

Ordinary Council Meeting - 28 July 2026 Attachments

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GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **70 & 72 Kunzea Circuit, Coles Bay**
CT 179042/4 & CT 179042/5

PROPOSAL: **Convenience Store**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 24 June 2026

APPLICANT: **Jeremy Edward Meadowcroft**
DATE: **16/12/2025**
APPLICATION NO: **DA 2025 / 227**



9 Melbourne Street (PO Box 6)
Triabunna TAS 7190

☎ 03 6256 4777

☎ 03 6256 4774

✉ admin@freycinet.tas.gov.au

🌐 www.gsbc.tas.gov.au

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Electrical and Process Control		
Contact person: (if different from applicant)	Jeremy Meadowcroft		
Address:	24 Harold street		
Suburb:	Coles Bay	Post Code:	7215
Email:	epchobart@gmail.com	Phone: / Mobile:	0418126024

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site (Note: If your application is discretionary, the following will be placed on public exhibition)

Address of proposal:	70 and 72 Kunzea cct		
Suburb:	Coles Bay	Post Code:	7215
Size of site: (m ² or Ha)	1578		
Certificate of Title(s):	179042-4 179042-5		
Current use of site:	VACANT LAND		



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General Application Details *Complete for All Applications*

Description of proposed use or development:	Convenience Store	
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.		
Is the property on the State Heritage Register? (Circle one)	☐ Yes / No ☒	

For all Non-Residential Applications

Hours of Operation	7.30am to 8pm
Number of Employees	8
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.



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Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature: 		Date:	
---	--	-------	--

Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
---	--	-------	--

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.



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Checklist of application documents: *Taken from Section 6 of the Planning Scheme*

An application must include:

- ☒ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
179042		5
EDITION	DATE OF ISSUE	
3	26-Feb-2024	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles

DESCRIPTION OF LAND

Parish of MEREDITH Land District of GLAMORGAN
 Lot 5 on Sealed Plan 179042
 Derivation : Part of 665 Acres Gtd. to S W Roberts and Johnson
 Sinclair
 Prior CT 177640/302

SCHEDULE 1

N149386 TRANSFER to ELECTRICAL & PROCESS CONTROL PTY LTD
 Registered 26-Feb-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP179042 EASEMENTS in Schedule of Easements
 SP179042 COVENANTS in Schedule of Easements
 SP179042 FENCING PROVISION in Schedule of Easements
 SP179042 SEWERAGE AND/OR DRAINAGE RESTRICTION
 SP6472, SP175740, SP176017, SP176316, SP177086 & SP177640
 FENCING PROVISION in Schedule of Easements
 SP107890, SP139308 & SP143490 FENCING COVENANT in Schedule of
 Easements

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 179042	FOLIO 4
EDITION 2	DATE OF ISSUE 11-Mar-2021

SEARCH DATE : 16-Feb-2026

SEARCH TIME : 09.33 am

DESCRIPTION OF LAND

Parish of MEREDITH Land District of GLAMORGAN

Lot 4 on Sealed Plan [179042](#)

Derivation : Part of 665 Acres Gtd. to S W Roberts and Johnson
Sinclair

Prior CT [177640/302](#)

SCHEDULE 1

[M869267](#) TRANSFER to ELECTRICAL & PROCESS CONTROL PTY LTD
Registered 11-Mar-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP179042](#) EASEMENTS in Schedule of Easements

[SP179042](#) COVENANTS in Schedule of Easements

[SP179042](#) FENCING PROVISION in Schedule of Easements

[SP179042](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[SP6472](#), [SP175740](#), [SP176017](#), [SP176316](#), [SP177086](#) & [SP177640](#)

FENCING PROVISION in Schedule of Easements

[SP107890](#), [SP139308](#) & [SP143490](#) FENCING COVENANT in Schedule of
Easements

[C434769](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
19-May-2003 at noon

[E153042](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
26-Oct-2018 at noon

[E166139](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
05-June-2019 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER: COOROLINA PTY LTD STRATA CORPORATION NUMBER 154609, RA 53 SWANWICK ROAD, COLES BAY FOLIO REFERENCE: C.T. 177640/302, C.T. 154609/0 GRANTEE: PART OF 665 ACRES GTD. TO S.W. ROBERTS AND JOHNSON SINCLAIR		PLAN OF SURVEY GLAMORGAN - MEREDITH EAST COAST SURVEYING BY SURVEYOR: ANDREW JOHN BUTLER LOCATION: Parish of MEREDITH, Land District of GLAMORGAN SCALE 1: 2000 LENGTHS IN METRES		REGISTERED NUMBER SP179042 APPROVED EFFECTIVE FROM 10 JUN 2020 Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. (6033-11)	112	LAST UPI No	LAST PLAN No. S.P. 177640, STR 154609	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 302 COMPILED FROM C.T. 177640/302 AND THIS SURVEY.
 LOT 500 COMPILED FROM C.T. 144214/3 AND THIS SURVEY.

SEE ANNEXURE SHEET 1

PART OF LOT 302. (3146m²) TOTAL 5.897ha

PART OF LOT 302. (3000m²) TOTAL 5.897ha

PART OF LOT 302. (2085m²) TOTAL 5.897ha

PART OF LOT 302. (5.074 ha) TOTAL 5.897ha

Dr. Mr. For ANDREW BUTLER 18/02/2020
 REGISTERED LAND SURVEYOR DATE

COUNCIL DELEGATE DATE

Search Date: 26 Jun 2023

Search Time: 10:40 AM

Volume Number: 179042

Revision Number: 02

Page 1 of 2

Department of Natural Resources and Environment Tasmania

www.thelist.tas.gov.au

RECORDED OF TITLES

Issued Pursuant to the Land Titles Act 1980



Search Date: 26 Jun 2023 Search Time: 10:40 AM Volume Number: 179042 Revision Number: 02 Page 2 of 2

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

PROPOSED CONVENIENCE STORE

LOTS 4 & 5 KUNZEA CIRCUIT COLES BAY 7215

Title:	FOLIO PLAN 179042 LOTS 4 & 5 TO BE CONSOLIDATED
Consolidated Title Area	1578m ²
Floor area	477m ²
Roof area	498m ²

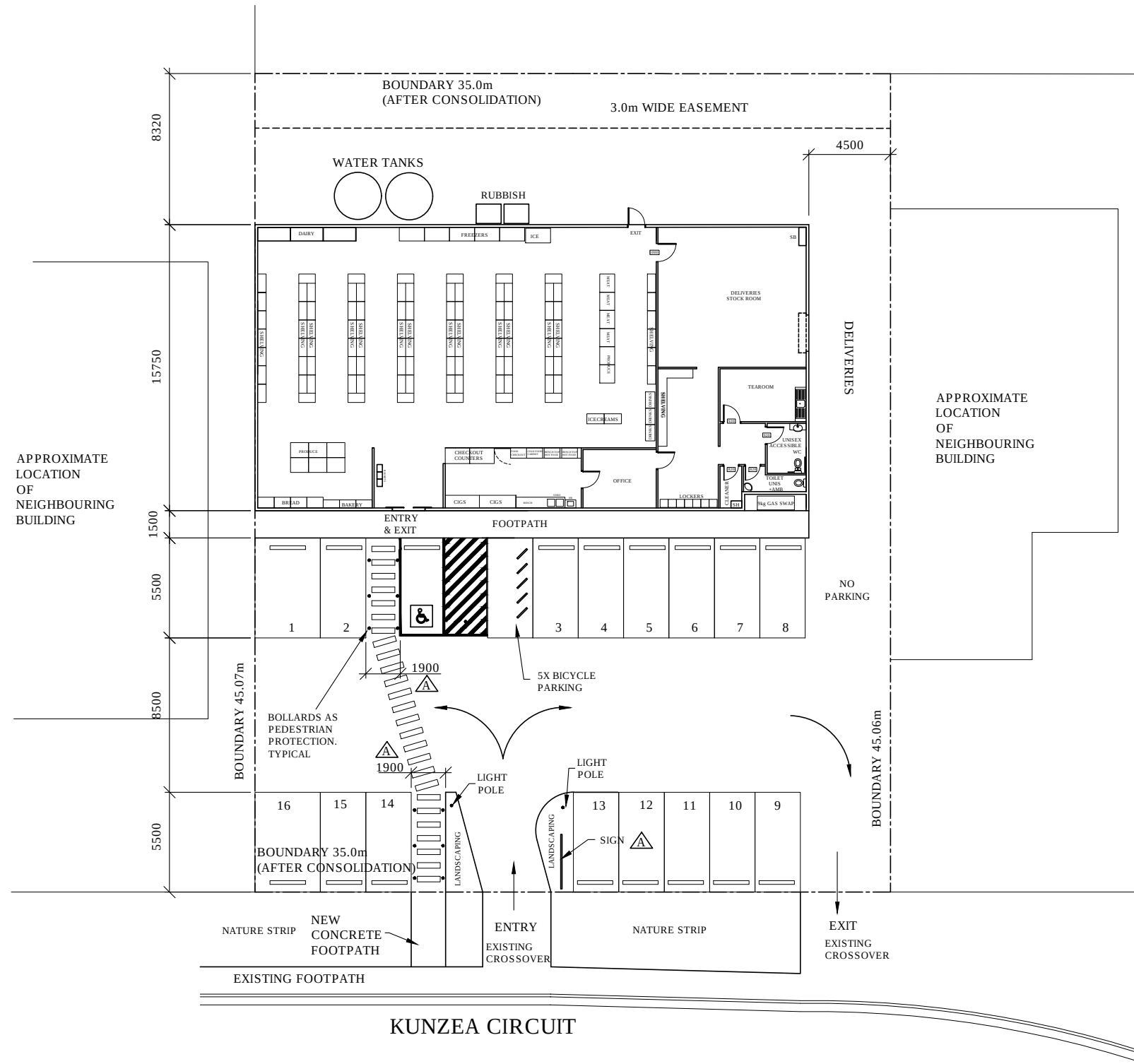
DRAWING SCHEDULE

PLANNING APPROVAL

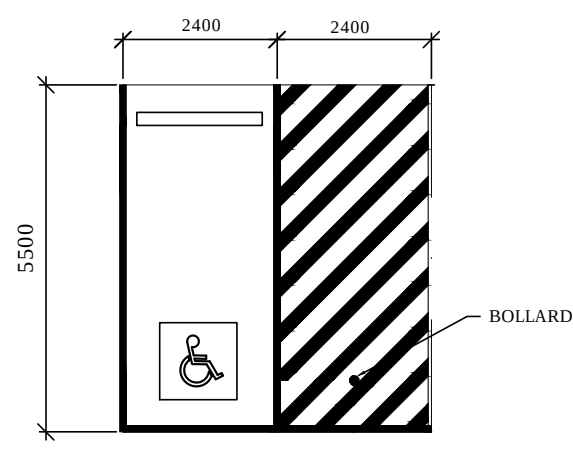
DRAWN BY BRENDEN SULZBERGER LICENCE No. CC812I

250806-DA1 REV B	COVER PAGE & DRAWING SCHEDULE
250806-DA2 REV B	SITE PLAN - SETOUT + PARKING
250806-DA3 REV B	SITE PLAN - PLUMBING
250806-DA4 REV A	FLOOR PLAN
250806-DA5 REV A	ROOF PLAN
250806-DA6 REV B	ELEVATIONS & ENTRY SIGN
250806-DA7 REV A	ELEVATIONS

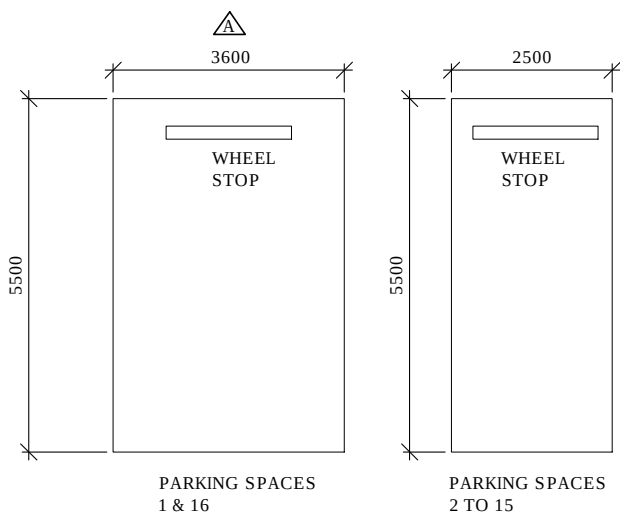
COVER PAGE & DRAWING SCHEDULE	PROPOSED CONVENIENCE STORE LOTS 4 & 5 KUNZEA CIRCUIT COLES BAY		GOWLAND DRAFTING TELEPHONE: 6343 0282 EMAIL: info@gowlanddrafting.com.au ABN 16 102 865 350 BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL	B	3-6-26	REISSUE FOR DA
				A	15-5-26	TITLE INFORMATION
				REV	DATE	DESCRIPTION
				DRAWN BRENDEN SULZBERGER		
				LICENSE No.	CC812I	
				DATE	8-12-25	
				SCALE	NTS @ A3	
				DRAWING NO.	250806-DA1	B



SITE PLAN - SETOUT & PARKING
SCALE 1:100



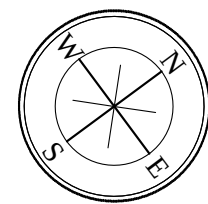
ACCESSIBLE PARKING SETOUT
SCALE 1:100



PARKING SETOUT
SCALE 1:100

**SITE PLAN
SETOUT &
PARKING**

**PROPOSED CONVENIENCE STORE
LOTS 4 & 5 KUNZEA CIRCUIT
COLES BAY**



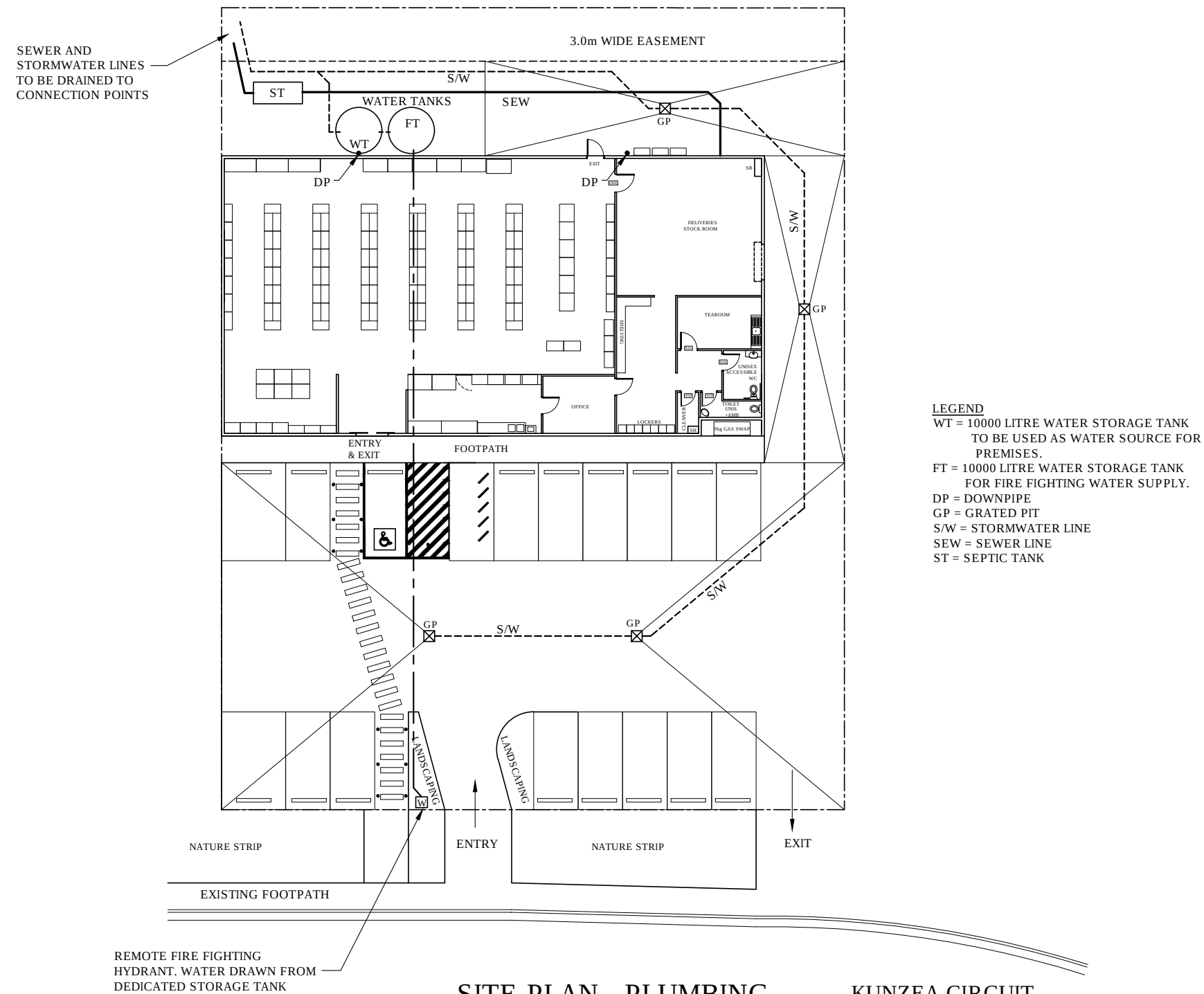
GOWLAND DRAFTING

TELEPHONE: 6343 0282
EMAIL: info@gowlanddrafting.com.au

ABN 16 102 865 350

BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL

B	3-6-26	REISSUE FOR DA
A	15-5-26	TITLE INFORMATION, PEDESTRIAN ACCESS WIDTH, CARPARKS 1 & 16, SIGN AT ENTRY
REV	DATE	DESCRIPTION
DRAWN BRENDEN SULZBERGER		
LICENSE No.		CC812I
DATE		8-12-25
SCALE		1:250 @ A3
DRAWING NO.		250806-DA2
		B

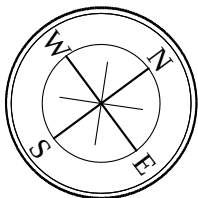


SITE PLAN - PLUMBING
SCALE 1:100

KUNZEA CIRCUIT

**SITE PLAN
PLUMBING**

**PROPOSED CONVENIENCE STORE
LOTS 4 & 5 KUNZEA CIRCUIT
COLES BAY**



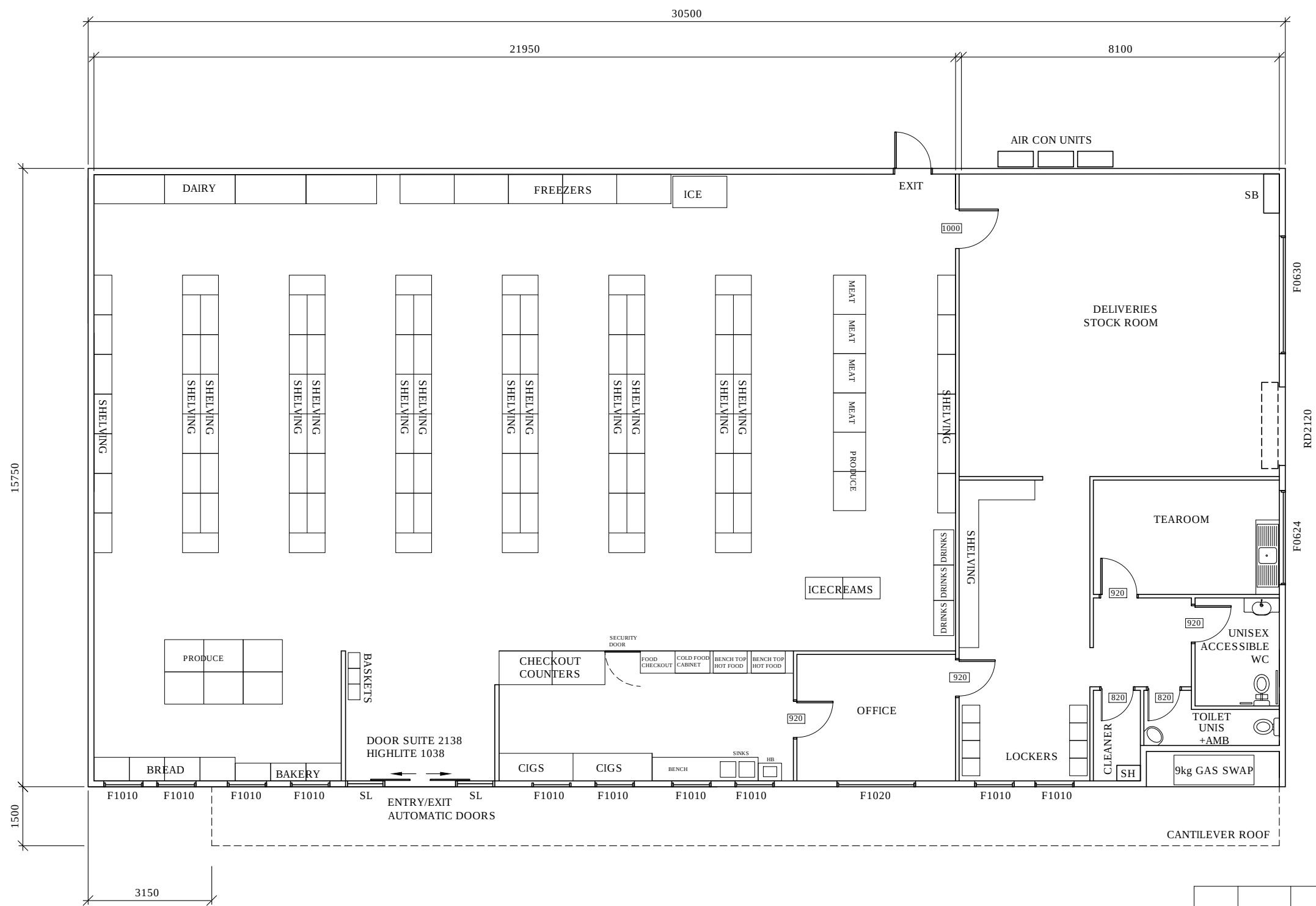
GOWLAND DRAFTING

TELEPHONE: 6343 0282
EMAIL: info@gowlanddrafting.com.au

ABN 16 102 865 350

BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL

B	3-6-26	REISSUE FOR DA
A	15-5-26	TITLE INFORMATION CARPARKS 1 & 16
REV	DATE	DESCRIPTION
DRAWN BRENDEN SULZBERGER		
LICENSE No.		CC812I
DATE		8-12-25
SCALE		1:250 @ A3
DRAWING NO.		250806-DA3
		B



FLOOR PLAN
SCALE 1:100

FLOOR PLAN

PROPOSED CONVENIENCE STORE
LOTS 4 & 5 KUNZEA CIRCUIT
COLES BAY

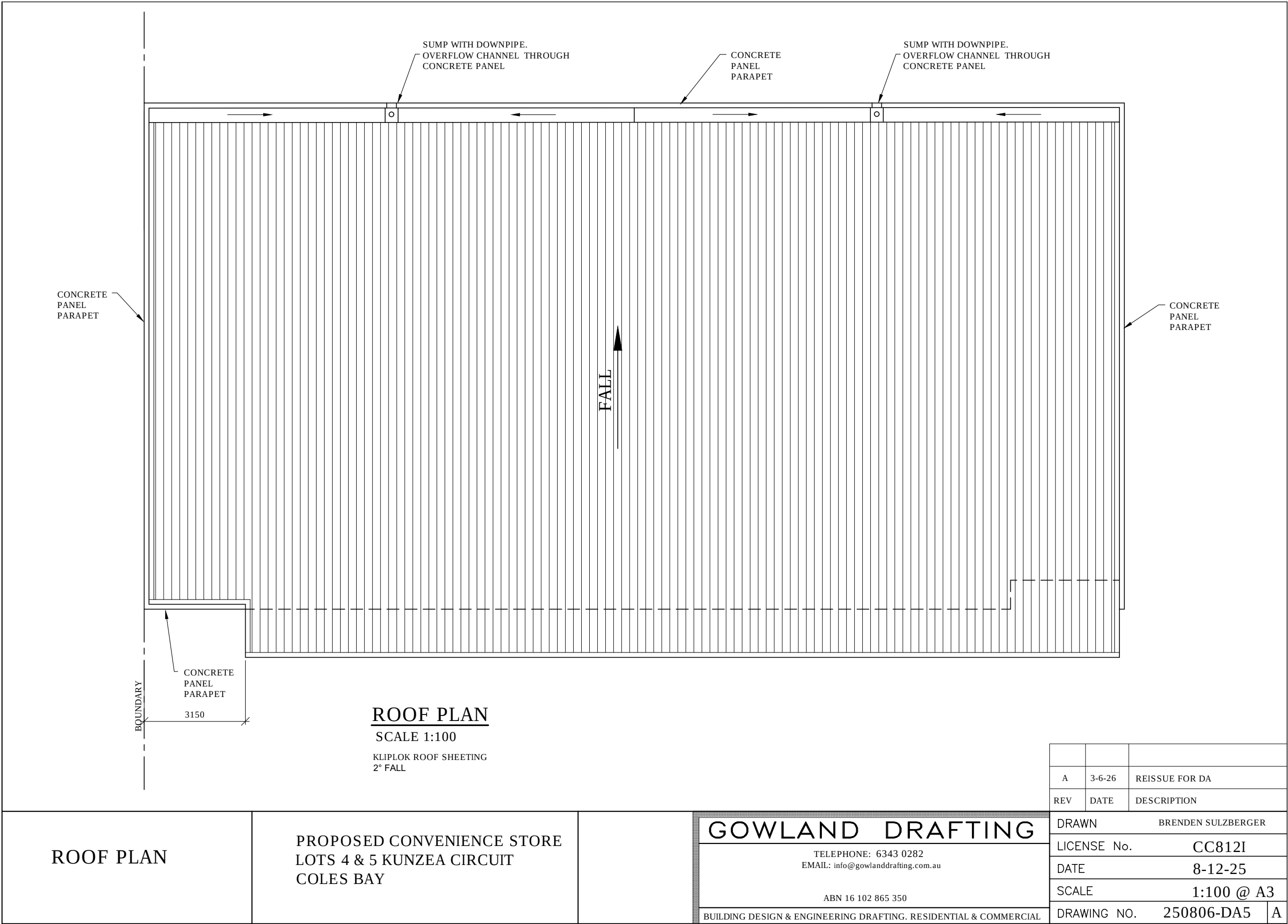
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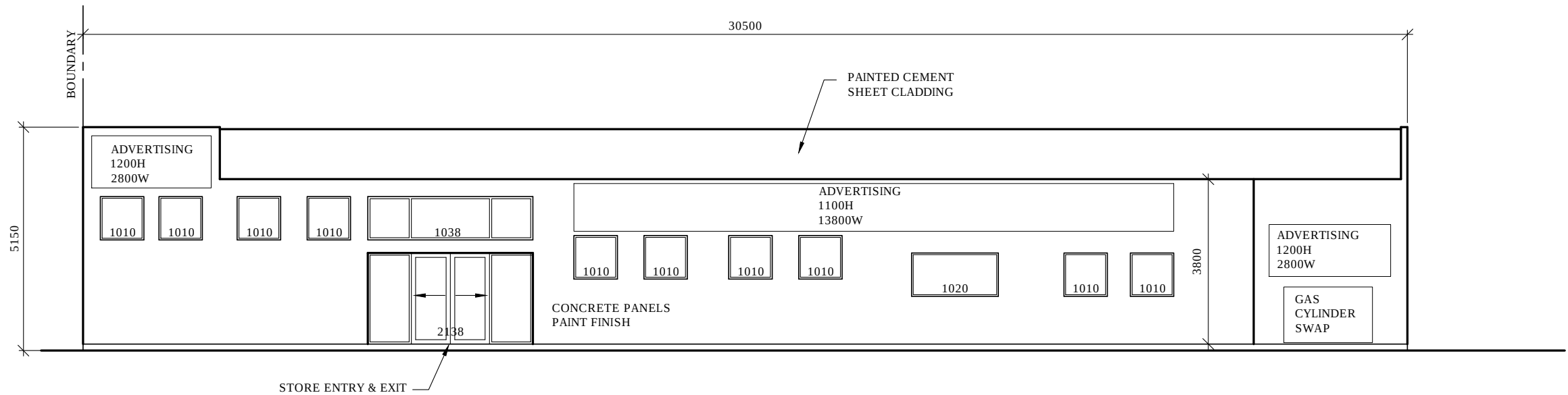
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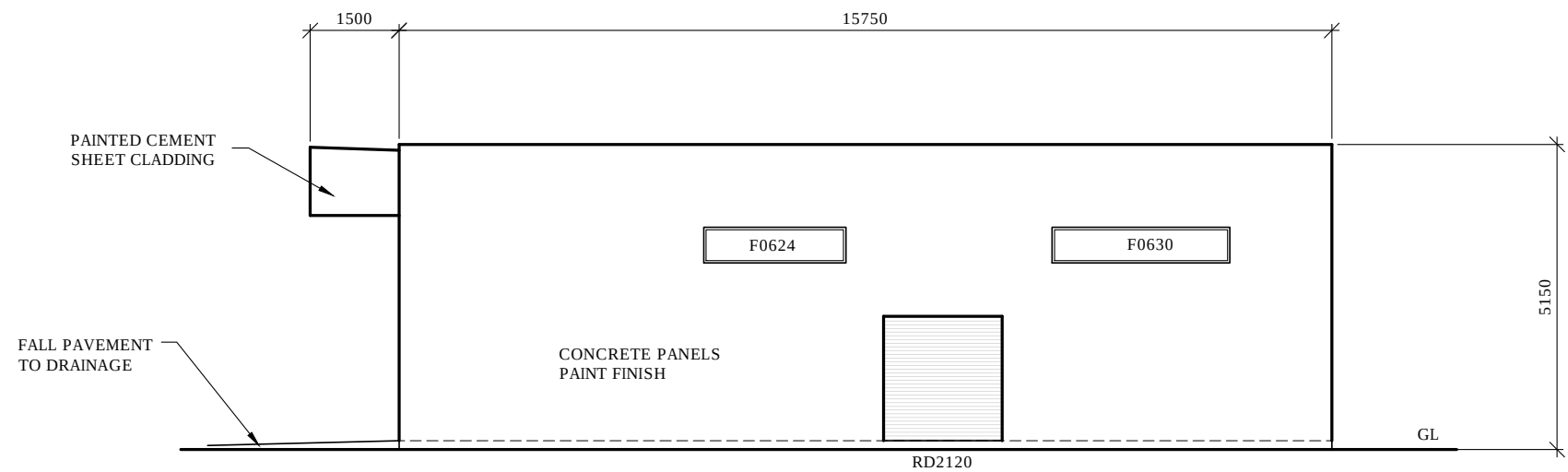
BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL

A	3-6-26	FRONT ELEVATION GLAZING
REV	DATE	DESCRIPTION
DRAWN		BRENDEN SULZBERGER
LICENSE No.		CC812I
DATE		8-12-25
SCALE		1:100 @ A3
DRAWING NO.		250806-DA4
		A

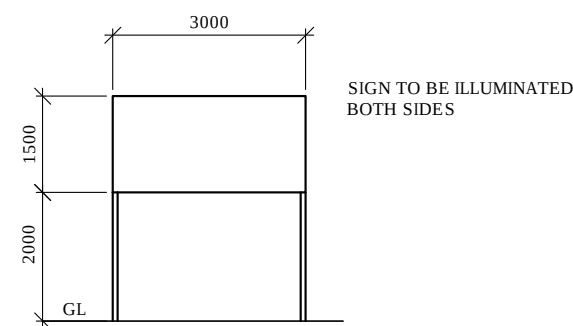




SOUTH EAST ELEVATION (FRONT)
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100



SIGN AT CARPARK ENTRY
SCALE 1:100

B	3-6-26	ENTRY DOOR, WINDOWS & SIGNAGE
A	15-5-26	SIGN ELEVATION ADDED
REV	DATE	DESCRIPTION
DRAWN BRENDEN SULZBERGER		
LICENSE No.		CC812I
DATE		8-12-25
SCALE		1:100 @ A3
DRAWING NO.		250806-DA6
		B

ELEVATIONS

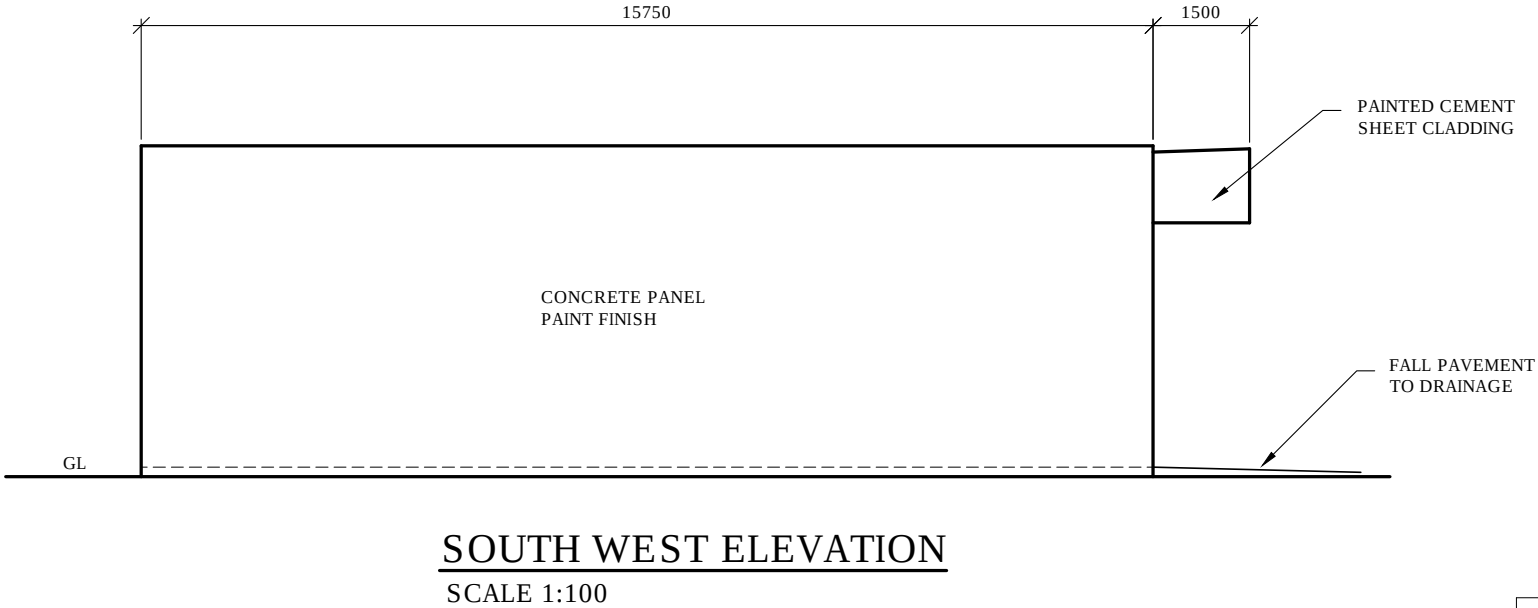
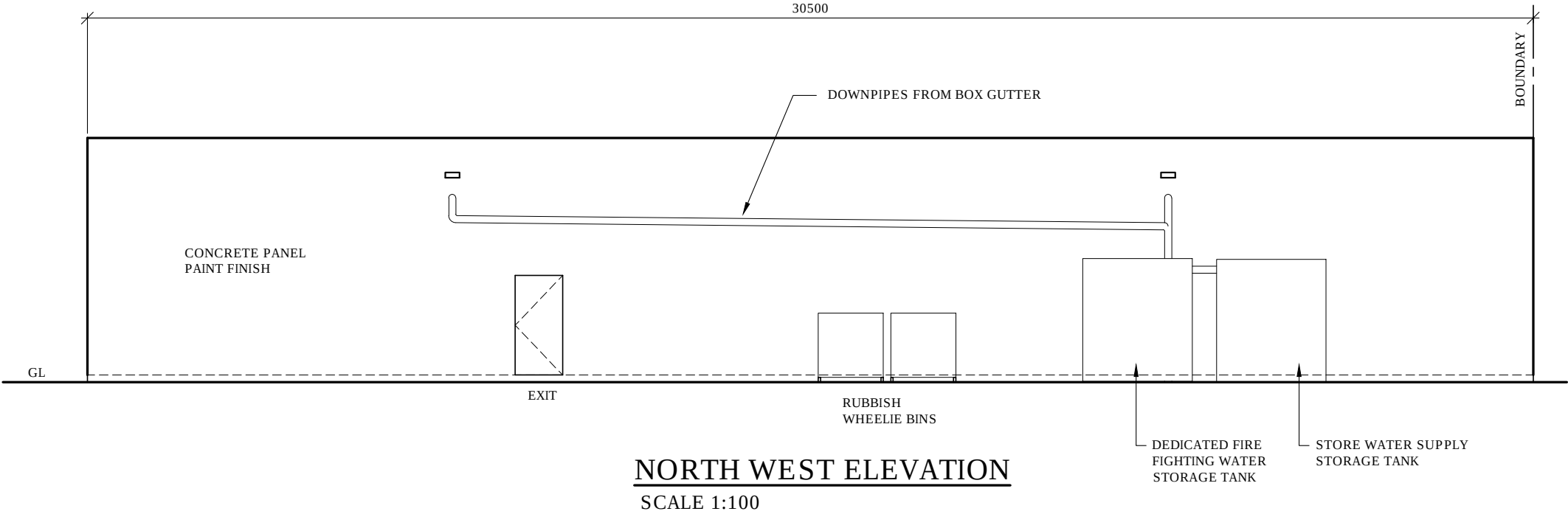
PROPOSED CONVENIENCE STORE
LOTS 4 & 5 KUNZEA CIRCUIT
COLES BAY

GOWLAND DRAFTING

TELEPHONE: 6343 0282
EMAIL: info@gowlanddrafting.com.au

ABN 16 102 865 350

BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL



A	3-6-26	REISSUE FOR DA
REV	DATE	DESCRIPTION
DRAWN		BRENDEN SULZBERGER
LICENSE No.		CC812I
DATE		8-12-25
SCALE		1:100 @ A3
DRAWING NO.		250806-DA7
		A

ELEVATIONS	PROPOSED CONVENIENCE STORE LOTS 4 & 5 KUNZEA CIRCUIT COLES BAY		GOWLAND DRAFTING	
			TELEPHONE: 6343 0282 EMAIL: info@gowlanddrafting.com.au	
			ABN 16 102 865 350	
			BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL	

Traffic Impact Statement



25th May 2026

1 Cooper Crescent
Riverside TAS 7250
M: 0456 535 746
P: 03 6334 1868
E: Richard.burk@trafficandcivil.com.au

Mr Jeremy Meadowcroft
epchobart@gmail.com

Dear Jeremy,

**TRAFFIC IMPACT STATEMENT FOR 70 -72 KUNZEA CIRCUIT,
SWANWICK**

This traffic impact statement assesses the proposed access in terms of traffic engineering principles, the Tasmanian Planning Scheme – Glamorgan Spring Bay and Department of State Growth (DSG) requirements including:

- review of available sight distances and the speed environment,
- consideration of property access requirements,
- consideration of traffic safety for all road users.

Traffic Impact Statement

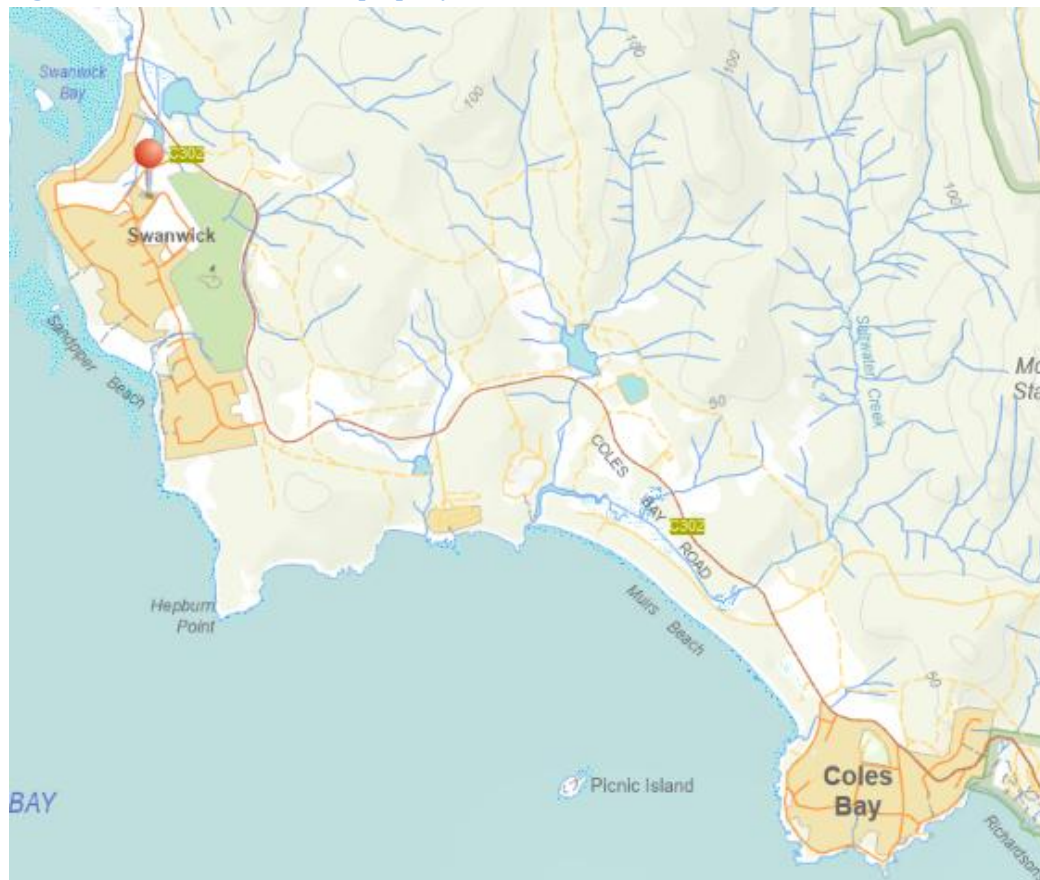


1. Background

1.1 Site Description

70 & 72 Kunzea Circuit, Swanwick is some 400m West of Coles Bay Road. The land consists of cleared blocks. Proposed access is via existing driveways. Figure 1 shows the property location.

Figure 1 – 70-72 Kunzea Circuit property location



Source: *The List*, DPIPWE

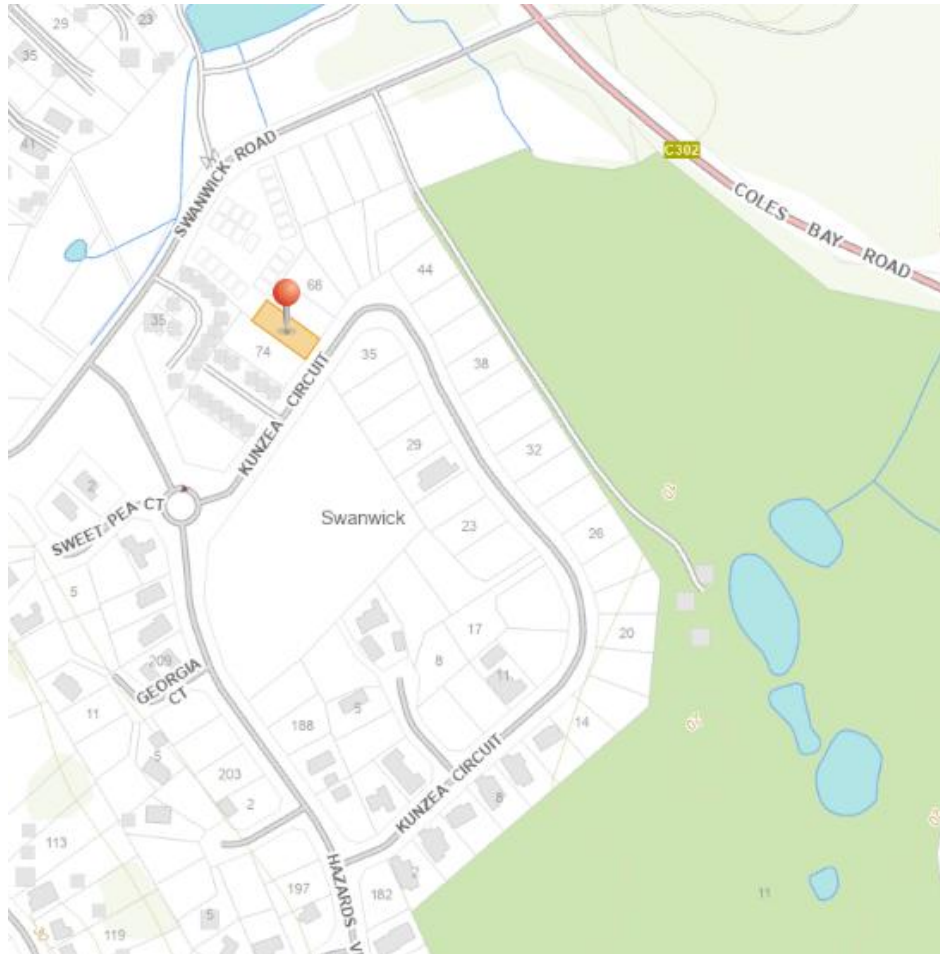
Traffic Impact Statement



1.2 Proposed Development

The proposal is for a 477m² convenience store. Figures 2 & 3 show the Council Road network and site. Figure 4 & 5 and Appendix A show the proposed plans.

Figure 2 – 70 & 72 Kunzea Circuit, Swanwick property location



Source: The List, DPIPWE

Traffic Impact Statement



Figure 3 – Aerial view of 70 – 72 Kunzea Circuit, Swanwick

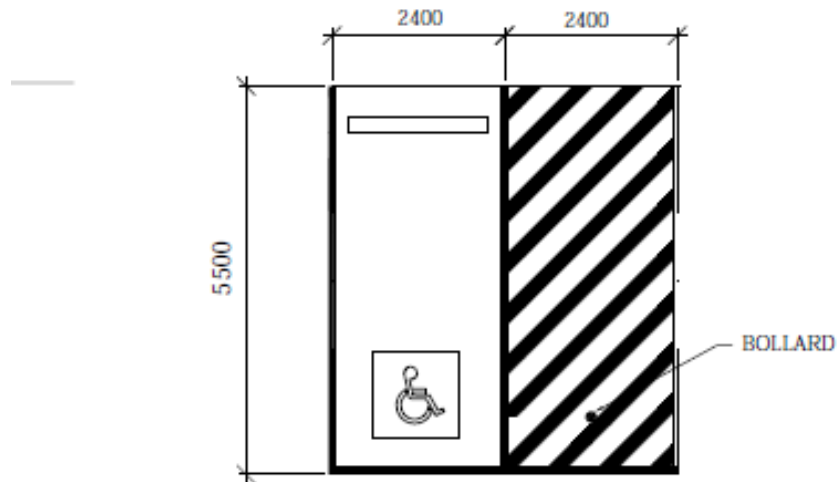


Source: The List, DPIPWE

Traffic Impact Statement

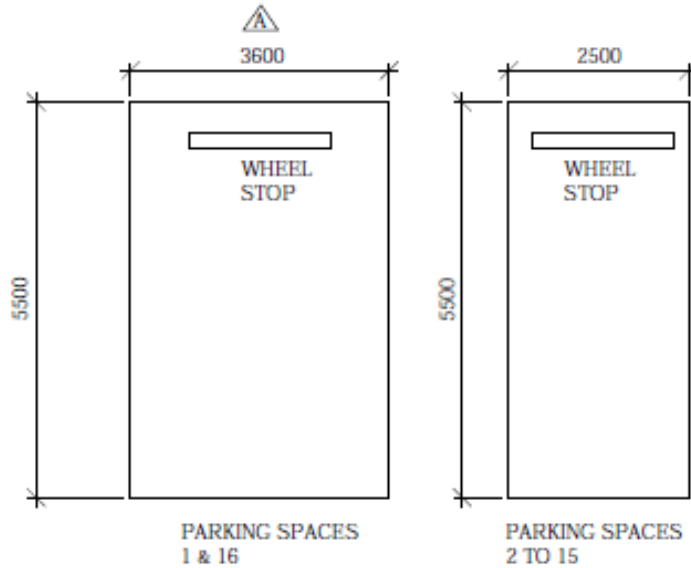


Figure 5 – Key car park dimensions.



ACCESSIBLE PARKING SETOUT

SCALE 1:100



PARKING SETOUT

SCALE 1:100

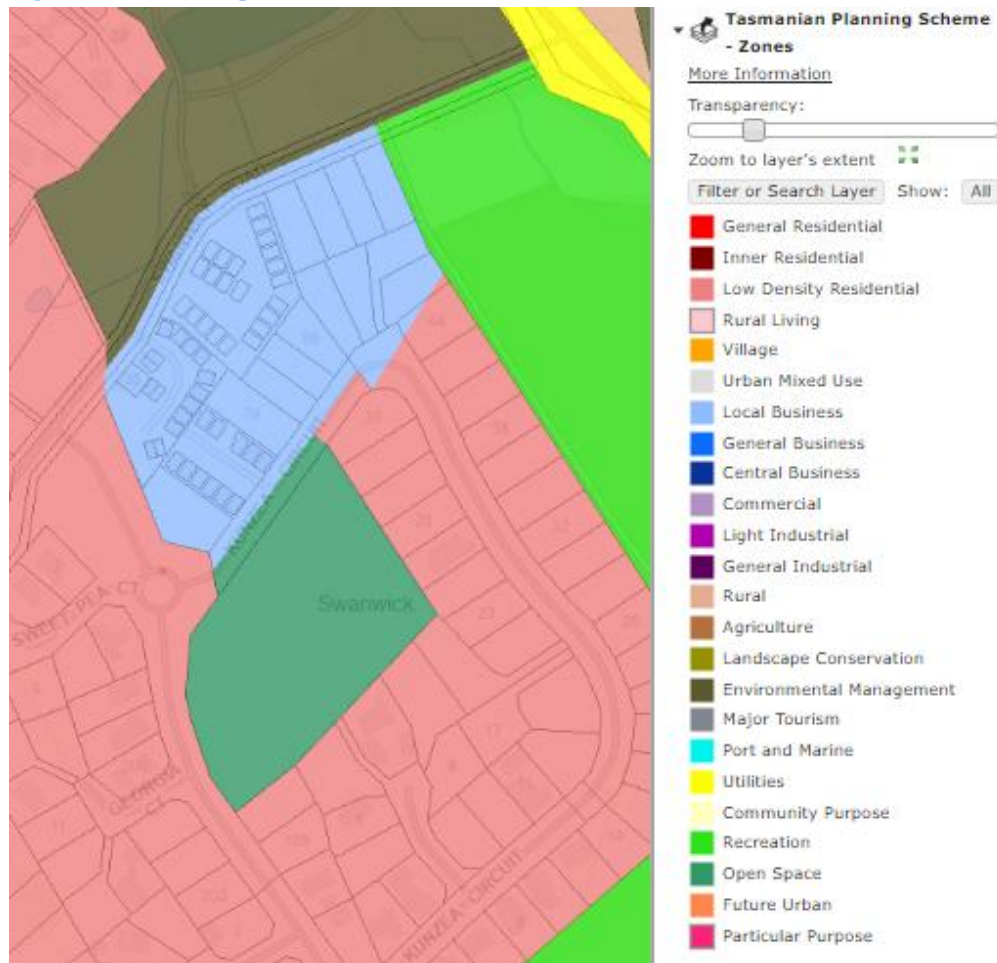
Traffic Impact Statement



1.3 Council Planning Scheme

Tasmanian Planning Scheme – Glamorgan Spring Bay is shown in Figure 6.

Figure 6 – The development site is zoned Local Business



Source: The List, DPIPWE

1.4 Council Road Network Owner Objectives

Glamorgan Spring Bay Council (GSBC) is the manager of Kunzea Circuit. GSBC objectives are to maintain traffic safety and transport efficiency.

Traffic Impact Statement



2. Existing Conditions

2.1 Kunzea Circuit

Kunzea Circuit is a Residential Street in the Council Road Hierarchy. The sign posted Area Speed Limit is 50 km/h and the street is not part of the Tasmanian 26m B Double network, see Appendix B. The sealed road width is 8.9m wide from face to face of kerb with footpath one side.

2.2 Proposed access to 70 & 72 Kunzea Circuit

The access approaches are shown in Figures 7 - 14.

Figure 7 – Aerial view of accesses to 70 & 72 Kunzea Circuit



Limit fence height to 600mm to maintain sight line to 70 & 72 Kunzea Circuit driveways.

Source: The List, DPIPWE

Figure 8 – Eastern approach to properties



Traffic Impact Statement



Figure 9 – Western approach to properties



Figure 10 – Elevation view of access to 70 Kunzea Circuit



Figure 11 – Elevation view of access to 72 Kunzea Circuit



Traffic Impact Statement



Figure 12– Looking right along Kunzea Circuit from 72 Kunzea Circuit



Sight distance
right is 100m.

Figure 13– Looking left along Kunzea Circuit from 70 Kunzea Circuit



Sight distance
left is 40m.

Figure 14– Side view of accesses to 70 & 72 Kunzea Circuit



Traffic Impact Statement



2.3 Traffic Activity

Kunzea Circuit (some 56 lots with 12 developed)

- Estimated AADT of 50 vpd (2026)
- Estimated AADT of 200 vpd (2036)

2.4 Traffic Generation

Existing 70 & 72 Kunzea Circuit

Estimated traffic generation for existing properties is:

- AM Peak: 2 vph
- PM Peak: 2 vph
- AADT: 12 vpd

Proposed Convenience Store

NSW Guide to Transport Impact Assessment 2024 has been referenced for traffic generation estimation purposes where relevant.

The proposal is to for a 477m² GFA Convenience Store. For small suburban shopping centres in the 0 – 1,000m² range for Gross Leasable Floor Area (GLFA) NSW guidelines traffic generation rates are:

- AM Peak - 0.192* GLFA
- PM Peak - 0.259 *GLFA
- AADT - 2.022*GLFA

Accordingly estimated traffic due to the proposal is:

- AM Peak: 92 vph
- PM Peak: 122 vph
- AADT: 964 vpd

Estimated change in traffic activity

Estimated traffic generation for existing property is:

- AM Peak: 90 vph
- PM Peak: 120 vph
- AADT: 952 vpd

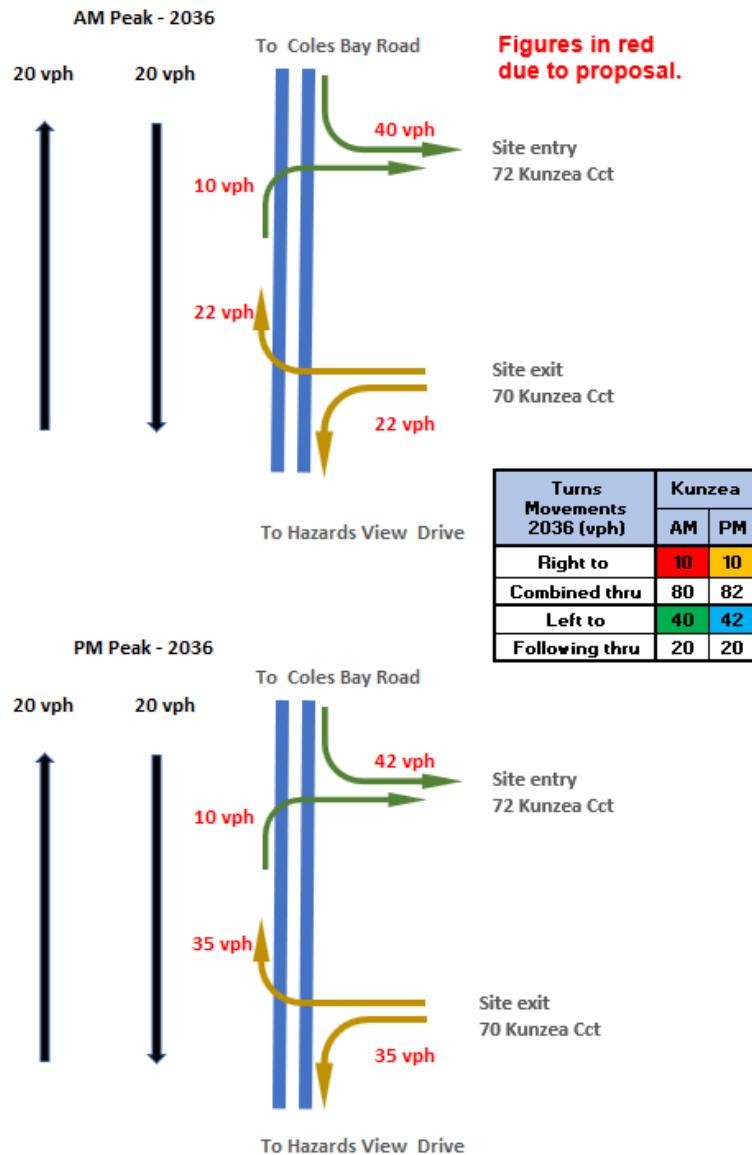
2.5 Traffic Assignment

Estimated traffic assignment 2036 for full development of the site, see Figure 15.

Traffic Impact Statement



Figure 15 – 70 and 72 Kunzea Crt access 2036



2.6 Road Safety Review

From review of Kunzea Circuit approaches to the development site no traffic safety concerns were identified. The proposed access arrangements are considered suitable and safe for the proposed use and estimated traffic. Limiting the front fence height to 600mm along the road boundary at the bend in the road by 35 Kunzea Circuit is recommended to preserve forward sight distance for through traffic, see Figure 7.

Traffic Impact Statement



2.7 Safe System Assessment

The Kunzea Circuit approaches to the proposed access have been assessed with the Austroads Safe System assessment framework. This framework involves consideration of exposure, likelihood and severity to yield a risk framework score. High risk crash types and vulnerable road user crash types are assessed for each site and aggregated to provide an overall crash risk. Crash risk is considered in terms of three components:

- Exposure (is low where low numbers of through and turning traffic) i.e. 1 out of 4
- Likelihood (is low where the infrastructure standard is high) i.e. 1 out of 4
- Severity (is low where the speed environment is low) i.e. 1 out of 4

The Austroads Safe System Assessment process enables the relative crash risk of an intersection or road link to be assessed. Road users are considered along with the most common crash types. The crash risk score is an indication of how well the infrastructure being assessed satisfies the *safe system objective which is for a forgiving road system where crashes do not result in death or serious injury*.

From safe system assessment, the Kunzea Circuit accesses were found to be well aligned with the safe system objective with a crash risk score of - 10/448. The score is very low because the situation is low speed with low traffic activity. See Figure 16 and Appendix C for assessment details.

Figure 16 – Austroads SSA alignment between crash score & risk

<40/448	Very low risk score
(40-80)/448	Low risk score
(80-180)/448	Moderate to high risk score
>180/448	High risk score

2.8 Sight Distance Assessment

The existing accesses satisfy sight distance criteria, see Figure 17.

Figure 17 – Sight Distance summary

			Austroads	Current Provision		AS / NZS 2890.1
Junction Major Rd - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance			
			SISD (m)	Available		Minimum SSD
				Left(m)	Right(m)	
70 Kunzea access	50	50	97	40	120	45
72 Kunzea access	50	50	97	60	100	45

Austroads SISD compliant

AS / NZS 2890.1 SSD compliant

Traffic Impact Statement



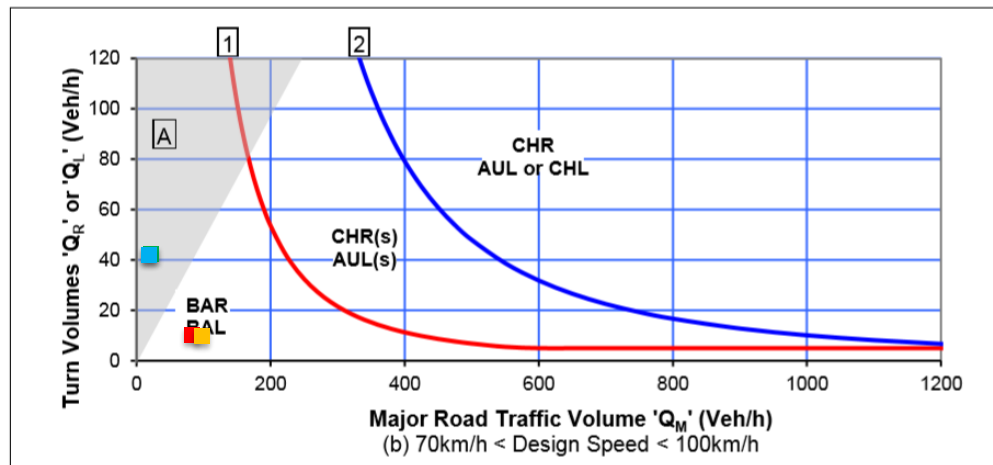
2.9 Junction warrant

Junction layout requirements are based on Austroads Guidelines which take into account the standard of the road, speed limit, through & side road traffic i.e. Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings – 2020.

Existing 72 Kunzea Circuit / proposed site entry

Figure 18 shows that technically in accordance with Austroads junction warrants Basic Right (BAR) and Basic Left (BAL) turn facilities are the default standard. However, as the through traffic on Kunzea Circuit is very low, the existing simple access layout is adequate for the situation.

Figure 18 – Austroads Warrant for 72 Kunzea Circuit site entry 2036.



Source: Austroads GTM Part 6-2020

Turns Movements 2036 (vph)	Kunzea	
	AM	PM
Right to	10	10
Combined thru	80	82
Left to	40	42
Following thru	20	20

Traffic Impact Statement



2.10 Impacts on the environment and road users

The proposal will have negligible impact on road users provided the recommendations are implemented.

Environment

- No adverse environmental impacts are anticipated in terms of:
 - Noise, vibration, visual impact and residential amenity
 - Ecological Impacts, Heritage and Conservation
- Additional street lighting is not required.

Road users

- Public Transport – No impact.
- Delivery Vehicles - No impact.
- Pedestrians and Cyclists - No impact.

Traffic Impact Statement



3. TPS – Glamorgan Spring Bay

3.1 Parking and Sustainable Transport Code C2

C2.5.1 Car parking numbers

Acceptable Solution A1: The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

- (a) The site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash in lieu) must be in accordance with that plan,
- (b) The site is contained within a parking precinct plan and subject to Clause C2.7,
- (c) The site is subject to Clause C2.5.5; or
- (d) It relates to an intensification of an existing use or development or a change of use where:
 - i. The number of onsite car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional onsite car parking is required; or
 - ii. The number of onsite car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

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

N = Number of on-site car parking spaces required

A = Number of existing on-site car parking spaces

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

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

Table C2.1 required parking for convenience store – General Retail and Hire is 1 space / 30m² of floor area.

Accordingly, for a 477m² floor area 15 car parking spaces are required.

Proposal is to provide 16 car parking spaces, see Figure 4. **A1 is satisfied.**

Traffic Impact Statement

**C2.5.2 Bicycle parking numbers**

Acceptable Solution A1: Bicycle parking spaces must:

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

Table C2.1 required parking for convenience store – General Retail and Hire is 1 space / 100m² of floor area. Accordingly, for a 477m² floor area 5 bicycle parking spaces are required. Proposal is to provide 5 bicycle parking spaces, see Figure 4. **A1 is satisfied.**

C2.5.3 Motorcycle parking numbers

Acceptable Solution A1: The number of on-site motorcycle parking spaces for all uses must:

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

There is no requirement for motorcycle parking spaces where there are less than 21 car parking spaces. **A1 is satisfied.**

C2.5.4 Loading Bays

Acceptable Solution A1: A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.

Not applicable as the proposed floor area is 477m².

C2.6.1 Construction of parking areas

Acceptable Solution A1: All parking, access ways, manoeuvring and circulation spaces must:

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

A sealed pavement is proposed for all parking areas. All trafficable areas will be drained to the public stormwater drainage system. **A1 is satisfied.**

Traffic Impact Statement

**C2.6.2 Design and layout of parking areas**

Acceptable Solution A1.1: *Parking, accessways, manoeuvring and circulation spaces must*
All parking, access ways, manoeuvring and circulation spaces must either:

(a) *comply with the following:*

- i. *have a gradient in accordance with Australian Standard AS 2890 Parking facilities.*
Satisfied.
- ii. *Provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces.* Satisfied. See Appendix D for turning template checks for:
 - Carpark – B99 Austroads car
 - Loading Bay – 8.8m rigid truck
- iii. *Have an access width not less than the requirements in Table C2.2.*

As 15 car parking spaces are required, the driveway width required for two-way flow is 4.5m for the first 7m from the road and 3m thereafter.

The proposal involves One way (4.0m) entry & exit (4.5m). Access width is satisfied.

- iv. *Have car parking space dimensions satisfying Table C2.3.*
14 spaces 2.5m wide and 2 spaces 3.6m wide and all 5.5m long 90-degree parking spaces are proposed with 8.5m of manoeuvring width, see Figure 5.

The proposed parking involves a blind aisle. According to AS/NZS 2890.1:2004 blind aisles should be extended 1m past the parking space when on a boundary. Accordingly, spaces 1 & 16 are 3.6m wide.

- v. *Have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces.*
Satisfied.
- vi. *Have a vertical clearance of not less than 2.1 metres above the parking surface.*
Satisfied.
- vii. *Excluding a single dwelling, be delineated by line marking or other clear physical means.* Satisfied.

(b) *comply with Australian Standard AS2890 – Parking Facilities Parts 1-6.* Satisfied.

A1.1 is satisfied.

Traffic Impact Statement

**Acceptable Solution A1.2**

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

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

A1.2 is satisfied.

C2.6.3 Number of accesses for vehicles

Acceptable Solution A1: The number of accesses provided for each frontage must:

- (a) be no more than 1; or*
- (b) no more than the existing number of accesses whichever is greater.*

The proposal involves use of the two-way accesses as One-Way Entry and Exit.

A1 is satisfied.

C2.6.5 Pedestrian access

Acceptable Solution A1.1: Applies to uses that require 10 or more car parking space must:

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

- i. a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or*
- ii. protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and*

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

Compliant footpaths are proposed, see Figure 4. Car parking spaces will be delineated with pavement markings. **A1.1 is satisfied.**

C2.6.6 Loading Bays

Acceptable Solution A1: The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2-2002, Parking facilities, Part 2: Offstreet commercial vehicle facilities, for the type of vehicles likely to use the site.

The loading bay is accessible by 8.8m rigid truck reversing to enter from Kunzea Circuit. See turning template check in Appendix D. The driveway is of sufficient width (4.5m) and grade (less than 5%) for proposed access. **A1.1 is satisfied.**

Traffic Impact Statement



3.2 Road and Railway Assets Code C3

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

Acceptable Solution A1.1: Not applicable as the roads are not Category 1.

Acceptable Solution A1.2 – For a road, excluding a Category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

This Traffic Impact Statement provides advice to Council to inform Road Authority decision making regarding the proposal.

Acceptable Solution A1.3: Not applicable as no rail-line is impacted.

Acceptable solution A1.4:

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

- (a) *The amounts in Table C3.1*
- (b) *Allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road; and*

Kunzea Circuit functions as a low speed low AADT residential street and as such is classed *other road* for purposes of Table C3.1 with acceptable increase in AADT of 20% or 40 vpd whichever is the greater.

For the current situation the acceptable increase in AADT is 40vpd.

The proposal is estimated to increase traffic by 952 vpd. **A1.4 is not satisfied.**

Performance Criteria P1: *Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:*

- (a) *any increase in traffic caused by the use.*
- (b) *the nature of the traffic generated by the use.*
- (c) *the nature of the road.*
- (d) *the speed limit and traffic flow of the road.*
- (e) *any alternative access to a road.*
- (f) *the need for the use.*
- (g) *any traffic impact assessment; and*
- (h) *any advice received from the rail or road authority.*

Traffic Impact Statement



Traffic generated by the proposal is due to customers primarily with light vehicles. The proposed access arrangements are considered suitable for the situation.

Kunzea Circuit is a new road in excellent condition. The standard and alignment of the road are considered acceptable for the situation.

There is no alternative access to the property, and the proposal is justified on commercial grounds.

It is suggested that due to the increase in traffic due to the proposal, an increase of 952 vpd, the fence line on the inside of the bend on Kunzea Circuit be limited to 600mm to maximise forward sight distance for traffic approaching the proposal from the East, see Figure 7.

Turning template checks for light vehicles and deliver vehicles are attached in Appendix D and demonstrate that the existing driveways, parking and loading spaces cater for turning path requirements for the design vehicles as follows:

- Carpark – B99 Austroads car
- Loading Bay – 8.8m rigid truck

This TIA finds no reason to disallow the proposal, and the road will continue to operate safely and efficiently. **P1 is satisfied.**

A1.5: Vehicular traffic must be able to enter and leave a major road in a forward direction.
A1.5 is satisfied.

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area
 Not applicable as the proposal does not involve sensitive use.

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area
 Not applicable as the proposal does not involve sensitive use.

Traffic Impact Statement



4. Recommendations and Conclusions

This traffic impact statement (TIS) has been prepared to assess the proposed Convenience Store at 70 & 72 Kunzea Circuit, Swanwick.

Existing road conditions have been reviewed including the existing access, speed environment and available sight distances.

It is assessed that the proposal will generate 964 vpd with 92 vph and 122 vph during the AM and PM peaks respectively which will have a minor impact on traffic safety and capacity for all road users.

Evidence is provided that the proposal satisfies Tas. Planning Scheme – Glamorgan Spring Bay - Parking & Sustainable Transport Code C2 and Road & Railway Assets Code C3.

Recommendations:

- **Council limit front fence height to 600mm on the bend at 35 Kunzea Circuit**
- **Developer sign and pavement mark the proposed entry & exit to suit One-Way operation with the following traffic management facilities:**

Entrance:

- Pavement arrow (thermoplastic material)
- No Exit sign to prevent cars exiting through the entrance
- Shape driveway entrance and landscaping as shown in Appendix D to cater for B99 car entering the carpark.



R2-8A

Carpark:

- Pavement arrows (thermoplastic material) to show internal vehicle flow direction.

Exit:

- Pavement arrow (thermoplastic material)
- No Entry & Authorised Vehicles Expected signs to prevent cars entering through the exit but allow delivery vehicles.



R2-4A



R9-4A

Traffic Impact Statement



Overall, it has been concluded that the proposal will not create any traffic issues and traffic will be able to continue to operate safely and efficiently along Kunzea Circuit in the vicinity of the proposal. Based on the finding of this report and subject to the recommendations above, the proposal is supported on traffic grounds.

Traffic Impact Statement



5. Assessor Credentials

Richard Burk is a qualified Traffic and Civil Engineer with over 39 years of experience with State and Local Government in the Roads and Traffic industry in Tasmania. Visit www.trafficandcivil.com.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'R Burk', is positioned above the printed name.

Richard Burk

Director

Traffic and Civil Services

M: 0456 535 746

P: 03 63341868

E: Richard.burk@trafficandcivil.com.au

Appendices

Appendix A – Concept Plans

Appendix B – Tas. 26m B Double Network

Appendix C – Safe System Assessment

Appendix D – Turning Template Checks

Traffic Impact Statement



Appendix A – Concept Plans

PROPOSED CONVENIENCE STORE

LOTS 4 & 5 KUNZEA CIRCUIT COLES BAY 7215

Title:

FOLIO PLAN 17904Z LOTS 4 & 5
TO BE CONSOLIDATED

Consolidated Title Area 1578m²
Floor area 477m²
Roof area 498m²

DRAWING SCHEDULE
PLANNING APPROVAL

DRAWN BY BRENDEN SULZBERGER LICENCE No. CC812I

250806-DA1 REV A
250806-DA2 REV A
250806-DA3 REV A
250806-DA4
250806-DA5
250806-DA6 REV A
250806-DA7

COVER PAGE & DRAWING SCHEDULE
SITE PLAN - SETOUT + PARKING
SITE PLAN - PLUMBING
FLOOR PLAN
ROOF PLAN
ELEVATIONS & ENTRY SIGN
ELEVATIONS

A

15-5-26

TITLE INFORMATION

REV

DATE

DESCRIPTION

DRAWN

BRENDEN SULZBERGER

LICENSE No.

CC812I

DATE

8-12-25

SCALE

NTS @ A3

DRAWING NO.

250806-DA1

A

GOWLAND DRAFTING

TELEPHONE: 6343 0282
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ABN 16 102 865 350

PROPOSED CONVENIENCE STORE
LOTS 4 & 5 KUNZEA CIRCUIT
COLES BAY

COVER PAGE
& DRAWING
SCHEDULE

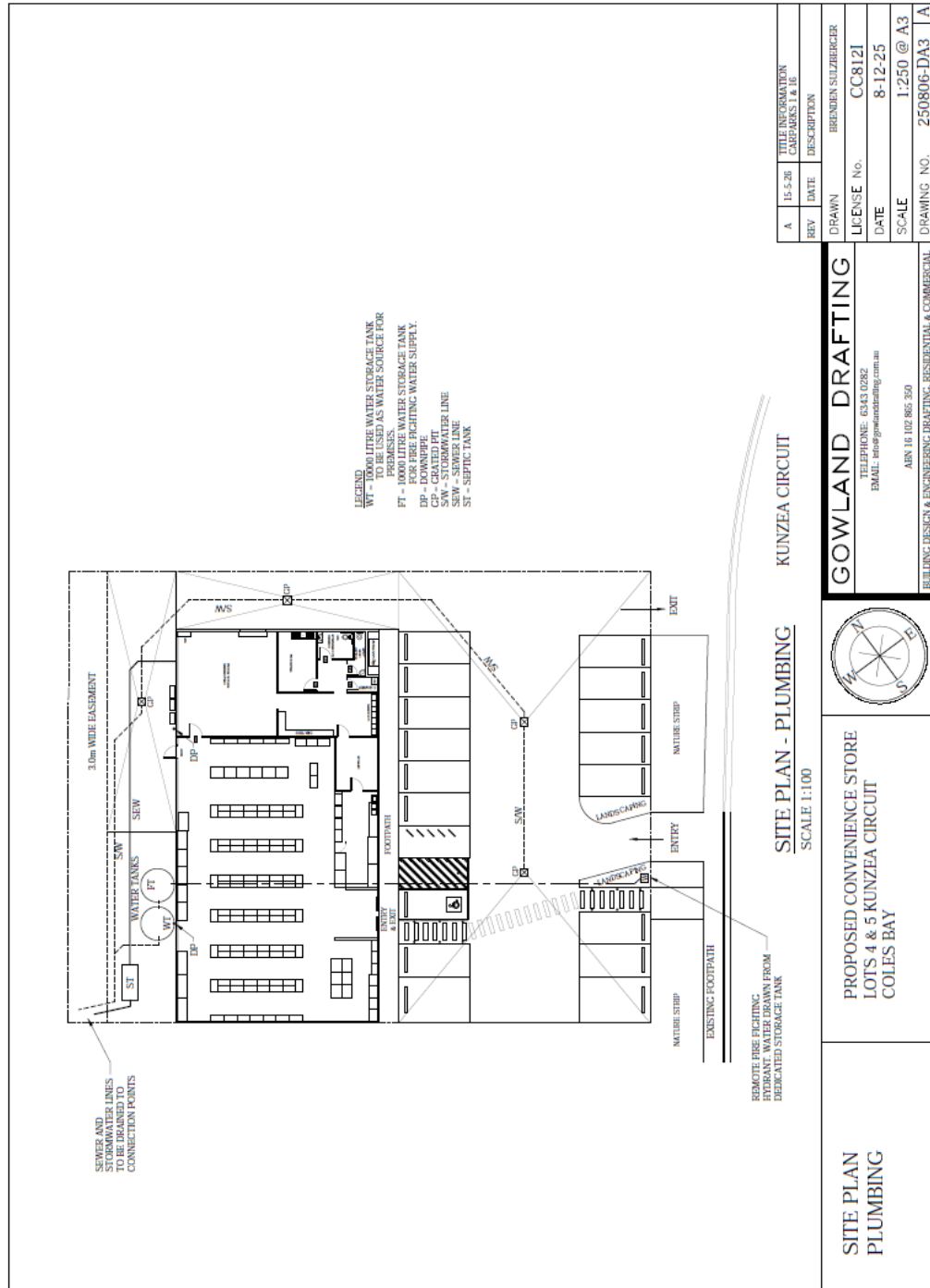
BUILDING DESIGN & ENGINEERING DRAFTING, RESIDENTIAL & COMMERCIAL

25 | Page

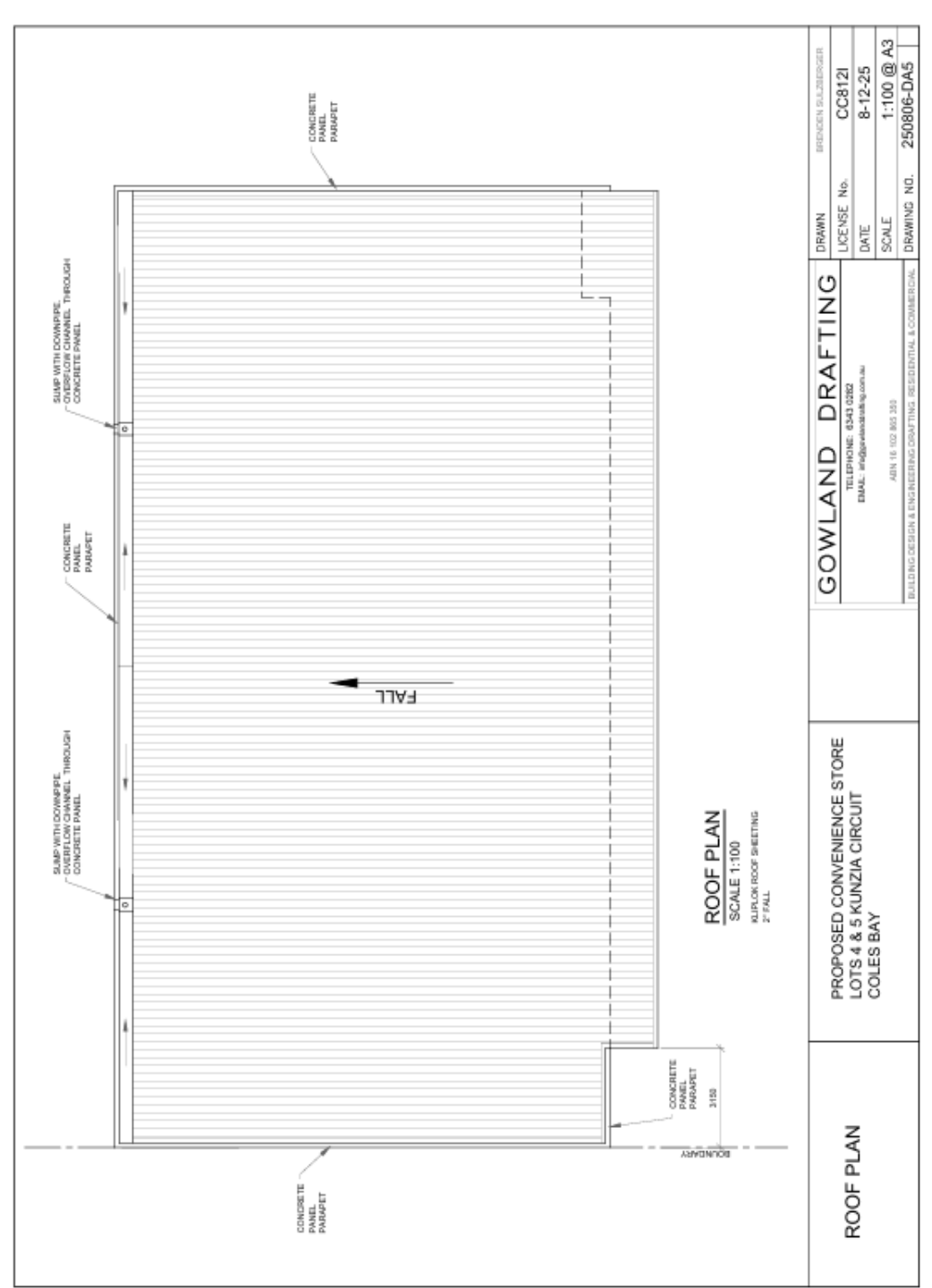
Agenda - Ordinary Council Meeting - 28 July 2026 Attachments

42

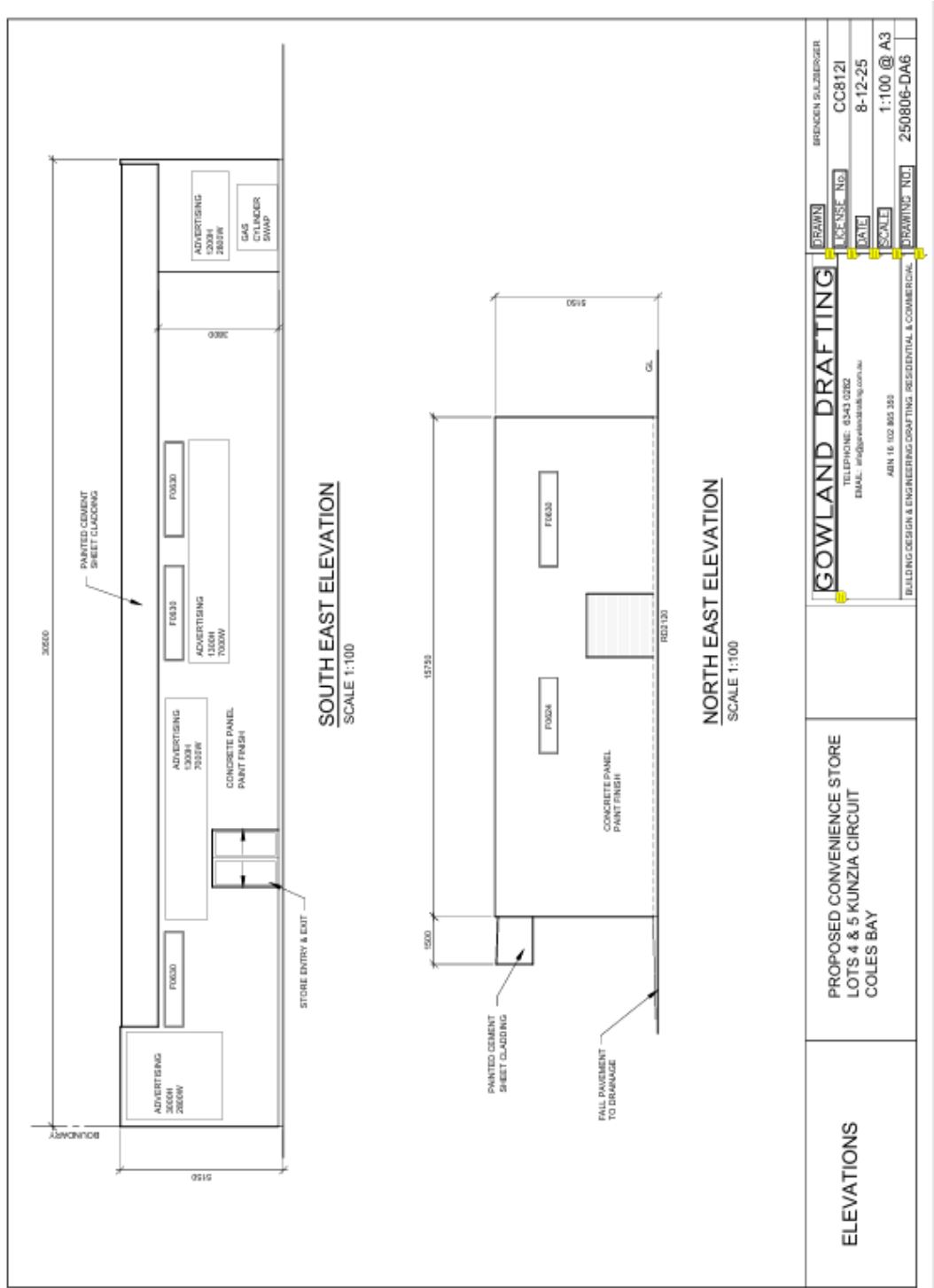
Traffic Impact Statement



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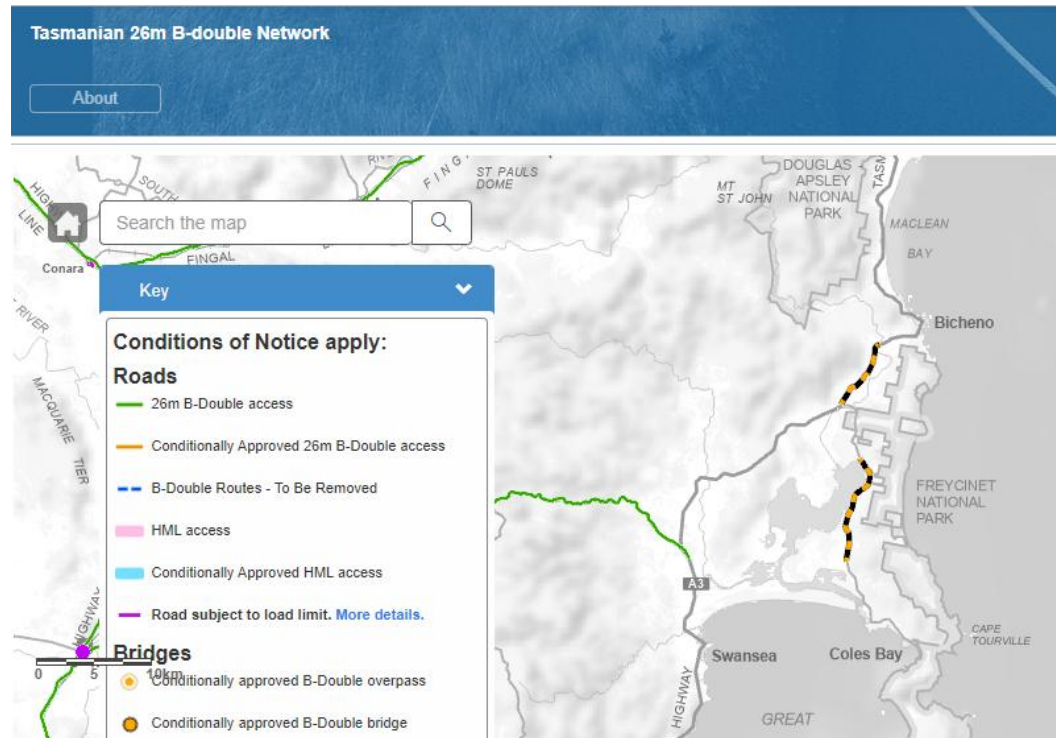
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Traffic Impact Statement



Appendix B – Tas. 26m B Double Network



Traffic Impact Statement



Appendix C – Safe System Assessment

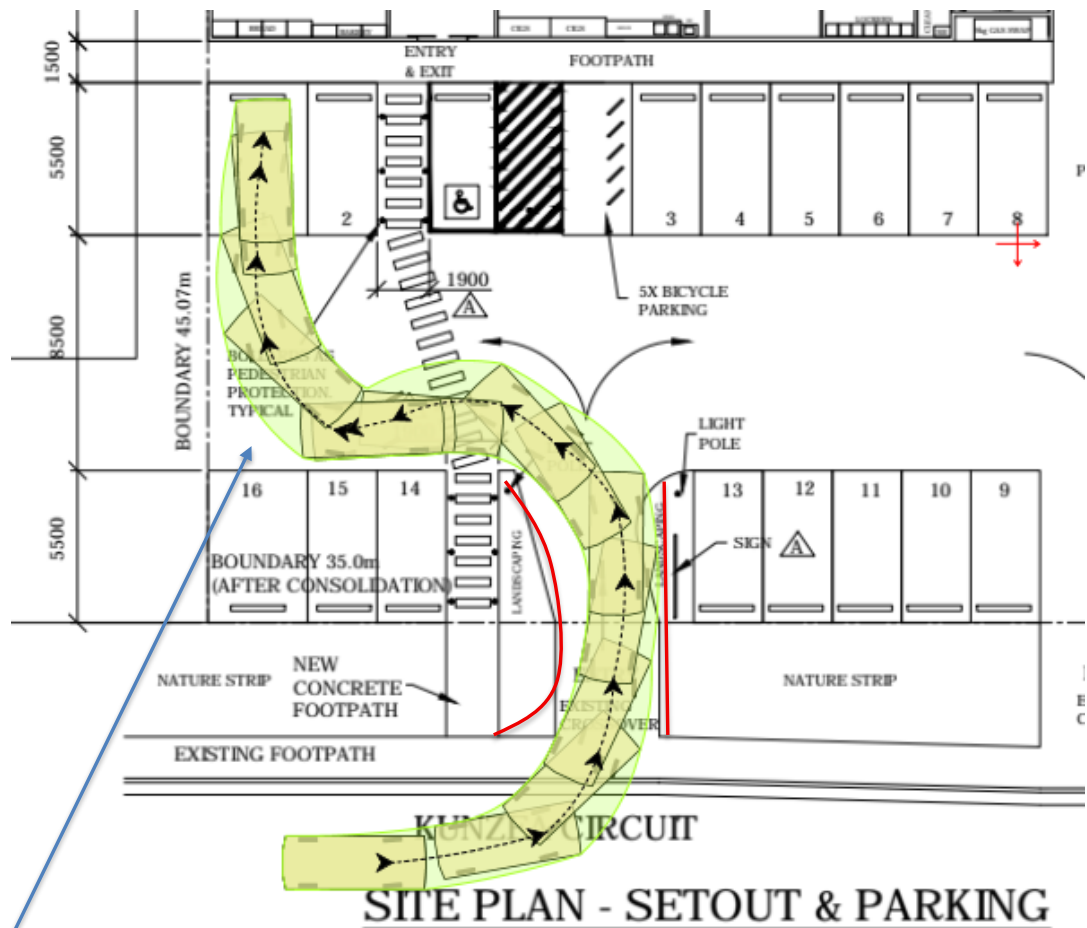
Safe System Assessment			Kunzea Circuit approaches to 70 & 72 Kunzea Circuit					Total /448
Exposure	Justification (AADT 50 vpd)	Run-off-road Low traffic volume	Head-on Low traffic volume	Intersection Low traffic volume at Hazards View Drive roundabout	Access to #70 & Pedestrian Proposed access, low traffic and no activity crashes.	Cyclist Low cyclist activity	Motorcyclist Low motorcyclist activity	
	Score / 4	1	1	1	1	1	1	
	Justification	Urban residential street with sharp bend and 8.9m width and kerb & channel	Urban residential street with sharp bend and 8.9m width and kerb & channel	Roundabout	Simple access layout	Footpath one side of the road	Urban residential street with sharp bend and 8.9m width and kerb & channel	
Severity	Score / 4	1	1	1	1	1	1	
	Justification (30 km/h speed environment)	Low speed environment	Low speed environment	Low speed environment	Low speed environment	Low speed environment	Low speed environment	
	Score / 4	1	1	1	1	2	2	
Product	Total Score /64	1	1	1	1	2	2	
							10	

Traffic Impact Statement



Appendix D – Turning Template Checks

Austrroads B99 Car Entering



The proposed parking involves a blind aisle. According to AS/NZS 2890.1:2004 blind aisles should extend 1m past the parking space when on a boundary. This is why spaces 1 & 16 are 3.6m wide.

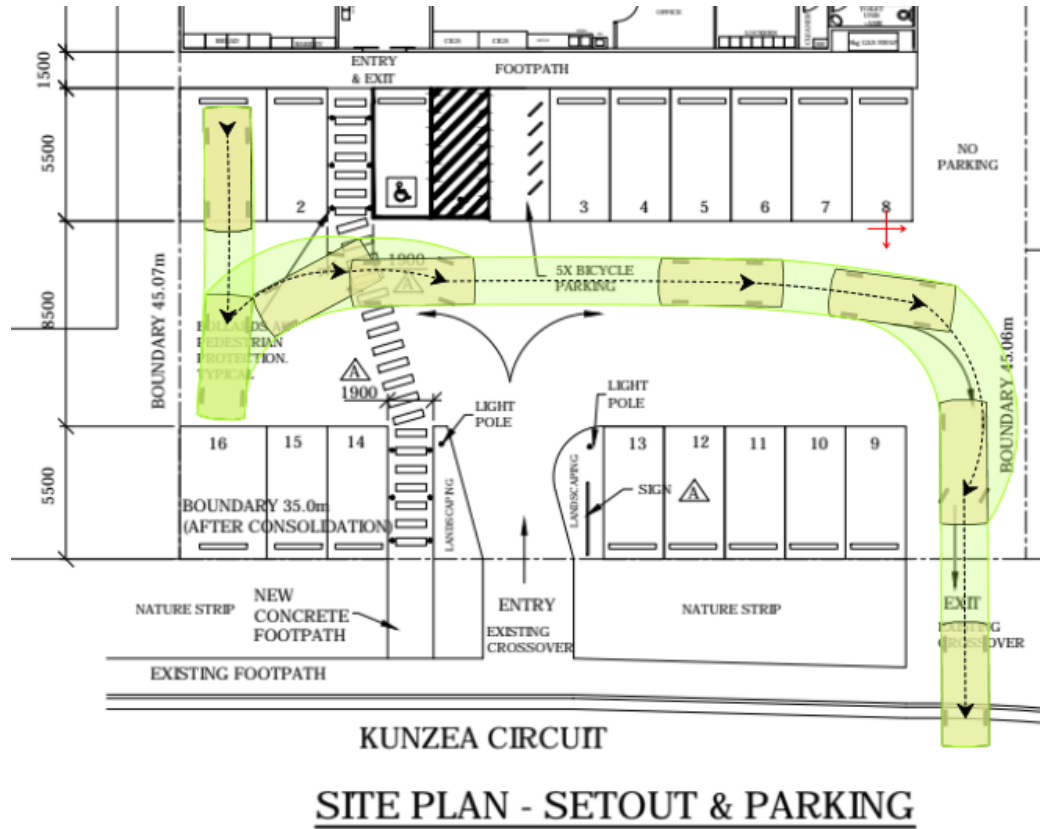
For entering purposes, the B99 car requires the full driveway width. The recommended driveway edges are shown in red line within the cloud.

The B99 car is the car that 99% of cars are that size or less in Australia.

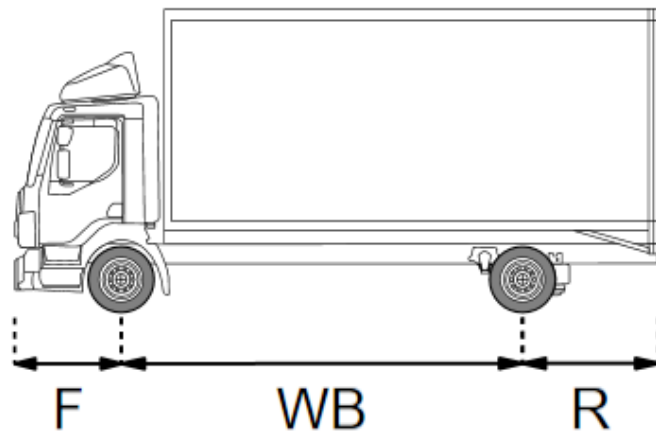
Traffic Impact Statement



Austrroads B99 Car Exiting



Traffic Impact Statement

**Austroads Medium Rigid Truck**

Overall values of Medium Rigid Vehicle

Length: 8.80 m	Steering angle: 34.01 °
Max width: 2.50 m	Turn radius (curb to curb): 10 m
Lock to lock: 4 s	Turn radius (wall to wall): 10.83 m

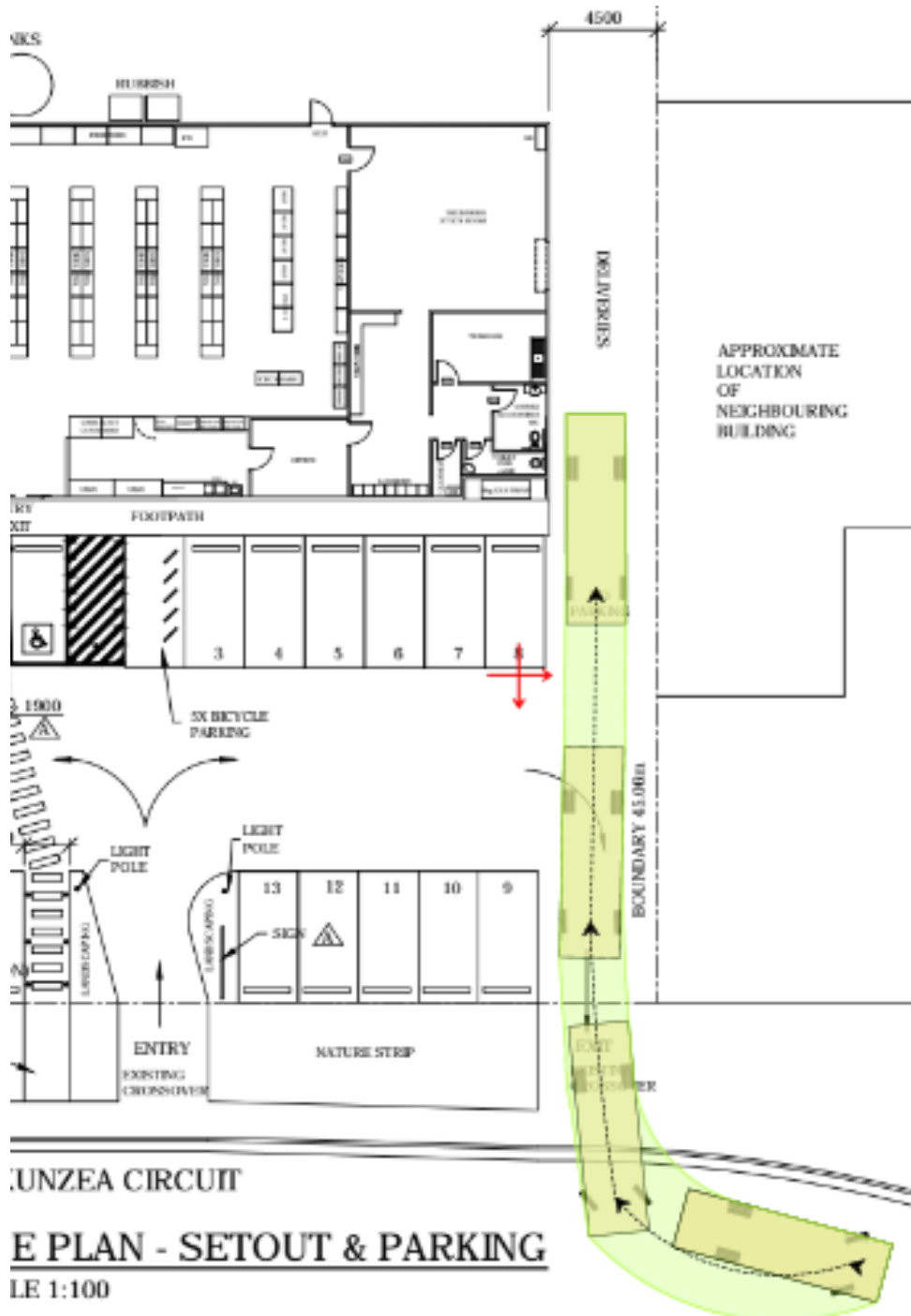
Dimensions

Front: 1.5 m	Width: 2.5 m
Wheel base: 5 m	
Rear: 2.3 m	

Traffic Impact Statement



Austrroads MRV Entering by Reverse In



Traffic Impact Statement



REP 1 –

RE: Statutory Representation / Objection to Development Application DA2025-227

Proposal: Convenience Store

Location: 70 & 72 Kunzea Circuit, Coles Bay

Dear General Manager,

I am writing to formally lodge my objection and make a planning representation against Development Application **DA2025-227** for the proposed Convenience Store at 70 & 72 Kunzea Circuit, Coles Bay.

While the site sits within the Local Business Zone, the scale, intensity, and operational design of this proposed development fail to meet the Performance Criteria of the *Tasmanian Planning Scheme – Glamorgan Spring Bay Local Provisions Schedule* and the strategic intent of the *Coles Bay Structure Plan*.

My specific grounds of objection under the relevant planning controls are detailed below:

1. Incompatibility with the Local Business Zone Purpose and Scale

The primary zone objective is to support small-scale uses that serve the local community's daily needs without impacting local character. The floor area, bulk, and intensive commercial nature of this proposal mimic a major regional supermarket rather than a boutique village store. The scale exceeds what is reasonably necessary for a "Local Business" footprint, bypassing the intent of the zone and overwhelming the low-scale commercial balance of Coles Bay.

2. Adverse Impact on Coastal Village Character and Visual Amenity

The *Coles Bay Structure Plan* explicitly mandates the preservation of a low-scale, "coastal bushland village" aesthetic. The proposed building mass, highly visible corporate frontage, and lack of integration with native landscaping fail to satisfy the zone's streetscape performance criteria. The development introduces an intrusive, overly industrialised building form that degrades the visual amenity of the surrounding landscape and entry corridors to the Freycinet Peninsula.

3. Traffic Generation and Pedestrian Safety Risks on Kunzea Circuit

Kunzea Circuit is a constrained, low-velocity local loop road poorly equipped to handle heavy vehicle movements. The proposal fails to demonstrate safe vehicle access under the *Parking and Sustainable Transport Code*. The introduction of articulated delivery trucks and high-frequency customer turn-ins will create severe traffic conflicts, block local access, and pose an unacceptable safety risk to pedestrians, particularly considering the high volume of holidaymakers and families walking through the area.

4. Loss of Residential Amenity (Noise, Light, and Hours of Operation)

The subject lot directly interfaces with residential spaces and low-density areas. The application introduces unacceptable amenity impacts including:

- Continuous low-frequency noise from large-scale commercial refrigeration and HVAC plants.
- Heavy vehicle deliveries occurring outside standard business hours.
- Light spill from prominent commercial signage and safety lighting overnight.

The proposal does not meet the Performance Criteria required to protect adjacent residential zones from unreasonable environmental and operational nuisance.

5. Stormwater Management and Ecological Risks

The site sits within a highly sensitive coastal ecosystem on the Freycinet Peninsula. The massive increase in impervious surface area (roofing and asphalt carparks) risks overwhelming local stormwater infrastructure. Any inadequate management of contaminated surface runoff (containing oils and debris from the car park) threatens the pristine local waterways and native vegetation of the adjacent Open Space Zone.

Conclusion

For the reasons outlined above, the development application in its current form fails to satisfy the statutory requirements of the planning scheme. It threatens the delicate environmental,

aesthetic, and community balance of Coles Bay. I respectfully request that the Planning Authority refuse DA2025-227.
Please keep me formally notified of any council officer reports, upcoming council meeting agendas, and the final determination regarding this application.

REP 2 -

22 June 2026

The Chief Executive Officer
Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190
By email: planning@freycinet.tas.gov.au

Dear Chief Executive Officer,

REPRESENTATION — PLANNING APPLICATION DA 2025/227

Proposed development: Convenience Store (477m² floor area)
Site: 70 & 72 Kunzea Circuit, Coles Bay (CT 179042/4 & CT 179042/5)
Applicant: Jeremy Edward Meadowcroft

I make this representation under section 57(5) of the *Land Use Planning and Approvals Act 1993* in relation to the above application, which is currently on public exhibition. I **object to the application and request that Council refuse it**, for the reasons set out below. My representation is directed entirely to the merits of the proposal under the Tasmanian Planning Scheme – Glamorgan Spring Bay and raises no matter of commercial competition.

My interest in the application

I make this representation as a local resident. My home is within the same residential subdivision as the subject site, I am directly affected by the proposal: I use the local road network serving the subject site, and my household uses the Swanwick Recreation Ground and fenced dog park at 76 Kunzea Circuit. The traffic, road-safety and amenity impacts set out below directly affect the residential area in which I live and the local facilities I use.

Summary

In short, the application should be refused for the following reasons:

1. **By the applicant's own admission, the proposal fails the traffic test.** The planning scheme permits traffic on this residential street to increase by 40 vehicles per day; the applicant's consultant estimates the store will add about 952 — roughly 24 times the limit — and states in terms that "A1.4 is not satisfied."
2. **The discretionary fall-back is not made out.** Available sight distance is only 40m in a 50 km/h zone; the proposed safety "fix" requires works to a neighbouring property the applicant does not control; and the access sits on the same street as a recreation ground and fenced dog park (76 Kunzea Circuit) used by children, pedestrians and dog-walkers.
3. **Key impacts have been asserted, not assessed.** Reversing rigid-truck deliveries onto a residential street, on-site effluent and tank water for a food premises,

stormwater, noise, lighting, trading hours and illuminated signage are not supported by any assessment.

4. **The use is out of scale with the settlement.** A small-supermarket-scale premises modelled at ~964 vehicles per day is calibrated to peak-season tourist demand, not the needs of a small community already served by existing retail; the “need” the applicant relies on is not demonstrated.

Grounds of representation

A — TRAFFIC AND SAFETY

1. The proposal fails the traffic-generation Acceptable Solution by a very large margin

The applicant’s own Traffic Impact Statement (Traffic and Civil Services, 25 May 2026) concedes that the proposal does not satisfy Acceptable Solution A1.4 of clause C3.5.1 of the Road and Railway Assets Code (C3). Kunzea Circuit is classified in the Council Road Hierarchy as a *Residential Street* (50 km/h) and is treated as an “other road” for the purposes of Table C3.1, for which the acceptable increase in traffic is the greater of 20% or 40 vehicles per day.

The Traffic Impact Statement estimates the proposal will **increase traffic on Kunzea Circuit by 952 vehicles per day (to approximately 964 vpd)**, against existing volumes of around 50 vpd — roughly a twenty-fold increase, and about 24 times the 40 vpd Acceptable Solution threshold. The report states in terms that “A1.4 is not satisfied.”

Because the Acceptable Solution is not met, the application can only be approved if Council is positively satisfied that Performance Criterion P1 is met, and the onus of demonstrating that rests on the applicant. For the reasons in grounds 2 and 3, P1 is not made out on the exhibited material, and a traffic increase of this scale would fundamentally change the function and character of a road the scheme itself classifies as residential.

2. Inadequate sight distance, and a safety case that relies on land the applicant does not control

The Traffic Impact Statement records available sight distance to the left of only **40 metres** (Figure 14). In a 50 km/h environment this appears well short of the Safe Intersection Sight Distance ordinarily required under the relevant Austroads guidance, and the report does not demonstrate that the figure satisfies the applicable standard.

Critically, the report’s proposed mitigation is to limit the height of a front fence at 35 Kunzea Circuit to 600mm to preserve forward sight distance — land the applicant does not own or control. A safety case that depends on works to a third party’s property, secured only by a hoped-for Council fencing restriction, is not a sound basis on which to be satisfied that P1 is met.

3. Commercial deliveries by reversing rigid trucks onto a residential street

The proposal has no off-street loading bay, so servicing relies on an 8.8m rigid truck **reversing in from Kunzea Circuit** to reach the delivery area (TIS clause C2.6.6 and Appendix D). Regular reversing manoeuvres by a heavy rigid vehicle across the footpath and from a residential carriageway — in the same area used by pedestrians, cyclists and the additional customer traffic the proposal generates — is a foreseeable safety and amenity concern that the exhibited material does not adequately address.

4. The traffic load is concentrated immediately beside a recreation ground and dog park used by children and pedestrians

This is not an ordinary residential frontage. The **Swanwick Recreation Ground, including a fenced dog park, is at 76 Kunzea Circuit** — on the same street, immediately adjacent to or within a few lots of the subject site at 70 & 72 Kunzea Circuit. The reserve is used by families, children and people exercising dogs, who walk to and along Kunzea Circuit to reach it.

Concentrating the proposal's entire traffic load — up to roughly 964 vehicle movements per day, together with the reversing rigid delivery trucks described in ground 3 — at an access point essentially beside this recreation reserve materially increases the risk of conflict between vehicles and pedestrians, young children and dogs. That risk is compounded by the substandard 40m sight distance identified in ground 2. The exhibited material does not assess the safety implications of placing a high-traffic-generating commercial use at the entrance to a recreation ground and dog park on a residential street, and this is a significant matter weighing against any finding that Performance Criterion P1 is satisfied.

B — RESIDENTIAL AMENITY

5. Amenity impacts are asserted away rather than assessed

The Traffic Impact Statement asserts there will be "no adverse environmental impacts" in terms of noise, vibration, visual impact and residential amenity. These are bare assertions. No acoustic assessment, no lighting / light-spill assessment, and no statement of proposed hours of operation have been exhibited, despite the proposal being a commercial premises generating up to roughly 964 vehicle movements per day immediately adjacent to residential lots on Kunzea Circuit (of which 12 of some 56 lots are already developed).

The plans also show an illuminated, double-sided entry sign and large advertising panels (including one 13.8m wide). The amenity and light-spill effects of illuminated signage and carpark lighting on nearby dwellings, together with refrigeration plant, air-conditioning condensers, delivery noise and early or late trading, should be properly assessed against the applicable amenity standards before any approval is contemplated.

C — SERVICING AND SITE CAPACITY

6. Effluent and water supply for a food premises

The plumbing plan indicates the premises will rely on a **septic tank** for sewage and on rainwater tanks (a 10,000L supply tank and a 10,000L firefighting tank) rather than reticulated services. For a food premises of this scale — with a butcher, bakery, hot food and produce handling — the adequacy and public-health acceptability of on-site effluent disposal (including trade waste) and of a tank-based potable water supply is a serious question that should be substantiated by Council's environmental health unit and TasWater as relevant, not assumed.

7. Stormwater capacity

The consolidated 1,578m² site is proposed to be largely covered by a 498m² roof and a sealed carpark, creating a substantial impervious area draining to the public stormwater system. The capacity of the local (residential-street) stormwater network to accept that additional runoff, and the adequacy of any on-site detention, should be demonstrated before approval.

D — SCALE, CHARACTER AND NEED

8. The use is out of scale with the settlement, and the asserted "need" is not demonstrated

Although described as a "convenience store," the floor plan shows a 477m² premises incorporating a butcher (meat), bakery and bread, hot and cold food, produce, dairy and extensive grocery shelving — in substance a small supermarket rather than a local convenience kiosk.

Coles Bay is a small settlement at the entrance to Freycinet National Park. The 2021 Census recorded **515 usual residents for the locality** (up from 353 in 2016), and a substantial proportion of the dwellings are holiday homes and short-stay accommodation rather than permanent residences, so the resident population outside the peak season is materially smaller again. The settlement is already served by existing convenience and grocery retail. *[Confirm the number / names of the existing stores here — e.g. "The township is already served by two existing general stores."]*

That the applicant's own traffic figure of ~964 vehicles per day so vastly exceeds anything the permanent community could generate confirms the use is calibrated to peak-season tourist demand. It would impose permanent built-form, signage and traffic changes on a residential street that are disproportionate to the ordinary scale and character of the settlement. Council should assess whether a use of this scale and intensity, at this residential interface, is consistent with the purpose and standards of the Local Business Zone and with the orderly development of the area. *[If you can cite the Local Business Zone purpose statement / standards, insert them here.]*

Finally, the applicant relies on Performance Criterion P1 to overcome the conceded traffic failure, and P1(f) requires regard to "the need for the use." The only justification offered is that the proposal is "justified on commercial grounds" — a bare assertion that does not establish a need sufficient to justify a roughly twenty-fold increase in traffic where the settlement is already served. For the avoidance of doubt, I do not raise commercial competition between traders, which I accept is not a planning consideration; this ground goes to whether the applicant has discharged the onus under P1(f) of justifying a use of this scale and its impacts at this location.

Conclusion and request

On the exhibited material the proposal fails the Acceptable Solution for traffic generation by a very wide margin, and the discretionary Performance Criterion is not demonstrably satisfied — including because the "need for the use" it relies on has not been established. The amenity, servicing and stormwater impacts on a residential street have been asserted rather than assessed. For these reasons I ask that Council **refuse the application**.

In the alternative, if Council is minded to consider approval, I ask that it first require and publicly assess the following: (a) a traffic assessment that properly justifies reliance on Performance Criterion P1, including Safe Intersection Sight Distance compliance secured on land within the applicant's control; (b) an acoustic assessment; (c) a lighting / light-spill assessment and defined hours of operation; (d) confirmation of acceptable effluent disposal, trade waste and potable water arrangements from the relevant authorities; and (e) a stormwater capacity assessment.

I ask to be notified of Council's decision, and I wish to reserve my right to be heard by the Tasmanian Civil and Administrative Tribunal in the event of any appeal.

REP 3 –

Dear General Manager,

We are writing to object to proposed development of a convenience store at 70 & 72 Kunzea Curcuit, Coles Bay. Development Application DA2025-227.
Our concerns are as follows:

1. Convenience Store by definition is a SMALL retail shop designed for quick, easy shopping. Placed in highly accessible areas, usually much smaller than a standard supermarket. The proposed Convenience Store of 480 m2 is FIVE times the floor area of either of the current 2 Convenience Stores in Coles Bay.
2. The sheer size of this proposal development over 2 blocks will create traffic problems with articulated vehicle deliveries < 19 metres trying to reverse around the loop road in Kunzea Curcuit.
3. The volume of customers in and out, along with parking on the street currently will cause congestion and compromise local street safety.
4. The proposed development is adjacent to Freycinet Holiday Homes where staff cars park on the road. Across from this is the Dog Park where residents and visitors also park to use the amenities. Thereby effectively restricting the road to 1 lane and reducing traffic flow.
5. As a land owner off Kunzea Curcuit we are concerned by the estimated traffic movement in the future and its impact on pedestrians, cyclists and local street safety of the low density residential area.

In Conclusion we feel this proposal is too large for the neighbourhood character, amenity impacts, increases in traffic congestion and parking that compromises the local village feel in a low density residential area and should be refused.

REP 4 –

I hereby make representation regarding DA 2025/227.

Why has page 2 of 4 not been completed by the applicant ?

The details state that the building is a total of 477 M2 but the measurements on the plan add to 480 M2.

Is this a deliberate move to comply with parking or something ?

The delivery bay is designed for heavy rigid trucks under 9 meters in length.

The main supplier of dry grocery goods in Tasmania is Statewide Independent Wholesalers .

This company only delivers in tri axle semitrailers and would be delivering to this store.

If the applicant has any chance of making this business work he will need to purchase from SIW.

Has the applicant done any surveys of the Swanwick area and including Coles Bay ?

I would suggest not, as any business plan would prove that the proposed convenience store is doomed for failure,

from an insufficient volume of permanent residents for 9 months of the year and the proposed site has no exposure to tourist trade.

The population of Coles Bay / Swanwick is 515 permanent residents based on the 2023 census.

In 2012 when we announced we would open Coles Bay Convenience, the residents of Swanwick hounded us to put the business in Swanwick, but the business case proved it would be a total failure.

There are currently 2 smaller convenience stores serving the area , admittedly both in Coles Bay.

Both stores currently have sufficient trade to survive but will inevitably lose some trade to the newly proposed store, as the Swanwick residents are more likely to visit this new store.

This will no doubt leave the 2 existing stores with a question around their long term viability.

It is also conceivable that all 3 stores could fail within a short period of time due to lack of trade and the area would have no services which could include Australia Post.

While it might be a nice idea for the Swanwick community I believe Council also have a moral obligation to the services of the whole area and should not approve the DA.

Capital Works Detail

Glamorgan Spring Bay Council
For the period 1 July 2025 to 30 June 2026
Budget 2025-26

Dept	Capital Item	Cost YTD	% Cost Spent	Status	Revised Budget 2026	Budget 2025/26	New Budget Adjusments	Actual Carried Rorward	Estimated Carry Fwd Amount	New Budget	Council Funded	Grant Funded
Roads, Footpaths, Kerbs												
	Resheet Program	183,747	92%	Completed	200,000	200,000				200,000	200,000	
	Pavement Renewal Program	518,146	94%	Completed	550,000	500,000	50,000	-	-	550,000	440,000	110,000
	Reseal Program	633,730	97%	Completed	650,000	700,000	- 50,000			650,000	190,000	500,000
	Swansea St Margaret's Court seal and kerb	39,182	131%	Completed	30,000	30,000				30,000	30,000	
	Fisheries Coles Bay	39,435	99%	Completed	40,000	40,000				40,000	40,000	
	Triabunna Tomorrow Streetscapes Year 2	139,781	10%	Roll over to 26/27	1,359,420	445,000	299,500	614,920	614,920	744,500	-	1,359,420
	Foothpath Seal to Bark mill	28,566	95%	Completed	30,000	30,000				30,000	30,000	
	Foothpath & Disability Compliance Renewal Program	148,865	99%	Completed	150,000	150,000				150,000	150,000	
	Gulch Car Park Pavement Rehabilitation	25,381	100%	Completed	25,381	25,000	381			25,381	25,381	
	Morrison St Bicheno -cul-de-sac head	53,419	107%	Completed	50,000	50,000				50,000	50,000	
	Cross St to Walpole install Kerb	43,812	100%	Completed	43,812	40,000	3,812			43,812	43,812	
	West Shelly cul-de-sac K&C	55,319	104%	Completed	53,410	65,000	- 11,590			53,410	53,410	
	Kerb & Channel Renenwal Program	95,702	96%	Completed	100,000	100,000				100,000	100,000	
	Nailer Avenue top to Gamble Crescent	66,749	111%	Completed	60,000	60,000				60,000	60,000	
	Design Allocation	8,524	9%	Commenced	100,000	100,000				100,000	100,000	
	Contingency	-	0%	-	-	40,000	- 40,000			-	40,000	
	Total Roads, Footpaths, Kerbs	2,080,357	60%		3,442,023	2,575,000	252,103	614,920	614,920	2,827,103	1,472,603	1,969,420
Bridges, Culverts												
	Wielangta Pipe Bridge	95,692	100%	Completed	95,692	100,000	- 4,308			95,692	95,692	
	Wielangta Sandspit Bridge Overflow	176,797	104%	Completed	170,000	100,000	70,000			170,000	170,000	
	Redecking timber Bridges	80,642	81%	Completed	100,000	100,000				100,000	100,000	
	Duck Park Bridge	8,057	2%	Tender Phase	390,000	100,000	290,000			390,000	390,000	
	Total Bridges, Culverts	361,188	90%		755,692	400,000	355,692	-	-	755,692	755,692	-
Parks, Reserves, Walking Tracks, Cemeteries												
	CDG Bicheno Triangle	515,911	100%	Completed	515,668	620,190	179,514 -	284,036	620,190 -	104,522		515,668
	Playground Renewals & Upgrade	171,654	86%	Completed	200,000	200,000				200,000	200,000	
	Playground Bicheno Lions Park	11,440	4%	IFC drawing	300,000	90,000	200,000	10,000	90,000	210,000	300,000	
	Orford Foreshore Masterplan	-	0%	Not Started	218,400	218,400			218,400		218,400	
	Our Park Precinct Plan	-	0%	Not Started	10,000	10,000			10,000		10,000	
	FAI Coles Bay History Plaques	-	0%	Not Started	12,000	12,000				12,000	12,000	
	Coles Bay Dump Point	47,604	73%	Completed	65,000	65,000				65,000		65,000
	Deck/Boardwalk renewal outsde loo with a view	48,508	57%	Completed	85,000	85,000				85,000	85,000	
	Barbecue Replacement Program	72,574	97%	Completed	75,000	75,000				75,000	75,000	
	Bicheno Skate Park BBQ shelter	604	1%	Commenced	45,000	45,000				45,000	45,000	
	Total Parks, Reserves, Walking Tracks, Cemeteries	868,294	57%		1,526,068	1,420,590	379,514 -	274,036	938,590	587,478	945,400	580,668
Stormwater & Drainage												
	49 Rheban Rd design to West Shelley Bch Nautilus Detention Basin	102,276	51%	In progress	200,000	200,000			200,000	-	200,000	
	Holkham Court	44,476	100%	Completed	44,476	-	3,717	40,759	40,759	3,717	44,476	
	Pit and Pipe Renewal Program	203,211	102%	Completed	200,000	200,000				200,000	200,000	
	Gordon St Bicheno Stormwater	-	0%	Not Started	-	80,000	- 80,000			-	-	
	Morrison St Stormwater replacement	-	0%	Not Started	-	30,000	- 30,000			-	-	
	Nautilus Drive - increased funding	-	0%	Not Started	-	50,000	- 50,000			-	-	
	SQID program	-	0%	Not Started	-	25,000	- 30,000	5,000	-	-	-	
	Ryans Road Stormwater	106,795	133%	Completed	80,000	-	80,000			80,000	80,000	
	Total Stormwater & Drainage	456,758	87%		524,476	585,000	- 106,283	45,759	240,759	283,717	524,476	-

Capital Works Detail

Glamorgan Spring Bay Council
For the period 1 July 2025 to 30 June 2026
Budget 2025-26

Capital Works Detail												
Glamorgan Spring Bay Council												
For the period 1 July 2025 to 30 June 2026												
Budget 2025-26												
Dept	Capital Item	Cost YTD	% Cost Spent	Status	Revised Budget 2026	Budget 2025/26	New Budget Adjusments	Actual Carried Rorward	Estimated Carry Fwd Amount	New Budget	Council Funded	Grant Funded
Building												
	Public Amenities - Loo with a View	43,785	100%	Completed	43,785		492	43,293	43,293	492	43,785	
	Bicheno Skate Park Toilet	59,575	79%	In progress	75,479			75,479	75,479			75,479
	Cranbook Hall	13,805	89%	Completed	15,500	15,500				15,500	15,500	
	Harold Street Reserve	23,251	66%	In progress	35,000	35,000				35,000	35,000	
	Muirs Beach Toilets	5,413	68%	Completed	8,000	8,000				8,000	8,000	
	Toilet Strategy Works	7,810	2%	Commenced	320,000	320,000				320,000	320,000	
	Bicheno Hall new stage lighting	23,982	100%	Completed	23,982	27,500	- 3,518			23,982	23,982	
	Bicheno Surf Club and Toilet Upgrade	11,334	5%	Commenced	250,000	250,000			250,000		100,000	150,000
	Triabunna Recreation Ground	-	0%	Not Started	69,831	70,000	-	169	70,000	- 169	69,831	
	Triabunna Tomorrow New Amenities	9,590	21%	Design underway	46,606	50,000	-	3,394	50,000	- 3,394		46,606
	Swansea Football Clubrooms	23,077	40%	In progress	57,500	57,500				57,500	57,500	
	Swansea Hall floor revarnish	-	0%	Not Started	8,000	8,000				8,000	8,000	
	Public Amenities Marina Toilets and Shower	676	0%	Commenced	300,000	300,000				300,000		300,000
	Bicheno Lunch room facility	36,805	100%	Completed	36,805	35,000	1,805			36,805	36,805	
	Triabunna Office Carpet Replacement	55,901	102%	Completed	55,000	55,000				55,000	55,000	
	Buckland Blackwater Upgrade	39,240	100%	Completed	39,240	65,000	- 25,760			39,240	39,240	
	Total Building	354,243	26%		1,384,728	1,296,500	- 26,981	115,209	488,772	895,956	812,643	572,085
Marine Infrastructure												
	Lighting Bicheno Boat Ramp	23,086	100%	Completed	23,085	23,085	-		-	23,085		23,085
	Marina Renew 6 Piles	10,582	20%	In progress	54,000	54,000	-		-	54,000	54,000	
	Saltworks Boat Ramp Upgrade	-	0%	Not started	99,123	99,123	-	-	99,123	-		99,123
	Total Marine Infrastructure	33,668	19%		176,208	176,208	-	-	99,123	77,085	54,000	122,208
Sewerage												
	Swanwick Waste System Pump Upgrade	9,131	23%	In Progree	40,237	15,000		25,237	25,237	15,000	40,237	-
	Total Sewerage	9,131	61%		40,237	15,000	-	25,237	25,237	15,000	40,237	-
Plant Equipment & Other												
	Truck 16t tipper replace 2008 Hino16t A85NU Swansea	198,714	100%	Completed	198,714		8,714	190,000	190,000	8,714	198,714	
	Waste Chipper	186,259	101%	Completed	183,571			183,571	183,571		183,571	
	IT - Laptop & PC Replacements	16,568	55%	In prograss	30,000	30,000				30,000	30,000	
	IT - Server, NAS and Backup Hard Drives	27,510	100%	Completed	27,510	37,000	- 9,490			27,510	27,510	
	Office Equipment	9,868	49%	In progress	20,000	10,000		10,000	10,000	10,000	20,000	
	Subaru replacement	-		Defer to 26/27 FY	-	40,000	- 40,000			-	-	
	GM Vehicle replacement	54,669	100%	Completed	54,689	60,000	- 5,311			54,689	54,689	
	Waste Bulk Skip Bins	99,078	99%	Completed	100,000	100,000				100,000	100,000	
	Facilities Coordinator ute	43,888	100%	Completed	43,888	48,000	- 4,112			43,888	43,888	
	MUX replacement	43,237	102%	Completed	42,237	50,000	- 7,763			42,237	42,237	
	2 x tilt mower trailers	16,526	83%	Completed	20,000	20,000				20,000	20,000	
	Coles Bay WTS half container	7,308	100%	Completed	7,308	9,000	- 1,692			7,308	7,308	
	Swansea dual cab	48,650	100%	Completed	48,650	48,000	650			48,650	48,650	
	16 tonne - water cart	191,853	97%	Completed	197,000	200,000	- 3,000			197,000	197,000	
	Rapid Spray water tank	59,800	100%	Completed	59,800	37,000	22,800			59,800	59,800	
	John Deere mower	29,227	100%	Completed	29,227	32,000	- 2,773			29,227	29,227	
	JCB replacement	104,921	100%	Completed	104,921	130,000	- 25,079			104,921	104,921	
	small plant	19,967	100%	Completed	20,000	20,000				20,000	20,000	
	New Vehicle - Acting Chief Executive Officer	51,804	80%	Completed	65,000		65,000			65,000	65,000	
	New Pool Car	52,170	104%	Completed	50,000		50,000			50,000	50,000	
	Total Plant Equipment & Other	1,262,014	97%		1,302,515	871,000	47,944	383,571	383,571	918,944	1,302,515	-
Total Capital Works					9,151,947	7,339,298	901,989	910,660	2,790,972	6,360,975	5,907,566	3,244,381

Profit and Loss

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget	Notes
Trading Income						
Rate Revenue	14,566,027	14,543,079	22,948	0%	14,543,079	
Statutory Charges	801,954	793,968	7,986	1%	793,968	
User Charges	698,054	922,390	(224,336)	-24%	922,390	1
Grants	2,533,942	1,661,585	872,357	53%	1,661,585	2
Interest & Investment Revenue	1,213,765	828,282	385,483	47%	828,282	3
Other Revenue	588,056	827,915	(239,859)	-29%	827,915	4
Total Trading Income	20,401,799	19,577,219	824,580	4%	19,577,219	
Gross Profit	20,401,799	19,577,219	824,580	4%	19,577,219	
Capital Grants						
Grants Commonwealth Capital - Other	1,266,509	677,126	589,383	87%	677,126	5
Grants Commonwealth Capital - Roads to Recovery	650,000	1,134,041	(484,041)	-43%	1,134,041	6
Grants State Capital - Other	1,798,447	1,975,574	(177,127)	-9%	1,975,574	7
Total Capital Grants	3,714,956	3,786,741	(71,785)	-2%	3,786,741	
Other Income						
Net Gain (Loss) on Disposal of Assets	143,697	50,000	93,697	187%	50,000	8
Contributions	98,547	180,000	(81,453)	-45%	180,000	9
Other Revenue - Donations, Contributions NON CASH	330,000	0	330,000	0%	0	
Total Other Income	572,244	230,000	342,244	149%	230,000	
Operating Expenses						
Employee Costs	5,775,046	5,949,486	(174,440)	-3%	5,949,486	
Materials & Services	7,976,639	8,518,015	(541,376)	-6%	8,518,015	
Depreciation	4,068,126	4,068,306	(180)	0%	4,068,306	
Interest	130,625	167,803	(37,178)	-22%	167,803	
Other Expenses	214,312	299,914	(85,602)	-29%	299,914	
Total Operating Expenses	18,164,747	19,003,524	(838,777)	-4%	19,003,524	
Net Profit	2,237,052	573,695	1,663,357	290%	573,695	
Total Comprehensive Result (incl Capital Income)	6,524,253	4,590,436	1,933,817	42%	4,590,436	

NOTES OF BUDGET VARIANCES > \$50k and >10%.

1. **TIMING:** Marina quarterly invoicing.
2. **TIMING:** \$65k received for Council infrastructure grant and \$70k Road Tolls Tax were not budgeted. \$710k FAG received in advance.
3. **PERMANENT:** Higher than expected interest income due to increasing interest rates
4. **TIMING:** PPRWS Reimbursement of Principal Loan & Borrowing Costs of \$231k not yet received.
5. **TIMING:** Received funds earlier than budgeted.
6. **TIMING:** All RTR funds not yet received.
7. **TIMING:** Funds not received for Bicheno Surfclub & Toilet Upgrade \$150k and Bicheno Skatepark Toilets \$80k.
8. **PERMANENT:** Gain on sale of plants and other asset sold.
9. **PERMANENT:** Contribution for public open space down by \$81k.

Statement of Financial Position

Glamorgan Spring Bay Council

As at 30 June 2026

Account	30 June 2026	30 June 2025
Assets		
Current Assets		
Cash & Cash Equivalents	14,515,880	12,794,856
Trade & Other Receivables	1,476,772	1,621,436
Other Assets	34,765	44,397
Total Current Assets	16,027,417	14,460,689
Non-current Assets		
Investment in Water Corporation	34,533,233	34,533,233
Property, Infrastructure, Plant & Equipment	218,591,738	222,374,169
Total Non-current Assets	253,124,972	256,907,402
Total Assets	269,152,389	271,368,091
Liabilities		
Current Liabilities		
Trade & Other Payables	680,926	1,431,730
Trust Funds & Deposits	432,728	442,225
Provisions	805,450	666,372
Contract Liabilities	0	1,604,871
Interest bearing Loans & Borrowings	635	1,147,209
Trade & Other Payables - Debtor Suspense Account	188	0
Trust Funds & Deposits - Retention Monied Held	8,392	19,074
Total Current Liabilities	1,928,319	5,311,481
Non-current Liabilities		
Provisions	146,900	69,930
Interest Bearing Loans & Borrowings	4,287,484	4,287,484
Total Non-current Liabilities	4,434,384	4,357,414
Total Liabilities	6,362,703	9,668,895
Net Assets	262,789,686	261,699,196
Equity		
Current Year Earnings	1,098,601	3,823,579
Retained Earnings	103,183,671	99,458,639
Equity - Asset Revaluation Reserve	156,567,273	156,575,385
Equity - Restricted Reserves	1,940,141	1,841,594
Total Equity	262,789,686	261,699,196

Statement of Cash Flows
Glamorgan Spring Bay Council
For the year ended 30 June 2026

Account	YTD Actual	2025
Operating Activities		
Receipts from Customers	18,169,902	17,755,492
Operating Grants	2,534,001	1,677,967
Payment to employees and Suppliers	(13,666,385)	(13,630,277)
Other Payments	(229,213)	(244,092)
Finance Costs Paid	(168,439)	(182,876)
Rates Charged - Sewerage	46,183	0
Net Cash Flows from Operating Activities	6,686,049	5,376,214
Investing Activities		
Proceeds from sale of property, plant and equipment	199,797	189,055
Payment for property, plant and equipment	(6,296,327)	(4,979,253)
Receipts from capital grants	2,313,257	4,520,451
Net Cash Flows from Investing Activities	(3,783,273)	(269,747)
Financing Activities		
Trust funds & deposits	(35,179)	36,380
Proceeds from/ repayment of long term loans	(1,146,574)	(384,912)
Net Cash Flows from Financing Activities	(1,181,752)	(348,533)
Net Cash Flows	1,721,024	4,757,934
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	12,701,948	7,944,014
Cash and cash equivalents at end of period	14,422,972	12,701,948
Net change in cash for period	1,721,024	4,757,934

Profit and Loss

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget
Trading Income					
Rate Revenue	14,566,027	14,543,079	22,948	0%	14,543,079
Statutory Charges	801,954	793,968	7,986	1%	793,968
User Charges	698,227	922,390	(224,163)	-24%	922,390
Grants	2,584,432	1,661,585	922,847	56%	1,661,585
Interest & Investment Revenue	1,213,765	828,282	385,483	47%	828,282
Contributions	98,547	180,000	(81,453)	-45%	180,000
Other Revenue	588,621	827,915	(239,294)	-29%	827,915
Total Trading Income	20,551,573	19,757,219	794,354	4%	19,757,219
Gross Profit	20,551,573	19,757,219	794,354	4%	19,757,219
Capital Grants					
Grants Commonwealth Capital - Other	1,266,509	677,126	589,383	87%	677,126
Grants Commonwealth Capital - Roads to Recovery	650,000	1,134,041	(484,041)	-43%	1,134,041
Grants State Capital - Other	1,747,957	1,975,574	(227,617)	-12%	1,975,574
Total Capital Grants	3,664,466	3,786,741	(122,275)	-3%	3,786,741
Other Income					
Net Gain (Loss) on Disposal of Assets	143,697	50,000	93,697	187%	50,000
Other Revenue - Donations, Contributions NON CASH	330,000	0	330,000	0%	0
Total Other Income	473,697	50,000	423,697	847%	50,000
Operating Expenses					
Employee Costs	5,776,484	5,949,486	(173,002)	-3%	5,949,486
Materials & Services	7,975,579	8,518,015	(542,436)	-6%	8,518,015
Depreciation	4,032,235	4,068,306	(36,071)	-1%	4,068,306
Interest	130,625	167,803	(37,178)	-22%	167,803
Other Expenses	214,312	299,914	(85,602)	-29%	299,914
Total Operating Expenses	18,129,234	19,003,524	(874,290)	-5%	19,003,524
Net Profit	2,422,340	753,695	1,668,645	221%	753,695
Total Comprehensive Result (incl Capital Income)	6,560,503	4,590,436	1,970,067	43%	4,590,436

Profit and Loss Summary - Governance

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Department is Governance.

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget
Trading Income					
Statutory Charges	48	173	(125)	-72%	173
Total Trading Income	48	173	(125)	-72%	173
Gross Profit	48	173	(125)	-72%	173
Other Income					
Net Gain (Loss) on Disposal of Assets	21,357	0	21,357	0%	0
Total Other Income	21,357	0	21,357	0%	0
Operating Expenses					
Employee Costs	349,873	451,765	(101,892)	-23%	451,765
Materials & Services	188,538	154,611	33,927	22%	154,611
Depreciation	17,320	21,203	(3,883)	-18%	21,203
Other Expenses	161,356	174,650	(13,294)	-8%	174,650
Total Operating Expenses	717,087	802,229	(85,142)	-11%	802,229
Net Profit	(717,040)	(802,056)	85,016	-11%	(802,056)
Total Comprehensive Result (incl Capital Income)	(695,682)	(802,056)	106,374	-13%	(802,056)

Profit and Loss Summary - Corporate Services

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Department is Corporate Services.

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget
Trading Income					
Rate Revenue	12,205,758	12,191,335	14,423	0%	12,191,335
Statutory Charges	115,232	94,064	21,168	23%	94,064
Grants	572,429	268,276	304,153	113%	268,276
Interest & Investment Revenue	1,206,545	817,494	389,051	48%	817,494
Other Revenue	364,938	345,676	19,262	6%	345,676
Total Trading Income	14,464,902	13,716,845	748,057	5%	13,716,845
Gross Profit	14,464,902	13,716,845	748,057	5%	13,716,845
Operating Expenses					
Employee Costs	861,388	1,080,046	(218,658)	-20%	1,080,046
Materials & Services	1,584,784	1,804,833	(220,049)	-12%	1,804,833
Depreciation	39,893	44,576	(4,683)	-11%	44,576
Other Expenses	52,106	125,264	(73,158)	-58%	125,264
Total Operating Expenses	2,538,171	3,054,719	(516,548)	-17%	3,054,719
Net Profit	11,926,731	10,662,126	1,264,605	12%	10,662,126
Total Comprehensive Result (incl Capital Income)	11,926,731	10,662,126	1,264,605	12%	10,662,126

Profit and Loss Summary - Community Development

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Department is Community Development.

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget
Trading Income					
Grants	940	300	640	213%	300
Other Revenue	9,099	7,756	1,343	17%	7,756
Total Trading Income	10,039	8,056	1,983	25%	8,056
Gross Profit	10,039	8,056	1,983	25%	8,056
Operating Expenses					
Employee Costs	261,937	147,940	113,997	77%	147,940
Materials & Services	73,112	113,860	(40,748)	-36%	113,860
Depreciation	48,747	53,496	(4,749)	-9%	53,496
Total Operating Expenses	383,796	315,296	68,500	22%	315,296
Net Profit	(373,757)	(307,240)	(66,517)	22%	(307,240)
Total Comprehensive Result (incl Capital Income)	(373,757)	(307,240)	(66,517)	22%	(307,240)

Profit and Loss Summary - Tourism and Economic Development

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Department is Tourism & Economic Development.

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget
Gross Profit	0	0	0	0%	0
Operating Expenses					
Materials & Services	74,159	85,000	(10,842)	-13%	85,000
Total Operating Expenses	74,159	85,000	(10,842)	-13%	85,000
Net Profit	(74,159)	(85,000)	10,842	-13%	(85,000)
Total Comprehensive Result (incl Capital Income)	(74,159)	(85,000)	10,842	-13%	(85,000)

Profit and Loss Summary - Development Services

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Department is Development Services.

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget
Trading Income					
Statutory Charges	686,876	684,755	2,121	0%	684,755
User Charges	6,080	22,988	(16,908)	-74%	22,988
Contributions	98,547	180,000	(81,453)	-45%	180,000
Other Revenue	3,257	2,443	814	33%	2,443
Total Trading Income	794,760	890,186	(95,426)	-11%	890,186
Gross Profit	794,760	890,186	(95,426)	-11%	890,186
Other Income					
Net Gain (Loss) on Disposal of Assets	23,661	0	23,661	0%	0
Total Other Income	23,661	0	23,661	0%	0
Operating Expenses					
Employee Costs	1,126,135	1,291,344	(165,209)	-13%	1,291,344
Materials & Services	452,637	727,454	(274,817)	-38%	727,454
Depreciation	29,640	38,719	(9,079)	-23%	38,719
Total Operating Expenses	1,608,412	2,057,517	(449,105)	-22%	2,057,517
Net Profit	(813,652)	(1,167,331)	353,679	-30%	(1,167,331)
Total Comprehensive Result (incl Capital Income)	(789,991)	(1,167,331)	377,340	-32%	(1,167,331)

Profit and Loss Summary - Animal Control

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Department is Animal Control.

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget
Trading Income					
Statutory Charges	(201)	14,976	(15,177)	-101%	14,976
User Charges	21,644	36,388	(14,744)	-41%	36,388
Total Trading Income	21,443	51,364	(29,921)	-58%	51,364
Gross Profit	21,443	51,364	(29,921)	-58%	51,364
Operating Expenses					
Employee Costs	53,703	38,387	15,316	40%	38,387
Materials & Services	6,888	32,795	(25,907)	-79%	32,795
Depreciation	2,165	7,711	(5,546)	-72%	7,711
Total Operating Expenses	62,755	78,893	(16,138)	-20%	78,893
Net Profit	(41,312)	(27,529)	(13,783)	50%	(27,529)
Total Comprehensive Result (incl Capital Income)	(41,312)	(27,529)	(13,783)	50%	(27,529)

Profit and Loss Summary - Medical Services

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Department is Medical Centres.

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget
Trading Income					
Other Revenue	5,906	0	5,906	0%	0
Total Trading Income	5,906	0	5,906	0%	0
Gross Profit	5,906	0	5,906	0%	0
Operating Expenses					
Materials & Services	508,845	543,420	(34,575)	-6%	543,420
Depreciation	36,567	42,376	(5,809)	-14%	42,376
Total Operating Expenses	545,412	585,796	(40,384)	-7%	585,796
Net Profit	(539,506)	(585,796)	46,290	-8%	(585,796)
Total Comprehensive Result (incl Capital Income)	(539,506)	(585,796)	46,290	-8%	(585,796)

Profit and Loss Summary - Marina & Wharf

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Department is Marina & Wharf.

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget
Trading Income					
User Charges	491,327	610,573	(119,246)	-20%	610,573
Other Revenue	864	268	596	222%	268
Total Trading Income	492,190	610,841	(118,651)	-19%	610,841
Gross Profit	492,190	610,841	(118,651)	-19%	610,841
Operating Expenses					
Employee Costs	33,774	22,786	10,988	48%	22,786
Materials & Services	156,886	163,259	(6,373)	-4%	163,259
Depreciation	143,966	134,808	9,158	7%	134,808
Interest	46,004	51,735	(5,731)	-11%	51,735
Total Operating Expenses	380,629	372,588	8,041	2%	372,588
Net Profit	111,561	238,253	(126,692)	-53%	238,253
Total Comprehensive Result (incl Capital Income)	111,561	238,253	(126,692)	-53%	238,253

Profit and Loss Summary - Building & Facilities

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Department is Buildings & Facilities.

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget
Trading Income					
Interest & Investment Revenue	7,220	10,788	(3,568)	-33%	10,788
Other Revenue	466,563	101,475	365,088	360%	101,475
Total Trading Income	473,783	112,263	361,520	322%	112,263
Gross Profit	473,783	112,263	361,520	322%	112,263
Capital Grants					
Grants Commonwealth Capital - Other	0	300,000	(300,000)	-100%	300,000
Grants State Capital - Other	221,931	716,574	(494,643)	-69%	716,574
Total Capital Grants	221,931	1,016,574	(794,643)	-78%	1,016,574
Operating Expenses					
Employee Costs	111,047	113,737	(2,690)	-2%	113,737
Materials & Services	696,775	707,895	(11,120)	-2%	707,895
Depreciation	556,067	634,200	(78,133)	-12%	634,200
Total Operating Expenses	1,363,889	1,455,832	(91,943)	-6%	1,455,832
Net Profit	(890,106)	(1,343,569)	453,463	-34%	(1,343,569)
Total Comprehensive Result (incl Capital Income)	(668,174)	(326,995)	(341,179)	104%	(326,995)

Profit and Loss Summary - Works & Services

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Department is Bridges & Culverts, Emergency Management, Parks & Reserves, Plant Costs & Recoveries,
Private Works, Roads & Footpaths, Sewer, Stormwater & Drainage, Town Maintenance, Waste Management.

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget
Trading Income					
Rate Revenue	2,314,085	2,300,884	13,201	1%	2,300,884
User Charges	179,176	196,101	(16,925)	-9%	196,101
Grants	2,011,063	1,393,009	618,054	44%	1,393,009
Other Revenue	26,489	139,054	(112,565)	-81%	139,054
Rates Charged - Sewerage	46,183	50,860	(4,677)	-9%	50,860
Total Trading Income	4,576,997	4,079,908	497,089	12%	4,079,908
Gross Profit	4,576,997	4,079,908	497,089	12%	4,079,908
Capital Grants					
Grants Commonwealth Capital - Other	1,266,509	377,126	889,383	236%	377,126
Grants Commonwealth Capital - Roads to Recovery	650,000	1,134,041	(484,041)	-43%	1,134,041
Grants State Capital - Other	1,526,026	1,259,000	267,026	21%	1,259,000
Total Capital Grants	3,442,535	2,770,167	672,368	24%	2,770,167
Other Income					
Net Gain (Loss) on Disposal of Assets	98,679	50,000	48,679	97%	50,000
Total Other Income	98,679	50,000	48,679	97%	50,000
Operating Expenses					
Employee Costs	2,572,406	2,785,493	(213,087)	-8%	2,785,493
Materials & Services	4,040,315	4,036,485	3,830	0%	4,036,485
Depreciation	3,059,499	2,978,739	80,760	3%	2,978,739
Other Expenses	850	0	850	0%	0
Total Operating Expenses	9,673,069	9,800,717	(127,648)	-1%	9,800,717
Net Profit	(5,096,073)	(5,720,809)	624,736	-11%	(5,720,809)
Total Comprehensive Result (incl Capital Income)	(1,554,859)	(2,900,642)	1,345,783	-46%	(2,900,642)
Capital Works Program (Current Year WIP)					
Work in Progress Capital Works - Plant Internal	6,006	0	6,006	0%	0
Total Capital Works Program (Current Year WIP)	6,006	0	6,006	0%	0

Profit and Loss Summary - Prosser Plains Raw Water Scheme

Glamorgan Spring Bay Council
For the year ended 30 June 2026

Department is Prosser Plains Raw Water Scheme.

Account	YTD Actual	YTD Budget	Budget Var	Var %	Annual Budget
Trading Income					
User Charges	0	56,340	(56,340)	-100%	56,340
Other Revenue	0	231,243	(231,243)	-100%	231,243
Total Trading Income	0	287,583	(287,583)	-100%	287,583
Gross Profit	0	287,583	(287,583)	-100%	287,583
Operating Expenses					
Materials & Services	38,916	56,340	(17,424)	-31%	56,340
Depreciation	98,371	112,478	(14,107)	-13%	112,478
Interest	84,621	116,068	(31,447)	-27%	116,068
Total Operating Expenses	221,908	284,886	(62,978)	-22%	284,886
Net Profit	(221,908)	2,697	(224,605)	-8328%	2,697
Total Comprehensive Result (incl Capital Income)	(221,908)	2,697	(224,605)	-8328%	2,697

ACTION REGISTER

MEETING DATE	ITEM NO.	DECISION NO.	TITLE	ACTION OFFICER	DECISION	OFFICERS UPDATE	STATUS
23 September 2025	8.1	200/25	Sale of 50 Beattie Avenue land and Lions Park Playground Upgrade	DP&D	That Council 1. RESOLVE under section 178 of the Local Government Act 1993 (the Act) to form an intention to dispose, exchange or lease of public land, 50 Beattie Avenue, Bicheno (Title Ref: 62307/50) (the Land). 2. Proceeds with the playground construction for Lions Park, funding the budget shortfall from the land asset sales and public open space financial reserves.	Following public notification of potential sale of the site – the matter will be presented at Council Meeting 28 July 2026 for a decision.	In Progress
28 April 2026	8.3	414/25	Wielangta	GOV	Endorse the Wielangta Forest Mountain Bike Trail - Business Case (July 2025) Approve the Mayor and Acting Chief Executive Officer to enter Glamorgan Spring Bay Council into a Memorandum of Understanding: Wielangta Forest Mountain Bike Trail with Sorell Council		Completed
28 April 2026	8.6	416/25	Draft Councillor Expenses Reimbursement and Provision of Facilities Policy	DC&FS	That Council adopt the Draft Councillor Expenses Reimbursement and Provision of Facilities Policy, as amended.		In Progress
23 June 2026	8.1	460/25	Rates Policy	DC&FS	That Council adopts the Draft Rates and Charges Policy as attached to this report item.		Completed
23 June 2026	8.2	461/25	Budget 2026/27	DC&FS	That Council adopts the Draft Budget Estimates 2026-2027, as attached to this agenda item.		Completed
23 June 2026	8.3	462/25	Rates Resolution 2026/27	DC&FS	That in accordance with the provisions of the Local Government Act 1993, Council adopts the 2026/2027 Rates Resolution as attached for the period 1 July 2026 to 30 June 2027.		Completed
23 June 2026	8.4	463/25	DRAFT Dog Management Policy	DP&D	That council discuss the matter.		Completed
23 June 2026	8.4	464/25	DRAFT Dog Management Policy	DP&D	That Council reconsider the policy at a workshop within the next 60 days.	The matter was brought to the July workshop for further discussion. It was agreed that the matter would return to full council for decision to advertise the draft policy in the August 2026 meeting.	In Progress
23 June 2026	8.5	465/25	1 Cross Street, Orford - Tree Removal	DW&I	That Council approves the removal of the large gumtree adjacent to the boundary of 1 Cross Street, Orford with all costs associated with the removal of the tree being borne by the property owners and that no works to remove the tree are commenced without an approved Council Work Within Road Reserve Permit.		Completed
23 June 2026	8.6	466/25	Proposed community storage facility - Bicheno Depot	DW&I	That Council approve the purchase of a new container for approximately \$3,500 for the storage of community assets at the Bicheno Depot.		Completed
23 June 2026	8.7	467/25	Request for Event Support: JAMSET Pty Ltd - Freycinet Challenge 2026	GOV	That Council approve the Event Support Grant Application for \$2,000 and in-kind support submitted by JAMSET PTY LTD to support the delivery of the Freycinet Challenge event 2026.		Completed

Summary of Representations

Proposed Disposal of Public Land – 50 Beattie Avenue, Bicheno

A total of 18 representations were received in relation to the proposed disposal of Council-owned land at 50 Beattie Avenue, Bicheno. The overwhelming majority objected to the sale of the land, with no submissions identified in support of the proposal.

Key Themes Raised in Representations

Theme Raised	Number of Representations
Retention of the land as Public Open Space / community land	15
Existing recreational and community use of the land	13
Concerns regarding legal status, title restrictions or Crown/open space obligations	10
Importance of safe play space for children south of the highway	9
Land was relied upon by adjoining owners when purchasing property	6
Concern regarding future development impacts	5
Concern regarding Council process, transparency or consultation	5
Belief land was gifted to Council for community use	7
Concern regarding loss of green space as Bicheno grows	5
Requests that Council retain or improve the land rather than sell it	8
Potential legal action or compensation implications	3
Concerns regarding easements, servicing or firebreak functions	3
Suggestions for future community uses of the site	4
Concerns regarding mental health and uncertainty caused by repeated sale attempts	2

1. Retention of Public Open Space

The dominant theme throughout the representations was strong support for retaining the land as public open space. Many submitters stated the land had historically functioned as open space and should continue to do so for the benefit of the local community.

2. Existing Recreational and Community Use

Many submissions identified that the land is actively used by local residents for informal recreation and community activities including children's play, football, cricket, dog walking, family recreation and informal gatherings.

3. Legal Status and Public Open Space Designation

A significant number of representations raised concerns regarding the legal status of the land and whether the land can appropriately be sold given references to Public Open Space on the title or subdivision plan.

4. Safe Recreation Space South of the Highway

A recurring issue raised was that the land provides one of the few safe recreation areas south of the Tasman Highway. Submitters noted concerns regarding traffic volumes, lack of pedestrian crossings and safety for children.

5. Reliance by Property Owners

Several adjoining or nearby property owners stated they had purchased their properties on the understanding that 50 Beattie Avenue would remain public open space.

6. Amenity and Property Impacts

Some neighbouring landowners raised concerns regarding potential impacts of future development including increased traffic, overlooking, loss of views, noise and reduction in property values.

7. Concerns Regarding Council Process and Transparency

Several representations expressed dissatisfaction regarding repeated sale attempts, lack of communication, delays in decision-making and concerns regarding transparency.

8. Future Community Opportunities

A number of representations suggested the land should instead be improved or developed for broader community uses such as community gardens, recreation facilities, dog exercise areas and upgraded public reserve space.

Overall Insights

The representations demonstrate very strong community opposition to the proposed disposal of 50 Beattie Avenue. The objections extended beyond adjoining landowners to include local residents, families, ratepayers and regular visitors to Bicheno. The most consistent concern was the permanent loss of a valued public open space that is actively used by the community.

Combined Objections – No.1-18

RE 50 Beattie Avenue, Bicheno

DISPOSAL OF COUNCIL LAND

Objection 1 –

Dear GSBC Admin,

Please forward this, our strongest possible objection, to the responsible officer(s) on Council and also to the Councillors that will have to make a decision and who probably are quite unaware of the acute mental distress caused by the unfair long uncertainty Council has created and maintained for so many years.

It is with a great deal of regret that my wife Ethel and I have been told by friends last week that you are now again trying to sell this property.

We remember vividly the fear and apprehension that a dear friend in Morrison Street suffered some twelve or thirteen years ago when Council had voted to sell 50 Beattie Avenue. Her house had been specifically designed and built to overlook 50 Beattie Avenue, which, she had been assured when she bought the property, was set aside as open space. Council at the time said there was no open space and it was just an ordinary residential Lot.

But later it came out that the property was in fact open space that could not be sold and the sale did not proceed to Merle's immense relieve.

But a few years later Council tried it all again and this time our friend lost hope and over a long period of time had far too many sleepless nights worrying but finally at a long remembered meeting she attended in the old Council Offices in Triabunna, Council in 2016 or 2017 decided to keep the property as public open space to popular acclaim and muted applause and the report actually recommended that money be spend to develop it if the decision was made to not sell it.

The suspicion that this recommendation was probably only intended to boost the "sell" vote started to grow stronger in the following years.

Because when nothing happened for years at 50 Beattie Avenue and she was diagnosed with the cancer that would sadly ultimately take her, her strong premonition (recently validated) was that Council would try again to sell the property.

Incredibly through all her invasive treatments Merle refused to talk about her physical illness but continued to struggle mentally with the growing likelihood that Council was again what she considered "up to no good".

We are aware that our Council is a great supporter of RAW: "Rural Alive and Well", and rightly so as mental health in remote regional communities is of the utmost importance. We believe that Council's actions in its dealings with this property have been upsetting, confusing, deliberately difficult to navigate, non-transparent and causing great unnecessary stress over very extended periods of time for affected ratepayers.

We are now told that Council did again try to sell 50 Beattie Avenue in 2023 but after receiving objections kept residents on hot coals for a further two years without any communications and then quietly abandoned that attempt before this latest iteration of their plan commenced.

If we may offer what we consider a suitable solution to the current situation we would suggest that Council sticks to its last recorded popular decision to not sell 50 Beattie Avenue, retain this valued open space and name it the Merle Parry Reserve in recognition of her strong engagement with Council and her tireless community advocacy for the retaining of this open space over many years that wholly or partly led to that welcome decision.

We remain enthusiastic supporters of our beloved open spaces.

Robert & Ethel Wilburfloss.

Objection 2 –

We the undersigned residents and ratepayers of Bicheno wish to strongly object to the proposed sale of 50 Beattie Avenue, Bicheno.

Firstly, we oppose the sale on a legal basis. As far as can be ascertained, this parcel of land still has a Public Open Space Notice on its title and therefore as part of the surrounding sub-division, this needs to remain as it was part of the original Council covenant. To be sure of that to be the situation, we rang the Council and gained an assurance that the land was Public Open Space before continuing our purchase of the property back in April 2025 of 4 Beattie Ave. which backs onto 50 Beattie Ave.

Secondly, the Council simply needs the status quo to remain, in short, do nothing. By doing this, it allows the vision of all progressive Councils which is to provide open space for community activity which follows the advice of Premier Rockliff in Launceston when he recently highlighted the message of keeping the young active and the community connected.

Thirdly on a very practical front, 50 Beattie Avenue provides a rare community space away from the beach. It allows a place for kids to play without crossing the Tasman Highway as most community spaces are on the beachfront. As no lights or pedestrian crossings exist for kids to get to the beach-play areas, a public open space is necessary south of the highway for kids to play safely. The area is especially required for play considering the volume of traffic which exits from the bottle-shop onto suburban Beattie Avenue.

Of course, this area of land principally affects those surrounding it or who live nearby. All of those residents have been approached and oppose the proposed sale. Surely it is incumbent upon a Council to follow the wishes of its most affected rate-payers. There are some residents who have memories of playground equipment being on the site and despite the equipment's disappearance, it is still well-used today as a safe children's play area where families continue to gather for community activities. To add to this scenario, visiting uncles, aunts and grandparents of residents living close to 50 Beattie Ave, often join in the activities taking place there. These relations add to the Bicheno community by staying at the Caravan Park or other local accommodation and of course use their spending power at the shops, the hotel and the R.S.L. They comment that they appreciate the safe space to play with their relations.

In addition, there are many residences being built south of the highway who in the future can take advantage of this open space. Since the play equipment no longer exists new-comers to Bicheno could believe this Public Open Space to be a private block of land as there is no signage to indicate it can be used for dog walking, ball games, or general play by all the locals and those camping/caravanners from the Caravan Park which is nearby.

Finally, it has been a deep belief by many long-term residents that this land was gifted to the Council, from the Crown, for the community to benefit. Several residents are now pursuing this belief for its voracity and it might be best if the Council also checks the status of this claim or there may well be long-term legal consequences.

Regards

Zane Bloy

Objection 3 –

Dear Sir

I just wish to voice my strong disapproval to the proposed sale of the land at 50 Beattie ave, recently my wife and I purchased the property at 2 Beattie ave looking forward to living in this beautiful town. Before we purchased the land we called the council and was told that this land at 50 Beattie ave was to remain a reserve and also as I called again recently regarding new fences once again I was reminded that the council doesn't pay half of fencing on reserves. It wasn't a issue to us as over the past summer we witnessed the sounds of many children kicking footballs, playing cricket and people just enjoying a green area in a growing town. I'm sure that the council is doing their best to keep Bicheno an inviting and family friendly place and this wonderful property is something which will be looked back on as another wonderful green space.

A huge concern to us is that our current property borders on the driveway into this area and looking around the town and the recent construction of multiple units being placed on small blocks, are we not only having the traffic from the Hotel bottleshop and now multiple units next door? We feel this will greatly devalue our property due to high traffic, noise, multistory units looking in our yard and be an extremely short sighted decision by council for the town's future.

Thanks for your time.

regards John and Melanie Van Asperen, 2 Beattie ave

please acknowledge receipt

Objection 4 –

HAPPY TO HAVE BOTH YOUR NAME AND AN UNEDITED SUBMISSION PUBLISHED IN THE AGENDA OF THE MEETING!

We the undersigned residents and ratepayers of Bicheno wish to strongly object to the proposed sale of 50 Beattie Avenue, Bicheno.

Firstly, we oppose the sale on a legal basis. As far as can be ascertained, this parcel of land still has a Public Open Space Notice on its title and therefore as part of the surrounding sub-division, this needs to remain as it was part of the original Council covenant. To be sure of that to be the situation, we rang the Council and gained an assurance that the land was Public Open Space before continuing our purchase of the property back in April 2025 of 4 Beattie Ave. which backs onto 50 Beattie Ave.

Secondly, the Council simply needs the status quo to remain, in short, do nothing. By doing this, it allows the vision of all progressive Councils which is to provide open space for community activity which follows the advice of Premier Rockliff in Launceston when he recently highlighted the message of keeping the young active and the community connected.

Thirdly on a very practical front, 50 Beattie Avenue provides a rare community space away from the beach. It allows a place for kids to play without crossing the Tasman Highway as most community spaces are on the beachfront. As no lights or pedestrian crossings exist for kids to get to the beach-play areas, a public open space is necessary south of the highway for kids to play safely. The area is especially required for play considering the volume of traffic which exits from the bottle-shop onto suburban Beattie Avenue.

Of course, this area of land principally affects those surrounding it or who live nearby. All of those residents have been approached and oppose the proposed sale. Surely it is incumbent upon a Council to follow the wishes of its most affected rate-payers. There are some residents who have memories of playground equipment being on the site and despite the equipment's disappearance, it is still well-used today as a safe children's play area where families continue to gather for community activities. To add to this scenario, visiting uncles, aunts and grandparents of residents living close to 50 Beattie Ave, often join in the activities taking place there. These relations add to the Bicheno community by staying at the Caravan Park or other local accommodation and of course use their spending power at the shops, the hotel and the R.S.L. They comment that they appreciate the safe space to play with their relations.

In addition, there are many residences being built south of the highway who in the future can take advantage of this open space. Since the play equipment no longer exists new-comers to Bicheno could believe this Public Open Space to be a private block of land as there is no signage to indicate it can be used for dog walking, ball games, or general play by all the locals and those camping/caravanners from the Caravan Park which is nearby.

Finally, it has been a deep belief by many long-term residents that this land was gifted to the Council, from the Crown, for the community to benefit. Several residents are now pursuing this belief for its voracity and it might be best if the Council also checks the status of this claim or there may well be long-term legal consequences.

Regards

Nadia Cole
BA (Hons), GDipCounsel(ACA)
Personal Trainer, Level 4 Rehab
Cert IV Nutrition
0438 679 863

Objection 5 –

Hi,

I'm Nina, and I'm writing in to share my objections to the selling of 50 Beattie Avenue.

I'm a 14 year old girl who has grown up in Bicheno. Throughout the years, my friends and I have always used 50 Beattie Avenue to play and hang out. We've practiced sports like football, netball, badminton, rode bikes and climbed trees.

It's a great open space to play in and we would be devastated to see it go.

Nina

Objection 6 –

The General Manager
Glamorgan Spring Bay Council

Re: Objection to Proposed Sale of Council Land – 50 Beattie Avenue, Bicheno

Dear General Manager,

We are writing to formally object to the proposed sale of Council-owned property at 50 Beattie Avenue, Bicheno.

We are the owners of 33 Morrison Street, Bicheno, which adjoins the southern boundary of 50 Beattie Avenue. We also previously owned 35 Morrison Street, Bicheno, which likewise shares a boundary with the subject land.

When we purchased 33 and 35 Morrison Street over 40 years ago, we paid a premium of approximately 50% above market value for comparable land in the area. This premium was paid on the basis of representations made at the time that 50 Beattie Avenue would remain as public open space for the subdivision and would not be developed. We were specifically advised that our ocean views would not be obstructed by future buildings on the said land.

The proposed sale and subsequent potential development of 50 Beattie Avenue is directly contrary to those representations, upon which we relied when making our purchase. Development of this land would result in a significant loss of amenity, including the obstruction of our long-standing ocean views, and a material reduction in the value of our property at 33 Morrison Street.

Should Council proceed with the sale of 50 Beattie Avenue and the land is subsequently developed, we will seek legal advice and reserve our rights to commence proceedings against Glamorgan Spring Bay Council for compensation for loss and damages arising from breach of representation and detrimental reliance.

We request that Council:

1. Cease any action to sell 50 Beattie Avenue, Bicheno; and 2. Confirm in writing that the land will be retained as public open space in accordance with the original intent for the subdivision.

Please treat this letter as a formal objection to the sale. We request written acknowledgment of receipt and a response outlining Council's position.

Yours faithfully,

Leigh Rodman
Shelley Rodman

Objection 7 –

I AM STRONGLY OPPOSED TO THE SALE OF THIS GREEN AREA AS IT WAS GIVEN TO THE PEOPLE WHO HAD HOUSES AROUND THAT AREA . WHEN HOUSES WERE BEING BUILT THERE. LEAVE IT FOR THE CHILDREN WHO PLAY THERE . IT USED TO HAVE SWINGS AND A SEESAW MANY YEARS AGO., WHY SHOULD U BE ENTITLED TO SELL IT WHEN IT WAS GIVEN TO THE PEOPLE AND WE WANT IT LEFT AS A GREEN AREA. ALSO THERE IS A SEWERAGE EASEMENT UP ONE SIDE SO IF ANYTHING HAPPENS TO PIPES THERE HOW DO COUNCIL GET THERE IN CASE OF BLOCKAGES . I SAY NO TO THE SALE OF THIS LAND WHICH AS BEEN A GREEN AREA SINCE I WAS A CHILD. SALLY CROSS 9 CHAMP STREET BICHENO 7215

Objection 8 –

Dear Council Member,

I am writing to formally object to the proposed disposal of public land at 50 Beattie Ave, Bicheno, Tas 7215, as it serves essential recreational and community needs for families and residents throughout our neighbourhood. I appreciate the difficult decisions the council must make regarding public resources, and I hope you will consider the lasting value this space provides.

This land is regularly used by my children, their friends, and many other local families for games such as cricket and football, offering a safe and open area for free play. It is also one of the few places in Bicheno where dog owners can exercise their dogs off-leash, especially since many public beaches are not dog off-leash friendly. The community often gathers here, and it has become a valued location for spontaneous play and social interaction. In the past, this space was equipped with play equipment when owned by the crown, further demonstrating its intended purpose as a gathering place for residents and visitors alike.

The land requires minimal maintenance, only an occasional mow by council workers, and its continued availability supports both children and dog owners in maintaining healthy, active lifestyles. Disposing of this land for short-term financial gain would, in my view, negatively impact the families and community members who rely on it. My objection is shared by many local families and dog owners who recognize the unique benefits this space provides.

I urge the council to preserve 50 Beattie Ave as a community space for future generations, ensuring that children, families, and dog owners continue to have access to safe, open land for recreation and exercise. Thank you for considering this important issue for our community, and I look forward to following the outcome when this matter returns to council for the next stage.

Yours sincerely,

Belinda Cruse

37 Morrison Street

Bicheno

Objection 9 –

Re: Objection to the Proposed Sale of 50 Beattie Avenue, Bicheno

Dear Sir/Madam,

I write to formally object to the proposed sale of Council-owned land at 50 Beattie Avenue, Bicheno, currently designated and used as Public Open Space.

I am an adjacent landowner of 6 Beattie Avenue, having recently purchased my property neighbouring 50 Beattie Avenue. At the time of purchase, the existence of this land as public open space was a significant and attractive consideration in our decision to buy, we are a young family with three children, and the availability of nearby public open space for safe, informal play is highly valued and central to our family's lifestyle and activities. The presence of accessible green space for community use, recreation, and amenity directly influenced both our expectations of the area and the value we placed on our property.

The proposed sale represents a material change to those circumstances and, in my view, is not in the public interest to lose the use of such public open space.

Public Open Space and community reliance

This land has long functioned as a community space for informal recreation, children's play, and neighbourhood gatherings. Even without playground equipment, the area continues to be used by local families as a safe and accessible open space away from the Tasman Highway. Given the lack of pedestrian crossings, lighting, and child-safe access to beachfront facilities north of the highway, the importance of maintaining open space on the southern side cannot be overstated.

As an adjacent resident, I witness regular use of this land and its value to the surrounding neighbourhood. Removing it from public ownership would permanently diminish local amenity and community wellbeing.

Planning intent and public interest

It is my understanding, consistent with advice previously given to residents, that the land was designated as Public Open Space as part of the original subdivision and was intended to remain so for the benefit of the community. Progressive planning principles emphasise the retention of accessible open space to promote community connection, health, and safety particularly for children and families.

The simplest and most appropriate course of action is for Council to retain the land in its current status. There is no demonstrated public benefit in selling this land, whereas the public detriment is clear, enduring, and irreversible.

Equity and fairness

As a neighbouring landowner who relied on the ongoing public status of this site when purchasing my property, I believe it is unreasonable and unfair to fundamentally alter its use after the fact. Adjacent and nearby residents are the people most directly affected by this proposal, and it is my understanding that there is strong local opposition among those residents.

For the reasons outlined above, I strongly urge Council to abandon the proposed sale of 50 Beattie Avenue and instead reaffirm its commitment to protecting public open space for current and future residents of Bicheno.

Thank you for considering my submission. I request that this objection be formally recorded and taken into account in any decision regarding the future of this land.

Yours faithfully,

Shaun and Anna Roney

M: 0490 031 979

E: shaun.roney@outlook.com

Objection 10 –

THE PROPOSED SALE OF 50 BEATTIE AVE

We the undersigned residents and ratepayers of Bicheno wish to strongly object to the proposed sale of 50 Beattie Avenue, Bicheno.

Firstly, we oppose the sale on a legal basis. As far as can be ascertained, this parcel of land still has a Public Open Space Notice on its title and therefore as part of the surrounding sub-division, this needs to remain as it was part of the original Council covenant. To be sure of that to be the situation, we rang the Council and gained an assurance that the land was Public Open Space before continuing our purchase of the property back in April 2025 of 4 Beattie Ave. which backs onto 50 Beattie Ave.

Secondly, the Council simply needs the status quo to remain, in short, do nothing. By doing this, it allows the vision of all progressive Councils which is to provide open space for community activity which follows the advice of Premier Rockliff in Launceston when he recently highlighted the message of keeping the young active and the community connected.

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Of course, this area of land principally affects those surrounding it or who live nearby. All of those residents have been approached and oppose the proposed sale. Surely it is incumbent upon a Council to follow the wishes of its most affected rate-payers. There are some residents who have memories of playground equipment being on the site and despite the equipment's disappearance, it is still well-used today as a safe children's play area where families continue to gather for community activities. To add to this scenario, visiting uncles, aunts and grandparents of residents living close to 50 Beattie Ave, often join in the activities taking place there. These relations add to the Bicheno community by staying at the Caravan Park or other local accommodation and of course use their spending power at the shops, the hotel and the R.S.L. They comment that they appreciate the safe space to play with their relations.

In addition, there are many residences being built south of the highway who in the future can take advantage of this open space. Since the play equipment no longer exists new-comers to Bicheno could believe this Public Open Space to be a private block of land as there is no signage to indicate it can be used for dog walking, ball games, or general play by all the locals and those camping/caravanners from the Caravan Park which is nearby.

Finally, it has been a deep belief by many long-term residents that this land was gifted to the Council, from the Crown, for the community to benefit. Several residents are now pursuing this belief for its voracity and it might be best if the Council also checks the status of this claim or there may well be long-term legal consequences.

Regards

Julian Cole
4 Beattie Ave

Objection 11 –

Hello, my name is Henri Stevenss, I live at 8 Beattie ave, behind the estate you are wanting to sell. I personally think that this sale is a bunch of b#\$t. Not to be crude, or disrespectful, but the constant pressure of acquisition is a bad omen for this street and community. I was 12 years old, playing football in this local park behind my house, and now as an adult I see my sister training for netball in the same area. I had to write a letter when I was that age. And I find it extremely disrespectful that the same topic of conversation has returned. It was gifted to the community. It should become a park, which is paid for by council money, or left to be a ground of recreation for the neighbouring houses. I am strongly against the sale of this property.

Objection 12 –

Dear Mr. Shaw,

I refer to the GSB Council's readvertised Public Notice of intent to sell or dispose of this property as it appeared in the Examiner on the 10th and 15th of April 2026 following administrative errors. I emailed you on the 13th of April 2026 with concerns about the process followed. I received no answer or acknowledgement.

I emailed the Planning Department on the 17th of April 2026 requesting details vital to making this representation. I received no answer or acknowledgment.

A short history of Council's previous attempts to sell this property is both instructive and very unsettling.

50 Beattie Avenue was donated to Council by the Crown in 2010 with a clear notation on the Certificate of Title that it was set aside as Open Space.

It is unclear if there is a Deed of Gift with clear conditions attached or if Council's continuing stewardship of this gift was a condition in correspondence. Council has not reacted to questions on this issue.

In 2014 Councillors, after a long due process voted by the required absolute majority to sell the property. At this time documentation presented in support of the sale showed that the Open Space notation was no longer present on the Title. Council was now paying Land Tax on Lot 50 Beattie Avenue as an ordinary residential Lot.

My many attempts to get clarity on this mystery were very effectively stonewalled by Council staff. You may now begin to see a pattern emerging perhaps? in any case when I finally asked the then GM to provide me with a copy of the Minutes of the Meeting where the Council had authorised him to initiate the process to remove that Open Space Notation from the Title, the immediate response was that the Open Space Notation would be restored asap by the Titles Office. The Council approved sale of course never eventuated.

Some semblance of peace and rural wellbeing now returned to Beattie Avenue although of course that grand "Avenue" was always a misnomer. Beattie Lane would have been more appropriate to accurately describe its cosy narrowness. Councillors had decided to ignore the loud objections of local residents when Council consented to allow all Tasman Highway traffic to the Bicheno Beachfront drive-in bottleshop to exit that drive-in through Beattie Avenue with the result that during busy holiday periods it often resembles Davey or Macquarie Streets in Hobart. Local kids then seek (and luckily still find) a local sanctuary on the Open Space at 50 Beatty Avenue created by the subdivider some 50 years ago with uncommon foresight.

In February 2016 Council had a hearty second bite at this still low-hanging fruit and again voted to intend to sell it. Councillors at this meeting were again incorrectly informed because the documentation provided in support relied on an old LIST extract showing no Open Space notation on the plan provided. Any proper title search would have identified the restored Open Space.

Many representations objecting to the proposed sale were duly received in March 2016 and then the long wait for anxious affected residents began. April, May, June! Not a pip from Council. July, August, September! Every Agenda eagerly awaited and deeply scrutinized in vain. October, November, December! Zero Zip Zilch. Finally in January 2017 the matter came to Council and although disappointingly the Staff recommendation was to sell 50 Beattie, at least the crippling uncertainty would be resolved and further action could have been proceeded with if Council callously ignored the representations.

Council's motion to support the recommendation failed to get the required absolute majority and hence Council resolved to NOT sell 50 Beattie Avenue to the huge and grateful relief of many affected parties that had travelled to the meeting in Triabunna.

The recommendation, made at the time, that if the property was not sold Council would spend money developing it, sadly but somewhat predictably was never followed up.

In October 2023 Councillors once again voted their new intent to sell 50 Beattie Avenue when they were wrongly advised that the last time they had dealt with the matter (2014) they had voted to sell it. Some sitting Councillors at that October 2023 meeting were reminded that they had voted against the sale in 2016 but they failed to recall that momentous occasion that affected ratepayers remembered so very well. The new process was duly started and several representations were received. This time representors were put on ice for two years while nothing further happened.

Finally in the September 2025 Meeting, documentation produced appeared to dredge up the old and still undecided 2023 process but then quickly abandoned it altogether and a whole new intention to sell was recommended and voted for despite Staff being unable to explain the Open Space implications (Who buys Open Space?) and taking the question on notice. The budgeting crisis overwhelming Council's attempted placement of some playground equipment in the Lion's Park was the given reason for this latest (and hopefully last) attempt to flog off an ever appreciating real estate asset in Central Bicheno in order to plug an unexpected budget blowout and splurge the cash on some equipment that will have to be written down from day one and eventually replaced.

October, November, December, January, February, March and at long last in April 2026 those ratepayers that read the Examiner (very few it seems) are once again selectively invited to make representations on this long festering issue. But they will have to do so with the absolute minimum of information. A phone number that is it! And Council did not publish this Public Notice on its website under Public Notices or on the Public Notice Board at the Council Chambers at Triabunna. What are these facilities for? And nor did it advise adjoining owners that clearly are major stakeholders in this matter.

Even in 2016 Council advertised this matter in The Examiner, The Mercury and The Advocate. Informing the community and seeking their input is clearly not a great priority anymore.

The Sealed Plan of Subdivision notes the Open Space created some 50 years ago, the Certificate of Title has the clear notation designating Lot 50 Beattie Avenue as Open Space, Council Staff has previously deviously caused that pesky Notation to be removed, hence paid unnecessary Land Tax for years but Council was then forced to reinstate the Open Space notation on the Title.

Council should finally stop playing desperate games in order to try and monetize an unwanted gift that clearly is not valued by it for the amenity it already offers for many and has done so for half a century. Open Space to the other Title-holders in the Sealed Plan of Subdivision has meant just what it says "Open Space" and Council (as the only Title-holder in that SP wanting to see it sold and developed) is clearly planning to disenfranchise all other stakeholders and deprive them of a hugely valued amenity without clearly advising them of such plans but by again stealthily trying to take this first step.

Despite ever denser developments no new Open Space is being created these days because Council prefers the more convenient cash contributions. It often happily double dips as the original subdivider pays cash in lieu of Open Space and the new owner of the created Lots then re-subdivide their Lot and again pays a cash contribution to Open Space.

50 Beattie Avenue is a good sized centrally located Lot set aside as Open Space, is valued and used as such in Bicheno and offers much potential to be further developed as a public reserve as Bicheno continues its fast growth. Community gardens, a dog park, a home for the still homeless fledgling BAD MAMA (Bicheno And District Maypole And Morris-dancers Association), a Bicheno Croquet Club or for any number of other potential uses. The future potential is only limited by the imagination of our Planners. That imagination however appears to have been blinded for the last 15 years by tempting easy dollar signs.

The latest linking of the pressing need to NOW sell 50 Beatty in order the help pay for the extraordinary blowout in costs of promised playground equipment is, I would respectfully suggest, an entirely confected crisis.

The Open Space account is well able to fund the upgrade of the Bicheno Lion's Park (as documented) if Council decides to accept the quotes that caused such nasty surprise of being near 200% over budget. Regular approval of new subdivisions and re-subdivisions will replenish the Open Space account in the short term without any need for the sale of 50 Beattie Avenue. Finally I ask that Council Officers do not try to "protect my privacy" by publishing my name as an objector when this matter goes to Council and then hide my representation and "sort of" summarize it as has happened too often in the past as I believe Councillors before voting on this important matter (hopefully for the last time and soon) should have a complete and transparent record of the objections received.

I trust that it will not again take many months or years of uncertainty before this Beattie Avenue Open Space is finally correctly valued as an ever appreciating GSB Council asset.

Yours sincerely

Andrew Wyminga

Objection 13 –

Dear Mr Shaw

RE: Proposed sale of land, Bicheno – 50 Beattie Ave.

I wish to make a submission against the proposed sale of the parcel of land at 50 Beattie Ave in Bicheno

I object to the proposal on the following grounds:

This land was set aside for ‘public open space’ or ‘public recreation space’ at the time of the relevant subdivision and should be maintained for community benefit as open space; any costs associated with the lot can be minimized and are in fact not shown to be onerous or out of balance with community benefit, broadly defined as public amenity.

The rationale for preserving this land in Bicheno:

50 Beattie Avenue, an area of 1820 sq metres, is noted on the title as ‘Public Open Space’ and as such has been enjoyed by the residents in adjoining and nearby homes for over several decades. It is a safe space for recreation for all ages - this became of critical importance once planning permission was given to the Beachfront Hotel Bottle shop to exit from the carpark to Beattie Ave.

Beattie Ave, until the change above had been a quiet street used mainly by residents. Now, particularly in the holiday periods, the exit traffic makes it very unsafe for families to enjoy the occasional kick of football or cycling.

Maintenance costs:

50 Beattie Avenue shows a need for occasional mowing & weed control which would be supported by the rates of the houses in the area.

The loss of open space in a town which is rapidly growing in terms of infrastructure and people numbers makes it more important than ever to guard these spaces.

This particular land offers the potential for an urban community garden in the future, should the need arise. The current Community garden which has been such a success in Bicheno, is on leased land and there is always a risk that the landlord may terminate the lease.

We believe that Council errs in initiating this process of selling off public open space given for that purpose and not given to Council as a source of raising revenue. Such actions undermine the integrity of the principle of developers being required to give a proportion of the land to community benefit as part of providing for the overall amenity of the subdivision.

Yours faithfully

Helen Preston

Objection 14 –

OBJECTION TO THE PROPOSED SALE OF 50 BEATTIE AVE

We the undersigned regular visitors to Bicheno wish to strongly object to the proposed disposal of 50 Beattie Avenue, Bicheno.

Firstly, we oppose the sale on a legal basis. As far as can be ascertained, this parcel of land still has a Public Open Space Notice on its title and therefore as part of the surrounding sub-division, this needs to remain as it was part of the original Council covenant. We were disappointed that the intention to dispose of this land was not advertised in a southern newspaper and we only discovered the Council's intention by reading the sign at the property when recently visiting family.

Secondly, the Council simply needs the status quo to remain, in short, do nothing. By doing this, it allows the vision of all progressive Councils which is to provide open space for community activity which follows the advice of Premier Rockliff in Launceston when he recently highlighted the message of keeping the young active and the community connected.

Thirdly on a very practical front, 50 Beattie Avenue provides a rare community space away from the beach. It allows a place for kids to play without crossing the Tasman Highway as most community spaces are on the beachfront. As no lights or pedestrian crossings exist for kids to get to the beach-play areas, a public open space is necessary south of the highway for kids to play safely. The area is especially required for play considering the volume of traffic which exits from the bottle-shop onto suburban Beattie Avenue.

Of course, this area of land principally affects those surrounding it or who live nearby. All of those residents have been approached and oppose the proposed sale. Surely it is incumbent upon a Council to follow the wishes of its most affected rate-payers. There are some residents who have memories of playground equipment being on the site and despite the equipment's disappearance, it is still well-used today as a safe children's play area where families continue to gather for community activities. To add to this scenario, visiting uncles, aunts and grandparents of residents living close to 50 Beattie Ave, often join in the activities taking place there. These relations add to the Bicheno community by staying at the Caravan Park or other local accommodation and of course use their spending power at the shops, the hotel and the R.S.L. They comment that they appreciate the safe space to play with their relations.

In addition, there are many residences being built south of the highway who in the future can take advantage of this open space. Since the play equipment no longer exists, new-comers to Bicheno could believe this Public Open Space to be a private block of land as there is no signage to indicate it can be used for dog walking, ball games, or general play by all the locals and those camping/caravanners from the Caravan Park which is nearby. It would be short-sighted of the Council to dispose of this land, as once it has gone, it's gone.

Finally, it has been a deep belief by many long-term residents that this land was gifted to the Council, from the Crown, for the community to benefit. Several residents are now pursuing this belief for its voracity and it might be best if the Council also checks the status of this claim or there may well be long-term legal consequences.

Yours sincerely,

Ian and Amanda Cole

Objection 15 –

To Mr Shaw,

Re – 50 Beattie Avenue

Within this part of Bicheno with the ever-growing housing numbers around us, the park at 50 Beattie Ave is now central and surrounded from the highway to the hills in a landscape of housing. It is the only open space on this side of the highway left where ball sports and general play can happen safely without the fear of traffic or tourists, especially for our local kids like my children who first learnt how to ride their bikes there, and kick the footy, and just have healthy outdoor fun.

Not only is the park important for the kids of Bicheno, but also the large gum tree and small surrounding bush area behind my fence is a natural haven for blue tongue lizards and bandicoots, which we see regularly in our yard. Being one of the few tall trees left in the town it is also an important meeting place for many species of birds, and it is extra special when we have the seasonal birds such as the eastern parrot and black cockatoos.

What Bicheno needs is to prioritise more park land and open public areas – not less. And its quite obvious around the town and surrounds that there's heaps of land available for housing, but zero additional parkland.

This also seems to be a never-ending saga as this issue keeps resurfacing. I doubt that this is what the person who donated the land to the people wanted. It was a gift to the people, not to the council as a quick money grab.

Regards,

Mark Stevens

8 Beattie Avenue
Bicheno 7215

Objection 16 -

27/4/2026

Dear Mr Shaw,

I am writing in objection to the proposed sale of 50 Beattie Avenue.

As Bicheno continues to grow both as a holiday destination and as a place to live, it is so very important to ensure that sufficient green spaces and public recreational areas grow along with it. The parcel of land at 50 Beattie, a gift to the community, is perfectly situated as a green haven amidst the recent spate of houses being built in the area. Panning back, it stands as one of three human made recreational park grounds (Lyons Park/school, 50 Beattie Ave, Diamond Island Heights Park), ideally triangulated around the main township of Bicheno.

Even though this space has not been furnished with the play equipment of the other two public parks, this has not stopped both local and visiting children from embracing the area for ball and other sports, as well as for their own creative play. It would be a stolen gift to take this away. It also has so much potential to become something extraordinary. A place for all the imaginative play to continue, with the addition of so many potential gems – such a beautiful natural coastal botanical garden with a clear green space in the middle, so play can continue and also extend to observing the flora and fauna including the green parrot that visits each year as well as many other bird species.

There has been talk over the years of a space to provide gym equipment for our healthy community, just like at Coles Bay, Swansea and Triabunna. The Lyons Park has done well to provide enough space for both the Bicheno Food and Wine Festival and Rockpool – any extra gym equipment, on top of the play equipment, would compromise the space needed as these events grow in popularity. Diamond Island Heights Park does not have the room, while 50 Beattie Avenue would be ideal.

As our healthy community increases, the fabulous community garden behind Makers and Creators may look for more space – 50 Beattie Avenue presents yet another perfect location to accommodate such a feature.

The thought of selling 50 Beattie Avenue makes me think of the mistake that the state government made in the 1990's sale of a significant part of the Royal Hobart Hospital. A huge amount of spending followed in trying to recoup the lost resource, they have never fully recovered.

By threatening to put 50 Beattie Avenue up for sale – again, trust has been eroded. This is about the third time in around 15 years that the sale has been proposed. Those who voiced their concerns in previous attempts are being disrespected. Both the previous and new voices objecting to the proposal, who also own their own homes/land in the

area have had an important basis for their decision to purchase threatened after the sale, without offers of compensation for the breach.

This was a gift to the people of Bicheno. How will this affect the deliberations of potential benefactors in years to come? To know that their generous offering was received with gratitude, appreciated, continued to create memories, was respectfully acknowledged and one day even value added into what could be a most remarkable space – would be encouraging.

Sincerely,

Kate Stevens
8 Beattie Avenue
2kate.stevens@gmail.com
0401 412 091

Objection 17 –

To whom it may concern,

I am writing to express my strong objection to the sale of crown land located at 50 Beattie Avenue in Bicheno. As a family with two young, active boys, we use this open parcel of land as a safe place to kick a footy, play cricket and engage in other fun activities. The space is the right size, shape and gradient for many recreational uses. We also have a dog who loves to use this safe enclosed space, safe dog spaces are very limited in the Bicheno area.

This community utilised green space is the only available area on this side of a busy highway where my boys can play independently without having to cross the highway and go to the other end of town.

When we purchased our property in this area of Bicheno, the availability of this open space was one of the key reasons why we chose this location. It is a valuable asset that contributes to the health and wellbeing of all community members, as it provides a place to exercise and socialise outdoors.

The sale of this land for private development would be detrimental to the community's overall health and wellbeing. It would be a significant loss to the many people who use this open space for leisure activities and would deprive future generations of the same opportunities. I strongly urge you to reconsider the sale and preserve this valuable public open space for the benefit of the community.

If you require any further information regarding our strong objection to this proposal and further reduction to green spaces within the town, please do not hesitate to contact me via phone at 0400533868 or by reply email.

Thank you for your consideration.

Yours sincerely

Julian and Angela Muskett

10 Beattie Avenue

Bicheno

Tas, 7215

Objection 18 –

Re: Certificate of Title 62307/50

To Whom It May Concern

I am contacting you to strongly object to the intention of the council sell the above property.

My reasons as below:

-This land has been the perfect firebreak for all the surrounding properties and has offered refuge in the case of previous fire disasters

The easement is used by workers and residents, allowing access to plumbing and building maintenance for the Champ St and other residents.

The land is used by families, children and people seeking a quiet area.

The community would and has benefitted from being able to access this land for many purposes that will aid connectivity.

After speaking to other local home owners, I gather that the land was given to the council to be used as a green recreation area which is how it should stay.

Thank you for your time and consideration.

Linda Baber
Champ Street resident and rate payer
Bicheno

Independent Open Space Assessment: Function and Value - 50 Beattie Avenue, Bicheno

Prepared for:	Glamorgan Spring Bay Council
Prepared by:	Phillip Loone - MPIA, Master of Town Planning, Bachelor of Applied Science (Recreation), Member PIA
Author / organisation:	Director, Downtown Planning (independent planning consultants)
Date:	6 May 2026
Version:	1.0

Transmittal

Downtown Planning has prepared this Independent Open Space Assessment for Glamorgan Spring Bay Council. The report provides an independent review of whether the land at 50 Beattie Avenue, Bicheno performs a meaningful public open space function, and outlines findings and recommendations to support Council's consideration of future management options (see site location and residential context in Attachment 1).

Executive Summary

- This independent assessment considers whether Council-owned land at 50 Beattie Avenue, Bicheno (the subject site) performs a meaningful public open space function within the township's open space network.
- The site is an internal battle-axe lot with no street frontage, limited visibility, constrained access, and poor legibility as public land. These characteristics limit safety, activation, and usability as public open space.
- The surrounding area is serviced by higher-quality, accessible regional open space, including Lions Park within walking distance (approximately 500 metres) and the township foreshore reserve network.
- The site has low environmental and landscape value and does not contribute to a connected corridor or strategic open space network.
- On balance, retaining the site as public open space is not supported on functional, strategic, amenity, or asset management grounds. Council resources would likely achieve greater community benefit if directed to higher-value open spaces.

Recommendations

1. That Council notes this Independent Open Space Assessment and the finding that the subject site does not perform a meaningful public open space function.

2. That Council considers disposal or alternative use of the land, subject to statutory requirements, due diligence, and community consultation.
3. That, if disposal proceeds, Council considers allocating proceeds (where approved) to upgrades of higher-value, strategically located open space assets within Bicheno.

Scope and Limitations

- This is a strategic planning assessment of public open space function and value, prepared for Council decision-making.
- The report is based on a desktop review and professional planning judgement, informed by site context as described in the report.
- It does not constitute a land valuation, cadastral survey, engineering assessment, contamination assessment, or ecological field survey.
- Any subsequent disposal process should be supported by statutory due diligence, servicing and access investigations, and community consultation as required.

Information Sources

- Council reports and correspondence provided to Downtown Planning (as applicable).
- Relevant strategic planning documents (including the Bicheno Structure Plan, where referenced).
- Review and assessment of public representations made in relation to the proposed sale of the land, noting general opposition to the sale.
- Aerial imagery / mapping and publicly available planning information.
- Professional planning experience and open space planning principles.

Independence Declaration

Downtown Planning has prepared this report as an independent consultant. Unless otherwise stated, no conflict of interest is known in relation to the subject site. This report is provided to Council for the stated purpose and should be read in full and in context.

1. Introduction

The land at 50 Beattie Avenue, Bicheno, owned by Glamorgan Spring Bay Council, has been assessed against established open space planning criteria to determine its role and value within Council's broader open space network. The assessment considers context, accessibility, strategic alignment, recreation potential, amenity impacts, and demand to establish whether the land performs a meaningful public open space function.

2. Methodology and Assessment Criteria

This assessment applies commonly used public open space planning considerations, including: (a) accessibility and visibility from the public realm; (b) safety and passive surveillance; (c) size, configuration, and functionality; (d) relationship to the existing open space network and catchments; (e) strategic alignment with relevant planning documents; (f) environmental and landscape values; (g) amenity impacts on surrounding land; and (h) asset management implications for Council.

Assessment Findings (Summary)

Criterion	Summary finding
Accessibility and visibility	Internal lot with no street frontage; limited visibility and legibility as public land.
Safety / passive surveillance	Enclosed by dwellings; low activation and limited passive surveillance.
Size and configuration	Battle-axe configuration and narrow access handle constrain functional use and upgrades.
Network / catchment need	Area is already serviced by Lions Park and the foreshore reserve network; no identified deficiency.
Strategic alignment	Not identified as a priority open space asset; limited contribution to strategic outcomes.
Environmental / landscape value	Low ecological and landscape value; isolated from corridors and coastal reserves.
Amenity interface	Formalising for public use likely to erode neighbouring residential amenity.
Asset management efficiency	Ongoing maintenance costs are disproportionate to public benefit.

3. Statutory Context

The land was transferred as unreserved Crown land to Glamorgan Spring Bay Council around 2010 as part of a public land transfer process, without an identified strategic purpose or designated role within Bicheno's broader open space network. Recent Council reports identify the land as surplus public open space with limited recreational or strategic value, with proceeds from any future disposal proposed to contribute to upgrades of more strategically located and functional public open spaces within Bicheno.

The land is owned by Council and classified as public land for the purposes of the Local Government Act 1993. Under section 178 of the Act, Council has authority to dispose of public land, subject to the statutory process, including public notification and consideration of submissions received.

Accordingly, Council is acting within its legislative powers in considering the disposal of 50 Beattie Avenue, Bicheno. An assessment of the land as surplus to strategic public open space requirements provides further basis for Council to consider sale and reinvestment into higher-value community recreational assets.

It is noted that Council has:

- Resolved, pursuant to section 178 of the Local Government Act 1993, to form the intention to dispose of public land known as 50 Beattie Avenue, Bicheno (CT 62307/50) (the Land); and
- Proceeded with construction of the Lions Park playground, with any budget shortfall to be funded through proceeds from land asset sales and Council public open space reserves.

4. Strategic Alignment

This assessment has considered the strategic intent of the Glamorgan Spring Bay Council Strategic Plan 2020–2029, particularly objectives relating to community wellbeing, recreation opportunities, sustainable settlement patterns, environmental management, and the efficient provision of public infrastructure.

The proposed sale of the land establishes a clear nexus between the disposal of the property and reinvestment into public open space improvements at Lions Park, supporting accessible and contemporary recreational facilities that provide broader community benefit.

A key strategic outcome of the Strategic Plan is the provision of well-maintained public amenities, parks, recreational facilities, and trails that contribute to attractive and liveable townships. In this context, the upgrade of Lions Park aligns with Council's strategic objectives by improving an established and accessible public open space asset.

In contrast, the subject land does not perform a meaningful strategic open space function. It is not identified as a priority open space asset and does not contribute to recreation, environmental protection, connectivity, or the broader open space network.

The Bicheno Structure Plan identifies the foreshore and established parks as the township's primary public open space resources, while supporting residential consolidation within the existing growth boundary. Within this context, the site is more consistent with residential infill than long-term public open space use.

5. Site Context Assessment

The subject property is located within a low-density residential area characterised by detached dwellings with large private backyards. In this setting, much of the informal open space function is provided within individual residential lots rather than through small internal public reserves.

The site is an internal lot with no direct street frontage, limited visibility from the public realm, and constrained access. Surrounded by residential properties on all sides, the land has poor legibility as public open space and contributes more to the private amenity of adjoining properties through outlook and separation than to any broader community recreation function.

The surrounding residential area is already well serviced by accessible public open space. Lions Park is located within approximately 500 metres of the site and provides a functional neighbourhood park with playground and informal recreation facilities. In addition, the

foreshore reserve and adjoining Crown land provide a continuous coastal open space network supporting walking, beach access, and passive recreation.

In this context, there is no identified deficiency in public open space provision that would justify retaining the land for ongoing public open space purposes (see photos of the site showing its size, configuration, and proximity to dwellings).

6. Residential Amenity Considerations

While public open space can enhance residential amenity, this parcel offers limited visual, recreational, or social value as public land and does not function as a community focal point. Formalising the site for public use is likely to adversely affect surrounding residential amenity, with impacts outweighing any potential community benefit.

Potential impacts include:

- Increased noise associated with informal recreation and visitor use.
- Loss of privacy through increased overlooking of adjoining private properties.
- Safety and perception issues arising from limited passive surveillance.
- Maintenance-related disturbance associated with machinery, access and ongoing upkeep.
- Potential lighting impacts if upgraded for public use.
- Parking and access pressure on local residential streets.

Overall, conversion of the site to active public open space would likely erode existing residential amenity without delivering a tangible net public benefit.

7. Size, Configuration and Functionality

The site, with an area of approximately 1,824 m², is constrained by its battle-axe configuration and narrow access handle (approximately 6 metres wide). Its internalised layout, lack of visibility, and encirclement by residential properties significantly limit its usability, safety, and attractiveness as public open space (see photographs of the site in Attachment 3).

Design and functional constraints include:

- Insufficient space for meaningful recreational facilities.
- Poor sightlines and limited passive surveillance.
- Restricted universal access for prams, mobility aids, and maintenance vehicles.
- Low legibility as public open space due to the lack of frontage.
- High interface impacts with adjoining dwellings.
- Inefficient use of land compared with nearby, higher-quality parks.
- Public investment in upgrading the site would likely deliver low community return.

8. Future Demand and Location of Parks

Bicheno's visitor economy and seasonal population increases may support additional public open space over time. Any future provision will deliver the greatest benefit where it is accessible, visible and integrated with established activity areas and the coastal reserve network.

In this context, the strongest case for new or upgraded open space is for sites near the town centre, foreshore, beaches and key walking routes, where investment can deliver broad community and tourism benefits, including:

- Supporting pedestrian activity and walkability.
- Improving connections between the town centre and coastal attractions.
- Providing spaces for informal recreation and social interaction.
- Reinforcing township identity and visitor experience.
- Civic and foreshore open spaces integrated with coastal reserves and shared paths typically deliver greater public benefit than small, enclosed residential parcels.

Accordingly, while tourism growth may support additional provision in Bicheno, priority should be given to strategically located, accessible and multifunctional spaces connected to the town centre and coastal reserve network. This indicates that isolated neighbourhood parcels with limited visibility and constrained access (such as the subject site) are unlikely to be appropriate locations for future investment. Local demand for additional neighbourhood open space in the immediate area is likely to be limited due to:

- Large private backyards associated with surrounding dwellings.
- Immediate access to Lions Park.
- Proximity to the foreshore reserve and adjoining Crown land.

9. Environmental and Landscape Value

The site at 50 Beattie Avenue, Bicheno, does not contain significant environmental features, remnant native vegetation, identified habitat values or notable landscape characteristics that would warrant retention for conservation, environmental management or public landscape purposes. The land is a vacant parcel largely isolated from broader ecological systems and does not form part of a connected corridor, coastal reserve or recognised environmental network.

The site is surrounded and enclosed by existing residential development, with adjoining properties backing directly onto the parcel. As a result, its landscape setting is highly localised and visually contained, limiting any broader contribution to the public realm or coastal landscape character of the area. The parcel does not provide meaningful visual amenity, outlook, or landscape relief when compared with the higher-value foreshore reserves, coastal vegetation areas, and public open spaces located elsewhere within Bicheno.

Ecological value associated with the site is considered low due to the absence of native vegetation communities, habitat diversity, waterways, or environmental features of significance. The land does not appear to support important fauna habitat or contribute to biodiversity outcomes at a local or regional scale.

In the context of the surrounding urban environment, the parcel functions primarily as an undeveloped residual lot rather than a landscape or environmental asset. Consequently, its retention for public open space or environmental purposes is not considered essential.

10. Safety and Asset Management

The site contains no formal recreational infrastructure, landscaping, pathways, seating, playground equipment, or supporting facilities that would enable it to function as a usable or attractive public open space asset. Its undeveloped and residual nature limits its practical utility for recreation, community gathering, or structured public use. Consequently, the land does not provide a level of amenity or functionality comparable to other established public open spaces within Bicheno.

Despite its limited function, the site still requires ongoing maintenance and management by Council, including mowing, vegetation control, general upkeep, and monitoring. Retaining land that provides minimal community benefit can represent an inefficient allocation of Council resources, particularly where higher-quality and better-utilised public open spaces already exist within the surrounding area.

The parcel's poorly defined role, lack of passive surveillance, and limited public activity may also contribute to passive safety and management concerns over time. Vacant and underutilised spaces enclosed by residential properties can attract informal use, dumping, weed growth, or neglect, while offering little social or recreational value in return. The absence of clear public purpose or infrastructure reduces opportunities for regular activation and community presence, which are typically important factors in creating safe and well-used public spaces.

In this context, the ongoing operational and maintenance responsibilities associated with the site are not considered proportionate to its limited public, recreational, or strategic value within the broader open space network.

11. Role within the Open Space Hierarchy

The parcel does not address any identified gaps in open space provision and is located within an area already serviced by established foreshore reserves, recreational facilities, and community open spaces. In this context, the land does not make a significant contribution to the distribution or functionality of the existing open space network.

The site also lacks broader connectivity value. It does not form part of a pedestrian linkage, recreational corridor, or coastal access network, nor does it improve connections between surrounding public spaces or community destinations.

Accessibility is limited by the site's enclosed residential setting, low visibility from the public realm, and absence of defined access points or supporting infrastructure. These constraints reduce the site's capacity to support regular or diverse public use and limit its ability to function as an active or well-utilised public open space.

12. Summary of Representations

A total of 18 representations were received regarding the proposed disposal of Council-owned land at 50 Beattie Avenue, Bicheno. Most submissions objected to the sale, and no submissions were identified in support. The representations indicate very strong community opposition. Submitters included adjoining landowners, residents, families, ratepayers, and regular visitors. The most consistent concern was the permanent loss of a valued public open space that is actively used by the community.

Public submissions predominantly supported retaining the land in public ownership as open space, citing its role in informal recreation, community use, and local amenity. Submitters highlighted the importance of the site as a safe recreation area south of the Tasman Highway and raised concerns regarding pedestrian safety, traffic, and limited alternative open space. Concerns were also raised regarding the appropriateness of selling land identified as public open space, together with potential impacts on residential amenity, outlook, and future development. Some submissions also expressed dissatisfaction with Council consultation, transparency, and the ongoing uncertainty associated with repeated sale discussions.

A summary of common themes in the submissions, and an independent assessment of submissions, are detailed in Attachment 3.

13. Conclusion

The assessment concludes there is no identified strategic or statutory basis requiring the long-term retention of the land for public open space purposes, with Lions Park nearby already serving the primary recreation function and identified for future improvements. The site's limited size, constrained access, and proximity to adjoining dwellings reduce its suitability for broader public use or upgrade opportunities. No title encumbrances or statutory constraints preventing disposal were identified, and Council is progressing the sale in accordance with the provisions of the Local Government Act 1993. While concerns regarding traffic, pedestrian safety, and community attachment to the land were acknowledged, these matters are considered capable of being addressed through broader infrastructure planning and future development assessment processes, with proceeds intended to support improved public assets in more appropriate locations.

Attachment 1 – Site Context Assessment



Attachment 2 – Site Photographs



Attachment 3 – Summary Assessment of Representations

Theme Raised	No	Details	Assessment
Retention of the land as public open space/community land	15	Submitters emphasised the site is a valued local reserve and should remain in public ownership; concern that disposal would result in permanent loss of open space and local amenity.	There is no identified strategic planning basis supporting the retention of the land for long-term public recreation purposes.
Existing recreational and community use of the land	13	The land is used for informal recreation and community activities including children's play, ball sports, dog exercise, and informal gatherings.	Lions Park, located nearby, is already designated for public recreation purposes and has been identified by Council for future improvements.
Concerns regarding legal status, title restrictions or Crown/open space obligations	10	Representations questioned whether the land can be sold, given references to public open space on title and/or subdivision documentation and sought clarity on any restrictions, easements or obligations.	There are no identified statutory impediments to the sale of public open space considered surplus to Council requirements, subject to compliance with the provisions of the Local Government Act 1993.
Importance of safe play space for children south of the highway	9	Submitters raised that the site provides one of the few accessible recreation areas south of the highway, with concerns about traffic, limited crossings/lighting and child safety.	This assessment acknowledges concerns about traffic, limited crossings/lighting and child safety for residents south of the Tasman Highway. Council may wish to investigate opportunities to improve active transport links.
Land was relied upon by adjoining owners when purchasing property	6	Some owners stated they purchased properties on the understanding the land would remain public open space and raised amenity impacts if developed.	There are no identified encumbrances on the title that would prevent the sale of the land.
Concern regarding future development impacts	5	Concerns included potential traffic increases, overlooking, loss of views, noise and perceived property value impacts if the site is developed.	Potential residential impacts of development are considered in the development application process.
Concern regarding Council process, transparency or consultation	5	Concerns were raised about repeated sale attempts, perceived lack of communication and transparency, and delays in decision-making.	Council is progressing the sale in accordance with statutory processes, including public notification.
Belief land was gifted to Council for community use	7	Some submitters stated the land was historically provided/managed for community benefit and should not be sold for private purposes.	There are no identified encumbrances, designated purposes, or statutory constraints relevant to the disposal of the land.
Concern regarding loss of green space as Bicheno grows	5	Representations suggested open space is becoming more important as the township grows and proposed improvements (e.g., community	There are no identified strategic planning documents that support the long-term retention of the land for public open space purposes in this location.

		garden, recreation facilities, dog exercise area, upgraded reserve).	
Requests that Council retain or improve the land rather than sell it	8	Many submitters requested Council retain the land and/or invest in improvements for broader community benefit rather than disposal.	The site's access, size and proximity to adjoining dwellings constrain its suitability for broader public use and improvements.
Potential legal action or compensation implications	3	Some representations raised potential for dispute if disposal proceeds, including concerns about lack of an open space strategy and use of proceeds.	Council has followed the statutory process in accordance with the Local Government Act 1993.
Concerns regarding easements, service or firebreak functions	3	Concerns were raised regarding potential easements/servicing and practical functions such as access and maintenance (including fire management considerations).	Any registered easements and servicing requirements have been considered through title/plan searches and addressed as part of any disposal process.
Suggestions for future community uses of the site	4	Suggestions included formalising recreation uses, a community garden, and a dog exercise area.	Council has determined that future use or improvements are proposed for nearby Lions Park within walking distance.
Concerns regarding mental health and uncertainty caused by repeated sale attempts	2	Some submitters described stress/uncertainty associated with ongoing sale proposals and a sense of attachment to the place.	Noted: some submitters described a sense of attachment to the land through informal use. The sale is proposed to support broader community benefit.
Strategic justification for land sale	1	Submitter raised a perceived lack of supporting policy or documentation for the proposed sale.	Strategic alignment is addressed through Council's Strategic Plan, the Bicheno Structure Plan, and Council's resolution to sell and reinvest in better-located public assets.

Note: A single representation may address multiple themes. The counts above indicate the number of representations in which each theme was raised.

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Owner: <i>E.T. & R.M. Beattie</i>				PLAN OF SURVEY		Registered Number	
Title Reference: <i>C.T. 2010-60</i>				of land situated in		S. P.1341	
Areas of Parcels							
Lot Number	Area	Lot Number	Area				
34	26 1/4"	44	26 1/2"				
35	26 1/4"	45	27 1/4"				
36	26 1/4"	46	31 1/4"				
37	29 1/4"	47	31 1/4"				
38	37 1/4"	48	31 1/4"				
40	39 1/2"	49	26 1/4"				
41	28 1/2"	50	0' 1' 32 1/2"				
42	27 1/2"	51	0' 3' 17 1/2"				
43	26 1/2"						
Total		Total					

Grantee: *Part of Lots 1, 2, 3 & 4, 10 & 11 granted to Edward Brooks.*

Scale: *80 feet* to an inch

For Office Use: Filed by *Edward Brooks* on *15-9-67*

Receipt No. _____
Receiving Clerk _____
Effective from *15-9-67*
Recorder of Titles *Ed. Brooks*

REGISTERED NUMBER **62307**

FOSTER ST. MORRISON ST. CHAMP ST. SINCLAIR ST.

50 FEET WIDE (TO BE OPENED)

STREET (336-370)

277: REQUEST TO AMEND SP62307
NOTATION 'PUBLIC OPEN SPACE' IS ADDED TO LOT 50 BY ME PURSUANT TO SEC 103 LOCAL GOVERNMENT (BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993.

Alice Kawa
RECORDER OF TITLES
26 MAY 2015
DATE

D17146 REQUEST TO AMEND SP62307
THE NOTATION 'RESERVE' OVER LOT 50 DELETED BY ME PURSUANT TO SECTION 103 LOCAL GOVERNMENT (BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993.

Alice Kawa
RECORDER OF TITLES
6 SEP 2011
DATE



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 62307	FOLIO 50
EDITION 5	DATE OF ISSUE 25-June-2015

SEARCH DATE : 21-July-2026

SEARCH TIME : 12.11 pm

DESCRIPTION OF LAND

Town of BICHENO

Lot 50 on Sealed Plan [62307](#) (formerly being SP[1341](#))

Derivation : Part of 10 Acres (Section N.) Gtd. to E. Brooks
and duly surrendered by Sealed Plan No. [1341](#)

Prior CT [2278/6](#)

SCHEDULE 1

[C948606](#) TRANSFER to GLAMORGAN-SPRING BAY COUNCIL Registered
25-Nov-2010 at noon

SCHEDULE 2

[C948606](#) Land is limited in depth to 15 metres, excludes
minerals and is subject to reservations relating to
drains sewers and waterways in favour of the Crown
SP [1341](#) & ORDER [A216708](#) SUBJECT TO Fencing Covenants created
[C948606](#) FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended plan pursuant to
Request to Amend No. D17146 made under Section 103 of
the Local Government (Building and Miscellaneous
Provisions) Act 1993. Search Sealed Plan No. [62307](#)
Lodged by GLAMORGAN-SPRING BAY on 04-Aug-2011 BP:
D17145

NOTICE: This folio is affected as to amended plan notation
pursuant to Request to Amend No. E277 made under
Section 103 of the Local Government (Building and
Miscellaneous Provisions) Act 1993. Search Sealed
Plan No. [62307](#) Lodged by GLAMORGAN-SPRING BAY on
20-Apr-2015 BP: E277



9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
☎ 03 6256 4777
📠 03 6256 4774
✉ admin@freycinet.tas.gov.au
🌐 www.gsbc.tas.gov.au

COMMUNITY SMALL GRANTS PROGRAM

GUIDELINES FOR APPLICATIONS

The Glamorgan Spring Bay Council's Community Small Grants Program provides small grants to community organisations and groups to assist them to undertake programs and activities within the Glamorgan Spring Bay municipal area.

Council receives requests for more funding than is available and consequently funds under the programs are limited. The majority of grants will be restricted to no more than \$1,000, however, in certain circumstances, Council may consider increasing the allocation.

There is no specific funding period. Applications for funding assistance shall be considered throughout the year until such time as the available funds have been exhausted.

ELIGIBILITY

Applications must be from not-for-profit organisations as defined as follows:

- Its main operating purpose is other than to provide goods and services for profit.
- Other than in the case of winding up, no member/owner has the right to surpluses of the entity.
- That entity does not have the right to transfer ownership to members/owners.
- Any resident of the Glamorgan Spring Bay municipal area who has been selected on merit to participate or compete in any event or project of state, national or international significance may seek funding assistance.

PROJECTS SHOULD AIM TO:

- Address relevant community issues of significance.
- Be initiated within the community and actively involve local people.
- Improve access and encourage wider use of facilities.

COUNCIL PROCESS REQUIREMENTS:

Application:

- Complete the Community Small Grants Application form.
- Provide a plan or sketch of the proposed project (if applicable).
- Provide a copy of the project budget and evidence of basis of costs (Quotation).

SUCCESSFUL APPLICANTS AFTER PROJECT COMPLETION:

- Complete the Community Small Grants Acquittal form.
- Provide a brief written report of the success or otherwise of the project prior to the conclusion of the financial year, together with a photo (if applicable).
- Provide most recent financial statement or evidence of expenditure.

For further information, please contact the Community & Communications Officer

Phone: (03) 6256 4777

Email: community@freycinet.tas.gov.au

PO Box 6, Triabunna 7190

Community Small Grant Application

Please make sure you answer all Sections of this form.

APPLICANTS DETAILS			
Organisation/ Committee Name:	Spring Bay Suicide Prevention Network		
Contact Person Name:	Cheryl Weily		
Position in organisation:	Committee member		
Postal Address:	PO Box100, Triabunna		
Phone:		Mobile:	0409641954
Email:	cherylweily@bigpond.com		
Legal Status (Please tick which one applies to your group):	☒ Registered Not-for-profit ☐ Incorporated association.		

PROJECT TITLE AND BRIEF DESCRIPTION (If insufficient space, please attach additional sheet)
TITLE: RAISING AWARENESS OF THE EAST COAST SCARECROW TRAIL MENTAL HEALTH WEEK 2026 For the past three years, there has been a coordinated and targeted celebration of Mental Health week across the Spring Bay area. Last year, we asked businesses, schools, households, farmers etc to display a scarecrow in their space to start the conversation around mental health. The response was really enthusiastic, positive and widespread as more and more scarecrows went up on display. Many people wondered what it was all about. While this was okay, as it started conversations, it would be more effective to have clear messages around the scarecrows so that locals and visitors alike are informed as they travel through our towns. This year, we are asking for your support to have 10 corflute signs printed advertising "Scarecrows for Mental Health Week" to display at the entry to each town in the Glamorgan Spring Bay area. This will utilise the existing Council infrastructure and space available for such community advertising. This will not only build awareness of what we are doing but assist in starting conversations around mental health. It showcases that we can work together in our area, to build awareness, belonging and connection - the ABC of community. What a positive message for those who live here but also for the visitors, tourists etc. The Suicide Prevention Network has connected and collaborated with key stakeholders and service providers in the Bicheno, Swansea, Triabunna, Orford and Buckland areas. There has been active engagement and collaboration with Royal Flying Doctor Service, Rural Alive and Well, Baptcare, and others who have also added their support to this initiative. It looks like other areas eg Sorell will also come on board this year as well as other organisations eg Rural Youth. This initiative, we believe will only grow from year to year.



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BENEFITS OF THE ACTIVITY TO GLAMORGAN SPRING BAY

Please tick or highlight any of the following areas that are relevant to your event:

☒ Community Participation	☐ Environment	☐ Sport & Recreation
☒ Community Education	☒ Tourism & Events	☐ Heritage & History
☒ Health & Safety	☒ Multi-Cultural	☐ Arts & Culture

OUTLINE INTENDED OUTCOMES OF THE PROJECT

1. Start people talking about mental health and raise awareness
2. Bring the Glamorgan and Spring Bay communities together in a shared project
3. Raise awareness and share scarecrow photos and stories on a dedicated FaceBook site
4. Communicate and collaborate across the district in partnership with stakeholders and service providers alike.
5. Have fun and promote some joy in times that are difficult for many
6. Explicitly reflect that we are all in this together

REQUEST FOR FUNDING

Please confirm the dollar amount you are applying for from Council.	\$467.50
---	----------

Please outline the amount of funds, if any, you are requesting from Council, and the purpose to which the funds will be applied: *Please provide quotations with your application*

We are requesting the amount of \$467.50 to be paid to Eye Spy, Cambridge for the printing of 10 cor

Funding to be contributed by you or your organisation	\$0 as we are committed to other MH we
Funding to be contributed from other organisations	\$
Total Project Expenses	\$ \$467.50

If your application is approved, funding will be paid directly into the nominated bank account. Please provide the following bank account details for this entity:	Account Name:Spring Bay Suicide Preve
	BSB:037621
	Account Number:184016

CERTIFICATION / DECLARATION

This declaration must be signed by a person authorised to sign on behalf of the organisation.

- I certify to the best of my knowledge that the information given on this form is complete and correct.
- I understand that approval of the grant is subject to mutual agreement between Glamorgan Spring Bay Council and the applicant.
- I understand that if Glamorgan Spring Bay Council approves a grant, I will be required to accept the conditions of the grant in accordance with Glamorgan Spring Bay Council requirements.
- I understand that Glamorgan Spring Bay Council does not accept any liability or responsibility for the proposal in this application and that it is the responsibility of the applicant or their sponsor to provide the appropriate insurance cover and abide by all relevant health and safety standards.
- I agree that if funded, funds will be used only for the activity described on this application.
- I consent to the release of activity information in this application for promotional and evaluation purposes relevant to Glamorgan Spring Bay Council.
- I will seek permission from the group before submitting photographs for use by Glamorgan Spring Bay Council.

The above organisation has authorised me to submit this application on their behalf. The information contained herein is, to the best of my knowledge, true and correct.

Name:	Cheryl Weily
Signature:	
Position in organisation:	Committee member

Please return this application to: community@freycinet.tas.gov.au

Please Note: All successful applicants are required to submit evidence of expenditure in a final report. Included in reporting will be formal receipts, photographs and providing the opportunity for Community Development staff to attend the funded event.

FINAL CHECK LIST	
Action	Completed
Completed all sections of the application form	☒ Yes
Signed the application form	☒ Yes
Attached copies of any required documentation to support this application.	☒ Yes
Attached copies of supporting quotes	☒ Yes



EYE SPY®

Eye Spy Signs Pty Ltd

263 Kennedy Drive
Cambridge 7170
www.eyespy signs.com.au

QUOTE

SQ-00008852

Customer Name Glamorgan Spring Bay Council

Quote Date: 03/07/2026

Accept Date:

Customer Ref Cheryl Weily

Delivery Contact: Cheryl Weily

Delivery Method:

Ln	Code	Description	Units	Qty	Price	Total
1	CORF-DIRECT	Corflute - Direct Print Full Sheet Printed 2400 x 1200 10 x 1200x600 Scarecrows for Mental Health signs	per Sheet	2.50	170.00	425.00

Comments:

Sub Total 425.00

Tax Total 42.50

Total 467.50

Salesperson Email sally.baker@eyespy signs.com.au

Thank you for the opportunity to quote for you requirements and as always please feel free to contact us if anything is incorrect or unclear.

BSB: 017 318 ACC: 42910 6852 Eye Spy Signs Pty Ltd . Remittance email: accounts@eyespy signs.com.au

Please Note: For custom signs and non-account customers, all goods must be paid for prior to production.

It should also be noted that quotes are provided on a quantity basis and a change in quantity ordered may see a change in the unit price.

SCARECROWS

for Mental Health Week





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COMMUNITY SMALL GRANTS PROGRAM

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The Glamorgan Spring Bay Council's Community Small Grants Program provides small grants to community organisations and groups to assist them to undertake programs and activities within the Glamorgan Spring Bay municipal area.

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There is no specific funding period. Applications for funding assistance shall be considered throughout the year until such time as the available funds have been exhausted.

ELIGIBILITY

Applications must be from not-for-profit organisations as defined as follows:

- Its main operating purpose is other than to provide goods and services for profit.
- Other than in the case of winding up, no member/owner has the right to surpluses of the entity.
- That entity does not have the right to transfer ownership to members/owners.
- Any resident of the Glamorgan Spring Bay municipal area who has been selected on merit to participate or compete in any event or project of state, national or international significance may seek funding assistance.

PROJECTS SHOULD AIM TO:

- Address relevant community issues of significance.
- Be initiated within the community and actively involve local people.
- Improve access and encourage wider use of facilities.

COUNCIL PROCESS REQUIREMENTS:

Application:

- Complete the Community Small Grants Application form.
- Provide a plan or sketch of the proposed project (if applicable).
- Provide a copy of the project budget and evidence of basis of costs (Quotation).

SUCCESSFUL APPLICANTS AFTER PROJECT COMPLETION:

- Complete the Community Small Grants Acquittal form.
- Provide a brief written report of the success or otherwise of the project prior to the conclusion of the financial year, together with a photo (if applicable).
- Provide most recent financial statement or evidence of expenditure.

For further information, please contact the Community & Communications Officer

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Email: community@freycinet.tas.gov.au

PO Box 6, Triabunna 7190

Community Small Grant Application

Please make sure you answer all Sections of this form.

APPLICANTS DETAILS			
Organisation/ Committee Name:	Bicheno Crays Youth Club		
Contact Person Name:	Alice Cook		
Position in organisation:	Founding Member		
Postal Address:	27 Murray Street, Bicheno		
Phone:	0408995519	Mobile:	0481365737
Email:	bichenocraysyc@gmail.com		
Legal Status (Please tick which one applies to your group):	☐ Registered Not-for-profit ☒ Incorporated association.		

PROJECT TITLE AND BRIEF DESCRIPTION (If insufficient space, please attach additional sheet)
The Bicheno Crays Youth Club is seeking reimbursement funding from the Glamorgan Spring Bay Council to cover the cost of its Public Liability insurance policy, held with Ansvar Limited. This insurance is essential to ensure the safe and responsible operation of the club and its activities. As a volunteer-run organisation dedicated to supporting the young people in the Bicheno community, the club works with external stakeholders (Surfing Tasmania, Tennis Tasmania, AFL Tasmania) to provide recreational and social opportunities in a safe, inclusive environment. Whilst these organisations have their own insurance covering participants - Public Liability insurance coverage is necessary in order to meet legal and safety requirements. Reimbursement of this cost will help reduce the financial burden on the club, allowing our precious resources to be directed toward youth activities, equipment, and program development, ultimately benefiting the Bicheno youth, and wider community. Details of our policy are as follows: Insured Name: Bicheno Crays Youth Club Policy Number: 727262 Policy Period: 01-Apr-2026 to 01-Apr-2027



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BENEFITS OF THE ACTIVITY TO GLAMORGAN SPRING BAY

Please tick or highlight any of the following areas that are relevant to your event:

☒ Community Participation	☐ Environment	☒ Sport & Recreation
☐ Community Education	☐ Tourism & Events	☐ Heritage & History
☒ Health & Safety	☐ Multi-Cultural	☐ Arts & Culture

OUTLINE INTENDED OUTCOMES OF THE PROJECT

Please see above.

Reimbursement of this cost will help reduce the financial burden on the club, allowing our precious resources to be directed toward youth activities, equipment, and program development, ultimately benefiting the Bicheno youth, and wider community.

REQUEST FOR FUNDING

Please confirm the dollar amount you are applying for from Council.	\$ \$784.20
---	-------------

Please outline the amount of funds, if any, you are requesting from Council, and the purpose to which the funds will be applied: *Please provide quotations with your application*

Seeking to cover the cost of General Liability Insurance policy with Ansvar Limited

Funding to be contributed by you or your organisation	\$0
Funding to be contributed from other organisations	\$0
Total Project Expenses	\$784.20

If your application is approved, funding will be paid directly into the nominated bank account. Please provide the following bank account details for this entity:	Account Name:bicheno crays youth club
	BSB:633000
	Account Number:193619830

CERTIFICATION / DECLARATION

This declaration must be signed by a person authorised to sign on behalf of the organisation.

- I certify to the best of my knowledge that the information given on this form is complete and correct.
- I understand that approval of the grant is subject to mutual agreement between Glamorgan Spring Bay Council and the applicant.
- I understand that if Glamorgan Spring Bay Council approves a grant, I will be required to accept the conditions of the grant in accordance with Glamorgan Spring Bay Council requirements.
- I understand that Glamorgan Spring Bay Council does not accept any liability or responsibility for the proposal in this application and that it is the responsibility of the applicant or their sponsor to provide the appropriate insurance cover and abide by all relevant health and safety standards.
- I agree that if funded, funds will be used only for the activity described on this application.
- I consent to the release of activity information in this application for promotional and evaluation purposes relevant to Glamorgan Spring Bay Council.
- I will seek permission from the group before submitting photographs for use by Glamorgan Spring Bay Council.

The above organisation has authorised me to submit this application on their behalf. The information contained herein is, to the best of my knowledge, true and correct.

Name:	Hannah Coates
Signature:	H Coates
Position in organisation:	Member

Please return this application to: community@freycinet.tas.gov.au

Please Note: All successful applicants are required to submit evidence of expenditure in a final report. Included in reporting will be formal receipts, photographs and providing the opportunity for Community Development staff to attend the funded event.

FINAL CHECK LIST	
Action	Completed
Completed all sections of the application form	☒ Yes
Signed the application form	☒ Yes
Attached copies of any required documentation to support this application.	☒ Yes
Attached copies of supporting quotes	☒ Yes

RECEIVED
19 JUN 2026

BY:

APPLICANT DETAILS			
Organisation / Group	Bicheno Community Men's Shed		
Is your organisation an incorporated body?	YES	Incorporated Number	
Is your organisation a registered not-for-profit	YES	Registration Number	
Contact Person	Pamela Troode	Surname	TROODE
Contact Number	0428001102		
Postal Address	24 BANKSIA ST Bicheno 7215		
Email	pamtrooded@outlook.com		
PROJECT TITLE AND BRIEF DESCRIPTION (If insufficient space, please attach additional sheet)			
YEARLY YEARLY INSURANCE COVER for Bicheno Men's Shed. HELP with Payment, Please			
OUTLINE INTENDED OUTCOMES OF THE PROJECT			
Being a Small Shed with limited membership and output of sales IT is a large amount to pay in full assistance would be important to insure the shed and its contents and members			
FUNDING REQUEST			
Funding sought from council	\$ 1000		
Funding to be contributed by you or your organisation	\$ 1802.35		
Funding to be contributed from other organisations	NIL	\$	
Total Project Expenses	\$ 2802.35		
Signed			
Name	Pamela TROODE (TREASURER)		
Date	17/06/2026		



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Eligibility

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Projects should aim to:

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- Be initiated within the community and actively involve local people.
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Council Process Requirements:

Application:

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- Provide a plan or sketch of the proposed project (if applicable).
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Successful applicants after project completion:

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For further information, please contact the Community & Communications Officer

Phone: (03) 6256 4777

Email: community@freycinet.tas.gov.au

PO Box 6, Triabunna 7190



TAX INVOICE

Amplify Alliance Australia
 AMPLIFY ALLIANCE AUSTRALIA LIMITED
 Level 7, Suite 7.01, 454 Collins Street,
 MELBOURNE VIC 3000
 AUSTRALIA
 Ph: 1800 331 915
 Email: info@amplifyalliance.org.au
 A.B.N. 17 007 263 916

Invoice Number 6725
 Customer Account 1844
 Invoice Date 01/07/2026

Payment is due within 14 days from the date of this invoice

Bill To: Bicheno Community Men's Shed
 19 Sinclair Street
 BICHENO, TAS 7215
 AUSTRALIA

Description: Amplify Alliance Blanket Cover Insurance - Dates 01 July 2026 through 30 June 2027

Item Description	Qty	Unit Price	Disc %	Amount
Associate Membership - Shed Members	20.00	\$2.32	0.00	\$46.40
Blanket Cover Insurance - Shed Members	20.00	\$33.74	0.00	\$674.80
Property Insurance – Building Subscription	1.00	\$1,826.39	0.00	\$1,826.39

Subtotal \$2,547.59
 Total GST 10.00% \$254.76
Invoice Total \$2,802.35
 Payments \$0.00
Amount Due AUD \$2,802.35

*Paid 17/6/26
 Rec: 87683055*

Payment Options



Online

Pay online by logging into your account.
 Pay with your credit or debit card
 (Visa, MasterCard)
www.amplifyalliance.org.au (Your Portal)



EFT Payments

Bendigo Bank
 BSB: 633 000
 Account: 127939577
 Ref: 1844



Phone / Cheque

Cheques can be made payable to:
 Amplify Alliance Australia Limited
 L7, Suite 7.01, 454 Collins Street
 MELBOURNE VIC 3000
 Please mail cheque

All prices are in Australian Dollars (\$AUD) and includes GST where applicable



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Application:

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- Provide a plan or sketch of the proposed project (if applicable).
- Provide a copy of the project budget and evidence of basis of costs (Quotation).

SUCCESSFUL APPLICANTS AFTER PROJECT COMPLETION:

- Complete the Community Small Grants Acquittal form.
- Provide a brief written report of the success or otherwise of the project prior to the conclusion of the financial year, together with a photo (if applicable).
- Provide most recent financial statement or evidence of expenditure.

For further information, please contact the Community & Communications Officer

Phone: (03) 6256 4777

Email: community@freycinet.tas.gov.au

PO Box 6, Triabunna 7190

Community Small Grant Application

Please make sure you answer all Sections of this form.

APPLICANTS DETAILS			
Organisation/ Committee Name:	SPRINGBAY COMMUNITY FOODHUB		
Contact Person Name:	Annette Douglas		
Position in organisation:	Coordinator		
Postal Address:	8/36 Selwyn Street Triabunna Tas 7190		
Phone:		Mobile:	0419230836
Email:	springbayfoodhub1@outlook.com		
Legal Status (Please tick which one applies to your group):	☐ Registered Not-for-profit ☒ Incorporated association.		

PROJECT TITLE AND BRIEF DESCRIPTION (If insufficient space, please attach additional sheet)
The Spring Bay Community Food Hub is seeking funding through the Glamorgan Spring Bay Council Community Small Grants Program to assist with the cost of our essential insurance expenses. As a volunteer-run, not-for-profit organisation, every dollar we receive is reinvested back into supporting our community. We provide affordable food, household essentials and support to local individuals and families experiencing financial hardship. Keeping our organisation operating safely and responsibly is essential to continuing these services. We understand that the maximum funding available through the Community Small Grants Program is \$1,000, and we are respectfully requesting the full amount to contribute towards our annual insurance costs. Our annual insurance expenses include: Vehicle Insurance: \$835 Contents and Stock Insurance: \$1,690 Public Liability Insurance: \$1,455 Total annual insurance costs: \$3,980 While the grant will not cover the full cost of these essential expenses, a contribution of \$1,000 would significantly reduce the financial burden on our organisation. This support would allow us to continue operating safely while directing more of our limited funds towards purchasing affordable food, household essentials and other resources that directly benefit our community. These insurances are essential to protecting our volunteers, customers, vehicle, stock and premises, ensuring we can continue providing a safe and reliable service. Without this coverage, our ability to operate would be at risk.



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BENEFITS OF THE ACTIVITY TO GLAMORGAN SPRING BAY

Please tick or highlight any of the following areas that are relevant to your event:

☒ Community Participation	☐ Environment	☐ Sport & Recreation
☐ Community Education	☐ Tourism & Events	☐ Heritage & History
☐ Health & Safety	☐ Multi-Cultural	☐ Arts & Culture

OUTLINE INTENDED OUTCOMES OF THE PROJECT

The funding will help cover essential insurance costs, allowing the Spring Bay Community Food Hub to continue operating safely and sustainably. This will enable us to keep providing affordable food and essential items to our community while directing more of our funds towards supporting local individuals and families.

REQUEST FOR FUNDING

Please confirm the dollar amount you are applying for from Council.	\$ 1000
Please outline the amount of funds, if any, you are requesting from Council, and the purpose to which the funds will be applied: <i>Please provide quotations with your application</i>	
\$835 Car insurance \$1690 contents and stock insurance \$1455 Public liabilities	
Funding to be contributed by you or your organisation	\$ 2980
Funding to be contributed from other organisations	\$ 0
Total Project Expenses	\$ 3980

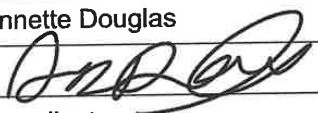
If your application is approved, funding will be paid directly into the nominated bank account. Please provide the following bank account details for this entity:	Account Name: Springbay foodhub
	BSB: 633000
	Account Number: 219401783

CERTIFICATION / DECLARATION

This declaration must be signed by a person authorised to sign on behalf of the organisation.

- I certify to the best of my knowledge that the information given on this form is complete and correct.
- I understand that approval of the grant is subject to mutual agreement between Glamorgan Spring Bay Council and the applicant.
- I understand that if Glamorgan Spring Bay Council approves a grant, I will be required to accept the conditions of the grant in accordance with Glamorgan Spring Bay Council requirements.
- I understand that Glamorgan Spring Bay Council does not accept any liability or responsibility for the proposal in this application and that it is the responsibility of the applicant or their sponsor to provide the appropriate insurance cover and abide by all relevant health and safety standards.
- I agree that if funded, funds will be used only for the activity described on this application.
- I consent to the release of activity information in this application for promotional and evaluation purposes relevant to Glamorgan Spring Bay Council.
- I will seek permission from the group before submitting photographs for use by Glamorgan Spring Bay Council.

The above organisation has authorised me to submit this application on their behalf. The information contained herein is, to the best of my knowledge, true and correct.

Name:	Annette Douglas
Signature:	
Position in organisation:	Coordinator

Please return this application to: community@freycinet.tas.gov.au

Please Note: All successful applicants are required to submit evidence of expenditure in a final report. Included in reporting will be formal receipts, photographs and providing the opportunity for Community Development staff to attend the funded event.

FINAL CHECK LIST	
Action	Completed
Completed all sections of the application form	☒ Yes
Signed the application form	☒ Yes
Attached copies of any required documentation to support this application.	☒ Yes
Attached copies of supporting quotes	☒ Yes



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EVENT SUPPORT GRANT APPLICATION

EVENT SUPPORT ASSISTANCE GUIDELINES

ELIGIBLE EVENTS:

The Council will consider requests for assistance by community, sporting and non-profit organisations holding major festivals, events or promotions in the Glamorgan Spring Bay.

Major festivals and events are defined as significant events that are the only one of their kind in the Glamorgan Spring Bay in any one year and attract significant numbers of people to the event (generally in excess of 500) and/or attract significant media coverage for the Glamorgan Spring Bay.

ELIGIBLE ORGANISATIONS:

Any community group, organisation or club that is legally incorporated or operating under the auspices of an incorporated body. The organisation must hold and produce evidence of public liability cover for the event.

ELIGIBLE ASSISTANCE:

In-kind support includes provision of such items as wheelie-bins, barricades, delivery and collection of bins, erection of barricades and advertising of street closures (if a council road and it has been approved by Council). The cost to the Council of any in-kind assistance approved will be calculated and costed against the application.

The maximum allocation to an event is \$2,000.

PRIORITIES:

The funding available is limited. Priority will be given to events that:

- Have a significant benefit for a wide range of Glamorgan Spring Bay residents and businesses.
- Are unique within the Glamorgan Spring Bay
- If profit making, put the funds back into the community, preferably through community projects that will benefit a wide cross-section of the community.

Event Support Grant Application

Please make sure you answer all Sections of this form.

APPLICANTS DETAILS			
Contact Person Name:	WAYNE CHAPMAN		
Position in organisation:	DIRECTOR		
Postal Address:	129 SANDY BAY RD HOBART 7005		
Phone:		Mobile:	0417 310077
Email:	hobart@myride.com.au		

ORGANISATION DETAILS	
Name of group or organisation running the event:	WINTER CHALLENGE TRS
Address:	129 SANDY BAY RD HOBART
Website:	WWW.WINTERCHALLENGETRS.COM
ABN:	60 164 819 283
Incorporation number:	164 819 283
Legal Status (Please tick which one applies to your group):	
☐ Not-for-profit or incorporated association. ☐ Registered business hosting a fundraising event where proceeds are donated to charity. ☒ Registered business hosting a profited event.	

EVENT DETAILS			
Event name:	WINTER CHALLENGE		
Event description:	MULTI SPORT EVENT		
Event date(s):	16/8/26	Time(s):	0600 - 1700
Set up date(s):	15/8/26	Close down date(s):	16/8/26
Event held previously:	☒ Yes ☐ No	Total no. of people expected to attend at any one time:	300
Entry costs:	Free entry: ☐	Voluntary donation: ☐	Admission fees: \$100

PARTICIPANT ENTRY

EVENT VENUE	
Venue Name:	ORFORD RECREATION GROUND
Venue Address:	RHEBAN RD
Has permission been obtained from the venue:	Yes ☒ No ☐ Owner ☒ Manager ☒ Committee of Management
Permission to use venue:	☒ Yes ☐ No
Will the event be held on Council or private land?	☒ Council Land ☒ Private Land
Event description: (Please provide dot points including what you are going to do, the need for the event and why it is of value, any event partners, any further details about location etc.)	
SPORTS EVENT CATERING FOR AROUND 300 ATTENDEES OVER A FULL DAY	
INSURANCE	
Do you hold insurance for this event?	☒ Yes ☐ No
Please outline the insurance type and value involved: (Attach Certificate of Currency with your application)	
TEMPORARY ROAD CLOSURES (if applicable)	
Will the event require road closure? (Attach Traffic Management Plan)	☒ Yes ☐ No
Which road(s) will be closed for the event?	RHEBAN RD PARTIAL
Time of road closures:	1130 - 1300

BENEFITS OF THE EVENT TO GLAMORGAN SPRING BAY		
Please tick or highlight any of the following areas that are relevant to your event:		
☒ Community Participation	☐ Environment	☒ Sport & Recreation
☐ Community Education	☒ Tourism & Events	☐ Heritage & History
☐ Health & Safety	☐ Multi-Cultural	☐ Arts & Culture
What will Glamorgan Spring Bay residents gain from this event?		
- PARTICIPATION IN EVENT - BUSINESS ACTIVITY		
What will Glamorgan Spring Bay businesses gain from this event?		
- RETAIL ACTIVITY - PROMOTION		
Briefly explain how you plan to acknowledge Council's contribution / assistance to the event.		
• WEBSITE • PARTICIPANT COMMUNICATIONS • MEDIA ATTENDANCE		
REQUEST FOR FUNDING		
Please confirm the dollar amount you are applying for from Council (per year).		\$
Please outline the amount of funds, if any, you are requesting from Council, and the purpose to which the funds will be applied: <i>Please provide quotations with your application</i>		
Are you prepared to accept partial funding? (Council's grants are highly competitive and Council may offer less than the amount you request.)		☒ Yes ☐ No

IN-KIND SUPPORT

In-kind support (Council contribution) is where Council waives or reduces our fees including permit fees, Council venue or site hire, and bin hire.

Are you requesting in-kind support from Council?

☒ Yes

☐ No

What in-kind support would you like?

☒ Wheelie bin hire

☒ Venue/Site hire waiver

☒ Permit fees waiver

☐ Power

Other: _____

CERTIFICATION / DECLARATION

This declaration must be signed by a person authorised to sign on behalf of the organisation.

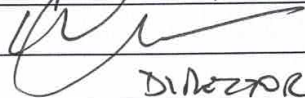
- I certify to the best of my knowledge that the information given on this form is complete and correct.
- I understand that approval of the grant is subject to mutual agreement between Glamorgan Spring Bay Council and the applicant.
- I understand that if Glamorgan Spring Bay Council approves a grant, I will be required to accept the conditions of the grant in accordance with Glamorgan Spring Bay Council requirements.
- I understand that Glamorgan Spring Bay Council does not accept any liability or responsibility for the proposal in this application and that it is the responsibility of the applicant or their sponsor to provide the appropriate insurance cover and abide by all relevant health and safety standards.
- I agree that if funded, funds will be used only for the event described on this application.
- I consent to the release of event information in this application for promotional and evaluation purposes relevant to Glamorgan Spring Bay Council.
- I will seek permission from the group before submitting photographs for use by Glamorgan Spring Bay Council.

The above organisation has authorised me to submit this application on their behalf. The information contained herein is, to the best of my knowledge, true and correct.

Name:

WAYNE CHAPMAN

Signature:



Position in organisation:

DIRECTOR

Please return this application to: community@freycinet.tas.gov.au

Please Note: All successful applicants are required to submit evidence of expenditure in a final report. Included in reporting will be formal receipts, photographs and providing the opportunity for Community Services staff to attend the funded event.

FINAL CHECK LIST	
Action	Completed
Completed all sections of the application form	☐ Yes ☐ No
Signed the application form	☐ Yes ☐ No
Attached copies of any required documentation	☐ Yes ☐ No
Attached copies of supporting quotes	☐ Yes ☐ No



Parking Facilities By-Law No. 1 of 2026

A by-law made under sections 145 and 161 of the Local Government Act 1993, in respect of the parking of vehicles and other activities on land owned by or under the control of the Glamorgan Spring Bay Council and a designated parking area within the municipal area of the Glamorgan Spring Bay Council.

PART 1 - PRELIMINARY

1. Short Title

This by-law may be cited as the *Parking Facilities By-Law Number 1 of 2026*.

2. Interpretation

In this by-law, unless the contrary intention appears:

“authorised officer” means the Chief Executive Officer and a person appointed by the Chief Executive Officer for the purpose of this by-law.

“Chief Executive Officer” means the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).

“Compliance Manager” means the person holding the position of Compliance Manager with the Council, or a person acting in that position, or other person as authorised by the Chief Executive Officer.

“Council” means the Glamorgan Spring Bay Council.

“Disabled Parking Space” means a parking space to which:
(a) a permissive parking sign displaying a people with disabilities symbol applies; or
(b) a people with disabilities parking sign applies; or
(c) a road marking consisting of, or including, a people with disabilities symbol applies.

“drive” has the same meaning as in the Dictionary in the *Road Rules 2019*.

“General Manager” means the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).

“highway” has the same meaning as a local highway under the *Local Government (Highways) Act 1982* (Tas).

“motor vehicle” has the same meaning as in the *Vehicle and Traffic Act 1999* (Tas).

“park” means to leave a vehicle in a stationary position whether attended or not.

“parking area” includes any area owned by or under the control of the Council and designated by public notice for the parking of vehicles, but does not include a highway.

“parking space” means a space within a parking area or a space indicated by lines or other marks on the ground or indicated by any other method, of sufficient clear space to accommodate a vehicle within that space.

“penalty unit” means a sum prescribed under the provisions of the *Penalty Units and Other Penalties Act 1987* (Tas).

“registered operator” has the same meaning as under the *Vehicle and Traffic Act 1999* (Tas).

“ride” includes travel in or on, and drive.

“vehicle” means “wheeled recreational device”, “wheeled toy”, “scooter”, “motorised scooter” and “personal mobility device” as defined by the *Road Rules 2019*.

PART 2 – DRIVING OF VEHICLES

3. Entry and exit of parking areas

A person driving a motor vehicle must not enter or exit a parking area except by an access point designated by the Council's signs.

Penalty: a fine not exceeding 2 penalty units.

4. Driving of motor vehicles

A person must not drive a motor vehicle in a parking area at more than twenty kilometres an hour.

Penalty: a fine not exceeding 2 penalty units.

PART 3 – PARKING

5. Parking of motor vehicles

- (1) A person must not park a motor vehicle which is not wholly within one parking space or parked otherwise than directed by an authorised officer or signage.

Penalty: a fine not exceeding 2 penalty units.

- (2) A person must not park a motor vehicle in a disabled parking space unless that person holds a permit or authority issued by a competent authority authorising such parking in the same or similar circumstances.

Commented [JD1]: Needs definition which I have added above

Penalty: a fine not exceeding 2 penalty units.

6. Parking of motor vehicles

- (1) Subject to sub-clause 6(2), a person must not park a motor vehicle:

- (a) in a parking space regulated by any Council sign for a period longer than the maximum period notified on the sign relating to that parking space; or
- (b) partly inside and partly outside of a parking space.

Penalty: a fine not exceeding 2 penalty units.

- (2) Sub-clause 6(1) does not apply to:

- (a) bicycles and tricycles moved only by human strength;
- (b) trolleys with only two wheels if those wheels are less than 310 millimetres in diameter;
- (c) motor vehicles used as ambulances being used on urgent ambulance services; or
- (d) motor vehicles used by a fire brigade in connection with a fire with which the brigade is dealing.

7. Reserved spaces

- (1) The Compliance Manager is to decide on the location of, and the conditions applicable to, reserved parking areas and spaces.
- (2) A person must not park or leave a motor vehicle in a parking space or parking area which is designated "Reserved" unless authorised to do so.

Penalty: a fine not exceeding 2 penalty units.
- (3) An authorised officer may remove, or permit an agent of the Council to remove, a motor vehicle if it is parked in contravention of this clause.

PART 4 – PROHIBITED ACTIVITIES

8. Unauthorised removal of infringement notice

A person other than the registered operator or person in charge of the motor vehicle, must not remove or cause to be removed an infringement notice affixed to a motor vehicle.

Penalty: a fine not exceeding 2 penalty units.

9. Washing, dismantling and repair of motor vehicles

- (1) A person must not dismantle or repair any motor vehicle in a parking area without the permission of an authorised officer unless it is necessary to enable the motor vehicle to be moved from the parking area.

Penalty: a fine not exceeding 2 penalty units.

- (2) A person must not paint or wash any motor vehicle in a parking area without the consent of an authorised officer.

Penalty: a fine not exceeding 2 penalty units.

10. Skidding of motor vehicles

A person must not intentionally drive a motor vehicle so:

- (a) it skids; or
- (b) it leaves rubber marks from its tyres on the surface of a parking area.

Penalty: a fine not exceeding 2 penalty units.

11. Damage to the Council's property

A person must not remove or damage the Council's property in any parking area.

Penalty: a fine not exceeding 2 penalty units.

12. Obstruction

A person must not cause any obstruction to motor vehicle or foot traffic in a parking area.

Penalty: a fine not exceeding 5 penalty units.

13. Use of skates and cycles

- (1) Except as otherwise provided in subclause (2) or (3) a person must not ride a vehicle or bicycle in a parking area.

Penalty: a fine not exceeding 2 penalty units.

- (2) A person may ride a vehicle or bicycle in a parking area for the purpose of parking in, transiting directly through, or taking the nearest path to a designated exit of, a parking area.

- (3) A person may ride a vehicle in a parking area outside the ordinary operating hours of that parking area, except where such riding is prohibited by a notice at such parking area.

PART 5 – MISCELLANEOUS

14. Request to leave an area

- (1) A police officer or authorised officer may ask a person whom they reasonably believe is offending against this by-law to leave a parking area.

- (2) A person who does not obey the directions of an authorised officer is guilty of an offence.

Penalty: a fine not exceeding 2 penalty units.

15. Closure of parking area

The Compliance Manager may close any parking area or portion of a parking area.

16. Use of parking area for other purposes

The Compliance Manager may give written approval for a parking area to be used for any purpose and impose conditions for its use.

17. Recovery of expenses

In addition to a penalty imposed in relation to a failure to comply with or a contravention of a provision of this by-law, an expense incurred by the Council in consequence of that

failure or contravention is recoverable by the Council as a debt payable by the person so failing to comply or in contravention.

18. Assistance of police officer

A Police Officer is authorised to assist an Authorised Officer to carry out an action under this by-law.

PART 6 – INFRINGEMENT NOTICES

19. Infringement notices

(1) In this clause:

“specified offence” means an offence against the clause specified in column 1 of Schedule 1 and generally described in column 2 of Schedule 1.

(2) An authorised officer may issue an infringement notice in respect of a specified offence and the monetary penalty set out adjacent to the offence in Column 3 of Schedule 1 is the penalty payable under the infringement notice for that offence.

(3) An authorised officer may:

- (a) issue an infringement notice to a person who the authorised officer has reason to believe is guilty of a specified offence; and
- (b) issue one infringement notice in respect of more than one specified offence.

(4) The *Monetary Penalties Enforcement Act 2005* applies to an infringement notice issued under this by-law.

(5) In addition to any other method of service, an infringement notice alleging that a vehicle has been used in relation to a specified offence may be served by affixing it to that vehicle.

(6) A person who is served with an infringement notice must, within 28 days of the date of service, do one or more of the following:

- (a) pay the monetary penalty in full to the Chief Executive Officer;
- (b) apply to the Chief Executive Officer for withdrawal of the infringement notice;
- (c) apply to the Chief Executive Officer for a variation of payment conditions; or
- (d) lodge with the Chief Executive Officer a notice of election to have the offence or offences set out in the infringement notice heard and determined by a court.

(7) If a person who has been served with an infringement notice fails to take one or more of the actions required by sub-clause (6) within the prescribed time, the infringement notice may be referred to the Director, Monetary Penalties Enforcement Service.

Schedule 1 – Infringement Notice Offences

Column 1	Column 2	Column 3
Clause	General Description of Offence	Penalty (penalty units)
3	Failure to use designated access point to parking area	0.5
4	Exceeding speed limit in parking area	0.5
5(1)	Not parking as directed	0.5
5(2)	Parking in disabled parking space	1.0
6(1)(a)	Parking for longer than maximum period regulated by Council sign	0.25
6(1)(b)	Park outside parking space	0.5
7(2)	Parking in a reserved space without authorisation	0.5
8	Unauthorised removal of infringement notice	0.5
9(1)	Dismantling and repairing motor vehicle without consent	0.5
9(2)	Washing or painting motor vehicle without consent	0.5
10	Skidding of motor vehicles	0.5
11	Damage to Council property	0.5
12	Obstructing vehicle or foot traffic	0.5
13(1)	Using vehicles and bicycles in a parking area	0.25
14(2)	Fail to obey request	0.5

Seal and Certification

Pursuant to section 161 of the *Local Government Act 1993* (Tas) and the decision of Council on the day of 2026, the Common Seal of the Glamorgan Spring Bay Council was placed upon this document on the day of 2026 in the presence of:

XXXX
Mayor

I certify that the provisions of the *Parking Facilities By-Law Number 1 of 2026* are in accordance with the law.

XXXX
Legal Practitioner

The *Parking Facilities By-Law Number 1 of 2026* has been made in accordance with the *Local Government Act 1993* (Tas)

XXXX
Chief Executive Officer
being the General Manager as appointed by Council
pursuant to section 61 of the *Local Government Act 1993* (Tas)



Regulatory Impact Statement

Parking Facilities By-Law No. 1 of 2026

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BACKGROUND

For many years Council has received complaints from residents and businesses about vehicles parking on streets for long periods of time restricting access for residents/customers to those businesses. These are mainly during summer months with large numbers of tourists and shack owners visiting the coastal towns.

This is a major concern in Triabunna where parking for the Maria Island Ferry customers is very limited. This forces customers to park in the nearby streets adjacent to businesses in the centre of the town. Overnight visitors to the island leave cars and caravans parked for several days without moving.

Similar complaints have been made about parking areas such as Spring Beach and the Gulch and Lions Park in Bicheno.

OBJECTIVES

The objectives of the by-law are:

1. To regulate the parking of vehicles in parking areas.
2. To regulate the parking of vehicles in disabled parking spaces.
3. To establish maximum time limits for parking in certain parking spaces.
4. To establish the location and conditions of parking spaces and parking areas.
5. To regulate certain activities in parking areas.

These objectives will be achieved as follows:

Objective 1 – To regulate the parking of vehicles in parking areas

- Establish “rules of use” and specific requirements to control behaviour for public safety and amenity.
- Restrict long term parking to increase available parking spaces for casual visitors.
- Establish disabled parking spaces close to public amenities.

Objective 2 - To regulate the parking of vehicles in disabled parking spaces.

- Ability to enforce restrictions for disabled parking spaces.
- Ensure these parking spaces are kept vacant for the sole use by people with disabilities.
- Establish these parking spaces near entrances to shops and public amenities.

Objective 3 - To establish maximum time limits for parking in certain parking spaces.

- Install signs with appropriate time limits near shops, public buildings and amenities.

Objective 4 - To establish the location and conditions of parking spaces and parking areas.

- Install signs for no parking, parking time limits, reserved spaces and disabled parking spaces at appropriate locations in towns, public places and designated parking areas.

Objective 5 - To regulate certain activities in parking areas.

- Establish prohibited activities for vehicles in public areas and parking spaces such as skidding and repair of vehicles.
- Establish “rules of use” and specific requirements to control behaviour for public safety and amenity.

The objectives will be achieved using signage restrictions. Pay for parking options will not be imposed.

RESTRICTION ON COMPETITION

The by-law has little or no impact on restricting competition or the conduct of business in the municipality. The only identified negative impact is that parking restrictions could affect restaurant patronage for diners that wish to stay longer than the time limit shown on parking signs. This matter will be addressed by council when setting parking time limits in areas which could be affected.

Time limiting signs were installed in Charles Street in Triabunna to limit Maria Island ferry customers from long term parking adjacent to shops which prevented local residents from having close access to these shops. This action did make more parking spaces available near these shops which was beneficial to business. Accordingly, the by-law would make these signage restrictions enforceable.

Letters were sent to businesses in Orford, Triabunna, Swansea, Coles Bay and Bicheno about the proposed parking by-law that sought feedback on:

- The nature of any restrictions on competition
- An assessment of the costs and the benefits of:
 - Any restriction on competition, or
 - Any impact on the conduct of business.

Three responses were received from these businesses:

- No negative impact will occur from implementing a parking by-law. I encourage the Council to move forward with the process without delay.
- If we wanted parking restrictions we could move to the city. Yet another rule and layer of bureaucracy totally unneeded anywhere in the Glamorgan Spring Bay Council at this time. Place your energy into positive influences not hindrances.
- We need to be able to move unauthorised people from parking in disabled parking spaces. Please don't put parking times that would limit parking for dinner customers.

ASSESSMENT OF COSTS AND BENEFITS

Issue	Costs	Benefits
Enforcement and implementation of the by-law	Minimal as staff would only issue infringement notices as deemed necessary to meet the objectives of the by-law and include time for. • issuing infringement notices • administering the receipt of penalties • referrals to the Monetary Penalties Enforcement Service	Parking spaces would not be occupied for long periods of time that would restrict access to businesses. Parking areas near parks, playgrounds and beaches would have more parking spaces available which would attract more visitors and residents
Cost of fines for offences	These would be borne by person who have committed an offence under the by-law	This would act as a deterrent for persons to commit an offence.
Time limits for parking spaces	There would be an indirect cost for people in that they would only be able to park in spaces for a certain amount of time	Businesses would have better access for customers. Local amenity would be improved.
Creating reserved parking spaces	There would be an indirect cost for people in that they would only be able to park in designated areas for a certain amount of time	Reserved spaces such as disabled parking would ensure persons with disabilities would have clear access to parking spaces near shops and amenities. Parking areas near parks, playgrounds and beaches would have more parking spaces available which would attract more visitors and residents
Establishing prohibited activities	Nil	This would limit unruly or obstructive behaviour in parking areas. Sets standards for appropriate behaviour which would protect public safety and amenity.

		Protection of public safety by reducing the likelihood of vehicle accidents.
--	--	--

ASSESSMENT OF DIRECT OR INDIRECT ECONOMIC, ENVIRONMENTAL OR SOCIAL IMPACTS

Direct Economic Impact:

- More parking spaces will be available for visitors/tourists to frequent local shops and restaurants.
- Parking spaces would not be occupied for long periods of time that would restrict access to businesses

Indirect Economic Impact:

- Customers will be less inclined to travel to another town for shopping with improved parking available at local shops.
- Parking areas near parks, playgrounds and beaches would have more parking spaces available which would attract more visitors and residents which would provide opportunities for local businesses.

Direct Environmental Impact:

- Freeing up spaces in parking areas will lessen parking on nature strips and unformed parking areas.

Indirect Environmental Impact:

- Visual amenity in towns will be protected by stopping long term parking of caravans and large recreational vehicles in town centres.
- Protection of wildlife habitat and ecosystems and prevent damage to trees and flora adjacent to parking areas.

Direct Social Impact:

- Ability to enforce restrictions for disabled parking spots.
- Improved visual amenity.

Indirect Social Impact:

- Elderly and people with disabilities will be able to park closer to shops with more parking spaces made available by restricting parking times near shopping areas.
- Revenue from parking fines that can be used to maintain assets.
- Reduction of unruly behaviour in parking areas.

SIMILAR LOCAL GOVERNMENT BY-LAWS

This by-law has been developed considering the parking by-laws of the Launceston City Council and Devonport City Council.

DISCUSSION OF ALTERNATIVES

Three alternatives were considered:

- Do nothing. Retain the status quo.

- Having no by-law means that council does not have the authority to prohibit, restrict or control the parking of vehicles in towns and public areas such as beach parking lots.
- Erect no parking signs and time limit parking signs.
 - This might dissuade some persons but does not stop unrestricted parking in sensitive areas. Council has no power to enforce these
- Making the by-law applicable for only some parts of the municipality
 - The issues surrounding parking near businesses is most prevalent in Triabunna due to the lack of parking spaces for the Maria Island ferry customers. However, similar issues apply to other towns. There are parking areas near beaches and public facilities that should have parking controls for persons with disabilities and time limits to prevent taking up limited parking space availability.
 - It is considered in the best public interest to include the entire municipal area of the council.

ASSESSMENT OF PUBLIC BENEFIT

Residents, visitors and businesses will benefit from the implementation of this by-law. It will control parking near commercial businesses, provide better access to shops for customers and protect amenity by limiting long term parking of vehicles in town centres.

The by-law will control the parking of vehicles in parking areas near parks, playgrounds and beaches making more parking spaces available for visitors and residents.

Reserved spaces such as disabled parking will ensure persons with disabilities will have clear access to parking spaces near shops and amenities.

The by-law provides a head of power to take action when people occupy parking spaces for long periods of time to the detriment of business and recreational activities. Without these controls nuisance complaints from residents and businesses could not be resolved appropriately.

Regulation is considered the only feasible option to achieve the by-law's objectives and the by-law has been carefully constructed to ensure it imposes the least regulatory burden on the community as possible.

PUBLIC CONSULTATION

A public consultation process will commence following receipt of a certificate from the Director certifying that the Regulatory Impact Statement is satisfactory.

1. Council will publish a notice that it intends to make a Parking Facilities By-Law:
 - on its Website
 - on its Facebook page
 - in the Mercury newspaper
 - in the Examiner newspaper

The notice will state the following:

2. The purposes and general effect of the by-law:
 - a. That a copy of the By-Law and Regulatory Impact Statement may be inspected at the council offices or downloaded from council's website.
 - b. That submissions in respect of the By-Law may be made in writing addressed to and lodged with the Chief Executive Officer, stating the grounds of the submission and the facts relied to support those grounds.
 - c. That a submission must be lodged before the specified day.
3. The specified day will be no earlier than 21 days after the publication of the notice in the Mercury and Examiner newspapers.
4. Council will consider all submissions made concerning the By-Law and, if it decides to make any amendments as a result of any of these submissions; it will do so by absolute majority. Council does not need to give further public notice unless an amendment substantially changes the purpose or effect of the proposed By-Law.
5. Council will then pass, by an absolute majority, a resolution to formally make the By-Law.
6. The By-law will then be submitted to a legal practitioner for certification and signed by the Chief Executive Officer.
7. Council will then cause the By-Law to be gazetted within 21 days of being made.
8. Council will also submit the By-Law to the Subordinate Legislation Committee within 7 working days of gazettal, and to both Houses of Parliament within 10 sitting days of gazettal.
9. Finally, Council will send to the Director of Local Government a signed, sealed and certified original, together with a statement of purpose and effect and the outcome of public consultation.

COMMENTS ON THE BY-LAW

Submissions about the By-Law and Regulatory Impact Statement may be made in writing, addressed to and lodged with the Chief Executive Officer, stating the reasons for the submission and the facts relied upon to support those reasons.

The submission must be received before the day specified in the advertisement which is no earlier than 21 days after the publication of the advertisement in the Mercury and Examiner newspapers.

Council will consider all submissions that have been made concerning the By-Law and Regulatory Impact Statement and if it decides to amend the By-Law as a result of any of these submissions it will do so by absolute majority. Council does not need to give further public notice unless an amendment substantially changes the purpose or effect of the proposed By-Law.

If a person makes a submission they will be notified of Council's decision in writing.

If a person has any questions about the proposed By-Law please contact council's Director of Works and Infrastructure on 6256 4777.

Copies of the proposed By-Law are available on council's website or from the council offices.