift from?	
Individual <i>(provide name)</i>	
Organisation <i>(provide name)</i>	
Where was the gift offered? <i>(i.e. at a function, over the counter, through the mail, at a meeting)</i>	
Recipients relationship to the donor:	
Should the gift or donation be accepted or declined?	
If the gift was accepted, should it be retained by the employee or organisation?	
If the gift was retained by the organisation should it be disposed of?	
<i>Council Official's Signature:</i>	<i>Date:</i>
Name of Responsible Officer: <i>(i.e. Director, CEO or Mayor)</i>	
Responsible Officer's comments:	
Office Use <i>(Governance & Regulatory Services)</i>	
Details recorded in Gifts & Donations Register:	Date:



Brighton Council

POLICY NAME: GIFTS AND DONATIONS

POLICY No: 2.1

PURPOSE:

The purpose of this policy is to outline the obligations and responsibilities of Council's officials when dealing with offers of gifts or donations. The policy also assist's Council officials make appropriate judgements in relation to gifts and donations and therefore avoid being placed in a situation where they may become vulnerable to undue influence or threaten community confidence in the fairness, impartiality and integrity of the Council.

SCOPE:

The policy applies to all favours, gifts and donations offered to or received by all Council officials in their role as officers of the Council.

- Council officials are defined as Mayors, Councillors, Council staff (including staff engaged through an employment agency), Council committee members, volunteers and contractors.

In a private context gifts and donations are usually unsolicited and meant to convey a feeling on behalf of the giver such as gratitude. There is ordinarily no expectation of repayment. Gifts given in a private context are not the focus of this Policy.

Gifts, favours and donations may also be offered to individuals in the course of business relationships. Such gifts and donations are often given for commercial purposes and can serve to create a feeling of obligation in the receiver.

Gifts and donations given in the course of business relationships is the focus of this Policy.

The Policy is to be applied in conjunction with provisions in Council's Code of Conduct for Employees and the *Local Government (Code of Conduct) Order 2024*, as well as other relevant Council policies and procedures.

DEFINITIONS:

Council official – Mayors, Councillors, Council staff (including staff engaged through an employment agency), Council Committee members, volunteers and contractors.

Bribe – a gift or donation given specifically for the purpose of winning favours or to influence the decision or behaviour of a Council official to benefit someone or something.

Cash – money or vouchers which are readily convertible.

Conflict of interest – any situation in which an individual or corporation (either private or government) is in a position to exploit a professional or official capacity in some way for their personal or corporate benefit.

Cumulative gift – a series of gifts of nominal value from the same person or organisation over a specified period which may have an aggregate value that is significant.

Favour – means an act of service beyond what is usual, which could have a commercial or other value and that may reasonably be considered to confer an obligation on the receiver.

Gifts or donations – means an item, service, loan of money, loan of property or any other benefit with a monetary value of \$50 or more.

Gifts and Donations Declaration Form – a form to be completed (template at attachment 1), when an individual receives a gift or donation of a non token nature above the nominal limit or receives a series of token gifts or donations in a specified time that may have significant aggregate value (Cumulative Gift).

Gifts and Donations Register – a register maintained by Council of all declared gifts and donations as required under the *Local Government Act 1993* and publicly available on Council's website.

Gift of influence – a gift that is intended to generally ingratiate the giver with the recipient for favourable treatment in the future

Gift of gratitude – a gift offered to an individual or department in appreciation of performing specific tasks or for exemplary performance of duties. Gifts to staff who speak at official functions may be considered an example of gifts of gratitude.

Hospitality – the provision of accommodation, meals, refreshments or other forms of entertainment.

Nominal value – is the monetary limit of the value of gifts or donations that may be accepted (i.e. total value of gift or donation received). A gift or donation is of nominal value when it has no significant or lasting value.

Public perception – the perception of a fair-minded person in possession of the facts.

Significant value – a gift or donation that has a value above the nominal value limit.

Token - often mass produced (i.e. pens, calendars, ties or items with a company logo on them), offered in business situations to individuals. Usually have a value under the nominal value limit.

Non token – items that are of a more individual nature, with a value above the nominal value limit. Items may include, free or discounted travel; use of holiday homes; corporate hospitality at major sporting events; free training excursions; tickets to major events and access to confidential information.

POLICY STATEMENT:

1. General

Council officials at all times and in all circumstances must be seen to be fair, impartial and unbiased and should actively discourage offers of gifts and donations and must not solicit gifts or donations.

Council officials must not take advantage of their official position to secure an unreasonable personal profit or advantage. People doing business with the Council should be encouraged to understand that they do not need to give gifts or donations to Council officials to get high quality service.

From time to time Council officials may be offered gifts or donations. In some circumstances, gifts and donations may be accepted. Token gifts of nominal value may generally be received. Non – token gifts of significant value should not generally be accepted. Council officials should at all times be aware of the wider situation in which an offer of a gift or donation is being made. For example, Council officials should consider whether the donor is in or may be seeking to enter into a business relationship with Council or may be applying to Council in relation to the exercise of Councils functions.

Council officials must avoid situations that suggest that a person or body, through the provision of gifts or donations is attempting to secure favourable treatment from Council.

When deciding whether to accept or decline a gift or donation, consideration should be given to both the value of the gift or donation and also the intent of the gift or donation being offered.

2. Acceptable gifts and donations

Gifts or donations of a token nature at or below nominal value may generally be accepted by Council officials without disclosing details to a Director, Chief Executive Officer or the Mayor and without recording the details of the gift or donation on the Gifts and Donations Declaration Form or Register (attachment 1).

Council officials who receive more than the specified number of token gifts of a nominal value from the same person or organisation, in a specified period, must disclose that fact in the gifts and donations register.

2.1.1. Token gifts and donations

Gifts or donations of a token nature do not create the appearance of a conflict or interest and include:

- o Items with a company logo on them, ties, scarves, coasters, diaries, chocolates, flowers;
- o Books given to individuals at functions, public occasions or in recognition of exceptional work done;
- o Gifts of single bottles of reasonably priced alcohol given to individuals at functions, public occasions or in recognition of exceptional work done;
- o Free or subsidised meals of a modest nature and/or beverages provided infrequently (and or reciprocally) that have been arranged for or in connection with the discussion of official business;
- o Free meals of a modest nature and or beverages provided to Council officials who formally represent Council at work related events such as training, education sessions and workshops;
- o Invitations to approved social functions organised by groups such as Council Committees and community organisations.

2.1.2. Nominal value

The nominal value is \$50.

If a Council official has any doubt if a gift or donation is token or of nominal value they should discuss it with a Director, CEO or the Mayor.

3. Non acceptable gifts and donations

Accepting gifts of money is prohibited.

Council officials should generally not accept gifts or donations that appear to be non-token in nature or more than of a nominal value.

If a gift or donation of a non-token nature or above nominal value is offered and cannot reasonably be refused (as this action may cause embarrassment), the offer and receipt of the gift or donation must be declared via completion of the Gifts and Benefits Declaration Form (attachment 1) and the details must be recorded on Council's Gift & Donations Register.

If a Council official refuses a gift or donation because they believe that the gift was a deliberate attempt to receive 'special treatment', then such instances are to be reported to a Director, the Chief Executive Officer or Mayor.

3.1.1. Non token gifts and donations

Gifts or donations of a non-token nature include:

- o Free or discounted travel
- o Use of holiday homes
- o Tickets to major sporting events
- o Corporate hospitality at a corporate facility or sporting venue
- o Free training excursions
- o Access to confidential information
- o Discounted products for personal use
- o Goods and services provided via a determination in a Will

At times a gift of a non-token nature may be given from one authority to another. Such gifts are often provided to a host authority. These gifts may be given as an expression of gratitude without obligation on the receiver to respond. The gratitude usually extends to the work of several people in the authority and therefore the gift is considered to be for the authority, not a particular individual.

3.1.2. Significant value

For the purpose of this policy a gift or donation with significant value has a value above the specified nominal value limit.

4. Actual or perceived effect of the gift or benefit

Accepting gifts where a reasonable person could consider that there may be influence applied as a result of accepting the gift or donation is prohibited (gift of influence).

Where it is suspected that a gift or donation has been offered for the purpose of influencing the behaviour of someone acting in their official capacity, the gift or donation must be declined and the matter should be reported immediately to the relevant Director, Chief Executive Officer or the Mayor.

5. Bribes

Council officials must not offer or seek a bribe. A person offered a bribe should refuse it and report the incident as soon as possible to their Director, Chief Executive Officer or the Mayor (in the case of Councillors). Council will take steps to report the matter to Police immediately.

Receiving a bribe is an offence under both the common law and section 339A of the *Local Government Act 1993* (misuse of office).

6. Family members – receiving gifts or donations

Council officials must take all reasonable steps to ensure that immediate family members do not receive gifts or donations of a non-token nature or gifts or donations above the nominal value. Immediate family members include parents, spouses, children and siblings.

7. Records – Gifts and Donations Register

Council officials, who receive more than three token gifts or donations near the nominal value limit from the same person or organisation, (cumulative gift) must disclose that fact on the Gifts and Donations Declaration Form and Register.

If an official of the Council receives a non-token gift or donation in circumstances where it cannot reasonably be refused or returned, the receipt of the gift or benefit should be disclosed and the details recorded on the Gifts and Benefits Declaration Form and in the Gifts and Donations Register.

The Register will be available for public inspection.

The content of the Register will be monitored by the Chief Executive Officer on a monthly basis.

8. Disposal of gifts

A Director, the Chief Executive Officer or Mayor will determine whether a gift or benefit of a non-token nature should be disposed.

There are options for the disposal of gifts that have been accepted because they could not reasonably be refused, but should not be retained by an individual. Examples of such circumstances where gifts or benefits may be received include:

- o Gifts accepted for protocol or other reasons, where returning it would be inappropriate;
- o Anonymous gifts (received through the mail or left without a return address);
- o A gift received in a public forum where attempts to refuse or return it would cause significant embarrassment; or
- o A gift or donation of significant value provided to a Council official through a Will, where the relationship between the giver and recipient was essentially a council related business relationship.

Options for disposal include:

- o Surrendering the gift to Council for retention;
- o Distributing the gift or benefit amongst a selection of Council's officials - where a reasonable person would agree that the allocation was appropriate, (public perception); or
- o Donating the gift to an appropriate charity.

9. Breaches of Policy

All Council officials are obliged to comply with this policy and sanctions may be applied if the policy is breached.

Any person may report an alleged breach of this policy by an official of the Council to the Chief Executive Officer or Mayor as appropriate who shall investigate any report received and take such action as is considered necessary.

If this policy has been breached, such action may include counselling, censure motions, disciplinary action (including termination of employment), the laying of charges and the taking of civil action

LEGISLATION:

Local Government Act 1993

Local Government (Code of Conduct) Order 2024 – Part 6

ADMINISTRATIVE DETAILS:

Policy compiled: 2015

Adopted by Council: 9/6/15 (Finance); 16/6/15 (OCM)

Reviewed: January 2025

To be reviewed: January 2029



CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council pursuant to Section 61 of the *Local Government Act 1993*

DRAFT

Attachment 1



GIFTS AND DONATIONS DECLARATION FORM

Council Official's Name:	
Department/Role:	
Date gift offered:	
What is the gift?	
What is the dollar value of the gift? <i>(approximate)</i>	\$
Who is the gift from?	
Individual <i>(provide name)</i>	
Organisation <i>(provide name)</i>	
Where was the gift offered? <i>(i.e. at a function, over the counter, through the mail, at a meeting)</i>	
Recipients relationship to the donor:	
Should the gift or donation be accepted or declined?	
If the gift was accepted, should it be retained by the employee or organisation?	
If the gift was retained by the organisation should it be disposed of?	
<i>Council Official's Signature:</i>	<i>Date:</i>
Name of Responsible Officer: <i>(i.e Director, CEO or Mayor)</i>	
Responsible Officer's comments:	
Office Use <i>(Governance & Regulatory Services)</i>	
Details recorded in Gifts & Donations Register:	Date:



Brighton Council

POLICY NAME: COUNCILLOR EXPENSES, & ENTITLEMENTS & PROFESSIONAL DEVELOPMENT

POLICY No:- 2.2

PURPOSE:

In accordance with the *Local Government Act 1993* this Policy seeks to:-

- Identify Councillor entitlements; and
- Clarify the approval process for reimbursement of expenses incurred by Councillors while undertaking their duties.

SCOPE:

~~To establish the entitlement for a Councillor to have expenditure incurred as a result of being a Councillor either reimbursed or paid by Council.~~

To determine a Councillor's eligibility for reimbursement or payment of expenses incurred in their role on Council.

POLICY :

The following policy framework identifies the allowable expenses, support and resources available to ~~all~~ Councillors:-

1.1 Resources/Facilities

- Administrative Support ~~for Councillors~~
- ~~Computer for Councillors—desktop or laptop and Iipad~~
- ~~Stationery~~
- ~~Access to fax/photocopier/scanner~~

1.2 Reimbursement

- ~~Travel~~ – including reimbursement of public transport costs
- Professional development
- Telephone – re-imbusement of relevant call costs
- Internet
- Child Care

I. EXPENSES

1.1 Child Care

Council will reimburse the cost of child care expenses ~~necessarily~~ incurred by Councillors ~~under the following circumstances;~~ to attend:-

- Attendance at Council, Committee and Special Council Meetings;
- Council Workshops;
- To attend meetings arising resulting from a as a result of a Councillor's appointment being appointed by Council to an internal or external body or committee, except where the body or committee reimburses the Councillor for relevant child care expenses incurred by the Councillor.
- Upon During inspections or business activities within the Council area, provided such these inspections or business are undertaken conducted in compliance accordance with a resolutions of the Council.
- During inspections or business activities as organised by the Chief Executive Officer or Departmental Directors.
- To attend to business of the Council, outside the Council area, in compliance accordance with a resolution of Council.
- Attendance at a any seminar/conference that aligns in compliance with a resolution or policy of Council.
- ~~Upon inspections or business as arranged by the General Manager or Departmental Managers~~

Reimbursement is ~~however~~, subject to the following conditions:-

- Claims will ~~be paid upon presentation of a~~ will require a receipt from a licensed child care provider as well as and proof of evidence of entitlement or non-entitlement to the Commonwealth Government Child Care Benefit Scheme. Any entitlement will be deducted is to be off-set against from the hourly rate charged by the registered Child Care provider.
- At the ~~General Manager's~~ Chief Executive Officer's discretion, child care may be approved at paid at an hourly rate of (for example \$20/hour) when no licensed provider is available (evenings for example).
- Childcare ~~costs expenses~~ are not eligible for reimbursement if the caregiver is paid for child caring by a person someone who normally or regularly lives resides with the councillor or is a member of the Councillor's immediate family.
- Child Care expense claims ~~Claims for reimbursement of child care expenses~~ must be submitted within 3 months of the incurred date, ~~from which they are incurred; and~~
- For the purposes of this policy, a child ~~shall be is~~ defined as an individual who is below the age of 16. up to, but not including, 16 years of age.

1.2 Travel

Council will reimburse Councillors, upon request, for travel expenses incurred ~~in~~ while representing Council as an official delegate or representative as follows:-

- For travel by car, an expense allowance will be paid, based on the rate set by the Australian Tax Office for ~~R~~reimbursement of ~~V~~vehicle ~~e~~Expenses.;
- For travel by Public Transport or taxi/rideshare, the fare will be reimbursed upon production of a receipt/ticket.;
- Travel must be undertaken by the shortest route possible.;

- Claims for reimbursement of travel expenses must be submitted within 3 months of the incurred date, from which they are incurred.

Claims are payable for:

- During inspections or business activities within the Council area, provided these inspections or business are conducted in accordance with a resolution of the Council. Upon inspections or business within the Council area, provided such inspections or business are undertaken in compliance with resolutions of the Council.
- To attend to business of the Council, outside the Council area, in accordance with a resolution of Council. To attend to business of the Council, outside the Council area, in compliance with a resolution of Council.
- Attendance at a professional development event that aligns with a resolution or policy of Council. Attend any seminar/conference in compliance with a resolution or policy of Council.
- During inspections or business activities as organised by the Chief Executive Officer or Departmental Directors. Upon inspections or business as arranged by the General Manager or Departmental Managers

2. PROFESSIONAL DEVELOPMENT

This policy acknowledges the obligation on Councillors to be properly informed on all matters pertaining to Council services and the issues of importance to the community.

To assist in this education process, the This policy encourages Councillors to avail pursue themselves of opportunities to undertake appropriate professional development opportunities, such as (conferences, seminars, workshops and training sessions,) that may be of benefit to the individual Councillor and Council as a whole.

This meets the obligations of the 'Oath of Office' taken by Councillors following their election to Council. This Oath requires Councillors to engage in ongoing professional development in order to maintain and improve their skills and effectiveness.

Councillors undertaking professional development shall will have expenses for transporttravel, accommodation, registration fees and, meals and refreshments relating to their attendance paid by Council within the parameters of the Council bBudget.

Council will not pay for partners and spouses to accompany Councillors on Council business, other than for attendance at an official conference dinner. Partners and spouses may accompany Councillors at other events at their own expense.

2.1 As Of Right Approval (Intra and Inter State)

Attendances are for professional development purposes within Australia are approved and permitted as a matter of right encouraged and supported, for professional development purposes within Australia, subject provided that the cost falling is within the annual budgeted amount allocated for each Councillor.

Approval should be sought from the Chief Executive Officer to ensure compliance with this policy and the budget prior to confirming attendance.

2.2 Council Approval (Overseas)

~~Attendances at any professional development events held for all other professional development events~~ outside of Australia, are subject to Council approval, at an Ordinary Meeting of Council, based ~~upon on~~ the following:-

- The Councillor ~~wishing to attend such an event must~~ submitting a business case to Council ~~for attendance – with such to include detailing the benefits, total costs and required funds to attend the event. to be gained from attendance; total costs and Council funds required.~~

2.3 Reporting Requirements

Attendance at any professional development event held outside of Tasmania will ~~require be subject of~~ a report to Council. The report ~~must can is to~~ be written ~~or verbal and~~; tabled at a Council meeting, ~~Committee meeting or workshop~~ within ~~three (3)~~ months of the professional development event, and may be ~~combined if multiple joint report if more than one~~ Councillors attended.

~~Such This~~ report ~~should is to should~~ include:-

- ~~Details of e~~Course topic, content, location, date and duration;
- Relevance of ~~the event Conference/Workshop/Training Session to~~ Council's business and Councillor's ~~personal professional~~ development requirements;
- Total costs ~~including covering course, course materials,~~ travel, accommodation and any other expenses ~~for the Councillor: and incurred; and~~
- Benefits ~~to Council~~ from ~~the~~ attendance.

2.4 Accommodation/Meals/Refreshments

- Accommodation ~~shall will~~ be organised at the ~~Hotel used for the~~ Conference/ Workshop/Training Session ~~Hotel~~ OR where a package of Hotels is provided, at any one of those Hotels having regard to cost and standard OR if both of the above are not applicable or available at a Hotel/ Motel close to the Conference venue at a similar rate and standard.
- ~~Expenses Reasonable expenses~~ for meals ~~and reasonable refreshments and refreshments~~ will be reimbursed for attending ~~Conferences/Professional Development Workshops/Training Sessions where events that require~~ overnight accommodation ~~is required~~, upon production of receipts.

3. FACILITIES / EQUIPMENT

This Policy acknowledges that the demands made upon a Councillor's time can be significant and ~~that~~ Council business can therefore be conducted more efficiently if access is provided to necessary facilities. In ~~respect regard~~ to the facilities/equipment provided:-

- ~~The facilities/equipment provided is for Councillor use and should must not be used for electioneering purposes.~~

- Councillors must ensure the integrity and configuration of equipment ~~provided~~ is maintained at all times.
- ~~Minimal-Limited~~ non-Council use of equipment, ~~such as computers, is permitted as long as it incurs that has~~ no direct cost ~~to the for~~ Council, ~~is allowable.~~
- Councillors ~~are responsible for ensuring~~ ~~must ensure~~ the protection and safe keeping of all equipment issued.
- All equipment ~~and stationery issued shall will~~ remain the property of Brighton Council.

3.1 Communication

Councillors will be provided with ~~an iPad personal computer and printer with~~ -

- All connection fees will be met by Council;
- ~~Rental fees and all Council business call charges may be reimbursed by Council;~~
- ~~The cost of consumables associated with the computer shall be met by Council;~~ and
- Councillors must meet all costs of electricity.

3.2 Stationery

Councillors will be provided with:-

- Business Cards; ~~and~~
- ~~Paper; and~~
- ~~Facsimile rolls;~~
- ~~Printer cartridges;~~

~~All o~~Other stationery requirements shall be met from ~~the the~~ Councillor's Allowance.

4. OTHER EXPENDITURE

4.1 Expenditure General

Any expenditure not specified within this Policy as expenditure for which a Councillor is entitled to be reimbursed or paid, shall be the responsibility of the Councillor. Such expenditure is to be considered expenses for which the Councillor Allowance applies.

4.2 Allowance – Taxation

Given that the Councillor Allowance is treated by the Australian Taxation Office as ~~assessable taxable~~ income ~~in the individual's hands~~, Councillors are encouraged to consider whether this other expenditure is deductible for taxation purposes as an expense necessarily and solely incurred in the carrying out of their Council duties.

Prevailing taxation laws and substantiation requirements should be recognised

and considered when maintaining records for deduction purposes.

Note: Councillors should seek consult their own professional advice advisors on in respect to financial and/taxation matters.

ADMINISTRATIVE DETAILS:

Policy compiled: 2015

Adopted by Council: 16/6/2015

Reviewed: January 2025

To be reviewed: January 2029



GENERAL MANAGER CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council pursuant to Section 61 of the Local Government Act 1993



Brighton Council

POLICY NAME: COUNCILLOR EXPENSES, ENTITLEMENTS & PROFESSIONAL DEVELOPMENT

POLICY No: 2.2

PURPOSE:

In accordance with the *Local Government Act 1993* this Policy seeks to:-

- Identify Councillor entitlements; and
- Clarify the approval process for reimbursement of expenses incurred by Councillors while undertaking their duties.

SCOPE:

To determine a Councillor's eligibility for reimbursement or payment of expenses incurred in their role on Council.

POLICY :

The following policy framework identifies the allowable expenses, support and resources available to Councillors:-

1.1 Resources/Facilities

- Administrative Support
- Ipad

1.2 Reimbursement

- Travel – including reimbursement of public transport costs
- Professional development
- Telephone – reimbursement of relevant call costs
- Internet
- Child Care

I. EXPENSES

1.1 Child Care

Council will reimburse the cost of child care expenses incurred by Councillors to attend:-

- Attendance at Council, Committee and Special Council Meetings;
- Council Workshops;
- To attend meetings resulting from a Councillor's appointment by Council to an internal or external body or committee, except where the body or

committee reimburses the Councillor for relevant child care expenses incurred.

- During inspections or business activities within the Council area, provided these inspections or business are conducted in accordance with a resolution of the Council.
- During inspections or business activities as organised by the Chief Executive Officer or Departmental Directors.
- To attend to business of the Council, outside the Council area, in accordance with a resolution of Council.
- Attendance at a seminar/conference that aligns with a resolution or policy of Council.

Reimbursement is subject to the following conditions:-

- Claims will require a receipt from a licensed child care provider and proof of entitlement or non-entitlement to the Commonwealth Government Child Care Benefit Scheme. Any entitlement will be deducted from the hourly rate charged by the registered Child Care provider.
- At the Chief Executive Officer's discretion, child care may be approved at an hourly rate of (for example \$20/hour) when no licensed provider is available (evenings for example).
- Childcare expenses are not eligible for reimbursement if the caregiver is someone who normally or regularly resides with the councillor or is a member of the Councillor's immediate family.
- Child Care expense claims must be submitted within 3 months of the incurred date.
- For the purposes of this policy, a child is defined as an individual who is below the age of 16.

1.2 Travel

Council will reimburse Councillors, upon request, for travel expenses incurred while representing Council as an official delegate or representative as follows:-

- For travel by car, an expense allowance will be paid, based on the rate set by the Australian Tax Office for reimbursement of vehicle expenses.
- For travel by Public Transport or taxi/rideshare, the fare will be reimbursed upon production of a receipt/ticket.
- Travel must be undertaken by the shortest route possible.
- Claims for reimbursement of travel expenses must be submitted within 3 months of the incurred date.

Claims are payable for:

- During inspections or business activities within the Council area, provided these inspections or business are conducted in accordance with a resolution of the Council.
- To attend to business of the Council, outside the Council area, in accordance with a resolution of Council.
- Attendance at a professional development event that aligns with a resolution or policy of Council.

During inspections or business activities as organised by the Chief Executive Officer or Departmental Directors.

2. PROFESSIONAL DEVELOPMENT

This policy encourages Councillors to pursue professional development opportunities, such as conferences, seminars, workshops and training sessions, that may benefit the individual Councillor and Council as a whole.

This meets the obligations of the 'Oath of Office' taken by Councillors following their election to Council. This Oath requires Councillors to engage in ongoing professional development in order to maintain and improve their skills and effectiveness.

Councillors undertaking professional development will have expenses for travel, accommodation, registration fees and meals relating to their attendance paid by Council within the parameters of the Council budget.

Council will not pay for partners and spouses to accompany Councillors on Council business, other than for attendance at an official conference dinner. Partners and spouses may accompany Councillors at other events at their own expense.

2.1 Approval (Intra and Inter State)

Attendance for professional development purposes within Australia are encouraged and supported, provided that the cost is within the annual budget allocated for each Councillor. Approval should be sought from the Chief Executive Officer to ensure compliance with this policy and the budget prior to confirming attendance.

2.2 Council Approval (Overseas)

Attendance at any professional development events held outside of Australia, are subject to Council approval, at an Ordinary Meeting of Council, based on the following:-

- The Councillor must submit a business case to Council detailing the benefits, total costs and required funds to attend the event.

2.3 Reporting Requirements

Attendance at any professional development event held outside of Tasmania will require a report to Council. The report can be written or verbal and tabled at a Council meeting, Committee meeting or workshop within three (3) months of the professional development event, and may be combined if multiple Councillors attended.

This report should include:-

- Course topic, content, location, date and duration;
- Relevance of the event to Council business and Councillor professional development requirements;
- Total costs including course materials, travel, accommodation and any other expenses incurred; and
- Benefits to Council from the attendance.

2.4 Accommodation/Meals

- Accommodation will be organised at the Conference/ Workshop/Training Session Hotel OR where a package of Hotels is provided, at any one of those Hotels having regard to cost and standard OR if both of the above are not applicable or available at a Hotel/ Motel close to the Conference venue at a similar rate and standard.
- Expenses for meals and reasonable refreshments will be reimbursed for attending Professional Development events that require overnight accommodation, upon production of receipts.

3. FACILITIES / EQUIPMENT

This Policy acknowledges that the demands made upon a Councillor's time can be significant and Council business can therefore be conducted more efficiently if access is provided to necessary facilities. In regard to the facilities/equipment provided:-

- Councillors must ensure the integrity and configuration of equipment is maintained at all times.
- Limited non-Council use of equipment is permitted as long as it incurs no direct cost to the Council.
- Councillors are responsible for ensuring the protection and safe keeping of all equipment issued.
- All equipment will remain the property of Brighton Council.

3.1 Communication

Councillors will be provided with an iPad -

- All connection fees will be met by Council;
- and
- Councillors must meet all costs of electricity.

3.2 Stationery

Councillors will be provided with:-

- Business Cards;

Other stationery requirements shall be met from the Councillor's Allowance.

4. OTHER EXPENDITURE

4.1 Expenditure General

Any expenditure not specified within this Policy as expenditure for which a Councillor is entitled to be reimbursed or paid, shall be the responsibility of the Councillor. Such expenditure is to be considered expenses for which the Councillor Allowance applies.

4.2 Allowance – Taxation

Given that the Councillor Allowance is treated by the Australian Taxation Office as taxable income, Councillors are encouraged to consider whether this other

expenditure is deductible for taxation purposes as an expense necessarily and solely incurred in the carrying out of their Council duties.

Prevailing taxation laws and substantiation requirements should be recognised and considered when maintaining records for deduction purposes.

***Note:** Councillors should consult their own professional advisors on financial and taxation matters.*

ADMINISTRATIVE DETAILS:

Policy compiled: 2015

Adopted by Council: 16/6/2015

Reviewed: January 2025

To be reviewed: January 2029



CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council pursuant to Section 61 of the *Local Government Act 1993*



POLICY:

Any person wanting to keep more than two (2) dogs on their non-residential premises, or in the case of working dogs, more than four (4), they must apply to the Chief Executive Officer for a kennel licence.

1. ~~No new~~ Kennel Licences will not to be issued within the Pontville Village Overlay or on land within ~~the a~~ Residential zone.
2. ~~No n~~New Kennel Licences ~~to will not~~ be issued for more than ~~a maximum of twenty~~ (20) dogs, except in cases where Council makes grants special dispensation after consideration reviewing of applicable relevant reports from Council Officers.

The land area guide for up to 20 dogs is:-

~~1.00.5~~ - 2.0 ha for 3 - 4 dogs

2.0 - 5.0 ha for 5 - 7 dogs

5.0 - 10.0 ha for 8 - 10 dogs

Greater than 10 ha for 11 - 20 dogs.

3. Before a licence for more than ten (10) dogs is issued, applicants must be able to demonstrate to Council that they have the time, resources and ability to satisfactorily maintain the number of dogs of the specified breed(s) ~~stated~~ on their application.
4. The attached Kennel Licence Application Information Package specifies outlines the minimum standards acceptable by Council for housing all breeds of dogs.
5. Any individual holding holder of a Kennel Licence who is found guilty convicted of an act of cruelty to a dog or by of illegally encouraging a dog to chase, harass or kill another animal shall will have their Licence subjected to review, ~~ed~~ and in certain circumstances cases, may be revoked.
6. Kennel renewals that are not paid by 31st August each year may be cancelled.
7. That the Director, Governance & Regulatory Services Manager be given delegated authority to renew Kennel Licences after receiving and considering appropriate reports from Council's Officers. All recommended refusals are to be referred to Council for determination.
8. ~~That t~~The Director, Governance & Regulatory Services Manager ~~to~~ be given delegated authority to issue Kennel Licences for up to five seven (75) domestic dogs, provided no objections have been received in during the public notification period.
9. All other Kennel Licence applications shall be referred to and determined by Council.

Information relating to kennel licence application process, licence conditions and kennel requirements can be found in Dog Management Policy 4.8.

LEGISLATION:

Dog Control Act 2000

ADMINISTRATIVE DETAILS:

Policy compiled: June 1993

Adopted by Council: 21/6/93; 12/9/94; 19/7/05

Reviewed: January 2025

To be reviewed: January 2029

A handwritten signature in black ink, appearing to be 'James', written in a cursive style.

GENERAL MANAGER/CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council
pursuant to Section 61 of the *Local Government Act 1993*



Brighton Council

POLICY NAME: DONATIONS & COMMUNITY SUPPORT POLICY

POLICY No: 7.1

The Donations & Community Support Policy aims to acknowledge and support the achievements of individuals within our community. This policy offers financial support and emphasises Council's commitment to fostering growth and development, while encouraging individuals to excel in their chosen fields.

This policy incorporates various initiatives, including Education Bursaries, Citizenship Prizes for Local Schools, Donations and Sporting Achiever Grants.

1. Education Bursaries

Council will award an Education Bursary to four (4) students annually. Each recipient will receive \$500.00, distributed evenly over two years.

Candidates must demonstrate both the capability and dedication to attain their career objectives, regardless of their academic standing, and should be prepared to pursue additional education to accomplish these aims.

2. Local Schools – Citizenship Prizes/End of Year Assembly

Council will provide an annual donation of \$100.00 to each school within the municipal area to support a Citizenship Prize or End of Year Assembly Award.

These funds will be paid in early November each calendar year to the schools listed below.

- East Derwent Primary School
- Gagebrook Primary School
- Herdsmans Cove Primary School
- Jordan River Learning Federation Senior School
- Brighton Primary School
- Brighton High School (2025)
- Northern Christian School
- St Paul's Catholic School

3. Sporting Achiever Grants

Council will provide a one-off grant payment to full-time students who are under eighteen (18) years of age and who reside within the municipal area as follows:-

- | | | |
|-----|------------------------|----------|
| i) | representing Tasmania | \$100.00 |
| ii) | representing Australia | \$200.00 |

All requests for a Sporting Achiever Grant are to be made in writing and must be accompanied with a letter confirming the selection from the relevant Club/State body of that particular sport. Approved grants will only be paid to the individual and not the Club or State body.

Persons who meet the above criteria are to be offered free use of a Council facility for the purpose of fundraising.

Requests for grants that do not meet the above criteria will not be considered by Council. Grants are not to exceed Council's budget allocation in the relevant financial year.

Note: All funds provided under this policy are to be recorded as a donation in accordance with Section 77 of the *Local Government Act 1993* and recorded in the Annual Report each financial year.

ADMINISTRATIVE DETAILS:

Policy compiled: November 2024

Adopted by Council: [Click or tap here to enter text.](#)

Reviewed: January 2025

To be reviewed: January 2029



CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council pursuant to Section 61 of the *Local Government Act 1993*

[Note: This policy consolidates rescinded Policy 7.1 Education Bursary; Policy 7.2 Citizenship Prizes and Policy 7.9 Sporting Achiever Grants]



Brighton Council

POLICY NAME: WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY

POLICY NO: 7.6

PURPOSE OF POLICY:

The purpose of this policy is to acknowledge the traditional custodians of the land upon which Brighton Council is situated and demonstrate respect for the original custodians.

SCOPE:

This policy applies to all Councillors, staff, contractors and volunteers who are required to observe this policy when presenting on behalf of Council at meetings, functions and events.

POLICY:

The Brighton municipality is within the traditional lands of the [Moomairremener Mumirimina](#) people.

A Welcome to and Acknowledgement of Country in a range of forms are applicable to Council related civic and business activities as outlined in this document. The type of recognition should be appropriate to the nature and size of the event.

ROLES & RESPONSIBILITIES:

Welcome to Country

A Welcome to Country can only be performed by Elder(s) who are recognised as traditional owners, as this gives traditional owners the opportunity to formally welcome people to their land. Events where it is appropriate for a Welcome to Country be performed include, but not limited to:-

- Official Mayors events by invitation;
- Openings and significant new public buildings or facilities;
- NAIDOC and Reconciliation Week events hosted by Council;
- Conferences organised or hosted by Council where people from outside the municipality are in attendance.

Acknowledgement of Country

An Acknowledgement of Country can be performed by anyone and is a respectful public acknowledgement of the traditional custodians of the land.

Events where an Acknowledgement should be considered include:

- Preceding Council or Committee meetings;
- Large meetings where external stakeholders are present;
- Official openings or launches of public events or places.

Below is an example of wording that can be used in an Acknowledgement of Country:

“Brighton Council acknowledges the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of the skies, land and water of lutruwita (Tasmania) and forward our respect to their elders both past and present.

Brighton Council acknowledges the continued connection the Tasmanian Aboriginal people still have to the skies, land and water of lutruwita that provides them with the food, medicine and craft celebrated through ceremony today”.

REFERENCES:

S1.4 ~~and S1.5~~ Strategic Plan 202319-2933

ADMINISTRATIVE DETAILS:

Policy compiled: February 2020

Adopted by Council: 18/02/2020

Reviewed: January 2025

To be Reviewed: January 2029



GENERAL MANAGER/CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council
pursuant to Section 61 of the Local Government Act 1993



Brighton Council

POLICY NAME: MEDIA RELEASES

POLICY No: 7.8

POLICY:

That the responsibility for vetting or preparing media releases on behalf of the Council rests with the Deputy General Manager/Chief Executive Officer.

The Mayor is to be made aware of media releases prior to the issue of the release, with the Mayor having the opportunity to comment or veto the release if deemed appropriate.

Under Section 27 of the Local Government Act 1993, the Mayor is the official spokesperson of Council. The Mayor is also responsible for the approval or veto of all statements for print and media interviews.

The Mayor may consult with elected members, the Chief Executive Officer or Council staff in the preparation of a media statement.

Copies of all media releases will be provided to elected members, the Chief Executive Officer, council staff and uploaded to Council's website as soon as practicable after they are released.

Media Requests

Any staff members who may receive media requests must pass the request on to the Mayor or Chief Executive Officer for action. All verbal or written comments, digital information and Council documents that are released to the media must be endorsed by the Mayor.

ADMINISTRATIVE DETAILS:

Policy compiled: March 1998

Adopted by Council: 16/03/1998

Reviewed: January 2025

To be Reviewed: January 2029

GENERAL MANAGER/CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council pursuant to Section 61 of the Local Government Act 1993



Brighton Council

POLICY NAME: AUSTRALIAN CITIZENSHIP CEREMONY DRESS CODE

POLICY No: 7.10

PURPOSE OF POLICY:

Under the Australian Citizenship Ceremonies Code, all Australian Councils are required to provide a Dress Code to the Department of Home Affairs for Citizenship Ceremonies.

SCOPE:

This policy applies to all new conferees who are required to undertake the Australian Citizenship Pledge to become Australian Citizens.

POLICY:

The attire of attendees at Citizenship Ceremonies should reflect the significance of the occasion.

We encourage Citizenship Ceremony attendees to wear smart casual attire. Attendees are also welcome to wear their own national/traditional/cultural dress.

ROLES & RESPONSIBILITIES:

Co-ordinator of Australian Citizenship Ceremonies to provide Policy to all conferees prior to Ceremony.

REFERENCES:

This Dress Code is a requirement of the Australian Government's Australian Citizenship Ceremonies Code.

ADMINISTRATIVE DETAILS:

Policy compiled: February 2020

Adopted by Council: 18/02/2020

Reviewed: January 2025

To be Reviewed: January 2029

CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council pursuant to Section 61 of the *Local Government Act 1993*



Brighton Council

POLICY No: 2.5
POLICY NAME: Councillors - Attendance at Conferences / Seminars

POLICY:

That Council support the attendance of Councillors at Conferences/Seminars conducted from time to time.

Council will meet the full registration, travel (including taxi fares) and accommodation costs of Councillors who attend Conferences/Seminars.

Council will meet the full registration costs of spouses/partners who accompany Councillors who attend Conferences/Seminars.

That Councillors be encouraged to attend Conferences/Seminars as arranged from time to time with the General Manager to ensure that Councillors are advised and invited to register.

Approval for attendance will be granted, provided there are adequate funds available. Should the current budget allocation be expended, approval to attend shall be at the discretion of the Council.

ADMINISTRATIVE DETAILS:

Policy compiled: 2000

Adopted by Council: 15/5/2000

To be reviewed: *[consolidated in policy 2.2]*

GENERAL MANAGER



**Brighton
Council**

POLICY NAME: Staff - Industrial Relations

POLICY No: 3.2

POLICY:

That Industrial matters be dealt with by the General Manager and relevant Department Manager and that the Mayor be kept informed of any potential problems

That Council is advised of any major industrial problems.

ADMINISTRATIVE DETAILS:

Policy compiled: May 1993

Adopted by Council: 3/5/1993

To be reviewed:

GENERAL MANAGER

RESCIND



Brighton Council

POLICY NAME: Tasmanian Municipal Standards

POLICY No: 6.16

POLICY:

The Institute of Public Works Engineers Australia (IPWEA) Tasmania Division have revised and updated the Municipal Specification and Standards. The intention is to have one municipal standard throughout Tasmania for consistency.

The standards contain additional information in respect to road reservation widths, pavement widths and footpath requirements.

A copy of the IPWEA Tasmanian Division Municipal Standard Specification and Municipal Standards Drawings and amendments can be obtained from the Municipal Engineer.

ADMINISTRATIVE DETAILS:

Policy compiled: October 2003

Adopted by Council: 21/10/2003

To be reviewed:

GENERAL MANAGER

RESCIND



Brighton Council

POLICY NAME: Citizenship Prize - Local Schools

POLICY No: 7.2

POLICY:

That Council donate \$100.00 annually to each of the schools in the Municipality as a Citizenship prize and that the donation be made prior to Christmas in accordance with Section 77 of the *Local Government Act 1993*.

ADMINISTRATIVE DETAILS:

Policy compiled: July 1995

Adopted by Council: 17/07/1995; 16/08/2011

Reviewed:

GENERAL MANAGER

RESCIND

(consolidated into policy 7.1)



Brighton Council

POLICY NAME: Donation - Brighton Agricultural Society

POLICY No: 7.7

POLICY:

That Council remits the Ground Hire Fee applicable to the Brighton Agricultural Society for its Annual Show at Pontville Park; and

Provide an annual \$500.00 grant to be used as a prize/trophy for a special event, with the Mayor being invited to present the prize/trophy.

ADMINISTRATIVE DETAILS:

Policy compiled: March 1996

Adopted by Council: 18/03/1996

Reviewed: 15/03/2016 (OCM)

GENERAL MANAGER

RESCIND



Brighton Council

POLICY NAME: Application for Sporting Achiever Grants

POLICY No: 7.9

POLICY:

That Council provide a one-off grant to full-time under eighteen (18) year students of the Brighton Municipality as follows:-

- i) representing Tasmania \$100.00
- ii) representing Australia \$200.00

All requests for a grant are to be made in writing and such request to be verified in writing by the State body of that particular sport. Grants approved are to be forwarded to the individual and not the team or State body.

Persons who meet the above criteria are to be offered free use of a Council facility for the purpose of fundraising.

Requests for grants that do not meet the above criteria will not be considered by Council.

Grants are not to exceed Council's budget allocation in the relevant financial year.

Administration of the Grants budget allocation rests with the Council Services Officer.

ADMINISTRATIVE DETAILS *(consolidated in policy 7.1)*

Policy compiled: September 1995

Adopted by Council: 13/05/1995; 17/07/2000; 16/08/2011

Reviewed:

GENERAL MANAGER



Brighton Council

POLICY NAME: Financial Requests from Council **POLICY No: 7.14**
in accordance with Section 77 of the Local Government Act 1993

POLICY:

That the Governance Manager be authorised to process financial requests in accordance with Policy 7.9, and that any other requests outside the scope of this policy be forwarded to the Finance Committee.

ADMINISTRATIVE DETAILS:

Policy compiled: July 2001

Adopted by Council: 09/07/2001

Reviewed:

GENERAL MANAGER

RESCIND