From: Jazmine Kerr <jazmine.kerr@freycinet.tas.gov.au>
Sent: Wednesday, 31 January 2024 7:53 AM
To: TPC Enquiry
Cc: louise.blythe@planning.tas.gov.au
Subject: AM2023-01 | 155 Rheban Rd Orford Rezoning - Permit SA 2022-046 - Response to Directions
Attachments: GSBC AM2023-01 Response to 1 December 23 directions.pdf

Categories: Tami

You don't often get email from jazmine.kerr@freycinet.tas.gov.au. Learn why this is important

Good morning,

On behalf of Council's General Manager, please see attached correspondence in relation to the above.

Kind regards,
Jazmine Kerr
EXECUTIVE OFFICER

6256 4759

jazmine.kerr@freycinet.tas.gov.au

www.gsbc.tas.gov.au

9 Melbourne Street, Triabunna, TAS, 7190

GLAMORGAN SPRING BAY COUNCIL

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GLAMORGAN SPRING BAY COUNCIL

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30 January 2024

Enquiries: Planning Department
Planning ref: AM2023-01
Your ref: DOC/23/141229

Mr Roger Howlett
Chair – Delegated Assessment Panel
Tasmanian Planning Commission

Email submission: tpc@planning.tas.gov.au

Dear Sir/Madam

AM2023-01 155 RHEBAN RD ORFORD REZONING- PERMIT SA 2022-046
Response to Directions

The response to your directions dated 1 December 2023 follow this letter.

The responses were provided to each of your directions. Attachments for the responses are available from the below link:

- AM2023-01 TPC Directions Response

Should you have any queries in this matter please do not hesitate to contact Council on 6256 4777 and ask for the planning department, or via the email above.

Yours sincerely

Greg Ingham
GENERAL MANAGER

cc: louise.blythe@planning.tas.gov.au

A. The planning authority was directed to provide a written submission addressing the following:

1. *In accordance with Section 40T(6) of the Act, is the consent of Council (as land owner) required for the application to be lodged and has this been provided. Additionally, is the planning authority satisfied that all necessary owner's consents have been provided.*

Consent was provided from the relevant parties on the required TPC Form 1 for the following:

- Directors, Rheban Rd Pty Ltd, dated 21 October 2022; and
- General Manager, Glamorgan Spring Bay Council, dated 14 February 2023.

Copies were provided with this response as attachments A1-1, A1-2.

Following the directions, it was identified that Council is not the listed owner for Rheban Road CT152580/2.

Review of the decision to initiate AM2023-01 confirms that the rezoning initiated by the Planning Authority was limited to 155 Rheban Road, CT149641/2 PID 2775205) and did not include the adjoining portions of Rheban Road.

As a result, that part of the certified amendment that relates to the partial rezoning of Rheban Road CT152580/2 was not initiated by the Planning Authority and is void.

The partial rezoning of the road casement is a consequential issue for AM2023-01 that results from the requirements of the Tasmanian Planning Commission *Practice Note 7 – Draft LPS Mapping: technical advice*, section 2.3, Zoning – Roads.

Should AM2023-01 be ultimately supported by the delegates, the Planning Authority submits that the rezoning of relevant portions of Rheban Road (CT152580/2) be addressed by the Delegates as a modification under section 40N(1)(b) of the Act as a consequential issue arising from the requirements of Practice Note 7.

2. *A report in accordance with section 40K of the Act particularly addressing sub sections (2) and (3).*

The minute of decision 200/23 includes Table 1, which was endorsed by the Planning Authority as its report under sections 40K(2) and (3) and 42 of the Act. Table 1 in the decision provides the opinion of the planning authority in respect of the statutory requirements of the legislation.

The minuted decision, along with the representations, should be considered as the Planning Authorities 40K Report.

The agenda report was supported by a 40K report prepared by Councils Senior Planning Consultant, which was not endorsed by the Planning Authority. That Report was provided as attachment A2, noting this document was not endorsed by the Planning Authority.

3. *Whether the attenuation distances for the Orford Sewage Treatment Plant referred to in the:*
   - *Odour Assessment by Environmental Dynamics (Project ED5190, reissued 15 July 2018); and*
   - *Review of Environmental Impacts at Orford Sewage Treatment Plant by SEAM Environmental (August 2022);*

   are in accordance with the requirements of the Attenuation Code.

Review of the subject documents identifies they differ from the requirements of the Attenuation Code to identify the attenuation buffer from the title boundary of the subject site as follows:

- Environmental Dynamics, July 2018, section 2 and Figure 1. This report was prepared before the requirements of the Attenuation Code were operational under the Tasmanian Planning Scheme – Glamorgan Spring Bay (Scheme). Discussion at page 2 identifies the 350-metre attenuation distance was taken from the northern secondary lagoon rather than the title boundary and was not mapped. The attenuation distances in this report do not comply with the requirements of the current attenuation code.

- Seam Environmental, August 2022, Attenuation Code response page 8 , Fig 3. Figure 3 includes 150 and 350 metre attenuation distances, taken from the activity and not the title boundary. The 150-metre attenuation distance is not consistent with the approved daily flow volume for the site, while the 350 metre distance is.
  The attenuation distances shown on Fig 3 do not comply with the Attenuation Code requirements as they were not taken from the title boundary.
  The Planning Authority noted the recommended 350m buffer for the sewerage treatment plant of the type/size, encompassed a significant part of the proposed development area current; and the routine experiences of odour emissions from the sewerage treatment plant at certain times of the year (as also referred to in item A5 below).

4. *Clarification of matters raised in item number 2 of Decision 200/23 of Council's meeting minutes of 26 September 2023 (page 26) in the context of relevant planning scheme provisions and clarification as to whether the planning authority has considered flooding risk and assessment against the Flood-Prone Areas Hazard Code.*

Item 2 in Decision 200/23 addresses stormwater, flooding and downstream impacts. The decision reflects the opposing views between:

- The advice from Infrastructure staff and application documents, that flood risk to the property and proposed lots can be managed; and
- Councillors and representors, that the available documentation does not support the conclusion that flood risk to the land and proposed lots can be managed, in terms of:
  - The ability for the proposal to manage flood risk to the land, and therefore its suitability for rezoning to support residential use;
  - The ability to implement infrastructure that will ensure the proposed lots remain free from flooding;
  - The data used for calculations; and
  - The projected impacts of climate change and subsequent flooding risks.

Item 2 in decision 200/23 reflects that this difference is unlikely to be resolved on the available documentation from the application and the representations. Further expert assessment will be required to resolve the opposing views on flooding.

Following the concerns raised within the representations, that advice should consider downstream impacts to the natural environment resulting from the close proximity to the coastal reserve, of both the flooding periods and non-flooding periods.

An assessment against the requirements of C12 Flood Prone Areas Hazard Code was provided at section 8.4 of the Initiation Report, supported by the application documents. That assessment relied on the advice from Infrastructure staff, who confirmed that the proposal can meet the required tolerable risk level for the proposed lots, subject to the conditions identified on the draft permit. The proposal was therefore assessed as compliant with the requirements of clauses P1.1 and P1.2 of C12.6.1 P1 and P1 of C12.7.1 (refer pages 35 & 36) in attachment B1.

5. *Clarification of matters raised in item number 3 of Decision 200/23 of Council's meeting minutes of 26 September 2023 (page 26), which includes the following statement "(with discrepancies existing between the proposal and TasWater's published data) and water supply capacity".*

Item 3 in decision 200/23 relates to discrepancies between the proposal documents and published Taswater data, infrastructure capacity and planned Taswater infrastructure upgrades for water and sewer infrastructure within Orford.

Taswater issued consent for the subdivision and rezoning in the form of Submission to Planning Authority Notice TWDA 2022/01822-GSB, dated 13/01/2022 (this may be an error, as documents in the Schedule refer to 2023).

Council has long standing issues with its understanding of the real capacity of water and sewerage infrastructure serving Orford, supported by the following:

- regular imposition of water restrictions to Orford on an annual basis;
- experience with the practical lack of capacity for water storage over recent years, which is understood to be exacerbated by the likely impacts of climate change that will be experienced across the area;
- the routine experiences of odour emissions from the sewerage treatment plant at certain times of the year;
- the Taswater published data on non-compliance with permit requirements and complaints and incident reporting in the 2021-2022 Annual Environmental Review Report for 2021-2022 from the Taswater website (provided as attachments A5-1 and A5-2); and
- the lack of any clear indication from Taswater on the timing of infrastructure upgrades to reflect recent and projected growth in the area.

B. Additionally copies of the following are required to be provided:

1. A copy of the Council planning officer report (40T) which was the basis for the decision to certify the draft amendment at the Council meeting on 28 April 2023 and the Minutes of the meeting.

The Initiation Report (40T) that was endorsed by Council was provided as attachment B1.

2. A copy of the approved permit in word and PDF versions and clarification of the correct permit number associated with the draft amendment.

Copies of the draft permit were provided as attachments B2-1 and B2-1.

The exhibited document identified the permit number as AM2022-02, rather than the correct reference of AM2023-01. This was an administrative error.

3. A copy of the planning authority's assessment of the proposal against clause C9.5.2 P1 - Sensitive use within an attenuation area of the Attenuation Code.

The initial assessment at section 8 of the Initiation Report (40T) was provided in Attachment B1.

Following the issues and information provided in various representations, the planning authority considered that assessment, the information provided within the representations and the discussions and attachments for the draft 40K Report (including the EPA's advice) in making its decision under section 40K of the Act.

4. A copy of the planning authority's assessment of the proposal against clause C9.6.1 A1/P1 - Lot design of the Attenuation Code.

This issue was addressed at section 8 of the Initiation Report (40T) provided in response to B1.

Following the issues and information provided in various representations, the planning authority considered that assessment, the information provided within the representations and the discussions and attachments for the draft 40K Report in making its decision at section 40K of the Act.

5. A copy of the referral of the proposal, including the North Barker Bushfire Report and Hazard Management Plan dated 3/11/2022, to the Tasmania Fire Service (TFS) and a copy of the TFS response to the planning authority. If no such referral has been made, the planning authority is directed to refer the report to TFS and to provide TFS's response to the Commission.

The application was not initially referred to Tasfire. That referral was completed and will be provided to the Commission once received by Council.

6. A copy of the latest version of the Triabunna/Orford Structure Plan including any addendums.

A copy was provided with this response, refer attachment B6.

7. A copy of the latest version of the licence for the sewage treatment plant at 108 Rheban Road, Orford.

Listmap identifies that the site is regulated by the following:

- Permit Conditions 6235, DPIPWE, dated 26/08/02;
- Permit Conditions 2840 (unavailable); and
- EPN 8949/1, EPA, dated 17 Mar 2014

The Environmental Protection Agency advised that EPN 8949/1 provides the current operating conditions for the Orford Wastewater Treatment Plant. This document was provided as attachment B7-1.

Copies of the remaining documents were provided as attachments B7-2 through 4 inclusive.

40K REPORT

Amendment AM2023-01

Tasmanian Planning Scheme –

Glamorgan Spring Bay

Local Provisions Schedule

Planning Scheme Amendment

Amendment to rezone and subdivide 155 Rheban Road, Orford

Glamorgan Spring Bay Council

TOWN PLANNING SOLUTIONS

GLAMORGAN SPRING BAY COUNCIL

Senior Planning Consultant

5 January 2024, V1.1

Executive Summary

The purpose of this report is to consider representations that were received to AM2023-01 following completion of the statutory exhibition process under the *Land Use Planning and Approvals Act 1993* (Act).

AM2023-01 was initiated by the Glamorgan Spring Bay Planning Authority (Planning Authority) to rezone 155 Rheban Road, Orford from Future Urban to General Residential and approve a 90-lot subdivision.

Abbreviations

Act	Land Use Planning and Approvals Act 1993
AM2023-01	draft amendment AM2023-01
Planning Authority	Glamorgan Spring Bay Planning Authority
Commission	Tasmanian Planning Commission
Council	Glamorgan Spring Bay Council
Interim Scheme	Glamorgan Spring Bay Interim Planning Scheme 2015
LPS	Local Provisions Schedule
Practice Note 8	Practice Note 8 – Drafting Written LPS
Scheme	Tasmanian Planning Scheme – Glamorgan Spring Bay
SPAN	Submission to Planning Authority Notice TWDA 2022/01822-GSB
STRLUS	Southern Tasmanian Regional Land Use Strategy
Subject land / site	155 Rheban Road, Orford
TPS	Tasmanian Planning Scheme

Contents

Document Issue Status

Ver	Issue Date	Description	Originator		Checked		Approved	
WD.01	11 Jul2023	Council Workshop 11 July 2023	MP				GSB	
V1	14 August 2023	For Council consideration 22 Aug 23	MP					
V1.1	5 January 2023	Conclusion deleted	MP					

Introduction

The purpose of this report is to consider representations that were received to the statutory exhibition of planning scheme amendment AM2023-01 to the Tasmanian Planning Scheme – Glamorgan Spring Bay (Scheme).

The exhibition process for amendments to a LPS was established at section 40 of the Act, subsections G to J, and summarized as follows:

- exhibition was completed for the required period of 28 days;
- a notice was placed in the local papers on two separate occasions;
- copies of AM2023-01 were available for viewing at the Council office for the notification period; and
- AM2023-01 was available from Council website for this period, with advice on how to make a representation.

AM2023-01 was exhibited for the statutory period of 28 days in accordance with the requirements of sections 40 G and H. This period ran from 12 April to 12 May 2023.

27 representation were received during that period.

Section 40K(2)(b) allows the Planning Authority to consider any representations that are received after the exhibition.

Section 40K of the Act requires the planning authority to submit a report to the Commission containing the following:

- a copy of each representation made during the exhibition period under s.40K(2)(a);
- a copy of any representations made following the exhibition period that the Planning Authority determines to include under s.40K(2)(b);
- a statement of the planning authority's opinion as to the merit of each representation made under s.40K(2)(c), in particular as to:
  - whether the draft Amendment should be modified; and
  - if recommended to be modified, the effect on the draft Amendment as a whole;
- a statement as to whether the planning authority is satisfied that the draft amendment meets the LPS criteria; and
- the recommendation of the planning authority in relation to the draft amendment.

This report includes recommendations that address the planning authority's report under Section 40K.

Following receipt of the planning authority report, the TPC will hold hearings into the draft amendments. The TPC will then retire to determine the draft amendments. That decision may be to approve, refuse or modify all or parts of each draft amendment.

Full copies of the representations were provided as a separate attachment to this report.

Summary of issues

A detailed response to the issues within representations follows. This section provides a summary of the key issues and concerns within the representations.

Summary of Representations

1. N & E Roberts

The representation opposes AM2023-01, as follows.

1. *the recent refusal of a previous proposal by the Commission;*
2. *lack of compliance with the outcomes and timeframes identified in the Triabunna/Orford Structure Plan;*
3. *the SGS Report is contrary to the Commission findings and was not critically reviewed;*
4. *contests the validity of statements by the applicant and Council that the Structure Plan and STRLUS are out of date;*
5. *inadequate access to the waterfront by comparison to other recent subdivisions;*
6. *over development of the site;*
7. *impacts to local residents;*
8. *the rezoning should be consistent with the existing subdivision and development pattern in the area and seek Low Density subdivision rather than General Residential (suggesting 40 lots later in the submission);*
9. *smaller lot sizes are not justified;*
10. *delays in constructing houses on the lots, use for temporary holiday accommodation, and the construction of sub-standard structures;*
11. *the application is not for the same land as the previous rezoning.*

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01. or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

2. M Pearce

The representation opposes AM2023-01, citing the following:

1. the dismissive approach to the recent refusal of a similar proposal by the Tasmanian Planning Commission;
2. the impact of a (relatively) small lot subdivision on the existing character of East Shelley Beach area;
3. the change to a suburban character with this subdivision;
4. requests:
   - larger lot sizes; and
   - a single storey limitation on lots adjoining existing East Shelley Beach Rd properties to maintain privacy.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

3. R Royle

The representation objects to AM2023-01, citing the following:

1. increased occupation of lots during peak periods as a holiday town;
2. lack of height restrictions to maintain amenity of existing properties, identifying a prohibition of 2-storey dwellings;
3. lack of consideration of impacts of the proposal on infrastructure (sewerage treatment, power, water etc):
4. increased stormwater impact from the development;
5. a minimum road width of 11 metres, not 8.9 metres;
6. the inconsistent lot sizes with the existing East Shelley Beach character.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

4. R Rex

The representation asks the following to be addressed:

1. a restriction to single storey dwellings;
2. a minimum road width of 11.2 metres, not 8.9 metres;
3. a contribution for upgrades to the existing sewerage treatment plant;
4. restriction of caravans to a maximum of 2 per site;
5. a 20% increase to the lot sizes to increase the ambience of the subdivision.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

5. N&N Bean

The representation opposes AM2023-01, citing the following:

1. The number of lots in the proposal (90 lots) and impact on amenity of the area;
2. Capacity of infrastructure to accommodate the proposal and associated development;
3. Effluent overflows to creeks from the sewerage treatment plant, odour and capacity of the plant to accommodate the proposal;
4. Impact of the proposal and walkway on the privacy of their property, requesting a six foot fence to that boundary;
5. Impact of the additional population on traffic and pedestrian safety, particularly at and around the boat ramp;
6. The lack of public open space in the subdivision;
7. The impact on amenity and values with the use of lots for caravans and sheds;
8. The additional impact on the area during holiday times from the subdivision and amenity of the area for (permanent) residents.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

6. R Cumming

The representation opposes AM2023-01 and requests the rezoning and DA be refused, citing the following:

1. contests the effectiveness of the proposed stormwater treatments identified on the plans (1 & 2);
2. lack of documentation for ongoing costs of the stormwater management (3) and impacts of lack of maintenance (4);
3. opposes future residential development in the POS area (5);
4. contests compliance with the Coastal Erosion Hazard Code with installation of twin culvert pipes and the resultant erosion that will occur (6);
5. claims lack of compliance with pre-development flow limitation under draft permit condition 32 (7) and therefore the Tasmanian Stormwater Policy;
6. application list identifies drawings not included in the documents provided (8);
7. failure to provide a contoured site plan, as required by the application checklist (9);
8. the road layout lacks imagination, the proposed internal lots do not have frontage and is not in keeping with the character of East Shelley Beach (10);

9. lack of compliance with the Tasmanian Stormwater Policy and the failure to provide a Stormwater Management Report did not allow adequate assessment of the DA (11);
10. questions whether the adjoining property owners provided owner consent and the required easements for the construction of a 1-metre retaining wall and stormwater drain to the rear of lot 77.

As noted in the issues discussion, revisions were identified to condition 3 following matters within this representation. No other alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01, but revise condition 3 of the draft planning permit as follows:
  The POS shown on the Lot Layout Plan must be set aside for drainage on the Final Plan, when submitted.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

7. A Westwood

The representation opposes AM2023-01, citing the following:

1. the recent refusal of a similar proposal by the Commission for lack of consistency with the STRLUS;
2. contests compliance with STRLUS, identifying the lack of changes since the previous decision but acknowledging the insertion of SRD1.1A0;
3. contests Council acceptance of the SGS reporting without independent verification and the lack of a 15 year supply;
4. contests compliance with the growth scenario and strategy for Orford under the STRLUS;
5. contests compliance with RMPS objective (b) for the orderly release of land;
6. lack of consideration of Solis and Holkham Court in supply and demand assessments;
7. density of lots and change in character from spacious shack settlement to more suburban density, noting designation in STRLUS as shack/holiday community;
8. impact on safety and traffic congestion to the surrounding road network;
9. failure to comply with performance criteria for cul-de-sacs and internal lots;
10. lack of assessment of native vegetation removal;

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

8. L Calvert

The representation expresses concern about AM2023-01, citing the following:

1. the negative impact of the recent Happy Valley and Rheban Rd subdivisions have had on the local community;
2. concern at stormwater impacts to the beach and potential pollution;
3. the suitability of the proposal to the coastal holiday character of Orford and the suburban nature of the subdivision with its visual, servicing and road impacts on a holiday community;
4. the change from the existing low density character of the area.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

9. M Ibbott

The representation opposes AM2023-01, citing the following:

1. the claimed inability of Taswater to deal with existing odour emissions from the sewerage treatment plant and other infrastructure in the area;
2. the impact the additional houses will have on the odours they already experience at their property;
3. the lack of consideration of aesthetics in recent development, citing examples of the suitability of front fences on Integrity Way and Rheban Rd;
4. requests the ability to consider native hedging, bird life against the impact of dividing fences and concrete;
5. requests that Council consider the nature of the area and the suitability of this proposal for the character of the area.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

10. J Smith

The representation opposes AM2023-01, citing the following:

1. the lack of compliance with the growth strategy and scenario under the STRLUS;
2. failure to consider the impacts of Holkham Court subdivisions and the Solis site in determining availability of land;
3. lack of compatibility with the development pattern and amenity of the existing area at East Shelley Beach;
4. failure to comply with performance criteria for internal nots and road construction;
5. the similarity to the previous proposal.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

11. N & H Bentley

The representation opposes AM2023-01, citing the following:

1. the intent of the original subdivider (grandfather) and lifestyle of the area;
2. the impact of modern development practices, identifying images of sheds, caravans and buildings and existing areas in Russell St, West Shelley Beach, Integrity Way, Jetty Rd and Nautilus Drive areas; and
3. the suitability of the proposal to the coastal shack/holiday character of the area.

Mr Bentley requests the Council considers these types of impacts that will result and whether this is a desirable future.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

12. J Nichols Gorringe

The representation opposes AM2023-01 and requests that Council reject it, citing the following:

1. contests the demographic demonstration of demand in the area, citing that 67% of dwellings were unoccupied in the 2021 ABS census and this proposal will not result in permanent residents;
2. opposes the lack of vision and high standards that many consider appropriate to the area;
3. the need to maintain the amenity and identity of the place;
4. questions the projected population growth and need for the subdivision;
5. compatibility with the character of the East Shelley Beach area against the suburban nature of the proposal;
6. the lack of small lots to accommodate tree plantings and provide for flora and fauna;
7. flooding issues in the area and the impact of the proposal;
8. the reliance on 2012 data for flooding, which is outdated and inconsistent with multiple flood events since 2016;
9. the likely coastal erosion impacts of the proposal on East Shelley Beach;
10. use of the word *generally* in condition 11 that undermines compliance with the Tasmanian Coastal Works Manual;
11. the lack of a flora and fauna report and failure to protect Eucalyptus Ovata on the site;

The representation recommends the following changes to the proposal:

- substantial independent analysis to give confidence;
- Flora and Fauna assessment;
- Increasing the number of larger lots to create a better fit with the area;
- That Council employ worlds best practice to plan for the future and conserve the landscape and environment that is unique to the area.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

13. T Ibbott

The representation identifies that the proposal requires some amendments to set a high standard of seaside living and recreation in a natural and safe environment, consistent with the intent of the area when first developed, citing the following:

1. Objects to the small lot sizes and lack of public open space, and requests a flat village green space of 5%, some larger lots or a village green be required by the Commission;

2. notes increased 1:100 flood events and need to provide for reserves to drainage reserves and more planning to these areas;
3. lack of compatibility with the development pattern and amenity of the existing area at East Shelley Beach, with particular objection to kerb and channel type road edges and requests dish drains as more suitable to the area;;
4. supports lack of road connection to East Shelley Beach Road;
5. requests additional public open space to offset smaller lots;
6. objects to lack of stormwater storage through development and requests reduction of impervious surfaces and retention of water holes for fighting bushfires;
7. supports consideration of biodiversity impacts on the land and provision of increased reserves and use of endemic plants;
8. objects to recent trend for higher font fences supports lower fences through the planning scheme;
9. sewerage odour impacts from the nearby treatment plant;

As noted in the discussion of the issues raised in the representations, alterations were recommended to establish a mapped attenuation buffer to the Sewerage Treatment Plant.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01, or modification of the draft planning permit

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

14. S Hawkins

The representation urges Council to reject AM2023-01, citing the following:

1. the increasing flooding of the area identified by residents and within the Flussig Report;
2. outdated climate data from 2012 for supporting reports;
3. over-reliance on flood mitigation measures rather than sustainable design practices;
4. the impact of stormwater events on systems from increasing severity and frequency of storms, particularly over the last 18 months.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

15. L Russell

The representation objects to AM2023-01 and urges Council to reject the application, citing the following:

1. the inundation prone nature of the site and lack of suitable responses by the applicant;
2. Failure to address C10 Coastal Erosion Hazard code requirements;

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

16. D Bevan

The representation opposes AM2023-01, citing the following:

1. The proposal is not appropriate for many reasons;
2. Impact on stormwater, stormwater systems and the beach as a result;
3. Lack of compliance with stormwater requirements and use of conditions and particularly, condition 32;
4. Contests ability to meet the conditions requiring compliance with pre-development flows for a 1%AEP event;
5. The impact of the developed lands on the stormwater systems and their capacity;
6. Discretionary nature of wording of condition for compliance with the Tasmanian Coastal Works Manual;
7. Objection to use of condition for water sensitive urban design and determination of bond under conditions;
8. lack of response to matters by the applicant;
9. Failure to address C10 Coastal Erosion Hazard code requirements;

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

17. MJ Wilson

The representation objects to AM2023-01 and requests that Council refuse it, citing the following:

1. The lack of facilities for medical care and healthy communities and impacts on rural based health services, difficulties recruiting health practitioners and existing limitations on doctor services in the area;
2. The suburban nature of the proposal and resultant impacts on mental health of residents;
3. Failure to demonstrate demand for the proposal;
4. Impact on existing infrastructure, noting the already low water pressure in the area during dry periods

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

18. M Darling

The representation objects to AM2023-01, citing the following:

1. The change in character of Orford and suburban nature of the proposal;
2. The lack of availability of medical services at all times;
3. Lack of capacity with NBN, identifying existing service problems during peak periods;
4. Existing flooding problems with her property and cost of providing mitigation measures if the subdivision is approved;
5. Impact of runoff on the beach and water quality resulting from the proposal;
6. Impact on sewerage services in the area, and the ability of Taswater to resolve existing issues;
7. Odour impacts from the sewerage treatment plant to the subdivision and area.

As noted in the discussion of the issues raised in the representations, mapping of the attenuation buffer to the Sewerage Treatment Plant was recommended. No other alterations were identified as necessary from this representation.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

19. S Wilson

The representation opposes AM2023-01, citing the following:

1. Limitations and qualifications identified in the Aldanmark and Flussing reports and impacts for flooding of the site and future suitability for housing do not appear consistent with the impacts and outcome;
2. Dated and conservative nature of climate and rainfall data used in the reports;
3. Lack of consideration of stormwater impacts on Eash Shelley Beach;
4. The failure of the SGS Report to identify above actual growth as part of their analysis and justification of the projected population increase is not substantiated;
5. The SGS Report does not justify the proposed additional lots;
6. Odour impacts from the sewerage treatment plant, and the apparent omission of the impact of the proposed expansion of the plant for a 40 cubic metre raw sewerage emergency storage tank to the area;
7. The odour assessment apparently did not consider a common transient atmospheric condition in the area that increases pollution odours in the area;

As noted in the discussion of the issues raised in the representations, mapping of the attenuation buffer to the Sewerage Treatment Plant was recommended. No other alterations were identified as necessary from this representation.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

20. C Weily

The representation voices strong opposition to AM2023-01, citing the following:

1. The incompatible nature of the proposal with the existing development in the area, particularly the density/size of the lots in contrast to the existing development pattern;
2. The opportunity for more dwellings per lot (citing 20.96/ha) against the recommended 15/ha in the NSA Report;
3. The high likelihood of unoccupied dwellings in the subdivision, citing the recent ABS figures at 67.2% from the 2021 census, against the Tasmanian average of 14%;
4. Existing problems with water supply in the area during leak times and the impact of this proposal on existing problems;
5. Overflows from the sewerage treatment plant in high rainfall events and contamination of East Shelley Beach;

6. The ability of the existing plant to accommodate the load from the proposed subdivision;
7. The maintenance of sight lines for traffic safety with the proposed tree planting;
8. The high increase in traffic volumes from the proposal during peak or holiday periods;
9. The ability of the proposed lots to accommodate the required dwelling and parking for the cars, boats and other accoutrements for holiday houses in the area;
10. Impact of the small lot sizes and resulting dwellings and multiple dwellings on the safety, wellbeing, access, aesthetics and general liveability of the area;
11. Stormwater impacts from the proposal to the existing waterway and flooding of it and adjoining houses/properties;
12. Questions the impact on the surrounding area of the stormwater and sewerage from the development and particularly, the impacts to Eash Shelley beach for water quality and beach condition;
13. Impact to the health and wellbeing of residents in the area, noting existing difficulties in seeing doctors.

As noted in the discussion of the issues raised in the representations, mapping of the attenuation buffer to the Sewerage Treatment Plant was recommended. No other alterations were identified as necessary from this representation.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

21. S Ibbott

The representation opposes AM2023-01 and requests that Council reject it, citing the following:

1. The stretched nature of existing water and sewerage services in the area and impacts to the system from the proposed subdivision, identifying the existing failures as having driven Spring Bay Seafoods from the area through overflows and spills;
2. Existing compliance issues with the sewerage treatment plant, as documented by Taswater and attached to the representation;
3. Odour impacts to the area from the plant, questioning the relevance of the report given the lack of consideration of the loading of the plant from the proposed subdivision and limitations identified within the SEAM Report;
4. Cites that the reporting and assessments did not consider the required 400m buffer for the proposed 2050 population levels;
5. Questions what the action plan will be with the next overflow from the plant and resultant impact on residents and the area.

As noted in the discussion of the issues raised in the representations, mapping of the attenuation buffer to the Sewerage Treatment Plant was recommended. No other alterations were identified as necessary from this representation.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

22. D Scott

The representation opposes AM2023-01, does not think it is in the best interests of the community, and urges Council to reject it. The following reasons were cited:

1. The suburban density of lots and their lack of suitability for a rural area;
2. The impact on the character of the area and infrastructure;
3. Capacity for the water supply in the area, particularly in dry periods;
4. The need to fully investigate and consider stormwater issues in the area before any approvals are issued, by reference to the forced closure of Spring Bay Seafoods;
5. Traffic impacts on existing narrow roads;
6. The critical nature and timing of the current decision before Council.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

23. F Stevens

The representation opposes AM2023-01, citing the following:

1. The previous rejection by the Tasmanian Planning Commission of a similar proposal as there were too many blocks and they were below the required size;
2. Local opposition and the lack of opportunity for local involvement prior to this stage;
3. The lack of low cost housing, such as setting aside 25% of lots for this purpose.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

24. L&S Clark

The representation opposes AM2023-01, citing the following:

1. Compliance with RMPS Objective 2(f) for promotion of health and wellbeing by ensuring a pleasant, safe and efficient place to work, live and recreate;
2. 90 lots will overload the current amenities in the area, naming boat ramps and associated parking, boating and fishing;
3. The lack of suitable family based public open space in the area;
4. The lack of infrastructure for foot traffic in the area;
5. Impact of heavy vehicle movements during construction;
6. The suitability of existing infrastructure, particularly sewerage and water;
7. The impact on the character of the area of 90 additional lots and the resulting dwellings that will occur.

As noted in the discussion of the issues raised in the representations, mapping of the attenuation buffer to the Sewerage Treatment Plant was recommended. No other alterations were identified as necessary from this representation.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

25. All Urban Planning for T Burbury & B&M Annels

The representation opposes AM2023-01, identifying that no additional residential zoning should be considered until existing water and sewerage infrastructure is increased to accommodate the increased demands. The following issues were identified:

1. Attenuation Code: the proposal relied on assessment against C9.6.1 P1, where Taswater identified the existing plant was at capacity. The representation seeks revised assessment against the provisions of the Code to address required upgrades and associated operation of the wastewater lagoons, and potential for harmful emissions;

2. The application documentation does not support compliance with the requirements of the Attenuation Code and cannot be supported;
3. The proposal is contrary to the objectives of the Act, particularly its ability to provide for sustainable development; impact to amenity of existing residents of the area, capacity of existing infrastructure, and ability to promote healthy living in the area.

As noted in the discussion of the issues raised in the representations, mapping of the attenuation buffer to the Sewerage Treatment Plant was recommended. No other alterations were identified as necessary from this representation.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- revise the assessment of AM2023-01 and modification AM2023-01 by including a mapped attenuation buffer for the Orford Sewerage Treatment Plant based on the attenuation reports provided as part of the application and terminated at the southern boundary of Rheban Road; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

26. Bayport

The representation opposes AM2023-01, citing the following:

1. Land supply – the potential for oversupply of lots in the area and the failure of the SGS Report to allow for the Solis/Bayport land as part of its assessment, requesting that this is corrected; and
2. Constraints on and capacity of the existing sewer and water service networks, and risk of costs being imposed to other parties for this as a result of AM2023-01 and the associated subdivision.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

27. I Cumming

The representation opposes AM2023-01, citing the following:

1. The short sighted nature of the proposal and costs that will be incurred by the Council, community and environment;

2. Failure to comply with the stormwater, engineering and environmental standards within the Tasmanian Planning Scheme laws (sic);
3. The high density nature of the proposal, contending that it should be rural living with a minimum lot size of 1000 m^2;
4. New subdivisions should not have smaller lots than recent subdivisions (citing the Manning Drive area);
5. The ongoing cost to ratepayers;
6. The generally low standard of the proposal and impacts to the local community.

As noted in the discussion of the issues raised in the representations, no alterations were identified as necessary.

Recommendation: That the representation is determined to:

- have merit as it raises matters relevant to consideration of AM2023-01,
- not alter the assessment of AM2023-01 or require modifications to AM2023-01; and
- not alter the assessment of SD2023-01 or modification of the draft planning permit.

Effect on Draft LPS as a whole: The recommendation provides effect to the policies of the statements in the Tasmanian Planning Scheme and Guidelines.

LPS Criteria: the amendment is consistent with the LPS criteria.

Other Referrals

Statutory referrals were completed for AM2023-01, as follows.

1. Aboriginal Heritage Tasmania

Aboriginal Heritage Tasmania provided the following advice:

1. there was a low likelihood of Aboriginal heritage being present on the lands;
2. Information on Unanticipated Discovery Plans and advice regarding application of the *Aboriginal Heritage Act 1975*; and
3. contact information for the department.

It is noted that the advice within this response contradicts some of the allegations within representations. It is standard practice to includes notes for advice to applicants and developers regarding these matters.

No changes were identified as a result of this referral response.

Recommendation: That the referral response be accepted, determined to have merit, and that no modifications are required to AM2023-01 or the draft planning permit.

2. State Growth

AM2023-01 was referred to State Growth, who provided the following advice:

1. the proposal was remote from State Roads and would generate small increases to the use of their assets
2. No further comments were provided.

No changes were identified as a result of this referral response.

Recommendation: That the referral response be accepted, determined to have merit, and that no modifications are required to AM2023-01 or the draft planning permit.

3. TasNetworks

AM2023-01 was referred to TasNetowrks, who provided the following advice:

1. the proposal not likely to impact TasNetworks operations.

No changes were identified as a result of this referral response.

Recommendation: That the referral response be accepted, determined to have merit, and that no modifications are required to AM2023-01 or the draft planning permit.

4. Taswater

AM2023-01 was referred to Taswater. No formal response was received to the referral.

Taswater is the statutory agency response for the provision of reticulated sewer and water services in Tasmania. The application documents included Submission to Planning Authority Notice TWDA 2022/01822-GSB (SPAN), which established their support for AM2023-01 and the conditions to that support and advised they did not wish to receive any further notification or attend hearings.

It is noted that multiple conditions under the Asset Creation and Infrastructure Works section of the SPAN identify that works are required to support the proposal at the developers cost. This effectively addressed some of the issues that were raised in representations.

Recommendation: That the referral response be accepted, determined to have merit, and that no modifications are required to AM2023-01 or the draft planning permit.

Following the receipt of representations, additional referrals were provided for Taswater to respond to the range of issues that were raised.

> *The water and sewerage related issues raised in the representations have been considered as part of our normal development assessment processes.*
>
> *We are satisfied by internal review of the submitted Odour Reports forming part of this and previous applications that there are no odour issues for the proposed development from our STP.*
>
> *We are satisfied that the STP can cater for the flows, with the plant being managed by us to accommodate the development with no conditions imposed on the developer, other than those in the SPAN.*
>
> *We are satisfied that our water system can also cater for the development, also with no conditions imposed on the developer, other than those in the SPAN.*
>
> *TasWater therefore advises that TasWater's Submission to Planning Authority Notice remains unchanged.*

Following receipt of this advice, additional information was sought. A second response was provided, as follows:

> *TasWater maintains its position as stated in our Submission to Planning Authority Notice. That is, the development can be serviced subject only to the conditions listed in the Submission.*
>
> *TasWater can confirm the Orford and Triabunna Water and Sewerage Strategy 2015-2050 is no longer current and is being updated by TasWater. The Strategy was written in 2015, and among other things, reflected the demands on our networks by a proposed significant development which is not currently proceeding.*
>
> *TasWater is currently planning and undertaking project works to address known issues with our sewerage network caused by ground water infiltration issues including upgrades to our STP outfall and multiple pump stations. The proposed development will not contribute to the existing infiltration issues due to the use of welded pipe joints and current construction standards for the new sewerage infrastructure.*
>
> *TasWater would not object to Council mapping based on the odour contours contained in the developer's report however, TasWater is of the opinion that Attenuation Area buffers around Sewerage Treatment Plants (STP's) should not be mapped in the LPS's. TasWater is undertaking a long term improvement program involving most STP's in the state, which may impact on attenuation distances and accordingly would prefer to rely on the code, rather than mapping buffers in the LPS's which may soon be out of date or incorrect.*

The advice in these responses is clear: the various claims within the representations are either incorrect or based on out-of-date information and Taswater supports its previous assessment reflected in SPAN TWDA 2022/01822-GSB.

Recommendation: That the additional referral response be accepted, determined to have merit, and that no modifications are required to AM2023-01 or the draft planning permit.

5. Environmental Protection Agency

The proposal and representations were also referred to the EPA as regulator of the Orford Sewage Treatment Plan. The EPA provided the following response:

> *Thank you for your query. It would be inappropriate for the EPA to comment on specific aspects of a Development Application. However, I note that:*
>
> - *The location of the proposed development does not meet the recommended attenuation distance for Sewage Treatment Plants.*
> - *There is potential for land use conflict.*
> - *The EPA does not recommend that sensitive land use developments are approved within the recommended attenuation distances for Sewage Treatment Plants.*
>
> *It is up to TasWater to consider whether accepting the increase in wastewater volumes as a result of the proposed development may impact on their ability to comply with the environmental conditions of their land use permit for the wastewater treatment plant. They must also consider if the decision to accept an increased volume of wastewater will impact their ability to comply with the law in relation to causing environmental nuisance or harm e.g. increased odours, exceeding the design capacity, overflows of untreated wastewater into the environment.*

The EPA provided general responses to the referral and deferred any specific comment to on compliance and impacts of the rezoning to Taswater.

The EPA also declined to provide any comment or advice on specific attenuation areas for the Orford Wastewater Treatment Plant.

Recommendation: That the referral response be accepted, determined to have merit, and that no modifications are required to AM2023-01 or the draft planning permit.

Other matters

Application reference

The exhibited application documents contained some conflicting references to the application, most notably on the draft planning permit for subdivision.

For clarification, all references to the current application should be to AM2023-01.

Any references in the documents to AM2022-02 should be taken as an administrative error and be corrected to state AM2023-01.

Compliance with Triabunna Orford Structure Plan

Multiple representations identified compliance with the Structure Plan as a concern.

Review of the Council website identified that the Structure Plan provided was the June 2014 update and did not include the Addendum that was adopted by the Council in 2021.

The addendum included the following:

> ***PREFACE***
>
> *This Addendum includes and is informed by the SGS ECONOMICS, Orford Residential Capacity and Demand Analysis, January 2021 (the **SGS Analysis**).*
>
> *To the extent of any discrepancy between this Addendum and the Triabunna/Orford Structure Plan 2014 (the **Structure Plan**), this Addendum will prevail.*
>
> ***REVISED GROWTH STRATEGY FOR ORFORD***
>
> *Dwelling demand forecasts for Orford in the Structure Plan are at best 7 years old, and at worst 10 years old.*
>
> *The SGS Analysis has determined that dwelling demand has been higher than forecast in the Structure Plan, and that there is possibly an insufficient supply of land in Orford over the next 15 years to meet demand for residential dwellings (depending on the capacity scenario). Additional residential land within the Orford suburb boundary would need to be released to meet the Structure Plan's objective of a 15-year supply at a conservative growth rate of 2% per annum.*
>
> *The Structure Plan identifies land in the Solis Estate development as providing future residential land supply. The Solis Estate concept is an integrated lifestyle and tourism development centred around a future 18-hole golf course, commercial activity centre and other recreational facilities. Its land use planning status is as a Specific Area Plan overlaid on the Rural Resource zoning of the affected land. It is not an urban residential development in the traditional sense. The Solis Estate has not been effectively implemented to any significant degree since its inception in 2003, and is constrained by lack of service infrastructure. If regarded as part of the available residential land bank, Solis skews the apparent supply of residential land in the area covered by the Structure Plan, suggesting that a far greater supply of undeveloped residential land is available than in reality. However, Solis cannot be relied upon to provide the necessary capacity for growth either now in in the foreseeable future.*
>
> *This skewed apparent supply has prevented rezoning and development of more centrally located and better serviced land in Orford such as that between Rheban Road and East Shelly Road (the **Rheban Road land**). This land, in particular represents a superior strategic option for residential development in comparison to Solis in particular, but also residentially zoned land in North Orford (centred around Holkham Court) which is constrained by stormwater drainage and inundation issues with little scope for resolution.*
>
> *Under the 2014 projections in the Structure Plan there is insufficient land available to meet the projected demand within the suburb boundary, according to the low-capacity scenario. Without further rezoning/land release there is enough supply to last 11 to 15 years; with the rezoning of the Rheban Road land, this rises to 16-20 years.*
>
> *Demand for housing in Orford is strong and is driven by both residential demand and tourism/holiday demand. Between the 2006 and 2016 censuses, the number of dwellings*

increased by 2.4 % per annum. If this trend were to continue from 2020, available supply would fall short even earlier.

*To 2035 it is estimated that there will be demand for another 298 dwellings in the Orford area from 2020, at a conservative 2 % growth rate per annum. This level of demand is higher than foreshadowed in both the Southern Tasmania Regional Land Use Strategy 2010-2035 (**STRLUS**) and the Structure Plan.*

COMPARISON WITH STRLUS GROWTH STRATEGIES

STRLUS indicates a 'Low Growth Strategy' for Orford from 2010 to 2035 (25 years). This is defined to mean <10% over the entire period.

Alternative Growth Strategies are Medium Growth (10-20%) and High Growth (20-30%). Assuming 1 dwelling per lot, starting from a generally accepted base of 716 dwellings in 2010, the alternative growth scenarios are:

Low Growth (<10%) = 71 new dwellings = 787 dwellings in 2035

Medium Growth (10-20%) = max. 142 dwellings = 858 dwellings in 2035

High Growth (20-30%) = max. 214 dwellings = 930 dwellings in 2035

It is clear that the conservative 2% growth rate per annum projected by the SGS Analysis from 2020 onwards, resulting in another 298 dwellings can only be met by a 'High Growth Strategy'.

Revision of the Structure Plan Document does not impact the assessment of AM2023-01.

Recommendation: That no further modifications are required to AM2023-01 under section 40K(2)(e) of the Act.

38 Orford STP

38.1 Activity and report details

Activity name	Orford STP		
Activity address	Rheban Rd, Orford		
Permit number	Licence to Operate – 2840	**Date of issue**	8/03/1991
EPN	8949/1	**Date of issue**	17/03/2014
Treatment level	Secondary Treatment		
Authorised Dry Weather Flows	473 kL/day		
Key Influent Source	Residential		
Contact person	Kate Westgate		
Report author	George Fitzgibbon		
Contact details	Environment@taswater.com.au		
Date of submission	30 September 2022		

Figure 38-1: Orford Sewage Treatment Plant

38.2 Monitoring and compliance summary

38.2.1 Flow data

Table 38-A: Flow monitoring summary

	Influent	Effluent	Reuse
Location Name	Inlet	Mercury Passage off Quarry Point	No reuse scheme
Coordinates	E 572846 N 5285940	E 5747357 N 5286646	NA
Method of Measurement	In line meter	Estimate based on influent	NA
Date of last Calibration/Validation (if applicable).	17/02/2022	NA	NA

Table 38-B: Annual flow and rainfall data

Month	Average Daily Influent Volume (kL/day)	Rainfall (mm/month) BOM Station ID 92028	Discharge to Waters Total Effluent Volume (ML)	Discharge to Reuse Total Effluent Volume (ML)
July 2021	262	8.0	8.11	--
August 2021	262	14.8	8.11	--
September 2021	270	34.4	8.11	--
October 2021	262	212.6	8.11	--
November 2021	381	66.2	11.44	--
December 2021	265	16.6	8.21	--
January 2022	366	83.1	11.34	--
February 2022	218	6.0	6.10	--
March 2022	209	58.6	6.47	--
April 2022	209	38.9	6.28	--
May 2022	414	139.8	12.84	--
June 2022	251	52.4	7.52	--
Annual 2021-22	281	731.4	102.64	--
% of Total Discharge	--	--	100.0%	--

2021-22 monthly flow data was submitted directly to the EPA.

38.2.2 Bypass events

There were no bypass events associated with the STP during the reporting period.

38.3 Discharge compliance with permit limits

Table 38-C: Compliance Summary

Parameter	Ammonia	BOD5	Chlorine	Nitrogen	Oil and grease	pH	Phosphorous	E coli	Total suspended solids
Permit/EPN limit	mg/L	mg/L	mg/L	mg/L	mg/L	Units	mg/L	MPN/100ml	mg/L
Maximum	25	30	--	40	10	8.5	10	1000	40
90th percentile	--	--	--	--	--	--	--	--	--
50th Percentile	--	--	--	--	--	--	--	--	--
Minimum	--	--	--	--	--	6.5	--	--	--
Samples analysed									
Number required	12	12	0	12	12	12	12	12	12
Number analysed	12	12	0	12	12	12	12	12	12
Statistical summary									
Max	23.6	81	--	31.3	4.8	9.5	6.4	869	76.0
90th percentile	19.0	77	--	28.2	1.9	9.4	4.8	420	73.6
50th percentile	3.4	23	--	19.9	1.0	7.8	4.4	58	23.7
Min	0.1	5	--	7.2	1.0	7.4	3.1	10	4.5
EPN Limit Compliance									
% compliance with Maximum	100%	58%	--	100%	100%	--	100%	100%	67%
% compliance with 90th percentile	--	--	--	--	--	--	--	--	--
% compliance with 50th percentile	--	--	--	--	--	--	--	--	--
% compliance with pH range	--	--	--	--	--	83%	--	--	--

Table 38-D: Mass loads to the environment

Parameter	EPN Limit	Frequency	2021-22 result
Nitrogen (kg)	--	Annual	1968.2
Phosphorous (kg)	--	Annual	444.5
Method	Time weighted/Grab sample method		

Table 38-E: Performance Analysis (Discharge to environment)

Effluent compliance parameter	Date(s) of non-compliance	Reasons for non-compliance	FY22 actions to improve performance	Future actions to improve performance
BOD	13/01/2022 24/02/2022 29/03/2022 20/04/2022 23/05/2022	Algae is believed to be the primary reason for elevated pH, BOD, and suspended solids. Algae is a source of oxygen and is fundamental to lagoon treatment. Most of the non-compliant results were in warmer months when algal blooms occur.	No specific actions undertaken	No specific action planned
pH	24/02/2022 29/03/2022 23/05/2022 23/06/2022			
TSS	24/02/2022 29/03/2022 20/04/2022 23/05/2022			

No other parameters have had exceedances in reporting period.

38.4 Reuse Annual Reporting

No Recycled Water Scheme associated with this STP.

38.5 Ambient monitoring program

Table 38-F: Program details

Program	Routine sediment & biological monitoring
Status	Completed March 2022
Update	An ambient monitoring report was submitted to EPA on 30 June 2022. Water quality monitoring was undertaken for completeness, but it is not an EPA requirement.
Comments	Water quality, sediment quality and infauna abundance and richness indicated some improvements in environmental outcomes in 2022 in comparison to previous monitoring. The dynamic nature of the site appears to create an effective mixing zone, with minor elevations unlikely to be associated with effluent discharge. For details refer to Orford Ambient Monitoring Report 2022.

38.6 Groundwater monitoring

No groundwater monitoring program associated with the STP.

38.7 Inflow and infiltration (I&I)

The latest revision to the TasWater Inflow and Infiltration Management Plan includes details of the actions undertaken statewide to address I&I issues. This STP was fully compliant with the 2021-22 Sewage Sludge Management Plan. Update to the actions completed will be provided in the next revision due September 2022.

A Multi Criteria Assessment was undertaken by TasWater in 2022 to prioritise I&I investigation and works state-wide. This catchment was ranked 7 out of 79 in priority.

38.8 Sludge and Biosolids

The latest revision to the Sewage Sludge Management Plan (SSMP) includes full details of the actions undertaken during the reporting period. This STP was fully compliant with the 2021-22 Sewage Sludge Management Plan.

Sludge profiling was last undertaken in 2016, reprofiling will occur in the 12 months leading up to the next desludging event. The SSMP details the upcoming annual program for desludging statewide.

Table 38-G: Desludging Comments

Desludging Status	Comments
Low priority	The Orford lagoons are currently not scheduled for de-sludging in the near future.

Table 38-H: Stockpile Comments

Stockpile onsite	Volume of stockpile (estimated m^3)
No	NA

38.9 Non-compliance with other permit requirements

Table 38-I: EPN non-compliances

EPN Condition	Description of non-conformance	Future Actions to be taken
EF3 Effluent quality limits for discharge to water	Discharge compliance with permit limits	See section 38E Discharge compliance with permit limits and Performance Analysis
EM4 Discharge Management Plan	Discharge Management Plan overdue	Submission timeframe TBC. Plan in development for DMP submission dates following on from agreed format between TasWater and EPA.
OP2 Operational Procedures and Maintenance Manual	No contemporary Operational Procedures Manual	New SharePoint based solution for OPMMs currently being developed. First version to be implemented by June 2023.
OP3 Contingency Management Plan	No contemporary Contingency Management Plan	First revision has been completed and will be implemented in FY 2022-23 (finalisation pending EPA approval).

38.10 Complaints and incident reporting

No complaints were reported during the FY2021-22 reporting period.

Table 38-J: Incident Reporting

Date	Category	Details	Mitigation Actions
26 October 2021	Spill	Overtopping of final lagoon at STP with eventual discharge into East Shelly Beach area.	Communication with council and ShellMap regarding overflow. Longer term - assess requirements for additional storage.
12 May 2022	Spill	As above	As above

38.11 Any other relevant information

For further information on the Orford STP please contact TasWater on 13 6992

www.taswater.com.au

PLANNING SCHEME AMENDMENT
ASSESSMENT REPORT

Glamorgan Spring Bay
Local Provisions Schedule

Amendment AM2023-01

Amendment to rezone 155 Rheban Road, Orford from Future Urban to General Residential and determine a 90 lot subdivision under Section 40T

TOWN PLANNING SOLUTIONS

GLAMORGAN SPRING BAY COUNCIL

Glamorgan Spring Bay Council
Senior Planning Consultant
20 March 2023
V0.2 Council Meeting 28/03/2023

Executive Summary

Neil Shephard and Associates (Applicant) lodged an application under Section 40T of the *Land Use Planning and Approvals Act 1993* (Act) to rezone 155 Rheban Road, Orford (subject land) from Future Urban to General under the *Glamorgan Spring Bay Local Provisions Schedule* (LPS), and complete a 90 lot subdivision on the land.

A similar application for rezoning from Rural Resource to General Residential was refused by the Tasmanian Planning Commission in 2019. Following this, the applicant obtained a revision to the Southern Tasmanian Regional Land Use Strategy (STRLUS) to change the growth strategy for Orford from LOW to HIGH and the growth scenario from consolidation to mixed. This was supported by demographic information that was also used to revise the *Triabunna-Orford Structure Plan 2014* (Structure Plan) on a similar basis.

The subject land was rezoned to Future Urban through the LPS process. The current application provides for the rezoning and subdivision following that decision and completion of the amendments to the STRLUS and Structure Plan.

This report considers the merits and statutory requirements of AM2023-01 and the proposed subdivision.

Contents

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Abbreviations

Act	Land Use Planning and Approvals Act 1993
AM2023-01	draft amendment AM2023-01
Authority	Glamorgan Spring Bay Planning Authority
Commission	Tasmanian Planning Commission
Council	Glamorgan Spring Bay Council
Guideline No.1	Guideline No. 1 Local Provisions Schedule (LPS): zone and code application
Interim Scheme	Glamorgan Spring Bay Interim Planning Scheme 2015
Listmap	www.theList.tas.gov.au
LPS	Local Provisions Schedule
NEPM's	National Environmental Protection Mechanisms
Strategic Plan	Glamorgan Spring Bay Council 10-year Strategic Plan 2020-2029
STRLUS	Southern Tasmanian Regional Land Use Strategy
Structure Plan	Triabunna-Orford Structure Plan 2014
Subject land/site	155 Rheban Road, Orford
TPS	Tasmanian Planning Scheme

1 INTRODUCTION

The Glamorgan Spring Bay Planning Authority (Authority) resolved to prepare an amendment to rezone 155 Rheban Road, Orford from Future Urban to General Residential, and determine a 90 lot subdivision of the same.

AM2023-01 was prepared in response to an application that was lodged with the Council for the rezoning and subdivision, under section 40T of the Act.

The applicant provided the following documents to support the application:

- 155 Rheban Rd - Planning report v4, Neil Shephard & Associates, 100323 (NSA Report)
- ALDANMARK CONSULTING ENGINEERS, Civil Drawings, Sheets C001, C101 to C105, C301, C302, C401 to 403, and C501, CIV 22E96-1 G proposal plans various dates (Aldanmark Plans)
- Flussig Engineers, 155 Rheban Road, Orford Flood Inundation Report REV04 (Flussig Report)
- HUBBLE TRAFFIC, Traffic Impact Assessment Lot 2 Rheban Road, Orford, August 2022 (TIA)
- NORTH BARKER, Bushfire Hazard Assessment, 3/11/ 2022 (Bushfire Report)
- SEAM, Review of Environmental Impacts at the Orford Sewage Treatment Plant for Subdivision at Rheban Rd (Environment Report)
- Environmental Dynamics, Orford Sewerage Treatment Plant Odour Assessment, 15 July 2018 (Environmental Dynamics Report)
- Environmental Dynamics, Orford STP addendum 10 Jan 2023 (Environmental Dynamics Report)
- SGS Economics and Planning: Orford Residential Capacity and Demand Analysis, final, January 2021 (SGS Report)
- SGS Economics and Planning - Orford Residential land supply and demand analysis - SGS response to comments on report (SGS Response)
- Tasmanian Planning Commission Form No.1 Owners Consent (executed)

2 SITE ANALYSIS & CHARACTERISTICS

The assessment of site and context provided at section 3 within the NSA Report provides a detailed summary of existing character, context, available infrastructure and facilities. That assessment is supported.

3.1 Location

The subject site is located at 155 Rheban Road, Orford and described by PID 2775205 and Certificate of title FR 149641/2. A copy of the title certificate and plan were provided with the application documents.

The subject site lies to the northern side of Rheban Road, generally west of the main residential area at Orford and south of the existing residential development on East Shelley Road, as highlighted by the red box in Figure 1.

Figure 1 - site and context

2.2 Context

The subject and immediately adjoining titles to the east and west are larger lots that appear as remnants of the former rural use of the area, which was identified for future urban rezoning and subdivision under the Triabunna-Orford Structure Plan (Structure Plan).

Lands further east include some larger lots before transitioning to rural living style subdivisions to Quarry Point and Spring Beach. Shelley Beach and the associated reserve and walking trail are located further north of the site.

Lands to the south of Rheban Road are privately owned and contain a mix of native bush and cleared grasslands, with the Orford Sewerage Treatment Plant approximately 180 metres south of the subject site. The wider site conditions are shown at Figure 1, with more detail of the site at Figure 2

Figure 2 – existing site conditions

2.3 Scenic Values

Whilst Rheban Road is not subject to an overlay under the Scenic Protection Code, it does provide landscapes that are understood to be valued by the local population.

Visually, the site is exposed to traffic on Rheban Road and provides a different landscape to the urban and lifestyle subdivision patterns generally to the northern side of the road.

It is expected that the largely undeveloped character of the southern side of Rheban Road are more significant. This is consistent with the identified growth in the Structure Plan.

3.4 Surrounding Facilities

The subject site is connected to the existing Orford village by road. Orford offers primary education, commercial, police and social/recreation facilities.

The subject located approximately 125 metres from the Shelley Beach reserve and walking trail, connected by existing and unformed road reservations to Shelley Beach Road. This track network ultimately extends from Raspin's Beach to Stapleton Beach.

Extensive recreation facilities are available within the wider area and east coast region generally.

3.5 Land Capability

Agricultural value of the land was examined as part of the assessment of the LPS to determine whether they were more significant that the requirements for the future expansion of the settlement. The decision to apply the Future Urban zone through the LPS confirmed that the land was not considered to be Agricultural under the State Policy for the Protection of Agricultural Land 2009.

Land capability is not relevant to AM2023-01.

3.6 Natural and Environmental Hazards

Listmap identifies that the site has the following attributes:

- it is subject to the Bushfire Hazard overlay under the Scheme;
- there is a small existing dam and creek through the property (as reflected by the Waterway & Coastal Protection Area overlay, identifier 1586382);
- a minor tributary runs to the west of the site (identifier 653828).

Listmap does not identify the site as subject to any overlays for flood, coastal erosion, priority vegetation, landslip or other environmental hazards or values.

The NSA Report identifies very small remnant patches of White Gum (E. viminalis) and Black Gum (E ovata) in parts of the central drainage line, with no other native vegetation identified on site.

3.7 Special or significant features

Neither Listmap, Council records nor the extensive supporting information identify the site contains any known scientific, aesthetic, architectural, historical and cultural values on the land that need consideration with the proposed amendment.

3.8 Buildings and other improvements

The proposal documents, Listmap and Council records confirm the site contains scattered existing shed and outbuildings.

3.9 Land use history

The NSA Report confirms the known land use history of the site for horse training.

3.10 Referrals

The proposal was referred to Taswater as required under the both the *Land Use Planning and Approvals Act 1993* and Water and *Sewerage Industry Act 2008*.

Taswater issued a SPAN reference TWDA 2022/01822-GSB for the proposal and advised they had no objections to the proposal and did not require any further notifications.

Other referrals will be required to relevant agencies if AM2023-01 is initiated by the Planning Authority.

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3 PLANNING CONTROLS

The subject site is located within the Glamorgan Spring Bay Municipality and therefore subject to the provisions of the Tasmanian Planning Scheme – Glamorgan Spring Bay (Scheme).

3.1 Zoning

Listmap identifies that the subject land is zoned Future Urban, with General Residential to the existing residential areas to the North and west, Rural to the south of Rheban Road and Rural Living to the east. The zoning of the subject site and surrounding area is shown in Figure 3.

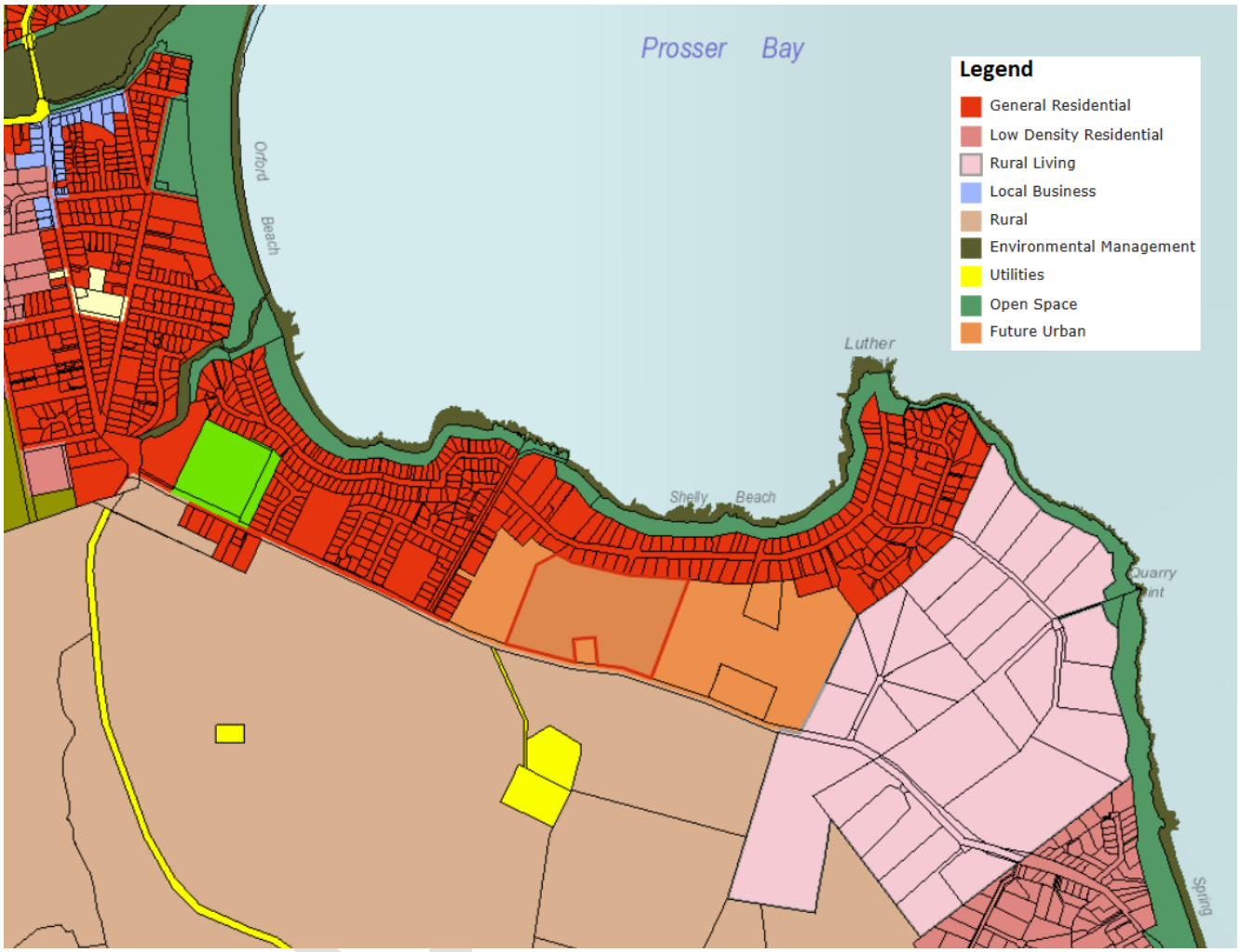

Figure 3 – Zoning extract

3.2 Codes/Overlays

Listmap identifies the following overlays apply within the site:

- The entire site is identified as a Bushfire prone area (not shown for clarity); and
- The existing creek and dam are subject to the Waterway and coastal protection area overlay.

These are shown at Figure 4 and Figure 5

AM2023-01 does not seek to alter the zoning or overlays that apply under the LPS.

There are no general overlays for Local Area Objectives, Specific Area Plans, Site Specific Qualifications or Precincts or defined areas.

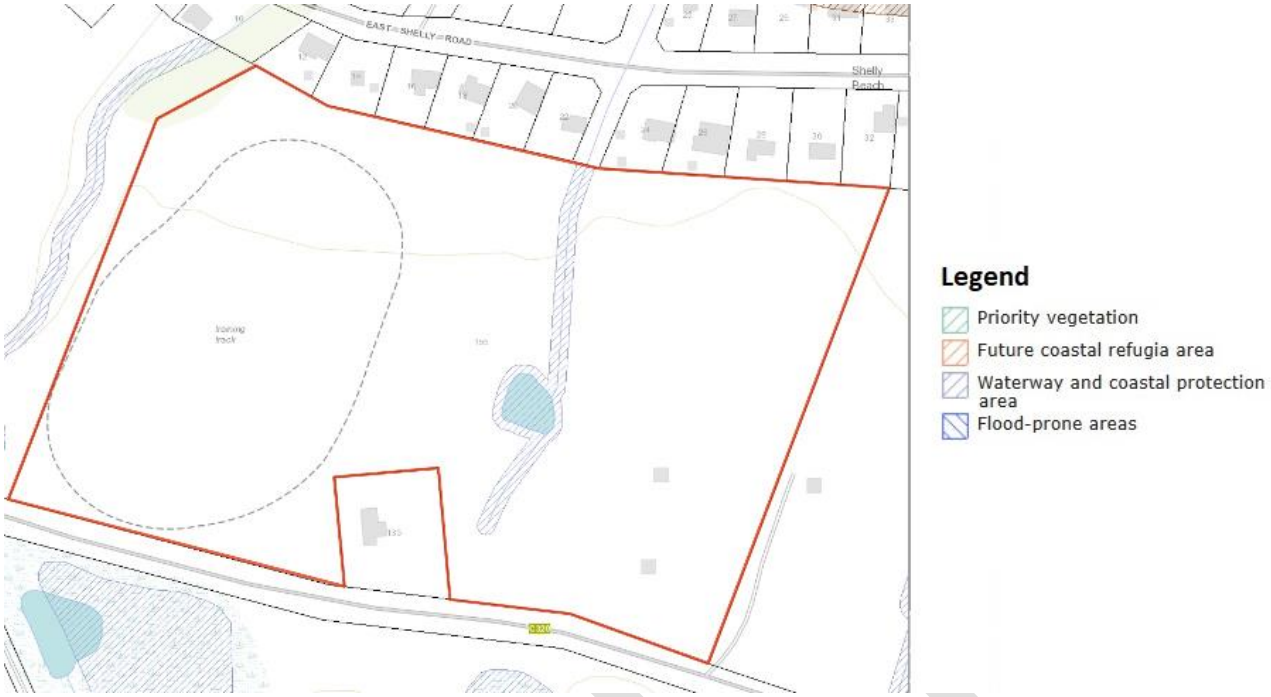

Figure 4 - Overlays within site

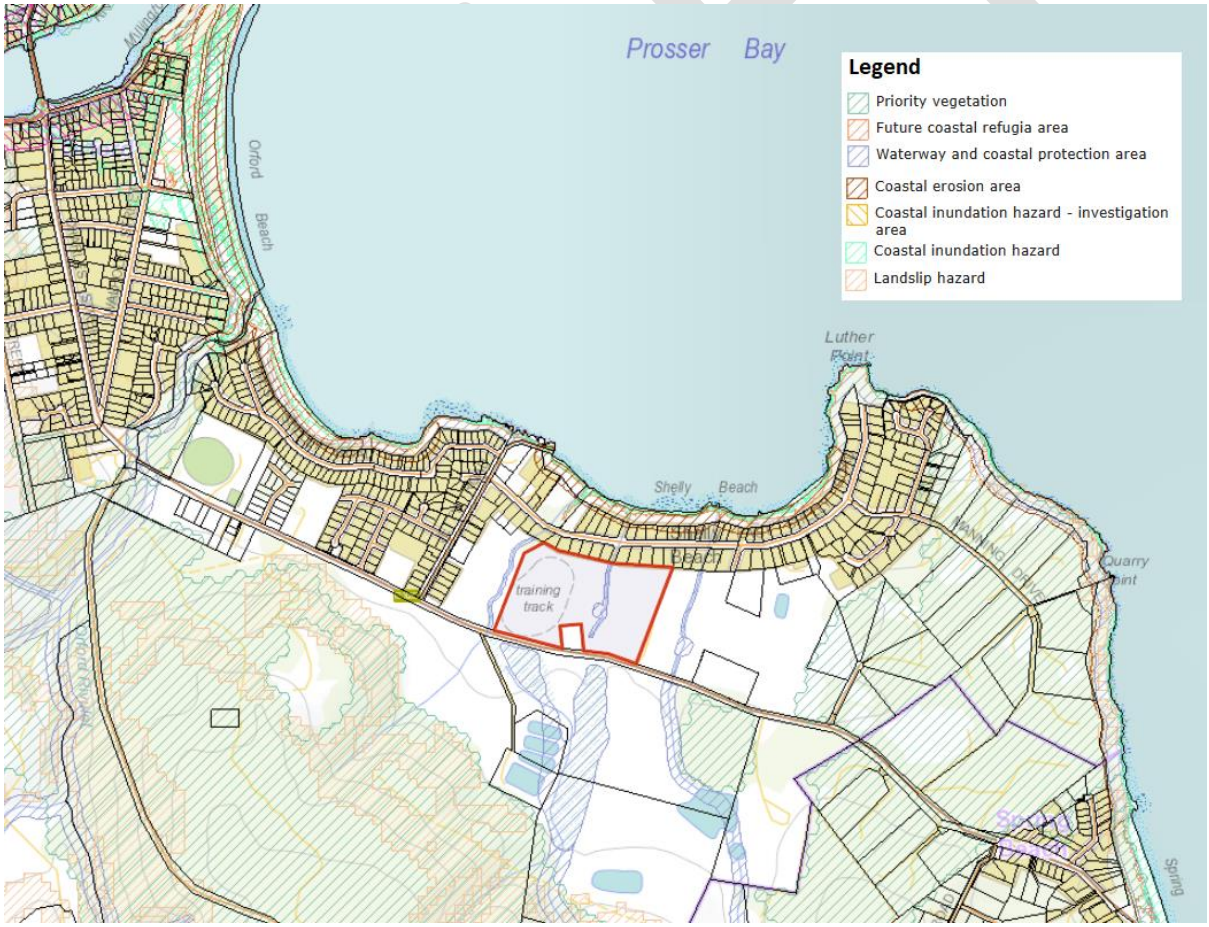

Figure 5 - Overlays within wider area

Assessment against the requirements of the Scheme was detailed at Section 8 of this report.

4 THE PROPOSAL

4.1 Brief description

AM2023-01 was made for a combined planning scheme amendment and development application and seeks to

- Rezone 155 Rheban Road from Future Urban to General Residential; and
- Obtain approval for a 90-lot subdivision over the land.

A detailed description of the amendment, options and reasons was provided at section 4of the NSA Report.

4.2 Reasons for AM2023-01

The amendment follows revisions to the STLRUS and Structure Plan following the 2019 refusal of a similar application by the Tasmanian Planning Commission for rezoning and subdivision. Following that decision, the applicants obtained amendments to the *Southern Tasmanian Regional Land Use Strategy* and Structure Plan.

The *Orford Residential Capacity and Demand Analysis* by SGS Economics and Planning (SGS Report) to define the historic development rates in the area, assess the available land for urban subdivision and development and provide an evaluation of the need for the land to be developed.

The NSA Report provides a detailed description of the SGS Report findings and their relationship to the Structure Plan at section 2. That description is supported. Key points of that assessment identify:

- The Structure Plan and RLUS identified a projected growth rate of 0.4% over the life of the documents;
- Actual growth in the 10 years to 2016 was 2.4%;
- Holiday or second houses remained a significant component of growth;
- The RLUS and Structure Plan projections did not account for online platforms for short stay accommodation and planning reforms to accommodate that sector;
- The SGS Report identified a short to medium term shortfall of available lots on available land, and projected a 2% growth rate over the next 25 years;
- The proposal should provide a 15 year buffer supply based on those figures; and
- Higher projections were required in the Structure Plan and RLUS to accommodate growth.[1]

The Council supported this assessment and initiated an amendment to the RLUS at its meeting in August 2021, which was ultimately endorsed and saw the RLUS amended in July 2022 to enable consideration of more contemporary information.

The RLUS has suffered from a lack of clear ownership and ongoing monitoring and maintenance since its declaration. The 2019 decision on the previous rezoning reflects that situation.

The revisions to the growth scenario and growth strategy for Orford under the RLUS reflect the SGS Report. Revisions to the Structure Plan provide a similar recognition intended to enable development of the subject lands.

The alternative to the current rezoning requires the identification of a suitably sized parcel of land that could enable urban residential development. Given the identification of the subject and adjoining lands for future urban development within the Structure Plan, identification of alternative lands is not supported.

4.3 Request and Supporting Information

The NSA Report provides the written request for the amendment and extensive supporting

[1] Pp9-10 NSA Report

information for AM2023-01.

4.4 Owners Consent

Landowner consent was provided by the applicant for the titles as part of the documentation in the NSA Report.

Works for the subject site include the Rheban road reservation. The General Manager provided consent under Section 52 of the Act for the application proceed (Refer executed copy of TPC Form No.1).

4.5 Land Use Conflict

The area adjoining the site contains a mix of remnant rural style uses and more intense urban residential uses. The NSA Report examines the potential land use conflicts and options at section 4 and determines that the General Residential zoning is the most appropriate.

The potential for land use conflict with the existing uses to the northern side of Rheban Road is considered acceptable, based on the strategic identification of the subject land for future urban development.

Lands to the south will retain rural based uses and the Sewerage Treatment Plant. Specialist assessments were provided for the latter that were accepted by Taswater and resulted in Taswater issuing a SPAN for the subdivision and advising they did not wish to be part of any hearings for the applications.

The potential for conflict with the remaining rural uses to the southern side of Rheban Road is consistent with the existing developed areas.

The potential for land use conflict as a result of AM2023-01 is consistent with existing development patterns in the area and is accepted.

4.6 Environmental, Economic and Social impacts

The following sections of this report provide detailed examination of the environmental, economic and social impacts of the amendment as part of the statutory assessment.

In summary, the proposal has significant opportunity to provide positive economic and social impacts for Orford and the regional community. Based on the available information, supporting reports and identification of the land for future development through the LPS process, environmental impacts of the rezoning and subdivision are expected to be appropriately considered.

Environmental impacts are likely to be improved as a result of management of stormwater through the subject site and adjoining properties as a result of rainfall events.

AM2023-01 is not expected to create or increase the risk for adverse impacts on the environmental, economic and social conditions within Orford.

4.7 Referral to Government Agencies and authorities

The statutory referral to Taswater was completed. This resulted in revisions to the attenuation report and the issue of SPAN - DA 2022-01822-GSB, which included the following advice:

> *TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.*

22 conditions were provided on the SPAN for the subdivision.

Other referrals to relevant agencies will be completed if AM2023-01 is initiated.

5 CONSIDERATIONS FOR THE AMENDMENT

5.1 Overview

AM2023-01 seeks to rezone the subject site from Future Urban to General Residential, and includes a planning application for a 90-lot subdivision of the land.

5.2 Request to amend

Section 37 of the Act provides for a person to request an amendment to the LPS. Section 38 requires a decision to be made within 42 days of that request being lodged and notification to the Tasmanian Planning Commission.

Section 5.1 of the NSA Report provides the specific request for the amendment and subdivision under sections 37(1) and 40T(1) of the Act.

The documentation was lodged with the Council on 28 September 2022. Requests for information and detail regarding parts of the amendment and associated subdivision were issued soon thereafter. The information request has not been satisfied since that time.

The provision of owner consent from the General Manager for works involving the Rheban Road reservation (Council owned lands) completed the requirements for a legally valid application, on 14 February 2023.

5.3 Section 8A Guideline No.1

The NSA Report provides an analysis of the zoning and available options at Section 4. That assessment is supported.

The Commission publication, Section 8A Guideline No. 1 Local Provisions Schedule (LPS): zone and code application (Guideline No.1) informs the zoning process under the Scheme and provides the following for the General Residential zone:

> *GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:*
>
> *(a) are not targeted for higher densities (see Inner Residential Zone); and*
>
> *(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.*
>
> *GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:*
>
> *(a) within the General Residential Zone in an interim planning scheme;*
>
> *(b) within an equivalent zone under a section 29 planning scheme; or*
>
> *(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and*
>
> *(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,*
>
> *Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.*
>
> *GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.*

AM2023-01 was assessed as consistent with the GRZ series guidelines, as follows.

GRZ1 – the subject land will provide for the residential expansion of the Orford settlement at typical suburban densities and has full urban services available to support subdivision and development.

GRZ2 – the subject land was identified in the Structure Plan for residential zoning as part of the strategic growth of the Orford township.

GRZ3 – few natural values were identified on the land. While it has some flooding risk in its natural form, both the developers and Councils engineers advised that flooding can be managed to meet the acceptable risk levels for the proposed lots.

AM2023-01 is therefore consistent with the requirements of the GRZ series under Guideline No.1.

5.4 Preparation and Certification

Section 38 requires the following:

- that a decision to support or refuse the amendment be made on the request within 42 days of that request being lodged;
- if supported, a decision confirming that the amendment meets the LPS criteria (as defined under section 32, and identified at Section 40F of the Act);and
- notification of the decision to the Tasmanian Planning Commission within 7 days.

Section 40D allows the draft amendment to be prepared following a decision on a request under section 37(1). Section 40F requires that the draft amendment is certified as meeting the LPS Criteria.

The applicant worked with Council staff extensively to compose the request and satisfy questions regarding the details of the subdivision and associated infrastructure.

5.5 Section 32 – Contents of LPS

Section 32 of the Act regulates what a LPS can contain. These are addressed as follows.

(1) An LPS is to consist of provisions that apply only to a single municipal area specified in the LPS.

AM2023-01 does not impact compliance with this requirement through the LPS.

(2) An LPS –

(a) must specify the municipal area to which its provisions apply; and

AM2023-01 does not impact the naming of the LPS.

(b) must contain a provision that the SPPs require to be included in an LPS; and

AM2023-01 does not impact the SPP provisions required to be included within a LPS.

(c) must contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to land, if required to do so by the SPPs; and

AM2023-01 does not impact the maps, overlays, lists or other provisions that provide for application of the SPP's to land.

(d) may, subject to this Act, contain any provision in relation to the municipal area that may, under section 11 or 12 , be included in the Tasmanian Planning Scheme; and

AM2023-01 seeks revisions to the zoning of 155 Rheban Road, Orford within the LPS. Compliance with sections 11 and 12 of the Act is not impacted.

(e) may contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to particular land; and

AM2023-01 affects the zoning of land through the LPS and does not impact spatial application of the SPP's.

(f) must not contain a provision that is inconsistent with a provision of section 11 or 12 ; and

AM2023-01 seeks revisions to the zoning of land under the LPS. Compliance with sections 11 and 12 of the Act is not impacted.

(g) may designate land as being reserved for public purposes; and

AM2023-01 does not seek to designate reserve status to land for public purposes.

(h) may, if permitted to do so by the SPPs, provide for the detail of the SPPs in respect of, or the application of the SPPs to, a particular place or matter; and

AM2023-01 does not seek to alter the detailed application of the SPP's to a place or a specific matter.

(i) may, if permitted to do so by the SPPs, override a provision of the SPPs; and

AM2023-01 does not seek to override any provision of the SPP's through the LPS.

(j) may, if permitted to do so by the SPPs, modify, in relation to a part of the municipal area, the application of a provision of the SPPs; and

AM2023-01 does not seek to modify application of the SPP's to a part of the municipal area.

(k) may, subject to this Act, include any other provision that –

(i) is not a provision of the SPPs or inconsistent with a provision of the SPPs; and

(ii) is permitted by the SPPs to be included in an LPS; and

AM2023-01 seeks to rezone land at 155 Rheban Road, Orford. Consistency with provisions under the SPP's will not change. The zoning of land is a matter that the SPP's require the LPS to address, through section LP1.2.1.

(l) must not contain a provision that the SPPs specify must not be contained in an LPS.

The zoning of land is enabled through section LP1.2.1 of the SPP's.

The conclusion of this assessment is that AM2023-01 complies with section 32 of the Act.

5.6 Section 40F – Certification Criteria

Section 40F(1) of the Act requires that draft amendments must meet the LPS criteria at section 34(2) of the Act. These are addressed as follows.

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

AM2023-01 contains all the provisions that the SPP's specify must be contained in an LPS.

(b) is in accordance with section 32 ; and

AM2023-01 complies with section 32 of the Act, as detailed at section 5.4 of this report.

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

A detailed assessment of AM2023-01 against the Schedule 1 Objectives was provided at section 5.6 of this report and found to comply.

(d) is consistent with each State policy; and

AM2023-01 was assessed against the current State Policies at section 7 of this report and determined to be consistent with them.

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

Tasmanian Planning Policies have not been established and are not relevant to AM2023-01.

(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

AM2023-01 was assessed against the STRLUS at section 6.1 of this report and found to comply.

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

AM2023-01 was assessed against the relevant sections of the Council Strategic Plan at section 6.3 of this report and found to comply.

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

AM2023-01 proposes to change the zoning of land within the extents of the Orford settlement that is not located near the municipal boundary and adjoining LPS. AM2023-01 does not impact the operation of LPS in adjoining municipal areas. Complies.

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

AM2023-01 does not impact lands subject to the *Gas Safety Act 2019* (refer also section 7.5).

AM2023-01 complies with the requirements of the certification criteria under the Act.

5.7 Objectives of the Land Use Planning and Approvals Act 1993

Schedule 1 establishes the objectives of the Resource Management and Planning system of Tasmania. The NSA Report provided a detailed assessment against the objectives of the Act and determined that AM2023-01 complied. That assessment is supported.

Compliance with Part 1 is further examined as follows.

> *(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*

The proposal provides for the future development of land that was converted from native values some time ago. Limited natural values remain on land that was identified for future urban development in the Structure Plan.

> *(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and*

The proposal follows a long history that identified the land as suitable for future urban residential subdivision and development through the Structure Plan, STRLUS and LPS processes and changes to these documents to recognise and accommodate increased growth over the previous planning period.

> *(c) to encourage public involvement in resource management and planning; and*

This objective establishes a procedural requirement for consultation and involvement in the development of strategic documents that inform operation of the planning system and the future development within specific areas.

AM2023-01 follows identification through the Structure Plan and STRLUS. Further public involvement forms part of the statutory process under the Act.

> *(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and*

AM2023-01 seeks to enable rezoning and subdivision of an existing title in an area that has had long standing recognition future urban development. This will enable ongoing economic development through the provision of resident and visitor housing to the local community, along with the economic impacts those activities generate.

> *(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.*

AM2023-01 follows a long period of involvement with the community, industry, State and Local

government through multiple processes.

It is submitted that the proposal meets each of the Part 1 Objectives.

The following response is provided to the objectives set out in Part 2 of Schedule 1.

(a) to require sound strategic planning and co-ordinated action by State and local government; and

AM2023-01 follows rezoning of the land through the LPS process and revisions to the STRLUS and Structure Plan to enable the proposal. This demonstrates the long term strategic support for the proposal through Local and State Governments. Use of the combined application process extends consideration of the proposal through to the future subdivision of the lands.

(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; and

The Act provides the regulatory systems to deliver this objective. The application makes use of the combined planning permit and planning scheme amendment process established under the Act. Consistent with that system, an application made pursuant to Sections 37 and 40T of the Act is considered against the objectives of the Act and the planning system of Tasmania. Having regard to this, the Council then determines to initiate or reject the amendment.

(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; and

AM2023-01 deals with rezoning and subdivision of land that was converted from natural values some time ago. AM2023-01 will promote the development of the site, providing economic benefits to the local and broader community and making a positive contribution to the resolution of growing housing and accommodation demands in desirable locations and proximate to existing centres.

(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; and

AM2023-01 complies with the framework established under the Act for the integration of environmental, social, economic, conservation and resource management policies between State, regional and municipal levels.

(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; and

AM2023-01 consolidates the rezoning of the land with the subdivision application for its development. The current process will specifically deliver the coordination of planning and other related approvals, consistent with the regulatory approach established through the Act.

(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation.

The proposal will allow for the anticipated and appropriate development of an underutilised site to address an increasingly recognised shortage in accommodation in a desirable location with established high demand.

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and

The available records do not identify that the subject site has any such buildings, nor is it a known place, of scientific, aesthetic, architectural or historic interest.

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and

The subject site is located in close proximity to available urban services. It is understood that

the developer has engaged with the relevant agencies to ensure the future development will have relevant infrastructure supplied to the subdivision. Taswater confirmed this outcome through issue of their SPAN for the proposal.

(i) to provide a planning framework which fully considers land capability.

The subject land was removed from the agricultural estate as part of the LPS process. AM2023-01 is not relevant to this objective.

The examination of AM2023-01 confirmed compliance with the objectives of the Act.

It is submitted that the proposal meets each of the stated objectives, and satisfies the objectives of the Resource Management and Planning System.

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6. PLANNING STRATEGIES

6.1 Southern Tasmanian Regional Land Use Strategy

Section 1.1 of the *Southern Tasmanian Regional Land Use Strategy* (STRLUS) provides the following definition:

> *This Regional Land Use Strategy is a broad policy document that will facilitate and manage change, growth, and development within Southern Tasmania over the next 25 years …*
>
> *this document is the first iteration in an ongoing process…*
>
> *the scope and detail of analysis supporting this document will need to be further progressed in the future.*
>
> *(Southern Tasmania Regional Land Use Strategy 2010-2035, amended 19 February 2020, Page 1, Southern Tasmanian Councils Authority)*

The NSA Report has detailed numerous Strategic Directions and Regional Policies of the STRLUS that lend support to the draft amendment and the subdivision proposed at this site.

The STRLUS provides a framework for consideration of proposals at the strategic level. Noting that it cannot reasonably be expected that strategic documents, such as the STRLUS, could possibly hope to anticipate, much less specifically support or reject every new proposal or concept that might eventuate over its projected 25-year lifetime, the STRLUS was amended in 2022 to provide some additional flexibility.

Generally, the STRLUS was declared in 2011, with minor revisions since then, with the 2022 amendment being specifically relevant to this proposal.

The 2022 amendment acknowledged that predicted growth strategies and scenarios may not retain their relevance or applicability over time and as a result of circumstances clearly not envisaged some fifteen years ago. Relevantly, the amendment provided for specific consideration of contemporary supply and demand analysis or settlement strategy (SRD 1.1A).

It is significant to note that, notwithstanding their questionable contemporary relevance, inconsistency with the projected growth forecasts of the STRLUS was a significant factor in the 2019 decision on the previous rezoning proposal for the site.

The amended STRLUS provides the scope to give full consideration to the 2021 *Orford Residential Capacity and Demand Analysis* by SGS Economics & Planning when considering the compatibility of the proposed rezoning with the strategic directions and regional policies of the STRLUS.

The NSA Report, referencing the SGS Report, provides extensive argument demonstrating the compatibility of the proposal with the various strategic directions and regional policies of the STRLUS.

In addition to the response within the NSA Report the following is noted.

SD1: Adopting a more Integrated Approach to Planning and Infrastructure

The proposed rezoning and residential subdivision seeks to provide additional residential land, identified in the SGS report, in a manner that is compatible with the *Triabunna Orford Structure Plan* and the provision of infrastructure.

The use of the combined rezoning and development approval process demonstrates that the rezoning of the subject land can deliver 90 residential lots to meet the identified shortfall in the desired 15-year residential land supply.

This process also allows consideration of the requirements of infrastructure providers in the

preparation of the application and again through assessment. TasWater indicated that they do not oppose the proposed rezoning and have detailed the works required for the provision of reticulated water and sewerage services to the proposed lots.

AM2023-01 takes advantage of the existing infrastructure available to the site, particularly nose managed through existing regulatory frameworks outside the land use planning system.

In this respect, the current process provides multiple opportunities for the consideration of planning and infrastructure implications of the proposal through an independently assessed forum.

It is considered that this is consistent with the systems and process issues that are identified under SD1 to enable the short, medium and long term consideration of the planning and infrastructure opportunities and requirements provided by the project and assessment process

SD2: Holistically Managing Residential Growth

SD2 seeks to plan for residential growth at the regional level, asserting that such regional planning of residential growth *is critical to ensuring a sustainable pattern of development and land release*. The intention is *to ensure that residential land supply considers affordability and locational options*.

Both the NSA and SGS reports discuss the impact on supply and affordability from significant increases in international and interstate and intrastate demand for housing within the area. Where demand outstrips supply, prices increase and become unaffordable for many, leading to pressure for more dispersed and unplanned development, contrary to the aim of SD2 to provide a less dispersed settlement.

The NSA report relies heavily on the findings and recommendations of the SGS report that the STRLUS projections for 25 years residential growth in Orford were surpassed in the first four years and that land supply for a fifteen-year horizon should be based on a 2% annual growth rather than 0.4%.

The recent amendment to the RLUS specifically recognises that predictions made around 2010 have not been able to keep pace or maintain relevance in the face of what was then unprecedented rates of growth and development. Clearly, reliance upon known outdated data could not be considered to be holistic.

The SGS report recognises the need to provide an appropriate quantity of residential land to meet future demand in a manner that promotes sustainable infrastructure provision and avoids unplanned urban sprawl from oversupply and the unaffordable price pressure form an undersupply.

The site of the proposed rezoning is currently zoned future residential and its rezoning to provide 90 residential lots towards the recommended fifteen-year horizon is considered to be consistent with the desired holistic management of residential growth.

SD3 Creating a Network of Vibrant and Attractive Activity Centres

The NSA report asserts that the existing network of activity centres will be *reinforced and invigorated by the proposal*.

Orford is one of the activity centres recognised under the STRLUS that form a vibrant and attractive network. To remain vibrant and attractive it must be able to maintain a level of growth and affordability to promote the ongoing diversity of its community.

The rezoning of the subject site to provide additional residential lots is consistent with the Structure Plan and is expected to contribute to the vibrancy of Orford and the broader network.

Failure to address the provision of land to meet the realistic projected demand in a timely

manner has the potential to stifle such vibrancy.

The proponent's response to this Policy is supported.

SD4: Improving our Economic Infrastructure

The NSA report does not provide a response to this statement, which is largely based on the southern region.

AM2023-01 is consistent with SD4, as it will provide for planned growth in Orford and in doing so, support increased population and the economic infrastructure that supports.

SD5 Supporting our Productive Resources

The NSA report does not respond to this direction, which focusses on the significance of all agricultural production to the economic and social health of the region.

The subject site is currently zoned future residential and is located within the urban area of Orford. It is not agricultural land. The timely provision of identified residential land contributes to a reduction in pressure for the conversion of agricultural lands elsewhere for residential purposes.

SD6 Increasing Responsiveness to our Natural Environment

The NSA report does not respond to this direction.

It is well recognised that unplanned residential creep can be detrimental to the natural environment and the values that contribute to an area's attractiveness. As noted at SD5, the timely release of identified residential land can serve to reduce this creep.

The NSA and SGS reports recognise that the subject site was recognised for future residential development under the Structure Plan and the LPS, and that it is timely to release the site now to assist in meeting identified demand.

SD7 Improving Management of our Water Resources

The NSA report does not respond to this direction.

The proposal is not expected to impact upon the supply of clean drinking water in the region (as demonstrated by the Taswater response). The existing watercourse on the site is intended in the proposed subdivision to be wholly within land allocated for public open space and owned and maintained by the council.

SD8 Supporting Strong and Healthy Communities

The NSA report notes that this direction contains broad statements directed at broader societal and community issues, beyond the scope of a single subdivision.

Nevertheless, the concurrent subdivision will create 90 residential lots for the local supply to address demands from permanent and part time residents, workers and visitors to the area. It is reasonably expected that providing an adequate and timely supply of residential land to meet the demand of a projected 15-year window will assist in maintaining affordability.

SD9 Making the Region Nationally and Internationally Competitive

The NSA report submits that the growing number of interstate and international investors has had the effect of driving up the price of land and houses throughout Tasmania, including attractive seaside townships such as Orford.

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Providing an appropriate supply of available residential land is essential to provide housing options without exacerbating existing housing affordability issues. The SGS Report identifies this as a 15-year supply.

AM2023-01 will assist in delivery of local supply to an area that has high desirability in a range of markets at different levels.

SD10 Creating Liveable Communities

The NSA report submits that the proposal contributes to the liveability of the region.

Liveability refers to the ability of a place to meet and support its resident's expectations for quality of life, health and well-being, and is rapidly growing in importance in the decision of where to live.

The provision of suitable and appropriate opportunities to age in place are without doubt relevant components of such assessments. The STRLUS seeks to ensure that our land use planning responses contribute to making the region liveable.

Policy Statements of the STRLUS

The STRLUS contains many policy statements intended to assist in the interpretation and application of the Strategic Directions. The NSA Report discusses several of these. The responses provided by NSA are generally supported.

The following is also noted.

5. BIODIVERSITY AND GEODIVERSITY - the site is on land that was previously cleared and used for agricultural purposes, with few natural values remaining. The land was identified for development through the Structure Plan. AM2023-01 is considered to be generally consistent with the relevant BNV Policies within the Tasmanian Planning Scheme Addendum to the STRLUS.

6. WATER RESOURCES –future development of the site will provide for delivery of potable water services and manage the impacts of development through the established regulatory systems. AM2023-01 is considered to be generally consistent with the relevant WR Policies within the Tasmanian Planning Scheme Addendum to the STRLUS.

7. THE COAST – While the site is proximate to the coast, AM2023-01 provides for the consolidation of the existing Orford settlement identified in the Structure Plan. AM2023-01 specifically complies with the requirements for development to be located on land that avoids current risks and is consistent with Structure planning for local settlements under C2.2. AM2023-01 is considered to be generally consistent with the relevant C Policies within the Tasmanian Planning Scheme Addendum to the STRLUS.

8. MANAGING RISKS AND HAZARDS – risks from the range of natural and other hazards were addressed through the relevant codes and overlays under the TPS/LPS. Flooding and attenuation were subject to specific studies that addressed these matters for the subject lands, consistent with the policies at MRH1 and MRH2. AM2023-01 is considered to be consistent with the MRH series policies.

9. CULTURAL VALUES – no post settlement cultural values were identified on the site as part of this process. Should Aboriginal heritage be identified, the provisions of the *Aboriginal Heritage Act 1975* will be triggered outside the land use planning system, delivering the requirements of CV1. AM2023-01 complies with the CV series of policies.

10. RECREATION AND OPEN SPACE – AM does not include lands identified in local or regional studies for recreation purposes. AM2023-01 is considered to comply with the

ROS series policies.

11. SOCIAL INFRASTRUCTURE – these policies are not considered relevant to AM2023-01.

12. PHYSICAL INFRASTRUCTURE - AM2023 -01 provides for the planned expansion of the Orford settlement and increased utlisation of existing physical infrastructure available to the site. This is consistent with specific PI policy statements at 1.2, 2.1 and 2.2.

13. LAND USE AND TRANSPORT INTEGRATION - AM2023 -01 provides for the planned expansion of the Orford settlement and increased utlisation of existing transport infrastructure available to the site from Rheban and East Shelley Roads. This is generally consistent with intent of the relevant LUTI policy statements.

14. TOURISM – these policies are not considered relevant to AM2023-01.

15. STRATEGIC ECONOMIC OPPORTUNITIES - the SEO policies do not relate to the Glamorgan area and are not relevant to AM2023-01.

16. PRODUCTIVE RESOURCES – the subject lands are not within the agricultural estate. This policy area is not considered relevant to AM2023-01.

17. INDUSTRIAL ACTIVITY– AM2023-01 does not impact industrial lands. These policies are not considered relevant to AM2023-01.

18. ACTIVITY CENTRES the AC series policies were addressed at section 2 of the NSA Report. That assessment is supported. AM2023-01 is considered to comply with the AC policy series.

19. SETTLEMENT AND RESIDENTIAL DEVELOPMENT the SRD policies provide significant consideration for AM2023-01 and were subject to extensive response in the NSA Report. Those responses are generally supported. The following is noted.

SRD 1 Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.

Orford is part of the existing sustainable network of settlements with Greater Hobart at its core. The proposed rezoning and subdivision is intended to meet the projected demand as detailed in the SGS report.

SRD1.1 Implement the Regional Settlement Strategy and associated growth management strategies through the planning scheme.

These strategies were effectively implemented through the Local Provisions Schedule of the planning scheme. However, the STRLUS provides a low growth rate for Orford, equating to 0.4% over the 25-year life of the Strategy.

The SGS Report demonstrates that the actual growth rate from 2006 to 2016 was 2.4% and that land supply should be based upon a more appropriate growth rate of, allowing for other factors such as economic and social impacts, 2%.

Their data demonstrates that the appropriate growth rate should be classed as high rather than low and currently each year the level of undersupply of residential lots in Orford increases.

Under the low growth rate scenario, the majority of new development is expected to be thorough infill. However, based on the contemporary SGS report, it is unrealistic to expect that current and ongoing demand can be met simply by infill development.

The proposal relies on the flexibility of SRD 1.1, recently introduced into the STRLUS to provide the Commission the capacity to appropriately consider contemporary data rather than be forced

to rely upon outdated data in its determinations.

SRD1.1A Notwithstanding the growth strategies of growth scenarios listed in Table 3, where a contemporary land supply and demand analysis of residential growth patterns for a settlement which is a Major District Centre, District Town or Township, indicates that more residential land should be made available to accommodate additional residential growth, the growth strategy or growth scenario listed in Table 3 for that settlement may be varied where the additional growth:

Orford is classified within the STRLUS as a Township and is designated as low growth. The contemporary land supply and demand analysis, prepared by SGS in 2021, unequivocally indicates that the growth rate of Orford should be considered as high and that more residential land should be made available.

(a) *Supports urban consolidation*

The proposed site is within the existing urban area of Orford and the proposed rezoning and residential subdivision represents the infill consolidation for residential lots within an existing residential area.

(b) Does not significantly alter the intended relative growth between settlements in the region and their proposed regional function listed in Table 3.

The SGS Report provides expert and detailed evidence that AM2023-01 is required to deliver local growth requirements for the Orford settlement, as identified in the Structure Plan. This is not expected to alter the function of Orford as a Township as listed in Table 3.

(c) Will service the shortage of residential land within the settlement identified in the land supply and demand analysis

The SGS report has categorically identified a shortfall of residential lots in Orford to meet the projected growth based on their contemporary analysis. The proposed rezoning and subsequent 90 lot subdivision will directly service that identified shortage.

(d) Is identified in a contemporary land use strategy for the municipality endorsed by the planning authority

The SGS report was endorsed by the Glamorgan Spring Bay Council in August 2021, together with revisions to the Structure Plan following that data.

(e) Is documented in a settlement structure plan approved by the planning authority which provides for the additional residential growth

The SGS report advocates the need for the provision of additional residential land to meet the projected additional residential demand. The subject site was consequently identified in the Structure Plan for residential use and with the introduction of the Tasmanian Planning Scheme – Glamorgan Spring Bay was zoned as Future Urban, effectively an interim zone pending detailed assessment under a future application.

(f) Can be supplied with reticulated water, sewerage and stormwater services; and

The site is capable of being connected to reticulated sewer, water and stormwater services.

(g) Is aligned with the capacity of transport and road infrastructure and minimises impacts on the efficiency and safety and road and rail networks.

The TIA submitted by the proponents concluded that the proposed subdivision is within the capacity of the adjoining road network and will not adversely impact upon the safety of that

road network.

The settlement structure in (e) should include, where relevant, indicative subdivision plans, potential staging, key movement paths, open space networks, buffers for relevant constraints, plans for proposals for the protection of cultural and natural values, and, with demonstrated consultation with State agencies and relevant infrastructure providers, plans or proposals for:

- *The provision of reticulated services;*
- *The management of waste or stormwater; and*
- *The delivery of social infrastructure (such as health and educational facilities) to match proposed residential growth, public transport and road infrastructure considerations.*

The provision of additional residential growth in Major District Centres, District Towns or Townships should be considered in the context of any available regional or sub-regional contemporary supply and demand analysis or settlement strategy.

The Structure Plan and the proposed subdivision plans satisfy the above requirements, are supported by professional and contemporary reports, subject to applicable review from outside agencies and will go through an open public process. The proposed additional supply of residential lots is to address residential growth identified in the supply and demand analysis conducted by SGS.

SRD 1.2 Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:

1. *Strategy (regional function & growth scenario);*
2. *Settlement Structure Plans (including identification of settlement boundaries);*
3. *Subdivision Permit;*
4. *Use and Development Permit.*

The proposal follows a strategic identification process through the Structure Plan and amendment to the STRLUS. AM2023-01 delivers the remainder of the identified process. The growth follows contemporary analysis and is similarly consistent with the Triabunna/Orford Settlement Strategy. A subdivision permit is proposed and assessed concurrently with the rezoning proposal and if approved, the use and development of the resultant lots will be regulated by the planning scheme.

SRD 1.5 Encourage land zoned General Residential to be developed at a minimum of 15 dwellings per hectare (net density).

The provisions of the Tasmanian Planning Scheme address this requirement and will not be altered by AM2023-01. The NSA Report identifies that the subdivision is estimated to provide a potential yield of up to 156 dwellings across the 10.2-hectare site.

The NSA report explains the lot yield and public open space and other areas unavailable for dwellings and indicates that the spirit, if not the exactness, of this desired outcome is satisfied.

SRD 1.6 Utilise the Low Density Residential Zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas.

The Low Density Residential Zone is not proposed.

The conclusion of this assessment was that AM2023-01 is consistent with the STRLUS.

6.2 Triabunna Orford Structure Plan 2016

Future growth of the Orford settlement was considered in the *Triabunna/Orford Structure Plan*, updated in June 2014 (Structure Plan). The Structure Plan provides the local strategy for Orford.

The Structure Plan was prepared based on growth projections from the State Demographic Change Advisory Council developed in 2008, which provided for an exceptionally conservative growth scenario of population growth from 518 permanent residents in 2011 to 600 permanent residents in 2030 at table 15, representing a growth rate of 0.8%.

The Structure Plan identified recommendations for the future residential growth of Orford at section 9.2, which identifies that a 15-year supply is required to meet projected demands. The Structure Plan also included recommendations for the Orford settlement under a map identified as Proposed Settlement Limits and Zonal Recommendations (page 60), which worked in conjunction with recommendations at section 9.2.2 (page 63), as follow:

> *9.2.2 Recommended Actions*
>
> *The recommended actions relating to residential land uses are as follows:*
>
> - *Rezone land to the east of Triabunna to residential (refer to Zonal Recommendations map).*
> - *Rezone land to the east and north of Triabunna to rural living (refer to Zonal Recommendations map).*
> - ***Rezone land south of Orford to residential in the long term (refer to Zonal Recommendations map).***
> - *Rezone land in the north of Orford to rural living or low density residential in the long term (refer to Zonal Recommendations map).*
> - *Rezone land in the south of Orford to rural living in the long term (refer to Zonal Recommendations map).*
>
> *(Author's bold for reference)*

An extract of the Zonal Recommendations map was provided at Figure 6and clearly identified that the subject and adjoining land should be rezoned for Residential development.

The application provided the SGS Report as an expert assessment of take up, demand and supply statistics and identified the following:

- the low growth strategy allocated under the RLUS reflected a 0.4% growth rate for the life of the document;
- actual demand exceeded the Structure Plan projections from 2012 to 2016 based on ABS data and projections for permanent residents at 2.4% in the 10-years to 2016;
- holiday houses continue to remain a significant factor in dwelling uptake, with 2016 census data identifying that 68% of dwellings were unoccupied against the Tasmanian average of 14%;
- while the Structure Plan recognised holiday houses as a significant housing factor, the document predated the online platforms that emerged over the previous decade;
- resident and visitor populations form part of the dwelling projections for their work;
- future projections allocated a 2% growth rate over 25 years, including dwellings for both permanent and visitor populations;
- there is an expected short fall of available lots in the short to medium term if the subject land is not rezoned; and
- rezoning the subject land will meet the 15-year supply identified in the Structure Plan, with between a one-to-five-year buffer.

The dwelling supply is summarized at of the SGS Report, which was reproduced at Table 1.

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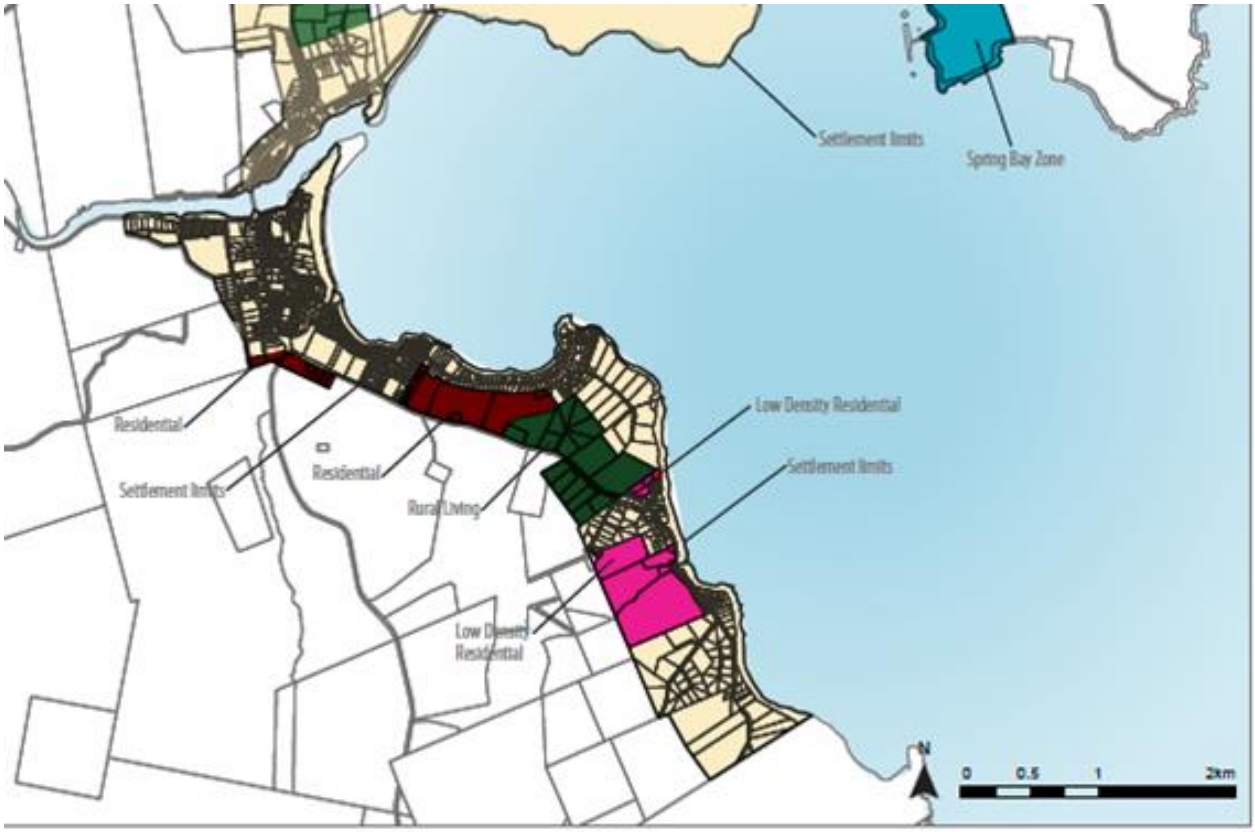

Figure 6 - Structure Plan zoning recommendations

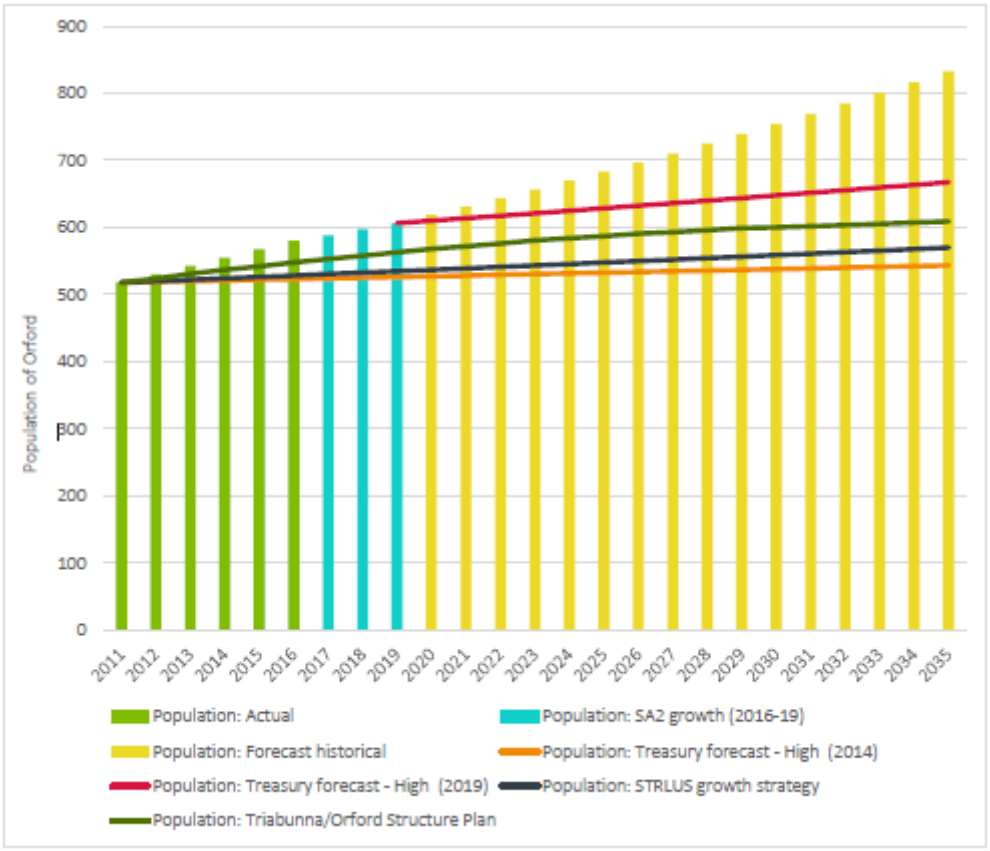

Table 1 SGS Dwelling Supply Summary

In terms of the RLUS, the SGS Report provides the following commentary at page 19:

> *A 10 per cent increase over 25 years (the length of the strategy) corresponds to an annual average growth rate of 0.4 per cent per annum for Orford. The number of dwellings at the start date was 716. Therefore, the regional strategy provides for a maximum of 71 new dwellings from 2010 to 2035. As explored in the Housing Demand chapter, this is well below the recent and current experience in Orford. This means that more growth will be needed to be accommodated in Orford than outlined in the STRLUS.*
>
> *…*
>
> *Even so, residential demand in Orford is well beyond what was anticipated in STRLUS and freeing up more land within the suburb boundary prevents growth spilling over into productive agricultural land, further along the coast and in natural living areas around Orford. This enables the town to retain its character in a natural landscape while improving the towns economic sustainability by adding more residents.*

The SGS Report provides the following conclusions at section 5 regarding the subject land:

> *The proposal is also supported by strategic planning objectives. This includes the intent to consolidate growth into existing towns (urban consolidation) and prevent the continued spread of dwelling growth along the coast and on to productive agricultural land (fragmentation of productive land). It also encourages growth of the permanent population to improve the economic sustainability and vibrancy of Orford.*
>
> *We observe that residential demand since 2011 has outstripped the assumed growth as described in STRLUS. SGS Economics and Planning recommends that the STRLUS is updated to reflect higher observed growth and related projections, in Orford and other parts of southern Tasmania. Population growth, the success of the Tasmanian tourism industry and the advent of short-term rental accommodation are more prominent factors in driving demand than recognised in STRLUS.*

The SGS Report and Update were provided as supporting documents to the proposal.

As a result, it is submitted that AM2023-01 complies with the intent and detailed recommendations within the Structure Plan.

6.3 Glamorgan Spring Bay Council Strategic Plan 2020-2029

The Glamorgan Spring Bay Council 10-year Strategic Plan 2020-2029 establishes the long term priorities for the organisation and region. The sections on guiding principles and key foundations are considered relevant to AM2023-01. AM2023-01 is consistent with the following:

Guiding Principles:

1. Balance economic and tourism growth with preserving our lifestyle, celebrating our rich history and protecting the region's unique and precious characteristics.
2. Reinforce and draw on the strengths of our communities at both a local and regional level.
6. Draw on the knowledge and expertise of local people and communities in shaping and delivering our initiatives and plans - listening to and taking account of ideas and feedback from residents, businesses and ratepayers.

Key Foundations

1. Our Governance and Finance

What we plan to do

- Advocate and lobby effectively on behalf of the community.

The NSA Report provided a detailed assessment of the Strategic Plan and formed a similar conclusion.

AM2023-01 is considered to be consistent with the Council Strategic Plan.

7. STATE POLICIES

7.1 State Policy on the Protection of Agricultural Land 2009

The purpose of this Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture.

As noted at section 5.2.1 of the NSA Report, allocation of the Future Urban zone through the LPS removed the site from agricultural use.

This Policy does not apply to the zone and is not relevant to the assessment.

7.2 State Coastal Policy 1996

The purpose of the policy is to protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection. The subject site is within 1 kilometre of the coast and the Policy therefore applies.

It is noted that the site is separated from the coast by existing urban subdivision and residential development.

The Policy provides the following specific requirements for urban and residential development at section 2.4:

> *2.4. URBAN AND RESIDENTIAL DEVELOPMENT*
>
> *2.4.1. Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.*

The technical response to coastal issues within the Policy was provided through the TPS, which established a management regime through zones and codes. AM2023-01 does not seek to alter the regime established under the TPS. The proposal was assessed as compliant with the requirements of this policy.

> *2.4.2. Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.*

The subject land is surrounded on three sides by urban and residential development that provides for the consolidation of the existing Orford township, based on the Structure Plan and STRLUS (refer Figure 1). AM2023-01 will provide consolidation of the existing settlement and will not result in ribbon or development that is isolated from the Orford settlement.

> *2.4.3. Any urban and residential development in the coastal zone, future and existing, will be identified through designation of areas in planning schemes consistent with the objectives, principles and outcomes of this Policy.*

The LPS provided strategic recognition of the future development potential for the subject lands through allocation of the Future Urban zone, based on the Structure Plan and following from the STRLUS.

AM2023-01 provides for the outcomes identified through the Structure Plan and LPS. .

It is submitted that AM2023-01 complies with the Coastal Policy.

7.3 State Policy on Water Quality Management 1997

The purpose of the Policy is to identify and maintain water quality at appropriate levels to the expected use.

The TPS addressed the requirements of this Policy through the inclusion of zone and codes that addressed the specific requirements of the Policy. AM2023-01 does not seek to alter the regime established under the TPS.

AM2023-01 is considered to comply with this Policy.

7.4 National Environment Protection Measures

Section 12A of the *State Policies and Projects Act 1993* defines that a National Environment Protection Measure (NEPM) are taken to be a State Policy. The following, therefore, require consideration:

- Ambient air quality 2002
- Diesel vehicle emissions 2001
- Assessment of site contamination 1999
- Used packaging materials 1999
- Movement of controlled waste between States and Territories 1998
- National pollutant inventory 2000

The NEPM's were addressed by the Scheme. AM2023-01 does not alter the responses through the TPS. None of the NEPMs are known to apply to the specific sites within GSB-P1 Dolphin Sands Particular Purpose zone.

7.5 Gas Pipelines Act 2000

The pipeline corridor is not in the vicinity of the subject site. The Gas Pipelines Act 2000 is not a relevant consideration for AM2023-01.

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8. PROPOSED SUBDIVISION

The proposed seeks approval for a 90-lot subdivision and associated infrastructure on the subject lands, which must also be considered as part of this decision.

The proposed subdivision includes the following:

a. The creation of 90 residential lots ranging in size from 475m² to 1217m².

b. The creation of 17,726m² of centrally located POS (17% of the total area).

c. Roadworks and service connections.

The proposed subdivision is shown at Figure 7.

The NSA Report provides a thorough assessment against the requirements of the Scheme at Section 6 of that report.

An information request was issued to address some matters following lodgement, which resulted in an extensive process between the applicant and various functions within the Council. The design was revised to reflect responses to specific engineering issues and infrastructure requirements.

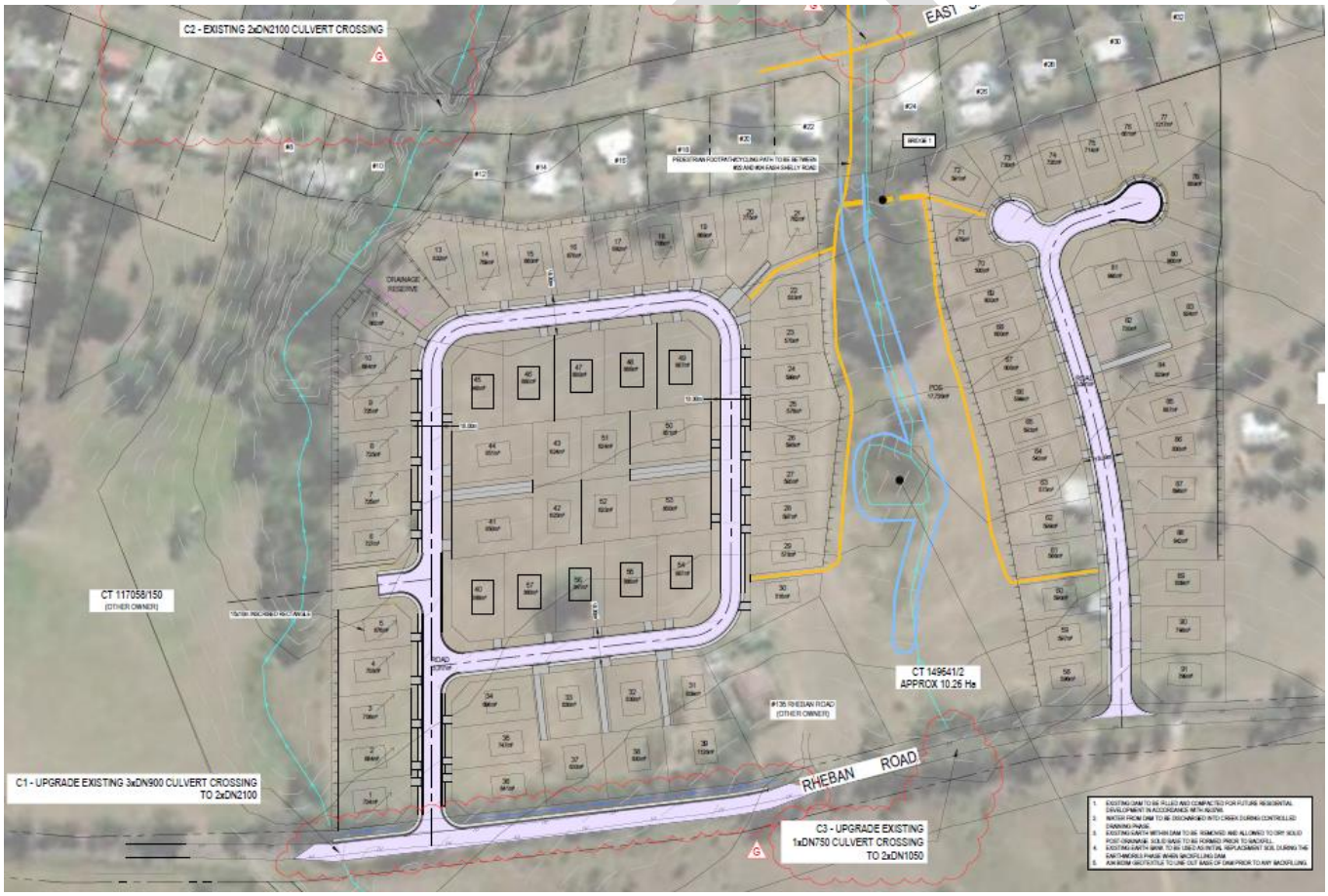

Figure 7 – Proposed subdivision

(Source: sheet C101 Site Plan, Aldanmark)

An assessment of SA2022-46 against the Scheme follows.

8.1 Preliminary matters

A planning application can be combined with a Scheme amendment under Division 4 of the Act, which provides for the amendment to rezone land to be combined with the application for development (in this case, subdivision and associated works).

Specific provisions under this section of the Act of relevance are:

40W & X	requires the planning application to be combined with the planning scheme amendment and determined;
40Y	allows the planning application to be approved or refused, as if the planning scheme amendment had been approved and was effective (rezoning from Future Urban to General Residential in this case);
40Z	the planning application must be exhibited with the Amendment;
41	Representations can be made to the planning application;
42	any representations to the planning application must also be assessed and provided with a recommendation;
42B	the Commission may review the decision on the planning application and confirm it or issue a different decision;

The Tasmanian Planning Scheme provides that subdivision does not require a use to be allocated to it and as a result, is discretionary (refer clauses 6.2.6 and 7.10.1). The subdivision is therefore discretionary.

As previously noted, the subject land is located within the Future Urban zone of the Scheme and proposed to be rezoned to General Residential. Following sections 40W and X of the Act, the subdivision was assessed against the following sections of the Scheme:

- 8 General Residential Zone;
- C2.0 Parking and Sustainable Transport Code;
- C3.0 Road and Railway Asset Code;
- C7.0 Natural Assets Code;
- C9.0 Attenuation Code; and
- C12.0 Flood-Prone Areas Code.

8.2. Meeting the Standards via Acceptable Solution

The proposal has been assessed against the Acceptable Solutions provided in:

- 8 General Residential Zone
- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Asset Code

8.3 Meeting the Standards via Performance Criteria

The standards not met by Acceptable Solution need to satisfy the relevant Performance Criteria to be approved. These are:

- 8 General Residential Zone
  - 8.6.1 Lot Design
  - 8.6.2 Roads
- C3.0 Road and Railway Asset Code
  - C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction
- C7.0 Natural Assets Code
  - C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area
- C9.0 Attenuation Code
  - C9.6.1 Lot design
- C12.0 Flood-Prone Areas Code
  - C12.6.1 Buildings and works within a flood-prone hazard area
  - C12.7.1 Subdivision within a flood-prone hazard area

8.4 Assessing the Proposal against the Performance Criteria

Assessment against the relevant performance criteria follows.

Performance Criteria	Planners Response
8 General Residential zone 8.6.1 Lot Design	
P2 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 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: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.	Lots P2 11, 13, 20, 21, 22, 42, 43, 51, 52, 72, 76, 77 and 83 do not provide the minimum frontage of 12 metres. In response to P2 for those lots: (a) All lots in the subdivision have sufficient frontage for their future use and have a frontage larger than 3.6 metres (b) the proposal plans show lots 31-33 relying on ROW access over other lands. This is not accepted by Infrastructure and these lots will require dedicated access as part of their lots by condition of approval. Therefore no lots have ROW as their sole means of access and egress. Lots 42, 43, 51 and 52 have reciprocal ROW's but each has a dedicated access strip; (c) topography of the site does not impact access; (d) the frontages proposed are accepted as providing sufficient functionality and useability for their intended use; (e) frontage is not expected to impact the manoeuvrability of vehicles on the site; and (f) the lot layout and frontages are consistent with the pattern of development existing on established properties in the area. Complies with P2.
P4 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to: (a) the size, shape and orientation of the lots; (b) the topography of the site; (c) the extent of overshadowing from adjoining properties; (d) any development on the site; (e) the location of roads and access to lots; and (f) the existing pattern of subdivision in the area.	Lots 1 to 11, 22 to 30, 34 to 36, 41, 44, 50, 53, 58 to 72, 77, 80, 82, and 84 to 91 do not meet the orientation required under A4. In response to P4 for those lots: (a) the layout of the subdivision provides adequate solar access for development of all lots through their size, shape and orientation; (b) the topography of the site does not impact solar orientation of the lots; (c) there is no overshadowing from adjoining properties; (d) there is no existing development on the site; (e) the road layout is dictated by the shape of the lot and is not expected to detrimentally impact future development of the lots; and (f) the orientation of proposed lots is consistent with existing pattern of subdivision in the area. Complies with P4.
8.6.2 Roads	
P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for	New roads are proposed so the application cannot comply with A1. In response to P1: The response within the NSA Report is supported by planning and infrastructure functions within Council as addressing the performance criteria.

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vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the *Guide to Road Design Part 6A: Paths for Walking and Cycling 2016*; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.	The road and pathway networks were revised by the applicant revised to address concerns of officers. The proposal provides for vehicle and pedestrian connectivity to the existing infrastructure in the surrounding area to the north and future road connections for land to the west to support future development. Complies with P1.
C3 Road and Rail Assets Code C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	
P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.	The application proposes new intersections to Rheban Road and requires assessment against P1. The Traffic Impact Assessment by Hubble Traffic provided a detailed response to this performance criteria that was assessed and supported by Infrastructure as meeting the requirements of P1 (refer Section 8 for the detailed response). Complies with P1.

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C7.0 Natural Assets Code C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	
P3 Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: (a) the need to minimise impacts on water quality; and (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.	The application includes new stormwater discharges and therefore requires assessment against P3. The NSA Report responds that the permit can be conditioned to achieve compliance. These matters are normally managed through the infrastructure design, approval and construction process. Permit conditions were recommended to reflect this practice and ensure compliance with the requirements of P3 is maintained under the permit. Complies with P3.
C9.0 Attenuation Code C9.6.1 Lot design	
P1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to: (a) the nature of the activity with the potential to cause emissions, including: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of emissions from the activity; and (b) the intended use of the lot.	The application includes lots that are partly within the attenuation area for the Orford waste treatment plant and requires assessment against P1. Specialist assessment reports were provided by Seam Environmental and Environmental Dynamics that addressed the requirements of P1. Taswater has a statutory approval input to both the rezoning and subdivision applications. Taswater issued their approval for the proposal as noted earlier in this report. This identifies Taswater accepts the Complies with P1.
C12.0 Flood-Prone Areas Code C12.6.1 Buildings and works within a flood-prone hazard area	
P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase in the	The application includes land that was identified as subject to a flood hazard by modelling completed for Council. While the subject land is not within an overlay under the Scheme, clause C12.2.3 allows application where The application was called in for assessment as a result of that modelling. The applicants provided a specialist assessment by Flussig and revised designs that address the requirements of the Code. The Council's Infrastructure staff confirmed they are

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level of risk from flood requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report.	satisfied that the proposal can meet the required 1% AEP requirements established under the Council risk management policy framework. Complies with P1.1.
P1.2 A flood hazard report also demonstrates that the building and works: (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	As with the previous matter, the Council's Infrastructure staff confirmed they are satisfied that the proposal can meet the required 1% AEP requirements established under the Council risk management policy framework. Complies with P1.2.
C12 Flood-prone hazard area code C12.7.1 Subdivision within a flood-prone hazard area	
P1 Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to: (a) any increase in risk from flood for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise by flood of access to the lot, on or off site; (e) the need to locate building areas outside the flood-prone hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a flood hazard report.	As with the response to C12.6.1 Buildings and works within a flood-prone hazard area, the Council's Infrastructure staff confirmed they are satisfied that the proposal can meet the required 1% AEP requirements established under the Council risk management policy framework. As a result, the lots proposed within the subdivision will meet the requirements of P1. Complies with P1.

The following Codes were assessed as not applicable to the application:

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C1.0 Signs Code

C4.0 Electricity Transmission Infrastructure Code

C5.0 Telecommunications Code

C6.0 Local Historic Heritage Code

C8.0 Scenic Protection Code

C10.0 Coastal Erosion Hazard Code

C11.0 Coastal Inundation Hazard Code

C14.0 Potentially Contaminated Land Code

C15.0 Landslip Hazard Code

C16.0 Safeguarding of Airports Code

Assessment of the application demonstrated that the application complies with all relevant acceptable solutions and performance under the Scheme.

The application can therefore be considered for approval.

Conditions that result from the assessment against the Scheme and internal referrals were provided at the conclusion to this report.

A full copy of the Scheme can be obtained from here.

8.5 Conclusion of Scheme Assessment

Following the previous assessment, the application for subdivision can be considered for approval, subject to conditions.

A draft Planning Permit was prepared to reflect the assessment and inform the current process and was provided as Attachment 2 to this report. .

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9. CONCLUSION

AM2023-01 seeks to provide for the rezoning and subdivision of land immediately adjoining the existing Orford settlement for urban development.

The proposal is consistent with the STRLUS, Structure Plan and requirements of the Scheme.

correct an unintended outcome resulting from in preparation of the LPS.

Assessment against the Act identified that AM2023-01 comply with:

- the LPS criteria at section 32 of the Act;
- the certification criteria at section 40F of the Act;
- the Schedule 1 objectives of the Act;
- the Southern Tasmanian Regional Land Use Strategy;
- the Council Strategic Plan 2020-2029; and
- current State Policies.

As demonstrated above, AM2023-01 is consistent with the relevant provisions of the Act.

Certification of AM2023-01 can be supported, with an appropriate instrument provided as Attachment 1 to this report.

The assessment of the proposed subdivision under AM2023-01 identified the application complies with the requirements for the Scheme and can be considered for approval subject to conditions.

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Attachment 1 – Draft Instrument of Certification

Amendment AM 2023/01
Tasmanian Planning Scheme - Glamorgan Spring Bay

Apply the General Residential zone to 155 Rheban Road, Orford folio of the Register 149641/2 as shown in Figure 1:

INSERT DIAGRAM

Figure 8 - Application of the General Residential Zone at 155 Rheban Road, Orford folio of the Register 149641/2

The common seal of Glamorgan Spring Bay Council
is affixed below pursuant to the Council resolutions of
of 28 March 2023 and 27 July 2022 in the presence of:

General Manager (… April 2023)
(minute reference ??/23)

Draft Planning Permit
AM2022-02

Attachment 2

Issued to: Neil Shephard & Associates

Issued on: XX March 2023

Issued under: Delegated Authority / Issued pursuant to Planning Authority resolution xxx/xx of date

Development: Subdivision (90 lots)

Site: 155 Rheban Road, Orford

Title: 149641/2

Legislation: Section 57 of the *Land Use Planning and Approvals Act 1993 /* and the *Local Government (Building and Miscellaneous Provisions) Act 1993*

CONDITIONS

1. Use and development must be substantially in accordance with the endorsed plans and documents unless modified by a condition of this permit.

   Advice: Any changes may either be deemed as substantially in accordance with the permit or may first require a formal amendment to this permit or a new permit to be issued.

2. Lots 31, 32, and 33 on the Lot Layout Plan must be modified so that the rights of way shown within their boundaries are removed and form part of lots 37, 38 and 39 on the Final Plan, when submitted.

3. The POS shown on the Lot Layout Plan must be shown as a drainage reserve on the Final Plan, when submitted.

4. Use and development must comply with the requirements of TasWater specified by 'Submission to Planning Authority Notice' reference number TWDA 2022/01822-GSB, dated 13/01/2023 and attached to this permit.

Final Plan

5. A final approved plan of survey and schedule of easements as necessary, must be submitted to Council for sealing. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.

6. All land noted as roadway, footway, and open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.

7. The final plan of survey must include easements over all drains, pipelines, wayleaves and services to the satisfaction of Council's Municipal Engineer.

8. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.

9. Prior to sealing the Final Plan of Survey or execution of the Schedule of Easements and associated documents, certification must be provided from an accredited bushfire practitioner that all

recommendations and requirements of the Bushfire Hazard Report by North Barker Ecosystem Services, have been implemented and complied with.

Public Open Space

10. Prior to sealing the final plan of survey, a cash contribution for public open space must be provided to Council that is equal to 5% of the value of the area of land in CT149641/2 as at the date of lodgement of the final plan of survey.

    The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001.

    Advice: this condition is imposed pursuant to section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993 and Council policy.

Environment Management

11. All work must be generally in compliance with the Tasmanian Coastal Works Manual, available at. https://dpipwe.tas.gov.au/conservation/coastal-management/managing-the-coast/tasmanian-coastal-works-manual

12. The developer must implement a soil and water management plan (SWMP) to ensure that soil and sediment does not leave the site during the construction process and must provide a copy of the SWMP to Council's General Manager prior to the commencement of works.

13. Erosion and sedimentation measures, such as sediment fences and settlement pits, are to be installed and maintained on the lower side of each lot and outside the Waterway and Coastal Protection Area during all works on the site. These works are to comply with a Stormwater Management Plan developed for the site.

14. No top soil is to be removed from the site.

15. All vehicles and equipment associated with construction of the development and/or operation of the use must be cleaned of soil prior to entering and leaving the site to minimise the introduction and/or spread of weeds and diseases to the satisfaction of Council's General Manager.

16. Suitable barriers must be erected during the construction of the development to ensure native vegetation that must be retained is not damaged during construction works.

Engineering

17. The subdivision must be carried out in accordance with the Tasmanian Subdivision Guidelines October 2013 or as otherwise agreed by Council's General Manager or required by conditions of this permit.

18. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's General Manager, these drawings must be submitted to and approved by the Glamorgan Spring Bay Council before development of the land commences. The detailed engineering drawings must show the following:

    a) all existing and proposed services required by this permit;

    b) all proposed stormwater infrastructure.

    c) all existing and proposed roadwork required by this permit;

    d) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;

e) measures to be taken to limit or control erosion and sedimentation;

f) any other work required by this permit.

19. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

20. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.

21. Unless approved otherwise by Council's General Manager, roadworks must include -

g) Minimum road reserve of 18 metres and 25 metres at the cul-de-sac.

h) Fully sealed paved and drained carriageway with a minimum width of 8.9m (face of kerb to face of kerb) and 18 metres diameter at the cul-de-sac head.

i) Concrete kerb and channel both sides.

j) Reinforced concrete footpaths 1.50 metres wide on one side of the new road.

k) Underground stormwater drainage.

22. The carriageway surface course must be constructed with a 10mm nominal size hot-mix asphalt with a minimum compacted depth of 35mm in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager, unless approved otherwise by the Council's General Manager.

23. Kerb ramps must be provided to accommodate the needs of people with disabilities in accordance with standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.

24. A reinforced concrete vehicle access must be located and constructed to each lot in accordance with the standards shown on standard drawings TSD-R09-v3, Urban Roads TSD-R06-v3 and TSD-RF01-v1 Guide to Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's General Manager.

25. To the satisfaction of Council's General Manager, internal driveways for lot 21, 37 to 39, 42, 43, 51,52 and 83, and areas set aside for vehicle parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and must include all of the following:

l) a minimum width carriageway of 3.6m;

m) have a sealed surface of asphalt, concrete or equivalent approved by Council's General Manager; and

n) drain to an approved stormwater system.

26. The developer must provide line marking and signage at the Rheban Road intersections.

27. The developer must provide road widening, kerb & channel and footpath as per LGAT standard drawings along the northern side of Rheban Road to the full extent of the development.

Landscaping

28. The road reserve must be landscaped by trees or plants in accordance with a landscape plan prepared by a landscape architect or other person approved by Council and submitted to Council for

endorsement with the engineering drawings. The landscape plan must show the areas to be landscaped, the form of landscaping, and the species of plants and estimates of the cost of the works.

Drainage

29. The developer must provide a piped stormwater property connection to each lot capable of servicing the building area of each lot by gravity in accordance with Council standards and to the satisfaction of Council's General Manager.

30. The developer must provide a piped minor stormwater drainage system designed to comply with all of the following:
    o) be able to accommodate a storm with an Average Recurrence Interval (ARI) of 20 years, when the land serviced by the system is fully developed; and

    p) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.

31. The developer must provide a major stormwater drainage system designed to accommodate a storm with an ARI of 100 years.

    Advice: The proposed roadway intercepts stormwater runoff from the existing roadway and from the upper catchment. It will be necessary for the development to address how the 1% AEP climate change flows intercepted and generated by the subdivision will be directed safely downstream.

32. The developer must provide an amended Stormwater Management Report. The report must be in accordance with the recommendations and procedures contained in the Australian Rainfall and Runoff 2019 Guidelines, and in particular Book 6, Chapter 7: Safety in Design Criteria and Book 9, Chapter 6: Modelling Approaches, is to be submitted. The report, and any associated designs, must clearly show that the conditions of this permit are met by the proposed design.

    a) Any measures required by the report to ensure that a tolerable risk for the development from flooding is achieved, and there is no increased risk of flooding onto adjacent land during the 5% AEP and the 1% AEP (inclusive of climate change), must be included in the engineering design drawings and implemented prior to the sealing of the Plan of Survey for any stage of the subdivision.

    b) The report shall identify and design overland flow paths and run-off handling systems for 1% AEP events. These systems shall ensure that no concentrated flow or overflow from street drainage and stormwater reticulation is directed across or through proposed lots (unless dedicated as an overland flow path with easements in favour of Council) and that there are no unsafe flows over or within public roadways

    c) Designs shall ensure that net discharge of stormwater does not exceed predevelopment levels 1% flooding

    d) All stormwater for the development must be designed and constructed to include Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010 and consistent with the Stormwater System Management Plan for the relevant catchment. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council for approval by the relevant / delegated officer for approval prior to the issue of the approved engineering drawings. This report is to include the maintenance management regime / replacement requirements for any treatment facilities.

33. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with, and meet the treatment targets specified within, the Water Sensitive Urban

Design Procedures for Stormwater Management in Southern Tasmania and to the satisfaction of the Council's General Manager.

Alternatively, the developer may, at the discretion of Council's General Manager, make a financial contribution to Glamorgan Spring Bay Council for the provision of stormwater treatment downstream of the proposed subdivision. The value of the contribution must be equal to the cost of implementing on site treatment to meet the targets, or as otherwise agreed by Council's General Manager. Where partial treatment is provided on site a proportional contribution may be considered. The contribution must be paid prior to sealing the Final Plan of Survey.

Construction

34. The subdivider must provide not less than forty-eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.

35. The subdivider must provide not less than forty-eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring hold point inspection by Council unless otherwise agreed by the Council's General Manager.

36. Subdivision works must be carried out under the direct supervision of an approved practicing professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

37. Through the construction process to the satisfaction of Council's General Manager, and unless otherwise noted on the endorsed plans or approved in writing by Council's General Manager, the developer must:

    a) Ensure soil, building waste and debris does not leave the site other than in an orderly fashion and disposed of at an approved facility;

    b) Not burn debris or waste on site;

    c) Promptly pay the costs associated with any alteration, extension, reinstatement, and repair or cleaning of Council infrastructure, public land or private property;

    d) Ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage;

    e) Provide a commercial skip (or similar) for the storage of construction waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

Sealing of Final Plan

38. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Glamorgan Spring Bay Council. The security must be in accordance with section 86(3) of the Local Government (Building & Miscellaneous Provisions) Council 1993. The amount of the security shall be determined by the Council's General Manager in accordance with Council Policy following approval of any engineering design drawings.

    Advice: The minimum bond amount required during the maintenance and defects liability period is to be no less than 5% of the agreed value of the works. The developer is to enter into a formal Maintenance Bond Deed of Agreement with Council.

39. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.

40. A Letter of Release from each authority confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed, must be submitted to Council prior to the sealing of the Final Plan of Survey.

41. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

Telecommunications and Electrical Reticulation

42. Underground electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.

43. Street lighting must be provided in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.

'As constructed' Drawings

44. Prior to the works being placed on the maintenance and defects liability period an 'as constructed' drawings with CCTV footage of all engineering works provided as part of this approval must be submitted to Council to the satisfaction of the Council's General Manager. These data must be prepared by a qualified and experienced civil engineer or other person approved by the General Manager in accordance with Council's *Guidelines for As Constructed Data*.

Maintenance and Defects Liability Period

45. The subdivision must be placed onto a twelve-month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

46. Prior to placing the subdivision onto the twelve-month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

Draft Planning Permit
AM2023-01

Issued to:	Neil Shephard & Associates
Issued on:	XX March 2023
Issued under:	Delegated Authority / Issued pursuant to Planning Authority resolution xxx/xx of date
Development:	Subdivision (90 lots)
Site:	155 Rheban Road, Orford
Title:	149641/2
Legislation:	Section 57 of the *Land Use Planning and Approvals Act 1993 /* and the *Local Government (Building and Miscellaneous Provisions) Act 1993*

CONDITIONS

1. Use and development must be substantially in accordance with the endorsed plans and documents unless modified by a condition of this permit.

   Advice: Any changes may either be deemed as substantially in accordance with the permit or may first require a formal amendment to this permit or a new permit to be issued.

2. Lots 31, 32, and 33 on the Lot Layout Plan must be modified so that the rights of way shown within their boundaries are removed and form part of lots 37, 38 and 39 on the Final Plan, when submitted.

3. The POS shown on the Lot Layout Plan must be shown as a drainage reserve on the Final Plan, when submitted.

4. Use and development must comply with the requirements of TasWater specified by 'Submission to Planning Authority Notice' reference number TWDA 2022/01822-GSB, dated 13/01/2023 and attached to this permit.

Final Plan

5. A final approved plan of survey and schedule of easements as necessary, must be submitted to Council for sealing. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.

6. All land noted as roadway, footway, and open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.

7. The final plan of survey must include easements over all drains, pipelines, wayleaves and services to the satisfaction of Council's Municipal Engineer.

8. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.

9. Prior to sealing the Final Plan of Survey or execution of the Schedule of Easements and associated documents, certification must be provided from an accredited bushfire practitioner that all recommendations and requirements of the Bushfire Hazard Report by North Barker Ecosystem Services, have been implemented and complied with.

Public Open Space

10. Prior to sealing the final plan of survey, a cash contribution for public open space must be provided to Council that is equal to 5% of the value of the area of land in CT149641/2 as at the date of lodgement of the final plan of survey.

    The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001.

    Advice: this condition is imposed pursuant to section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993 and Council policy.

Environment Management

11. All work must be generally in compliance with the Tasmanian Coastal Works Manual, available at. https://dpipwe.tas.gov.au/conservation/coastal-management/managing-the-coast/tasmanian-coastal-works-manual

12. The developer must implement a soil and water management plan (SWMP) to ensure that soil and sediment does not leave the site during the construction process and must provide a copy of the SWMP to Council's General Manager prior to the commencement of works.

13. Erosion and sedimentation measures, such as sediment fences and settlement pits, are to be installed and maintained on the lower side of each lot and outside the Waterway and Coastal Protection Area during all works on the site. These works are to comply with a Stormwater Management Plan developed for the site.

14. No top soil is to be removed from the site.

15. All vehicles and equipment associated with construction of the development and/or operation of the use must be cleaned of soil prior to entering and leaving the site to minimise the introduction and/or spread of weeds and diseases to the satisfaction of Council's General Manager.

16. Suitable barriers must be erected during the construction of the development to ensure native vegetation that must be retained is not damaged during construction works.

Engineering

17. The subdivision must be carried out in accordance with the Tasmanian Subdivision Guidelines October 2013 or as otherwise agreed by Council's General Manager or required by conditions of this permit.

18. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's General Manager, these drawings must be submitted to and approved by the Glamorgan Spring Bay Council before development of the land commences. The detailed engineering drawings must show the following:

    a) all existing and proposed services required by this permit;

    b) all proposed stormwater infrastructure.

    c) all existing and proposed roadwork required by this permit;

    d) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;

    e) measures to be taken to limit or control erosion and sedimentation;

    f) any other work required by this permit.

19. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

20. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.

21. Unless approved otherwise by Council's General Manager, roadworks must include -

    a) Minimum road reserve of 18 metres and 25 metres at the cul-de-sac.

    b) Fully sealed paved and drained carriageway with a minimum width of 8.9m (face of kerb to face of kerb) and 18 metres diameter at the cul-de-sac head.

    c) Concrete kerb and channel both sides.

    d) Reinforced concrete footpaths 1.50 metres wide on one side of the new road.

    e) Underground stormwater drainage.

22. The carriageway surface course must be constructed with a 10mm nominal size hot-mix asphalt with a minimum compacted depth of 35mm in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager, unless approved otherwise by the Council's General Manager.

23. Kerb ramps must be provided to accommodate the needs of people with disabilities in accordance with standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.

24. A reinforced concrete vehicle access must be located and constructed to each lot in accordance with the standards shown on standard drawings TSD-R09-v3, Urban Roads TSD-R06-v3 and TSD-RF01-v1 Guide to Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's General Manager.

25. To the satisfaction of Council's General Manager, internal driveways for lot 21, 37 to 39, 42, 43, 51,52 and 83, and areas set aside for vehicle parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and must include all of the following:

    a) a minimum width carriageway of 3.6m;

    b) have a sealed surface of asphalt, concrete or equivalent approved by Council's General Manager; and

    c) drain to an approved stormwater system.

26. The developer must provide line marking and signage at the Rheban Road intersections.

27. The developer must provide road widening, kerb & channel and footpath as per LGAT standard drawings along the northern side of Rheban Road to the full extent of the development.

Landscaping

28. The road reserve must be landscaped by trees or plants in accordance with a landscape plan prepared by a landscape architect or other person approved by Council and submitted to Council for endorsement with the engineering drawings. The landscape plan must show the areas to be landscaped, the form of landscaping, and the species of plants and estimates of the cost of the works.

Drainage

29. The developer must provide a piped stormwater property connection to each lot capable of servicing the building area of each lot by gravity in accordance with Council standards and to the satisfaction of Council's General Manager.

30. The developer must provide a piped minor stormwater drainage system designed to comply with all of the following:
    d) be able to accommodate a storm with an Average Recurrence Interval (ARI) of 20 years, when the land serviced by the system is fully developed; and

    e) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.

31. The developer must provide a major stormwater drainage system designed to accommodate a storm with an ARI of 100 years.

    Advice: The proposed roadway intercepts stormwater runoff from the existing roadway and from the upper catchment. It will be necessary for the development to address how the 1% AEP climate change flows intercepted and generated by the subdivision will be directed safely downstream.

32. The developer must provide an amended Stormwater Management Report. The report must be in accordance with the recommendations and procedures contained in the Australian Rainfall and Runoff 2019 Guidelines, and in particular Book 6, Chapter 7: Safety in Design Criteria and Book 9, Chapter 6: Modelling Approaches, is to be submitted. The report, and any associated designs, must clearly show that the conditions of this permit are met by the proposed design.

    a) Any measures required by the report to ensure that a tolerable risk for the development from flooding is achieved, and there is no increased risk of flooding onto adjacent land during the 5% AEP and the 1% AEP (inclusive of climate change), must be included in the engineering design drawings and implemented prior to the sealing of the Plan of Survey for any stage of the subdivision.

    b) The report shall identify and design overland flow paths and run-off handling systems for 1% AEP events. These systems shall ensure that no concentrated flow or overflow from street drainage and stormwater reticulation is directed across or through proposed lots (unless dedicated as an overland flow path with easements in favour of Council) and that there are no unsafe flows over or within public roadways

    c) Designs shall ensure that net discharge of stormwater does not exceed predevelopment levels 1% flooding

    d) All stormwater for the development must be designed and constructed to include Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010 and consistent with the Stormwater System Management Plan for the relevant catchment. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council for approval by the relevant / delegated officer for approval prior to the issue of the approved engineering drawings. This report is to include the maintenance management regime / replacement requirements for any treatment facilities.

33. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with, and meet the treatment targets specified within, the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania and to the satisfaction of the Council's General Manager.

    Alternatively, the developer may, at the discretion of Council's General Manager, make a financial contribution to Glamorgan Spring Bay Council for the provision of stormwater treatment downstream of the proposed subdivision. The value of the contribution must be equal to the cost of implementing

on site treatment to meet the targets, or as otherwise agreed by Council's General Manager. Where partial treatment is provided on site a proportional contribution may be considered. The contribution must be paid prior to sealing the Final Plan of Survey.

Construction

34. The subdivider must provide not less than forty-eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.

35. The subdivider must provide not less than forty-eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring hold point inspection by Council unless otherwise agreed by the Council's General Manager.

36. Subdivision works must be carried out under the direct supervision of an approved practicing professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

37. Through the construction process to the satisfaction of Council's General Manager, and unless otherwise noted on the endorsed plans or approved in writing by Council's General Manager, the developer must:

    a) Ensure soil, building waste and debris does not leave the site other than in an orderly fashion and disposed of at an approved facility;

    b) Not burn debris or waste on site;

    c) Promptly pay the costs associated with any alteration, extension, reinstatement, and repair or cleaning of Council infrastructure, public land or private property;

    d) Ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage;

    e) Provide a commercial skip (or similar) for the storage of construction waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

Sealing of Final Plan

38. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Glamorgan Spring Bay Council. The security must be in accordance with section 86(3) of the Local Government (Building & Miscellaneous Provisions) Council 1993. The amount of the security shall be determined by the Council's General Manager in accordance with Council Policy following approval of any engineering design drawings.

    Advice: The minimum bond amount required during the maintenance and defects liability period is to be no less than 5% of the agreed value of the works. The developer is to enter into a formal Maintenance Bond Deed of Agreement with Council.

39. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.

40. A Letter of Release from each authority confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed, must be submitted to Council prior to the sealing of the Final Plan of Survey.

41. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

Telecommunications and Electrical Reticulation

42. Underground electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.

43. Street lighting must be provided in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.

'As constructed' Drawings

44. Prior to the works being placed on the maintenance and defects liability period an 'as constructed' drawings with CCTV footage of all engineering works provided as part of this approval must be submitted to Council to the satisfaction of the Council's General Manager. These data must be prepared by a qualified and experienced civil engineer or other person approved by the General Manager in accordance with Council's *Guidelines for As Constructed Data*.

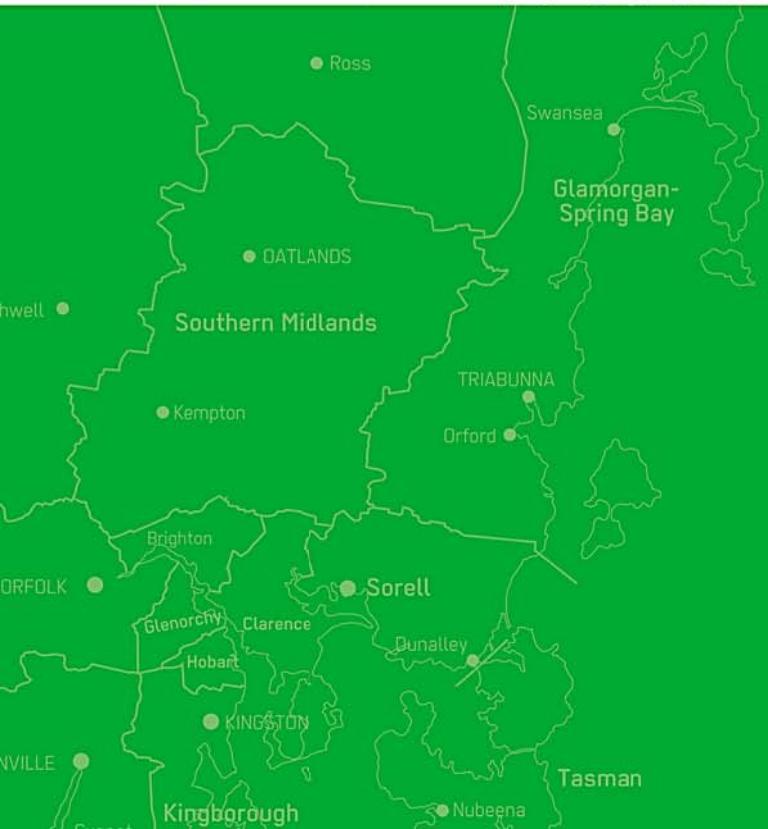
Maintenance and Defects Liability Period

45. The subdivision must be placed onto a twelve-month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

46. Prior to placing the subdivision onto the twelve-month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

Triabunna/Orford

Structure Plan



Final Report
Updated June 2014

urbis

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Report Number	Triabunna Orford Structure Plan 2014 Update FINAL V6

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1 Introduction

Triabunna is the second largest settlement on Tasmania's East Coast and is an important employment centre for the region. It is also the gateway to Maria Island, which recently became a UNESCO World Heritage Site. With recent upgrades to the boat harbour, there are a number of further opportunities that could be developed to improve the layout and appearance of the township.

The nearby settlement of Orford provides residential options that are popular with retirees, holidaymakers, and commuters to Hobart. Spread along the coastline, these urban areas experience significant population increases in summer months.

In order to ensure that the town's future is planned for and managed in a co-ordinated manner, the Glamorgan Spring Bay Council and the Department of Economic Development, Tourism and the Arts engaged Urbis to prepare a Structure Plan for Triabunna and Orford.

The first version of the Structure Plan was released in 2011. This version of the Structure Plan has been prepared in 2014.

1.1 Project aims

The Structure Plan will provide a vision for future land use and development within Triabunna and Orford to 2030. It will also provide a basis for the provisions relating to these settlements in the revised Planning Scheme that Council is currently preparing to replace the 1994 Glamorgan Spring Bay Planning Scheme.

The aims of the Structure Plan are to:

- Further the goals of existing strategic planning documents including the *Southern Tasmania Regional Land Use Strategy* and *Vision East 2030: The East Coast Land Use Framework*;
- Identify residential, commercial and industrial land use options;
- Identify options to revitalise the town centre;
- Prepare urban design principles to ensure that future development is of a high amenity;
- Ensure that the community has access to a wide range of services and facilities now and in the future; and
- Investigate opportunities to increase economic viability of the area including tourism activities.

What is a Structure Plan?

A structure plan is a strategic document prepared to guide the major changes to land use, transport, built form and public spaces within settlements, including the identification of greenfield growth areas where appropriate.

1.2 Project process

The process involved in the preparation of the 2011 Structure Plan is outlined below.

The 2014 update has involved the following:

- Updating the document with 2011 ABS data.
- Updating the vacant land, dwelling approval and community infrastructure data.
- Updating the Community Needs Assessment.
- Reviewing the latest Tasmanian Heritage Register.
- Reviewing the status of the National Broadband Network.
- Reviewing new or updated reports including the:
  - Southern Tasmania Regional Land Use Strategy
  - Southern Tasmania Industrial Land Use Study
  - Triabunna-Orford and Maria Island (TOMI) Visitor Plan
  - East Coast Marine Infrastructure Strategy
  - Glamorgan Spring Bay Council Marine Infrastructure Feasibility Study
- Considering new or recent changes to development proposals, including Solis, the Eastcoaster, and the Spring Bay Mill tourism and creative industries hub at the former chip mill site.
- Providing more detail on the appropriate locations and treatments for tourism uses.
- Recognising the Triabunna Urban Study which is being undertaken in 2014.

2 Existing Conditions

2.1 Township Profile

2.1.1 Location

Triabunna and Orford are located on Tasmania's East Coast approximately 80 kilometres northeast of Hobart. Whilst forming separate urban settlements, these townships are collectively considered within this Structure Plan, with the predominantly residential settlement of Orford relying on Triabunna to provide higher order services.

The townships are located within the southern portion of the Glamorgan Spring Bay municipality. Surrounding settlements include Buckland (approximately 17km west of Orford) and Pontypool (approximately 22km north of Triabunna). Further north is Swansea (approximately 50 km from Triabunna) and Bicheno (approximately 87km from Triabunna)[1].

Located approximately 15 kilometres to the south east and within close proximity to the Triabunna and Orford study area is the valued Maria Island National Park. The Darlington Probation Station within the park has recently been listed as a UNESCO World Heritage Site. This island is a natural asset to the area, both for its heritage significance to Tasmania's history and its ecological significance. Additionally, it provides an attractive outlook when viewed from coastal areas from the mainland.

Triabunna is the second largest settlement on Tasmania's East Coast and forms an important industrial centre for the area. Situated at the top of a deep water harbour, the town is centred around a port area, providing mooring facilities for both recreational boats and commercial fishing vessels. The township is relatively flat in topography, with a central commercial and retail area that is intermixed with residential and industrial land uses. Triabunna's locality within close proximity to Maria Island combined with its port facilities has resulted in the town being the primary departure and arrival point for tourist ferries travelling to and from Maria Island within the last few years.

The settlement of Orford is located approximately 6.7 kilometres southwest of Triabunna. It is a picturesque residential coastal settlement that benefits from scenic views towards Maria Island, along with an outlook over both the Prosser River and Prosser Bay. The urban areas are bordered by hilly and vegetated forests to the west and south that frame the edge of the urban area.

The settlements are within close proximity to a number of other natural assets along the East Coast, including national parks, significant wetlands and spectacular coastal outlooks.

[1] These distances are "as the crow flies"; road distances depend on the road taken. Other measurements quoted throughout this report are road distances.

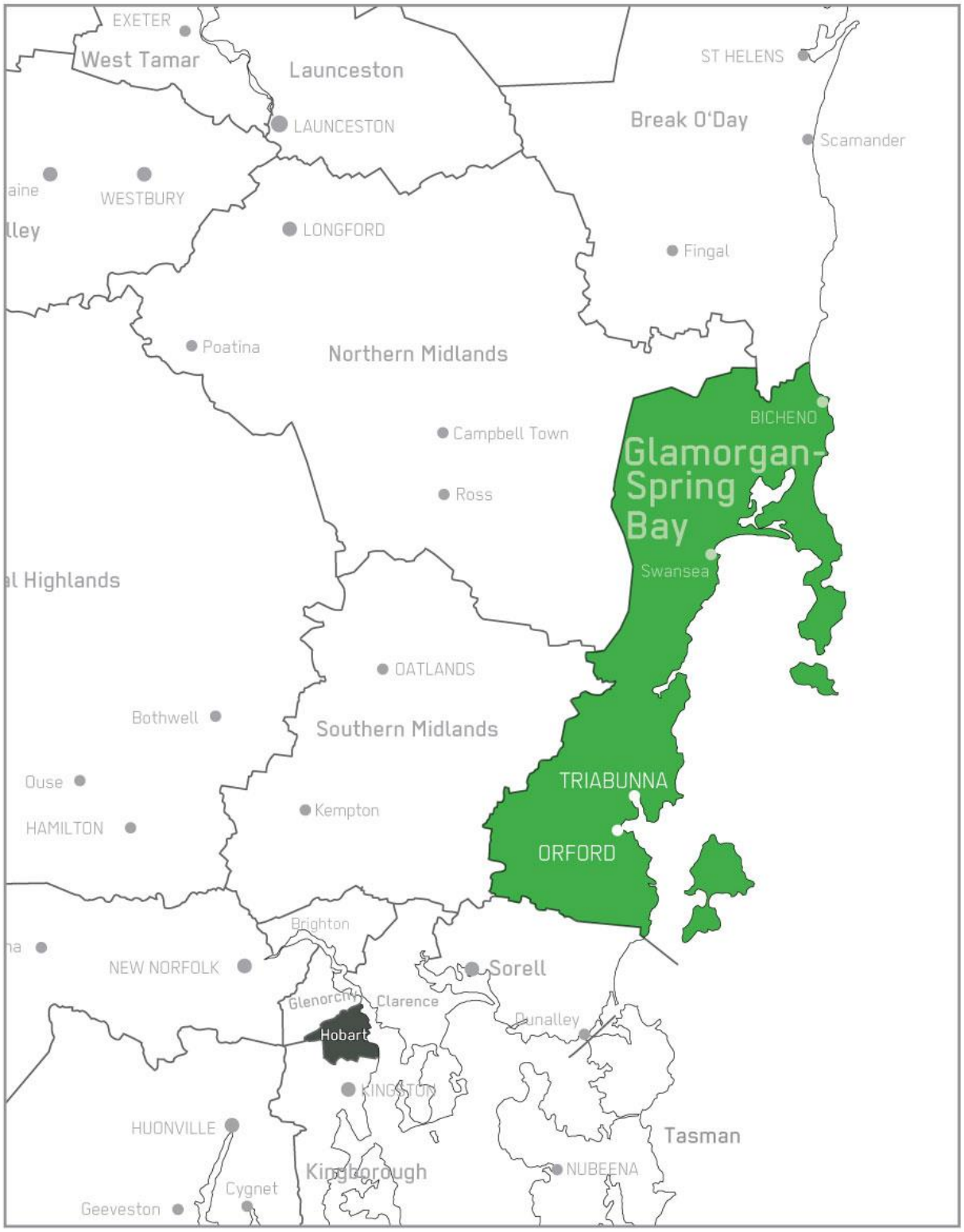


Figure 1: Regional context

Figure 2: Study area

2.1.2 Settlement structure

Triabunna

Pursuant to the hierarchy of urban settlements identified in the Southern Tasmania Regional Land Use Strategy, Triabunna is designated as a District Town, while Orford has been identified as a Township.

The settlement structure of central Triabunna comprises a predominantly linear grid street layout. The north-south orientated streets lead to the waterfront area, with Melbourne Street, Henry Street and Charles Street being the main north-south streets which intersect the Tasman Highway to the north and lead to the waterfront area to the south of the town centre. This has created a structured and legible street layout for the centre of the town.

The majority of commercial land uses within Triabunna are centred along Vicary Street, which contains predominantly single storey retail and commercial tenancies on both sides of the street. A supermarket and hardware store are situated at the intersection of Vicary Street and Charles Street.

Tenancy on the northeast corner of the intersection of Vicary Street and Charles Street.

IGA supermarket located on the southwest corner of Vicary Street and Charles Street.

Vicary Street streetscape looking east.

Magistrates Cottages located along Vicary Street.

Streetscape along the northern side of Vicary Street.

Streetscape along the northern side of Vicary Street.

Whilst the street layout within the town centre is structured and legible, the central township lacks identity and definition upon arrival and departure of the town. The Tasman Highway bypasses the main streets of Triabunna and there are multiple streets intersecting the highway, which results in uncertainty regarding the hierarchy of the street network leading into the township. Additionally, a lack of signage to the town centre from the Tasman Highway results in the absence of a sense of direction for vehicles to exit the Tasman Highway and drive into the town centre.

We understand that historically Henry Street has been promoted as the primary north-south street through the town, however, it appears that Charles Street possesses significant attributes as the potential main street for Triabunna, as it contains various commercial tenancies, along with historic buildings. Additionally, there is a direct north-south viewline along Charles Street towards the boat facilities on the waterfront at the southern end of Charles Street. Streetscape works are planned to promote this route as the main street.

Historic buildings located along Charles Street, within proximity of the intersection with Vicary Street.

Charles Street streetscape looking south.

Former barracks and stable at 5 Charles Street.

The urban area of Triabunna is located on two sides of the port with the main town centre located on the western bank of the port and predominantly residential land located on the eastern bank. There is a disconnection between the two main sections of the town which are intersected by the port/river. Vicary Street extends into a bridge crossing over the northern portion of the port and is the main vehicular connection between the two sections of the township. Although the bridge provides physical access between the two portions of the town, there is a lack of visual connection particularly due to vacant land adjoining the waterfront on the eastern side of the water.

A non-compatible mix of industrial, commercial and residential uses exist along the Tasman Highway within the northern portion of the township, including ad hoc zoning to industrial zones that are not necessarily compatible with surrounding land uses.

In addition to the various industrial land uses which are generally located in the northern portion of the township, there are two other substantial industrial precincts within Triabunna, being:

1. Industrial land uses focussed on commercial fishing and commercial and recreational boating activities within the port area located to the southeast of the town centre of Triabunna; and
2. A significant area of industrial land to the southeast of Triabunna (approximately 2 to 3 kilometres from the town centre), including seafood industries and the former woodchipping facility. Direct vehicle access to this area is provided via Freestone Point Road, which intersects the Tasman Highway to the north of the main township and results in heavy vehicles bypassing central Triabunna. When it was operational, the woodchip facility formed a dominant visual feature of the landscape when viewed from the coast looking east.

Former view looking east when the woodchipping facility was operational

Orford:

Orford is situated approximately 6.7 kilometres to the southwest of Triabunna. The settlement is attributed with an attractive outlook both over the Prosser River and key views over Prosser Bay towards Maria Island. It is bordered by hilly terrain to the northwest and west providing an attractive backdrop to the town and the edge of the urban area.

The settlement structure comprises residential lots spread along the coastline in a linear ribbon-style form. It is primarily a holiday destination, with a high population influx during the summer months, resulting in a high demand for services and housing during this time. During the remaining off-peak times of the year many houses remain vacant.

Due to the linear spread of residential development along the coast, the township lacks a clear settlement boundary as residential development continues along the coast to the north and south.

Orford is predominantly a holiday residential settlement. It includes a small cluster of retail and service facilities at the junction of the Tasman Highway and Charles Street, along with tourist related accommodation both along the Tasman Highway to the north of the Prosser River and in the urban area to the south. There are also community facilities located on Charles Street.

Whilst there are convenience services located in Orford (including a supermarket and post office/newsagency), the settlement relies heavily on Triabunna for higher order services.

The main restaurant and commercial tenancies within Orford on the southeast corner of the intersection of the Tasman Highway/Charles Street and the Esplanade.

Recent landscape improvement works along the waterfront adjoining the Orford town centre.

Commercial tenancies fronting Charles Street, Orford.

Café fronting The Esplanade in Orford.

The main township area lacks a strong sense of identity and definition of arrival points on the main approach along the Tasman Highway from the north, and the spread of low density residential subdivisions to the south create a blurred boundary between Orford and Spring Beach.

The settlement contains areas of open space adjoining the beachfront, including a pathway following the coast. There are also a number of recreational areas including a bowls club and a nine hole golf course.

2.1.3 Transport and access

Tasman Highway is the main road connecting Orford and Triabunna and provides vehicle access between these townships and other settlements along the East Coast of Tasmania. On a broader scale, the Tasman Highway provides an East Coast linkage connecting Triabunna/Orford with Hobart to the south and Launceston to the northwest. It is predominantly a surfaced, single carriageway highway running in a north-south direction along the East Coast.

Triabunna and Orford are within convenient travel distance from Hobart International Airport, which is located approximately 65 kilometres to the southwest along the Tasman Highway.

The predominant mode of transport for access to and within Triabunna and Orford is via private vehicle. Triabunna and Orford are also serviced by limited tourist operated buses providing connection with Hobart, Launceston and Coles Bay. There is also a community vehicle available that provides transport for aged persons and others who require its services.

Triabunna and Orford both have local port facilities, with deepwater port and boat mooring facilities located in central Triabunna. The boating facilities at Triabunna have recently been upgraded to further promote Triabunna as a key destination for both recreational boats and commercial fishing vessels, along with being the primary departure and arrival point for tourist ferries travelling to Maria Island.

Boat mooring areas within Orford are smaller in scale and predominantly focussed on recreational vessels. Mooring facilities are situated on the Prosser River towards the mouth of the river and within easy access from the centre of Orford (within the vicinity of The Esplanade).

Foreshore walking tracks exist along parts of the waterfronts of Triabunna and Orford, although these are currently fragmented.

A description of the particular transport and access characteristics relevant to each town is provided below.

Triabunna

The Tasman Highway bypasses the central area of Triabunna and instead diverts around the northern portion of the township. Whilst the road bypass has the benefit of removing truck movements from within the town centre, it also results in a lack of commuter movement in the main street, and subsequently the main streets lack a sense of recognition and identity.

The Tasman Highway is intersected by a grid-network of streets leading to the centre of Triabunna, including Vicary, Franklin and Victoria Streets (east-west orientation) and Melbourne, Charles and Henry Streets (north-south orientation). The latter streets lead to the boat mooring area adjoining the Esplanade, which runs along the coastal frontage of Triabunna to the south.

The approach to Triabunna from the south along the Tasman Highway is generally along cleared rural land and is of a relatively flat topography. The gateway entrance to Triabunna is identified by tidal flats (known as Dead Isle) that are bridged by the Tasman Highway.

The approach to Triabunna along the Tasman Highway from the north is gently undulating topography of predominantly cleared land, with trees lining each side of the road in parts. The land becomes increasingly cleared rural land, with a number of industrial land uses as the highway approaches Triabunna.

Orford

The approach to Orford along the Tasman Highway from the west follows the spectacular Prosser River flanked by the steep dolerite rockfaces of Paradise Gorge, which immediately abuts the road. The western approach leads to a scenic gateway entrance to Orford as the river edges widen leading into the ocean (Prosser Bay). The Tasman Highway continues across a bridge over the Prosser River, where it follows the coastline through the northern portion of Orford and further north to Triabunna.

The northern portion of Orford, to the north of the Prosser River, is serviced by two local roads intersecting the Tasman Highway.

The Spring Beach area of Orford is accessed via Charles Street/Rheban Road, which intersect the Tasman Highway in Orford. Charles Street is a single carriageway road that is the main road through Orford, and becomes Rheban Road further south.

There is a pathway following the coastline within the vicinity of Orford and Spring Beach providing attractive coastal views and linkages with public open space along the coast, This path is not continuous.

2.1.4 Infrastructure

Southern Water provide water and wastewater services to the townships, and have advised the following:

- Water:
  - The quantity of the existing water supply is sufficient, however upgrades to the capacity will be required if growth occurs. There are two water sources and treatment plants, with the Prosser system being near Orford and the Bradys Creek system near Triabunna. Due to the larger capacity of the former, it can also provide water to Triabunna.
  - The quality of the existing water supply is acceptable.
  - Most water infrastructure on the East Coast is ageing and will require upgrading or replacement in the future. Southern Water is looking to upgrade the capacity of the system, and may also look at using one rather than two treatment plants in the long term.
- Wastewater:
  - New lagoons were constructed recently.
  - Southern Water encourages the reuse of water from the lagoon system.

Electricity is supplied from the Triabunna Terminal Station, and Aurora Energy have advised that urban growth can be supported in this area as there is a reasonable degree of capacity available. The *Southern Tasmania Regional Land Use Strategy* and *Vision East 2030* promote the installation of small scale generation such as solar panels.

Telecommunications are provided via fixed line telephones, and both Telstra and Optus provide mobile phone services to the township. Broadband services are available in the settlement. National Broadband Network services are available across most of the urban area of Triabunna.

For all reticulated infrastructure avoiding inefficient extensions should be encouraged. As such, the urban form considered in the Structure Plan should encourage infill development to occur before increasing the town boundaries.

2.2 Community and Population Profile

The community profile has been compiled using *ABS 2001.0 Basic Community Profile 2011* for analysis between State (Tasmania), regional (South East), local government (Glamorgan Spring Bay) and urban centre localities (Triabunna and Orford). It must be noted that Greater Hobart is excluded from analysis at the regional level (South East) and included in the State level data.

It must also be noted that the boundary of the investigation area does not match the boundary of the Triabunna and Orford Urban Centre Localities (UCL). An indicative map of the Triabunna and Orford UCLs is provided below.

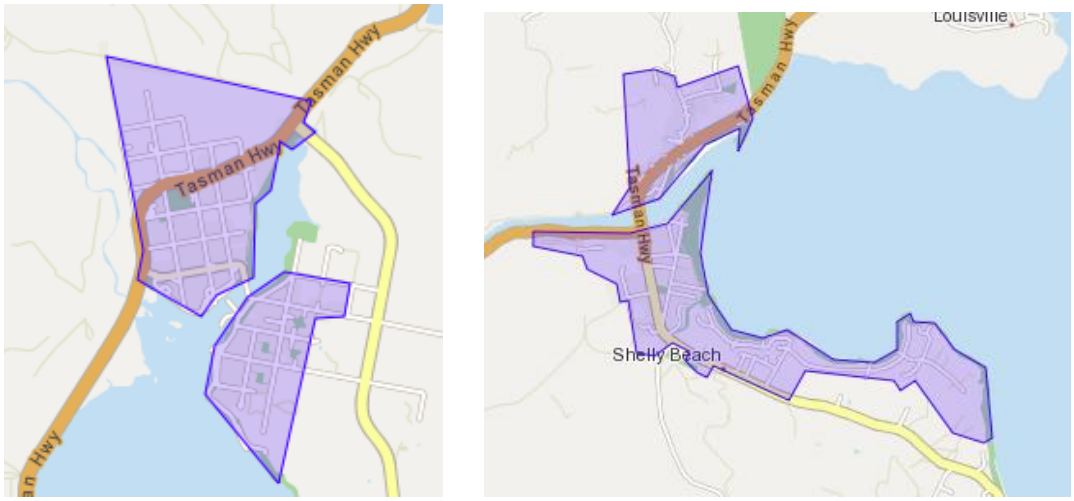


Figure 3: Triabunna and Orford UCLs *(Source: ABS Website)*

The general statistics in Table 1 show that Glamorgan Spring Bay:

- Is sparsely populated (1.6 persons per square kilometre) in comparison to the Tasmanian average (7.3 persons per square kilometre);
- Has a high median age (53) in comparison to the State median (40); and
- Has relatively low rates of people speaking languages other than English at home.

The table provides the following information in regards to Triabunna and Orford:

- There is a large discrepancy between the median ages of Triabunna (42) and Orford (57);
- Triabunna has a low median weekly household income, high unemployment rate and high Indigenous population when compared to the region and State; and
- Orford, while more moderate than Triabunna, also has a low median weekly household income and high unemployment rate when compared to the region and State.

Table 1 – General statistics 2011

	Triabunna	Orford	Glamorgan Spring Bay	South East Tasmania	Tasmania
Land area (km2)	2.5	2.9	2,591.4	23,822	68,018
Total population	766	518	4,190	35,797	495,354
Population density (person per km2)	306.4	178.6	1.6	1.5	7.3
Median age of persons	42	57	53	44	40
Median monthly housing loan repayment	$952	$1,300	$1,096	$1,127	$1,300
Median weekly household income	$675	$805	$753	$826	$948
Unemployment rate	12.3%	11.6%	7.1%	6.8%	6.4%
Total Indigenous population	7.6%	4.6%	4.0%	6.1%	4.0%
Total population born overseas	6.4%	9.5%	10.7%	11.9%	11.6%
Speaks a language other than English at home	1.3%	3.5%	2.3%	2.4%	4.5%

Table 2 below shows that Glamorgan Spring Bay has a considerably older age profile than both the South East region and Tasmania as a whole. Glamorgan Spring Bay has lower than average prevalence in all age cohorts from age 0 (births) to age 44. From age 45 to 54 the rates are relatively even across the regions. From the age of 55 and above, Glamorgan Spring Bay has a considerably higher percentage of residents.

The age profiles of Triabunna and Orford are very different. Triabunna has a much younger age profile that is consistent with the State averages. Orford's age profile is considerably older than the regional and State averages with greater percentages of people in all age cohorts above 55 years.

Table 2 – Age structure 2011

Age Group	Triabunna		Orford		Glamorgan Spring Bay		South East Tasmania		Tasmania	
	No.	%	No.	%	No	%	No	%	No	%
0-4	44	5.7%	33	6.4%	193	4.6%	2,127	5.9%	31,181	6.3%
5-14	113	14.8%	43	8.3%	406	9.7%	4,713	13.2%	62,689	12.7%
15-19	50	6.5%	11	2.1%	147	3.5%	1,873	5.2%	32,687	6.6%
20-24	27	3.5%	18	3.5%	119	2.8%	1,311	3.7%	29,577	6.0%
25-34	67	8.7%	33	6.4%	311	7.4%	3,186	8.9%	55,282	11.2%
35-44	99	12.9%	37	7.1%	443	10.6%	4,790	13.4%	64,851	13.1%
45-54	103	13.4%	72	13.9%	605	14.4%	5,643	15.8%	71,558	14.4%
55-64	119	15.5%	105	20.3%	877	20.9%	6,052	16.9%	66,823	13.5%
65-74	93	12.1%	108	20.8%	707	16.9%	3,998	11.2%	44,761	9.0%
75-84	43	5.6%	44	8.5%	272	6.5%	1,625	4.5%	25,697	5.2%
85+	8	1.0%	15	2.9%	109	2.6%	481	1.3%	10,247	2.1%
Total	766	100%	518	100%	4,190	100%	35,797	100%	49,5354	100%

Table 3 shows that household types in Glamorgan Spring Bay are similar to both the State and regional profiles. There are slightly more lone person households and slightly less family households in Glamorgan Spring Bay. The high prevalence of lone person households is likely to be linked to the older age profile of the area. Triabunna and Orford both have higher than State average rates of lone person households and lower prevalence of group households.

Table 3 – Household by type 2011

	Triabunna	Orford	Glamorgan Spring Bay	South East Tasmania	Tasmania
Lone person households	29.5%	30.7%	30.9%	25.9%	28.0%
Group households	1.7%	2.3%	2.7%	2.1%	3.2%
Family households	68.8%	67.0%	66.4%	71.9%	68.8%

Table 4 and Table 5 below show that there is very limited diversity of housing options in both Triabunna and Orford. The structure of tenure is very similar in both Triabunna and Orford with Triabunna having slightly higher prevalence of rented place of usual residence dwellings.

Table 4 – Housing tenure type by dwelling structure - Triabunna 2011

	Separate house		Semi-detached townhouse etc		Flat, unit or apartment		Other dwelling		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Fully owned	120	44%	3	50%	4	40%	7	100%	134	45%
Being purchased	74	27%	0	0%	0	0%	0	0%	74	25%
Rented	72	26%	3	50%	6	60%	0	0%	81	27%
Other tenure type	3	1%	0	0%	0	0%	0	0%	3	1%
Tenure type not stated	5	2%	0	0%	0	0%	0	0%	5	2%
Total	274	100%	6	100%	10	100%	7	100%	297	100%

Table 5 – Housing tenure type by dwelling structure - Orford 2011

	Separate house		Semi-detached townhouse etc		Flat, unit or apartment		Other dwelling		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Fully owned	91	48%	5	31%	4	100%	0	0%	100	46%
Being purchased	54	28%	0	0%	0	0%	0	0%	54	25%
Rented	34	18%	8	50%	0	0%	4	50%	46	21%
Other tenure type	3	2%	0	0%	0	0%	0	0%	3	1%
Tenure type not stated	9	5%	3	19%	0	0%	4	50%	16	7%
Total	191	100%	16	100%	4	100%	8	100%	219	100%

Table 6 shows that Orford has a significantly higher percentage of couples with no children than both Triabunna and the State average. Orford also has a much lower percentage of couple families with children under the age of 15 than the State average. Triabunna's family composition is closer to the State average.

Table 6 – Family composition in Triabunna and Orford 2011

	Triabunna		Orford		Tasmania	
	No.	%	No	%	No	%
Couple family with no children	89	42.2%	100	67.6%	56435	42.1%
Couple family with children under 15	55	26.1%	24	16.2%	37267	27.8%
Couple family with no children under 15	28	13.3%	7	4.7%	15952	11.9%
One parent family with children under 15	21	10.0%	14	9.5%	13361	10.0%
One parent family with no children under 15	12	5.7%	3	2.0%	9463	7.1%
Other family	6	2.8%	0	0.0%	1718	1.3%
Total	211	100%	148	100%	134196	100%

Table 7 shows that Glamorgan Spring Bay residents have considerably lower levels of post-graduate, graduate and bachelor degrees than both the regional and State averages. The prevalence of diplomas and certificates is slightly higher than the State and regional averages. Orford and especially Triabunna are well below the regional and State averages for bachelor degrees.

Table 7 – Level of post school qualifications 2011

	Triabunna	Orford	Glamorgan Spring Bay	South East Tasmania	Tasmania
Postgraduate degree	1.5%	0.0%	2.7%	4.0%	4.6%
Graduate diploma and graduate certificate	0.0%	1.4%	1.7%	2.5%	2.9%
Bachelor degree	4.6%	15.4%	15.6%	16.6%	20.2%
Advanced diploma or diploma	8.7%	18.1%	14.4%	13.7%	12.9%
Certificate	47.4%	41.2%	42.7%	42.0%	39.4%

Table 8 shows that the occupations of employed persons in Glamorgan Spring Bay, Triabunna and Orford display some unique local trends including:

- 19.9% of employed persons in Glamorgan Spring Bay consider themselves to be managers, this is much higher than the State average of 12.4%;
- Only 4.5% of employed persons in Triabunna and 9.8% in Orford consider themselves to be professionals, this is much lower than the State average of 18.5%;
- There are considerably more people employed as machinery operators and labourers in Triabunna (34.2%) in comparison to Orford (24.3%) than the State average (18.0%).

Table 8 – Occupation of employed persons 2011

	Triabunna	Orford	Glamorgan Spring Bay	South East Tasmania	Tasmania
Managers	12.8%	22.5%	19.9%	16.0%	12.4%
Professionals	4.5%	9.8%	11.0%	13.7%	18.5%
Technicians / Trades	17.7%	12.7%	13.9%	15.3%	14.8%
Community and personal service	10.3%	11.6%	10.4%	10.1%	11.1%
Clerical and administrative	9.9%	13.9%	9.3%	11.4%	13.8%
Sales	4.5%	3.5%	6.6%	7.2%	9.7%
Machinery operators	12.8%	8.1%	6.9%	7.9%	6.7%
Labourers	21.4%	16.2%	19.9%	16.6%	11.3%

Table 9 confirms that residents of Triabunna have considerable disadvantage in relation to internet access at home. The table below shows that a much lower percentage of residents in Triabunna have broadband access (39.1%) compared to the State average (60.7%). It also shows that the proportion of residents in Triabunna with no internet access is very high in comparison with local government, regional and

Table 9 – Type of internet connection by dwelling 2011

	Triabunna	Orford	Glamorgan Spring Bay	South East Tasmania	Tasmania
Broadband	39.1%	59.4%	53.6%	56.8%	60.7%
Dial-up	4.0%	1.4%	3.7%	4.4%	3.7%
Other	5.4%	3.7%	3.8%	4.5%	4.4%
No internet connection	47.8%	29.5%	35.8%	29.1%	26.2%

The data in Table 10 has been sourced from *ABS 2033.0.55.001 Socio-economic Indexes for Areas 2011.*

The Index of Relative Socio-economic Disadvantage, presented in the table below, is derived from Census variables such as low income, low educational attainment, unemployment, and dwellings without motor vehicles. The mean score across Australia is 1000. A lower score represents that an area is relatively disadvantaged in comparison to an area with a higher score.

Glamorgan Spring Bay ranks in the 21% most disadvantaged local government areas in Australia.

Orford ranks in the top 19% most disadvantaged urban locality centres.

Triabunna ranks in the top 9% most disadvantaged urban locality centres.

Table 10 – SEIFA Index of Relative Socio Economic Disadvantage 2011

Census Collection District Score	Triabunna Statistical Area 1	Orford Statistical Area 1	Glamorgan Spring Bay Local Government Area
Score	861	925	931
Decile	1	2	3
Percentile	9	19	21

2.2.1 Projections

Population Projections

According to *ABS 2001.0 Basic Community Profile 2011,* Triabunna's population was 766 and Orford's was 518 of Glamorgan Spring Bay's population of 4190.

The *State Demographic Change Advisory Council population projections 2008 (medium growth scenario)* provides an annual expected growth rate for Glamorgan Spring Bay from 2007 to 2032. In Table 19, this growth rate (for the years 2011 to 2030) has been applied to the census actual 2011 population of Triabunna and Orford.

Population Projections Considerations

Ageing population

According to the Department of Health and Human Services Tasmania's Health Plan report, in 2006, Tasmania had the second highest proportion of people aged 65 years and over of any Australian State or territory and was ageing at a more rapid rate. The proportion of people aged 70 years and over was projected to increase from 10.6% in 2006 to 16.6% in 2021, and by 2021 there will be 28,236 more people aged 70 years and over.

Specific developments

There are three key developments proposed for the study area that will need to be monitored for their impact on the growth of the population and dwelling demands. These are the Spring Bay Mill eco-tourism and creative industries hub, the Solis residential development and the Triabunna marina precinct. These developments, as they proceed, will need to be monitored as they will potentially drive employment opportunities and demand for residential housing as well as supply holiday houses over the coming years.

Table 11 – Population projections for Glamorgan Spring Bay, Triabunna and Orford

	Glamorgan Spring Bay	Annual growth rate	Triabunna	Orford
2011	4190*	0.013	766*	518*
2012	4242	0.012	776	524
2013	4294	0.012	785	531
2014	4346	0.012	795	537
2015	4387	0.009	802	542
2016	4434	0.011	811	548
2017	4473	0.009	818	553
2018	4514	0.009	825	558
2019	4556	0.009	833	563
2020	4593	0.008	840	568
2021	4630	0.008	846	572
2022	4662	0.007	852	576
2023	4697	0.007	859	581
2024	4723	0.006	864	584
2025	4750	0.006	868	587
2026	4780	0.006	874	591
2027	4797	0.004	877	593
2028	4825	0.006	882	596
2029	4842	0.004	885	599
2030	4855	0.003	888	600

* *ABS 2001.0 Basic Community Profile 2011*

Household projections

Table 12 shows the *ABS 2001.0 Basic Community Profile 2011* calculation of the average household size for the Triabunna and Orford UCL in comparison to the State average in 2011.

Table 12 – Average household size 2011

	Triabunna	Orford	Glamorgan Spring Bay	South East Tasmania	Tasmania
Average household size	2.4	2.1	2.1	2.4	2.4

According to ABS *3236.0 - Household and Family Projections, Australia, 2006 to 2031*, Tasmania's population is projected to have the least growth (15%) of all the Australian States and territories between 2006 and 2031. The number of households in Tasmania is projected to increase by between 21% and 25% compared to between 47% and 52% projected for Australia.

Tasmania's average household size in 2006 was the equal smallest of the States and Territories (equal to South Australia). Nationally, average household size is projected to be between 2.4 and 2.5 people per household in 2031. Tasmania's average household size is projected to decline to between 2.3 and 2.2 people per household by 2031.

2.3 Land Uses

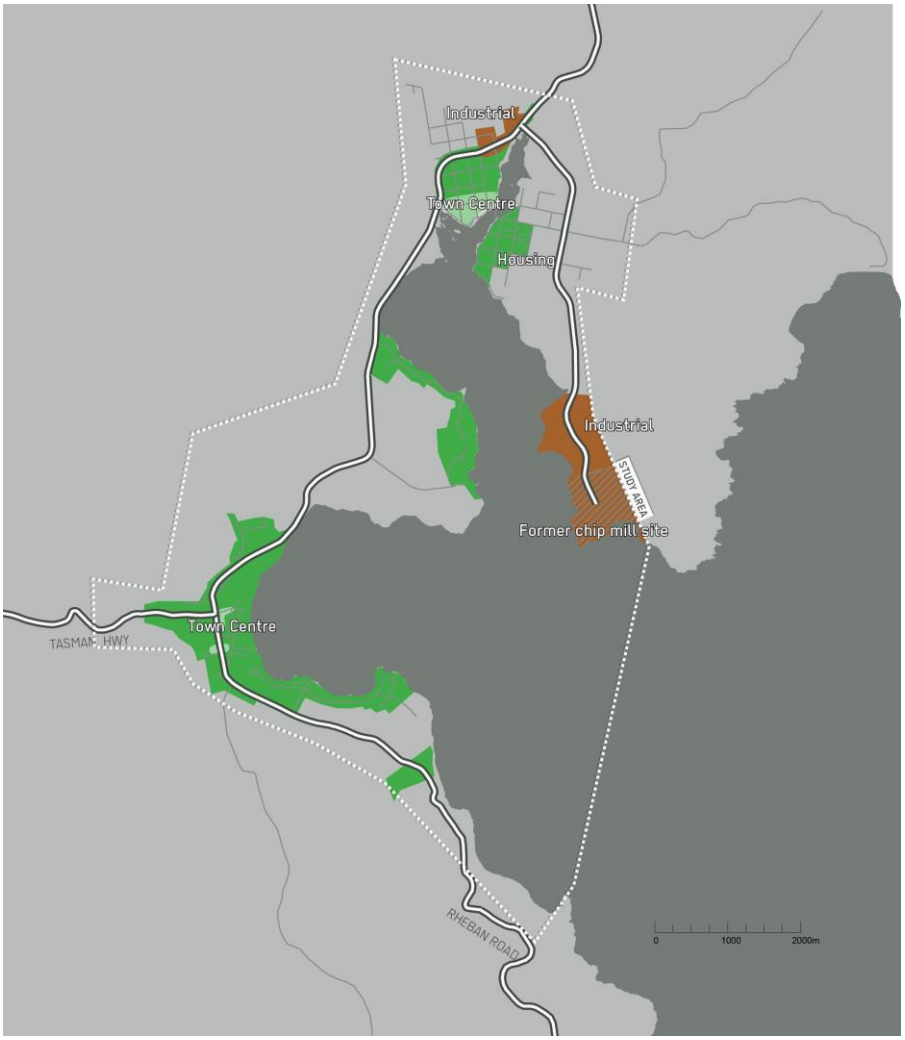


Figure 4: Existing land uses

2.3.1 Housing

Triabunna is the second largest settlement on Tasmania's East Coast and contains the largest permanent residential population in the municipal area of Glamorgan Spring Bay.

Housing is located across the main township of Triabunna to the north and south of the Tasman Highway, and generally comprises single storey dwellings on large blocks of land. There are a number of vacant lots within this area.

Additionally, there is an established area of housing located on the eastern side of the port comprising predominantly single storey dwellings in a grid layout of streets. Within this area there are a high number of vacant lots.

There are also large areas along the coast between Triabunna and Orford which have been developed as low density residential enclaves, including the settlements of Barton Avenue and Bernacchi Drive.

Housing in Orford mainly comprises low to medium density housing that is spread along the coastline. The residential areas of Orford and Spring Beach are spread in the order of 10 kilometres along the coast, and include the smaller settlement of East and West Shelly Beach which is situated on the fringe of Orford.

Similar to many East Coast urban settlements, Spring Beach has developed along the coast and comprises both formal urban areas along with informal shack settlements which have emerged outside of the main township and do not have reticulated services. Residential development in Spring Beach is generally accessed via Rheban Road and a few smaller connecting residential streets.

The residential area within Orford is generally focussed around Walpole and Charles Streets (and a number of other intersecting streets), with residential dwellings spreading to the southeast along West and East Shelly Roads, and following the coastline in a dispersed and ad hoc manner.

There have been a number of new residential subdivisions approved, including extensive areas of approved residential land within the Solis Estate (330 lots approved, with potential for up to 550 lots). Works have commenced on the Solis site, and the State government has indicated it will invest $3 million for the construction of a shared-services model for water and sewerage services for the site.

Substantial areas of undeveloped residential and rural residential land are present within the urban area, including a number of recently created allotments that have not yet been built upon. As illustrated in Figure 4, there are approximately 32 hectares of vacant residential land and 21 hectares of vacant rural residential land.

Between 1999/2000 and 2013/2014 207 residential dwelling approvals were issued for Triabunna and Orford. As depicted in Figure 6, dwelling approvals generally increased from 2000/2001 to 2004/2005, and aside from some fluctuations have remained at an average of 17 per year since 2004/2005. Orford was the dominant location for dwelling approvals all years except 2004/2005. During this time, approximately 77% of the dwelling approvals have been in Orford.

The 2011 Census, which was held on Tuesday August 9th and thus reflects data from the off-peak season, indicates that 14% of private dwellings were unoccupied in Triabunna and 70% were unoccupied in Orford on census night. In regards to Orford, this is considerably higher than the 14% of dwellings that were unoccupied in Tasmania as a whole, and reflects the prevalence of the use of dwellings for holiday rather than permanent accommodation and weekend homes for people who study or work in Hobart during the week.

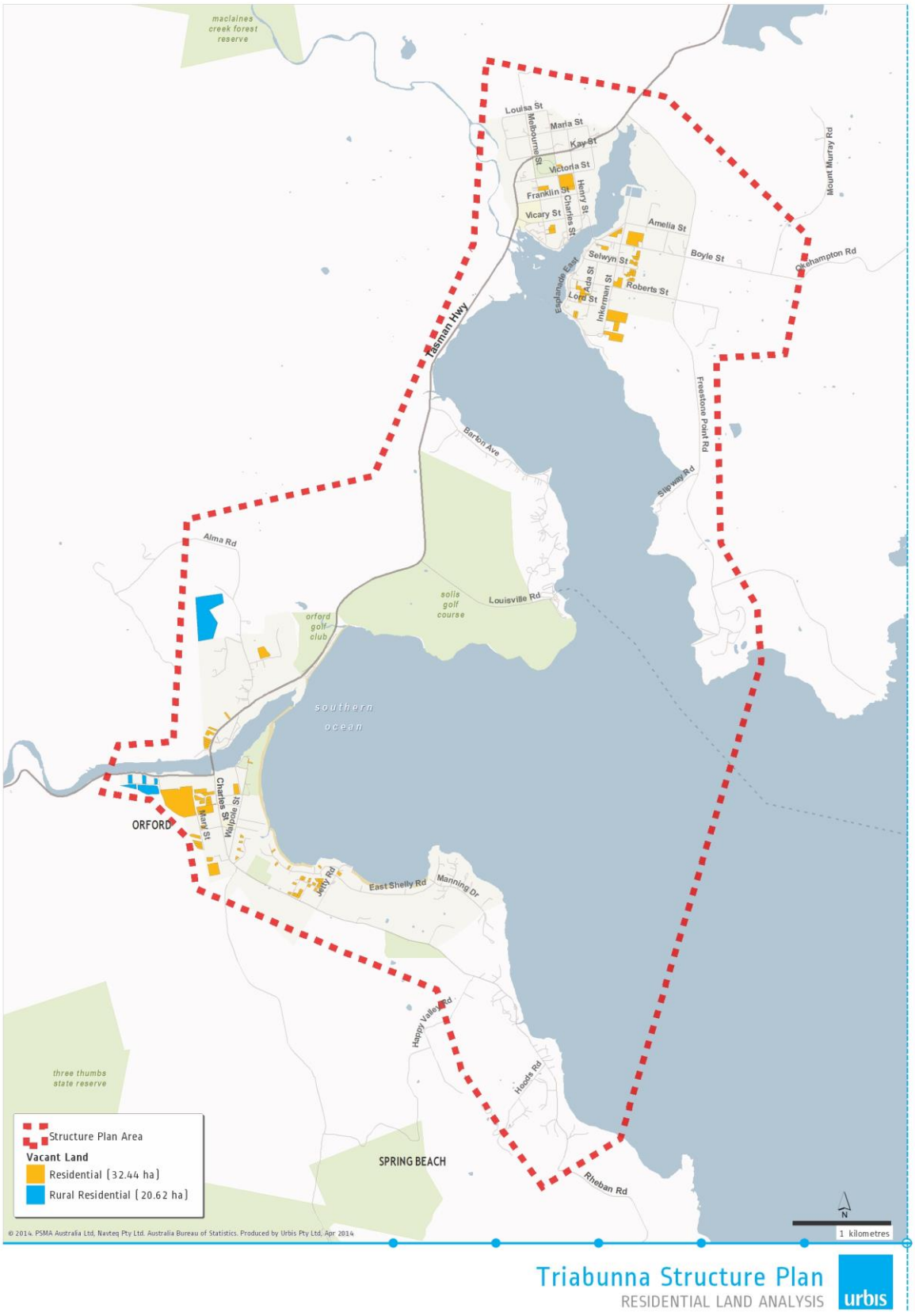


Figure 5: Residential land analysis

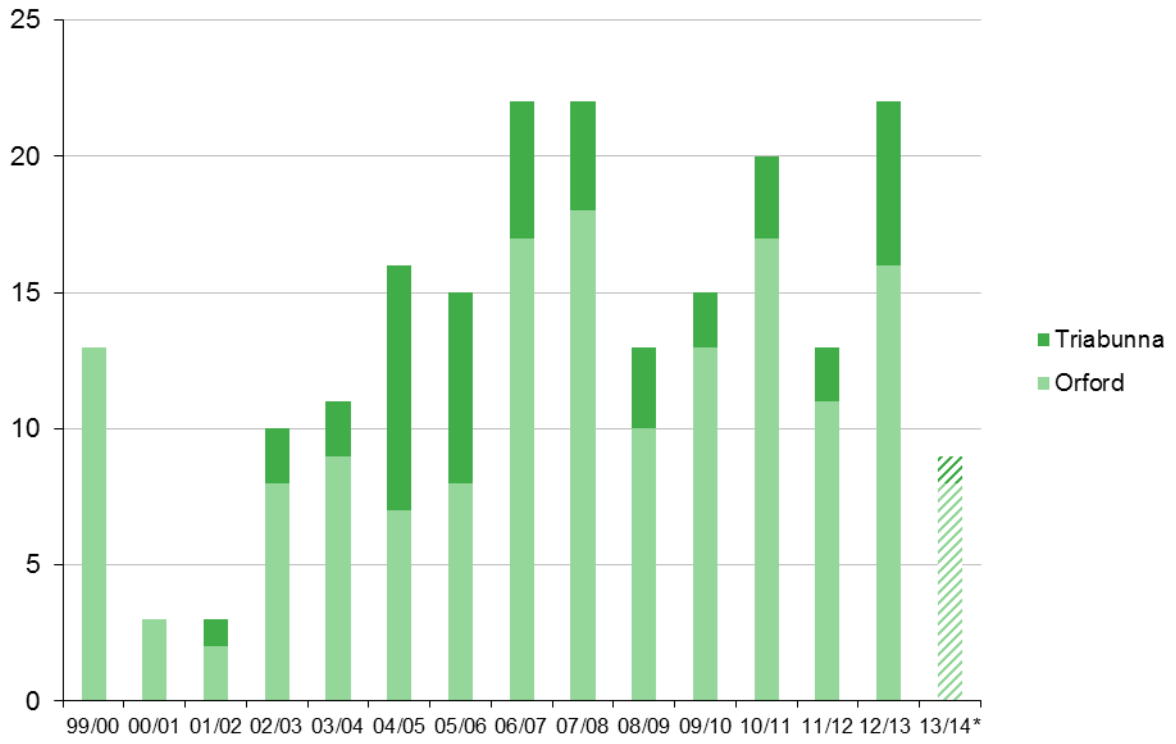


Figure 6: Dwelling Approvals 1999/2000 to 2013/2014 (data sources: 1999/2000 to 2009/2010 is from the Southern Tasmania Regional Land Use Strategy Background Report 2: The Regional Profile; 2010/2011 to 2013/2014 from Council)

**Only partial data available for 2013/2014 financial year*

2.3.2 Economic activities

Triabunna

Given Triabunna's access to port facilities, it historically evolved as a location for industry, primarily centred around forestry and fishing. This included the woodchip mill facilities at Freestone Point, which had its own tailor-made port facility, and was situated within a large industrial area along the coast to the southeast of Triabunna adjoining Spring Bay. Fishing and fish processing (particularly scallops, mussels and crayfish) has remained a significant industry for Triabunna since early European settlement, centred around Spring Bay.

The main employment generators within the area have historically been centred around forestry and fishing industries, with a more recent shift towards tourism and commercial employment.

The woodchip mill facility has now closed, and an application has been lodged with Council to rezone the site for ecotourism attractions and accommodation.

The town centre contains a mixture of land uses including retail, commercial and residential within the main settlement area. The main commercial and retail tenancies are located along Vicary Street, within proximity of Charles and Melbourne Streets. Land uses within the vicinity of Vicary Street and Charles Street include a supermarket, post office, bakery, butcher, cafes, bank agency, Service Tasmania, a hardware store, along with a variety of specialty retail stores and a gallery. Residents also often travel to Sorrell and Hobart to access commercial and retail facilities.

The marina area at Triabunna provides a significant asset for the township, providing both commercial fishing and recreational boating facilities. The area is currently undergoing an upgrade to the boat mooring facilities and the immediately adjoining public open space. The visitor centre is also conveniently situated on land abutting the marina area.

The boating facility area is the departure point for ferries to Maria Island, along with other tourist operations on Maria Island (such as the Maria Island Walk tourist operator). Maria Island has potential to be a significant tourist drawcard to the area, noting its recent recognition in 2010 as containing a World Heritage Listed site, with Darlington being one of five Australian convict sites. Maria Island is identified as a significant tourist attraction; however, it is considered that its potential as a key tourism attraction for Triabunna has not fully reached its potential. The marina also serves as the departure point for dive operators that run charters to the Troy D dive wreck.

The Solis residential development will also include the redevelopment and upgrade of the Eastcoaster Resort and the development of a golf course, caravan park, and marina.

Images of the port area of Triabunna.

Image of the port area of Triabunna.

Port improvement works undertaken

Orford

Given the close proximity of Orford to Triabunna, Orford relies heavily on Triabunna for higher order services. Orford offers a limited range of commercial activities to provide convenience services to the surrounding residential population. Land uses within the central township of Orford include a supermarket, newsagency and real estate agent, predominantly catering for the needs of residents and tourists (particularly during the summer). There is a restaurant and a cafe within central Orford, which respond to convenience needs of residents, along with tourists.

The foreshore area of the Prosser River provides boat mooring facilities (piers, jetties, boat ramps and boatsheds) on relatively protected and sheltered waters inside the mouth of the river, before the river meets Prosser Bay.

Bridge crossing the Prosser River and boat mooring facilities at Orford.

The Orford area has other commercial and recreational attributes including the Bowls Club and a private golf course. Bushwalking, fishing, sailing and kayaking are all available in the area surrounding Orford.

2.3.3 Recreation and community facilities

The investigation area is currently well serviced for community infrastructure to meet the majority of the needs of its community locally.

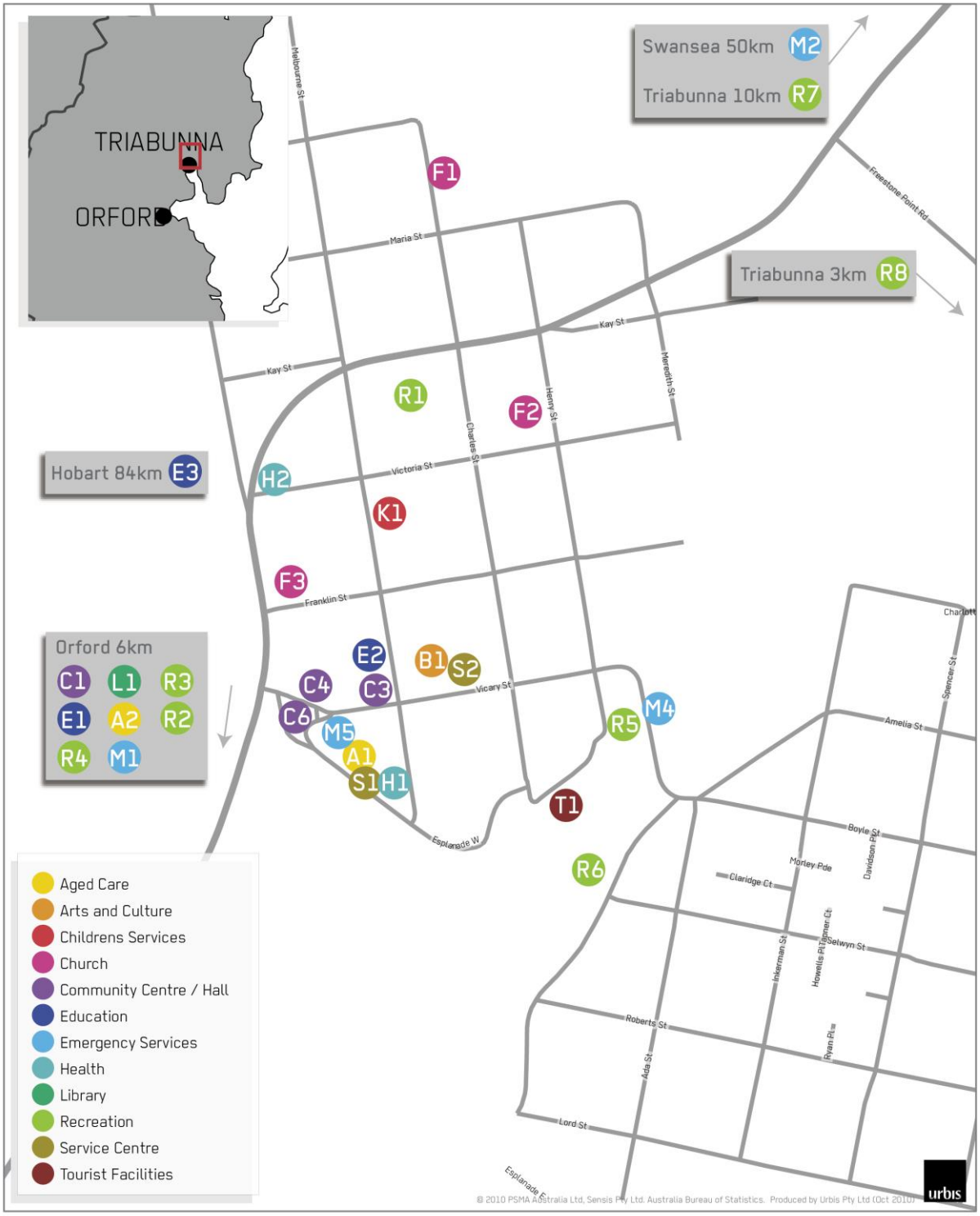


Figure 7 – Community facilities in Triabunna Orford and the surrounding area

The investigation area has the following facilities:

Table 13 – Community facilities in Triabunna Orford investigation area

Facility name	Facility category	Facility address	Label
Eldercare Units	Aged Care	Esplanade, Triabunna	A1
Prosser House Respite Day Care Centre	Aged Care	10 Gore Street, Orford	A2
Gallery Artspaces	Arts & Culture	Vicary Street, Triabunna	B1
Spring Bay Child Care Centre	Children's Services	36 Melbourne St, Triabunna	K1
Triabunna Kingdom Hall	Church	64 Charles St, Triabunna	F1
Catholic Church	Church	Henry Street, Triabunna	F2
Anglican Church	Church	Franklin Street, Triabunna	F3
Orford Community Hall	Community Centre / Hall	Charles St, Orford	C1
Triabunna Online Access Centre	Community Centre / Hall	Vicary St, Triabunna	C3
Triabunna Hall	Community Centre / Hall	Vicary St, Triabunna	C4
Orford Primary School	Education	Charles St, Orford	E1
Triabunna District High School	Education	15 Melbourne St, Triabunna	E2
Orford Police Station	Emergency Services	Charles St, Orford	M1
Triabunna Ambulance Station	Emergency Services	5 The Esplanade, Triabunna	M3
Triabunna Fire Station	Emergency Services	35 Vicary St, Triabunna	M4
Triabunna Police Station	Emergency Services	Esplanade, Triabunna	M5
Triabunna Community Health Centre	Health	5 The Esplanade, Triabunna	H1
East Coast Health	Health	1 Victoria Street, Triabunna	H2
Orford Library	Library	Charles St, Orford	L1
Triabunna Sports Ground	Recreation	Charles St, Triabunna	R1
Orford Bowls Club	Recreation	Rheban Rd, Orford	R2
Orford Recreation Ground	Recreation	Rheban Rd, Orford	R3
Orford Golf Course	Recreation	Tasman Hwy, Orford	R4
Spring Bay Tennis Club	Recreation	Henry St, Triabunna	R5
Triabunna Boat Ramp	Recreation	Esplanade East, Triabunna	R6
Pistol and Rifle Club	Recreation	'Ashgrove', Tasman HIghway	R7
Clay Target Club	Recreation	Freestone Point Road, Triabunna	R8
Triabunna RSL	Community Centre / Hall	Vicary St, Triabunna	C6
Glamorgan-Spring Bay Council Triabunna Service Centre	Service Centre	Esplanade West, Triabunna	S1
Service Tasmania Triabunna	Service Centre	Vicary St, Triabunna	S2
Triabunna Visitor Information Centre	Tourist Facilities	Charles St, Triabunna	T1

Triabunna and Orford's relatively small population makes it difficult to justify the provision of some of the larger catchment services and facilities locally. As such, there are some services that residents must travel to regional centres to access. These include facilities for tertiary education, children's services and justice. For these facilities residents of the investigation area must travel to Swansea, 50km to the north, or Hobart, 84km to the south. A list of the closest facilities that provide services not available in Triabunna and Orford is provided on page 30.

Table 14 – Required community facilities in surrounding towns

Facility name	Facility category	Facility address	Label
SES Glamorgan Spring Bay	Emergency Services	Arnol St, Swansea	M2
University of Tasmania, Hobart	Education	Churchil Ave, Sandy Bay, Hobart	E3

2.4 Natural Features

2.4.1 Landscape

Triabunna

The land immediately surrounding Triabunna is relatively flat in topography, with existing wetlands and tidal flats to the immediate southwest, providing a physical boundary for the urban settlement to the west. The township is intersected by the northern tip of Spring Bay.

The land to the east of Triabunna has a considerable increase in topography.

Orford

Orford is situated at the mouth of the Prosser River and spreads along the coastline of Prosser Bay. The settlement is surrounded by hilly, vegetated terrain to the northwest and west providing an attractive backdrop to the town. The Prosser River runs from elevated areas to the west and is flanked by steep dolerite rockfaces of Paradise Gorge. The outlook from Orford across the Prosser River provides an attractive outlook over the river.

The coastal areas surrounding Orford are identified as significant coastal areas within Vision East 2030, and Maria Island provides a spectacular outlook from the majority of coastal areas within Orford and Spring Beach. Open space adjoins the beachfront and the coastline is comprised of white sandy beaches.

Outlook along the coast towards Maria Island.

2.4.2 Flora and Fauna

Most native vegetation has been cleared from Triabunna, whereas several parts of Orford are within bushclad settings. There are several threatened vegetation communities located within the study area, and threatened fauna have been observed in many places.

2.4.3 Waterways

The Triabunna and Orford region is located within the Prosser catchment area. The Prosser River originates approximately 35 kilometres to the west of Orford and the broader Prosser Catchment is located entirely within the municipal area of Glamorgan Spring Bay. The river is joined by a number of tributary catchments particularly at the Prosser Plains in the centre of the Prosser Catchment area within proximity of Buckland. This includes the Brushy Plains Rivulet which is the longest tributary sourcing from State Forests around Brown Mountain. The Prosser River passes Paradise Gorge for a length of approximately 5 kilometres before entering Prosser Bay at Orford.

2.4.4 Soils

The Land Capability Classification System indicates that the study area contains Class 4, 5 and 6 soils, and thus does not contain any prime soils, which are Class 1, 2 and 3 soils. There is a small area with a high probability of acid sulphate soil to the west of the Triabunna urban area. The disturbance of acid sulphate soils can result in acid leaching into the environment and the mobilisation of toxic metals.

2.4.5 Natural hazards

Flooding

Both Triabunna and Orford contain major waterways, being the northern portion of Spring Bay and the Prosser River respectively. The areas surrounding these waterways may be subject to localised flooding. There are no DPIPWE Floodplain Maps or Flood Data Books that relate to Triabunna or Orford, and to this end it may be necessary for the Planning Scheme to include a requirement for properties within close proximity to waterways to provide individual flood risk reports for some development activities such as the construction of dwellings.

Bushfires

The East Coast is vulnerable to bushfires, and the proximity of Orford, and to a lesser extent Triabunna, to vegetated areas means that there are potential bushfire hazards to life and property. Given that a significant part of Orford and Spring Beach's character is derived from its vegetated setting, it is important to ensure bushfire risks are mitigated, such as providing cleared areas around dwellings, whilst retaining its bush-clad setting. For example, it would not be appropriate to allow the townships to extend up hills where extensive clearing is required. The State government issued Planning Directive No. 5 Bushfire-Prone Areas Code, which came into effect on 19 September 2012 and which was amended in October 2013. The Code must be included in all new planning schemes.

Slope stability

It is recognised that parts of Tasmania are subject to land instability, which can result in events such as landslides that can pose hazards to life and property. The *Southern Regional Tasmania Land Use Strategy* has identified that areas with a slope of 15% or greater may be susceptible to erosion, some of which are within the study area. Whilst no land instability modelling has been done for these areas, this does indicate that geotechnical assessments may be required for some building sites.

Sea level rise

The central urban area of Triabunna is situated on land with water to the east, south and southwest. The Orford and Spring Beach settlements are spread along the coastline including lower lying areas. The State-wide coastal vulnerability mapping indicates that there are several areas at risk from coastal flooding by 2100.

Climate change

Climate change has potential to impact the area, resulting in potential adverse impacts to tourism, industry (such as agriculture and aquaculture), biodiversity of the region and lifestyle qualities that are currently valued in the area. Potential impacts include:

- The availability of water due to decreased rainfall, impacting residential settlements, agriculture and industry.
- Extreme weather events which may cause flooding and erosion.
- Potential sea level rise and storm surge, impacting the extent of lifestyle and tourism assets of the coastal areas.

2.5 Cultural Features

2.5.1 Aboriginal Heritage

Tasmanian Aboriginal people had been travelling, trading and hunting along the East Coast for more than 30,000 years. The Oyster Bay tribe consisted of ten bands, producing a total population of between seven hundred and eight hundred, making it the largest tribe in Tasmania. The Oyster Bay territory covered 7,800 square kilometres including 515 kilometres of coastline. Bands based near Triabunna/Orford include; Laremairremener at Grindstone Bay, Tyreddeme at Maria Island, and Portmairremener at Prosser River. Triabunna was the Oyster Bay people's name for one of their favourite places.

There have been a number of surveys undertaken over the years that have identified sites at locations such as Maria Island, the Paradise Gorge area, the cliffs between Spring Beach and Shelley Beach, Millingtons Beach, Raspsins Beach and One Tree Point. The number of known sites indicates the importance of undertaking surveys before development occurs to ensure Aboriginal heritage impacts are considered as part of the planning process.

2.5.2 Historic Heritage

Triabunna

Triabunna contains several places and buildings that have Tasmanian Heritage Register listings (as per the 24 February 2014 register), including:

- Former barracks and stable, 5 Charles Street, Triabunna (Permanently Registered ID 1575).
- St Mary's Church, Franklin Street, Triabunna (Permanently Registered ID 1577).
- Triabunna District High School, 15 Melbourne Street, Triabunna (Permanently Registered ID 1578).
- Woodstock (house and stables) RA 8311, Tasman Highway, Triabunna (Permanently Registered ID 1579).
- Burial Ground, known as Dead Isle, Triabunna (Permanently Registered ID 1580).
- Boarding House, 7 Charles Street, Triabunna (Permanently Registered ID 1581).
- Blake's Cottage, 36 Henry Street, Triabunna (Permanently Registered ID 1582).
- Cusick's Cottage, 6 Henry Street, Triabunna (Permanently Registered ID 1583).
- Rostrevor Stables, Tasman Highway, Triabunna (Permanently Registered ID 1584).

Maria Island, located off the coast of Triabunna, is an area of historic significance, containing major surviving ruins from both the convict era and the industrial era. There were two major periods of convict settlement on the island, beginning with the penal settlement established at Darlington in 1825, followed by a second wave of convict settlement at the island beginning in 1842 at Darlington (1842-1850) and

Point Lesueur (1845-1850). The significance of the convict era at Darlington was recently recognised in 2010 by receiving a World Heritage Listing, as part of a listing of five Australian convict sites.

Orford and Spring Beach

There are a number of heritage places and buildings located in Orford and Spring Beach that have Tasmanian Heritage Register listing (at August 2010) including:

- Holkham, 59 Tasman Highway, Orford (Permanently Registered ID 1533);
- Former Post Office, 33 Walpole Street, Orford (Permanently Registered ID 1534);
- Malunnah, 5 Tasman Highway, Orford (Permanently Registered ID 1535);
- Stapleton RA, 460 Rheban Road, Spring Beach (Permanently Registered ID 1537).

Orford also contains direct connections to its historic past including the Old Convict Road that runs along the northern side of the Prosser River and is visible in parts from the Tasman Highway when travelling inland from Orford.

Other historic features in Orford include the historic sandstone quarry located within the vicinity of East Shelley Beach and the associated tramway used to transport sandstone between the quarry and jetty, which was utilised in the mid to late 1800s.

3 Opportunities and Constraints

The results of the background data investigations, key stakeholder workshops and site visits have been summarised into a list of strengths, weaknesses, opportunities and threats that have been identified for Triabunna and Orford. These are presented on the following pages, along with a map of some of the key opportunities and constraints (refer Figure 8).

Strengths	Weaknesses
All settlements: ▪ Coastal outlook and views from all urban areas along the coast. **Triabunna:** ▪ Ferry terminal provides direct linkage with Maria Island. ▪ Grid layout of township is legible and structured. ▪ Relatively centrally clustered commercial/retail area within town. ▪ Port/marina precinct is centrally located and provides an attractive outlook over the water. ▪ Separation of major industrial activities from main township (ie. seafood processing). ▪ Tasman Highway bypasses centre of town resulting in potential reduction in vehicle (including trucks) /pedestrian conflict, although it may also reduce the extent of trade within the town centre from vehicles passing by. ▪ Presence of large and established employment sources in industry. ▪ Direct views at key vantage points towards Maria Island. ▪ Heritage buildings located in central Triabunna. ▪ Deep water port access. ▪ "The Village" in central Triabunna within the vicinity of Vicary Street. **Orford:** ▪ Summer influx of population due to holiday homes, leading to a seasonal population increase. ▪ Potential high demand for well located residential land exists within proximity of Alma Road. ▪ Attractive outlook over river and key views towards Maria Island. ▪ Mountainous terrain to the northwest and west provide an attractive backdrop to the town. ▪ Open space adjoining beachfront, including a pathway following coast. ▪ Presence of recreational areas including bowls club. ▪ Direct connections to historic past ie. Old Convict Road. ▪ Extensive areas of approved residential land within the Solis Estate (330 lots approved, with potential for up to 550 lots). ▪ Lower density housing in Spring Beach provides housing diversity in the area. ▪ Examples of high quality residential development which has been sensitively designed to respond to the coastline.	**All settlements:** ▪ Linear ribbon-style residential development spreading along coast, out of townships. ▪ Townships lack identity and definition of arrival into the towns. **Triabunna:** ▪ Disconnection between the two main sections of the town due to river/port. ▪ Town centre is rundown in appearance and lacks definition as a focal point for Triabunna. ▪ Existing wetlands/swamp area to the southwest provide physical barrier for development (also resulting in a positive aspect as it defines the urban area). ▪ Non-compatible mix of industrial, commercial and residential uses exist along Tasman Highway, including reactive zoning to industrial uses that are not necessarily compatible with surrounding land uses. ▪ Triabunna currently has a perception of being an industrial-focussed urban area. ▪ The road bypass results in a lack of commuter movement in the main street, and subsequently the main street lacks a sense of recognition and identity. ▪ Declining tourism, particularly to Maria Island, where tourism numbers have decreased. ▪ Unknown future of the woodchip mill industrial area. **Orford:** ▪ Reduction in population during winter months as holiday homes are vacated. ▪ Hilly backdrop provides a barrier for residential development to the northwest and west, resulting in residential development spreading along coastline. ▪ Pathway following coastline within the vicinity of Orford and Spring Beach is not continuous. ▪ Inconsistencies in design quality of dwellings in recent subdivisions. ▪ Fringe residential subdivision along coast. ▪ Limitations for servicing future new residential land. ▪ Some examples of inward orientated residential subdivisions. ▪ Lack of services in the Spring Beach area which may constrain future subdivision opportunities. This includes uncertainties for addressing water and servicing connections.

Opportunities	Threats
All settlements: ▪ Opportunity exists for all settlements to identify arrival points into the towns along the Tasman Highway through enhancing gateway treatments. ▪ The existing Resort Residential zoning lacks clarity regarding the type and design of new development that is appropriate within this zone. ▪ Increased opportunities in the tourism sector. **Triabunna:** ▪ Opportunity exists to strengthen linkage with Maria Island ferry service including through enhancing the ferry precinct within Triabunna to build the town's tourism positioning as the mainland departure and arrival point to Maria Island (combined with a review of the facilities and tourism operation on Maria Island). ▪ Rejuvenation opportunities within the town centre to enhance appearance and functionality of this key focal point of the town. ▪ Presence of centrally located potential infill development sites within the town. ▪ Enhancing the physical link and connection between the two portions of the town. ▪ Promote the linkage into the town from the Tasman Highway (ie. through defining and clearly identifying the key road linking the highway with the centre of the town). ▪ Opportunity to enhance key viewlines and vistas from within grid street network towards the waterfront and Maria Island, such as through strengthening Charles Street as a main road within the town centre, and building on its views to the water. ▪ Opportunity exists to further enhance the port/marina frontage area of Triabunna in terms of visual amenity and physical access and connection with the rest of the town. ▪ Potential exists for the port area to evolve further as a focus for the town. ▪ Build on the centrally located commercial and retail area. ▪ Explore opportunities associated with deep water port access. ▪ The presence of well-established industrial sites results in Triabunna having a strong positioning for industrial-related uses. ▪ Enhance and promote heritage buildings eg.gaoler's cottages and opportunity for "boatel." ▪ Strengthen the accessibility and promotion of "The Village" in central Triabunna. ▪ Opportunity to convert the former chip mill site to a tourism and creative industries hub. ▪ With Council having moved to the former IT site on the Esplanade, there may be an opportunity for development on the former Council site at Vicary Street.	**All settlements:** ▪ Development pressures along the coast. ▪ Continual linear ribbon urban development along coast out of townships resulting in strain on services and infrastructure. ▪ New residential subdivisions that are unresponsive to their surrounds and inward orientated. ▪ Aboriginal heritage sites that could be damaged through development. ▪ Fewer job opportunities in the forestry sector. **Triabunna:** ▪ Lack of separation between industrial and sensitive residential land uses, i.e. establishing appropriate buffer distances between industrial and residential areas is vital. ▪ Allowing incompatible land uses to compromise the quality of living within Triabunna ie. industrial adjoining sensitive land uses such as residential dwellings. **Orford:** ▪ Ensure that new residential subdivisions are well located in terms of connection and access to commercial tenancies and services in the town centre. ▪ Inappropriately located development could impact on views and landscapes. ▪ Low quality dwellings and inappropriately designed subdivision layouts. ▪ Hills to the west of Orford provide topographical constraints to further inland residential development. ▪ The proximity of dwellings to heavily vegetated areas and the single carriageway access to many dwellings poses potential fire risks and access issues. ▪ Potential for lack of permanent residential population throughout the year, as holiday home accommodation increases. ▪ A lack of co-ordination and integration between various services, combined with uncertainties surrounding timeframes for connecting water and services may constrain future subdivision opportunities in Spring Beach.

Orford: ▪ Key node at the junction between Tasman Highway, the Esplanade and Charles Street signifying the entry point to the town. Potential exists to enhance this area further as a convenience and tourist hub and to mark a focus/gateway for the town. ▪ Key sites for new subdivision layouts that are site responsive and maximise visual aspect towards the beachfront. ▪ Maximise outlook from new development towards Maria Island. ▪ Promote historic connections ie. Old Convict Road. ▪ Upgrade centrally located tourist accommodation. ▪ There is Rural zoned land within proximity of Rheban Road and East Shelley Beach which is fully serviced with water, presenting an opportunity for infill residential development. ▪ Capitalise on seasonal population influx during summer months. ▪ Key locations exist for in-fill residential subdivisions and backzoning in some areas of Spring Beach for lower density residential dwellings (noting potential bushfire and vegetation constraints exist).	

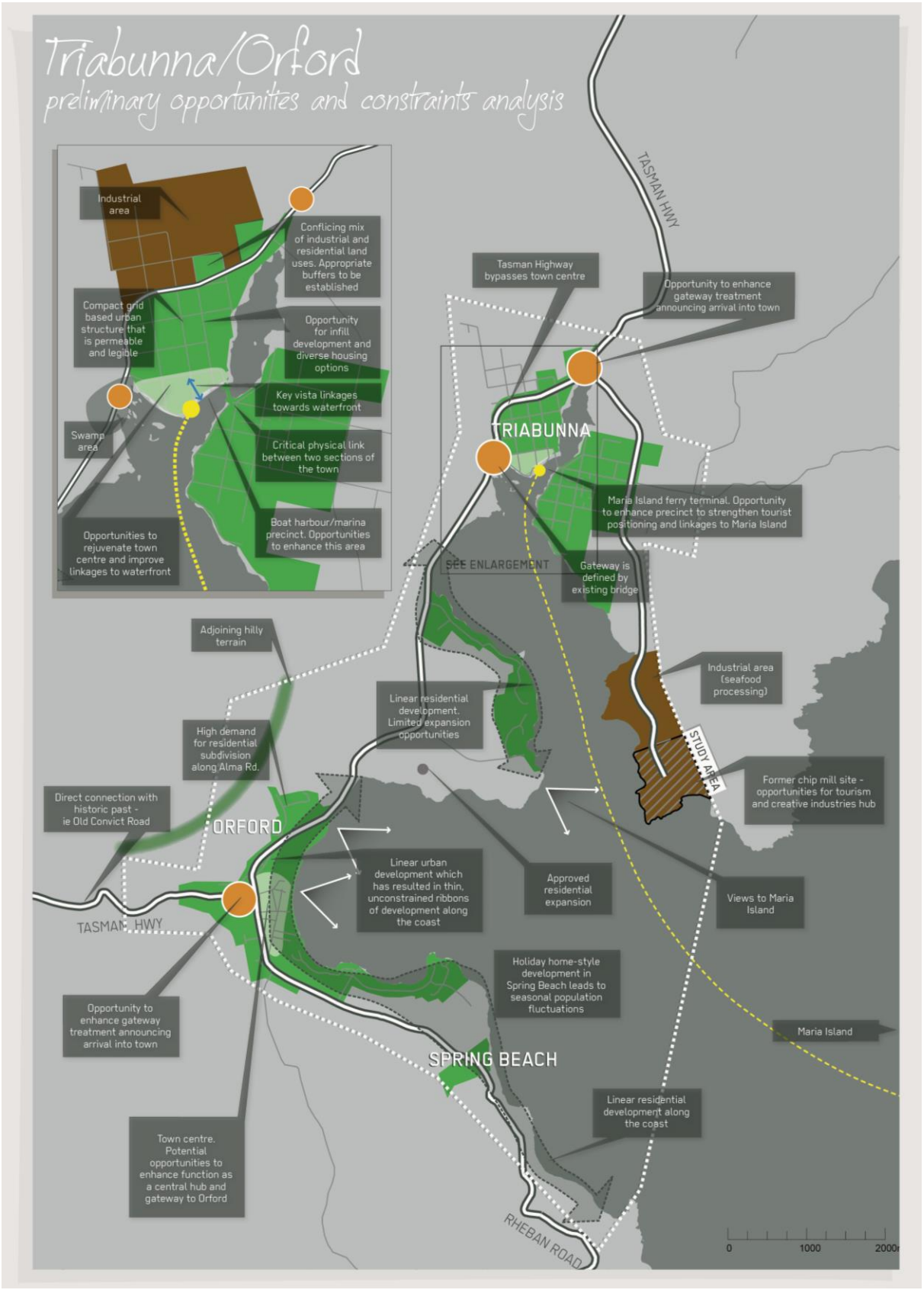


Figure 8: Key opportunities and constraints

4 Strategic Context

4.1 State

4.1.1 Resource Management and Planning System

The Resource Management and Planning System (RMPS) is the overarching planning and environmental framework which promotes the sustainable development of Tasmania's resources. The system requires local governments to further the objectives of the RMPS through their planning schemes. Several pieces of legislation embody the aims of the RMPS, and the Land Use Planning and Approvals Act 1993 is the principal planning legislation.

The Tasmanian Resource Management and Planning System is based on the following set of objectives:

- *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity*
- *to provide for the fair, orderly and sustainable use and development of air, land and water*
- *to encourage public involvement in resource management and planning*
- *to facilitate economic development in accordance with the objectives set out in the above paragraphs*
- *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 Triabunna/Orford Structure Plan must facilitate the sustainable development of the settlement's resources as per these objectives.

4.1.2 State Policies

There are currently three State policies as follows:

- The State Coastal Policy 1996 defines the coastal zone as State waters and land within 1km of the high-water mark. It has three principles relating to the protection of natural and cultural values, sustainable use and development, and integrated management and protection. The Structure Plan and the Planning Scheme must be prepared in accordance with the policy. It should be noted that the policy is currently subject to review by the Tasmanian Planning Commission.
- The purpose of the State Policy on Water Quality Management 1997 is to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System. It includes a Protected Environmental Values classification system which identifies that there are a number of reserves in the study area that will need to be protected via the Structure Plan.
- The purpose of the State Policy on the Protection of Agricultural Land 2009 is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land. The policy also seeks to protect non-prime agricultural land from conversion to other uses through consideration of its local and regional significance. Whilst there is no prime agricultural land in the study area, there are areas of agricultural land that may require protection.

4.1.3 Tasmania Together 2020

Tasmania Together is a State-wide visioning document that is used to provide strategic direction for policy and administrative decision-making. The goals of *Tasmania Together* are:

1. A reasonable lifestyle and standard of living for all Tasmanians.

2. Confident, friendly and safe communities.

3. High quality education and training for lifelong learning and a skilled workforce.

4. Active, healthy Tasmanians with access to quality and affordable health care services.

5. Vibrant, inclusive and growing communities where people feel valued and connected.

6. Dynamic, creative and internationally recognised arts community and culture.

7. Acknowledgement of the right of Aboriginal people to own and preserve their culture, and share with non-Aboriginal people the richness and value of that culture.

8. Open and accountable government that listens and plans for a shared future.

9. Increased work opportunities for all Tasmanians.

10. Thriving and innovative industries driven by a high level of business confidence.

11. Built and natural heritage that is valued and protected.

12. Sustainable management of our natural resources.

The Structure Plan will seek to further these goals for Triabunna and Orford.

4.1.4 Other Strategies

Other State-wide strategies of relevance are as follows:

- Tasmanian Framework for Action on Climate Change
- State Infrastructure Strategy
- Tasmania Health Plan 2018
- Social Inclusion Strategy
- Tourism 21

The Structure Plan must be prepared in accordance with these documents.

4.2 Regional

4.2.1 Southern Tasmania Regional Land Use Strategy

The Southern Tasmania Regional Land Use Strategy (STRLUS) was adopted in October 2011. It provides high-level strategic directions to facilitate and manage change, growth and development. The STRLUS includes the following vision

> *"a vibrant, growing, liveable and attractive region, providing a sustainable lifestyle and development opportunities that build upon our unique natural and heritage assets and our advantages as Australia's southernmost region."*

The document contains a number of strategic directions that address the following:

- *Adopting a more integrated approach to planning and infrastructure*
- *Holistically managing residential growth*
- *Creating a network of vibrant and attractive activity centres*
- *Improving our economic infrastructure*
- *Supporting our productive resources*
- *Increasing responsiveness to our natural environment*
- *Improving management of our water resources*
- *Supporting strong and healthy communities*
- *Making the region nationally and internationally competitive*
- *Creating liveable communities*

The document also contains regional policies on a range of topics.

The STRLUS assigns Triabunna and Orford the following roles:

- Triabunna:
  - Regional Function: District Town
  - Growth Strategy: Moderate – i.e. a 10 to 20% increase in the number of dwellings from 2010 to 2035
  - Growth Scenario: Consolidation
- Orford:
  - Regional Function: Township
  - Growth Strategy: Low – i.e. less than 10% in the number of dwellings from 2010 to 2035
  - Growth Scenario: Consolidation

4.2.2 Southern Integrated Transport Plan

The Southern Integrated Transport Plan was released in 2010, and includes the following vision that is of relevance to the Bicheno Structure Plan:

We want a transport system that is safe, supports sustainable, liveable communities and promotes industry efficiency and productivity.

In this context, the vision is a regional transport system that:

- *maximises the efficient use of current infrastructure, assets and services;*
- *is well maintained, resilient and managed in a sustainable manner for the long term;*
- *supports seamless inter-modal connections for passengers and freight;*
- *is capable of supporting future economic growth and meeting the needs of our communities, while supporting quality of life;*
- *improves accessibility and safety for all users;*
- *provides an integrated and well connected transport system for rural and urban areas;*
- *improves environmental and health outcomes for our community;*
- *responds to climate change and an oil constrained future by lowering greenhouse gas emissions and reducing car dependency;*
- *is integrated with land use planning; and*
- *is planned, coordinated and funded through a cooperative partnership approach between different levels of government and the community.*

4.2.3 Southern Tasmania Industrial Land Use Study

There are two parts to this study as follows:

- Stage 1 aims to assess the supply of vacant industrial land in Southern Tasmania and compares this with demand for industrial land over a 5, 15 and 30 year period. The outcomes of Stage 1 are estimates of any shortfalls and/or oversupplies of industrial land for industrial uses by type.
- Stage 2 aims to identify and assess options for potential future new and/or expanded sites for locally significant industrial land clusters, regionally significant industrial land clusters and sites of major industrial activity.

Section 5.3 of this Structure Plan provides details of the relevant sections of the study.

4.2.4 Natural Resource Management Strategy for Southern Tasmania

The Structure Plan will need to protect Triabunna and Orford's natural resources in order to achieve the following relevant goals of the strategy:

- *Maintain and improve the condition of the Southern Region's natural resources; and*
- *Contribute to the development of sustainable human communities to provide employment and a quality lifestyle.*

4.3 Sub-regional

4.3.1 Vision East 2030 – the East Coast Land Use Framework

Vision East 2030 was prepared in 2009 for the municipalities of Break O'Day, Glamorgan Spring Bay, Tasman and the eastern coastal and rural parts of Sorell. The framework addresses the future of this region by providing a vision, sustainable planning principles, policies and actions, the latter of which includes the preparation of structure plans for settlements such as Triabunna and Orford. Action S13 also provides specific directions for structure plans:

> *Action S13: Ensure town centre structure plans, master plans and urban design frameworks address the following: provision of commercial land; the form and function of land uses; the movement of vehicles, cycles and pedestrians; parking; urban design; and any other relevant issues.*

The overarching vision for the East Coast is:

> *To enhance the community and economic potential of the East Coast, maintain its natural and cultural heritage assets and values as a living environment, and establish a hierarchy of service centres with appropriate transport linkages to the region and between the settlements.*

The vision for the Glamorgan-Spring Bay municipality is:

> *Increase diverse employment opportunities by encouraging appropriate development of key towns, whilst protecting residential amenity, unique environmental features and significant tourism assets.*

Of particular importance are the roles assigned to Triabunna and Orford in the Settlement Hierarchy. Triabunna is identified as one of two district towns in the East Coast region, and will be subject to a high growth population growth strategy. The framework describes district towns as "the main service centres where residents of the region can access a wide range of facilities and employment opportunities. The retail offering consists of convenience and some comparison shopping". Orford is identified as a village, which is described as having "some basic services and daily need shopping", and will be subject to a medium growth population growth strategy.

The key Vision East 2030 policies which the Structure Plan must be prepared in accordance with are:

- *Settlement policies:*
  - *Ensure the growth and development of the East Coast is undertaken in a coordinated manner by planning future growth in accordance with the Settlement Hierarchy.*
  - *Ensure the growth and development of settlements on the East Coast is undertaken in a coordinated manner by implementing the Population Growth Management Strategies.*
  - *Ensure urban development is undertaken in a sustainable manner by encouraging the use of infill land.*
  - *Maintain breaks between the urban areas to support the undeveloped nature of the non-urban coastal areas.*
  - *Avoid linear development by ensuring land uses between settlements are of a non-urban nature to protect landscapes and views.*
  - *Ensure rural-residential development is associated with an urban area.*
  - *Provide a range of residential allotment sizes and dwelling types to meet the needs of an increasingly diverse housing market.*
  - *Ensure large-scale residential developments are in keeping with local character and control their development through stringent performance standards.*

- *Provide a range of tourist accommodation in accordance with the functions of the settlements as defined in the Settlement Hierarchy.*
- *Enhance the amenity of the region's town centres.*
- *Reduce the fragmentation and improve the function and accessibility of town centres.*
- *Encourage consolidation of parking in town centres.*
- *Provide appropriate levels of industrial land to service the community's needs.*
- *Ensure urban industrial land uses do not adversely impact other land uses.*
- *Provide direction regarding the provision of community services and facilities through application of the Settlement Hierarchy policy.*

- *Environment and Heritage policies:*
  - *Apply the precautionary principle when considering climate change risks.*
  - *Plan for sea level rise in accordance with relevant State policy.*
  - *Manage development in areas subject to inundation, flooding, bushfire, and instability, having regard to future trends and relevant State policies.*
  - *Protect the habitats of threatened fauna and non-threatened fauna of conservation significance.*
  - *Protect threatened vegetation communities.*
  - *Identify and protect Aboriginal cultural heritage sites in accordance with the Aboriginal Relics Act 1975 and the new legislation being developed.*
  - *Identify and protect historic heritage sites of significance in accordance with the Historic Cultural Heritage Act and the new legislation being developed.*
  - *Identify, maintain and enhance the significant landscapes and views to these.*
  - *Protect and improve the ecological integrity of coastal and inland environments.*
  - *Prevent and reduce the fragmentation of the natural environment and improve the connectivity of habitat corridors.*
  - *Ensure developments are sensitively sited and designed having regard to best-practice urban design and sustainability principles.*
- *Resource Utilisation policies:*
  - *Ensure that the location, design and operation of onshore aquaculture activities and the onshore components of fishing and aquaculture activities have regard to the surrounding environment.*
  - *Avoid unnecessary disturbance to coastal environments to facilitate onshore aquaculture activities.*
  - *Protect agricultural soils for agricultural use in accordance with the Draft State Policy on the Protection of Agricultural Land.*
  - *Ensure proposed urban activities do not encroach on existing farming uses.*
  - *Ensure tourist developments in non-urban areas are sensitively sited and designed.*
  - *Ensure proposals for tourist developments in non-urban areas are subject to comprehensive planning assessments that consider environmental, social and economic impacts.*

- *Tourist developments in non-serviced areas are to provide sustainable and self-sufficient water and sewerage services on site.*
- *Encourage the use of micro-generation facilities.*

- *Linkages and Service Provision policies:*
  - *Ensure significant road improvement and new road creation projects are feasible from a triple-bottom line perspective.*
  - *Require road improvements and new roads to be sensitively designed to avoid impacts on local features and residents.*
  - *Encouragement of the continued and potentially extended provision of bus services between key towns in the Settlement Hierarchy and Hobart and Launceston.*
  - *Enhance walking and cycling opportunities in urban and non-urban areas.*
  - *Encourage the establishment of tracks and trails that provide recreational opportunities for cyclists, walkers and horse riders.*
  - *Ensure the ports operate effectively and contribute positively to the amenity of the local areas.*
  - *Facilitate and encourage the establishment of public boating facilities.*
  - *Co-ordinate the supply of water and sewerage throughout the region, including matching reticulated services to the functions of the settlements as defined in the Settlement Hierarchy.*
  - *Provide a comprehensive range of parks, reserves and sporting facilities throughout the East Coast in accordance with the Settlement Hierarchy.*
  - *Enhance the community's health and their enjoyment of the East Coast through the provision of a range of recreation facilities.*

4.3.2 East Coast Marine Infrastructure Strategy

The consultation draft of the East Coast Marine Infrastructure Strategy was released in September 2012. It includes the following recommendations that are relevant to the study area:

Strategic Directions:

1. Promote a sustainable and effective hierarchy of sheltered ports along the Coast for non-trailer boats with a focus on reliable and safe haven locations at Triabunna (primary) and Coles Bay, Orford, Dunalley, Port Arthur and Nubeena (secondary).

2. Triabunna to be the primary marine precinct complemented by St Helens in the north and Dunalley in the south. Public or private marina development is encouraged in these locations as well as clustering of maritime activities.

5. Ensure that existing facilities are developed to full potential before any new public facilities are pursued at nearby locations

6. Continue the maintenance and upgrade regime for existing facilities to provide for a good level of boating safety and access

7. Encourage holistic development of infrastructure with due consideration to coastal vulnerability, sea level rise, connections to existing urban areas and infrastructure and integrating with shore based facilities such as trailer parking and toilets

8. Future developments to wharves and jetties to be designed to accommodate a diversity of users

Recommendations:

- *Encourage a variety of marina development options to provide for the major sheltered port on the East Coast, including additional investigations to select preferred options for further sites and determine any significant constraints (such as nature of rock etc.).*
- *Undertake a holistic marine precinct master plan which includes consideration of commercial fishing, tourism, Maria Island Ferry connection and recreation needs, the Spring Bay Boat Club and boat ramp and trailer parking location.*
- *Option for canoe launching and child friendly, calm water activities up stream of Vicary Street Bridge.*

4.4 Local

4.4.1 Planning Scheme

The Glamorgan Spring Bay Planning Scheme 1994 is currently being revised in line with Planning Directive 1, which requires that all Councils prepare schemes in line with the State-wide Key Common Elements Template. This will involve the existing zones and special areas being changed so that each property is assigned a new zoning name as per the template. The zones from the existing planning scheme that are present in the study area are as follows:

- Commercial
- Industrial
- Open Space
- Residential
- Low Density Residential
- Future Residential
- Resort Residential
- Rural Residential
- Rural
- Coastal Rural
- Special Use

A proposed planning scheme amendment is currently being assessed by Council for the creation of a new particular purpose zone (the Spring Bay Zone) to facilitate the development of the former chip mill site as a tourism and creative industries hub.

The zones from the Common Key Elements Template are as follows:

- General Residential Zone
- Inner Residential Zone
- Low Density Residential Zone
- Rural Living Zone
- Environmental Living Zone
- Urban Mixed Use Zone
- Village Zone
- Community Purpose Zone

- Recreation Zone
- Open Space Zone
- Local Business Zone
- General Business Zone
- Central Business Zone
- Commercial Zone
- Light Industrial Zone
- General Industrial Zone
- Rural Resource Zone
- Significant Agricultural Zone
- Utilities Zone
- Environmental Management Zone
- Major Tourism Zone
- Port and Marine Zone
- Particular Purpose Zone

The application of these will assist in planning for Triabunna and Orford by facilitating a finer grained zoning approach. The template also provides for the use of Specific Area Plans that will facilitate the inclusion of planning scheme controls for areas of special interest, such as urban design approaches for the town centre.

4.4.2 Glamorgan Spring Bay Strategic Plan 2006-2011

The Glamorgan Spring Bay Strategic Plan sets out Council's strategic direction from July 2006 to June 2011. Council's overarching vision is:

"Glamorgan Spring Bay, a welcoming community which delivers sustainable development, appreciates and protects its natural environment and facilitates a quality lifestyle."

Council's desired future will be achieved through focusing on key characteristics and objectives in various areas including Council governance, economic sustainability, environmental sustainability, social sustainability, infrastructure and progressive partnerships.

Key Area 3 of the Strategic Plan relates to the Planned Environment and the key objectives include:

- ***Planning legislation:*** Link all relevant international, Commonwealth and State Government planning conventions, covenants and legislation to our quality management system, to enable easy access for users, facilitate their understanding and ensure their compliance with the Glamorgan Spring Bay Town Planning Scheme, policies and procedures:
- ***Built Environments:*** Ensure all growth or redevelopment of built environments is well managed, serviceable and sustainable and will provide communities with benefits which are environmentally, socially and economically balanced.
- ***Planned & Managed Infrastructure:*** Ensure that all current and future infrastructure development is well planned, managed and aligned to the Glamorgan Spring Bay Council Town Planning Strategy.

- ***Waste Management:*** In conjunction with each community, develop, implement and monitor an affordable, efficient and environmentally responsible Waste Management Strategy that encourages the participation of local enterprises and communities of interest.
- ***Natural Resources:*** Engage with individuals and communities to develop, implement and monitor a Natural Environment Plan that will ensure the long term sustainability of our municipality's natural resources.
- ***Small "t" Town Plans:*** In partnership with local communities and communities of interest, develop and implement individual Town Plans that reflect their local characteristics and requirements and are aligned to the Town Planning Scheme and the broader waste management, environmental, planning and catchment management plans or strategies.
- ***Population & Development:*** Monitor population growth trends to ensure development remains consistent with communities' needs, expectations and infrastructure capacities.

4.4.3 Freycinet Coast Tourism Strategy 2004-10

The Freycinet Coast Tourism Strategy (2004-10) has been prepared by Glamorgan Spring Bay Council to guide the growth of tourism for a five year period in line with the State level *Tourism Development Framework*, which identifies the Freycinet region as a key cluster for tourism located on a major touring route within the Glamorgan Spring Bay municipality.

The primary objective of the Freycinet Coast Tourism Strategy is:

"To develop and promote the Freycinet Coast as an attractive and desirable destination for tourists in order to generate employment, business and community benefits, whilst protecting the essential assets of the area – including the culture, character, environment and services of the municipality."

Of relevance to Triabunna and Orford's proximity to Maria Island National Park, the strategy identifies:

- At the date of the strategy (2004) the visitation numbers to Maria Island were 11,000 visitors per annum and this figure has remained static over time, although a shift to overnight visitation rather than day visitation occurred at the time.
- The study identifies that a lack of private operations on the island encouraging marketing and business development has led to the static visitation figures experienced.
- There are limited interpretation facilities of the region's cultural and heritage attractions. Opportunity exists to develop attractions with clearer interpretation of the region's culture and heritage to enhance the visitor's experience and promote these assets of the region.
- Opportunities also exist to improve the area's promotion and distribution of the region's tourism assets.

4.4.4 Triabunna Urban Study

The Council and the Department of Economic Development, Tourism and the Arts have engaged consultants and students to prepare design proposals for the town centre.

5 Land Use and Community Needs Assessment

5.1 Residential land

5.1.1 Trends

The key factors influencing current and future housing trends in Triabunna, Orford and Spring Beach include:

- Static household size;
- Population influx during the summer months; and
- Ageing population.

5.1.2 Supply

There is currently 53.06 hectares of vacant residential land in the existing urban area, consisting of 32.44 hectares of residential and 20.62 hectares of rural residential land. Allowing for the average allotment sizes and development ratios detailed in Tables 14 and 15 below, this equates to 224 potential allotments under the current zoning. Some of these allotments may be constrained by factors such as topography or access difficulties, and to this end it is likely that the actual number of allotments that could be created will be less than this figure. However, there may also be existing allotments that could accommodate additional dwellings.

Table 14 – Existing residential land supply

Existing vacant residential land (excluding Solis)	32.44 hectares
Average dwellings per hectare	6
Total potential residential allotments (excluding Solis)	194
Solis	330 to 550
Total potential residential allotments	524 to 744

Table 15 – Existing rural-residential land supply

Existing vacant rural residential land	20.62 hectares
Average dwellings per hectare	1
Total potential rural residential allotments	20

5.1.3 Demand

There are two components to the dwelling projections: dwellings that are a ‘place of usual residence’ and dwellings that are used as holiday homes.

The population and household size projections allow for estimations to be made of the housing demand for dwellings considered by occupants as their 'place of usual residence'. It must be recognised that this is only a segment of the demand as a significant proportion of dwellings in the settlement are used as holiday houses and as such would not be considered as a place of usual residence.

It is assumed that there will continue to be demand for holiday houses in the area over the coming decades. In order to calculate the demand, a further assumption has been made that the ‘unoccupied private dwellings’ as identified in the *ABS 2001.0 Basic Community Profile 2011* in the study area are

holiday houses. This is considered to be appropriate as the data source counts people based on their place of usual residence.

Analysis of this data has been undertaken to adopt a holiday house demand estimate based on the proportion of place of usual residence dwellings versus unoccupied private dwellings. It is important to recognise that actual dwelling trends may differ and this is to be considered a broad estimate only. Ongoing monitoring and analysis of dwelling approval data and population growth figures will assist in determining the true extent of holiday house demand.

The *ABS 2001.0 Basic Community Profile 20011* suggests that Triabunna's average household size in 2006 was 2.4 people per household (for occupied private dwellings), with Orford's being 2.1.

Making some general assumptions, a projection of the future place of usual residence dwelling needs for Triabunna and Orford can be made. This projection is shown in Table 15 below.

Table 15 – Triabunna and Orford dwelling projections – place of usual residence

	Triabunna	Orford	Total
Average household size	2.4	2.1	
Projected population growth 2011-2030	122	82	204
Projected new dwellings required for place of usual residence by 2030	51	39	90

A projection can also be made for the future holiday houses likely to be required in Triabunna and Orford by making the assumption that the rate of unoccupied dwellings will stay the same as the population grows. As shown in Table 16, 14.6% of private dwellings in Triabunna and 69.7% of private dwellings in Orford are not considered to be a place of usual residence. This means that for every 100 place of usual residence dwellings in Triabunna there are 17 unoccupied dwellings and in Orford there are there are 230 unoccupied dwellings.

Table 16 – Triabunna and Orford occupied and unoccupied private dwellings 2011

	Triabunna				Orford			
	Occupied		Un-occupied		Occupied		Un-occupied	
	No.	%	No.	%	No.	%	No.	%
Private dwellings	299	85.4%	51	14.6%	217	30.3%	499	69.7%

Using the rate of unoccupied dwellings and assuming this rate will stay constant as the population grows; the following projection of the requirement for holiday homes can be made.

Table 17 – Triabunna and Orford dwelling projections – place of usual residence

	Triabunna	Orford	Total
Projected new dwellings required for place of usual residence by 2030	51	39	90
Ratio of un-occupied to occupied dwellings	0.17:1	2.3:1	
Total new holiday houses required by 2030	9	90	99
Total	60	129	189

Based on this very simplistic methodology, the total number of new dwellings required for both place of usual residence and holiday houses by 2030 is 60 for Triabunna and 129 for Orford.

However, as detailed in Section 2.3.1, dwelling approvals have averaged 9 per year since 1999/2000, and have been averaging 17 dwelling approvals issued per year since 2009/2010. This may indicate there is a higher latent demand for dwellings and/or holiday houses than the projections show. If for example the trend of 17 dwelling approvals per year continues, 289 rather than 199 additional dwellings may be sought by 2030. Taking into account the estimated potential supply of residential land calculated in Section 3.1.1 above, which indicates a potential existing supply of up to and around 445 dwellings, it would appear that current supply is more than sufficient to accommodate the projected dwelling takeup to 2030.

Implications: The Structure Plan will need to consider:

- The provision of land for permanent homes and holiday homes
- The provision of land for at least 199 and possibly up to and in excess of 289 additional dwellings. Ongoing monitoring of the demand for and supply of dwellings will be necessary to determine how much residential land should be made available.
- The provision of a diverse range of dwelling options to cater for an ageing population
- Whether to promote infill development i.e. development utilising existing zoned land

5.2 Retail and commercial land

There is currently 7.1 hectares of commercially zoned land within Triabunna and Orford. Several commercially zoned sites are currently vacant or occupied by dwellings.

Implications: The Structure Plan will need to consider:

- Whether to zone additional land to allow for commercial expansion, including for tourism activities
- Whether to promote infill development of existing commercial land

5.3 Industrial land

The *Southern Tasmania Industrial Land Use Study Stage 1 Report* compares the demand and supply for industrial land, and states that "as a rule of thumb, there should be about 15 years of industrial land available to ensure land prices are not driven up disproportionally".

The report identifies that Triabunna has three vacant industrial lots with a total area of 3.7ha, and that all three have a slope less than 6%, making them suitable for industrial use. It concludes that there is no shortfall of local industrial land in Glamorgan-Spring Bay over the period 2011-2026. It also recommends that potential sites to accommodate the long term regional industrial land demand (to a 30 year horizon) for between 188 and 326 hectares should be identified and considered in broad terms.

The *Southern Tasmania Industrial Land Use Study Stage 2 Report* further investigates this latter recommendation, and assesses whether the former chip mill site would be appropriate in providing for regional industrial land demands. Its conclusion for this site is that it is not suitable for this purpose as it is located "away from existing development, is not serviced and would impact on the character of the surrounding environment" and that "there appears to be an oversupply of industrial land in the area with sufficient industrial land remaining vacant".

It is also noted that the wharf associated with the former chip mill site was purpose built for this former use, and was not intended for general bulk exports. Tasports' *Tasmanian Ports Strategy & Vision* does not include any mention of future plans for the Triabunna port.

Implications: The Structure Plan will need to provide or consider:

- Consideration of the most appropriate location and use of the current supply of industrial land to meet future industrial land uses
- Protection of residential and industrial uses through the provisions of buffers between incompatible uses
- Consideration of the future of the woodchip mill site for a non-industrial land use

5.4 Transport and access

The provision of a range of transportation options, and in particular non-vehicular modes, is a key aspect of sustainability. Given its size and isolation, public transport options are limited for Triabunna and Orford, and the inclusion of walking and cycling routes will be important. This also has an impact for subdivision design, with road layouts that promote permeable urban form being desirable over cul-de-sac style developments.

Private vehicles will of course still have a significant role to play in the settlements, and the provision of sufficient car parking in the town centre is necessary.

Implications: The Structure Plan will need to consider:

- Cycle paths
- Walking paths
- Accessible paths that can be used by wheelchairs and motorised scooters
- Public transport
- Parking areas in the town centre

5.5 Community services and facilities

For a combined residential population of approximately 1,300 people, Triabunna and Orford are extremely well resourced.

The projected population increase of 204 people between 2011 and 2030 and the continuing ageing of the population profile will potentially create some increased demand for local provision of health and community services.

In considering future service provision in Triabunna and Orford, the below statement made by the *Department of Health and Human Services* in relation to health services is considered relevant to the provision of broader community infrastructure:

> *Many Tasmanian communities are small, creating a tension between the desire to deliver comprehensive health services locally and the need to structure services so that they are sustainable. This is a particular challenge for small and/or complex services.* (Tasmania's Health Plan 2007).

It is likely that the majority of future service provision in the Glamorgan Spring Bay Municipality will be based in the administrative centre of Swansea with provision for outreach services in Triabunna Orford as demand requires.

An assessment of the level of community infrastructure provided in Triabunna and Orford has been made through analysis of best practice community facility provision benchmarks. It must be noted that these benchmarks are derived from a range of sources and are general in nature. On the whole, the benchmarks do not take into consideration levels of isolation or specific community needs such as seasonal needs. They do however provide a guide to help understand the current and potential community infrastructure requirements for communities. Table 18 provides the benchmarking analysis.

Table 18 – Selected community service and facility benchmarking for Triabunna Orford

Benchmark	Source of benchmark	Application in Triabunna Orford
General practitioner 1 GP per 1000 persons	Australian average Tasmania's Health Plan 2007	Ensure future access to 2 GPs locally
Maternal and child health 1 full time nurse per 140 births	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Population projections suggest that the investigation area will not reach the threshold of 140 births to justify a full time maternal and child health nurse and should access services on an outreach basis in Triabunna or Orford
Community based health centre 1 per 10,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to existing health service and ensure spaces available for visiting health consultants to provide outreach services in Triabunna or Orford
Centre based library 1 per 30,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to library services through a centre based library or through a multi-purpose space that provides library services in Triabunna or Orford
Community meeting space 1 space for up to 20 people per 4,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to existing community meeting spaces in Triabunna and Orford. An opportunity to consolidate existing meeting spaces to more efficiently

Benchmark	Source of benchmark	Application in Triabunna Orford
		provide services exists.
Multi-purpose community centre 1 per 8,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to existing spaces, ensure flexibility of spaces to cater for consulting services, community learning and community meetings.
Residential aged care 44 low care and 44 high care beds per 1000 people aged over 70	Australian Government Department of Health and Ageing	Retain access to existing aged care services and consider expansion of centre based services as the population grows and ages.
Indoor recreation centres 1 per 10,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Population projections suggest that the study area will not reach the threshold to justify provision and will be required to travel to access this service unless a small facility can be provided in conjunction with a school.
Active open space reserves 1 (4-5ha) per 6,000 people	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Existing active open space should be maintained to allow residents to participate in unstructured activity.
Passive open space .7ha per 1000 people	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Passive open space should be retained to allow residents to participate in unstructured activity.
Government primary school 1 per 8,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to existing primary schools.
Government secondary school 1 per 25,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to existing secondary school.

While it is clear from the table above that the investigation area is well resourced, it must be considered a future priority to provide adequate infrastructure to allow increasing outreach centre-based services, particularly for the elderly and to cater for peak short term population growth each holiday season. This will require flexible spaces that can be used for a range of purposes as needs require. These multi-purpose spaces include consulting suites, class rooms and meeting places.

A consideration in the future community infrastructure planning for the study area must be the recognition of the need to provide "equity in service provision between urban, regional and rural Tasmania through the use of digital infrastructure" as detailed in the *Department of Infrastructure, Energy and Resources Tasmanian Infrastructure Strategy.* It must also be recognised that the *Department of Health and Human Services Tasmania Health Plan 2018* has identified a future need for additional inpatient beds in Swansea, these additional beds, when delivered will provide additional access to residents of Triabunna and Orford.

Implications: The Structure Plan will need to provide or consider:

- The provision of health and community services
- The provision of outreach spaces within existing community centres

6 Vision

The vision for the future of Triabunna and Orford is:

Triabunna and Orford will provide a sustainable lifestyle and destination choice that realises the potential of their natural assets and links to convict, maritime and forestry history.

The settlements will retain their individual characters and roles but will also work together as a complementary system.

Triabunna's future will focus on its role as:

- *a regionally important service hub, housing and employment centre;*
- *a working and recreational boating node; and*
- *the gateway to Maria Island.*

Orford's future will focus on:

- *providing a beach lifestyle choice for residents and visitors; and*
- *retaining its character as a place where the bush meets the sea.*

The objectives and recommended actions in Section 9 provide further support.

7 Assessment Criteria

A set of assessment criteria based on best-practice strategic land use planning and urban design principles have been developed. Many of these can be applied at a range of scales, from structure planning to individual development proposals. To this end as well as being used to evaluate the structure plan options, they can also be utilised to assess proposed permit applications and planning scheme amendments.

The criteria are framed as a set of questions, and examples of how these could be addressed are provided.

Table 19 – Assessment criteria

Criteria	Example of how the criteria can be met
Strategic land use planning criteria	
Ecology and natural features: Does it protect important flora and fauna and respond to the natural topography?	Avoids development extending up hillslopes, provides an open space network rather than fragmented patches, and retains key views.
Employment: Does it promote a range of employment opportunities?	Provides space for new businesses.
Climate and hazards: Does it consider natural hazards including climate change effects?	Avoids development in areas prone to flooding, bushfires or coastal flooding.
Resources: Does it make efficient use of resources?	Uses existing reticulated infrastructure rather than requiring extensions to be made.
Transport: Does it promote ease of movement?	Promotes walking and cycling through subdivision layouts that utilise connected roads to create permeable access networks that are easy to navigate rather than unconnected cul-de-sacs.
Strategic: Does it accord with other strategic planning documents?	Takes into account Vision East 2030.
Diversity: Does it promote diverse, flexible and adaptable uses?	Provides a range of housing options to suit the needs of different households, such as young families, single person households, and aged persons. Includes residential buildings in the town centre that can also be used for business purposes.
Urban design criteria	
Placemaking: Does it create places for people?	Enhances the public realm and provides equitable access to public open spaces.
Legibility: How easy is the place to understand?	Signposts attractions and provides walking routes to them.
Richness and variety: Are there multiple things to do?	The town centre provides activities for a range of different ages and interest groups.
Authenticity: Does it ensure it is designed for the locals first and draw from local culture and history?	Is the town centre designed to encourage locals to shop and spend time there? Are buildings made from locally sourced materials where possible?
Software, hardware and etherware: Does it consider the “hardware” (built form), “software” (activities) and	Ensures that public spaces are designed to incorporate their intended uses, such as a town square that can

Criteria	Example of how the criteria can be met
"etherware" (online presence)?	accommodate a market. Considers the provision of online tourism information as well as information centres.
Creativity: Does it encourage innovative architecture and design?	Uses public art to add legibility and authenticity such as locally-designed bollards and interpretation boards.
Position and synergy: Does it make use of competitive and cooperative arrangements within the town and between other towns?	Encourages multiple restaurants to develop to form a precinct.
Value adding: Does it promote higher value products and more complex experiences?	Farms that also process food and provide food-related tourism facilities on site.

8 Structure Plan Options

8.1 Identification of options

In preparing the structure plan, a number of options were considered for the growth and development of Triabunna and Orford, as described below:

- Option 1: Settlement extensions to Triabunna
  - This option involves rezoning rural land around Triabunna for urban development
- Option 2: Settlement extensions to Orford
  - This option involves rezoning rural land around Orford for urban development
- Option 3: Infill development in Triabunna
  - This option involves using existing urban land within Triabunna for development.
- Option 4: Infill development in Orford
  - This option involves using existing urban land within Orford for development.
- Option 5: No unit development in Triabunna
  - This option bans the development of residential units on small sites in Triabunna.
- Option 6: No unit development in Orford
  - This option bans the development of residential units on small sites in Orford.
- Option 7: Unit developments scattered throughout the urban area in Triabunna
  - This option involves allowing residential units on small sites to be located throughout the urban area of Triabunna.
- Option 8: Unit developments scattered throughout the urban area in Orford
  - This option involves allowing residential units on small sites to be located throughout the urban area of Orford.
- Option 9: Unit developments around the town centre of Triabunna
  - This option restricts the development of residential units on small sites to be located around the Triabunna town centre only.
- Option 10: Unit developments around the town centre of Orford
  - This option restricts the development of residential units on small sites to be located around the Orford town centre only.

8.2 Assessment of options

These options are assessed against the relevant assessment criteria in Table 20.

Table 20 – Assessment of options

Assessment criteria	Option 1: Settlement extensions to Triabunna	Option 2: Settlement extensions to Orford	Option 3: Infill development in Triabunna	Option 4: Infill development in Orford	Option 5: No unit development in Triabunna	Option 6: No unit development in Orford	Option 7: Unit developments scattered throughout the urban area in Triabunna	Option 8: Unit developments scattered throughout the urban area in Orford	Option 9: Unit developments around the town centre of Triabunna	Option 10: Unit developments around the town centre of Orford
Ecology and natural features: Does it protect important flora and fauna and respond to the natural topography?	✓/×	✓/×	✓	✓	✓	✓	×	×	✓	✓
Employment: Does it promote a range of employment opportunities?	✓	✓/×	✓	✓/×	n/a	n/a	n/a	n/a	n/a	n/a
Climate and hazards: Does it consider natural hazards including climate change effects?	✓/×	✓/×	✓/×	✓/×	×	×	✓/×	✓/×	✓	✓
Resources: Does it make efficient use of resources?	×	×	✓	✓	×	×	✓/×	×	✓	×
Transport: Does it promote ease of movement?	✓/×	✓/×	✓	✓	×	×	×	×	✓	✓
Strategic: Does it accord with other strategic planning documents?	✓	✓/×	✓	✓	×	×	×	×	✓	✓
Diversity: Does it promote diverse, flexible and adaptable uses?	✓/×	✓/×	✓/×	✓/×	×	×	✓	✓	✓	✓

KEY: ✓ = meets criteria

✓/× = partially meets criteria and/or could vary from site to site

× = does not meet criteria

n/a = not applicable

8.3 Recommended option

The recommended option is based on the amalgamation of a number of development options to identify the most appropriate form of development for Triabunna and Orford. It is recommended that a development scenario be adopted that incorporates infill development in Triabunna and Orford (Options 3 and 4), complemented by some settlement extensions in Triabunna (Option 1) and some limited extensions in Orford (Option 2). Unit developments around the town centres are also recommended for both settlements (Options 9 and 10).

The recommended option will further the vision for Triabunna and Orford's future by:

- Providing land for housing and employment in the regionally important service hub of Triabunna.
- Providing a diversity of housing choice in both settlements.
- Promoting sustainable land use through infill development and unit developments around the town centre.

9 Structure Plan

9.1 Introduction

The Structure Plan incorporates a range of recommended actions that seek to further the objectives for residential, employment and community land uses, the town centre, and the movement network.

The Regional Framework map illustrates the key geographically-based recommendations. Recommended improvements for the town centre are provided as separate diagrams. Settlement boundaries and rezoning recommendations are also provided on a separate map.

Broadly the Structure Plan recommends that:

- Urban growth boundaries be set around Triabunna and Orford to ensure the sustainable and efficient use of land *(see Recommendation A on the Regional Framework map).*
- A low density break be maintained between the northern area of Orford and the Spring Beach area of Orford *(see Recommendation C on the Regional Framework map).*
- Triabunna is focused on accommodating employment opportunities and commercial facilities to provide higher order services for residents of Orford.
- Orford is maintained as a predominantly residential settlement with strict urban boundaries to limit the extent that the town spreads along the coast.
- Triabunna strengthens its tourism assets and positioning along the east coast.

9.2 Residential land uses

Residential land uses include standard residential dwellings, low density dwellings, rural living dwellings, unit developments, and aged care facilities. Triabunna has been identified as a residential growth area, with Orford providing a supporting role. Any residential rezonings undertaken should be timed so as to contribute to the provision of a 15 year supply of land to meet the projected demand. Given the vacant land analysis indicates there are currently many potential infill development opportunities, these rezonings may not need to occur for a number of years. Monitoring the supply of vacant land will be an important action to ensure that any rezonings occur only when the available land supply drops below 15 years.

9.2.1 Objectives

The objectives relating to residential land uses are as follows:

- Promote an efficient urban form through the establishment of settlement boundaries.
- Promote infill development by utilising existing residentially zoned land before rezoning more residential land.
- Identify long-term growth options for Triabunna as the primary area for future residential growth.
- Promote the Solis development as one of the primary residential growth areas.
- Support the development of Orford as a smaller scale residential population that maintains the sea-side village and holiday/retirement living qualities it currently possesses.
- Provide enough land zoned for residential development to ensure there is a 15 year supply available that meets the projected demand.

TRIABUNNA

ORFORD

Lighthouse track

Key Features

1. Main Town Centre
2. Main sports recreation area
3. Potential for new coastal village for new development area
4. Village area
5. Beach front with good views to be preserved

Key Recommendations

- A Settlement boundaries
- B Land subject to feasibility study for sea port development
- C Rural/low density residential green break
- D Landscape buffer to new development
- E Waterfront Tourism Area
- F Potential for key outlook point to be developed with parking, platform, landscape etc.
- G Convict trail - Historic tourism opportunity. Potential interpretive signage
- H Forested hills - Opportunity for nature tourism with development of trails etc.
- I Potential for industrial tourism - cellars, display and sales, restaurant
- J Potential small boat recreation in protected waters
- K Potential walking trail
- L Landscape buffer to industrial area
- M Potential for significant tourism operation, accommodation and creative industries hub

N

0 0.5 1 2km

Legend

- Settlement Boundary
- Main Town Centre Area in Triabunna with Main Street
- Area with waterfront tourism in Triabunna
- Protected waters with potential for small boats recreation area in Triabunna
- Main village/retail areas in Orford
- Future Village Centre
- Major Roads
- Secondary Road - Industrial Traffic
- Main Local Roads
- Proposed Pedestrian and/or Cycle Trails
- Proposed Boardwalk in swampy landscape area
- Convict Trail
- Maria Island Ferry Route
- Land subject to feasibility study for sea port development
- Open Space
- Spring Bay Seafoods (potential for industrial tourism) and Spring Bay Mill (potential for tourism and creative industries hub)
- Outlook area with potential for developent with parking area, platform etc

TRIABUNNA Proposed Regional Framework

urbis

Rural Living

Settlement limits

Settlement limits

Open space

Residential

Rural Living

Settlement limits

Rural Living or Low Density Residential

Solis

Rural

Settlement limits

Settlement limits

Spring Bay Zone

Residential

Settlement limits

Residential

Rural Living

Low Density Residential

Settlement limits

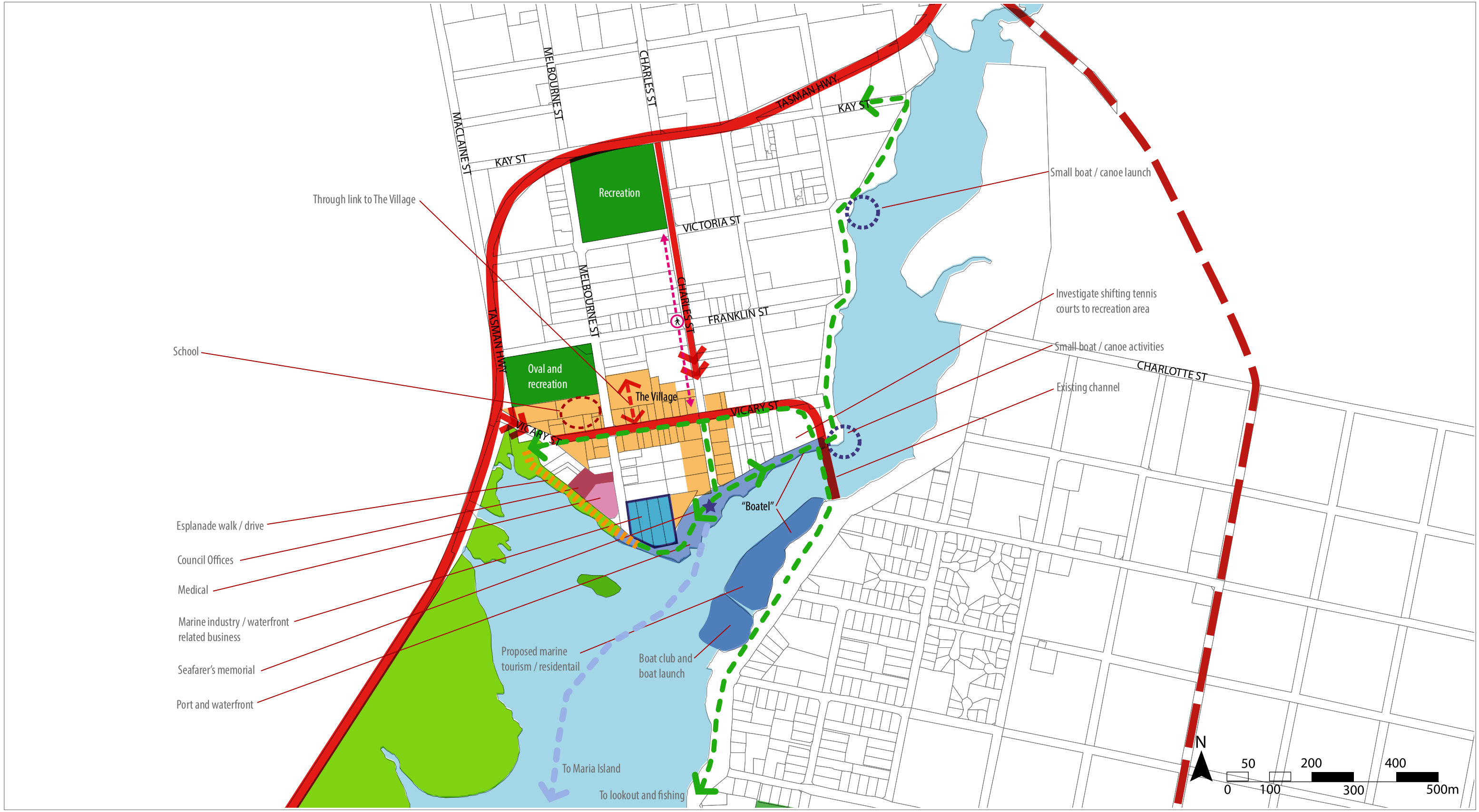
Low Density Residential

N

0 0.5 1 2km

TRIABUNNA
Proposed Settlement Limits and Zonal Recommendations

urbis



Legend

- Main Town Centre Area in Triabunna with Main Street
- Area with waterfront tourism in Triabunna
- Swampy landscape area to be protected and with potential for nature trail
- Open Space
- Main access to town centre
- Major Roads
- Secondary Road - Industrial Traffic
- Waterfront Pedestrian Trail - improve and formalise
- Nature trail in tidal flats
- Maria Island Ferry Route /Convict Link
- Pedestrian Route

TRIABUNNA
Proposed Structure Plan for the Town Centre - Landuse and Movement

urbis

Legend

- Main Town Centre Area in Triabunna with Main Street
- Area with waterfront tourism in Triabunna
- Swampy landscape area to be protected and with potential for nature trail
- Open Space
- Landmark feature e.g. landscape or fountain

TRIABUNNA
Proposed Structure Plan for the Town Centre - Form and Landscape

urbis

- Ensure unit developments are located within walking distance of the town centre.
- Ensure new subdivisions are designed appropriately with consideration of the location of roads, public open space and higher density housing in appropriate locations.
- Maintain a break between Triabunna and Orford.
- Maintain a break between the northern area of Orford and the Spring Beach area of Orford.
- Make efficient use of existing infrastructure.
- Promote a diverse range of housing options including detached houses, unit developments, housing for aged persons, social housing, affordable housing and live-work units.
- Avoid residential developments in unsuitable areas, such as land subject to flooding or landslips, heavily vegetated areas susceptible to bushfires or land containing significant flora and fauna.
- Convert internal "Radburn-style" open space lots, which have poor public surveillance, into residential sites to enable open space to be provided in more appropriate areas. Where desirable and achievable, pedestrian and cycle connections could also be included.

9.2.2 Recommended Actions

The recommended actions relating to residential land uses are as follows:

- Rezone land to the east of Triabunna to residential *(refer to Zonal Recommendations map).*
- Rezone land to the east and north of Triabunna to rural living *(refer to Zonal Recommendations map).*
- Rezone land south of Orford to residential in the long term *(refer to Zonal Recommendations map).*
- Rezone land in the north of Orford to rural living or low density residential in the long term *(refer to Zonal Recommendations map).*
- Rezone land in the south of Orford to rural living in the long term *(refer to Zonal Recommendations map).*
- Rezone land in the north of Orford to low density residential in the short term *(refer to Zonal Recommendations map).*
- Include requirements for low density residential land adjacent to industrial land to incorporate building setbacks.
- Include a landscaped buffer along the Tasman Highway on Louisville Point *(see Recommendation D on the Regional Framework map).*
- Monitor dwelling approval trends and the supply of vacant residential land.
- Undertake a series of weekend surveys at different times of the year to determine how dwellings are utilised; i.e. as permanent dwellings, part-time dwellings (for people who work or study elsewhere during the week, or holiday dwellings.
- Include criteria within the Planning Scheme requiring subdivisions proposals to consider:
  - the location of roads so that interconnected permeable grid layouts rather than cul-de-sacs are achieved;
  - the location and size of public open space to ensure that it is appropriate for its intended use, fronted by streets on at least three sides, and overlooked by dwellings to provide passive surveillance; and
  - the location of higher density housing so that it is located within walking distance of the town centre and where feasible overlooking public open space.

- Establish appropriate unit development criteria to guide the design and assessment of unit developments.
- Rezone internal and "Radburn-style" open space lots in the east of Triabunna to Residential *(refer to Zonal Recommendations map)*, and where appropriate include pedestrian and cycle paths through these.

9.3 Employment land uses

Employment land uses include commercial, retail and industrial activities, and tourism land uses include tourism accommodation and facilities. Tourism land uses are addressed separately in Section 9.4. Triabunna has been identified as a key employment node for the East Coast, and the provision of land for employment-generating activities is an important aspect of the Structure Plan. With the decline in sectors such as forestry, future employment opportunities may instead exist in sectors such as tourism.

The Land Use and Community Needs Assessment in Section 5 concludes that there is a low demand for additional commercial, retail and industrial land, and a significant oversupply of industrially-zoned land.

9.3.1 Objectives

The objectives relating to employment land uses are as follows:

- Provide land for the consolidation of the town centre of Triabunna through utilising infill sites in the town centre that are currently vacant.
- Protect land within the marina precinct of Triabunna by utilising it for boating-related and tourist land uses.
- Ensure that appropriate buffers are provided between industrial activities and sensitive uses such as dwellings.
- Continue to realise the potential of the waterfront areas of Triabunna and Orford.
- Potentially develop commercial facilities on Louisville Point.

9.3.2 Recommended Actions

The recommended actions relating to employment land uses are as follows:

- Rezone industrial land on the east side of Freestone Point Road to rural to reflect its unsuitability for industrial purposes *(refer to Zonal Recommendations map).*
- Rezone the former chip mill site from industrial to the multi-use Spring Bay Zone to *(refer to Zonal Recommendations map).*
- Monitor commercial and industrial approval trends and the supply of vacant land for these uses.
- Establish appropriate buffer distances around industrial areas to provide separation from sensitive residential land uses.
- Investigate the feasibility of a marina/seaport development to the southeast of Triabunna *(see Recommendation B on the Regional Framework map).*
- Promote the waterfront of Triabunna as a Waterfront Tourism Area *(see Recommendation E on the Regional Framework map).*

9.4 Tourism land uses

With declines in employment sectors such as forestry, tourism is likely to play an increasingly larger role in the local economy. Tourism can bring substantial economic and employment benefits; for example, in their document the National Tourism Planning Guide, the Tourism and Transport Forum estimate that on average, every 10 rooms in an accommodation establishment creates 4.9 jobs in the establishment and that the spillover or multiplier effect of expenditure from the visitors staying in these 10 rooms supports another 13.4 jobs in the general economy. The Guide also recognises that "the 'supply-side' of the tourism equation is pivotal to the task of developing destinations that are attractive, intelligently priced, welcoming, easily accessible and well supported". However, tourism development in inappropriate locations can have amenity and environmental impacts, and so the costs and benefits of proposed tourism developments must be examined on a case-by-case basis.

In order for tourism to play a larger role in the local economy in the future, enhancement of the range of accommodation and attractions on offer is vital. The unique nature of many tourism development proposals means that it can be difficult to predict the specific form, nature and location of future tourism proposals. This is recognised in the Southern Tasmania Regional Land Use Strategy Tourism and Land Use Planning Background Report as follows:

> *Major integrated tourism developments, particularly eco-tourism development, are often difficult to accommodate within planning schemes, because they are strongly market driven and spatially predicting the locations of such development is difficult to identify in advance. Given that planning schemes should be drafted to deal with average circumstances, it should therefore be recognised that appropriate planning processes to assess such major tourism developments exists outside of planning schemes (Section 43A of the Land Use Planning and Approvals Act 1993), and that the need to consider a tourism development in accordance with these processes is not a reflection of its merits or otherwise, and therefore the inability of a planning scheme to accommodate such a development should not be justification for its refusal or non-consideration. (pp. 9-10)*

Furthermore, visitors frequently seek accommodation that is located in non-urban areas to enhance wilderness-based travel experiences. The Structure Plan can assist by ensuring the Planning Scheme provides for a facilitative merits-based approach to the consideration of new tourism-related developments.

The recommended actions below include requiring applications for rezonings for tourism accommodation and attractions to provide a net gain in order to be considered for approval. In this context net gain means that the benefits to society of a project proceeding outweigh the costs. Such an assessment must include economic, social and environmental considerations. Generally it is unacceptable to trade off economic benefits against environmental costs, unless it can be shown that solutions are available where developments can take place without undue impacts on the environment. In some instances that may mean environmental offsets must be found, for example, where there is a loss of vegetated areas, this can be offset by new planting elsewhere.

There is a need to tailor environmental assessments to the type of project being proposed. To this end a distinction is made between proposals that need a permit under current zoning and those that need a rezoning. In the first case the development has already been contemplated by the planning scheme therefore all environmental issues should have been considered, and the permit process is merely one of compliance. In the second case the development has not been anticipated, therefore a more thorough assessment is justified. This is further illustrated in Figure 9.

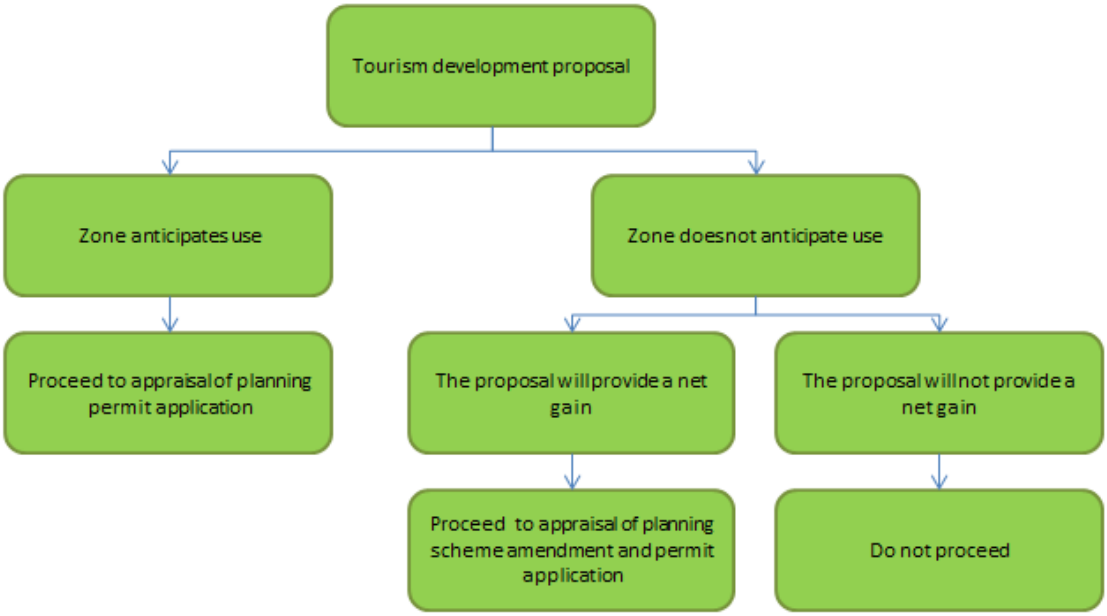


Figure 9: Assessment processes for tourism developments

Both streams of approval processes will require potential effects to be reported on to enable the responsible authority to assess applications and, if applicable, to determine whether there is a net gain. Whilst the processes will require different levels of detail commensurate with whether the activity is a discretionary use or a rezoning is required, there are some planning issues that are likely to be relevant in most applications. Below is a list of potential impacts to be considered in assessing tourism proposals. These are based on the Environment Protection Agency Tasmania's *General Guidelines for Preparing a Development Proposal and Environmental Management Plan*, the Tourism and Transport Forum's *National Tourism Planning Guide*, and the South Australian Government's *Design Guidelines for Sustainable Tourism Development*.

- Environmental:
  - Impacts on significant flora and fauna
  - Impacts on vegetation
  - Impacts on water quality
  - Impacts on air quality
  - Bushfire impacts
  - The use of any sustainable building features
- Social:
  - Impacts on Aboriginal cultural heritage and historic heritage
  - Visual impacts of building form, style, and siting, including whether it is an integrated part of its visual context
  - Impacts on public recreational access
  - Impacts on amenity (noise, dust etc)
  - Proximity to services such as restaurants, supermarkets etc

  - Impacts on the transport network
- Economic:
  - Employment generation impacts
  - Investment in local area
  - Ability of site to be efficiently serviced either with reticulated or on-site infrastructure services
- Experiential
  - Degree to which the proposal creates a tourism facility that is different, innovative, authentic, and compelling
- Strategic:
  - Whether the proposal will provide a net gain (for rezoning proposals)
  - Whether on the balance development within 1km of the coastline would be appropriate
  - Whether there will be any cumulative and interactive impacts

A potential tourism development site outside the settlement boundary has been identified on the Regional Framework Plan which affords excellent views and access to the waterfront. This is located at the former chip mill site and is currently zoned Industrial. A rezoning application has been lodged with Council to facilitate ecotourism operations and facilities through the creation of a new Spring Bay Zone.

The use of the former chip mill site for tourism would assist Triabunna and the wider area to realise the opportunities for tourism to provide a greater share of employment. The Southern Tasmania Industrial Land Use Study Stage 1 Report identifies that there are high levels of vacancy in the existing supply of industrial land in Triabunna, and excludes the chip mill site from its calculations. To this end, rezoning the site would not impact on the supply of industrial land for new and expanded businesses.

It is recognised that the site includes access to a deep water port. The use of the facility for both tourism and commercial moorings is not incompatible, and is in fact a common occurrence.

The recommended actions below include a potential landscape buffer between the road and the seafood processing sites to screen views of the buildings and thus improve the visual appearance of the area for visitors travelling south to tourism facilities. This could consist of vegetation planted within the road reserve.

9.4.1 Objectives

- Provide tourist accommodation sites for additional resort, motel and camping accommodation.
- Identify potential large scale tourism development sites.
- Continue to support the provision of bed and breakfast accommodation.
- Provide tourism information sites and wayfinding information.
- Enhance the range of tourism activities available.
- Protect land within the marina precinct of Triabunna by utilising it for boating-related and tourist land uses.
- Continue to realise the potential of the waterfront areas of Triabunna and Orford.
- Further develop and promote tourism attractions.
- Continue to support the provision of free parking spaces for self contained motor homes.

9.4.2 Recommended Actions

- Promote the waterfront of Triabunna as a Waterfront Tourism Area *(see Recommendation E on the Regional Framework map).*
- Investigate options to establish a new caravan park in Orford.
- Encourage tourism accommodation options to be located close to the coast or riverfront to take advantage of key view corridors.
- Develop a lookout point on the Crown Land at the southern end of Ada Street including a parking area, platform and landscaping *(see Recommendation F on the Regional Framework map).*
- Establish an appropriate signage and identification strategy to promote key tourist features of Triabunna and Orford.
- Install interpretive signage along the Convict Trail *(see Recommendation G on the Regional Framework map).*
- Investigate promoting a Convict Heritage tourism experience that promotes the Convict Trail and buildings in Triabunna along with Maria Island.
- Investigate the feasibility of developing trails through the forested hills around Orford as a nature tourism experience *(see Recommendation H on the Regional Framework map).*
- Investigate the feasibility of developing industrial and retail tourism related to the seafood industry with cellars, displays, sales and restaurant facilities on site and/or in the town centre *(see Recommendation I on the Regional Framework map).*
- Encourage the development of tourism operations, creative industries, education and accommodation on the former chip mill site *(see Recommendation M on the Regional Framework map).*
- Rezone the former chip mill site to the Spring Bay Zone *(refer to Zonal Recommendations map).*
- Encourage tourism accommodation options to be located close to the waterfront and/or to take advantage of key view corridors. A potential tourism accommodation site is identified on the Regional Framework Map *(see Recommendation M on the Regional Framework map).*.
- Ensure the planning scheme is supportive of the use of private properties for bed and breakfast accommodation.
- Ensure the planning scheme is facilitative of the development of tourism accommodation and attractions in appropriate locations by requiring applications for rezonings to provide a net gain in order to be considered for approval.
- Promote the location of the free parking spaces for self contained motor homes.

9.5 Community land uses

Community land uses include schools, medical facilities, community facilities, and areas of public open space. Triabunna and Orford are currently well resourced in regards to current and likely future needs.

9.5.1 Objectives

The objectives relating to community land uses are as follows:

- Promote co-location and, where feasible, the shared use of community facilities.
- Provide adequate provision of infrastructure to allow increasing outreach centre-based services.
- Provide areas of public open space that are safe.

- Maximise opportunities for recreational boating.

9.5.2 Recommended Actions

The recommended actions relating to community land uses are as follows:

- Rezone land around the water tank and lookout point to open space *(refer to Zonal Recommendations map).*
- Ensure flexible multi-purpose community use space is available that incorporates consulting suites, class rooms and meeting places for outreach services.
- Ensure areas of public open space are designed, landscaped and developed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- Promote the use of land upstream of the Vicary Street bridge for small boat recreation through the installation of canoe launching areas *(see Recommendation J on the Regional Framework map).*
- Investigate relocating the tennis courts to co-locate them with other recreational land uses and utilise the existing site for activities that complement the waterfront.

9.6 Town centre and entrance treatments

This section of the Structure Plan considers the amenity and activities that occur in the Triabunna town centre, as well as the treatment of the entrances to the town. Figure 9, the Landuse and Movement map, and the Form and Landscape map for the town centre illustrate the recommended actions.

Figure 9: Triabunna Town Centre Concept Plan (NB: potential infill buildings are shaded blue)

9.6.1 Objectives

The objectives relating to the town centre are as follows:

- Improve linkages between the town centre and the waterfront.
- Develop the precinct fronting Vicary Street and Charles Street at the town centre of Triabunna.
- Enhance the town centre of Orford fronting the Esplanade and Charles Street.
- Enhance access and visibility to "The Village" site in Triabunna.
- Enhance entrance treatments to the town centre.
- Protect heritage buildings.

9.6.2 Recommended Actions

The recommended actions relating to the Triabunna town centre are as follows:

- Install gateway planting and/or artwork where the Tasman Highway intersects with Vicary Street and Charles Street to mark the entry to the town centre *(refer to Form and Landscape Plan)* that promotes the waterfront harbour and that also potentially builds on Triabunna's meaning as "native hen".
- Undertake street tree planting Charles Street, Vicary Street and the Esplanade using waterfront themed species *(refer to Form and Landscape Plan)*. Introduce centre planting along Charles Street in the areas depicted on the Town Centre Concept Plan (Figure 9) to leave the key buildings well exposed and to differentiate Charles Street from Vicary Street. Ensure the trees are of a height so that views to the marina are not blocked. Partner the tree planting in Vicary Street with edge tree planting along the Esplanade.
- Undertake consultation with the community regarding whether to retain the existing line of pine trees on the school site or to turn them into art sculptures *(refer to Form and Landscape Plan)*.
- Undertake tree planting on the road reserve on the southern entry to the town (note that options outside the road reserve may need to be investigated) *(refer to Form and Landscape Plan)*.
- Ensure street tree plantings take into consideration the use of roads by large trailer boats and campervans.
- Investigate a possible infill building on the historic barracks site on Charles Street to create a space framed by buildings *(refer to Figure 9)*. Ensure any new built form responds appropriately to the heritage context, for example by adopt similar forms to the existing heritage structures but in contrasting materials (such as steel and glass) so that the age of the infill is clearly differentiated from the heritage. Any further additions could be placed behind the existing structures.
- Encourage development along Charles Street to consist of two storey buildings with small garden setbacks *(refer to Figure 9).* Development on the key sites opposite the barracks and hotel should align with the existing setbacks on the east side of the street, to retain the sense of space in front of the heritage buildings. This will also provide an opportunity to create a plaza environment to trade out on to, providing a vantage point from which to view the historic buildings.
- Widen pavements in areas such as in front of the Spring Bay hotel to provide an opportunity for trading out *(refer to Figure 9)*.
- Provide a link from Vicary Street to "The Village" site *(refer to Landuse and Movement Plan)*.
- Require land on the Esplanade to be used for marine industries and waterfront related businesses *(refer to Landuse and Movement Plan)*.

- Improve linkages between the Vicary Street tennis court and the foreshore recreation area *(refer to Form and Landscape Plan)*.
- Investigate uses for the former Council offices site *(refer to Form and Landscape Plan)*.
- Investigate the recommendations of the Triabunna Urban Study.
- Investigate the establishment of a historic precinct within the Triabunna town centre.

Figure 10: Example entrance treatment from Sorell

9.7 Movement network

The movement network includes roads, public transport facilities, and cycling and walking tracks. The key issues in relation to movement include access from Tasman Highway to the Triabunna Town Centre and the provision of walking and cycling connections between Triabunna and Orford.

9.7.1 Objectives

The objectives relating to the movement network are as follows:

- Provide clear vehicle linkages from the Tasman Highway to the town centre and waterfront, and promote this route as a tourist route.
- Expand the walking and cycling track network.

9.7.2 Recommended Actions

The recommended actions relating to the movement network are as follows:

- Establish Vicary Street and Charles Street as the main entry points to the town centre from the Tasman Highway.
- Block or restrict vehicle access to the town centre at the intersections of Tasman Highway with Melbourne, Victoria and Henry Streets.
- Promote the western part of the Esplanade as a scenic driving route to encourage tourists to travel through the town.
- Establish a walking and cycling track network including the following routes *(see Recommendations K and L and the proposed walking/cycling tracks on the Regional Framework map and the Landuse and Movement Plan)*:

- Loop track around Charles Street, Vicary Street and the Esplanade
- Loop track linking Selwyn Street, the Esplanade, and the proposed lookout at the end of Selwyn Street
- Track along the waterfront north of the Vicary Street bridge
- Link to the existing track along the waterfront of Triabunna
- Track between Triabunna and Orford incorporating a potential boardwalk (note that options outside the road reserve may need to be investigated)
- Investigate the potential for a track to the Point Home Lookout Lighthouse

9.8 Urban design principles

Urban design principles articulate techniques to achieve developments that feature high quality form and function, are responsive to the local culture and environment, and that within an overall township framework also exhibit creativity and individual character.

9.8.1 Objectives

- Provide guidance to encourage appropriate building forms by including urban design principles in the planning scheme and encourage the development of location-specific urban design plans and guidelines.

9.8.2 Recommended Actions

- Include the following urban design principles in the planning scheme (including potentially via design overlays):

  The strengthening and differentiation of local character is encouraged. Town centres in particular can reflect the local culture and history, for example by referencing activities or events specific to the region (e.g. fishing), by incorporating local art and craft in urban details (such as seats, benches, signboards etc), and by coordinated colours and materials.

  <u>All development proposals</u>

  Development proposals should include a report that addresses the following:

  - Respond to the context, e.g.:
    - Reflect elements of the existing character of an area and seek to contribute to a strengthening of local character to help develop a unique sense of place.
    - Identify and protect key views.
    - Frame and draw attention to key vistas.
  - Respect adjoining land uses, e.g.:
    - Avoid undesirable overshadowing of neighbouring properties.
    - Avoid direct overlooking of private outside spaces.
  - Incorporate environmentally sustainable design (ESD) features, e.g.:
    - Apply passive solar design principles such as optimising solar access and shading.
    - Provide for natural lighting and ventilation.
    - Optimise thermal insulated mass.

  - Use solar panels.
- Incorporate crime prevention through environmental design (CPTED) features, e.g.:
  - Place windows so that they overlook streets and parking areas.
  - Avoid hidden entrances and alcoves.
  - Group town centre activities to create active streets.
- Incorporate appropriate landscaping, e.g.:
  - Maximise use of indigenous plants.

Dwelling proposals

Housing and garden design should also be encouraged to respond to and contribute to local character.

- Dwellings in Triabunna and the village centre of Orford should:
  - Respect historic buildings by designing with similar scales without using “pastiche” building techniques (e.g. avoid mimicking heritage elements using inappropriate or inauthentic materials).
  - Reflect the scale and setbacks of the existing buildings.
- Dwellings in Orford in coastal settings should:
  - Encourage the inclusion of eaves to provide visual interest through light and shade.
  - Encourage the inclusion of decking to promote buildings that address the coastal views.
  - Utilise a range of colours including bright colours reflecting boating colour schemes – e.g. reds and blues.
- Dwellings in Orford in green settings should:
  - Encourage the inclusion of eaves to provide visual interest through light and shade.
  - Utilise muted colours that reflect the surrounding vegetation – e.g. greens and browns.
  - Utilise non-reflective building materials – e.g. colourbond rather than uncoloured or unpainted roofing iron.

Applications for dwellings should include a response that addresses these principles.

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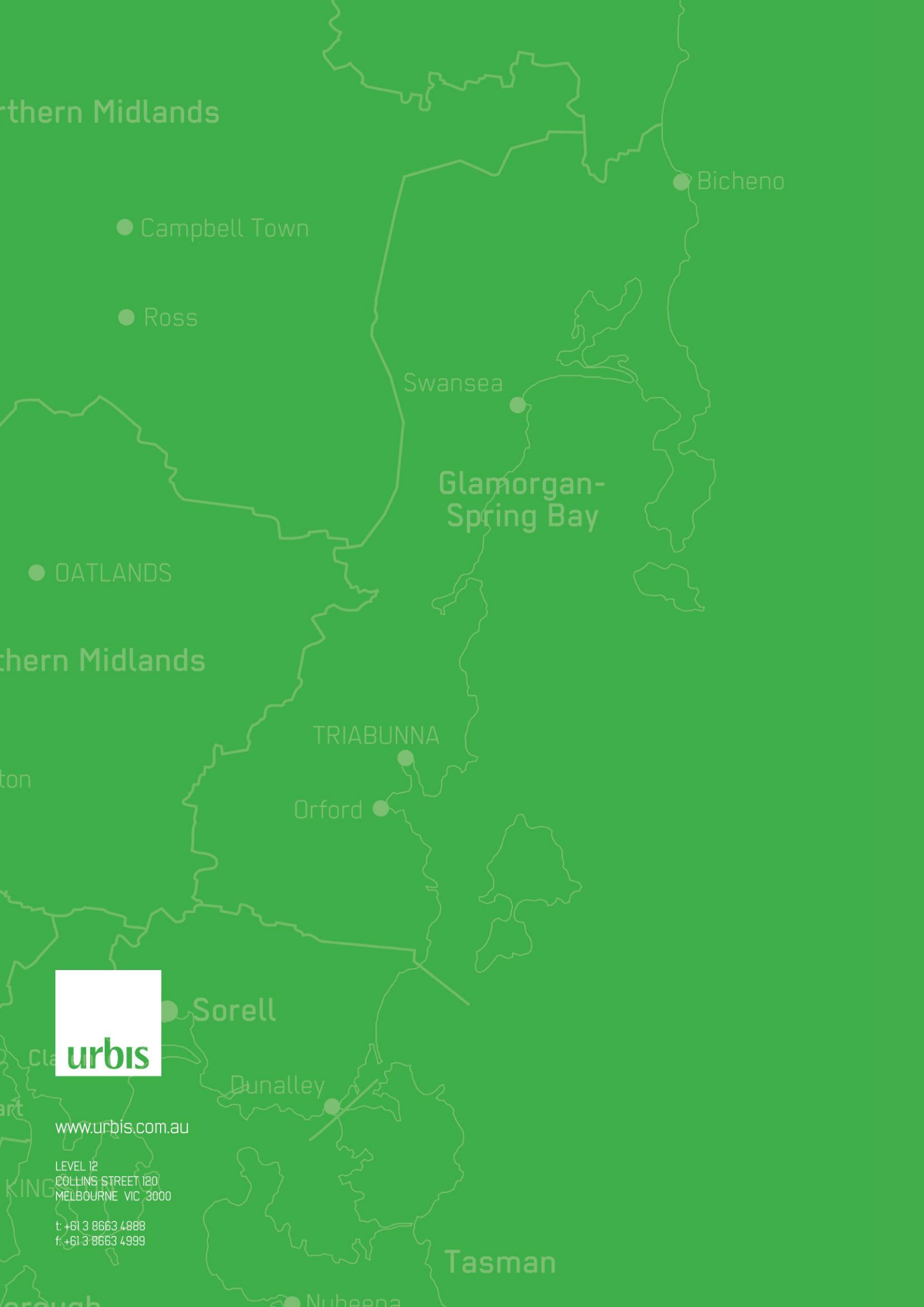

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ATTACHMENT 1: Addendum to *Triabunna/Orford Structure Plan 2014*

1 February 2021

PREFACE

This Addendum includes and is informed by the SGS ECONOMICS, *Orford Residential Capacity and Demand Analysis*, January 2021 (the **SGS Analysis**).

To the extent of any discrepancy between this Addendum and the *Triabunna/Orford Structure Plan 2014* (the **Structure Plan**), this Addendum will prevail.

REVISED GROWTH STRATEGY FOR ORFORD

Dwelling demand forecasts for Orford in the Structure Plan are at best 7 years old, and at worst 10 years old.

The SGS Analysis has determined that dwelling demand has been higher than forecast in the Structure Plan, and that there is possibly an insufficient supply of land in Orford over the next 15 years to meet demand for residential dwellings (depending on the capacity scenario). Additional residential land within the Orford suburb boundary would need to be released to meet the Structure Plan's objective of a 15-year supply at a conservative growth rate of 2% per annum.

The Structure Plan identifies land in the Solis Estate development as providing future residential land supply. The Solis Estate concept is an integrated lifestyle and tourism development centred around a future 18-hole golf course, commercial activity centre and other recreational facilities. Its land use planning status is as a Specific Area Plan overlaid on the Rural Resource zoning of the affected land. It is not an urban residential development in the traditional sense. The Solis Estate has not been effectively implemented to any significant degree since its inception in 2003, and is constrained by lack of service infrastructure. If regarded as part of the available residential land bank, Solis skews the apparent supply of residential land in the area covered by the Structure Plan, suggesting that a far greater supply of undeveloped residential land is available than in reality. However, Solis cannot be relied upon to provide the necessary capacity for growth either now in in the foreseeable future.

This skewed apparent supply has prevented rezoning and development of more centrally located and better serviced land in Orford such as that between Rheban Road and East Shelly Road (the **Rheban Road land**). This land, in particular represents a superior strategic option for residential development in comparison to Solis in particular, but also residentially zoned land in North Orford (centred around Holkham Court) which is constrained by stormwater drainage and inundation issues with little scope for resolution.

Under the 2014 projections in the Structure Plan there is insufficient land available to meet the projected demand within the suburb boundary, according to the low-capacity scenario. Without further rezoning/land release there is enough supply to last 11 to 15 years; with the rezoning of the Rheban Road land, this rises to 16-20 years.

Demand for housing in Orford is strong and is driven by both residential demand and tourism/holiday demand. Between the 2006 and 2016 censuses, the number of dwellings increased by 2.4 % per annum. If this trend were to continue from 2020, available supply would fall short even earlier.

To 2035 it is estimated that there will be demand for another 298 dwellings in the Orford area from 2020, at a conservative 2 % growth rate per annum. This level of demand is higher than foreshadowed in both the *Southern Tasmania Regional Land Use Strategy 2010-2035* (**STRLUS**) and the Structure Plan.

COMPARISON WITH STRLUS GROWTH STRATEGIES

STRLUS indicates a 'Low Growth Strategy' for Orford from 2010 to 2035 (25 years). This is defined to mean <10% over the entire period.

Alternative Growth Strategies are Medium Growth (10-20%) and High Growth (20-30%). Assuming 1 dwelling per lot, starting from a generally accepted base of 716 dwellings in 2010, the alternative growth scenarios are:

Low Growth (<10%) = 71 new dwellings = 787 dwellings in 2035

Medium Growth (10-20%) = max. 142 dwellings = 858 dwellings in 2035

High Growth (20-30%) = max. 214 dwellings = 930 dwellings in 2035

It is clear that the conservative 2% growth rate per annum projected by the SGS Analysis from 2020 onwards, resulting in another 298 dwellings can only be met by a 'High Growth Strategy'.

ESO-1

THIS IS THE DOCUMENT MARKED ESO-1 REFERRED TO IN THE AFFIDAVIT OF SWORN AT HOBART IN TASMANIA THIS 21ST DAY OF MARCH 2014 BEFORE ME:

JUSTICE OF THE PEACE NUMBER 080

ENVIRONMENT PROTECTION NOTICE No. 8949/1

Issued under the *Environmental Management and Pollution Control Act 1994*

Issued to: **TASMANIAN WATER & SEWERAGE CORPORATION PTY LTD**
ACN 162 220 653
163 - 169 MAIN RD
MOONAH TAS 7009

Environmentally Relevant Activity: **The operation of a wastewater treatment plant (ACTIVITY TYPE: Wastewater Treatment Works)**
ORFORD WASTEWATER TREATMENT PLANT, OFF RHEBAN RD
ORFORD TAS 7190

GROUNDS

I, Alex Schaap Director, Environment Protection Authority, being satisfied in accordance with section 44(1)(d) of the *Environmental Management and Pollution Control Act 1994* (the EMPCA) and in relation to the above-mentioned environmentally relevant activity that it is desirable to vary the conditions of a permit (see table below) hereby issue this environment protection notice to the above-mentioned person as the person responsible for the activity.

Permit No.	Date Granted	Granted By
2840	11 July 1983	Director of Environmental Control
DA02047	26 August 2002	Glamorgan/Spring Bay Council

PARTICULARS

The particulars of the grounds upon which this notice is issued are:

1 steps must be taken to prevent, control, reduce or remediate environmental harm associated with the activity.

2 the person responsible has changed.

3 the permit conditions have been varied to require a study into the feasibility of wastewater reuse.

4 a permit condition has been changed to specify the authorised discharge location at Quarry Point.

5 the permit conditions need to be varied to reflect current or updated terminology and/or to clarify the meaning of the conditions.

6 the permit conditions need to be varied to reflect current regulatory practice.

DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

Date of issue: 17 MAR 2014

DEFINITIONS

Unless the contrary appears, words and expressions used in this Notice have the meaning given to them in Schedule 1 of this Notice and in the EMPCA. If there is any inconsistency between a definition in the EMPCA and a definition in this Notice, the EMPCA prevails to the extent of the inconsistency.

REQUIREMENTS

In accordance with s.44(3) of the EMPCA, the person responsible for the activity is required to comply with the conditions contained in Schedule 2 of this Notice. These conditions prevail over the terms of the permit to the extent of any inconsistency.

INFORMATION

Attention is drawn to **Schedule 3**, which contains important additional information.

PENALTIES

If a person bound by an environment protection notice contravenes a requirement of the notice, that person is guilty of an offence and is liable on summary conviction to a penalty not exceeding 1000 penalty units in the case of a body corporate or 500 penalty units in any other case (at the time of issuance of this Notice one penalty unit is equal to $130.00).

NOTICE TAKES EFFECT

This notice takes effect on the date on which it is served upon you.

APPEAL RIGHTS

You may appeal to the Appeal Tribunal against this notice, or against any requirement contained in the notice, within 14 days from the date on which the notice is served, by writing to:

The Chairperson
Resource Management and Planning Appeal Tribunal
GPO Box 2036
Hobart TAS 7001

Signed: _____

DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

Date: 17 MAR 2014

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Attachments

Schedule 1: Definitions

Activity means any environmentally relevant activity (as defined in Section 3 of EMPCA) to which this document relates, and includes more than one such activity.

Approved Management Method For Biosolids Reuse means the document of this title first gazetted by the Director in June 2006 as amended by the Director from time to time.

Australian Guidelines For Water Quality Monitoring And Reporting means the document of this title published as part of the *National Water Quality Management Strategy* in 2000, or any subsequent updates.

Authorized Officer means an authorized officer under section 20 of EMPCA.

Best Practice Environmental Management or **'BPEM'** has the meaning described in Section 4 of EMPCA.

Biosolids means sewage sludge that has been extracted from a wastewater treatment plant and stabilised for beneficial reuse.

Director means the Director, Environment Protection Authority holding office under Section 18 of EMPCA and includes a person authorised in writing by the Director to exercise a power or function on the Director's behalf.

DRP means Decommissioning and Rehabilitation Plan

Effluent means wastewater discharged from The Land.

Emission Limit Guidelines means the *Emission Limit Guidelines for Sewage Treatment Plants that Discharge Pollutants into Fresh and Marine Waters 2001* published by the Department of Primary Industries, Water and Environment, dated June 2001, and includes subsequent versions of this document.

EMPCA means the *Environmental Management and Pollution Control Act 1994*.

Environmental Harm and **Material Environmental Harm** and **Serious Environmental Harm** each have the meanings ascribed to them in Section 5 of EMPCA.

Environmental Nuisance and **Pollutant** each have the meanings ascribed to them in Section 3 of EMPCA.

Environmentally Hazardous Material means any substance or mixture of substances of a nature or held in quantities which present a reasonably foreseeable risk of causing serious or material environmental harm if released to the environment and includes fuels, oils, waste and chemicals but excludes sewage.

Mixing Zone means a three dimensional area of the receiving waters around a point of discharge of pollutants within which it is recognised that the water quality objectives for the receiving waters may not be achieved.

Noise Sensitive Premises means residences and residential zones (whether occupied or not), schools, hospitals, caravan parks and similar land uses involving the presence of individual people for extended periods, except in the course of their employment or for recreation.

Person Responsible is any person who is or was responsible for the environmentally relevant activity to which this document relates and includes the officers, employees, contractors, joint venture partners and agents of that person, and includes a body corporate.

Protected Environmental Value means a value or use for which it has been determined that a given area of the environment should be protected. There can, and often will be, more than one protected environmental value for a given area. A list of potential protected environmental values is provided in clause 7.1 of the *State Policy on Water Quality Management 1997*.

Reporting Period means the financial year ending on 30 June of each calendar year.

Sewage Sludge means concentrated solids separated from wastewater during the wastewater treatment process.

Sewerage System means a system of pipes, maintenance holes, pumps, treatment facilities and other items for handling wastewater.

SPWQM means the *State Policy on Water Quality Management 1997*, as amended from time to time.

Tasmanian Biosolids Reuse Guidelines means the document of this title published by the Department of Primary Industries, Water and Environment in August 1999, and includes any subsequent versions of this document.

Tasmanian Noise Measurement Procedures Manual means the Noise Measurement Procedures Manual dated July 2008 issued by the Director of Environmental Management in accordance with regulation 25 of the *Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2004* and includes any subsequent versions of the document.

The Land means the land on which the activity to which this document relates may be carried out, and includes: buildings and other structures permanently fixed to the land, any part of the land covered with water, and any water covering the land. The Land is described by Certificate of Title reference 26237/1 and part of 148854/1 and its approximate boundaries are shown on the Site Plan at Attachment 1.

Unauthorised means has not been approved in writing by the Director or an authorised officer

Waste has the meaning ascribed to it in Section 3 of EMPCA.

Wastewater means spent or used water (whether from industrial or domestic sources) containing a pollutant and includes stormwater which becomes mixed with wastewater.

Wastewater Reuse EMP means the document entitled *Orford WWTP Effluent Re-Use Scheme Development Proposal & Environmental Management Plan*, February 2002, written by Sinclair Knight Merz together with the *Orford Wastewater Treatment Plant Effluent Reuse Scheme Amendment to DPEMP December 2002* and includes any amendment to or substitution of these documents approved in writing by the Director.

WWTP means the wastewater treatment plant located on The Land.

Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits

1 The activity must not exceed the following limits (annual fees are derived from these figures):

1.1 473 kilolitres per day Capacity to treat an average dry flow of sewage or wastewater).

General

G1 Access to and awareness of conditions and associated documents

A copy of these conditions and any associated documents referred to in these conditions must be held in a location that is known to and accessible to the person responsible for the activity. The person responsible for the activity must ensure that all persons who are responsible for undertaking work on The Land, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

G2 Complaints register

1 A public complaints register must be maintained and made available for inspection by an Authorized Officer upon request. The public complaints register must, as a minimum, record the following detail in relation to each complaint received in which it is alleged that environmental harm (including an environmental nuisance) has been caused by the activity:

1.1 the time at which the complaint was received;

1.2 contact details for the complainant (where provided);

1.3 the subject-matter of the complaint;

1.4 any investigations undertaken with regard to the complaint; and

1.5 the manner in which the complaint was resolved, including any mitigation measures implemented.

2 Complaint records must be maintained for a period of at least 3 years.

G3 Incident response

If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the activity must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

G4 No changes without approval

1 The following changes, if they may cause or increase the emission of a pollutant which may cause material or serious environmental harm or environmental nuisance, must only take place in relation to the activity if such changes have been approved in writing by the EPA Board following its assessment of an application for a permit under the *Land Use Planning and Approvals Act 1993*, or approved in writing by the Director:

1.1 a change to a process used in the course of carrying out the activity; or

1.2 the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity; or

1.3 a change in the quantity or characteristics of materials used in the course of carrying out the activity.

G5 Change of ownership

If the person responsible for the activity is not the owner of The Land upon which the activity is carried out and the owner of The Land changes or is to change, then, as soon as reasonably practicable but no later than 30 days after becoming aware of the change, the person responsible must notify the Director in writing of the change of ownership.

G6 Annual Environmental Review

Unless otherwise approved by the Director a publicly available Annual Environmental Review must be submitted each year within 3 months of the end of the Reporting Period. The Annual Environmental Review must be prepared to the satisfaction of the Director using the latest version of the Annual Environmental Review Template which is available on request from the Director.

G7 Inflow and Infiltration (I&I) Management Plan

1 An Inflow and Infiltration ('I&I') Management Plan must be submitted by the person responsible to the Director for approval within 12 months of the date on which these conditions take effect or by a date otherwise specified in writing by the Director.

2 The I&I Management Plan must contain the following:

2.1 Details of surveys or investigations previously undertaken to identify I&I points within the sewerage system including;

2.1.1 summaries of results;

2.1.2 descriptions of the methods used;

2.1.3 identification of sub-catchment I&I rates; and

2.1.4 I&I sources identified.

2.2 An outline of future surveys or investigations to be undertaken to identify I&I points within the sewerage system;

2.3 A strategy for the reduction of I&I into the sewerage system including:

2.3.1 specific reduction targets;

2.3.2 a table containing all of the commitments made in the strategy; and

2.3.3 an implementation timetable for the strategy;

3 The person responsible must implement and act in accordance with the approved I&I Management Plan.

4 In the event that the Director, by notice in writing to the person responsible, either approves a minor variation to the approved I&I Management Plan or approves a new I&I Management Plan in substitution for the plan originally approved, the person responsible must implement and act in accordance with the varied plan or the new plan, as the case may be.

G8 Warning Signs, Broken Outfall

Within 21 days of the date on which these conditions take effect or by a date specified in writing by the Director, signage must be installed on land near the existing outfall pipeline. Signage must alert the public as to the proximity and nature of the discharge. The signage must be maintained until the pipeline is repaired and discharge via the authorised discharge location commences. The signage must be removed upon commencement of discharge from the authorised discharge location.

G9 Wastewater reuse scheme annual report

1 Unless otherwise approved by the Director a publicly available wastewater reuse scheme report must be submitted each year within 3 months of the end of the Reporting Period. The report must include the following information:

1.1 a list of all supplier-user agreements;

1.2 the volume of treated wastewater discharged to the wastewater reuse scheme during each calendar month of the reporting period and the reuse rate as a proportion of total wastewater discharged from the WWTP;

1.3 a summary of reuse activities including water and nutrient budgets;

1.4 results of monitoring undertaken in accordance with the Wastewater Reuse EMP and an assessment of those results. This information should be presented in graphical form where possible and should include comparison with the results of previous reporting periods;

1.5 discussion of any significant trends observable in the monitoring results over time, including comparison with previous monitoring periods, must be provided;

1.6 verification that the wastewater is only being used in the manner and on crops described in the Wastewater Reuse EMP and how this has been verified; and

1.7 details of any proposed variations to the operation of the reuse scheme from those described in the Wastewater Reuse EMP.

2 Where the Director is of the opinion that the Wastewater Reuse EMP needs updating to reflect the current practices and potential environmental impacts associated with the reuse scheme the Director may direct the person responsible to cause a new Wastewater Reuse EMP to be prepared and submitted for approval and the responsible person must comply with the direction or cease the discharge to the wastewater reuse scheme.

Decommissioning And Rehabilitation

DC1 Notification of cessation

Within 30 days of becoming aware of any event or decision which is likely to give rise to the permanent cessation of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to cease or has ceased.

DC2 DRP requirements

Unless otherwise approved in writing by the Director, a draft Decommissioning and Rehabilitation Plan (DRP) for the activity must be submitted for approval to the Director within 30 days of the Director being notified of the planned cessation of operations or by a date specified in writing by the Director. The DRP must be prepared in accordance with guidelines provided by the Director.

DC3 Rehabilitation following cessation

1 Following permanent cessation of the activity, and unless otherwise approved in writing by the Director, The Land must be rehabilitated including:

1.1 stabilisation of any land surfaces that may be subject to erosion;

1.2 removal or mitigation of all environmental hazards or land contamination, that might pose an on-going risk of causing environmental harm; and

1.3 decommissioning of any equipment that has not been removed.

2 Where a Decommissioning and Rehabilitation Plan (DRP) has been approved by the Director, decommissioning and rehabilitation must be carried out in accordance with that plan.

Effluent

EF1 Effluent discharge locations

1 Effluent from the activity must only be discharged at the following discharge locations:

1.1 Discharge to water: discharge to the Mercury Passage at Quarry Point, Map Grid of Australia (GDA94) zone 55G at approximately 574642 metres east and 5286455 metres north as depicted on the plan at Attachment 1:

1.1.1 Unless otherwise specified in writing by the Director the discharge to water location must be re-commissioned not later than 12 months after the date of issue of this notice.

1.2 Discharge to reuse: discharge to the reuse scheme must only be conducted in accordance with the Wastewater Reuse EMP approved in writing by the Director.

EF2 Signage of discharge location

Signage must be installed and maintained on land near to outfalls to discourage recreational activities within waters immediately around the outfall. Signage is to alert the public as to the proximity and nature of the discharge.

EF3 Effluent quality limits for discharge at Quarry Point

1 Effluent discharged at Quarry Point must comply with the water quality limits set out in the Table of Effluent Quality Limits for discharge at Quarry Point (below), at the Effluent Quality monitoring location specified in Attachment 2.

2 Table of Effluent Quality Limits for discharge at Quarry Point

Column 1	Column 2	Column 3
Substance or measure	Unit of measurement	Maximum limit or range
Biochemical Oxygen Demand	mg/L	30
Suspended Solids	mg/L	40
Ammonia Nitrogen	mg/L	25
Total Nitrogen	mg/L	40
Total Phosphorus	mg/L	10
Oil and Grease	mg/L	10
Thermotolerant Coliforms	cfu/100mL	1,000
pH	pH units	6.5 to 8.5

EF4 Effluent quality limits for discharge to the reuse scheme defined in the Wastewater Reuse EMP

1 Effluent discharged to the reuse scheme defined in the Wastewater Reuse EMP must comply with the water quality limits set out in Table 2 "Reuse Effluent Quality Limits for the discharge to the reuse scheme defined by the Wastewater Reuse EMP", at the Effluent Quality Monitoring Location specified at Attachment 2.

2 **Table 2: Reuse Effluent Quality Limits for the discharge to the reuse scheme defined by the Wastewater Reuse EMP**

Column 1	Column 2	Column 3	Column 4
Parameter	Unit of measurement	Median	Range or Maximum Limit
pH			5.5 to 8.0
Biochemical Oxygen Demand	mg/L		50
Thermotolerant Coliforms	cfu/100ml	<1,000	10,000

Effluent Management

EM1 Effluent Management

1 The person responsible must:

1.1 submit to the Director within 6 months of the date on which these conditions take effect, or by a date otherwise specified in writing by the Director, a written undertaking to implement full effluent reuse; or

1.2 submit an Emission Limit Guidelines Compliance Plan to the Director for approval within 12 months of the date on which these conditions take effect, or by a date otherwise specified in writing by the Director; or

1.3 submit a Discharge Management Plan to the Director for approval within 2 years and 6 months of the date on which these conditions take effect, or by a date otherwise specified in writing by the Director.

EM2 Effluent reuse feasibility study

1 A feasibility study for reuse of effluent from the activity must be submitted to the Director within 6 months of the date on which these conditions take effect, or a date otherwise specified in writing by the Director. The study must be to the satisfaction of the Director and must include:

1.1 a strategic evaluation of the potential for the establishment of an effluent reuse scheme;

1.2 details of investigations undertaken to maximise the reuse of treated effluent discharged from the activity including identification of potential land areas and uses suitable for reuse and a summary of discussions undertaken with potential end users to enable reuse; and

1.3 where reuse is feasible, a written commitment from the person responsible to implement a reuse scheme including an action plan with timelines for completion of significant actions.

EM3 Ambient monitoring of receiving waters

1 Where an Ambient Monitoring Report is required by these conditions, an ambient monitoring plan for receiving waters must be submitted by the person responsible to the Director for approval within 9 months of the date on which these conditions take effect, or by a date otherwise specified in writing by the Director.

2 The ambient monitoring plan for receiving waters must:

2.1 be consistent with the Australian Guidelines for Water Quality Monitoring and Reporting;

2.2 outline the program scope, methods, locations, parameters, frequency and duration of the proposed monitoring program, including the rationale for design features of the program such as any modelling undertaken;

2.3 be designed to characterise the ambient water quality and biological conditions and to assess the impact of effluent discharged from the activity, taking into account seasonal effects and other variation in the receiving environment;

2.4 be designed to take into account the Protected Environmental Values and identify sensitive receptors within the receiving environment; and

2.5 incorporate an effluent plume dilution study which identifies the behaviour and dimensions of the mixing zone at the authorised discharge point;

2.6 be designed to identify the location and extent of the mixing zone, taking into account seasonal effects and other variation in the receiving environment;

2.7 include an implementation timetable for the plan.

3 Unless otherwise approved in writing by the Director, the approved ambient monitoring plan for receiving waters must be implemented within 3 months of the plan being approved in writing by the Director.

4 Within 4 months of the completion of ambient monitoring as stipulated in the ambient monitoring plan for receiving waters, an Ambient Monitoring Report must be submitted to the Director which must include the following information:

4.1 a description of the quality of the receiving waters environment, both in areas impacted by the discharge and in areas that are not impacted by the discharge, including graphical presentation of monitoring results collected in accordance with these conditions and an analysis of seasonal effects and other variation;

4.2 observations regarding the dilution and dispersion of effluent into the receiving waters in comparison to predictions or findings of previous studies (e.g. plume dilution studies);

4.3 an assessment of the dilution and dispersion patterns achieved in the receiving waters and recommendations regarding the location and extent of the mixing zone;

4.4 an evaluation of the environmental impacts with consideration of Protected Environmental Values and relevant sensitive receptors, based on the monitoring results and knowledge of seasonal effects and other variation.

EM4 Discharge Management Plan

1 For the purposes of these conditions a Discharge Management Plan must be prepared to the satisfaction of the Director and must include the following:

1.1 an assessment of the available options for improved effluent management in accordance with the hierarchy set out in Division 2: 'Management of Point Sources of Pollution' of the SPWQM;

1.2 a description of the volume and quality of effluent likely to be discharged to the receiving waters with consideration of effluent loads discharged to any approved reuse schemes;

1.3 an assessment of the current impact of effluent discharges from the activity on the receiving environment. The assessment must incorporate and analyse the findings of an Ambient Monitoring Report submitted to the Director in accordance with these conditions;

1.4 measures to ensure that the discharge of effluent to the receiving waters does not prejudice the achievement of the recommended water quality objectives at the discharge point including:

1.4.1 recommended emission limits determined in accordance with the SPWQM;

1.4.2 proposed effluent management measures including alternate discharge point options, seasonal discharge management and / or the establishment of a mixing zone, where necessary; and

1.4.3 details of any upgrades of wastewater treatment infrastructure necessary to achieve the recommended emission limits and implement the discharge management measures.

1.5 a table containing all of the major commitments made in the plan;

1.6 an implementation timetable for key aspects of the plan; and

1.7 a reporting schedule to regularly advise the Director of progress with implementation of the plan.

2 The person responsible must implement and act in accordance with the approved Discharge Management Plan.

3 In the event that the Director, by notice in writing to the person responsible, either approves a minor variation to the approved Discharge Management Plan or approves a new Discharge Management Plan in substitution for the plan originally approved, the person responsible must implement and act in accordance with the varied plan or the new plan, as the case may be.

Hazardous Substances

H1 Storage and handling of hazardous materials

1 Unless otherwise approved in writing by the Director, environmentally hazardous materials held on The Land must be:

1.1 located within impervious bunded areas, spill trays or other containment systems; and

1.2 managed to prevent unauthorised discharge, emission or deposition of pollutants:

1.2.1 to soils within the boundary of The Land in a manner that is likely to cause serious environmental harm;

1.2.2 to groundwater;

1.2.3 to waterways; or

1.2.4 beyond the boundary of The Land.

Monitoring

M1 Dealing with samples obtained for monitoring

1 Any sample or measurement required to be obtained under these conditions must be taken and processed in accordance with the following:

1.1 Australian Standards, NATA approved methods, the American Public Health Association Standard Methods for the Analysis of Water and Waste Water or other standard(s) approved in writing by the Director;

1.2 measurement equipment must be maintained and operated in accordance with the manufacturer's specifications;

1.3 samples must be tested in a laboratory accredited by the National Association of Testing Authorities (NATA), or a laboratory approved in writing by the Director, for the specified test;

1.4 results of measurements and analysis of samples and details of methods employed in taking measurements and samples must be retained for at least three years after the date of collection; and

1.5 noise measurements must be undertaken in accordance with the Tasmanian Noise Measurement Procedures Manual.

M2 Flow monitoring equipment

1 Flow monitoring equipment must be maintained in accurate working order in accordance with the manufacturer's specifications and, unless otherwise approved in writing by the Director, must be validated at least once every 12 months.

2 The dates on which flow monitoring equipment has been validated must be recorded and validation records kept for a minimum of 3 years.

3 For the purposes of this condition:

3.1 'validate' means to undertake a set of actions including inspecting the flow monitoring equipment to check that it is installed in compliance with any relevant standards and is maintained to an acceptable state of repair, which provides an acceptable level of confidence that the flow monitoring equipment operates within an acceptable range of error under normal operating conditions.

3.2 'Flow monitoring equipment' means an instrument, including a flow meter, that measures and may record a flow or level of liquid and includes any ancillary device attached to or incorporated into the instrument.

M3 Monitoring reporting and record keeping

1 Unless otherwise specified in writing by the Director, a Monthly Monitoring Report, in an electronic format approved by the Director, must be submitted to the Director within 21 days of receipt of laboratory analyses of samples collected for the previous monthly period. As a minimum, the Monthly Monitoring Report must include the following information:

1.1 the laboratories at which sample analyses were carried out;

1.2 contact details for a person responsible for managing monitoring programs;

1.3 the estimated or measured average daily flow to the wastewater treatment plant for the previous monthly period; and

1.4 for each sampling location or site test location:

1.4.1 a location name which allows the location to be clearly identifiable;

1.4.2 the date and time at which each sample was taken or site test conducted;

1.4.3 the indicators for which analyses or tests were carried out and the units in which the results are reported; and

1.4.4 the results for all sample analyses and site tests.

2 A record of all monthly monitoring reports submitted to the Director must be maintained and copies of all laboratory analysis reports referenced to the relevant Monthly Monitoring Reports kept for a minimum period of three years.

M4 Signage of monitoring points

With the exception of open water sampling, all monitoring points must be clearly marked to indicate the location and name of the monitoring point.

M5 Monitoring requirements

1 Unless otherwise specified in writing by the Director, monitoring must be undertaken in accordance with the Table of Monitoring at Attachment 2, as follows:

1.1 the items listed in Column 1 must be sampled or tested at the locations listed in Column 2 for the parameters listed in Column 3 at the frequencies listed in Column 5 using the techniques listed in Column 6; and

1.2 resultant monitoring data must be reported to the Director in accordance with the requirements set out in Column 7 and in the units listed in Column 4.

M6 Groundwater Monitoring Plan

1 A groundwater monitoring plan must be submitted by the person responsible to the Director for approval within 6 months of the date on which these conditions take effect, or by a date otherwise specified in writing by the Director.

2 The groundwater monitoring plan must be prepared by a suitably qualified person.

3 The groundwater monitoring plan must:

3.1 describe the location and design of groundwater monitoring wells to be constructed or which have all ready been constructed to detect groundwater contamination caused by the activity;

3.2 include a map of the Land on which the location of existing and proposed wells are marked;

3.3 provide reasons as to why the location and design of proposed wells is appropriate for the purpose of detecting groundwater contamination caused by the activity;

3.4 provide reasons as to why the location and design of existing wells are appropriate for the purpose of detecting groundwater contamination caused by the activity.

4 Where the groundwater monitoring plan requires the construction of groundwater monitoring wells, those wells must be constructed within 6 months of the date on which the Director approves the groundwater monitoring bore plan.

5 At the time of construction of wells required by the groundwater monitoring plan, the following information must be recorded and compiled into a groundwater monitoring well installation report:

5.1 a description of the materials used for construction;

5.2 initial field measurements of the groundwater for conductivity, total dissolved solids, pH and temperature;

5.3 details of slot screens installed, and the depth to which they were installed;

5.4 depth of gravel packing;

5.5 depth of the bentonite cap;

5.6 details of bore development during pumping (removal of drilling contamination);

5.7 results of pump tests;

5.8 aquifer levels; and

5.9 a detailed geological log.

6 The Director must be notified of construction of the groundwater monitoring wells required by the groundwater monitoring plan within 1 month of their construction. The groundwater monitoring well installation report for each newly constructed bore must be provided with the notification.

7 The groundwater monitoring wells required by this condition must be established by a suitably qualified person in accordance with the Minimum Construction Requirements for Water Bores in Australia.

8 In the event that the Director, by notice in writing to the person responsible, either approves a minor variation to the approved groundwater monitoring plan or approves a new groundwater monitoring plan in substitution for the plan originally approved, the person responsible must implement and act in accordance with the varied plan or the new plan, as the case may be.

Noise Control

N1 Noise emission limits

1 Noise emissions from the activity when measured at any noise sensitive premises in other ownership and expressed as the equivalent continuous A-weighted sound pressure level must not exceed:

1.1 50 dB(A) between 0800 hours and 1800 hours (Day time); and

1.2 45 dB(A) between 1800 hours and 2200 hours (Evening time); and

1.3 40 dB(A) between 2200 hours and 0800 hours (Night time).

2 Where the combined level of noise from the activity and the normal ambient noise exceeds the noise levels stated above, this condition will not be considered to be breached unless the noise emissions from the activity are audible and exceed the ambient noise levels by at least 5 dB(A).

3 The time interval over which noise levels are averaged must be 10 minutes or an alternative time interval specified in writing by the Director.

4 Measured noise levels must be adjusted for tonality, impulsiveness, modulation and low frequency in accordance with the Tasmanian Noise Measurement Procedures Manual.

5 All methods of measurement must be in accordance with the Tasmanian Noise Measurement Procedures Manual.

Operations

OP1 Operational Procedures Manual

1 An Operational Procedures Manual ('the Manual') must be developed within 12 months of the date on which these conditions take effect or by a date specified in writing by the Director. The Manual must provide detailed information relating to the activity and must detail operational procedures as required to ensure compliance with these conditions.

2 The person responsible must take all reasonable and practicable measures to ensure that personnel, including contractors, carry out their duties in accordance with the manual.

OP2 Site security

The WWTP must be fenced to prevent entry by unauthorised persons and these fences must be adequately maintained for this purpose.

OP3 Contingency Management

1 Unless otherwise approved in writing by the Director, a Contingency Management Plan must be submitted by the person responsible to the Director within 3 months of the date on which these conditions take effect. The plan must detail measures to prevent and mitigate environmental harm if an unplanned event occurs. Unplanned events that must be addressed by the plan include:

1.1 incidents, accidents, power failures and malfunctions with the potential to cause the release of effluent that does not comply with these conditions;

1.2 pipe ruptures leading to discharge of wastewater;

1.3 development of blue green algae (cyanobacteria) concentrations that have the potential to cause environmental harm; and

1.4 fire and flooding.

2 The Contingency Management Plan must include communication procedures for ensuring that water users that may be adversely impacted, the general public and relevant government agencies are informed of any unplanned event to the extent necessary to allow them to take precautions against adverse impacts upon the environment, human health and livestock health.

3 As far as reasonable and practicable the Contingency Management Plan must include contact details for all water users that may be impacted by an unplanned event and must be kept up to date by the person responsible.

4 The person responsible must ensure that all personnel are aware of the Contingency Management Plan and their responsibilities in relation to unplanned events and have access at all times to the Contingency Management Plan.

5 The Contingency Management Plan must be implemented if an unplanned event occurs.

Waste Management

WM1 Sewage Sludge Management Plan

1 A Sewage Sludge Management Plan must be submitted to the Director for approval within 12 months of the date on which these conditions take effect, or by a date specified in writing by the Director.

2 The Sewage Sludge Management Plan must be prepared with reference to the Tasmanian Biosolids Reuse Guidelines and must include:

2.1 actions to ensure sludge depth in sewage lagoons does not compromise plant performance; and

2.2 a proposal for the appropriate end use or disposal of sewage sludge.

3 The Sewage Sludge Management Plan must contain a description of any onsite containment facility for sewage sludge at the WWTP including measures to prevent environmental nuisance.

4 Unless otherwise approved in writing by the Director, sewage sludge must be managed in accordance with the Sewage Sludge Management Plan approved in writing by the Director.

WM2 Controlled Waste Register

1 A Controlled Waste Register, to document storage and movement of sewage screenings, grit material, sewage sludge and biosolids, must be maintained and made available for inspection by an Authorized Officer upon request.

2 The Controlled Waste Register must:

2.1 keep an accurate record of type and quantity of Controlled Wastes stored on The Land, with the exception of sewage sludge contained within lagoons; and

2.2 record the following detail in relation to Controlled Waste removed from The Land:

2.2.1 the type of Controlled Waste;

2.2.2 the quantity of Controlled Waste;

2.2.3 the Controlled Waste Transporter who moved the Controlled Waste;

2.2.4 the date the Controlled Waste was moved;

2.2.5 the recipient of the Controlled Waste; and

2.2.6 The destination address of the Controlled Waste.

3 Controlled Waste records must be maintained for a period of at least 3 years.

Schedule 3: Information

Legal Obligations

LO1 EMPCA

The activity must be conducted in accordance with the requirements of the *Environmental Management and Pollution Control Act 1994* and Regulations thereunder. The conditions of this document must not be construed as an exemption from any of those requirements.

LO2 Change of responsibility

If the person responsible for the activity ceases to be responsible for the activity, they must notify the Director in accordance with Section 45 of the EMPCA.

Other Information

OI1 Notification of incidents under section 32 of EMPCA

Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning 1800 005 171 (a 24-hour emergency telephone number).

Policy Requirements

PR1 Policy Framework

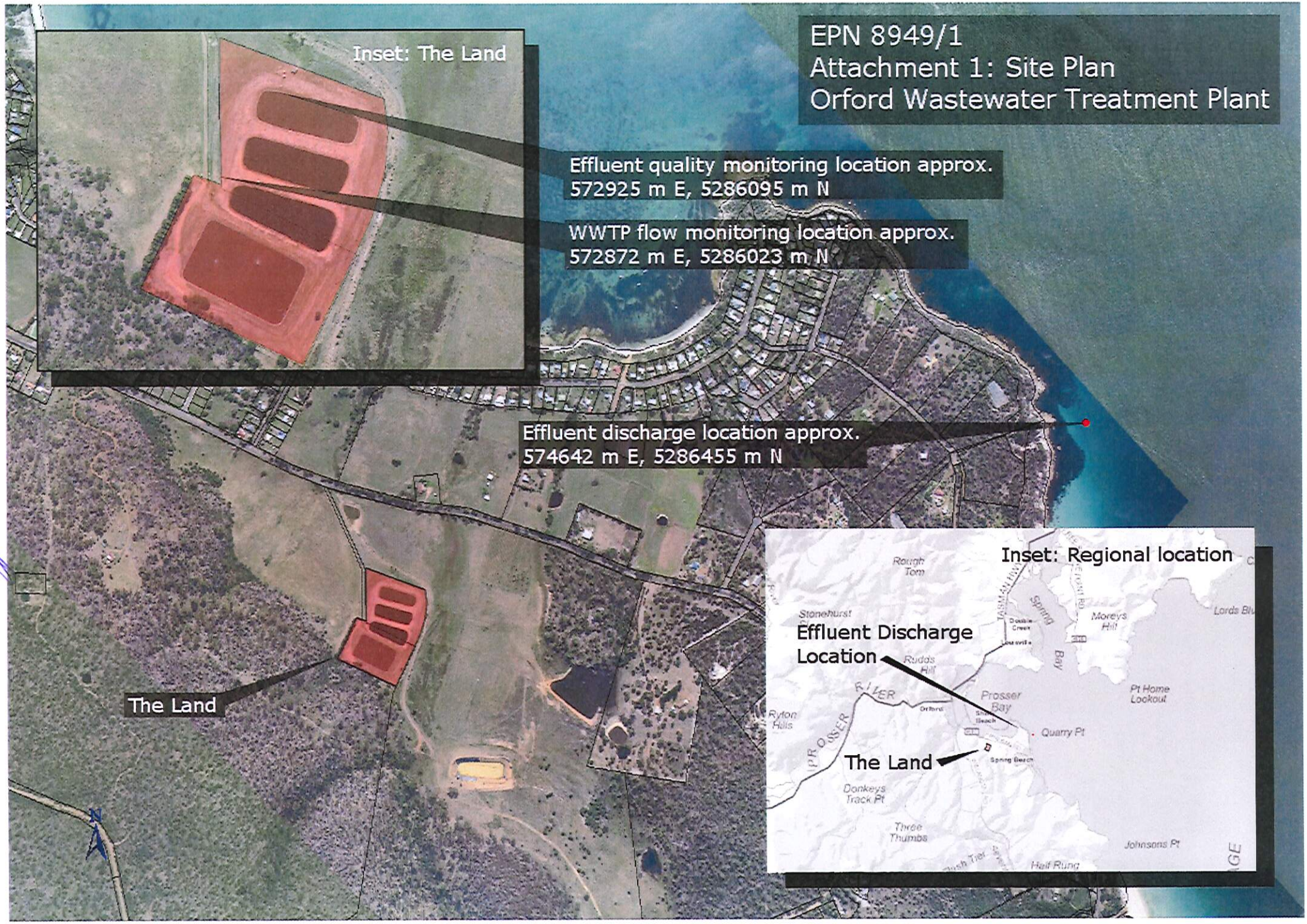
1 The policy framework and guidelines relevant to implementation of policy are as follows:

- **1.1** State Policy on Water Quality Management (SPWQM);
- **1.2** Emission Limit Guidelines for Sewage Treatment Plants That Discharge Pollutants In To Fresh And Marine Waters, June 2001;
- **1.3** Approved Management Method For Biosolids Reuse;
- **1.4** Tasmanian Biosolids Reuse Guidelines; and
- **1.5** Environmental Guidelines for the Use of Recycled Water in Tasmania, December 2002.

PR2 Policy Objectives

1 Wastewater Treatment Plants (WWTP) in Tasmania must comply with the requirements for best practice environmental management (BPEM) and move toward implementing accepted modern technology (AMT) under the Environmental Management and Pollution Control Act 1994 (EMPCA) and the State Policy on Water Quality Management 1997 (SPWQM). The management of pollutant discharge from point sources is governed by the principles defined in clause 16.2 of SPWQM, namely:

- **1.1** pollutant discharges must not prejudice water quality objectives (WQO) defined for the receiving waters; and
- **1.2** pollutant discharges must be reduced to the maximum extent that is reasonable and practical having regard to Best Practice Environmental Management and in accordance with the hierarchy of waste management.


EPN 8949/1
Attachment 1: Site Plan
Orford Wastewater Treatment Plant
Inset: The Land
Effluent quality monitoring location approx.
572925 m E, 5286095 m N
WWTP flow monitoring location approx.
572872 m E, 5286023 m N
Effluent discharge location approx.
574642 m E, 5286455 m N
The Land
Inset: Regional location
Effluent Discharge Location
The Land
Rough Tom
Stonehurst
Ryton Hills
Rudds Hill
Prosser Bay
Moreys Hill
Pt Home Lookout
Quarry Pt
Donkeys Track Pt
Three Thumbs
Johnsons Pt
Half Rung
Lords Blu
N

17 MAR 2014

Attachment 2

Table of Monitoring

For the purposes of the Table of Monitoring the following definitions apply:
Continuous measurement means automatic ongoing measurement at all times. A continuous measurement device may or may not have an integrated data logger.
On-line means measurements or analyses are carried out automatically and the results are electronically recorded for remote viewing and analysis
Flow Meter means an instrument that measures and may record a flow or level of liquid and includes any ancillary device attached to or incorporated into the instrument
Field test / on-site test means either in situ testing or analysis of samples immediately with appropriate instrumentation
Grid references are expressed as Map Grid of Australia Zone 55G GDA94
Grab sample means a discrete sample collected in a manner that ensures it is a representative sample
Flow-weighted 24-hour composite means a composite sample consisting of grab samples taken continuously over a 24 hour period at a rate proportional to wastewater flow.
[1] If concentration is greater than or equal to 5ug/L then further investigation is required into speciated forms

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Item	Sampling Locations	Parameter	Unit of measure	Sampling or testing Frequency	Sampling or testing technique	Reporting requirements
WWTP flow	WWTP flow location as depicted at Attachment 1 Approximate grid reference: 572872 m E, 5286023 m N	Flow	ML/day	Continuous measurement	Flow Meter.	Results to be included: (a) in the monthly monitoring report as total daily flow; and (b) in the Annual Environmental Review as monthly flows for each calendar month, based on daily flows for that month.
Flow to reuse scheme defined by the Wastewater Reuse EMP	As specified in in the approved Wastewater Reuse EMP	Flow	ML/day	As specified in in the approved Wastewater Reuse EMP	As specified in in the approved Wastewater Reuse EMP	Results to be included: (a) in the monthly monitoring report as total daily flow; and (b) in the Annual Environmental Review as monthly flows for each calendar month, based on daily flows for that month; and (c) in the Wastewater reuse scheme annual report.

17 MAR 2014

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Item	Sampling Locations	Parameter	Unit of measure	Sampling or testing Frequency	Sampling or testing technique	Reporting requirements
Effluent quality	Effluent quality monitoring location as depicted at Attachment 1 Approximate grid reference: 572925 m E, 5286095 m N	pH	-	Monthly	Field test / on-site test or On-line.	Results to be included: (a) in a monthly monitoring report; and (b) in the Annual Environmental Review; and (c) in the Wastewater reuse scheme annual report.
		Temperature	°C			
		Conductivity	dS/m		Grab sample, Field test / on-site test or On-line or Flow-weighted 24 hour composite.	
		Biochemical Oxygen Demand	mg/L		Grab sample or Flow-weighted 24 hour composite.	
		Suspended Solids	mg/L			
		Ammonia-Nitrogen	mg/L			
		Nitrate-Nitrogen	mg/L			
		Nitrite-Nitrogen	mg/L			
		Total Nitrogen	mg/L			
		Total Phosphorus	mg/L			
		Oil and Grease	mg/L			
		Thermotolerant Coliforms	cfu/100mL		Grab sample.	
		Enterococci	cfu/100mL			
		Blue-green algae	cfu/100mL			
		Arsenic	mg/L	Annually	Grab sample or Flow-weighted 24 hour composite.	Results to be included: (a) in a monthly monitoring report; and (b) in the Annual Environmental Review; and (c) in the Wastewater reuse scheme annual report.
		Barium	mg/L			
		Cadmium	mg/L			
		Chromium (total)[1]	mg/L			
		Copper	mg/L			
		Lead	mg/L			
		Manganese	mg/L			
		Mercury	mg/L			
		Nickel	mg/L			
		Selenium	mg/L			
		Silver	mg/L			
		Zinc	mg/L			
		Alkalinity (as bicarbonate)	mg/L	Annually, in any reporting period during which discharge occurs to the reuse scheme defined by the Wastewater Reuse EMP	Grab sample or Flow-weighted 24 hour composite.	Results to be included: (a) in a monthly monitoring report; and (b) in the Annual Environmental Review; and (c) in the Wastewater reuse scheme annual report.
		Boron	mg/L			
		Calcium	mg/L			
		Chloride	mg/L			
		Magnesium	mg/L			
		Molybdenum	mg/L			
		Potassium	mg/L			
		Sodium	mg/L			
		Sulphate	mg/L			

17 MAR 2014

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Column 1 Item	Column 2 Sampling Locations	Column 3 Parameter	Column 4 Unit of measure	Column 5 Sampling or testing Frequency	Column 6 Sampling or testing technique	Column 7 Reporting requirements
Sludge	Sludge / Biosolids generated on The Land	In accordance with the Tasmanian Biosolids Reuse Guidelines 1999 ("the TBRG"); or as approved in writing by the Director.	In accordance with the TBRG; or as approved in writing by the Director.	In accordance with the TBRG; or as approved in writing by the Director.	In accordance with the TBRG; or as approved in writing by the Director.	a) As required in the Annual Environmental Review; or b) As otherwise approved by the Director.
Groundwater	As specified in in the approved Groundwater Monitoring Plan	Groundwater elevation	metres below ground level (mbgl)	Annually	Field test	To be reported in the Annual Environmental Review.
		Conductivity	dS/m			
		pH	-			
		Temperature	°C			
		Total Dissolved Solids	mg/L		Grab sample	
		Ammonia Nitrogen	mg/L			
		Nitrite Nitrogen	mg/L			
		Nitrate Nitrogen	mg/L			
		Total Nitrogen	mg/L			
		Total Phosphorus	mg/L			
		Filterable reactive phosphorus	mg/L			
		Calcium	mg/L			
		Sodium	mg/L			
		Magnesium	mg/L			
		Potassium	mg/L			
		Hardness	mg/L			
		Fluoride	mg/L			
		Carbonate	mg/L			
		Bicarconate	mg/L			
		Chloride	mg/L			
		Sulphate	mg/L			
		Thermotolerant Coliforms	cfu/100ml			
		Enterococci	cfu/100ml			

17 MAR 2014

ELMS No 6235

Department of Primary Industries, Water and Environment, Tasmania

GPO Box 44A Hobart 7001

Issued under the Environmental Management and Pollution Control Act 1994

PERMIT CONDITIONS - ENVIRONMENTAL

In accordance with section 25(5) of the *Environmental Management and Pollution Control Act 1994* the Director of Environmental Management, under delegation from the Board of Environmental Management and Pollution Control, requires that the following schedule of definitions and schedule of conditions be included in the permit for the construction of three secondary treatment lagoons and associated infrastructure and the operation of a municipal wastewater treatment facility, at the Orford Wastewater Treatment Plant, RA 108 Rheban Road, Orford.

In accordance with Schedule 2, 3(a) of *the Environmental Management and Pollution Control Act 1994*, this activity has been assessed as a level 2 Activity.

Municipality:	Glamorgan/Spring Bay Council
Map Name:	1:25,000 map, sheet 5628, Orford
Map Coordinates:	E572770 N5285850
File Reference:	~~024931~~ 024851
Client:	Glamorgan/Spring Bay Council

PO Box 6
TRIABUNNA TAS 7190

Date conditions approved: 26/8/02

Signed: .....
Warren Jones
Director of Env. Management

Table of Contents

SCHEDULE 1

DEFINITION OF TERMS

In this Permit -

'accepted modern technology' means technology which has consistently demonstrated achievement of the desired effluent pollutant levels in economically viable situations, takes account of engineering and scientific developments in economically viable operations and pursues opportunities for waste minimisation;

'Activity' means a secondary wastewater treatment plant at RA 108 Rheban Road, Orford, AMG reference E572770 N5285850, the major components of which are four sewage treatment lagoons;

'biosolids' means organic solid product produced by wastewater processing. Until such solids are suitable for beneficial use they are defined as *wastewater solids* or *sewage sludge*. The solids content of biosolids should be equal to or greater than 0.5%(w/v). Solid biosolids are defined as >17% solids;

'controlled waste' has the meaning described in section 1(3) of EMPCA;

'EMPCA' means the *Environmental Management and Pollution Control Act 1994*;

'environmental harm', 'material environmental harm' and 'serious environmental harm' each has the meaning described in section 5 of the EMPCA;

'the Director' is the Director of Environmental Management appointed under section 18 of the EMPCA (The Director is located within the Department of Primary Industries, Water and Environment);

'grab' means a single sample collected in a manner that ensures that it is a representative sample;

'incident' has the meaning described in Section 32 of the EMPCA;

'the land' means the land on which the activity to which these permit conditions relate may be carried out, situated at RA 108 Rheban Road, Orford, AMG reference E572770 N5285850, in the State of Tasmania, being the whole of the land cross hatched in red as detailed on the plan included as Attachment 1;

'median' means a limit that must not be exceeded by more than *50%* of all the samples required to be collected;

'person responsible for the Activity' is any person who is or was responsible for the environmentally relevant activity for which this notice is issued and includes the officers, employees, agents and assigns of that person, and may be a body corporate.

26/8/02

The permit holder must comply with the following conditions:

C. Construction

Aboriginal heritage survey

C1 Prior to the commencement of earth works and following the removal of surface vegetation from areas in which any works are to occur, a suitably qualified person must conduct a survey of the land to the satisfaction of the Director to determine if any relic as defined in the *Aboriginal Relics Act 1975* is likely to be impacted by those works.

Liner construction

C2 The three secondary lagoons must be lined with clay of minimum thickness 400mm on each lagoon base and minimum thickness 600mm on the lagoon walls throughout each lagoon.

These liners must be compacted to achieve an in-situ permeability of less than 10^{-9} m/sec (10^{-7} cm /sec) over the depth of the liners.

C3 A person with sound knowledge and experience in clay compaction shall be present during any liner construction or repair process, and shall be capable of advising field crew, and properly conducting quality control tests and sampling in the field.

C4 Concrete wavewalls shall be constructed for each lagoon such that the wall extends from 300mm below to 300mm above the average design water level.

Sludge management

C5 By 29 November 2002 and prior to any removal of sludge from the primary lagoon, a management plan for the storage, handling, reuse, and disposal of sewage sludge and biosolids in a format approved by the Director must be provided to the Director.

Stormwater

C6 During the construction phase, measures must be undertaken to collect, control and treat as necessary, stormwater run-off from the land such that the run-off does not cause sediment deposition in, or discolouration of, the wastewater treatment lagoons or any surface waters outside the boundaries of the land.

Appropriate measures include, but should not be limited to, the establishment of cut-off drains and sedimentation basins around the construction site.

C7 A drainage channel shall be constructed along the eastern edge of the sewage treatment lagoons to Rheban Road as detailed on Attachment 1, such that water does not breach the channel in a 1 in 10 year storm event.

26/8/02

Air

C8 Airborne dust from roads, disturbed areas, storage heaps, or machinery on the land must not be emitted from the land so as to cause an environmental nuisance.

C9 Traffic areas on the land must be dampened when necessary to control dust emissions or when required by in notice from the Director.

C10 Trucks leaving the land and travelling by public roads and carrying loads containing material which may blow or spill out of the trucks must utilise effective dust control measures which may include tarpaulins or load dampening.

Noise

C11 Unless otherwise approved in writing by the Director, construction shall take place only between the hours of:

Monday to Friday	07:30 to 1730 hours
Saturday	09:00 to 18:00 hours
Sunday and Public Holidays (local and state wide)	10:00 to 18:00 hours

Rehabilitation

C12 Where topsoils are removed for the purposes of construction of three wastewater treatment lagoons and associated infrastructure, sufficient topsoil must be retained to cover disturbed areas to a depth of at least 100 millimetres. All disturbed areas must be sown down with an appropriate grass mix as soon as is practicable after works in that area are completed.

Operations Manual

C13 Prior to commissioning:

a) an operations manual that sets out prudent operating procedures to ensure optimum environmental management of the treatment plant must be produced; and

b) a copy of the operations manual must be provided to the Director.

24/8/02

G. General

Responsible person

G1 Within 14 days of the date on which these permit conditions take effect, the Director must be provided with telephone and/or pager contact details of a person who can respond to an incident relating to the Activity, at any specified time, 24 hours a day.

G2 The Director must be notified within 24 hours if:

a) the person who can respond to an incident relating to the Activity ceases to be the person who can respond to an incident relating to the Activity; or

b) there are changes to the telephone and/or pager contact details of the person who can respond to an incident relating to the Activity.

Volume

G3 The maximum volume of sewage permitted to be treated is 473 kilolitres per 24 hour day (average dry weather flow).

Operational Change

G4 Except with the prior written approval of the Director, none of the following may be changed in the course of the operation of the Activity, if the changes will, or are likely to, cause or increase the emission of a pollutant, or otherwise result in environmental harm:

a) the components or treatment process of the Activity;

b) the nature or quantity of materials dealt with or used or produced in the operation of the Activity; and

c) the construction, installation, alteration or removal of any structure or equipment used in the course of the operation of the Activity.

Plant and Equipment

G5 All plant and equipment used in the Activity:

a) must be maintained in accord with the manufacturer's specifications;.

b) must be operated in a proper and efficient manner in accord with the manufacturer's specifications; and

c) must be operated by personnel holding technical qualifications or levels of competency consistent with any relevant standard defined by the Australian National Training Authority or unless otherwise approved by the Director.

26/3/02

L. Lagoon Operations

L1 No floating matter, including grass, weeds and rubbish will be allowed to accumulate on the surface of any lagoons.

L2 All lagoon embankments must be kept in good repair and free of weeds.

F. Flow Monitoring

F1 Flow monitoring equipment must be installed at the inlet to the treatment plant.

F2 Equipment that is required to monitor flow must measure to +/-5% of true value.

F3 Flow monitoring equipment must be calibrated in accordance with the manufacturer's specifications or at least once every 12 months.

F4 Calibration details must be recorded and kept for a minimum of 2 years.

S. Waste

S1 The person responsible for the Activity must not release controlled wastes for transport from the land for fee or reward unless he or she is satisfied that the transporter holds a current Waste Transport Business Environment Protection Notice (WTB-EPN) in force under the EMPCA.

S2 Controlled waste generated by the Activity may only be disposed of:

a) at a site and in a manner approved by the Director, or

b) in accordance with a management plan approved by the Director.

S3 A daily record of the quantities and nature of all solid wastes released for transport from the land must be maintained. The record shall be kept for a minimum period of 2 years and made available to any authorised officer on request.

Sewage Sludge/Biosolids Management

S4 Biosolids produced by the Activity for reuse must be:

a) graded and classified according to the system specified in the *Tasmanian Biosolids Reuse Guidelines1999*; and

b) sampled and analysed according to the procedures specified in the *Tasmanian Biosolids Reuse Guidelines1999*.

26/3/02

E. Effluent Discharge

Discharge locations and effluent quality

E1 Wastewater from the wastewater treatment plant must only be discharged from the authorised discharge points, as specified below:

Authorised Discharge Points	Purpose	Location
Discharge Point 1	Discharge to ocean waters	Mercury Passage off Quarry Point E574550 N5286225, as shown on Attachment 2
Discharge Point 2	Discharge to a wastewater reuse scheme	The land defined in the approved Environmental Management Plan for wastewater reuse

E2 Treated wastewater discharged to Mercury Passage at Discharge Point 1, must not cause:

a) odours which would adversely affect the use of the surrounding waters;

b) any objectionable discolouration or visible oil, grease, foam, scum or litter;

c) a barrier to the migration of fish or other aquatic organisms;

d) mortality of fish or other aquatic organisms; or

e) fish or other aquatic organisms to be unacceptable for human consumption as determined by Tasmanian health standards, and or any standard in force from time to time, applying to the sale for human consumption of such fish or other aquatic organisms in Tasmania, interstate or overseas.

E3 Treated wastewater discharged from the Activity at Discharge Point 1, must not exceed the quality limits or ranges specified below:

Parameter	Unit	Max Limit
pH		Within the Range 6.5 – 8.5
Biochemical Oxygen Demand	mg/L	30
Suspended Solids	mg/L	40
Ammonia Nitrogen	mg/L	25
Total Nitrogen	mg/L	40
Total Phosphorus	mg/L	10
Oil and Grease	mg/L	10
Thermotolerant Coliforms	cfu/100ml	1000

26/5/02

E4 Treated wastewater may only be discharged to Discharge Point 2 for the purposes of reuse:

a) in accordance with an Environmental Management Plan approved in writing by the Director for the purpose of this condition; and

b) provided that treated wastewater does not exceed the quality limits or ranges specified below:

Parameter	Unit	Limit
pH		Within the range 5.5 – 8.0
Biochemical Oxygen Demand	mg/L	Maximum 50
Thermotolerant Coliforms	cfu/100ml	Median <1000

E5 By 30 March 2003 an emergency discharge management plan must be prepared to the satisfaction of the Director for management of treated wastewater that does not meet quality limits for discharge at an authorised discharge point.

Blue-Green Algae

E6 If blue green algae are measured at 11500 cells/mL or greater in the final effluent, the Director must be notified within 24 hours of the test results being received.

Implementation of Accepted Modern Technology

E7 By 31 December 2006 a Performance Improvement Program must be submitted to the Director. The Program must describe and cost works to improve the performance of the sewage treatment plant with the objective of reducing the concentration or load of pollutants discharged to the receiving waters to achieve targets agreed with the Director.

O. Odour Emission

O1 The activity must be managed and operated so as to prevent the emission of odours that cause or are likely to cause an environmental nuisance beyond the boundary of the land.

N. Noise Emission

N1 Noise emissions from the activity on the land must be such that when sound pressure level measurements have been adjusted in accordance with the relevant standard, the noise levels from the activity on the land must not exceed a time average A-weighted sound pressure level of 45 dB(A) when measured at any domestic premises in other ownership. Noise level measurements must be taken in the presence of ambient noise normally existent in the area.

24/8/02

N2 Where the combined level of the noise from the activity on the land and the normal ambient noise exceeds 45 dB(A) this condition will not be considered to be breached unless the noise emissions from the land are audible and exceed the ambient noise levels by at least 5 dB(A).

N3 The time interval over which the noise level is to be determined must be 10 minutes.

N4 All methods of measurement must be in accordance with the most recent Australian Standards and the Tasmanian 'Code of Practice for Sound Pressure Level Measurement'.

M Monitoring

Location of Monitoring Points

M1 Monitoring data must be collected at the following locations:

Site	Purpose	Description	Location
1	Volume	Records the total volume of waste passing through the WWTP	Plant inlet
2	Effluent quality	Monitors quality parameters of WWTP effluent at the discharge points	Plant outlet (to whichever of the Discharge Points is being used)

M2 Any changes to the location of monitoring points must be approved in writing by the Director.

M3 All monitoring points must be clearly marked by a sign that indicates the location, purpose and name of the monitoring point.

26/8/02

Effluent Monitoring

M4 Samples collected at the effluent monitoring site must be analysed for the following parameters using the sampling frequency and methods specified:

	Units	Site	Sampling Method	Frequency
pH		2	Sample site test	Monthly
Temperature	°C	2	Sample site test	Monthly
Conductivity	µ Siemens/cm	2	Sample site test	Monthly
Dissolved Oxygen	mg/L	2	Sample site test	Monthly
Biochemical Oxygen Demand	mg/L	2	Grab	Monthly
Suspended Solids	mg/L	2	Grab	Monthly
Ammonia Nitrogen	mg/L	2	Grab	Monthly
Nitrate Nitrogen	mg/L	2	Grab	Monthly
Nitrite Nitrogen	mg/L	2	Grab	Monthly
Total Nitrogen	mg/L	2	Grab	Monthly
Total Phosphorus	mg/L	2	Grab	Monthly
Oil and Grease	mg/L	2	Grab	Monthly
Thermotolerant Coliforms	Orgs./100ml	2	Grab	Monthly
Enteroccoci	Orgs./100ml	2	Grab	Monthly
Arsenic	mg/L	2	Grab	Annually
Cadmium	mg/L	2	Grab	Annually
Chromium	mg/L	2	Grab	Annually
Copper	mg/L	2	Grab	Annually
Lead	mg/L	2	Grab	Annually
Mercury	mg/L	2	Grab	Annually
Nickel	mg/L	2	Grab	Annually
Selenium	mg/L	2	Grab	Annually
Zinc	mg/L	2	Grab	Annually

Testing Methods

M5 All samples must be:

a) analysed at a laboratory with N.A.T.A. accreditation for the selected analyses or a laboratory approved in writing by the Director; and

b) collected and analysed in accordance with the relevant Australian Standards unless otherwise specified in writing by the Director.

Sample Information Required

26/8/02

M6 The following information must be recorded in relation to all sampling:

- **a)** the date on which the sample was taken;
- **b)** the time at which the sample was taken;
- **c)** the monitoring point at which the sample was taken;
- **d)** the measured or estimated daily flow of effluent at the time of sampling; and
- **e)** the results of all monitoring.

M7 All sample information and monitoring results must be submitted to the Director within 2 months of laboratory results becoming available.

M8 All raw data must be provided in an electronic format approved by the Director.

M9 All records of sampling and analysis required under these permit conditions must be retained for at least 2 years after the date of sampling and made available to the Director upon written request.

R. Records and Reporting

Complaints Monitoring

R1 A record must be kept of any complaint received by the person responsible for the Activity alleging that pollution has occurred as a consequence of the Activity. The record must include the following details:

- **a)** the date and time of the complaint;
- **b)** the name and address of complainant if known;
- **c)** the nature of the complaint;
- **d)** the approximate wind speed and direction and air temperature at the time of the complaint;
- **e)** the likely source of the alleged pollution; and
- **f)** the action taken in relation to the complaint, including any follow-up contact with the complainant.

R2 The record of a complaint must be kept for at least 2 years after the complaint is made.

21/8/02

Notification of Incidents and Events

R3 If an incident causing or threatening environmental nuisance, serious or material environmental harm from pollution occurs in the course of the activity to which this environment protection notice relates, then the person responsible for the activity must:

a) immediately take all practicable action to minimise any adverse environmental effects from the incident;

b) as soon as reasonably practicable, but not later than 24 hours, after becoming aware of the incident, notify the Director of the incident by a telephone call to the 24-hour emergency telephone number 1800 005 171; and

c) not later than 24 hours after becoming aware of the incident, provide details of the incident to the Director by facsimile to 62 333 800, or by hand delivery, outlining the nature of the incident, the circumstances in which it occurred and the action taken to deal with the incident.

R4 Any notification given by a person in compliance with this condition will not be admissible in evidence against the person in proceedings for an offence or for the imposition of a penalty (other than proceedings in respect of the making of a false or misleading statement).

Annual Report

R5 An annual report must be submitted to the Director by 28 February of each year, in a form agreed with the Director.

R6 The annual report must contain the following:

a) a summary of sewage treatment plant performance and discharge compliance;

b) environmental and effluent monitoring data for all parameters required by permit conditions;

c) a summary of influent flows and loadings from all wastewater sources;

d) particulars of all wastewater sources including the names of major trade waste sources discharging into the sewage system;

e) particulars relating to solid waste including:

i) the quantities and methods of disposal or reuse of all solid waste including biosolids;

ii) the gradings of biosolids for re-use; and

f) a summary of complaints during the report period including:

i) the total number of complaints received by the person responsible for the activity;

ii) a breakdown of the total number of complaints into categories of 'odours', 'water pollution', 'aesthetic' and any other category indicated by the complaints;

iii) a brief description of any significant unresolved issues arising from the complaints; and

24/8/02

g) An assessment of the compliance of any wastewater reuse scheme that uses wastewater discharged from the Activity, with the approved Environmental Management Plan for the wastewater reuse scheme including:

i) A list of all supplier-user agreements and copies of any such agreements not provided previously to the Director;

ii) the monitoring data specified as required by the Environmental Management Plan and an assessment of that data;

iii) the volume of treated wastewater used by the reuse scheme and the reuse rate as a proportion of total wastewater discharged from the plant;

iv) a summary of agricultural activities including water and nutrient budgets;

v) verification that the wastewater is only being used in a manner and on crops described in the Environmental Management Plan and how this has been verified;

vi) any proposed variations in the conditions of operation of the reuse scheme.

Environmental Management Plans

R7 An Environmental Management Plan (EMP) review for the Activity, in a format approved by the Director, must be submitted 3 years after operation of the Activity has been initiated, and every 3 years thereafter.

R8 An EMP review for any wastewater reuse scheme that uses treated wastewater discharged from the Activity, in a format approved by the Director, must be submitted 3 years after operation of the wastewater reuse scheme has been initiated, and every 3 years thereafter.

R9 In each EMP review for the person responsible for the Activity must prepare a report for submission to the Director which compares the environmental performance of the Activity as predicted in the EMP with the actual performance of the premises during the review period.

X Rehabilitation

X1 The Director must be notified of permanent cessation of operations at least 30 days prior to the planned date of cessation.

X2 Following permanent cessation of operations, rehabilitation of the land must be carried out in accordance with a decommissioning and rehabilitation plan approved by the Director. The plan must be prepared in accordance with guidelines to be provided by the Director, and by such date as the Director may specify in writing.

24/8/02

SCHEDULE 3 - EXPLANATORY NOTES

POLICY OBJECTIVES

Wastewater Treatment Plants (WWTP) in Tasmania must comply with the requirements for best practice environmental management (BPEM) and move toward implementing accepted modern technology (AMT) under the *Environmental Management and Pollution Control Act 1994* (EMPCA) and the *State Policy on Water Quality Management 1999* (SPWQM). The management of pollutant discharge from point sources is governed by the principles defined in clause 16.2 of SPWQM, namely:

- Pollutant discharges must not prejudice water quality objectives (WQO) defined for the receiving waters.
- Pollutant discharges must be reduced to the maximum extent by Best Practice Environmental Management (BPEM) in accordance with the hierarchy of waste management.
- The policy framework and guidelines relevant to implementation of policy are as follows:
- *Emission Limit Guidelines for Sewage Treatment Plants That Discharge Pollutants In To Fresh And Marine Waters, June 2001.*
- *Accepted Modern technology Policy Framework for Wastewater Treatment Systems and New Permit Requirements, August 2001.*
- *Tasmanian Biosolids Reuse Guidelines, Aug 1999.*
- *Environmental Guidelines for the Use of Recycled Water in Tasmania, April 2000.*

POLICY IMPLEMENTATION

- Environmental conditions attached to level 2 wastewater treatment plant permits are being revised and updated. The conditions contained in Schedule 4 (Requirements) of this document reflect the SPWQM objectives as follows:
- Emission limits based on up to date performance data and BPEM/AMT criteria.
- Adequate monitoring to maintain full compliance with emission limits and ensure WQOs are not prejudiced.
- Pro-active implementation of the BPEM waste management hierarchy with a focus on effluent re-use feasibility where appropriate.
- Self auditing/reporting requirements in line with industry best practice, including:
- incident notification
- event reporting at the Director's request
- annual reporting
- environmental management plan review.

24/8/02

ATTACHMENT 1

Orford Wastewater Treatment Plant

Plan of the Land upon which the Activity may be Carried Out

(marked in red)

20/9/02

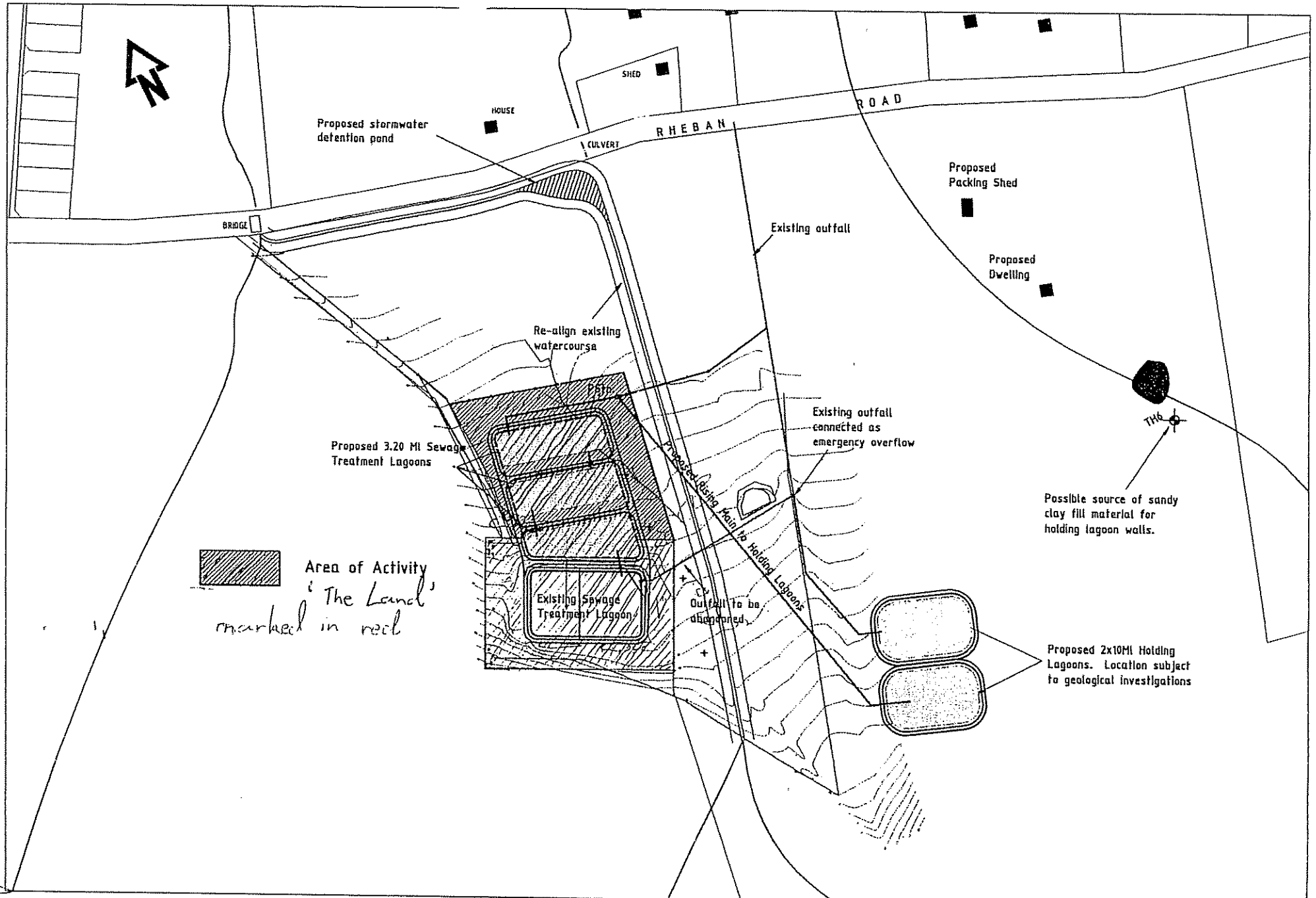
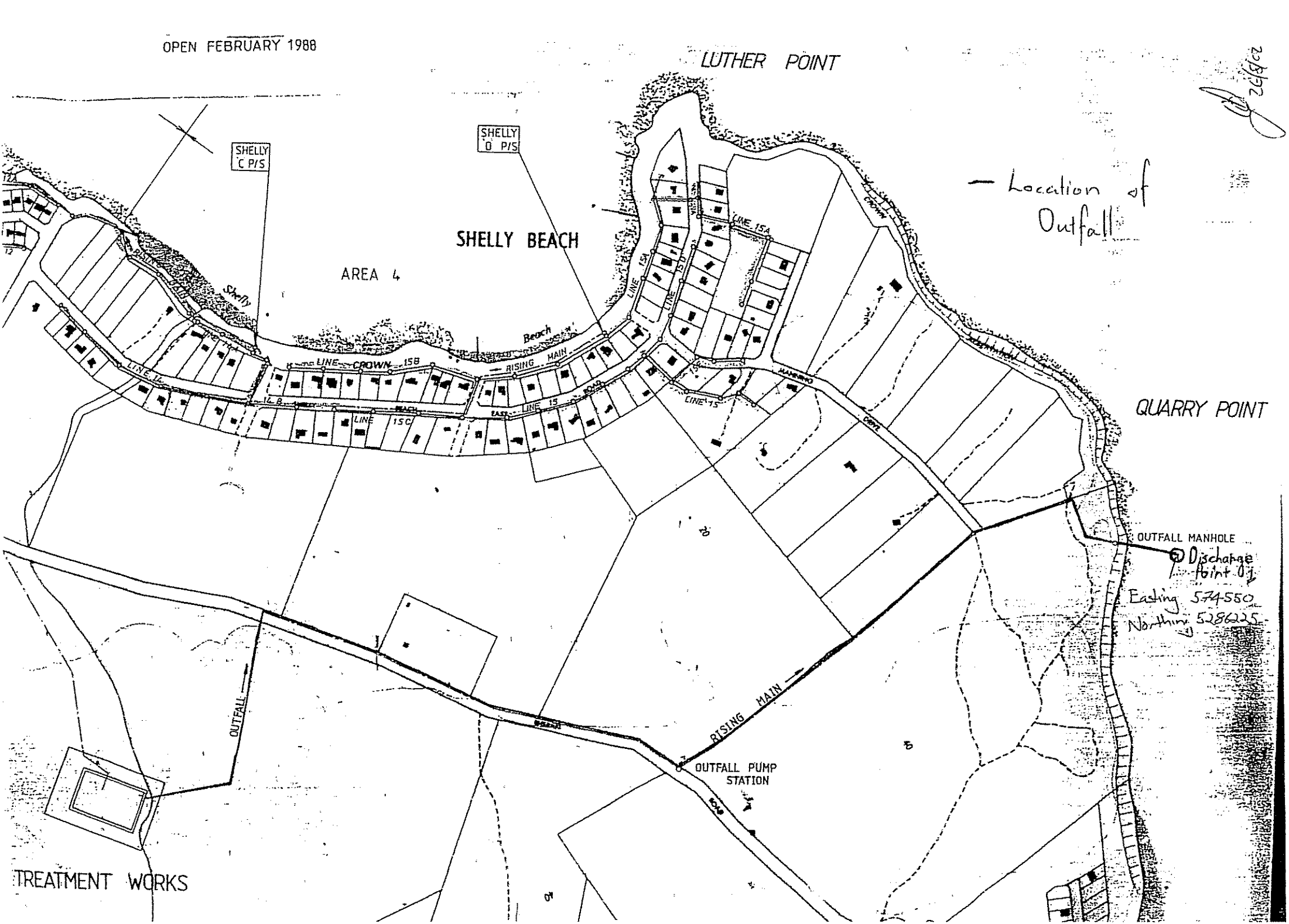


FIGURE 3B

23/8/96

ATTACHMENT 2

Orford Wastewater Treatment Plant
Location of Authorised Discharge Point 1, Mercury Passage


OPEN FEBRUARY 1988
LUTHER POINT
SHELLY C P/S
SHELLY D P/S
SHELLY BEACH
AREA 4
Location of Outfall
QUARRY POINT
OUTFALL MANHOLE
Discharge Point 01
Easting 574550
Northing 528625
OUTFALL
RISING MAIN
OUTFALL PUMP STATION
TREATMENT WORKS

OFFICE USE ONLY
PID: 7274135
Property File: 6-3500-505
BA No.:

GLAMORGAN • SPRING BAY COUNCIL

PLANNING PERMIT

(Issued under Section 57 LUPAA)

DA02047

9 December 2002

Glamorgan Spring Bay Council

RA 108 Rheban Road - Orford

Upgrade Sewerage Lagoons

Conditions

1. That the use/development be generally in accordance with the detail and management requirements outlined in the Environmental Impact Assessment (November 2002) and Development Proposal and Environmental Management Plan (February 2002 as amended) prepared by Sinclair Knight Merz (DPEMP), unless otherwise required by this approval.

2. The proposal must comply with the conditions in Schedule 2, issued by the Department of Primary Industries, Water and Environment, Tasmania under the Environmental Management and Pollution Control Act 1994 (attached).

3. Terms in Schedule 2 shall be as defined in Schedule 1 (attached).

4. In the event of any inconsistencies between requirements of the DPEMP (February 2002 as amended) and requirements of the conditions in Schedule 2, the conditions in Schedule 2 shall prevail.

Advice

Pursuant to Section 61 of the Land Use and Planning Approvals Act 1993, you may appeal against any of the conditions imposed on this approval by lodging with the Resource Management and Planning Appeal Tribunal, a notice of appeal, (telephone (03) 6233 6038). Any appeal is required by the Act to be instituted within fourteen days of the service of this approval on you.

Alan Daly
GENERAL MANAGER

SCHEDULE 1

DEFINITION OF TERMS

In this Permit -

'accepted modern technology' means technology which has consistently demonstrated achievement of the desired effluent pollutant levels in economically viable situations, takes account of engineering and scientific developments in economically viable operations and pursues opportunities for waste minimisation;

'Activity' means a secondary wastewater treatment plant at RA 108 Rheban Road, Orford, AMG reference E572770 N5285850, the major components of which are four sewage treatment lagoons;

'biosolids' means organic solid product produced by wastewater processing. Until such solids are suitable for beneficial use they are defined as *wastewater solids* or *sewage sludge*. The solids content of biosolids should be equal to or greater than 0.5%(w/v). Solid biosolids are defined as >17% solids;

'controlled waste' has the meaning described in section 1(3) of EMPCA;

'EMPCA' means the *Environmental Management and Pollution Control Act 1994*;

'environmental harm', 'material environmental harm' and 'serious environmental harm' each has the meaning described in section 5 of the EMPCA;

'the Director' is the Director of Environmental Management appointed under section 18 of the EMPCA (The Director is located within the Department of Primary Industries, Water and Environment);

'grab' means a single sample collected in a manner that ensures that it is a representative sample;

'incident' has the meaning described in Section 32 of the EMPCA;

'the land' means the land on which the activity to which these permit conditions relate may be carried out, situated at RA 108 Rheban Road, Orford, AMG reference E572770 N5285850, in the State of Tasmania, being the whole of the land cross hatched in red as detailed on the plan included as Attachment 1;

'median' means a limit that must not be exceeded by more than *50%* of all the samples required to be collected;

'person responsible for the Activity' is any person who is or was responsible for the environmentally relevant activity for which this notice is issued and includes the officers, employees, agents and assigns of that person, and may be a body corporate.

The permit holder must comply with the following conditions:

C. Construction

Aboriginal heritage survey

C1 Prior to the commencement of earth works and following the removal of surface vegetation from areas in which any works are to occur, a suitably qualified person must conduct a survey of the land to the satisfaction of the Director to determine if any relic as defined in the *Aboriginal Relics Act 1975* is likely to be impacted by those works.

Liner construction

C2 The three secondary lagoons must be lined with clay of minimum thickness 400mm on each lagoon base and minimum thickness 600mm on the lagoon walls throughout each lagoon.

These liners must be compacted to achieve an in-situ permeability of less than 10^{-9} m/sec (10^{-7} cm /sec) over the depth of the liners.

C3 A person with sound knowledge and experience in clay compaction shall be present during any liner construction or repair process, and shall be capable of advising field crew, and properly conducting quality control tests and sampling in the field.

C4 Concrete wavewalls shall be constructed for each lagoon such that the wall extends from 300mm below to 300mm above the average design water level.

Sludge management

C5 By 29 November 2002 and prior to any removal of sludge from the primary lagoon, a management plan for the storage, handling, reuse, and disposal of sewage sludge and biosolids in a format approved by the Director must be provided to the Director.

Stormwater

C6 During the construction phase, measures must be undertaken to collect, control and treat as necessary, stormwater run-off from the land such that the run-off does not

cause sediment deposition in, or discolouration of, the wastewater treatment lagoons or any surface waters outside the boundaries of the land.

Appropriate measures include, but should not be limited to, the establishment of cut-off drains and sedimentation basins around the construction site.

C7 A drainage channel shall be constructed along the eastern edge of the sewage treatment lagoons to Rheban Road as detailed on Attachment 1, such that water does not breach the channel in a 1 in 10 year storm event.

Air

C8 Airborne dust from roads, disturbed areas, storage heaps, or machinery on the land must not be emitted from the land so as to cause an environmental nuisance.

C9 Traffic areas on the land must be dampened when necessary to control dust emissions or when required by in notice from the Director.

C10 Trucks leaving the land and travelling by public roads and carrying loads containing material which may blow or spill out of the trucks must utilise effective dust control measures which may include tarpaulins or load dampening.

Noise

C11 Unless otherwise approved in writing by the Director, construction shall take place only between the hours of:

Monday to Friday	07:30 to 1730 hours
Saturday	09:00 to 18:00 hours
Sunday and Public Holidays (local and state wide)	10:00 to 18:00 hours

Rehabilitation

C12 Where topsoils are removed for the purposes of construction of three wastewater treatment lagoons and associated infrastructure, sufficient topsoil must be retained to cover disturbed areas to a depth of at least 100 millimetres. All disturbed areas must be sown down with an appropriate grass mix as soon as is practicable after works in that area are completed.

Operations Manual

C13 Prior to commissioning:

a) an operations manual that sets out prudent operating procedures to ensure optimum environmental management of the treatment plant must be produced; and

b) a copy of the operations manual must be provided to the Director.

G. General

Responsible person

G1 Within 14 days of the date on which these permit conditions take effect, the Director must be provided with telephone and/or pager contact details of a person who can respond to an incident relating to the Activity, at any specified time, 24 hours a day.

G2 The Director must be notified within 24 hours if:

a) the person who can respond to an incident relating to the Activity ceases to be the person who can respond to an incident relating to the Activity; or

b) there are changes to the telephone and/or pager contact details of the person who can respond to an incident relating to the Activity.

Volume

G3 The maximum volume of sewage permitted to be treated is 473 kilolitres per 24 hour day (average dry weather flow).

Operational Change

G4 Except with the prior written approval of the Director, none of the following may be changed in the course of the operation of the Activity, if the changes will, or are likely to, cause or increase the emission of a pollutant, or otherwise result in environmental harm:

a) the components or treatment process of the Activity;

b) the nature or quantity of materials dealt with or used or produced in the operation of the Activity; and

c) the construction, installation, alteration or removal of any structure or equipment used in the course of the operation of the Activity.

Plant and Equipment

G5 All plant and equipment used in the Activity:

a) must be maintained in accord with the manufacturer's specifications;.

b) must be operated in a proper and efficient manner in accord with the manufacturer's specifications; and

c) must be operated by personnel holding technical qualifications or levels of competency consistent with any relevant standard defined by the Australian National Training Authority or unless otherwise approved by the Director.

L. Lagoon Operations

L1 No floating matter, including grass, weeds and rubbish will be allowed to accumulate on the surface of any lagoons.

L2 All lagoon embankments must be kept in good repair and free of weeds.

F. Flow Monitoring

F1 Flow monitoring equipment must be installed at the inlet to the treatment plant.

F2 Equipment that is required to monitor flow must measure to +/-5% of true value.

F3 Flow monitoring equipment must be calibrated in accordance with the manufacturer's specifications or at least once every 12 months.

F4 Calibration details must be recorded and kept for a minimum of 2 years.

S. Waste

S1 The person responsible for the Activity must not release controlled wastes for transport from the land for fee or reward unless he or she is satisfied that the transporter holds a current Waste Transport Business Environment Protection Notice (WTB-EPN) in force under the EMPCA.

S2 Controlled waste generated by the Activity may only be disposed of:

a) at a site and in a manner approved by the Director, or

b) in accordance with a management plan approved by the Director.

S3 A daily record of the quantities and nature of all solid wastes released for transport from the land must be maintained. The record shall be kept for a minimum period of 2 years and made available to any authorised officer on request.

Sewage Sludge/Biosolids Management

S4 Biosolids produced by the Activity for reuse must be:

a) graded and classified according to the system specified in the *Tasmanian Biosolids Reuse Guidelines1999*; and

b) sampled and analysed according to the procedures specified in the *Tasmanian Biosolids Reuse Guidelines1999.*

E. Effluent Discharge

Discharge locations and effluent quality

E1 Wastewater from the wastewater treatment plant must only be discharged from the authorised discharge points, as specified below:

Authorised Discharge Points	Purpose	Location
Discharge Point 1	Discharge to ocean waters	Mercury Passage off Quarry Point E574550 N5286225, as shown on Attachment 2
Discharge Point 2	Discharge to a wastewater reuse scheme	The land defined in the approved Environmental Management Plan for wastewater reuse

E2 Treated wastewater discharged to Mercury Passage at Discharge Point 1, must not cause:

a) odours which would adversely affect the use of the surrounding waters;

b) any objectionable discolouration or visible oil, grease, foam, scum or litter;

c) a barrier to the migration of fish or other aquatic organisms;

d) mortality of fish or other aquatic organisms; or

e) fish or other aquatic organisms to be unacceptable for human consumption as determined by Tasmanian health standards, and/or any standard in force from time to time, applying to the sale for human consumption of such fish or other aquatic organisms in Tasmania, interstate or overseas.

E3 Treated wastewater discharged from the Activity at Discharge Point 1, must not exceed the quality limits or ranges specified below:

Parameter	Unit	Max limit
pH		Within the Range 6.5 – 8.5
Biochemical Oxygen Demand	mg/L	30
Suspended Solids	mg/L	40
Ammonia Nitrogen	mg/L	25
Total Nitrogen	mg/L	40
Total Phosphorus	mg/L	10
Oil and Grease	mg/L	10
Thermotolerant Coliforms	cfu/100ml	1000

E4 Treated wastewater may only be discharged to Discharge Point 2 for the purposes of reuse:

a) in accordance with an Environmental Management Plan approved in writing by the Director for the purpose of this condition; and

b) provided that treated wastewater does not exceed the quality limits or ranges specified below:

Parameter	Unit	Limit
pH		Within the range 5.5 – 8.0
Biochemical Oxygen Demand	mg/L	Maximum 50
Thermotolerant Coliforms	cfu/100ml	Median <1000

E5 By 30 March 2003 an emergency discharge management plan must be prepared to the satisfaction of the Director for management of treated wastewater that does not meet quality limits for discharge at an authorised discharge point.

Blue-Green Algae

E6 If blue green algae are measured at 11500 cells/mL or greater in the final effluent, the Director must be notified within 24 hours of the test results being received.

Implementation of Accepted Modern Technology

E7 By 31 December 2006 a Performance Improvement Program must be submitted to the Director. The Program must describe and cost works to improve the performance of the sewage treatment plant with the objective of reducing the concentration or load of pollutants discharged to the receiving waters to achieve targets agreed with the Director.

O. Odour Emission

O1 The activity must be managed and operated so as to prevent the emission of odours that cause or are likely to cause an environmental nuisance beyond the boundary of the land.

N. Noise Emission

N1 ***Noise emissions from the activity on the land must be such that when sound pressure level measurements have been adjusted in accordance with the relevant standard, the noise levels from the activity on the land must not exceed a time average A-weighted sound pressure level of 45 dB(A) when measured at any domestic premises in other ownership. Noise level measurements must be taken in the presence of ambient noise normally existent in the area.***

N2 ***Where the combined level of the noise from the activity on the land and the normal ambient noise exceeds 45 dB(A) this condition will not be considered to be breached unless the noise emissions from the land are audible and exceed the ambient noise levels by at least 5 dB(A).***

N3 The time interval over which the noise level is to be determined must be 10 minutes.

N4 All methods of measurement must be in accordance with the most recent Australian Standards and the Tasmanian *Code of Practice for Sound Pressure Level Measurement*.

M Monitoring

Location of Monitoring Points

M1 Monitoring data must be collected at the following locations:

Site.	Purpose	Description	Location
1	Volume	Records the total volume of waste passing through the WWTP	Plant inlet
2	Effluent quality	Monitors quality parameters of WWTP effluent at the discharge points	Plant outlet (to whichever of the Discharge Points is being used)

M2 Any changes to the location of monitoring points must be approved in writing by the Director.

M3 All monitoring points must be clearly marked by a sign that indicates the location, purpose and name of the monitoring point.

Effluent Monitoring

M4 Samples collected at the effluent monitoring site must be analysed for the following parameters using the sampling frequency and methods specified:

	Units	Site	Sampling Method	Frequency
pH		2	Sample site test	Monthly
Temperature	°C	2	Sample site test	Monthly
Conductivity	μ Siemens/cm	2	Sample site test	Monthly
Dissolved Oxygen	mg/L	2	Sample site test	Monthly
Biochemical Oxygen Demand	mg/L	2	Grab	Monthly
Suspended Solids	mg/L	2	Grab	Monthly
Ammonia Nitrogen	mg/L	2	Grab	Monthly
Nitrate Nitrogen	mg/L	2	Grab	Monthly
Nitrite Nitrogen	mg/L	2	Grab	Monthly
Total Nitrogen	mg/L	2	Grab	Monthly
Total Phosphorus	mg/L	2	Grab	Monthly
Oil and Grease	mg/L	2	Grab	Monthly
Thermotolerant Coliforms	Orgs./100ml	2	Grab	Monthly
Enteroccoci	Orgs./100ml	2	Grab	Monthly
Arsenic	mg/L	2	Grab	Annually
Cadmium	mg/L	2	Grab	Annually
Chromium	mg/L	2	Grab	Annually
Copper	mg/L	2	Grab	Annually
Lead	mg/L	2	Grab	Annually
Mercury	mg/L	2	Grab	Annually
Nickel	mg/L	2	Grab	Annually
Selenium	mg/L	2	Grab	Annually
Zinc	mg/L	2	Grab	Annually

Testing Methods

M5 All samples must be:

a) analysed at a laboratory with N.A.T.A. accreditation for the selected analyses or a laboratory approved in writing by the Director; and

b) collected and analysed in accordance with the relevant Australian Standards unless otherwise specified in writing by the Director.

Sample Information Required

M6 The following information must be recorded in relation to all sampling:

- **a)** the date on which the sample was taken;
- **b)** the time at which the sample was taken;
- **c)** the monitoring point at which the sample was taken;
- **d)** the measured or estimated daily flow of effluent at the time of sampling; and
- **e)** the results of all monitoring.

M7 All sample information and monitoring results must be submitted to the Director within 2 months of laboratory results becoming available.

M8 All raw data must be provided in an electronic format approved by the Director.

M9 All records of sampling and analysis required under these permit conditions must be retained for at least 2 years after the date of sampling and made available to the Director upon written request.

R. Records and Reporting

Complaints Monitoring

R1 A record must be kept of any complaint received by the person responsible for the Activity alleging that pollution has occurred as a consequence of the Activity. The record must include the following details:

- **a)** the date and time of the complaint;
- **b)** the name and address of complainant if known;
- **c)** the nature of the complaint;
- **d)** the approximate wind speed and direction and air temperature at the time of the complaint;
- **e)** the likely source of the alleged pollution; and
- **f)** the action taken in relation to the complaint, including any follow-up contact with the complainant.

R2 The record of a complaint must be kept for at least 2 years after the complaint is made.

Notification of Incidents and Events

R3 If an incident causing or threatening environmental nuisance, serious or material environmental harm from pollution occurs in the course of the activity to which this environment protection notice relates, then the person responsible for the activity must:

a) immediately take all practicable action to minimise any adverse environmental effects from the incident;

b) as soon as reasonably practicable, but not later than 24 hours, after becoming aware of the incident, notify the Director of the incident by a telephone call to the 24-hour emergency telephone number 1800 005 171; and

c) not later than 24 hours after becoming aware of the incident, provide details of the incident to the Director by facsimile to 62 333 800, or by hand delivery, outlining the nature of the incident, the circumstances in which it occurred and the action taken to deal with the incident.

R4 Any notification given by a person in compliance with this condition will not be admissible in evidence against the person in proceedings for an offence or for the imposition of a penalty (other than proceedings in respect of the making of a false or misleading statement).

Annual Report

R5 An annual report must be submitted to the Director by 28 February of each year, in a form agreed with the Director.

R6 The annual report must contain the following:

a) A summary of sewage treatment plant performance and discharge compliance.

b) Environmental and effluent monitoring data for all parameters required by permit conditions.

c) A summary of influent flows and loadings from all wastewater sources.

d) The particulars of all wastewater sources including the names of major trade waste sources discharging into the sewage system.

e) The particulars relating to solid waste including:

i) the quantities and methods of disposal or reuse of all solid waste including biosolids; and

ii) the gradings of biosolids for re-use.

f) A summary of complaints during the report period including:

i) the total number of complaints received by the person responsible for the activity;

ii) a breakdown of the total number of complaints into categories of 'odours', 'water pollution', 'aesthetic' and any other category indicated by the complaints; and

iii) a brief description of any significant unresolved issues arising from the complaints.

g) An assessment of the compliance of any wastewater reuse scheme that uses wastewater discharged from the Activity, with the approved Environmental Management Plan for the wastewater reuse scheme including:

i) A list of all supplier-user agreements and copies of any such agreements not provided previously to the Director;

ii) the monitoring data specified as required by the Environmental Management Plan and an assessment of that data;

iii) the volume of treated wastewater used by the reuse scheme and the reuse rate as a proportion of total wastewater discharged from the plant;

iv) a summary of agricultural activities including water and nutrient budgets;

v) verification that the wastewater is only being used in a manner and on crops described in the Environmental Management Plan and how this has been verified; and

vi) any proposed variations in the conditions of operation of the reuse scheme.

Environmental Management Plans

R7 An Environmental Management Plan (EMP) review for the Activity, in a format approved by the Director, must be submitted 3 years after operation of the Activity has been initiated, and every 3 years thereafter.

R8 An EMP review for any wastewater reuse scheme that uses treated wastewater discharged from the Activity, in a format approved by the Director, must be submitted 3 years after operation of the wastewater reuse scheme has been initiated, and every 3 years thereafter.

R9 In each EMP review for the person responsible for the Activity must prepare a report for submission to the Director which compares the environmental performance of the Activity as predicted in the EMP with the actual performance of the premises during the review period.

X Rehabilitation

X1 The Director must be notified of permanent cessation of operations at least 30 days prior to the planned date of cessation.

X2 Following permanent cessation of operations, rehabilitation of the land must be carried out in accordance with a decommissioning and rehabilitation plan approved by the Director. The plan must be prepared in accordance with guidelines to be provided by the Director, and by such date as the Director may specify in writing.

ATTACHMENT 1

Orford Wastewater Treatment Plant

Plan of the Land upon which the Activity may be Carried Out (marked in red)

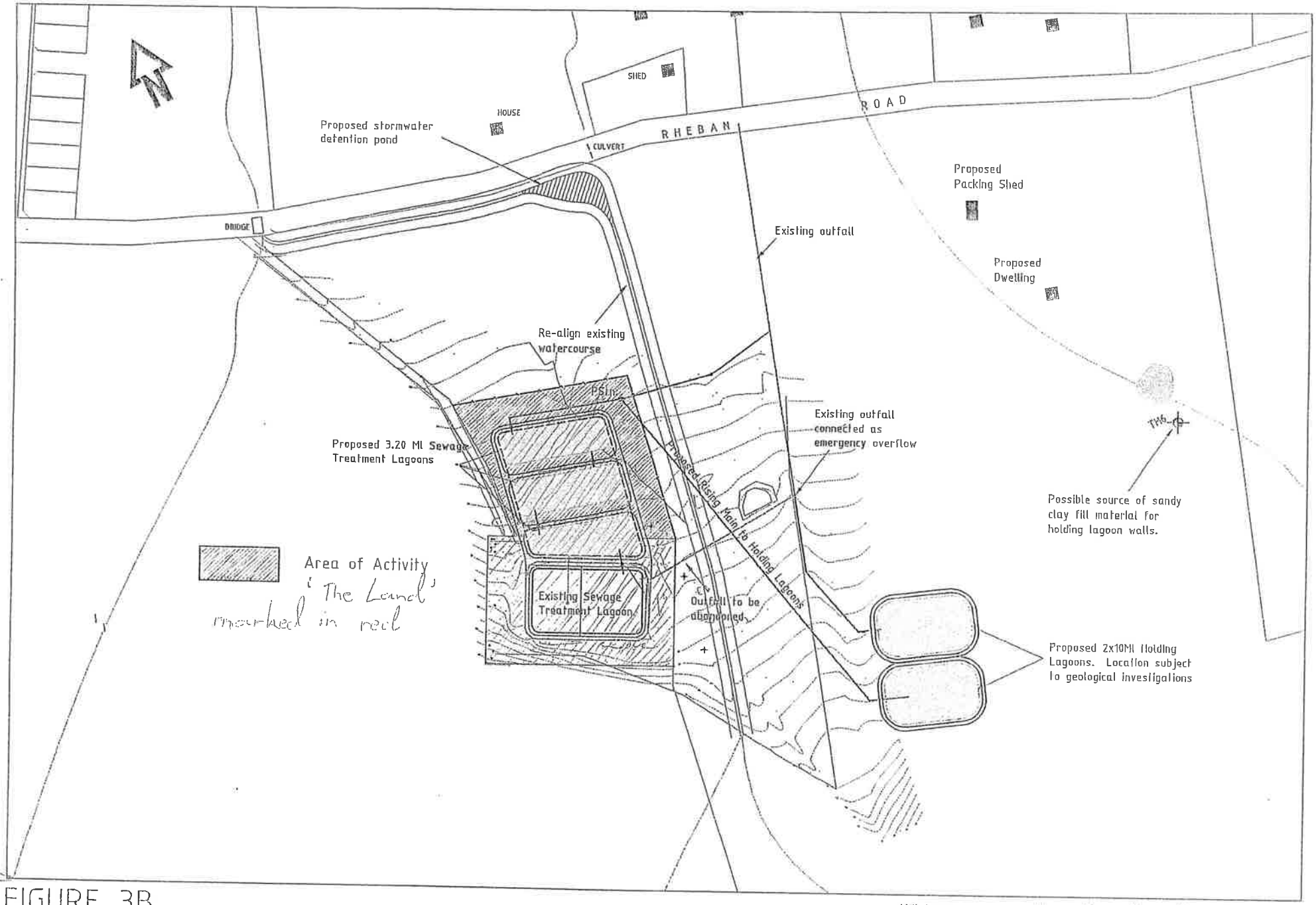
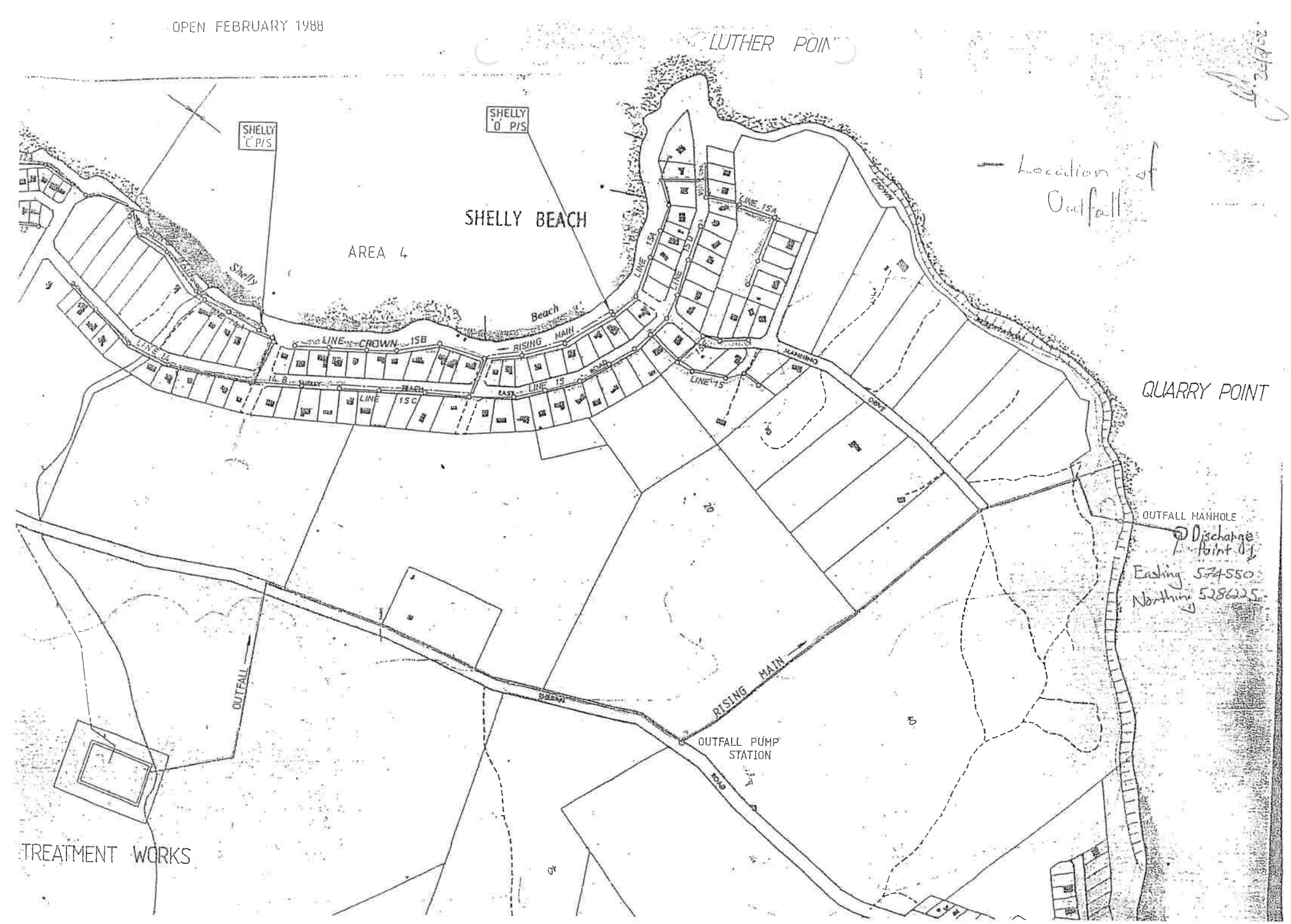

SHED
HOUSE
Proposed stormwater detention pond
CULVERT
RHEBAN ROAD
BRIDGE
Proposed Packing Shed
Existing outfall
Proposed Dwelling
Re-align existing watercourse
PSH
Existing outfall connected as emergency overflow
Proposed 3.20 Ml Sewage Treatment Lagoons
Proposed Rising Main to Holding Lagoons
TP4
Possible source of sandy clay fill material for holding lagoon walls.
Area of Activity
'The Land' marked in red
Existing Sewage Treatment Lagoon
Outfall to be abandoned
Proposed 2x10Ml Holding Lagoons. Location subject to geological investigations
(A1) 1:2000
(A3) 1:4000
0 40 80 120 160 200 m
40 20

FIGURE 3B

ATTACHMENT 2

Orford Wastewater Treatment Plant

Location of Authorised Discharge Point 1, Mercury Passage


OPEN FEBRUARY 1988
LUTHER POIN
SHELLY C P/S
SHELLY O P/S
SHELLY BEACH
AREA 4
Location of Outfall
Shelly Beach
LINE 15A
LINE 15
LINE 15B
LINE 15C
LINE 14
RISING MAIN
MANNING DRIVE
QUARRY POINT
OUTFALL MANHOLE
Discharge Point 01
Easting 574550
Northing 5286225
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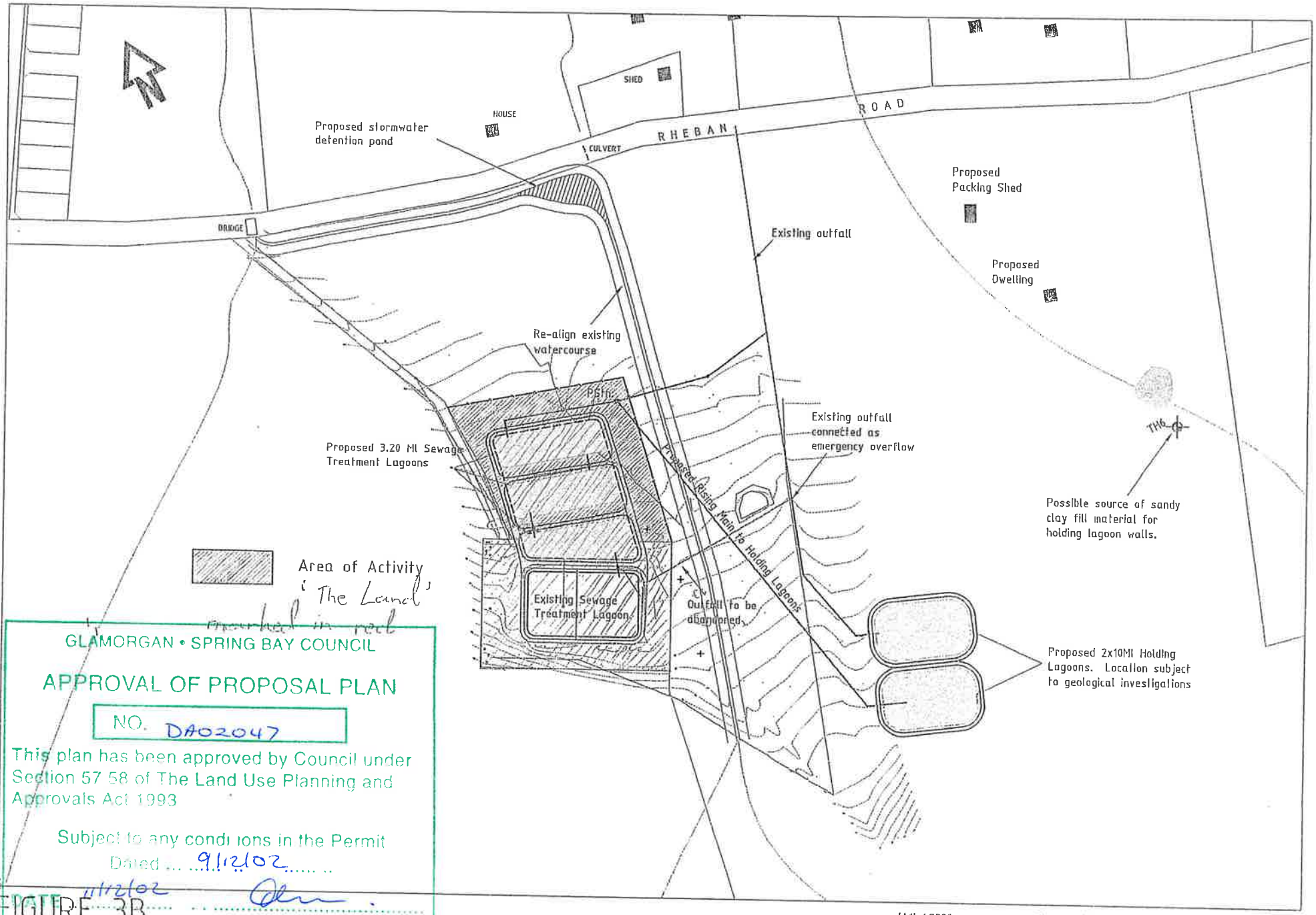
TREATMENT WORKS



GLAMORGAN • SPRING BAY COUNCIL

APPROVAL OF PROPOSAL PLAN

NO. DA02047

This plan has been approved by Council under Section 57 58 of The Land Use Planning and Approvals Act 1993

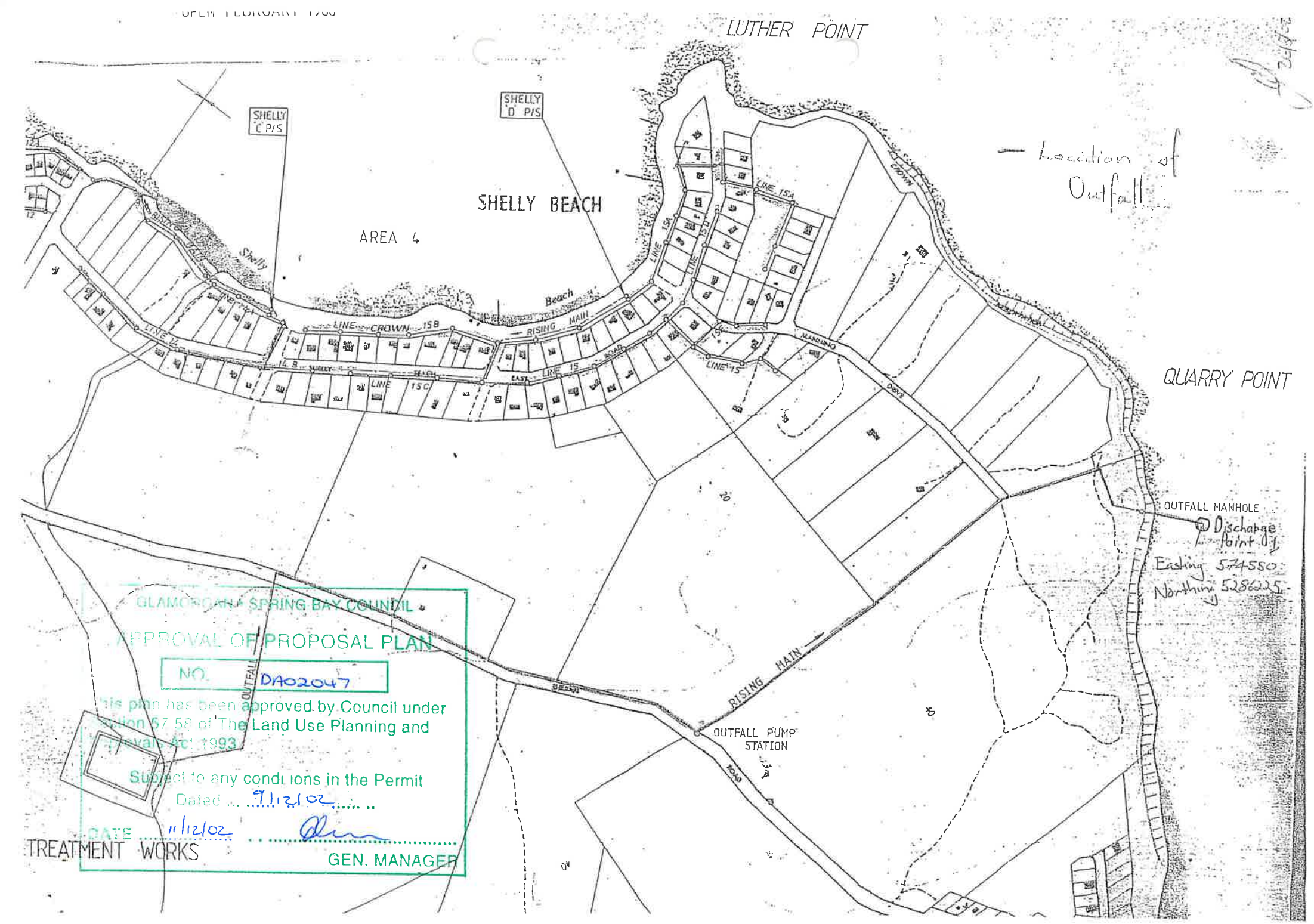
Subject to any condi ions in the Permit

Dated ... 9/12/02 .....

DATE 11/12/02 .....

GEN. MANAGER

FIGURE 3B


LUTHER POINT
SHELLY 'C' P/S
SHELLY 'D' P/S
SHELLY BEACH
AREA 4
Location of Outfall
QUARRY POINT
LINE 15A
LINE 15
LINE 15B
LINE 15C
RISING MAIN
OUTFALL MANHOLE
Discharge Point 1
Easting 574550
Northing 528225
OUTFALL PUMP STATION
OUTFALL
TREATMENT WORKS
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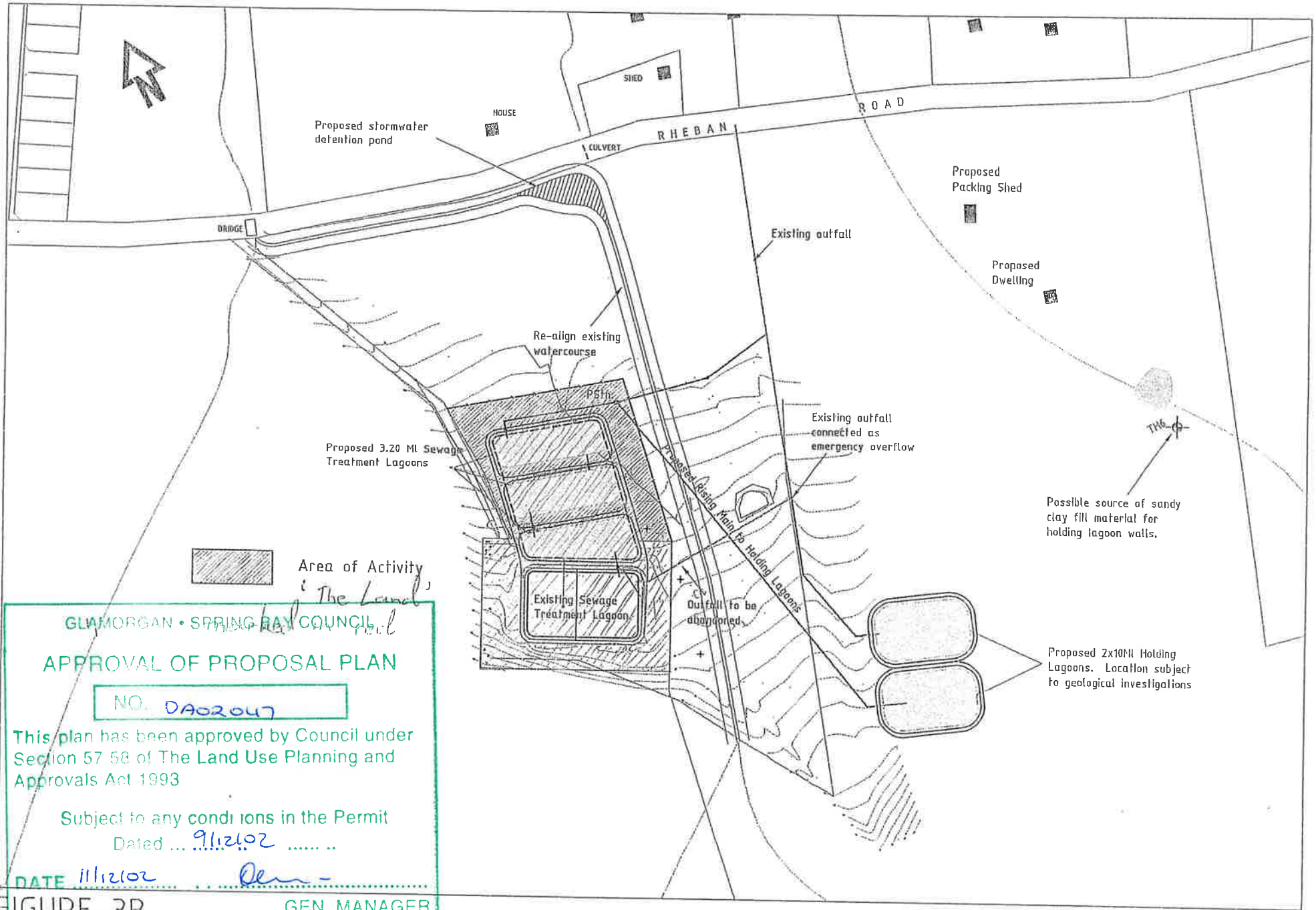

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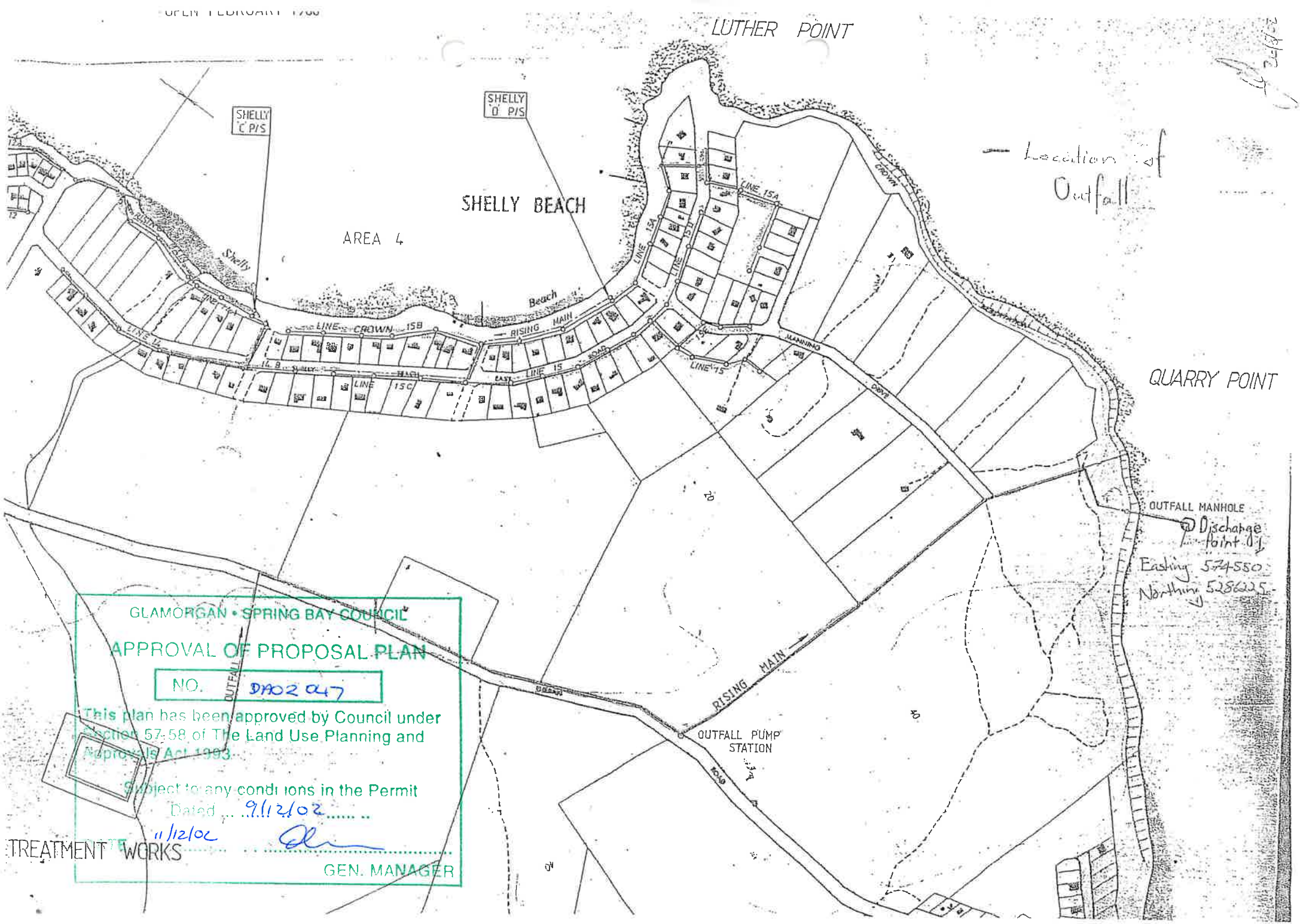
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