



## **ORDINARY MEETING OF COUNCIL**

### **ATTACHMENTS TO REPORTS**

**21 February 2022**



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## APPLICATION FOR PLANNING APPROVAL

### SECTION 51 LAND USE PLANNING & APPROVALS ACT 1993

<b>PERMITTED APPLICATION</b> – Assessment and determination of permit application under S58 Land Use Planning and Approvals Act 1993	\$250.00 plus \$1.20 per \$1,000 of value for use or development
<b>DISCRETIONARY APPLICATION</b> – Assessment and determination of a permit application under S57 Land Use Planning and Approvals Act 1993	\$350.00 plus \$1.55 per \$1,000 of value for use or development plus advertising fee
<b>SUBDIVISION APPLICATION</b> – Assessment and determination of a subdivision application for 1 to 5 lots under s57 or s58 Land Use Planning & Approvals Act 1993	\$350.00 plus \$1.50 per \$1,000 of value for use or development plus advertising fee
<b>SUBDIVISION APPLICATION</b> – Assessment and determination of a subdivision application for more than 5 lots under s57 or s58 Land Use Planning & Approvals Act 1993	\$700.00 plus \$2.00 per \$1,000 of value for use or development plus advertising fee
<b>Level 2 "Environmental Activity – Additional charge to permit application</b> Advertising fee will be reimbursed if no advertising is required	\$470.00 + advertising fee by quote
Please refer to <a href="http://www.warwyn.tas.gov.au">www.warwyn.tas.gov.au</a> (Council Services – Planning Services – Planning Fees) for all other fees	

Is a hard copy of planning permit and endorsed documents required? Yes ..... No ☒

1. Value of work (inc GST) \$ ..... Contract Price ..... Estimate .....

2. Development Address 15275 Bass Highway, Somerset

3. Full Name of Applicant(s) MRU HOTELS PTY LTD ATF  
GOODSTONE GROUP PROPERTY TRUST

Contact Details: Address: PO Box 345 DEVONPORT 7310

mbest@goodstone.com.au Please CC communications to theresia@eqtownplanning.com.au

Email Address ..... Telephone ..0409.793.803.....

**For requests in hardcopy format all correspondence in relation to this application, will be sent to the contact address, otherwise all correspondence will be forwarded to the email address**

4. Would you like the contact address recorded above to be applied for all future Council correspondence? (including rates/animal control etc)? Yes.....No ☒ change

5.

#### Where the Applicant is not the Owner

In accordance with Section 52 of the Land Use Planning and Approvals Act 1993 if the applicant for the permit is not the owner of the land in respect of which the permit is required, the applicant must include in the application for the permit, a declaration that the applicant has notified the owner of the intention to make the application.  
In the event that the property is owned or managed by the Crown or Council, this application is to be signed by the relevant Crown Minister responsible, or General Manager of the Council, and accompanied by written permission of the Minister/General Manager to the making of this application.

Owners Full Name .....

Address ..... Telephone Work/Business .....

Crown Minister/General Manager Signature.....

#### Applicant's Notification to Owner

I, .....  
Full Name of Applicant(s)

of .....  
Applicant's Address

Declare that I/we have notified the owner(s) of the property(ies) of the intention to make this application.  
I/we understand that in accordance with Section 52(2) of the Land Use Planning and Approvals Act 1993 a person must not obtain or attempt to obtain a permit by wilfully making, or causing to be made, any false representation or declaration either orally or in writing.

Applicant's Signature(s) .....



6. Proposed Development (Fully describe intended use of land or premises)

Rezoning - from General Industrial to Particular Purpose Zone 1

7. Supporting Information if necessary to explain special features of the proposal.  
(Attach separate sheet if required)

Refer attached documentation

To include –

- a. One Copy (electronic copy if available) of any plan(s) and/or specification(s) for the proposed development, showing where applicable:

- ☐ i. Sufficient information to demonstrate compliance with all applicable standards, purpose statements in applicable zones and codes, any relevant local area objectives or desired future character statements;
- ☐ ii. a full description of the proposed use or development;
- ☐ iii. a full description of the manner in which the use or development will operate;
- ☐ iv. a site analysis and site plan at an acceptable scale;
- ☐ v. a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200;
- ☐ vi. a plan of the proposed landscaping;
- ☐ vii. car parking facilities and capacity;
- ☐ viii. area of clearing of trees and bushland;
- ☐ ix. size, position, colour, illumination, fixing or support and other design details of advertising sign(s).

- b. A full copy of your title shall also accompany the application.

Title Certificate ☒

Title Plan ☒

Schedule of Easements ☒

- c. Relevant engineering pre-lodgement approvals

Access ☐

Stormwater ☐

8. Present use of site and/or buildings – full description

Hotel industry and visitor accommodation

- 9.

Car Parking

Floor Area

Existing on site

Existing

Total no. proposed

No change

Proposed

No change

Site Area.....m<sup>2</sup>

Total .....m<sup>2</sup>

No changes proposed

Questions 10 to 13 relate to Commercial and industrial Uses and Development ONLY

10.	What days and hours of operation are proposed? No changes proposed		
	Monday to Friday:	From .....a.m. to ..... p.m.	
	Saturday	From .....a.m. to .....p.m.	
	Sunday	From .....a.m. to .....p.m.	
11.	Number of Employees?		
	Existing	No changes proposed	
	Proposed	.....	
12.	Vehicles visiting or delivering to or from the site?		Trips per day
	Type	No.	
	No changes proposed		
13.	What type of machinery is to be installed or used		
	Type	No.	

Declaration By Applicant (Mandatory)

I declare that the information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with the development application may be made available to the public. I understand that the Council may make such copies of the information and materials as in its opinion are necessary to facilitate a thorough consideration of the Permit Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application for the purposes of assessment of that application. I indemnify the Waratah-Wynyard Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

I/We hereby acknowledge that Section 20(a) of the Local Government Act 1993 provides the power for persons authorised by the General Manager to enter land without notice in relation to an application by the owner or occupier for a licence, permit or other approval given by the council.

Signature(s)  
(all applicants to sign)

.....  
.....

Date ..... 20/12/21

M BEST  
DIRECTOR

M LOCK  
SECRETARY

Form No: I&DS.PLA.008

PO Box 168, WYNYARD 7325  
Email: council@warwyn.tas.gov.au

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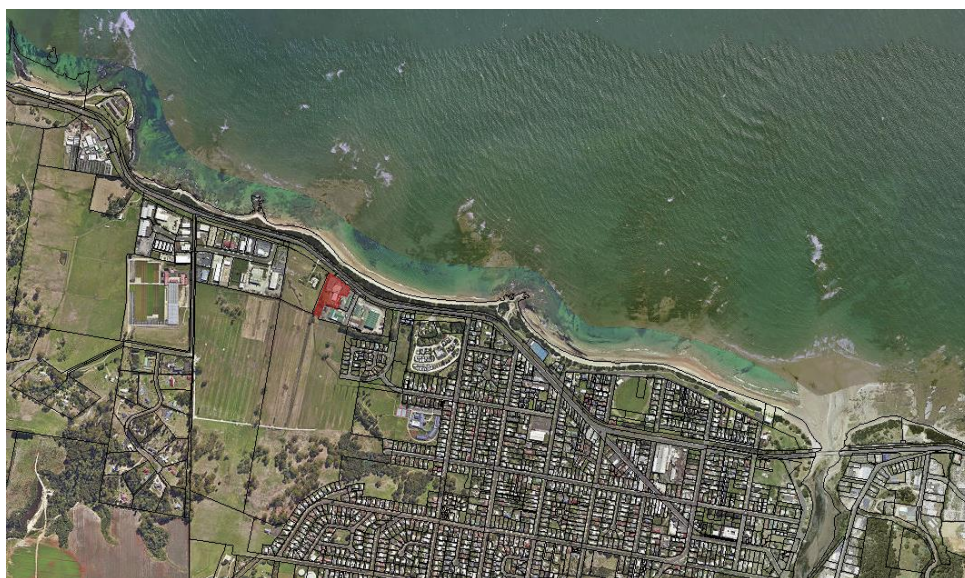
Document Set ID: 1029767  
Version: 6, Version Date: 01/07/2021

# EQUILIBRIUM TOWN PLANNING

## Scheme Amendment Application - Rezoning

15275 Bass Highway, Somerset

CT153130/4



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**APPENDICES**

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V1

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December 2021

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Seabrook Rezoning Application

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This statement has been prepared by Theresa Williams, urban and regional planner, member of the  
Planning Institute of Australia, M SocSc (Env & Planning) and Bch Sc.

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## 1. EXECUTIVE SUMMARY

It is proposed to rezone the land at CT153130/4 known as 15275 Bass Highway to Particular Purpose Zone 1 in keeping with the nearby property. The site is currently zoned as General Industrial.

The proposed rezoning seeks to rezone the subject land to the Particular Purpose Zone, resulting in:

- a shift in the recognised intention for this portion of land to reflect the existing and long standing use of the site;
- opportunity to develop the site in a manner which reflects the historic use on the property;
- application of the Particular Purpose Zone 1 zone protections for the adjoining industrial uses;
- correlation between the historic use of the site and the land zoning; and
- support for the existing use, which provides employment, tourism facilities and support services to the Burnie airport as well as facilities for the local community

Based on the assessments within this report, it is demonstrated that the application of the Particular Purpose Zone 1 is appropriate. This submission demonstrates:

- the site has long been legally utilised for a Hotel Industry;
- the application of the Particular Purpose Zone 1 zone is appropriate for this site;
- the current provisions within the Particular Purpose Zone 1 zone are sufficient to appropriately manage the use and development of the site;
- the proposal furthers the Objectives and Resource Management and Planning System as set out in Part 1 and Part 2 of Schedule 1 of the *Land Use Planning and Approvals Act 1993*; and
- the proposed amendment will provide for land uses on the site which are compatible with the underlying zoning.



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## 2. INTRODUCTION TO PROPOSAL

### 2.1. Rezone from General Industrial Zone to Particular Purpose Zone 1

The proposed amendment seeks to rezone the land from General Industrial to Particular Purpose Zone 1. The proposal does not seek to amend any overlays or provisions over the site.



Figure 1 Aerial photo of land proposed for rezoning (boundaries approximate only) Listmap)

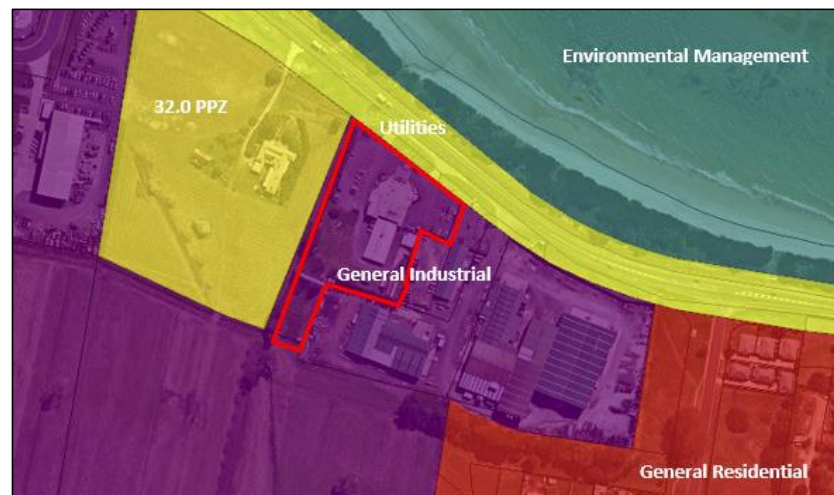


Figure 2 Land to be rezoned from General Industrial to Particular Purpose Zone 1

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Table 1 Planning Overview

Element	Details		
Property	Address	PID	Title
	15275 Bass Highway, Somerset	2894052	CT153130/4
Land Area	9,843m <sup>2</sup>		
Existing Use	Hotel Industry		
Planning Instrument	Waratah Wynyard Interim Planning Scheme 2013		
Existing Zone	General Industrial Zone		
Proposed zone	Particular Purpose Zone 1		
Overlays	Nil		
Proposed Overlay	Nil		
Existing Specific Area Plan	Nil		
Planning Directives	Nil applicable		

## 2.2. Draft Amendment

The draft amendment has been prepared to be as simple as possible, making the alterations necessary to increase the application of the existing land zoning to cover one additional site. This would include a requirement to rename the zone to incorporate this site.

## 3. SUBJECT SITE AND SURROUNDS

### 3.1. Site context

The subject site is located on the western outskirts of Somerset, along the Bass Highway.



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Figure 3 Site location (Image: Listmap)

The site has been in operation as a Hotel Industry and Visitor Accommodation for an extended period of time. It is bordered directly to the north by the Bass Highway.

The site is bordered to the east and the south by land zoned as General Industry.

The neighbouring property (with the exception of the small thin land title CT15471/1) is within the existing 32.0 Particular Purpose Zone, providing for the possibility of a variety of development options on that site. It is noted that the landowner of CT15471/1 was approached to join this amendment and indicated that whilst there were no concerns regarding the proposed rezoning, they would prefer not to include their land in the amendment at this point in time. There are a range of mechanisms in the Act for Council or the Commission to incorporate this piece of land into the amendment process (whether as part of a stand alone amendment or as part of the LPS process, should the LPS process be deemed to encompass this amendment).

The existing business serves a range of customers, from the local Somerset, Burnie and Wynyard communities, to state-wide tourists and transport infrastructure and industry providers.

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**3.2. Site Photos**

The following site photos are provided for context.



*Figure 4 - Site, looking west*



*Figure 5 - Panorama of site*

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Figure 6 - Existing hotel use



Figure 7 - Western side of site, including parking



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Figure 8 - Existing visitor accommodation onsite



Figure 9 - Existing access, looking east

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Figure 10 - Adjoining land (west), CT15471/1



Figure 11 - Adjoining land, west

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**3.3. Services**

The site is within the sewer and water serviced lands and as such is capable of being fully serviced. Upgrades would be provided as necessary, to be determined and managed at the time of a development application into the future.

The site includes existing licensed access from Bass Highway, where the operating speed limit is 70km/hr. Feedback to date from the Department of State Growth has been that there would be no issue with the extension of buildings up to the northern property boundary, given the buffer provided by the existing road reservation.

**3.4. Natural values**

The site has long been cleared of any native vegetation. It is currently planted with exotic lawn species to minimise maintenance in anticipation of further development in keeping with the existing land use.

The natural values of the site are suitable for the proposed land zoning.

**3.5. Aboriginal heritage**

An online Aboriginal Heritage Property Search has been completed and has not identified "any registered Aboriginal relics or apparent risk of impacting Aboriginal relics". It is considered that this assessment is sufficient due to the low risk in the area and the extended modification of the site to date. The Unanticipated Discovery Plan process would be implemented as standard at all times for on site works.

**3.6. Potential hazards**

No land hazards are identified on this site, outside the proximity to the Bass Highway or General Industrial zoning.

The interaction between the potential uses on the site and these two factors are pre-existing. The proposed zone is structured in a more appropriate way to consider these interactions than the current land zoning, which provides no practical consideration of these interactions.

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## 4. PLANNING CONTEXT

### 4.1. Zone Comparison

The proposed land zoning would modify the land uses possible on the site to align with those on the adjoining land within the Particular Purpose Zone 1 zone. The original amendment to create the PPZ on the adjoining property was designed to create a land zoning that provided for and considered the adjoining land uses, acting as a transition between the industrial land and the sites which have historically been used for alternatives, with intention for those uses to remain or be extended.

The following table provides a detailed comparison of the uses allowable within the land zonings under evaluation. Highlighted uses indicate use classes which are not possible under the current zoning which would become an option under the proposed land zoning. Those with an asterisk indicate land uses which are not possible under the current zoning but are possible under both the proposed PPZ *and* the likely future TPS zoning.

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Table 2 Zone comparison – land uses

Implementation			
Status	Current Zone General Industrial	Proposed Zone Particular Purpose Zone 1	Proposed Zone LPS General Industrial
No Permit Required	Natural and cultural values management	Natural and cultural values management (conservation ,rehabilitation, protection against degradation. Must not include building or external activity area for information, interpretation or display of items or other use)	Natural & cultural values management
		Passive recreation*	Passive recreation
			Utilities (minor)
Permitted		Bulky goods sales (single tenancy, floor area less than 2,000m <sup>2</sup> )	
		Community meeting & entertainment	
	Emergency services		Emergency services
	Equipment and machinery sales and hire		Equipment and machinery sales and hire
		Food services*	
		Hotel industry	
	Manufacturing and processing		Manufacturing & processing
			Port & shipping
	Recycling and waste disposal (not a refuse disposal site)		Recycling & waste disposal
	Research and development (for manufacturing & processing, service industry, storage or transport)	Research and development	Research & development
			Resource processing



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	Service industry	Service industry	Service industry
		Sports & recreation*	
	Storage	Storage	Storage
	Transport depot and distribution		Transport depot & distribution
	Utilities	Utilities	Utilities (if not NPR)
	Vehicle fuel sales and service (not a service station)		Vehicle fuel sales and service
		Visitor accommodation	
<b>Discretionary</b>		Business & professional services (office)	
	Bulky goods sales (wholesale building materials, construction aggregates, garden & landscape materials)	Bulky goods sales (single tenancy, gross floor area 2,000m <sup>2</sup> to 5,000m <sup>2</sup> )	Bulky goods sales (if for supplier for resource development, extractive industry or resource processing; garden / landscape, trade or hardware supplier; or timber yard)
			Crematoria and cemeteries
		Equipment and machinery sales and hire	
	Educational and occasional care (trade training)		Educational & occasional care (employment training centre)
	Food services (not licensed, not including drive through, not more than 20 ppl)		Food services
		General retail and hire (single tenancy with gross floor area of more than 300m <sup>2</sup> and less than 2,000m <sup>2</sup> )	
			Motor racing facility
	Passive recreation		

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	Research & development		
	Resource processing	Resource processing	
			Sports & recreation
		Tourist operation	
		Transport depot	
		Utilities	
			Vehicle parking
<b>Prohibited</b>	All other uses	All other uses	All other uses

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This leaves the following seven land uses as ultimately 'different':

- Bulky Goods Sales
- Business and Professional Services
- Community Meeting & Entertainment
- General Retail and Hire
- Hotel Industry
- Tourist Operation
- Visitor Accommodation

The subject site contains long standing Hotel Industry and Visitor Accommodation land uses and these are the uses of interest to the land owner.

#### **4.2. Exploration of Alternatives**

Alternative approaches to explore include a Specific Area Plan, an alternative application of Particular Purpose Zone or a Site Specific Qualification.

Firstly, should the other five uses listed above be a concern for the subject site, it would always be possible to instead apply the PPZ in such a manner that it distinguished between the uses allowable on CT242170/1 and CT153130/4, with only the uses Hotel Industry and Visitor Accommodation allowable. Whilst this has been considered in the making of this application, it has ultimately been rejected as unnecessary, providing minimal gain and over complication of the situation.

Secondly, the application of a Specific Area Plan was briefly considered and dismissed due to overcomplication and incorrect application of the SAP mechanism.

Finally, a Site-Specific Qualification for this location may be developed that provides for the General Industrial land zoning to remain, with the provision under an SSQ that additional land uses be provided for. For this discussion, we would consider the inclusion of Hotel Industry and Visitor Accommodation under such an alteration.

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Table 3 Potential SSQ – exploration of alternatives

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant clause in State Planning Provisions
XXX-19.1	Shown on the overlay map as XXX-19.1	CT153130/4	Additional Discretionary Use Classes for this site are:  (a) Hotel Industry  (b) Visitor Accommodation	General Industrial Zone – clause 19.2 Use Table

We would then look towards the subsequent interactions with the existing provisions within the Scheme.

Protections within the General Industrial Zone in both the existing interim scheme and the TPS are well developed in regard to:

- discretionary land uses (cl. 25.3.1 interim scheme and cl.19.3.1 TPS)
- necessary provisions addressing proximity to the Bass Highway.

A SSQ such as this would achieve the intended outcome and is not something that the landowner and operator is averse to. This may also be an alternative that Council may wish to consider during the LPS for both this site and the neighbouring property.

However, in conclusion for the exploration of the alternative mechanism, the following can also be reasoned:

- there is an existing mechanism (the Particular Purpose Zone 1 Zone) within the Scheme which achieves a similar outcome; and
- that mechanism has sufficient protections for the adjoining land uses and will operate effectively and cohesively providing a practical transition between the existing land uses and sites; and
- that mechanism provides for a number of land uses associated with the General Industrial zone to occur on the site, should either of the existing land uses cease.

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As such, potential alternatives are dismissed.

#### 4.3. Potential land use conflict

The subject site sits directly adjacent to the existing Particular Purpose Zone 1 zone to the west (with the exception of the small sliver of land between the two properties) and the General Industrial zone to the other boundaries. The properties directly to the east and south are utilised by a local metal fabrication company.

The existing hotel industry and visitor accommodation uses have operated for many years without conflict with the adjoining industrial land uses, albeit without the scheme providing for such considerations or protections for either existing use.

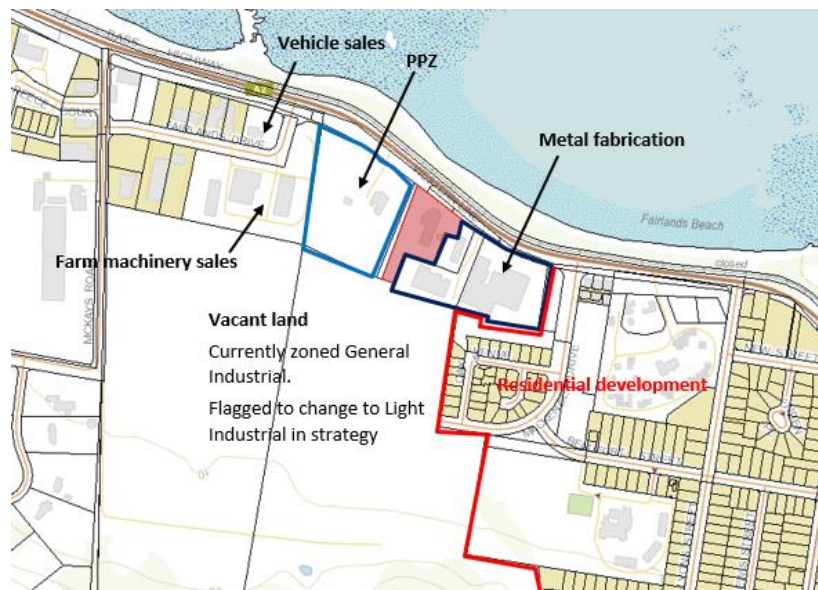


Figure 12 Nearby land uses

Comments specific to relevant scheme components are covered in the following table.

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Table 4 Scheme review – Particular Purpose Zone 1 zone

Reference	Overview of clause	Response
<b>32.1 Zone Purpose</b>		
32.1.1.1	To allow for a diversity of development options, including compatible commercial, business, visitor accommodation, tourism and light industrial uses	The proposed application of the PPZ would be intended to support this purpose statement, with the consideration of uses which complement the adjoining General Industrial zoning, whilst also providing for the additional uses listed within the existing PPZ, with a particular focus on Hotel Industry and Visitor Accommodation.
32.1.1.2	To ensure that the off-site amenity and environmental impacts of use and development are avoided, reduced or mitigated to acceptable levels.	The existing provisions within the PPZ provide for and support this purpose statement, with particular focus on cl.32.4.3.
32.1.1.3	To encourage the preservation and re-use of locally significant buildings and land.	The proposal would provide for the re-use of the existing Seabrook Hotel.
32.1.1.4	To ensure any business or commercial uses supplement and do not compete with the established retail and business hierarchy	The land use is already existing. The uses on this site provide a complementary support service in addition to the services provided in the larger townships. The proposed rezoning would not alter the existing retail or business hierarchy.
32.1.1.5	To ensure that use or development can avoid, mitigate or reduce any existing or potential environmental impacts from nearby sites to acceptable levels.	The PPZ was originally designed to address this issue. No changes are proposed which would alter this. In addition, the land uses have been operating on site for many years without conflict.
<b>32.1.2 Local Area Objectives</b>		
32.1.2	The Particular Purpose Zone is intended to: (a) Provide for a qualified range of uses commensurate with the range of	The proposed application of the PPZ does not intend to alter any of these intentions.

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	<p>commercial and industrial uses existing within the area;</p> <p>(b) Provide for uses that can utilise the existing significant buildings on the site;</p> <p>(c) Restrict use that conflicts with existing and potential adjoining uses;</p> <p>(d) Establish development standards that minimise the risk of land use conflict with adjoining or nearby uses or developments</p>	
<b>32.1.3 Desired Future Character Statements</b>		
32.1.3	<p>Use or development:</p> <p>(a)</p> <ul style="list-style-type: none"> <li>i. will occur on a site of sufficient size to fully accommodate all building and development areas and required setbacks from boundaries;</li> <li>ii. May attract a high volume of traffic;</li> <li>iii. May preserve or re-use existing significant buildings for commercial, business, tourism or accommodation purposes;</li> <li>iv. Will create a site with a well-defined clearly visible access;</li> <li>v. May include appropriately located, landscaped, hard-seal and illuminated areas for car parking and loading, or the display, storage and handling of goods and materials; and</li> </ul>	<p>The existing use(s) on the site fit these Statements. The site is capable of complying with these for future development(s), whether those be the existing use(s) or alternatives.</p>

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	<p>vi. Is required to separate, screen and buffer as appropriate, activities at zone boundaries to minimise likely impact on amenity between uses on lands in adjacent zones.</p> <p>(b) The operating practices and outputs will have minimal likelihood to interfere with the amenity of land beyond the site boundary by reason of any of the following:</p> <p>i. Emission to air, land or water of light, noise, odour, particulates, radiation or vibration;</p> <p>ii. visual prominence of external activity areas;</p> <p>iii. Hours of operation;</p> <p>iv. Overlooking and overshadowing;</p> <p>v. Traffic Generation; or</p> <p>vi. Adverse impact on the efficient and safe operation of a road network.</p>	
<b>32.3.1 Discretionary uses</b>		
32.3.1	There is no acceptable solution.	<p>All discretionary uses must consider the local area objectives, applicable desired future character statements and potential impact with adjoining uses under the performance criteria.</p> <p>The existing land zoning only provides consideration for sensitive uses.</p>
<b>32.3.2 Amenity</b>		
32.3.2	Limits operating hours, signage and floodlighting.	<p>These provisions are similar to those of the existing land zoning. The proposed zoning would result in additional</p>



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		consideration of the potential impact on adjoining land uses.
<b>32.3.3 Storage of goods</b>		
32.3.3 A1	Storage must not be visible from public spaces.	The proposed zoning provides for similar requirements that storage is not located within the frontage setback.
<b>32.4 Development Standards</b>		
<b>32.4.1 Suitability of a site or lot for use or development</b>		
32.4.1 A1	A site or each lot on a plan of subdivision must: (a) have a site area of not less than 1,000m <sup>2</sup> ; and if intended for a building, contain a building area of not less than 300m <sup>2</sup> : (i)-(vii) clear of setbacks, easements, rights of way and services, access requirements	Whilst the General Industrial zone provides for 1,000m <sup>2</sup> also, the building area for that zone is 500m <sup>2</sup> . Building area for this site and the land owner is not a concern, as the ability to provide additional accesses from the Bass Highway is limited.
32.4.1 A2	Frontage 4m Access strip or access 10m Access in accordance with the <i>Local Government (Highways) Act 1982 or Roads and Jetties Act 1935</i> .	The frontage requirement is significantly less than that of the General Industrial zone, which is 20m. However, as discussed above, the capacity to reduce this lot / frontage is limited, due to the access restrictions.
32.4.1 A1-A5	Standard servicing provisions	Not significantly different to existing land zone.
<b>32.4.2 Location and configuration of development</b>		
32.4.2 A1	Setback to Bass Highway 20m	Existing Zone has the same setback.
32.4.2 A2	Building height 10m	Existing zone provides for 20m building height.
32.4.2 A3	Side setback 10m Sensitive use: 15m to General Industrial zone	Existing zone has no additional consideration.
<b>32.4.3 Setback from zone boundaries</b>		
32.4.3 A1	Provides for additional consideration of appropriate setbacks to zone boundaries.	Applicable in this case would be the setback to the General Industrial zone, which would result in: <ul style="list-style-type: none"> <li>10m setback for Hotel Industry</li> </ul>

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		<ul style="list-style-type: none"> <li>30m setback for Visitor accommodation with provision for a lesser setback if performance criteria are met.</li> </ul>
<b>32.4.4 Car parking</b>		
32.4.4 A1	Limitations on location of car parking	The existing and proposed land zoning provide limitations on the locating of car parking in front of buildings. The performance criteria provide for consideration where the streetscape is not impacted adversely.
<b>32.4.5 Subdivision</b>		
32.4.5 A1	No acceptable solution.	The proposed zoning provides for a similar outcome in subdivision to the existing land zoning.

Application of Codes remains unchanged.

In summary:

- the chosen land zone of Particular Purpose Zone 1 is a zone which has been designed to be applied adjoining General Industrial land; and
- the provisions within the proposed zone provide for appropriate checks and balances to ensure management of any potential land use conflict.

It is noted that there is no record of land use conflict between the existing land uses on site and the existing neighbouring industrial uses. The proposed land zoning provides for additional protections for all uses.

#### 4.4. Alternative Zones

There are no practical alternative zones outside the two under consideration in this application.

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## 5. STRATEGIC CONSIDERATION

### 5.1. Strategies

Applicable Strategic documents:

- *Cradle Coast Regional Land Use Strategy 2010-2030 and Addendum*
- *Liveable Waratah-Wynyard Settlement Strategy 2021*
- *Sustainable Murchison 2040 Community Plan*
- *Waratah Wynyard Council Strategic Plan 2017-27*

All strategic documents (barring the CCRLUS) can be found at <https://warwyn.tas.gov.au>

Printed copies have not been attached to this application, due to their size, and ease of access to all.

#### 5.1.1. Cradle Coast Regional Land Use Strategy 2010 - 2030

The relationship of the proposed rezoning to the CCRLUS is addressed in detail in Appendix B. Key points are listed for efficiency:

- The proposal is intended to support existing businesses within an established settlement area.
- The land has already been converted from natural land uses.
- The site is able to be fully serviced by infrastructure.
- The proposed zone was initially developed to consider and appropriately address potential conflict with adjoining land uses (including industrial uses). The provisions within the scheme deliver efficient and effective buffers between potential uses or developments.
- The proposed zone will provide for infill development and will not exacerbate linear development.

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### 5.1.2. Liveable Waratah Wynyard Settlement Strategy 2021

The Liveable Waratah Wynyard Settlement Strategy 2021 (the Settlement Strategy) was adopted by Council on 17 May 2021.

Specific to this site, the Settlement Strategy identifies the following:

- demand for additional General Business zone land in Somerset (p.19, 37)
- shortfall of commercial land (p19, 37), in particular for food, groceries and liquor categories
- the subject site was identified (Figure 2.6) as appropriate for rezoning to meet this shortfall and requiring a land zoning intervention
- little demand for, and indeed oversupply of, industrial land in the area (p.34).
- the prioritisation of the efficient use of existing land and operations is a strong central theme to the Settlement Strategy.
- the land immediately to the south is recommended for rezoning to Light Industrial, as per Fig 3.25-3.26 (p. 113). The proposed amendment would be compatible with the rezoning recommended in Fig 3.25-3.26.

The Settlement Strategy identifies specific barriers that deter development in this area (p.72). A number of the barriers identified, such as servicing difficulties, access difficulties, low desire to develop and a daunting process to develop are not an issue on this site, and an opportunity exists to provide an opportunity in keeping with the strategic planning for the area.

In conclusion, the Settlement Strategy provides that:

- there is an oversupply of land zoned industrial in this location;
- there is a shortfall of land available for the existing uses onsite and those proposed to be possible under the amendment;
- the site would be appropriate for rezoning;
- there are no conflicts between the proposed rezoning and the Settlement Strategy.

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The Sustainable Murchison 2040 Community Plan was developed in 2016, and integrates strategic planning for Waratah Wynyard Council, Circular Head Council, West Coast Council, King Island Council and Burnie City Council.

Table 5 Analysis – Sustainable Murchison Community Plan

Relevant points	Comments
<b>Sustainable Murchison Community Plan – Community Study</b>	
<ul style="list-style-type: none"> <li>Identifies this site as being within the urban centre (p36)</li> </ul>	
<ul style="list-style-type: none"> <li>Diversity across economic activity in Somerset and service industries cushions the impact of industrial change (p.34)</li> </ul>	The site provides an opportunity to retain economic diversity across Somerset.
<ul style="list-style-type: none"> <li>Somerset serves as a dormitory suburb for Burnie (p.34)</li> </ul>	As a dormitory suburb, additional services such as the hotel industry are needed to support the community.
<b>Sustainable Murchison Community Plan – Community Vision</b>	
<p>The ongoing use of this site provides for the opportunity to support the Sustainable Murchison Themes of:</p> <ul style="list-style-type: none"> <li>Business and Industry</li> <li>Tourism</li> <li>Strong Communities and Social Capital</li> <li>Place Making and Liveability</li> </ul>	<p>The site contains existing business operations, which essentially provide a support service to the surrounding industrial uses, as well as the townships of Somerset and Wynyard. In addition, the site supports regional tourism operations.</p> <p>The existing uses on the site contribute to the local sense of identity, contributing to the strong sense of place along the north west coast.</p>
<b>Sustainable Murchison Community Plan – Regional Framework</b>	
Industrial land supply is sufficient in the region	Limited detail provided.
Tourism is a major industry in the region	The proposed rezoning would support the existing tourist operations.
<b>Sustainable Murchison Community Plan – Resource Analysis</b>	
Identifies need for further investigation of future land use for Somerset	No further comment on this site in document.
Industrial land supply is sufficient in the region	Limited detail provided.

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The Sustainable Murchison 2040 Community Plan provides minimal guidance for the proposed rezoning, however no conflict is uncovered in the investigation of this plan.

#### 5.1.4. Waratah Wynyard Council Strategic Plan 2017-27

The Waratah Wynyard Council Strategic Plan was adopted in 2017. It is due for review in May 2021. This document was developed to integrate and sit below the Sustainable Murchison Community Plan.

Table 6 Analysis – Waratah Wynyard Council Strategic Plan 2017-2027

Strategic Goals	Response
<b>Leadership and Governance</b> Transparent, inclusive, community focused governing body	The rezoning process involves local government through the statutory requirement(s) for community engagement and involvement of elected members in the decision making process), as well as providing an opportunity for local government to adapt to changing circumstances (e.g. rezoning / redevelopment of land).
<b>Organisational Support</b>	N/A
<b>Connected Communities</b> Community members feel a sense of inclusion, belonging and value...encouraged to provide input to planning for community needs.	The statutory process provides for inclusion of community in planning for community needs.
<b>Community Recreation and Wellbeing</b> Healthy community with access to more recreational choice that are inclusive, thriving and energetic...will have access to high quality facilities, services and equipment	The proposed rezoning is intended to provide the ability for the site to be upgraded to further service the community recreation needs.
<b>Economic Prosperity</b> Sustainable economy that creates jobs and delivers long-term regional and local benefits which are environmentally aware and improve liveability.	The proposed rezoning will provide for adaptive re-use of the existing buildings on site, supporting sustainable development. The proposal will also support existing jobs and provide for potential

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	increased capacity in an existing successful local business.
<b>Transport and Access</b> Roads and infrastructure will be sustainable and fit for purpose	The proposal will result in no change or potential change in impact on transport or access.
<b>Environment</b> Will be an environment where green meets blue, where natural beauty and heritage values are appreciated and managed through best practice.	The site sits across from the Bass Strait, along the coastal stretch of the Bass Highway. No change in the relationship with the environment is proposed.

**5.2. Discussion**

The proposed rezoning provides for a recognition on the site of the role of the long standing uses on the property. The proposed zone would respond directly to a number of provisions within the regional and local strategic planning to date, addressing the shortfall of commercial land for the proposed use classes, the oversupply of industrial land in the vicinity, and provide a sensitive response to the recommended rezoning for the land immediately to the south of the site.

It is considered that the proposed rezoning is in keeping with the local and regional strategic planning as discussed.

**6. STATUTORY CONSIDERATION****6.1. State Policies**

The following State Policies are made under the *State Policies and Projects Act 1993*:

- Tasmanian State Coastal Policy 1996;
- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and

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- Gas Pipelines Act 2000.

The National Environmental Protection Measures are automatically adopted as State Policies under the *State Policies and Projects Act 1993*.

**6.1.1. Tasmanian State Coastal Policy 1996**

The State Coastal Policy 1996 applies to all land within 1km of the high-water mark. The site is within this area.



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Principle	Outcome	Response
<b>1</b>	<b>Protection of Natural and Cultural Values of the Coastal Zone</b>	
1.1.1	<b><i>The coastal zone will be managed to ensure sustainability of major ecosystems and natural processes.</i></b>	The site sits on and surrounded by land which has been highly modified. The potential impact on natural processes for this site relates to the management of stormwater and groundwater. The proposal is to include potential for additional land uses, all of which would be required to comply with the provisions of the applicable planning scheme.  1.1.1 will be achieved.
1.1.2	<b><i>The coastal zone will be managed to protect ecological, geomorphologic and geological coastal features and aquatic environments of conservation value.</i></b>	The site is not located on or in close proximity to, any natural features or environments of conservation value, nor does it have capacity to affect these indirectly.  1.1.2 will be achieved.
1.1.3	<b><i>The coastal zone will be managed to conserve the diversity of all native flora and fauna and their habitats, including seagrass and seaweed beds, spawning and breeding areas. Appropriate conservation measures will be adopted for the protection of migratory species and the protection and recovery of rare, vulnerable and endangered species in accordance with this Policy and other relevant Acts and policies.</i></b>	The site currently contains limited vegetation. This is likely to continue with future uses. There is no potential to impact seagrasses or seaweed beds, spawning or breeding areas, outside the management of stormwater. There is some potential to integrate native vegetation and WSUD in future investments.  1.1.3 is not impacted.

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1.1.4	<b><i>Exotic weeds within the coastal zone will be managed and controlled, where possible, and the use of native flora encouraged.</i></b>	The site currently contains limited vegetation. This is likely to continue with future uses. It is always the responsibility of the landowner to manage exotic weeds, regardless of land zoning. There is some potential to integrate native vegetation and WSUD in future investments.  1.1.4 is not impacted.
1.1.5	<b><i>Water quality in the coastal zone will be improved, protected and enhanced to maintain coastal and marine ecosystems, and to support other values and uses, such as contact recreation, fishing and aquaculture in designated areas.</i></b>	The proposed rezoning will broaden the potential for development on site. Stormwater management on the site will have potential to impact water quality in the coastal zone, however this is also the case with the existing land zoning. Any development or use on the site must manage impacts on water quality appropriately.  Use and development within both the existing and the proposed zone have the capacity to connect to reticulated sewer, water and stormwater  1.1.5 is not impacted.
1.1.6 – 1.1.9	[1.1.6-1.1.9 refer to management of monitoring programs, protection of representative ecosystems and marine reserves, and coastal wetlands.]	Not impacted by proposed rezoning.
1.1.10	<b><i>The design and siting of buildings, engineering works and other infrastructure, including access routes in the coastal zone, will be subject to planning controls to ensure compatibility with natural landscapes.</i></b>	The site and surrounds are highly modified. The existing planning scheme and the SPPs and the LPS have been developed to address 1.1.10 and provide these planning controls, which remain applicable whether in the current, or proposed land zoning.  1.1.10 is not impacted.
1.1.11	Refers to fire management.	Fire management is not practiced on this site.

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<b>1.2</b>	<b>Cultural and Historic Resources</b>	
1.2.1 – 1.2.2		The site is highly modified. The proposed change in zoning does not impact upon the application of the legislation which addresses 1.2.1 and 1.2.2.
<b>1.3</b>	<b>Cultural Heritage</b>	
1.3.1		The site is highly modified. The proposed change in zoning does not impact upon the application of the legislation which addresses 1.2.3.
<b>1.4</b>	<b>Coastal Hazards</b>	
1.4.1	<i>Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea level rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.</i>	The site is not subject to coastal inundation or erosion.
1.4.2	Refers to actively mobile landforms.	Not applicable.
1.4.3	Refers to development of policies responding to climate change.	Not applicable at development scale.
<b>2</b>	<b>Sustainable Development of Coastal Areas and Resources</b>	
<b>2.1</b>	<b>Coastal uses and Development</b>	
2.1.1	<i>The coastal zone shall be used and developed in a sustainable manner subject to the objectives, principles and outcomes of this Policy. It is acknowledged that there are conservation reserves and other areas within the coastal zone which will not be available for development.</i>	The site is not subject to any reserves. The land is converted from natural coastal processes.

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2.1.2	<i>Development proposals will be subject to environmental impact assessment as and where required by State legislation including the Environmental Management and Pollution Control Act 1994.</i>	The use and development of land would be subject to assessment under the Scheme and other relevant legislation.
2.1.3	<i>Siting, design, construction and maintenance of buildings, engineering works and other infrastructure, including access routes within the coastal zone will be sensitive to the natural and aesthetic qualities of the coastal environment.</i>	The use and development of the site would be subject to assessment under the active planning scheme and relevant legislation.
2.1.4	<i>Competing demands for use and development in the coastal zone will be resolved by relevant statutory bodies and processes.....Planning schemes....and other statutory plans will provide guidance for resource allocation and development in accordance with this Policy.</i>	The discussion in this regard is around whether the proposed land zoning is appropriate for the site, rather than competing demand for the coast.
2.1.5	<i>The precautionary principle will be applied to development which may pose serious or irreversible environmental damage to ensure that environmental degradation can be avoided, remedied or mitigated. Development proposals shall include strategies to avoid or mitigate potential adverse environmental effects.</i>	There is no development proposed. All future development would be subject to standard assessment procedures. The proposed rezoning does not increase the risk of damaging development.
2.1.6	<i>In determining decisions on use and development in the coastal zone, priority will be given to those which are dependent on a coastal location for spatial, social, economic, cultural or environmental reasons.</i>	The site is surrounded by land developed for industrial and Particular Purpose Zone 1 operations.
2.1.7-2.1.19		N/A

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<b>2.2</b>	<b>Marine Farming</b>	
2.2.1-2.2.2		N/A
<b>2.3</b>	<b>Tourism</b>	
2.3.1	<i>Tourism use and development in the coastal zone, including visitor accommodation and other facilities, will be directed to suitable locations based on the objectives, principles and outcomes of this Policy and subject to planning controls.</i>	The proposed rezoning is intended to support an existing tourism operation within the coastal zone, and subject to standard planning controls.
2.3.2	<i>Tourism development proposals in the coastal zone will be subject to environmental impact assessment as required by State legislation including a water safety assessment to indicate the level and type of lifesaving facilities and personnel required to protect people.</i>	The subject site and the surrounds are highly modified. There is no safety risk in regard to water safety.
2.3.3	<i>Opportunities for tourism development will be identified wherever strategic planning occurs for the coastal zone or any part of it.</i>	The site is within a modified section of the coastal zone and provides an excellent opportunity for tourism development without negative impact on the coast.
2.3.4	<i>Tourism development will be located where there is environmental capacity and where it does not significantly conflict with the natural and aesthetic qualities of the coastal zone.</i>	
<b>2.4</b>	<b>Urban and Residential Development</b>	
2.4.1	<i>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.</i>	The proposal would not result in the expansion of urban or residential areas, or services / infrastructure for such areas.
2.4.2	<i>Urban and residential development in the coastal zone will be based on existing towns and</i>	The site is an infill development site, with no potential for ribbon development or unrelated cluster development.

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	<i>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.</i>	
2.4.3	<i>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.</i>	The site is identified through the existing planning scheme as appropriate for urban development. The discussion for this proposal is around what kind of urban development is appropriate on this site.
<b>2.5</b>	<b>Transport</b>	
2.5.1-2.5.5		The site would utilise existing transport routes.
<b>2.6</b>	<b>Public Access and Safety</b>	
2.6.1-2.6.6		The site / development of the site does not impact the public access to the coastline.
<b>2.7</b>	<b>Public Land</b>	
2.7.1-2.7.4		N/A
<b>2.8</b>	<b>Recreation</b>	
2.8.1	<i>Recreational use of the coastal zone will be encouraged where activities can be conducted in a safe and environmentally responsible manner.</i>	Though it is doubtful that this type of site is what was in mind when this clause was being discussed, the proposal will result in recreational use of the coastal zone being conducted in a safe and environmentally responsible manner, protecting the remaining foreshore in the area.
2.8.2	<i>Suitable recreational opportunities will be identified through strategic planning and may be provided in appropriate locations where they do not adversely affect sensitive coastal ecosystems and landforms or in designated areas where such effects can be remedied or mitigated.</i>	Similarly, the proposal will allow for recreational opportunities that do not impact on sensitive coastal ecosystems or landforms. Again, it is recognised that this particular scenario, of land within an established and developed area, with limited capacity to impact on these ecosystems and landforms, was not the purpose of this section of the Policy.

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2.8.3		N/A
<b>3</b>	<b>Shared Responsibility for Integrated Management of Coastal Areas and Resources</b>	
3.1-3.3		These matters are addressed through the existing state planning system and the statutory amendment process.
<b>4</b>	<b>Implementation, Evaluation and Review</b>	
4.1-4.5		N/A

The proposed amendment is aligned with the intended outcomes of this Policy.

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**6.1.2. State Policy on the Protection of Agricultural Land 2009**

The site is not classified as agricultural land under the State Policy on the Protection of Agricultural Land 2009.

**6.1.3. State Policy on Water Quality Management 1997**

The State Policy on Water Quality Management 1997 provides for *"sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the Objectives of Tasmania's Resource Management and Planning System"*.

The proposed amendment will not modify existing surface or groundwater resources directly. The subsequent use and development of this land has the potential to impact on these in a limited manner. The largest impact would be if the entirety of the site were to be developed with non-permeable surfaces, in contrast to the existing undeveloped land, which includes grassed areas to the rear of the property.

The area proposed for the amendment is able to be fully serviced (water, stormwater and sewer), with all concentrated water runoff and sewage able to be managed and disposed of appropriately. There is potential for water sensitive urban design features to be incorporated into future development, thus potentially improving the quality of the stormwater from the site.

The proposed zoning and existing provisions of the Tasmanian Planning Scheme provide adequate safeguards in regard to the protection of water quality within the surrounding area.

The proposed amendment is considered to meet the Objectives of the State Policy on Water Quality Management.

**6.1.4. NEPMs**

The National Environmental Protections Measures (NEPMs) are made under the *National Environment Protection Council (Tasmania) Act 1995* and provide objectives and protections for aspects of the environment. Under Section 12A of the *State Policies and Projects Act 1993*, the NEPMs are automatically accorded the status of a State Policy.

The NEPMs relate to:

- Ambient air quality;



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- Air Toxins;
- Assessment of Site Contamination;
- Diesel Vehicle Emissions;
- Movement of Controlled Waste;
- National Pollutant Inventory; and
- Used Packaging.

None of these NEPMs are considered relevant to this amendment application.

**6.1.5. Gas Pipelines Act**

The subject land is not impacted by the Gas Pipeline. This requirement is not applicable.

**6.2. Mandatory provisions**

**6.2.1. Land Use Planning and Approvals Act 1993**

The following comments are offered in support of this submission to demonstrate that the proposal furthers the Objectives of the *Land Use Planning and Approvals Act 1993* (Parts 1 and 2).

**Table 8 Furthering the Objectives of Schedule 1 of the Act**

Objective	Response
<b>Schedule 1 Part 1</b>	
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.</i>	<p>The amendment involves a highly modified site in a location that allows the existing use on site to take advantage of the existing and surrounding land uses and infrastructure and provide a broad range of land use options.</p> <p>The provisions within the existing Interim Planning Scheme and the Tasmanian Planning Scheme – Waratah Wynyard and those of the draft Local Provisions Schedule ensure that any future use or development is assessed against the applicable codes to ensure that the natural and physical resources are duly considered in any application for a future planning permit.</p> <p>The proposed amendment will have little impact on the natural and physical resources and the maintenance of ecological processes and genetic diversity.</p>
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	<p>The proposed land zoning provides for practical use of an existing site within the capacity of the infrastructure and services, without negatively impacting on others.</p> <p>The rezoning would provide capacity for complementary activities to operate within the existing legislative framework, allowing for fair, orderly and sustainable use of land, consistent with this objective.</p>
<i>(c) to encourage public involvement in resource management and planning</i>	Public involvement will be achieved through the required statutory exhibition process of the amendment.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	<p>The amendment will allow consideration of alternative uses, including extension of the existing use, than those which are currently allowed under the standard General Industrial zone.</p> <p>The amendment enables the opportunity to develop the subject site to reflect or work together with the existing on site uses, and the Particular Purpose zone to the west without compromising sustainability, the adjoining land uses or the retail hierarchy.</p> <p>The proposed rezoning is consistent with this objective.</p>

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<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The responsibility for resource management and planning has been shared between the Waratah Wynyard City Council and the Tasmanian Planning Commission, the landowners, community and industry.
<b>Schedule 1 Part 2</b>	
<i>(a) to require sound strategic planning and co-ordinated action by State and local government</i>	The proposed amendment is consistent with the CCRLUS and the additional strategic plans, providing for sound strategic planning. The amendment process is designed to provide for coordinated action by State and local government.
<i>(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</i>	The system of planning instruments will not be altered. The established system of planning instruments will continue to operate over the site and surrounds.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	The established planning instruments include provision to consider the social and economic effects for future development applications. In addition, the provisions addressed in this application for rezoning include consideration of potential social impacts in the potential for land use conflict and land supply, as well as consideration of potential economic impacts through the impact on the existing Particular Purpose Zone, retail hierarchy and industrial land supply.
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i>	The environmental, social, economic, conservation and resource management policies have been integrated into the existing Interim Planning Scheme, as well as the Tasmanian Planning Scheme and the applicable LPS, as well as the amendment process and as such have been duly considered and addressed in this application.
<i>(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</i>	The application is for rezoning only.

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<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i>	In regard to (f), the proposed rezoning has the potential to solidify the existing recreation uses on site, integrating with the Somerset residents, the other businesses in the area, and the passing traffic. These matters have all been considered in this documentation to ensure that any future development will fully address these issues.
<i>(g) to conserve those buildings, area or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	The site does not contain any of these areas of particular value.
<i>(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</i>	There are sufficient safeguards in place to achieve these outcomes through the development application process. Preliminary feedback from State Growth indicates no significant concern with development on this site in proximity to the State Highway.
<i>(i) to provide a planning framework which fully considers land capability</i>	The site has no capacity for agricultural use. Development of this site does not impact potential for agricultural use on other sites.

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**6.2.1.1. Additional requirements of the Act**

The proposal does not affect any matters identified by Section 20(2), (3), (4), (5), (6), (7), (8) or (9) of the Act.

**7. CONCLUSION**

The proposed rezoning seeks to rezone the subject land to Particular Purpose Zone 1, in keeping with the nearby property. The rezoning would result in:

- a shift in the recognised intention for this portion of land to reflect the existing and long standing use of the site;
- opportunity to develop the site in a manner which reflects the historic use on the property;
- application of the Particular Purpose Zone 1 zone protections for the adjoining industrial uses;
- correlation between the historic use of the site and the land zoning; and
- support for the existing use, which provides employment, tourism facilities and support services to the Burnie airport as well as facilities for the local community

Based on the assessments within this report, it is demonstrated that the application of the Particular Purpose Zone 1 Zone is appropriate. This submission demonstrates:

- the site has long been legally utilised for a Hotel Industry;
- the application of the Particular Purpose Zone 1 zone is appropriate for this site;
- the current provisions within the Particular Purpose Zone 1 zone are sufficient to appropriately manage the use and development of the site;
- the proposal furthers the Objectives and Resource Management and Planning System as set out in Part 1 and Part 2 of Schedule 1 of the *Land Use Planning and Approvals Act 1993*; and
- the proposed amendment will provide for land uses on the site which are compatible with the underlying zoning.

**APPENDIX A**



## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



### SEARCH OF TORRENS TITLE

VOLUME 153130	FOLIO 4
EDITION 4	DATE OF ISSUE 11-Jul-2013

SEARCH DATE : 06-Dec-2021

SEARCH TIME : 09.36 AM

### DESCRIPTION OF LAND

Town of SOMERSET  
 Lot 4 on Sealed Plan 153130  
 Derivation : Part of 8A-2R-22Ps, Section C1, Granted to Duncan Gilmour and Part of 27A-2R-24P, Granted to Charles Gilmour, Duncan Gilmour Jr and Mary Sadler  
 Prior CT 12725/5

### SCHEDULE 1

M418477 TRANSFER to MRU HOTELS PTY LTD Registered  
 11-Jul-2013 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP153130 EASEMENTS in Schedule of Easements  
 B982331 PROCLAMATION under Section 52A of the Roads and Jetties Act 1935 Registered 07-Nov-1996 at noon  
 C109970 LEASE to E.Eerhard & Sons Pty Ltd of a leasehold estate for the term of 20 years from 15-May-1998 Registered 21-Aug-1998 at 12.02 PM  
 Leasehold Title(s) issued: 153130A/4  
 C845499 TRANSFER of LEASE C109970 to DONOJ PTY LTD  
 D95778 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 11-Jul-2013 at 12.02 PM

### UNREGISTERED DEALINGS AND NOTATIONS

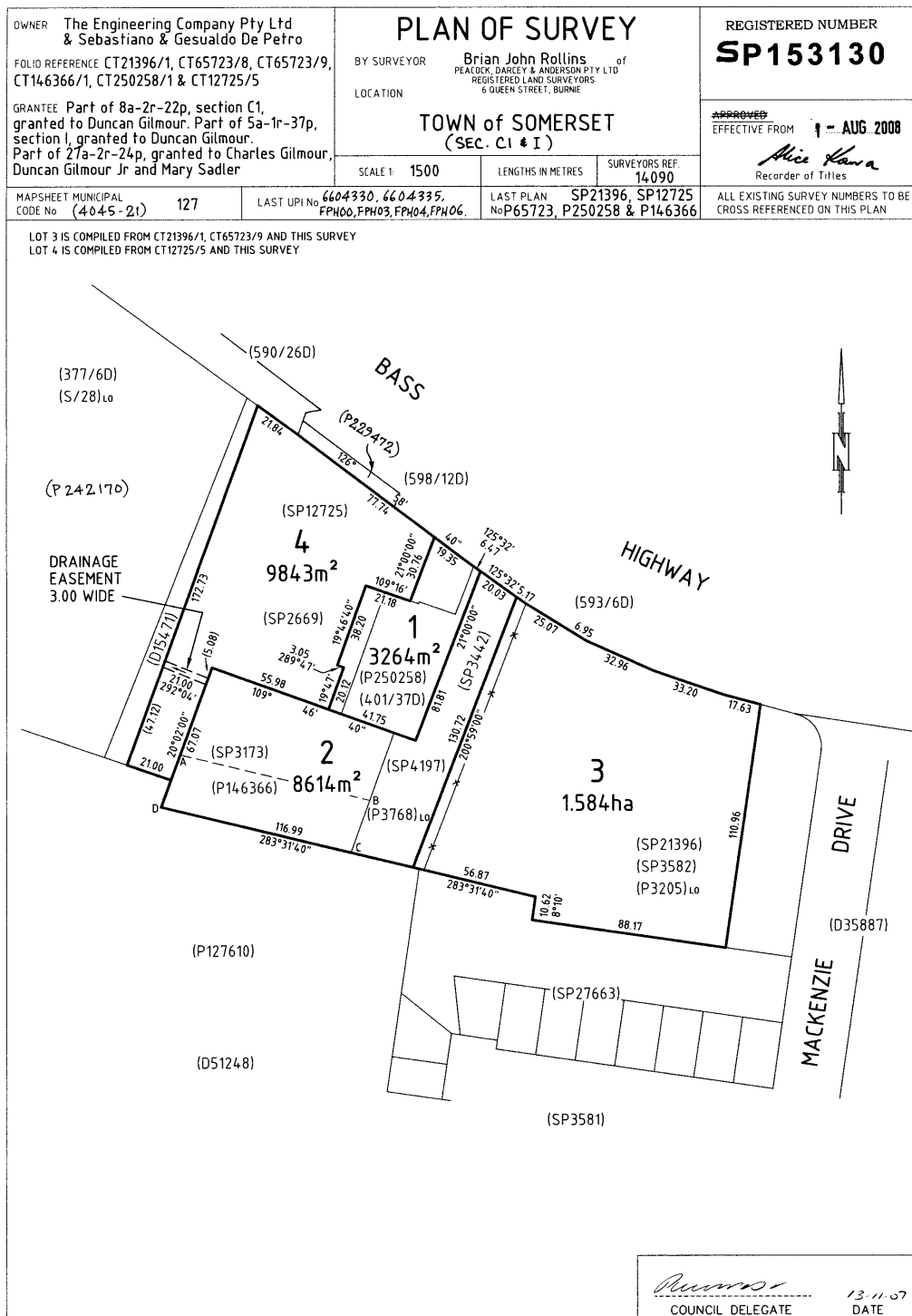
No unregistered dealings or other notations



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980







# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 153130</b>

PAGE 1 OF 4 PAGE/S

## EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

~~LOT 1~~

~~Is not together with any easements.~~

~~LOT 1~~

~~Is subject to:~~

- ~~1 A fencing provision in SP65035.~~
- ~~2 A proclamation under s52A of the Roads and Jetties Act 1935 referred to in B982331.~~

LOT 2

Is together with a <sup>Right of Drainage</sup> drainage easement marked "Drainage Easement 3.00 wide" over that part of the land in lot 4 <sup>over the</sup> marked Drainage Easement 3.00 wide as shown on the plan.

~~LOT 2~~

~~Is subject to~~

- ~~1 A fencing condition in transfer A101967, A199244 and SP3173, as relates to the land in ABCD shown on the plan~~
- ~~2 A fencing provision in SP3173 and A395672~~
- ~~3 A proclamation under s52A of the Roads and Jetties Act 1935 referred to by B982331.~~

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Engineering Co. Pty Ltd, Sebastiano and Gesualdo De Petro owners FOLIO REF: 21396/1, 65723/8 & 9, 250259/1, 146366/1 & 12725/3  SOLICITOR & REFERENCE: P Kimber, Butler McIntyre & Butler, file 71017	PLAN SEALED BY: Waratah Wynyard Council DATE: 13-11-2007 1557206 REF NO. <span style="float: right;">Council Delegate</span>
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 4 PAGES	Registered Number <b>SP 153130</b>
SUBDIVIDER: The Engineering Co. Pty Ltd, Sebastiano and Gesualdo De Petro owners FOLIO REFERENCE: CT: 21396/1, 65723/8 & 9, 250258/1, 146366/1, 12725/5	

~~LOT 3~~

~~Is not together with any easements.~~

~~LOT 3~~

~~Is subject to:~~

- ~~1 Fencing conditions created by Agreement A199244, fencing condition in Transfer A101967~~
- ~~2 Proclamation under s52A of the Roads and Jetties Act 1935 registered number B982331~~
- ~~3 Fencing covenant in SP3442 and Transfer A395666.~~

~~LOT 4~~

~~Is not together with any easements.~~

LOT 4

Is subject to:

- 1 a Right of Drainage (appurtenant to Lot 2) over the Drainage easement to the benefit of lot 2 on the plan over that part of lot 4 shown as "Drainage Easement 3.00 Wide" On the plan
- ~~2 Proclamation under s52A of the Roads and Jetties Act 1935 in B982331.~~

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 4 PAGES	Registered Number <b>SP 153130</b>
SUBDIVIDER: The Engineering Co. Pty Ltd, Sebastiano and Gesualdo De Petro owners FOLIO REFERENCE: CT: 21396/1, 65723/8 & 9, 250258/1, 146366/1, 12725/5	

Executed by:

Executed by The Engineering Company Pty Ltd ABN 62 061 223 872 pursuant to s127 of the Corporations Act by signing by two directors	 <b>KEN BROADFOOT</b> DIRECTOR	 <b>WARREN WILTON</b> DIRECTOR
Signed by mortgagee the Commonwealth Bank of Australia under mortgage B745477 affecting title 21396/1, 65723/9, 250258/1, 146366/1 and 65723/8	Signed by Andrew O'Connor the attorney under power of attorney B90174146 No. 888 dated 29 June 2006 who declares he is a Risk Executive Institution Banking Risk Management of the Commonwealth Bank of Australia in the presence of Melanie Williams	  <b>Melanie Williams</b> Relationship Manager

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 4 PAGES		Registered Number <b>SP 153130</b>
SUBDIVIDER: The Engineering Co. Pty Ltd, Sebastiano and Gesualdo De Petro owners FOLIO REFERENCE: CT: 21396/1, 65723/8 & 9, 250258/1, 146366/1, 12725/5		
Signed by Sebastiano De Petro in the presence of Witness <input checked="" type="checkbox"/> Name <input checked="" type="checkbox"/> address <input checked="" type="checkbox"/> occup <input checked="" type="checkbox"/>	 <b>STEVE KOLLIU</b> PHARMACIST	
Signed by Gesualdo De Petro in the presence of Witness <input checked="" type="checkbox"/> Name <input checked="" type="checkbox"/> address <input checked="" type="checkbox"/> occup <input checked="" type="checkbox"/>	 <b>STEVE KOLLIU</b> PHARMACIST	
Executed by Retirement Benefits Fund Board mortgagee under mortgage C233155 affecting title 12725/5	<div style="border: 1px solid black; padding: 5px;">         Signed, sealed &amp; delivered by the Retirement          Benefits Fund Board by its duly constituted attorney          Simon Charles Gillies pursuant to Power of Attorney          Register No PA3681 who declares that he has no          notice of the revocation of such power of attorney in          the presence of    <b>LEIGH FORD</b>          WITNESS    <b>CEO</b> </div> <p>Leigh Ford 39 Sandy Bay Rd Hobart Tas Loans Officer</p>	

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

## APPENDIX B COMPLIANCE WITH THE CRADLE COAST REGIONAL LAND USE STRATEGY

Table 1 Compliance with the Cradle Coast Regional Land Use Strategy

Implementation		
CCRLUS Reference	Comment	
1.1	Purpose of the Strategy	<p>The CCRLUS is intended as “a framework for the future – an outline for what is desired and a description of intended future conditions. The Strategy does not define definitive actions for how to deliver the intended result – rather it expresses the principles and policies against which all future proposals for process and prescriptions for land use planning are to be considered....the Strategy is not a regulatory instrument for the purpose of individual use and development decisions.”</p> <p>The proposed rezoning does not introduce any conflict with the underpinning Purpose of the Strategy.</p>
1.2	Structure of the Strategy	The structure of the CCRLUS was developed to recognise the complex interactions between the different factors within land use planning. The proposed rezoning is a relatively simple modification. The application addresses matters within each of these five policy groupings.
1.3	Statutory status	<p>The CCRLUS was declared by the Minister under former s 30C of LUPAA.</p> <p>The proposed amendment does not modify or impact on the statutory function of the CCRLUS, as declared.</p>
1.4	Strategic Outcomes	The proposed rezoning does not modify the underlying strategic justification of the CCRLUS as referenced in 1.4.
1.5	Principles for Implementation	The proposed rezoning does not propose any modification of the standard tests within the Scheme or legislation for these Principles of Implementation.
	(a) All levels of government, industry and the community work collaboratively, share responsibility and are accountable for sustainable use	This application will go through the standard statutory process, as would any application for development lodged under the rezoned land at a later date.
	(b) Strategies, policies and decisions for land use are integrated across all levels of government, industry and the community.	The proposed rezoning will be required to follow the statutory process, integrating the required levels of government into the decision making process. Community and industry are also involved through the public notification period.
	(c) Land is a limited, non-renewable resource and is not wasted.	The proposed rezoning recognises the potential for this site to provide for a wider range of land uses than is currently possible.

	(d) Facilitate use and development	The proposal is intended to facilitate a development which has little to no potential adverse impacts on natural, economic or social systems. It will however provide for a number of potential community benefits.
	(e) Improve the livability and sustainability of communities	The land uses proposed for within the rezoned area provide for strengthening of community bonds and functional operation of the area, improving liveability and sustainability of both East Waratah Wynyard and wider north west region.
	(f) Land and resources are consumed at a rate sufficient to meet social and economic needs of the present generation without compromise to the ability of future generations to also meet their own needs.	<p>This is the founding principle of sustainability.</p> <p>The rezoning proposal intends to adjust the potential land uses on the site, without compromising the ability of the site to provide for future uses. The proposed Particular Purpose Zone 1 zoning is intended to continue to provide for land uses which service the community. The Particular Purpose Zone 1 zoning itself does not provide for land uses which would contaminate, or otherwise compromise the utilisation of this land for future alternative uses.</p> <p>This is in keeping with this founding principle, allowing consideration of both existing and future needs of the community, without one compromising the other.</p>
	(g) Decisions and choices are informed by science and expert knowledge.	Where appropriate, the proposal is accompanied by additional expert information.
	(h) Consider the complete and cumulative effect of past, present and likely future use and development on the health or carrying capacity of a natural or human system.	Given the fact that this site is already developed for the proposed use, as well as being within a highly developed and modified area, this proposal has limited capacity to impact on the carrying capacity of these systems. The potential impacts considered centre mostly around traffic changes and servicing loads.
	(i) Where there are threats of serious or irreversible social, economic or environmental damage the lack of scientific certainty is not to be used as a reason for postponing measures to prevent harm or degradation.	The rezoning neither proposes nor results inadvertently / indirectly in the relaxation of any tests designed to prevent harm or degradation within the Scheme.
	(j) Decisions are responsive to changing economic, environmental and social circumstance	The proposal is intended to provide additional capacity for responsiveness, based on the nature of this site and current land uses.
	(k) Principles and policies are reviewed for possible correction, replacement or repeal where negative unintended consequences are identified.	The CCRLUS has been through a minor review since its introduction. There has been some indication of late of a change in the interpretation and application of the CCRLUS, taking a more literal interpretation than that which was intended at the writing of the Strategy. If this is the case, the Strategy will require additional review, in keeping with this clause and the intended regular review of the regional strategies.

	(l) Maintain and enhance state, national and internal connectedness and competitiveness.	The only potential impact on these connections is through the slight interaction with the Wynyard Airport and the role this site plays in providing support services to users of the airport, impacting the competitiveness of the State within the national tourism industry. The proposed development will result in additional support for the airport services and users, maintaining and enhancing the connectedness and competitiveness in accordance with this provision.
	(m) Assessment processes and decision criteria are specific, measurable, reasonable, robust and attainable	The proposed rezoning does not modify the assessment process for the spatial area to which the proposal applies. Any future development on the impacted area will be subject to the standard assessment provisions.
	(n) Market based mechanisms and incentives are used as an alternative to regulatory control wherever feasible	No impact.
	(o) Decisions and actions provide for broad community involvement on issues which affect them.	<p>This particular proposal relies on multiple layers of community involvement through:</p> <ul style="list-style-type: none"> <li>• Landowner consents;</li> <li>• Council (as planning authority) processes; and</li> <li>• Public notification (including State Growth input)s.</li> </ul> <p>Additional public involvement, as well as the involvement of adjoining landowners where applicable, will be incorporated under the legislation for future change in use of the land.</p>
1.6	Coordination	<p>Noted.</p> <p>The draft LPS-War is being assessed currently.</p>
1.7	Continuous improvement	The proposed rezoning does not modify any of these listed requirements in order to continue implementation of the CCRLUS.
1.8	Monitoring and review	This application, along with the recent and upcoming assessments of other scheme amendments, will contribute to the next review of the CCRLUS, whether the amendments are approved or rejected.
1.9	Public Engagement	The statutory engagement processes will be required if the amendment is initiated.
<b>Wise Use of Resources</b>		
2.1	Context	The proposal does not intend to modify in any way the relationship between land use or development and the objectives for natural resource management. This site has long been converted from the natural state.
2.2	Land Use Outcomes for Wise Use of Resources	The proposal opens opportunity for additional land uses, whilst protecting the rights of other existing and potential land uses, optimising use of land and resources.

		The outcomes of 2.2 are achieved.
<b>Changing Climate</b>		
2.3a	Promote outcomes which reduce carbon emissions and increase energy efficiency in a manner consistent with and appropriate to furthering declared Commonwealth and State Policies and targets.	The proposal is intended to allow adjoining activities to continue and or expand within an established site, utilising existing converted land, and allowing development within an area serviced by public transport and within close proximity to other services.
2.3b	<p>Promote compact and contained settlement centres which allow reduced dependency on private vehicle use and the length of daily journeys by providing communities with ready local access to daily needs for employment, education, health care, retail and personal services and social and recreation facilities, including –</p> <ul style="list-style-type: none"> <li>i. A greater mix and less dispersal or segregation in the nature and distribution of land use;</li> <li>ii. Provision of local activity centres where there is a concentrated mix of activity for shopping, working, studying, recreation and socialising clustered at readily accessible locations;</li> <li>iii. Improvement in the level of internal connectedness and convenience for pedestrian, cycle and public transport options;</li> <li>iv. Increase in urban densities for residential and commercial use;</li> <li>v. Location of employment opportunities within a greater number of centres and at a rate commensurate with local need;</li> </ul>	<p>The site allows for continuation and utilisation of existing public transport services. It is within the settlement boundaries, facilitating access to related services, employment, complementary retail, personal services and other social and recreation facilities in both the Somerset CBD and Waratah Wynyard, as well as farther afield.</p> <p>Both the main Somerset town centre as well as adjoining settlements are accessible by public transport, facilitated by the proximity of the highway. The site is also accessible via public walkways and cycle routes.</p> <p>The proposal is intended to provide for retention of the existing uses into the future.</p> <p>The boundaries of the proposal are within the existing urban serviced land.</p>



	vi. Minimise expansion at the urban fringe and creation of rural residential clusters in remote or poorly connected locations.	
2.3c	Facilitate opportunity for resource processing, manufacturing and utility development in locations which minimise distances for freight transport, energy distribution and journey to work.	The location of the site in close proximity to the existing retail infrastructure, public transport and passive transport routes, such as they are, supports the minimisation of freight transport and energy utilised for distribution of product.
2.3d	Promote energy efficient urban places and facilitate energy efficient buildings through design and construction requirements for subdivision layout, building disposition and the use of materials and landscaping which maximise solar access and natural lighting, natural heating, cooling and ventilation, and the use of low energy and recovered materials, energy and resources.	The proposed rezoning is intended to ensure that the site can continue to support the existing uses on the site, without negatively impacting adjoining properties.  If the rezoning were not to go ahead, the site would likely eventually be redeveloped in accordance with the existing land zoning (requiring new materials), and the existing adjoining Particular Purpose Zone 1 would be restricted, reducing the efficient utilisation of this urban space.
2.3e	Facilitate non-carbon energy alternatives, renewable energy and energy recovery projects which enhance transition to a carbon-neutral society, including –  i. stand-alone commercial scale installations in locations where there will be an acceptable level of impact on cultural, economic and natural resource values and on the amenity of designated sensitive use areas  ii. installations forming a directly associated and subservient part of a use or development  iii. domestic scale installations in all locations.	The proposal does not modify or impact on the capacity of this site, or adjoining sites, to pursue non-carbon energy alternatives.
2.3f	Facilitate carbon capture and storage	There are limited opportunities for carbon capture and storage of any type on this site, regardless of the existing zoning or proposed rezoning.
2.3g	Apply sound risk management practices	The proposal does not alter the application of any risk management practices for the site.
<b>Water Management</b>		

<p>The quality of waterways and wetlands is considered within E10 Water and Waterways Code (Interim Planning Scheme) and C7.0 Natural Assets Code (TPS), as well as the development provisions of the land zoning and a number of specific provisions in various other Codes.</p> <p>The site is outside the applicable area for C7.0 Natural Assets Code.</p>		
2.4a	Use catchments as the ecological and hydrological unit of meaningful scale for planning and land management	This site can be seen as a potential for excellent WSUD, with the potential for inclusion of onsite stormwater retention if it would be beneficial to the area.
2.4b	Identify the surface water and ground water features, hydrological function, and natural features and areas necessary for the ecological and hydrological integrity of catchments	There are no natural water sources on the site. Impervious surfaces are connected to the stormwater system. Remaining surface water flow is to the west of the site. Any future development of the site would be required to manage onsite stormwater as required by the planning provisions.
2.4c	<p>Require catchments, natural water courses and water bodies be adequately buffered against likelihood for resource development, economic activity, utilities and settlement to have adverse effect on-</p> <ul style="list-style-type: none"> <li>i. existing and known likely drinking water supplies</li> <li>ii. surface water, ground water, and water bodies susceptible to impact due to extraction water or the addition of nutrients, sediments and pollutants</li> <li>iii. hydrological function of water, including its chemical and physical properties and its biological interaction with the environment.</li> </ul>	Rezoning of this site has no potential to impact (i) or (iii). Redevelopment, regardless of rezoning, will be required to be cognisant of (ii), particularly surface transport of sediments into the ocean. This can be managed on site through standard procedures and exists regardless of any rezoning.
2.4d	Limit modification of natural drainage systems, including change in channel alignment and in the nature of the stream beds and flow rates.	The amendment does not propose modification of any drainage systems.
2.4e	Impact on water quality by runoff from adjacent use or development	No potential impact.
2.4d [sic]	Promote sustainable water use practices including water harvesting and recycling such as Water Sensitive Urban Design for stormwater and waste water.	The proposed amendment does not directly impact the sustainability of the water use practices on the site. It does however provide and allow for potential upgrades to the site which may include WSUD outside the standard scope of the existing General Industrial zoning.

2.4e [sic]	Require retention and rehabilitation of native vegetation within riparian and foreshore areas	The proposal does not impact on native vegetation within 30m of the river.
2.4f	Require urban... landuse or development incorporate measures... in accordance with the Tasmanian State Policy on Water Quality Management 1997 and Tasmanian State Stormwater Strategy 2010	The planning scheme is structured to ensure that all future development on this site would comply with these requirements. In addition, the Tasmanian State Policy on Water Quality Management is addressed in further detail in this document.
<b>Land</b>		
2.5a	Recognise land is an irreplaceable and exhaustible resource	The proposal intends to maximise utilisation of existing, converted land.
2.5b	Ensure the sustainable use or development of land in accordance with capability to provide the greatest economic and social benefit for the region's communities at least cost to natural values.	The site has already been converted from natural values.
2.5c	Identify land for: <ul style="list-style-type: none"> <li>i. Protection and conservation;</li> <li>ii. Primary production;</li> <li>iii. Economic activity;</li> <li>iv. Settlement;</li> <li>v. Community, transport and utility infrastructure;</li> <li>vi. Tourism and recreation.</li> </ul>	<p>The site is not suitable for i or ii.</p> <p>The site has potential for use within the bounds of iii, v and vi, maximising utilisation of v.</p> <p>The proposed rezoning is intended to allow for flexibility to adapt between land uses, dependent on demand.</p>
2.6	Land Use Policies for Air	The proposed rezoning does not impact interaction with the applicable policies.
2.7	Conservation	<p>The spatial application of the proposed rezoning does not impact on the existing and proposed recognition within the planning provisions of land that is:</p> <ul style="list-style-type: none"> <li>• of natural conservation value; or</li> <li>• declared under the legislation of the Commonwealth or State of Tasmania.</li> </ul>
2.8	Coastal Management	Coastal Management is currently addressed under E10 Water and Waterways Code and in the TPS under C10 Coastal Erosion Hazard Code and C11 Coastal Inundation Hazard Code. The proposal does not impact on the application of any of these existing or proposed mechanisms.

		The rezoning is consistent with the outcomes sought by 2.8.
2.9	Land Use Policies for Cultural and Historic Heritage	<p>The proposed rezoning does not impact the application of the C6.0 Local Historic Heritage Code.</p> <p>The application of the Aboriginal Heritage Act 1975 is not impacted by this proposal.</p> <p>This is consistent with the outcomes sought by 2.9.</p>
<b>Support for Economic Activity</b>		
3.1	Context	Noted.
3.2	Land Use Outcomes to Support Economic Activity	<p>The spatial application of zones provide opportunity to continue to support economic development consistent with the outcomes sought by 3.2.</p> <p>This proposed rezoning encourages the retention of the existing economic activity on this site, whilst providing for sensitive consideration of potential impacts on adjoining existing land uses and land zonings. The proposal allows for the use to occur, complementary to the surrounding land uses.</p>
<b>3.3 Economic Activity and Jobs</b>		
3.3.1	Economic Activity	No aspect of the proposal results in a smaller area of land available for economic activity.
3.3.1a	Facilitate supply of employment land in all settlement areas for industrial, business and institutional use including in residential locations.	The site is currently available as “employment land” . This is not to alter under the proposed zoning.
3.3.1b	Recognise the implication of enhanced capacity in digital communication to diminish location dependencies for economic activity and provide the Region with competitive equality and opportunity for new business ventures in non-traditional sites.	The proposed rezoning indirectly facilitates the potential use of the land for economic activity dependent upon enhanced digital communication.
3.3.1c	Ensure locations for employment use accommodate new forms and changing patterns of economic activity	The proposed rezoning is intended to recognise the long-standing role that this site has played in the broader support services for Waratah Wynyard and the wider community. The rezoning would support the adjoining land uses, providing additional employment opportunities for the local community as well as potential for meaningful activity for members of the alternative uses on the site.
3.3.1d	<p>Promote provision of employment land in locations where –</p> <ul style="list-style-type: none"> <li>i. Land is physically capable of development;</li> <li>ii. Transport access and utilities can be provided at reasonable economic, social and environmental cost;</li> </ul>	This site is serviced, accessible for public and private transport. The proposed zoning provides for consideration of separation between the existing and proposed adjoining land uses and values or resources in the immediate vicinity. The site is considered to be suitable for the current use and uses proposed within the rezoning as ‘employment land’.

	<p>iii. There is access to resource, energy, communication and workforce;</p> <p>iv. Sufficient separation can be provided to buffer impact on natural values, economic resources and adjoining settlement</p>	
3.3.1e	Protect designated economic activity and employment lands against intrusion by alternate forms of use or development	The site is currently indirectly available as “employment lands” through the existing use on site. The proposed rezoning is intended to increase the certainty for the existing use on site as well as widen the base of the potential types of employment on this area of land. This will also include activities that support the existing adjoining employment types, as well as those more broadly across the Waratah Wynyard community. The proposed zoning would allow for market forces to dictate the type of economic activity to occur on the site intruding upon those activities.
3.3.1f	Indicate necessary infrastructure must be planned or available and protected to support current and forecast employment needs	The site is fully serviced, including access to public transport.
3.3.1g	<p>Convert employment land to non-employment use only where –</p> <p>i. the land is not required for the employment purpose for which it is designated; or</p> <p>ii. the land is incapable of effective use for employment purposes over the long-term; and</p> <p>iii. conversion will not adversely affect the overall efficiency of other employment land in the vicinity;</p> <p>iv. there is a need for the conversion; and</p> <p>v. the land is suitable for the proposed alternative purpose</p>	The proposal does not convert employment land to non-employment use. Instead, it widens the potential employment types on the subject land, without removing the existing uses.
3.3.2	Natural Bio-Resource Production	The proposal does not impact on Bio-resource production. The site is not suitable for such production.

3.3.3	Agricultural Production	The proposal does not reduce agricultural capacity of the land. There is no existing potential for agricultural production on the site or adjoining sites.
3.3.4	Mineral, Construction Aggregate and Stone Resource Construction	The site and rezoning do not interact with any areas of mineral or resource extraction.
3.3.5	Sustainable Tourism	The proposal is intended to support existing local tourism facilities.
	<p>a. facilitate tourism operations and facilities in locates that –</p> <p>i. leverage attraction and uniqueness of authentic experience in natural and wild places, including iconic destinations</p> <p>ii. integrate with other economic activity, including agriculture and mining</p> <p>iii. capitalise on natural and cultural heritage and landscapes</p> <p>iv. provide choice and diversity in character, distribution and scale</p>	The existing tourism operations are placed to maximise opportunity associated with the location, being in close proximity to the Bass Highway. The site also provides for local level tourism services.
	b. protect attributes which attract and enhance tourism experience in the vicinity of designated tourist trails, identified points of interest and high value environmental, cultural and scenic sites	The proposed rezoning would support the existing land use on site, utilising the existing services on the Bass Highway.
	c. promote nature based and cultural tourist-oriented development in conservation and natural value locations	As detailed, the integration of this site into the Particular Purpose Zone 1 zoning provides for support for the existing direct link between the visitors on the Bass Highway and the natural values in the region.
	d. promote tourism incidental to resource, industrial and settlement activity	

	e. require tourist facilities are environmentally and socially sustainable with appropriate standards for transport, water supply and waste water infrastructure	The site is fully serviced. Development of this site for tourist related land uses would provide for development within an established township, fully serviced, whilst maximising the natural values of the area.
	f. integrate tourist experience and infrastructure into settlement centres to support and reinforce economic function	The site is within the established settlement centre of Waratah Wynyard (Somerset). The site provides for supporting services for the local community as well as more broadly, with an outlook that directs people towards the natural values of our state.
	g. avoid alienation and displacement of local communities and significant change in local character, function and identity	The proposed rezoning would integrate with the existing adjoining land use(s). The planning provisions already in place provide significant protections for existing industrial uses.
	h. ensure regulatory requirements and approval processes do not unduly direct or restrain the location, nature and flexibility of tourism operations and visitor accommodation	The proposed rezoning would provide for greater flexibility for tourist operations (either the existing operations, or other) than the existing land zoning.
3.3.6	Visitor Accommodation	The proposed rezoning is intended to result in the capacity to further support existing visitor accommodation options on the site.
	a. facilitate a range of visitor accommodation options	The proposed development is intended to broaden the range of options for development on this site to include those which would support adjoining visitor accommodation facilities.
	b. locate high-capacity accommodation in major settlement centres and key tourist locations	Waratah Wynyard itself is an identified settlement area. Somerset plays a specific role within this settlement centre, including servicing a wider area and providing alternatives to the services provided within Wynyard. The existing adjoining land use fulfils a specific accommodation role within the larger area. The proposed rezoning is intended to support this role.
	c. designate sites for camping, caravan and mobile home use	The proposal indirectly support this intention, through the provision of services which are easily accessible for these users of recreational vehicles when they require a stopover at alternative accommodation e.g. the night before or after sailing on the Spirit of Tasmania, flying from Wynyard airport.
	d. restrict permanent settlement within designated tourist sites and facilities	This site is one where permanent settlement(s) and tourist facilities are best served by interacting with one another rather than being divided. The existing adjoining use serves both the local and wider regional community, as well as Tasmanian and interstate tourists.
3.3.7	Energy Generation	No changes proposed affect energy generation.
3.3.8	Manufacturing and Processing	The proposal would likely not impact upon Manufacturing and Processing, as it is intended that this land be developed in accordance with the existing Hotel Industry land use.

3.3.9	Business and Commercial Activity	The proposed rezoning is intended to support existing business and commercial activity. The proposed rezoning is intended to support these existing land uses, and bring services as the market demands.
	a. facilitate convenient access in each settlement area to food and convenience goods, retailers and services	The existing adjoining land use(s) provide(s) access to services for the wider settlement area.
	b. promote the distribution of higher order retail goods and service throughout the Region in a manner consistent with recognised settlement patterns and at a scale, type and frequency of occurrence appropriate to settlement size, local consumer demand and relationship to the wider regional market	The proposed rezoning does not alter this current relationship.
	c. facilitate retail and service provision to complement and enhance the collective drawing power of existing retail and service areas but which does not involve location of major attractors for the express purpose of capturing market share in excess of that warranted by settlement size and relative function in a regional context.	The existing use is locally owned. The rezoning would support, complement and enhance the existing drawing power, without dominating the market as feared in this clause.
	d. promote integration of neighbourhood retail and service provision into residential areas at a scale, location and disposition suitable to service local need	The adjoining land uses currently service the local market, as well as the broader market, however it is not within a residential area. The proposed rezoning would provide support(s) for the existing services to continue.
	e. maintain the integrity, viability and vitality of established centres by locating new business and commercial development onto land within or immediately contiguous with existing town centres and commercial zones	The land proposed for rezoning is for all intents and purposes, “immediately contiguous” to the existing portion of the PPZ. As such, the development would be in keeping with this clause, retaining commercial development in the area, whether industrial or other.



	f. promote increased mix of land use, including for housing, within accessible business centres to encourage viability and vitality	The proposed land zoning would allow for a wider range of uses to be considered on the site. The site is located with good access to roads and public transport, providing such access to business centres.
	g. prevent linear commercial development	The proposed rezoning would be within existing commercial development and would not contribute to linear commercial development outside that which has already occurred.
	h. prevent leakage of commercial and retail activities from preferred locations by restricting retail sales in other land use areas	The proposed rezoning would be supporting existing commercial and retail activities, rather than 'leaking' these activities into other areas.
	i. provide designated locations for bulky goods and large format retailing, including for vehicle, building and trade supply, and home improvement goods	The proposed land zoning would not result in a new designated location for these uses.
	j. restrict sale of food, clothing and carry away consumables through bulky goods and large format retail outlets located outside town centres	The proposed zoning provides limitations on the inclusion of these uses on the site.
	k. require proposals for major business or commercial development outside designated town centres be supported by need, absence of suitable of alternative sites and of potential for immediate, incremental or cumulative adverse affect on established town centres and the regional pattern of retail and service provision	
3.3.10	Micro-Enterprises	The proposed zoning does not impact upon micro-enterprises.
<b>Places for People - Livable and Sustainable Communities</b>		
4.1	Context	The proposal is intended to support existing businesses which contribute to the liveability of the local, regional and broader area(s), supporting an inclusive community and provide for places where people are able to work and play.
4.2	Land Use Outcomes for Livable and Sustainable Communities	The proposal does not result in any modification to the settlement hierarchy. The site and proposal utilises existing services and infrastructure and allows for a broader scope of infill development.
4.3.1	Urban Settlement Areas	

a. assume a low growth scenario under which demand is driven by internal population change and low rates of inward migration	The proposal is in keeping with the existing growth scenario and provides for existing uses to be retained and have potential for expansion on an appropriate site within established settlement areas.
b. promote established settlement areas as the focus for growth and development	The proposal is intended to support existing businesses within an established settlement area.
c. promote optimum use of land capability and the capacity of available and planned infrastructure service	The land has already been converted from natural land uses. The site is able to be fully serviced by infrastructure.
d. match land supply to need and provide sufficient land within the designated urban settlement boundaries of each centre to meet forecast need for a time horizon of not less than 10 years but not exceeding 20 years	No change in land supply is proposed.
e. accommodate growth and development for each of the centres identified in Table B4.5 through either –  i. N/A  ii. a <i>Contained Growth Scenario</i> which promotes a mix of intensification and strategically planned expansion on the established boundaries of the nominated settlement centre	
f. provide a pattern of settlement which maintains –  i. separated towns, villages and communities  ii. visual and functional transitional space between each individual centre	The proposed rezoning would be contained within an existing settlement, providing infill development and will not exacerbate linear development.

<p>iii. absence of linear development or expansion aligned to coastline, ridgeline, or river or road frontage</p>	
<p>g. Implement structure plans and regulatory instruments for each centre which –</p> <p>i. identify arrangements for intensification through infill, redevelopment and conversion of vacant and under-developed land, including for intensity of buildings and density of population</p> <p>ii. identify arrangements for the expansion of urban boundaries when –</p> <p>a. there is insufficient capacity within existing designated land to accommodate forecast growth</p> <p>b. areas of expansion are contiguous with established settlement areas</p> <p>c. sequence of release is progressive from established settlement areas and consistent with the capacity and orderly provision of infrastructure services</p> <p>d. compact urban form is retained</p> <p>iii. Embed opportunity for a mix of use and development within each centre sufficient to meet daily requirements for employment education, health care, retail,</p>	<p>The proposal provides for a widening of infill development options, rather than resulting in the expansion of urban boundaries.</p>

	personal care and social and recreation activity.	No natural values are impacted, nor are people or property exposed to unacceptable levels of risk.
iv.	Avoid encroachment or adverse impact on places of natural or cultural value within the designated urban boundary	
v.	Avoid exclusion or restraint on areas significant for natural or cultural value, resource development or utilities in the vicinity of the designated urban boundary	
vi.	Minimise exposure of people and property to unacceptable levels of risk to health or safety	
vii.	Promote active and healthy communities through arrangements for activity centres, public spaces and subdivision layout which facilitate walking and cycling	The provisions within the scheme deliver efficient and effective buffers between potential uses or developments.
viii.	Buffer the interface between incompatible use or development	
ix.	Facilitate any agreed outcomes for future character	
x.	Facilitate reduced carbon emission and improved energy efficiency through requirements for the orientation and placement of lots and buildings, access to solar energy and daylight, and the application of energy generation and efficiency technology and construction techniques	

	<ul style="list-style-type: none"> <li>xi. Acknowledge the transient and cyclic nature of resource-based activity etc. (N/A)</li> <li>xii. Acknowledge the specialist role of centres such as etc. (N/A)</li> </ul>	
4.3.2	Rural Land	The proposal is not on or within proximity to, rural land.
4.4	<p>Protecting People and Property</p> <p>Land use planning is to direct the places where people live and work away from areas where there is an unacceptable level of risk for the health and safety of people, property and the environment from natural or man-made hazard.</p>	The Waratah Wynyard Interim planning scheme provides for a range of codes concerned with protecting people and property from risk of landslides, bushfire, coastal inundation, coastal erosion, flooding and site contamination, amongst others.
4.5	Facilitating access to business and community services	The proposal is intended to retain liveability of the region through supporting the existing land uses and the potential for these to expand into the future if required than that provided for within the current land zoning.
4.7	<p>Housing Land – Places to Live</p> <p>Land use planning processes-</p> <ul style="list-style-type: none"> <li>a. identify at all times the ability to accommodate forecast housing demand for a minimum future period of 10 years – <ul style="list-style-type: none"> <li>i. through infill, redevelopment or increased densities within each settlement area</li> <li>ii. on land designated for settlement growth and immediately available for residential development under the planning scheme</li> </ul> </li> <li>b. Facilitate choice and diversity in location, form and type of housing to meet the economic, social, health and well-being requirements and preferences of all people</li> <li>c. Direct development for new housing into locations where appropriate levels of employment, business, infrastructure and</li> </ul>	<p>No impact.</p> <p>No impact.</p>

	<p>community service facilities are available or planned</p> <p>d. Promote higher dwelling density to optimize use of land and infrastructure and community service facilities</p> <p>e. Rationalise or remove opportunity for housing in locations where oversupply is identified, and in locations where access, servicing, safety or impact are unacceptable</p> <p>j. Require housing land is separated from and buffered against adverse effect from existing and potential adjacent non-residential use</p> <p>f. Provide land for housing development requirements which do not unreasonably or unnecessarily constrain –</p> <p>i. efficient use of land and infrastructure</p> <p>ii. housing market or supply</p> <p>iii. location of housing outside designated residential estates</p> <p>iv. tenure, including for public housing, rental and temporary accommodation</p> <p>v. accessibility and affordability</p> <p>vi. diversity in type, mix and density...</p> <p>vii. housing for the elderly, disadvantaged and disabled</p>	
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	<p>viii. orientation, configuration, design, materials and technologies</p> <p>ix. inclusion of housing in business and mixed use areas</p> <p>g. Facilitate housing forms which incorporate climate sensitive design, the use of low energy materials, reduction in waste and emissions and technologies which encourage efficient water and energy use</p> <p>h. Provide for housing in rural areas... N/A</p>	
4.8	Healthy and Educated Communities	The location of this site encourages service provision in close proximity to public transport. The rezoning does not alter this current relationship. There is value in broadening the opportunities for wider land uses on this site, providing potential for co-locating, integrating and shared use of the space(s) (although unlikely as discussed elsewhere).
4.9	Active Communities	No change.
<b>Planned Provision for Infrastructure</b>		
5.1	Context	The proposal does not impact on potential access to infrastructure.
5.2	Land Use Outcomes for Integrated Land Use and Infrastructure Planning	The proposed rezoning would result in the utilisation of existing infrastructure.
<b>5.3 Integrated Land Use and Infrastructure Planning</b>		
	<p>Land use planning processes -</p> <p>a. are integrated and coordinated with strategies, policies and programs contained in or derived from the Tasmanian Infrastructure Strategy planning process</p>	The proposed rezoning would result in the utilisation of existing land use planning processes.
	b. Recognise existing and planned infrastructure provision for services and utilities	The site has full accessibility to these services and utilities under both the current and proposed land zoning.

<p>c. Promote compact contained settlement areas to –</p> <ul style="list-style-type: none"> <li>i. assist climate change adaptation and mitigation measures</li> <li>ii. optimize investment in infrastructure provision</li> </ul>	The proposed change in zoning would be located within established settlement area(s), in accordance with c.
<p>d. Direct new and intensified use or development to locations where there is available or planned infrastructure capacity and function appropriate to the need of communities and economic activity</p>	The proposed change in zoning would result in supporting the existing adjoining land use, which is located to serve the local community and utilise existing infrastructure without exceeding current capacity.
<p>e. Require the scale and sequence of growth and development be in accordance with arrangements for the provision of infrastructure</p>	The proposed land zoning does not differ significantly in requirements to the current land zoning. There are no known issues with services in this area.
<p>f. Require use or development optimize capacity and function in available and planned infrastructure services and utilities</p>	
<p>g. Restrict use or development in locations where provision or upgrade in capacity or function of infrastructure services and utilities cannot be economically or sustainably provided</p>	Services in the area are sufficient.
<p>h. Recognise strategic and substantial infrastructure assets such as airports, railways, major roads and seaports as a distinct land use category.</p>	The Bass Highway is recognised in the planning provisions applicable to this site.
<p>i. Protect infrastructure assets, corridors, facilities sites and systems from use or development likely to create conflict or interference to the operational capacity,</p>	The proposed rezoning better addresses the potential for conflict between the existing use and the adjoining industrial uses than the existing land zoning.



	function or security of services and utilities including for road and rail corridors, airport and seaport land, energy generation and distribution corridors and water catchment and storage areas.	
	j. Minimise permit and assessment requirements for works involving replacement or improvement in the capacity function or safety of existing infrastructure	N/A.
	k. Limit use or development which has no need or reason to locate on land within an infrastructure corridor, facility or site	N/A.
	l. Promote infrastructure corridors, sites and facilities	N/A.
5.4 Transport Systems – moving freight and people		
5.4.1	Integrated Planning	The proposed rezoning would result in the utilisation of existing infrastructure. Any future development application would be subject to the standard provisions of the planning scheme in force at that time.
5.4.2	Sea Transport	Not applicable.
5.4.3	Air Transport	Not applicable.
5.4.4	Road Transport	The proposal does not intend to change the application of the relevant codes or provisions within the Scheme. There is existing access to the Bass Highway and it is not expected that a new access would be requested, or approved, by State Roads.
5.4.5	Rail Transport	Not applicable.
5.4.6	Active Transport	The site is linked to business and residential areas through the public transport, walking and cycling systems within Waratah Wynyard and across the wider north west coast (e.g. Coastal pathway plans)
5.5	Energy Systems – generation, distribution and supply	No impact.

5.6	Supply of Water	The rezoning would provide the capacity for broader site redevelopment, which may include WSUD and potentially site-specific alternative water systems if appropriate.
5.7	Information Technology – moving data, information knowledge and services	No impact.
5.8	Policies for Waste Management	The rezoning would allow for site improvements outside those provided for existing potential land uses.
5.9	Community Services Land Use accommodates arrangements for community service facilities appropriate to meet the needs of the local and regional population.	The proposed rezoning intended to provide for retention or upgrades to the existing services outside the limitations of the General Industrial zone.

## APPENDIX C

**From:** Hills, Garry <[Garry.Hills@stategrowth.tas.gov.au](mailto:Garry.Hills@stategrowth.tas.gov.au)>  
**Sent:** Tuesday, July 27, 2021 8:01:23 PM  
**To:** Mark Petrusma <[Mark.Petrusma@ghd.com](mailto:Mark.Petrusma@ghd.com)>  
**Subject:** RE: Seabrook Hotel - Bass Highway, Somerset - Redevelopment

Hello Mark – sorry for the delay in getting back to you

It appears the area currently occupied by gardens between the accesses and the parking perpendicular to the highway to the east is currently road reservation.

This would be the area utilised for any future road widening works should they occur.

Provided the canopy extension does not go beyond the true title boundary as you have mentioned, I don't see the Department would have any issues with the proposal.

Hope this assists in progressing.

Cheers, Garry

**Garry Hills** | Principal Analyst Traffic Engineering  
Infrastructure Tasmania Division | Department of State Growth  
GPO Box 536, Hobart TAS 7001  
Phone: (03) 6777 1940  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)



TASMANIAN PLANNING COMMISSION

## Form No. 1

### Owners' consent

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

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

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

#### 1. Request made by:

Name(s):

MRU HOTELS P/L ATF  
Goodstone Group Property  
Trust.

Email address

mbest@goodstone.com.au  
Please cc theresia@eqtownplanning.com.au

Contact number:

0409 793 803

#### 2. Site address:

Address:

15275 Bass Highway, Somerset

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

CT153130/4

### 3. Consent of registered land owner(s):

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

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

Registered owner :

MRU Hotels Pty Ltd *Att Goodstone Group  
Property Trust*

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

CT153130/4

Position  
(if applicable):

*DIRECTOR.*

Signature:

*[Signature]*

Date:

*15/12/21*

Registered owner  
(please print):

*MICHAEL BEST. (for MRU Hotels P/L)*

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

*- CT153130/4*

Position  
(if applicable):

*- SECRETARY*

Signature:

*[Signature]*

Date:

*- 15/12/21*

Registered owner  
(please print):

*- MATTHEW COCK (for MRU Hotels P/L)*

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

*-*

Position  
(if applicable):

*-*

Signature:

Date:

*-*



Enquiries: Development & Regulatory Services  
Phone: (03) 6443 8333 option 3  
Our Ref: 2894052 & DA 244/2021 & PSA 1/2021

2 February 2022

Tasmanian Planning  
Commission GPO Box 1691  
HOBART TAS 7001

Attn: Clair Hynes

**PLANNING APPLICATION – REZONING – DRAFT SCHEME AMENDMENT – 15275  
BASS HIGHWAY SOMERSET**

Council has received an application for a planning scheme amendment for land at 15275 Bass Highway SOMERSET.

An assessment by Council has been undertaken, with the application placed on the agenda for the Council meeting of Monday 21 February 2022 for consideration and determination.

Council's assessment timeframes, as prescribed under section 33(3) of the *Land Use Planning and Approvals Act 1993*, will expire prior to this Council meeting, on 3 February 2022. Under this same provision, Council therefore requests an extension to the decision making timeframe to 21 February 2021, to allow the matter to be considered by the planning authority at the next available meeting.

The applicant understands the need for the extension given the date of lodgment and Council's closure over the Christmas period, and supports the extension of time for the decision making period, as evident in the enclosed correspondence from the applicant.

If you have any questions, please do not hesitate to contact Council's Town Planners on 6443 8305/8308.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ashley Thornton'.

Ashley Thornton  
**MANAGER DEVELOPMENT & REGULATORY SERVICES**  
Enc.

**Waratah Wynyard Council**

21 Saunders Street (PO Box 168) Wynyard Tasmania 7325

P: (03) 6443 8333 | [www.warwyn.tas.gov.au](http://www.warwyn.tas.gov.au) | E: [council@warwyn.tas.gov.au](mailto:council@warwyn.tas.gov.au)

**From:** [Theresa Williams](#)  
**To:** [Town Planning](#)  
**Subject:** Seabrook amendment application - extension of time  
**Date:** Wednesday, 2 February 2022 12:02:40 PM

---

Good morning Jasmin,

We wish to confirm on behalf of the applicant, MRU Hotels Pty Ltd, that we have no concerns regarding the need for an extension of time for assessment of the application for amendment.

Please do not hesitate to make contact with any questions.

Regards,

Equilibrium  
Town  
Planning

Theresa Williams

0409 793 803  
PO Box 3144 Burnie Tas 7320  
✉ [equilibriumtownplanning](mailto:equilibriumtownplanning)  
[www.eqtownplanning.com.au](http://www.eqtownplanning.com.au)

## TASMANIAN PLANNING COMMISSION

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Our ref: DOC/22/12966  
Officer: Angela Forrest  
Phone: 03 6165 6803  
Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

4 February 2022

Mr Ashley Thornton  
Manager Development and Regulatory Services  
Waratah-Wynyard Council

By email: [council@warwyn.tas.gov.au](mailto:council@warwyn.tas.gov.au)

Dear Mr Thornton

**Waratah Wynyard Interim Planning Scheme 2013  
Draft amendment  
15275 Bass Highway, Somerset**

I refer to your correspondence dated 2 February 2022, seeking an extension of time from the Commission to make a decision on whether to initiate and certify above draft amendment.

An extension until 21 February 2022 is granted.

If you require further information please contact the Commission on 03 6165 6828.

Yours sincerely



Dan Ford  
**Senior Planning Consultant**

Level 3, 144 Macquarie Street Hobart Tasmania GPO Box 1691 Hobart TAS 7001  
Ph: 03 6165 6828 Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)  
[www.planning.tas.gov.au](http://www.planning.tas.gov.au)



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**Heritage Inventory - WWC**

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## **Locally Heritage Significant Inter-War Californian Bungalow Residences**

The following places have all been assessed *prima facie* as having local heritage significance.

Each of them is a single storey Inter-War Californian Bungalow residence (unless otherwise stated). None have any clearly apparent distinguishing features, such as attributes of historical, archaeological, or social value, as sourced from the historical or other information obtained for this report, including community consultation. Therefore, the following places are not deemed to have significance of a State level.

Each of these places is of local heritage significance for its contribution to the historical character of the streetscape or rural landscape in which it is situated. Their level of integrity varies, as can be seen in the images, though each should be considered an important contribution to the historical fabric and character of the Waratah/Wynyard Municipality.

The features which each of these places demonstrate, as examples of the Inter-War Californian Bungalow style are a visually prominent low pitched roof. In addition each of these places also demonstrates other aspects of the Inter-War Californian Bungalow style, including a street facing gable, wide overhanging eaves, tapered pylon vernadach posts, a taper-cut barge-board, and/or a sleep-out.

For each place, it should be considered that it is this fabric which is of heritage significance, for its ability to demonstrate the Inter-War Californian Bungalow style of architecture, which thereby lays testament to the Inter-War period of time, portraying the story of development in the area.

### **Discussion of Significance**

Each of these places is of local heritage significance for its contribution to the historical character of the streetscape or rural landscape in which it is situated. Their level of integrity varies, as can be seen in the images, though each should be considered an important contribution to the historical fabric and character of the Waratah/Wynyard Municipality.

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**Heritage Inventory - WWC**

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**300. Place**

**Place**

**Name:** House  
**Address:** 3 Elizabeth Street, Somerset  
**Date created:** 16-Feb-22



*Image 1: Façade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**301. Place**

**Name:** House  
**Address:** 399 Murchison Highway, Somerset  
**Date created:** 16-Feb-22



*Image 1: Façade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**302. Place**

**Name:** House  
**Address:** 14 Old Bass Highway, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**303. Place**

**Name:** House  
**Address:** 14 Park Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

14 Park Street, Wynyard, is one of the best examples of an Inter-War Californian Bungalow residence in the town, as it demonstrates a number of characteristics of this architectural style, including a low pitched roof with off-set gable, and a wide verandah with tapered pylon posts.  
This place was built for Mr S.T. Alright, a solicitor c.1924.  
This place is considered to demonstrate a fine example of an Inter-War Californian Bungalow residence of high integrity.

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**Heritage Inventory - WWC**

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**304. Place**

**Name:** House  
**Address:** 17 Saunders Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

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**305.**

**Place**

**Name:**

House

**Address:**

4 Saunders Street, Wynyard

**Date created:**

16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**



---

**Heritage Inventory - WWC**

---

**306. Place**

**Name:** House  
**Address:** 54 Dodgin Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments** This place is considered to demonstrate a fine example of an Inter-War Californian Bungalow residence of high integrity.



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**Heritage Inventory - WWC**

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**307. Place**

**Name:** House  
**Address:** 7 Dodgin Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

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**Heritage Inventory - WWC**

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**308. Place**

**Name:** House  
**Address:** 8 Park Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

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**309. Place**

**Name:** House  
**Address:** 1561 Murchison Highway, Yolla  
**Date created:** 16-Feb-22



*Image 1: Façade*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**310. Place**

**Name:** House  
**Address:** 1629 Murchison Highway, Yolla  
**Date created:** 16-Feb-22



*Image 1: Façade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

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**311. Place**

**Name:** House  
**Address:** 1631 Murchison Highway, Yolla  
**Date created:** 16-Feb-22



*Image 1: Façade*

**Additional Comments**

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**Heritage Inventory - WWC**

---

**312. Place**

**Name:** House  
**Address:** 1661 Murchison Highway, Yolla  
**Date created:** 16-Feb-22



*Image 1: Façade*

**Additional Comments**

---

## Heritage Inventory - WWC

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### Locally Heritage Significant Victorian Georgian Residences

The following places have all been assessed *prima facie* as having local heritage significance. Each of them is a single storey Victorian Georgian residence (unless otherwise stated). None have any clearly apparent distinguishing features, such as attributes of historical, archaeological, or social value, as sourced from the historical or other information obtained for this report, including community consultation. Therefore, the following places are not deemed to have significance of a State level.

The features which each of these places demonstrate, as examples of the Victorian Georgian style are a symmetrical façade, a medium pitched roof, a verandah under an either broken back or separate roof, slender verandah posts, and a simple chimney. As can be seen in each individual photo (and not warranting of comment in each individual case) some places have additional characteristics such as sash windows with either small or large panes, a panelled timber door, transom and side lights, decorative valance, and either close or boxed eaves.

For each place, it should be considered that it is this fabric which is of heritage significance, for its ability to demonstrate the Victorian Georgian style of architecture, which thereby lays testament to the Victorian period of time, portraying the story of development in the area.

#### Discussion of Significance

Each of these places is of local heritage significance for its contribution to the historical character of the streetscape or rural landscape in which it is situated. Their level of integrity varies, as can be seen in the images, though each should be considered an important contribution to the historical fabric and character of the Waratah/Wynyard Municipality.

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**Heritage Inventory - WWC**

---

**268. Place**

**Name:** House  
**Address:** 17087 Bass Highway, Boat Harbour  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Setting*

**Additional Comments** 17087 Bass Highway, Boat Harbour is a two-storey Victorian Georgian residence, with dormer windows. It also has a weatherboard extension to one side.



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**Heritage Inventory - WWC**

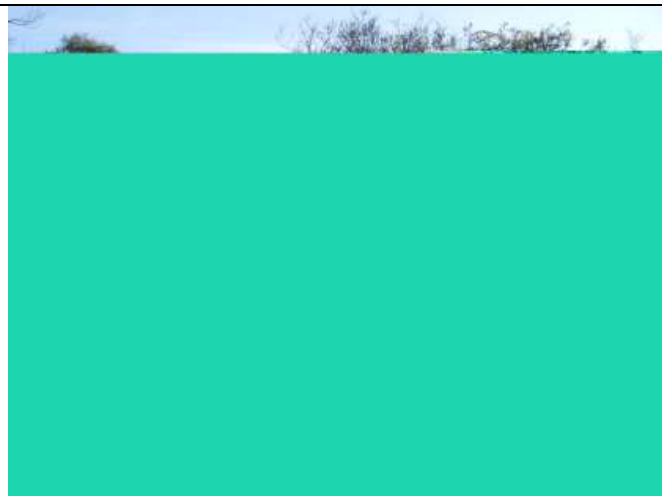
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**269. Place**

**Name:** House  
**Address:** 17324 Bass Highway, Boat Harbour  
**Date created:** 16-Feb-22



*Image 1: Side*



*Image 2: Facade*

**Heritage Inventory - WWC**

---

	
<i>Image 3: Side</i>	

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**270. Place**

**Name:** House  
**Address:** 15 Reillys Road, Calder  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Heritage Inventory - WWC**

---

	
<i>Image 3: Setting</i>	

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**271. Place**

**Name:** House  
**Address:** 16817 Bass Highway, Flowerdale  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Setting*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**272. Place**

**Name:** House  
**Address:** 224 Old Mt Hicks Road, Mt Hicks  
**Date created:** 16-Feb-22



**Additional Comments**

---

**Heritage Inventory - WWC**

---

**273. Place**

**Name:** House  
**Address:** 182 Myalla Road, Myalla  
**Date created:** 16-Feb-22



*Image 1: Façade*



*Image 2: Side*

**Additional Comments**



---

**Heritage Inventory - WWC**

---

**274. Place**

**Name:** House  
**Address:** 210 Myalla Road, Myalla  
**Date created:** 16-Feb-22



*Image 1: Façade*



*Image 2: Side*

**Additional Comments**



---

**Heritage Inventory - WWC**

---

**275. Place**

**Name:** House "Waverley"  
**Address:** 340 Myalla Road, Myalla  
**Date created:** 16-Feb-22



*Image 1: Side*



*Image 2: Façade*

**Additional Comments** This place is considered to demonstrate a fine example of a Victorian Georgian residence of high integrity.

---

**Heritage Inventory - WWC**

---

**276. Place**

**Name:** House and Outbuilding  
**Address:** 1385 Oldina Road, Oldina  
**Date created:** 16-Feb-226



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**277. Place**

**Name:** House  
**Address:** 1832 Oldina Road, Oldina  
**Date created:** 16-Feb-22



*Image 1: Façade*



*Image 2: Setting*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**278. Place**

**Name:** House  
**Address:** 22 Ransleys Road, Table Cape  
**Date created:** 16-Feb-22



*Image 1: Setting*



*Image 2: Facade*

**Heritage Inventory - WWC**

---



*Image 3: Side (and machinery)*

**Additional Comments**



---

**Heritage Inventory - WWC**

---

**279. Place**

**Name:** House  
**Address:** 1 Hogg Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Heritage Inventory - WWC**

---



*Image 3: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**280. Place**

**Name:** House  
**Address:** 100 Inglis Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**



---

**Heritage Inventory - WWC**

---

**281. Place**

**Name:** House  
**Address:** 13 Dodgin Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**282. Place**

**Name:** House  
**Address:** 16 Bowick Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**283. Place**

**Name:** House  
**Address:** 20 Goldie Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: facade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**284. Place**

**Name:** House  
**Address:** 20 Moore Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**285. Place**

**Name:** House  
**Address:** 21 Austin Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**286. Place**

**Name:** House  
**Address:** 222 Mt Hicks Road, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**



---

**Heritage Inventory - WWC**

---

**287. Place**

**Name:** House  
**Address:** 269 Coopers Lane, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Heritage Inventory - WWC**

---

	
<i>Image 3: Side</i>	

**Additional Comments**



---

**Heritage Inventory - WWC**

---

**288. Place**

**Name:** House  
**Address:** 27 Hogg Street, Wynyard  
**Date created:** 16-Feb-22



**Additional Comments**

---

**Heritage Inventory - WWC**

---

**289. Place**

**Name:** House  
**Address:** 36 Dodgin Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**290. Place**

**Name:** House  
**Address:** 375 Deep Creek Road, Wynyard  
**Date created:** 16-Feb-226



*Image 1: Facade*



*Image 2: Side View*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**291. Place**

**Name:** House  
**Address:** 38 Hogg Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**292. Place**

**Name:** House  
**Address:** 46 Hogg Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**293. Place**

**Name:** House  
**Address:** 47 Saunders Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**



---

**Heritage Inventory - WWC**

---

**294. Place**

**Name:** House  
**Address:** 51 Dodgin Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**295. Place**

**Name:** House  
**Address:** 51 Jackson Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**



---

**Heritage Inventory - WWC**

---

**296. Place**

**Name:** House  
**Address:** 59 Dodgin Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Facade*

---

**Heritage Inventory - WWC**

---



*Image 3: Side*

**Additional Comments**

59 Jackson Street, Wynyard is a very decorative design of the Victorian Georgian style, with its timber valance and verandah gables.  
This place is considered to demonstrate a fine example of a Victorian Georgian residence of high integrity.

---

**Heritage Inventory - WWC**

---

**297. Place**

**Name:** House  
**Address:** 62 Dodgin Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments** The rear of the building at 62 Dodgin Street has had an extension added, though its streetscape character is retained.

---

**Heritage Inventory - WWC**

---

**298. Place**

**Name:** House  
**Address:** 65 Goldie Street, Wynyard  
**Date created:** 16-Feb-22



*Image 1: Facade*



*Image 2: Side*

**Additional Comments**

---

**Heritage Inventory - WWC**

---

**299. Place**

**Name:** House  
**Address:** Mt Hicks Road, Yolla (number unknown, possibly 1442)  
**Date created:** 16-Feb-22



**Additional Comments** This place has been modified with brick cladding.

	<p style="text-align: center;"><b>WARATAH-WYNYARD COUNCIL</b></p> <p style="text-align: center;"><b>TREE MANAGEMENT POLICY</b></p>
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## 1.0 Purpose

- 1.1 The purpose of this policy is to outline the manner in which Council will manage trees situated on Council land, road reservations, parks and most other Council-controlled areas. Council is required to obtain permission from Crown Land Services to remove any tree situated on Crown land held under lease or license, pursuant to the *Crown Lands Act 1976*.
- 1.2 It is recognised that trees and associated vegetation form an integral component of the natural environment:
  - (a) Provide a habitat for fauna;
  - (b) Provide a pleasing vista in our streets and may provide a distinctive 'local character' for certain streets;
  - (c) Make parks and reserves a pleasant place to visit;
  - (d) Maintain or improve air quality;
  - (e) May have heritage values;
  - (f) Blend new developments with the established environment; and
  - (g) In some instances, trees may represent the last areas of remnant vegetation.
- 1.3 There is a need to ensure the impact of trees on the built environment and human activity is managed to minimize the possibility of damage and injury occurring.
- 1.4 The task of maintaining balance between the needs of the natural environment and that of the built environment is a difficult one for the Council and the establishment of policies for the care and management of its tree stock will provide a consistent approach.

## 2.0 Objective

- 2.1 The objective of this policy is to provide direction and guidance to Council staff in relation to the management of trees under Council control.

## 3.0 Scope

- 3.1 This policy applies to the entire stock of trees situated on land owned or controlled by Council including all Council reserves, road reservations, parks and other Council controlled areas. Council is required to obtain permission from Crown Land Services to remove any tree situated on Crown land held under leases or license
- 3.2 Council will develop a procedures manual which will outline the following matters as described in section 4.0 and 5.0 of this policy:
  - (a) New/Re-planting species selection;
  - (b) Determination of High-Risk Areas;
  - (c) Determination of High-Risk trees;
  - (d) Inspection program;
  - (e) Replacement, regular pruning and maintenance strategies, with timeframes;
  - (f) Allocation of resources, and
  - (g) Management of electricity line clearance.

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	<p style="text-align: center;"><b>WARATAH-WYNYARD COUNCIL</b></p> <p style="text-align: center;"><b>TREE MANAGEMENT POLICY</b></p>
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## Policy

### 3.1 Development of Tree Inventory and Inspection Programs

- 4.1.1 Council's aim is to create a Tree Inventory, with detailed information about significant trees and trees in areas identified by Council as being potentially of high risk.
- 4.1.2 As the stock of trees on Council owned or controlled land is large, and Council has limited resources, a practical approach to the establishment and maintenance of a Tree Inventory and inspection programming is to be used.
- 4.1.3 This approach will allow staff to target the areas of highest risk to Council and Community within the resources that are allocated.
- 4.1.4 During inspections officers take into consideration power line clearance.
- 4.1.5 The level of inspections proposed is:
- (i) Annual inspection of trees in areas with high pedestrian use or activity and/or the possible impact of trees on assets, both Council and non-Council; and
  - (ii) Reactive inspections on an as needed basis upon notification or complaint from customer.

### 3.2 Maintenance and Works Programs

#### 4.2.1 Allocation of work / works programs

- (a) Tree management works will normally originate from an inspection program or from customer requests. The Works Program will be developed jointly by the Engineering Services and Works & Services Departments.

#### 4.2.2 Prioritisation of work / works programs

- (a) Given the resource limitations of Council, works will be prioritised based upon the extent of defect category and the location:
- (i) Location of tree – high pedestrian use area, proximity to buildings and transport network; and
  - (ii) Extent of defect:

Urgent	Major	Minor
Significant risk to property or life (e.g.: from significant structural defect or fire hazard)	Significant impact on infrastructure assets	Significant impact on sightlines or other type of obstruction

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	<p style="text-align: center;"><b>WARATAH-WYNYARD COUNCIL</b></p> <p style="text-align: center;"><b>TREE MANAGEMENT POLICY</b></p>
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### 3.3 Community Input and Feedback

4.3.1 All Customer complaints, notifications of potential problem trees and any other requests in relation to Council controlled trees are to be investigated.

3.3.1 Complaints and requests are investigated as follows:

- (a) The issue is initially recorded in the Customer Response System;
- (b) An inspection is conducted, and any required action determined;
- (c) If considered necessary, a qualified arborist may be engaged to provide a detailed inspection and any required action determined;
- (d) The requestor is advised of the outcome of the inspection(s); and
- (e) Any works required are prioritised and placed on works programs.

3.3.2 Requests for removal or major trimming of sound trees may arise for several reasons including a dislike of the tree species, the tree dropping foliage, sap or blossom, blocked views or shading of properties. Requests of this nature will be investigated but usually no works are to be carried out on such trees unless the tree is dying or diseased, poses a high risk to public safety, poses a high risk to public infrastructure or other nuisance according to the definition in the *Local Government Act 1993*.

3.3.3 Council will not be responsible to take any action in relation to any non-Council controlled trees

3.3.4 Where an issue concerns another Government authority, Council will forward full details to that authority as soon as practicable.

### 3.4 Plantings

#### 3.4.1 Planting Guidelines

For the information of residents and staff, Council will provide a brochure as a guide to the planting and management of trees on Council controlled land. Issues applicable to private lands may also be addressed in the brochure.

The brochure will include:

- (a) Suggested guidelines for planting in streets and reserves,
- (b) Constraints on planting in easements,
- (c) Areas of Council responsibility for tree maintenance,
- (d) Areas of non-Council responsibility including boundary trees and power line clearances,
- (e) The process for lodging a request for works,
- (f) Frequently Asked Questions,
- (g) Other tree-related issues upon which Council will not usually act; and
- (h) such as blocked views and blossom, sap or leaf litter nuisance.

#### 3.4.2 Species Suitability

When undertaking new plantings Council will take account of any current guidelines for the Waratah-Wynyard municipal area related to environmental weeds, together with any site-specific considerations such as existing plantings, heritage zones etc.

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	<p style="text-align: center;"><b>WARATAH-WYNYARD COUNCIL</b></p> <p style="text-align: center;"><b>TREE MANAGEMENT POLICY</b></p>
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**3.4.3 Noxious Plants**

Council will not plant any tree species listed as either Weeds of National Significance under the National Weed Strategy or Declared Weeds under the Tasmanian *Weed Management Act 1999*.

**3.4.4 Root Barriers**

Council will not normally install root barriers retrospectively to reduce the impact of root intrusion on Council assets and private property. When new plantings are carried out, the selection of the tree species, and the potential intrusiveness of the root system given the location of each tree, will dictate whether root barriers are to be used.

**3.5 Existing unsuitable tree species**

3.5.1 Council will not remove existing trees on Council controlled land purely based on the tree species being unsuitable.

**3.6 Trees on non-Council controlled land**

3.6.1 Existing or proposed trees situated on non-Council controlled property are not covered by this Policy. These trees may be subject to the provisions of the Waratah-Wynyard Planning Scheme and/or State or Federal legislation. Council's Development Services Department will be able to advise of any requirements.

**5.0 Resources**

5.1 Council to allocate sufficient resources to meet requirements of this policy.

**LEGISLATION AND OTHER AUTHORITIES**

Waratah-Wynyard Planning Scheme 2000

By-Law No 1 of 2016 Highway, Public Reserves, Parking and Stormwater

*Local Government (Highways) Act 1982*

*Crown Lands Act 1976*

*Local Government Act 1993*

*AS/NZS 31000:2009 "Risk Management – Principles and Guidelines"*

**RELATED DOCUMENTS**

Tree Management Guidelines

<p><b>DOC NO:</b> <b>CONTROLLER: Governance</b></p>	<p><b>VERSION NO</b> <b>APPROVED BY: - Council</b></p>	<p><b>APPROVAL DATE: xx</b> <b>REVIEW DATE: 15/02/2026</b></p>	<p><b>Page 4 of 4</b></p>
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## 2021/22 CAPITAL PROGRAM MONTHLY PROGRESS REPORT

### Executive Summary

Reporting Month: February 22

Reporting Officer: Corey Gould, Manager Engineering Services

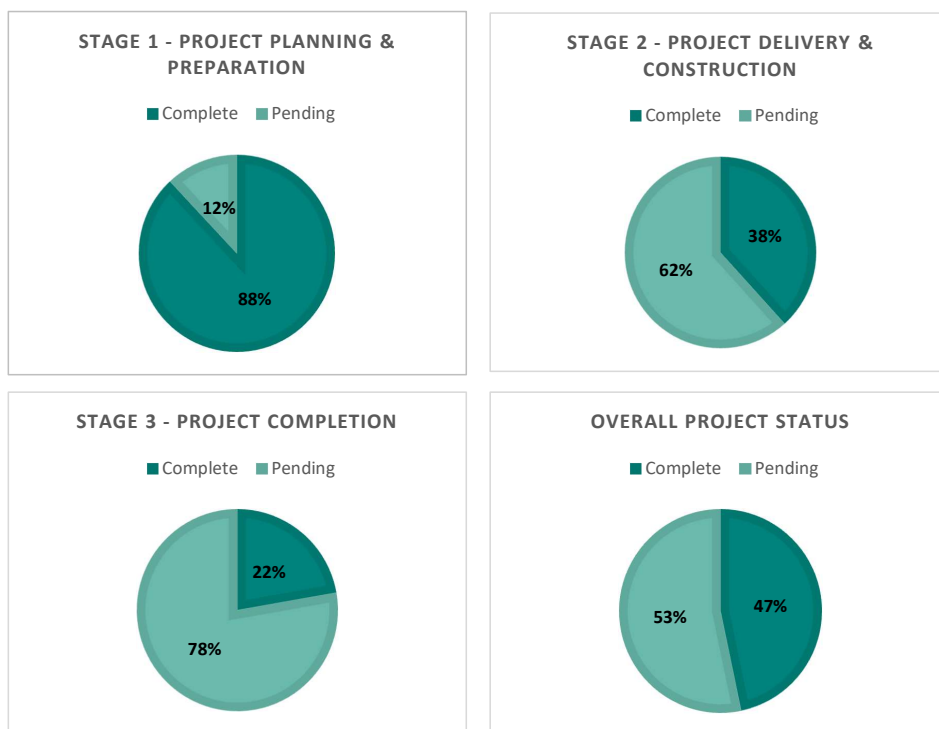
### Current Capital Delivery

Section	Total Project Completion (%)
Parks & Open Spaces	46.7
Transport	56.9
Stormwater	36.0
Sporting Facilities	26.9
Buildings	54.8
Plant & Equipment	50.1
Budget Amendments	67.3

Status %	Stage
Between 0% and 25%	Stage 1 - Project Preparation including, design, permits, tender and consultation, construction approval
Between 25% and 75%	Stage 2 - Project construction and delivery
Between 75% and 100%	Stage 3 - Project Completion including initiation defects liability period, construction approval, as constructed drawings



## **PARKS & OPEN SPACE**



Projects	Status (%)
<b>Somerset</b>	
ANZAC Park All-ability Playground	27.5
Cam River Master Plan Actions	57.5
Cam River Reserve - Outdoor Art & Information Gallery	30
ANZAC Park Erosion Mitigation *	20



Projects	Status (%)
<b><u>Boat Harbour</u></b>	
Boat Harbour Master Plan - Planning, Survey & Design	15
Stairway Replacement - Adjacent to 276 Port Road	25
Boat Harbour Beach - Western Seawall Repair *	20
<b><u>Wynyard</u></b>	
Warwyn Child Care Playground Replacement	100
Multi Use Community Facility (Yacht Club)*	57.5
Coastal Pathway*	6.25
Dog Park	25
Frenchs Road Masterplan Landcare Actions	70
Wonders of Wynyard Geological Trail	50
Camp Creek Final Rehabilitation *	20
Wynyard CBD Furniture Replacement	17.5
<b><u>Other</u></b>	
Coastal Geotechnical and Erosion Control Assessments	100
BBQ Renewals	100
Yolla Playground Upgrade (School)	100

**Key project milestones/updates:**

- Somerset:
  - The ANZAC Park All Abilities Playground contract awarded at the October Council meeting, minor delay in start while sourcing construction issue drawings. Erosion Mitigation for ANZAC Park is awaiting Crown Land approvals.
  - Cam River Reserve Outdoor Art & Information Gallery quotations for infrastructure have been obtained, an artist has been engaged for map and Artscape have agreed to manage revolving art exhibition on display. Master Plan Actions are in progress with park furniture and shelters dispatched with expected arrival during February.



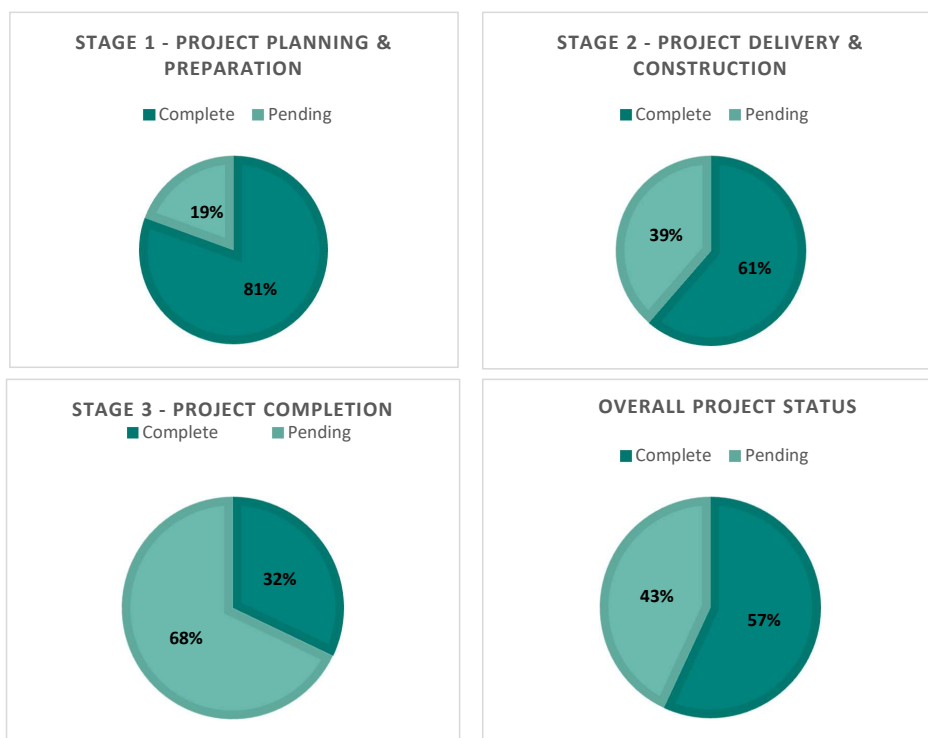
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Construction and installation can be scheduled once they've arrived. Artwork for heritage markers have been completed including locations identified. Waiting on slab installation before installing signage.

- Boat Harbour:
  - Boat Harbour Master Plan landscape design and funding are in the works.
  - The Stairway Replacement near Port Road has been awarded, construction due to commence in March.
  - Boat Harbour Beach Western Seawall Repair draft design and documentation have been received.
- Wynyard:
  - The Yacht Club all materials for final completion are now available and final revised completion and hand over is due by 14 April.
  - The Coastal Pathway works have started on widening the footpath along the Somerset Esplanade to shared width standard.
  - The Dog Park project feasibility study has been received and is currently under review. Possible carry forward.
  - The Frenchs Road Master Plan is currently undergoing the walking trail realignment with the majority of infrastructure now complete.
  - The Wonders of Wynyard booklet is complete and is now on sale at WOW while some geological trail booklets are still progressing.
  - The Wonders of Wynyard Geology Trail has progressed with the geology booklet and fossil flyer both now complete and available to the public. Communications with TMAG and UTAS regarding signage and interpretation possibilities is underway. Project completion is likely may/June timeframe.
  - The Camp Creek Final Rehabilitation works scheduled to begin this month.
  - Wynyard CBD Furniture Replacements are in progress, quotes have been received and evaluated. A slight delay while a secondary quote to replace planks only is being sought due to a mismatch in measurements.
- Other:
  - BBQ Renewals have all been completed.



## **TRANSPORT**



Projects	Status (%)
<b><u>Strategic Projects</u></b>	
Table Cape & Tollymore Rd Design - Survey & Investigation	100
IGA Area - Intersection re Configuration & Carpark * (subject to agreement with IGA)	18.75
<b><u>Bridge Renewal</u></b>	
Port Creek Bridge Replacement	100
Takone Rd (Inglis River) Bridge Replacement	25
Waratah Bridge	3.75



Projects	Status (%)
<b><u>Rural Upgrade</u></b>	
Rural Intersection Seal Extensions	40
Calder Road - Major Patching	100
<b><u>Rural Reseals</u></b>	
Cummings Street (0000 - 0180m) Boat Harbour - Surface	25
<b><u>Urban Reseals</u></b>	
Old Cam Road Sec - 2 Surface	25
Old Cam Road Sec - 3 Surface	25
Houston Court	100
Inglis Street	25
Martin Street	25
Old Cam Road	25
<b><u>Urban Upgrade</u></b>	
Pelissier Street - Major Patching	100
Hepples Road - Repair Works	7.5
Old Bass Highway/Mt Hicks Road Roundabout	100
<b><u>Footpaths &amp; Kerbs</u></b>	
Murchison Highway (Yolla) - Footpath Installation	100
Mount Hicks Road (Yolla High School) - Footpath Sealing	100
Beijing Restaurant - DDA Compliant Footpath Access	100
DDA Footpath Ramp Upgrades	0
New Street - Footpath Installation	100



Projects	Status (%)
York Street Footpath	100
Little Goldie St Footpath	100
<b>Resheets</b>	
Andersons Road (0045 - 1330m)	75
Andersons Road (1426 - 1721m)	75
Austins Road (0000 - 0179m)	75
Back Cam Road (4593 - 5257m)	75
Blackabys Road (0015 - 0626m)	75
Boags Road (0000 - 0324m)	75
Buggs Lane (1000 - 2351m)	35
Cryans Road (0000 - 0447m)	75
Fosters Road (0015 - 0734m)	75
Hoares Lane (1189 - 1335m)	75
Kimberleys Hill Road (0000 - 1422m)	100
Myalla Road (17666 - 19666m)	100
Nelsons Road (0000 - 1715m)	75
Nelsons Road (1715 - 2030m)	75
Nelsons Road (2030 - 2498m)	75
Newhaven Track (0000 - 2679m)	100
Petersons Lane (0000 - 1066m)	75
Smith Street - Section 3	0
Smith Street - Section 5	0
South Elliott Road (1156 - 3199m)	12.5
South Street - Section 1	0





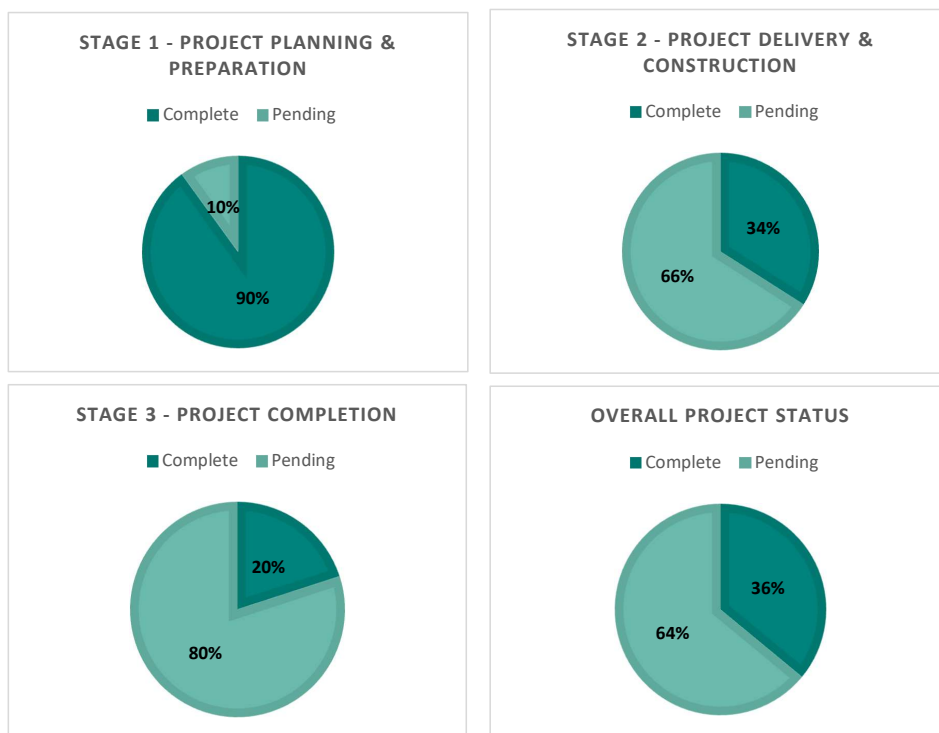
Projects	Status (%)
Sweetmans Road (0000 - 0495m)	0
Sweetmans Road (0495 - 0893m)	0
Takone Road (15618 - 17155m)	0
Walker Street - Section 1	0
Wandering Gully Road (0000 - 0032m)	100
Wandering Gully Road (0032 - 0689m)	100
<b><u>Other</u></b>	
George Street (Somerset) Pavement Rehabilitation	75
Deep Creek Rd - Pavement Rehabilitation	75

**Key project milestones/updates:**

- **Strategic Projects:** IGA Intersection & Carpark is awaiting a funding agreement but is ready to release for public feedback and tender preparation.
- **Bridge Renewal:** Takone Road Bridge Replacement works are scheduled to commence on 14 February with comms due out the week before. The Waratah Bridge remains on hold pending the outcome of the dam demolition and funding. Likely carry forward.
- **Rural Upgrade:** Calder Road Patching works are complete. Rural Intersection Seal Extensions have commenced. Pecks Rd junction sealed week of 7 February while additional junctions have been identified through a safety audit previously completed.
- **Rural and Urban Reseals:** Cumming Street, Martin Street, Inglis Street and Old Cam Road reseal works program due to begin week of 7 February. Houston Court reseal works are complete.
- **Urban Upgrades:** The Old Bass Highway / Mt Hicks Road roundabout work is now complete. Hepples Road repair works are working through the design, aiming for works to begin after Easter.
- **Footpaths & Kerbs:** Yolla footpaths, Beijing Restaurant DDA compliant footpath access, Little Goldie Street, New Street and York Street foot paths are all now complete. DDA footpath ramp upgrades are ongoing and will be upgraded throughout the year.
- **Resheets:** Nearly 70% of all resheeting is now complete, the remaining resheeting is in the works and due for completion mid-April (weather permitting).



## **STORMWATER**



Projects	Status (%)
Port Creek Stormwater Upgrade	21.25
Big Creek Stormwater Upgrade	21.25
Cotton Street Stormwater Upgrade	100
Port Road Drainage *	20
Culvert Upgrade Program	60

### **Key project milestones/updates:**

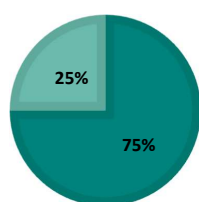
- Port and Big Creek Flood Mitigation design works are progressing.
- Port Road, Boat Harbour Drainage remains in design phase.
- The Culvert Upgrade Program construction is nearing completion at 70% of works done.



## SPORTING FACILITIES

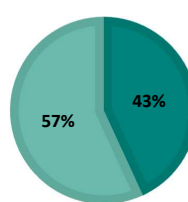
### STAGE 1 - PROJECT PLANNING & PREPARATION

■ Complete ■ Pending



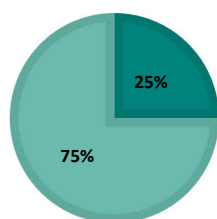
### STAGE 2 - PROJECT DELIVERY & CONSTRUCTION

■ Complete ■ Pending



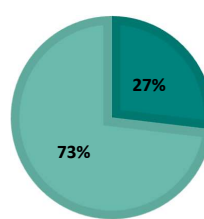
### STAGE 3 - PROJECT COMPLETION

■ Complete ■ Pending



### OVERALL PROJECT STATUS

■ Complete ■ Pending



Projects	Status (%)
Demolition of Grand Stand - Wynyard Showgrounds	0
Establishment of Freedom Camping Site	0
Somerset Sporting Precinct Design	57.5
Wynyard Indoor Sports Centre - Changeroom Upgrades*	100
Cardigan Street Recreation Ground - Fencing & Carpark *	50
Cardigan Street Recreation Ground - Lighting Upgrade	37.5



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Projects	Status (%)
Wynyard Indoor Sports Centre - Replace Skylights	100
Yolla Recreation Ground - Drainage Investigation	27.5

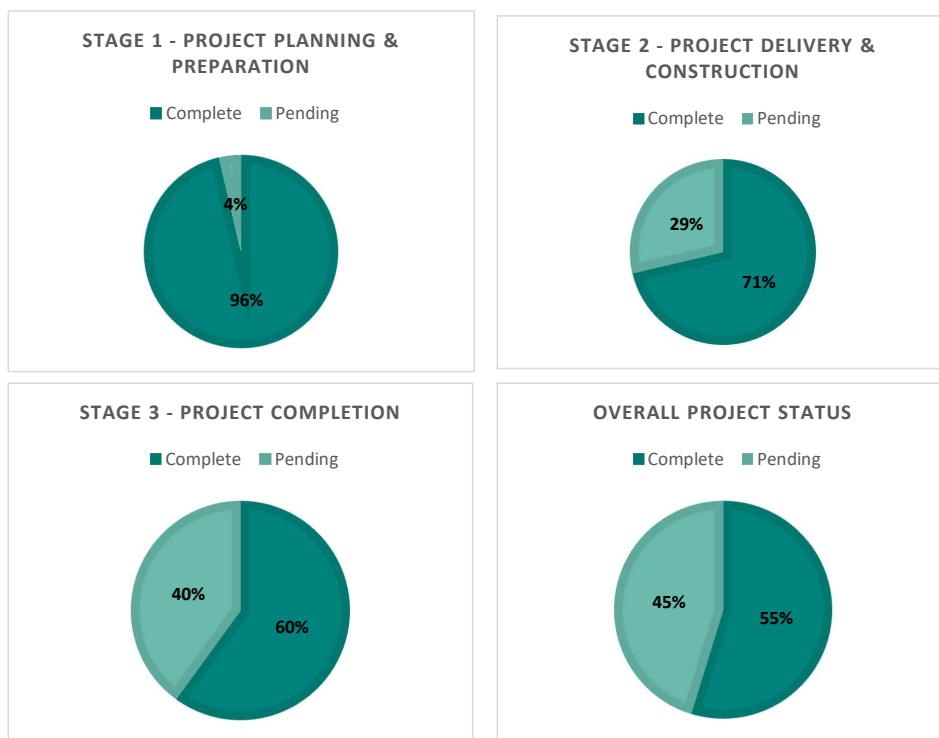
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**Key project milestones/updates:**

- Establishment of Freedom Camping Site discussions are ongoing at Myalla.
- Somerset Sporting Precinct MCA is complete, awaiting discussion at OSSR prior to going to Councillors.
- Cardigan Street Recreation Ground car park works are complete. Car park works completed. Fencing works have been awarded to contractor but start date on hold pending completion of light tower works. Fencing should take around 4 weeks to complete. Lighting Upgrade construction has commenced with footings expected to be completed around 4 February. There have been delays in receiving light towers with the new indicative arrival date in March. Final completion should not be affected.
- Yolla Recreation Ground Drainage Investigation consultant is due for an initial site inspection on the 9th & 10<sup>th</sup> of February.



## **BUILDINGS**



Projects	Status (%)
Community Centre - Sisters Beach Concept Plan	100
Toilet seat upgrades - ALL TOILETS	100
Waratah Depot - front gutter replacement	100
East Wynyard Foreshore Toilets - Stainless Lining	100
Public Toilets Upgrades	100
Wonders of Wynyard - Internal Painting	100
Paint Timber Windows - 32 Jackson Street	35



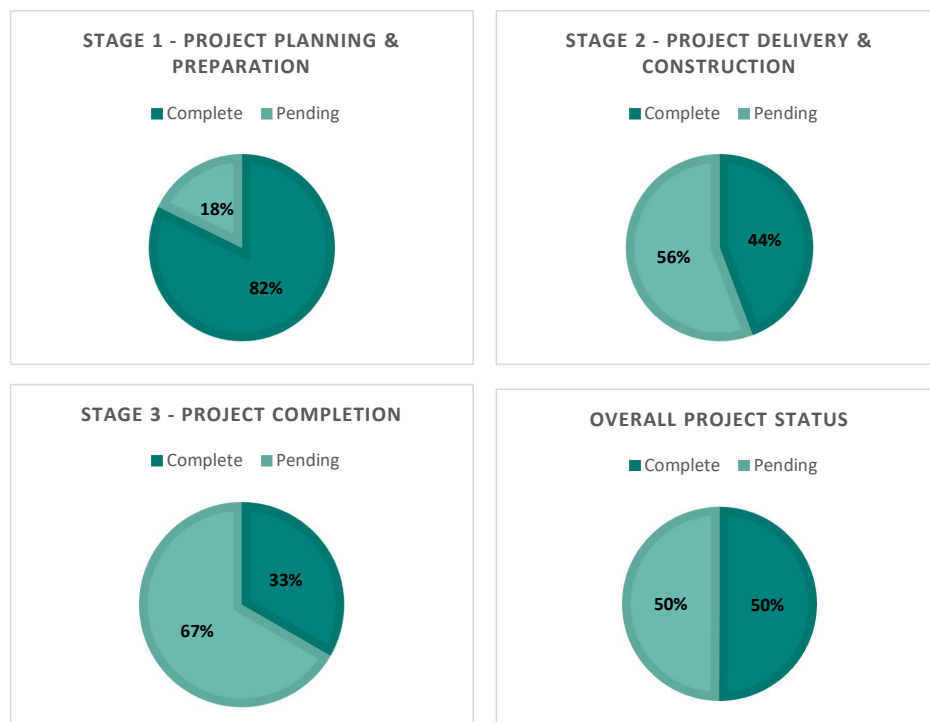
Projects	Status (%)
External Painting & Eave Repairs - 41 Dodgin Street	35
Frederick Street Sports Complex - Main Hall Heater	100
Replacement of Condemned Street Light Poles	50
Elma Fagan Community Centre - Changeroom Upgrade	100
Athenaeum Hall - Heatpump Replacement	25
Warawyn Early Learning Centre - Heatpump Replacement	65
Wynyard Police Station - Roller Doors Replacement	100
Yolla Public Toilet	11.25

**Key project milestones/updates:**

- Toilets: Toilet Seat and Public Toilet upgrades are now complete. Yolla Public Toilet waste water designer was met onsite and is preparing a report. Two locations were looked at to determine the septic capacity / feasibility options.
- Painting: Internal painting at WoW is now complete while both Jackson and Dodgin streets are due to be completed by the end of the month.
- Heaters and Heatpumps: Warawyn Early Learning Centre heatpump installation is underway and the Athenaeum heatpump replacement has been ordered and awaiting arrival before installation commences.
- Replacement of Condemned Street Light Poles; two of the four poles have been replaced, the remaining two in the main street and at East Wynyard. Looking to move East Wynyard pole slightly for the coastal pathway. Waiting the contractor's advice when remaining works will be completed.
- Elma Fagan Community Centre changeroom upgrade is now complete.



## **PLANT & EQUIPMENT**



Projects	Status (%)
<b><u>Software &amp; IT Replacements</u></b>	
Finance/Assets Software	0
Online Booking System	0
Aerial Photography	25
GIS Modernisation Stage 2	50
Customer Request Management System	22.5
IT Replacements	60
Mobile Inspection Tablets	20



Projects	Status (%)
Meeting Room 1 Upgrade	100
<b><u>Plant &amp; Vehicle Replacements</u></b>	
1262 - Tip Truck - Hino Dual Cab - B84TI	100
3017 - Ford Ranger Utility 4x2 Flat Tray Diesel - E46PE	100
3048 - Holden Colorado Utility 4x4 Flat Tray Diesel - DEPOT - C32SB	75
Tow Behind Road Broom - UT8789	25
Kubota F3690 Ride on Lawn Mower - F35CX	12.5
Isuzu D-MAX Utility 4x4 Dual Cab Ute - F27XS	0
Pedestrian Roller	100
Mitsubishi ASX Wagon - H40NG	100
Nissan Navara Utility Twin Cab - H61VK	25
Kubota F3690 Ride on Lawn Mower - F28XN	12.5
Ford Ranger Utility 4x4 Twin Cab - H67CE	100
Ford Ranger Utility 4x4 Twin Cab - H67CE	100
Hew Holland T6020 Elite Tractor - E72KY	100
Small Plant	12.5
<b><u>Other</u></b>	
Flag Poles - Council Chambers	100
CCTV Network Expansion/Augmentation	62.5
Public Art	25
Community Solar Program	25
Signage Upgrade Program - Stage 2	25





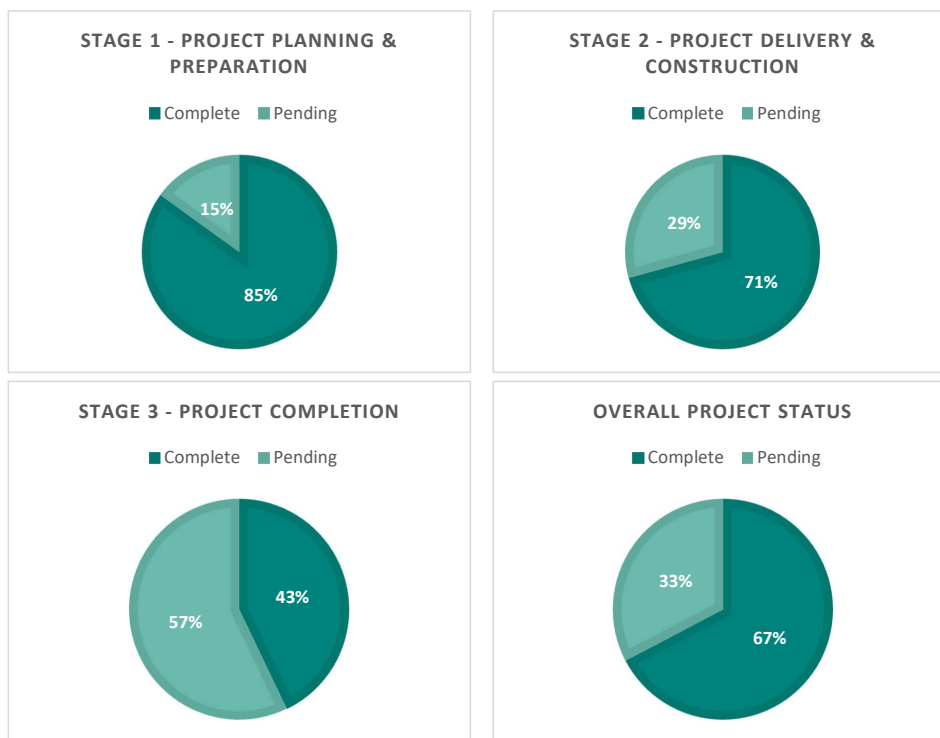
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**Key project milestones/updates:**

- **Software & IT Replacements:** A contractor has been engaged for the GIS Modernisation Stage 2 works, the test environment has been installed and configured, field software has been purchased. The Mobile Inspection Tablets compatibility has been fixed and software purchased. IT Replacements have been ordered; delivery slightly delayed, all gear should arrive by end of week 17 February. Customer Request Management System quotes have been accepted and with dates due to be scheduled, migration to cloud before this can progress further. Aerial Photography and Coastal Lidar have been flown and waiting QA and delivery.
- **Plant & Vehicle Replacements:** The tip truck, 3 x Ford Ranger's, tractor, pedestrian roller and Mitsubishi ASX have all arrived. The Holden Colorado is due to arrive this month with the tow behind road broom and Nissan Navara on back order.
- **Other:**
  - CCTV network expansion/augmentation - All items have been purchased. Extra cameras have been placed in chambers, waiting installation at the Yacht Club and waiting DA from Crown for foreshore.
  - Public Arts - Public Art commission for a seat canopy/awning for Sisters Creek Estuary awarded. Canopy expected to be ready for install late April.
  - The Community Solar Program went to January Council meeting. A low response rate left excess funds to be allocated.
  - The signage upgrade program remains in planning stage though guidelines have been adopted, work is ongoing.



### Budget Amendments



Projects	Status (%)
Cloud Hosting - Civica	23.75
Hepples Road - Retaining Wall	75
Safer Rural Roads	100
Heatpump - WOW	100
External Lights - WOW	100



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Projects	Status (%)
Blackspot Funding Project	0
Cardigan Street - Subsurface Drainage	72.5

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**Key project milestones/updates:**

- Cloud Hosting – Civica is in the proof of concept stage. Meeting coming up to test, demo and provide feedback.
- Wonders of Wynyard external lighting and heatpump installation are now complete.
- Cardigan Street Sub-Surface Drainage infrastructure works are complete. Final top dressing occurring during February before maintenance handed back to Council.