



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

For the Ordinary
Meeting of
Council to be
held at the
Beachfront
Bicheno

23rd February, 2016

NOTICE OF ORDINARY MEETING

Notice is hereby given that the next ordinary meeting of the Glamorgan Spring Bay Council will be held at the Beachfront Bicheno on Tuesday, 23rd February commencing at 5.00pm.



Dated this Thursday 18th February, 2016

David Metcalf
GENERAL MANAGER

"I certify that with respect to all advice, information and recommendations provided to Council with this agenda:

- 1. The advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation, and***
- 2. Where any advice is given directly to the Council by a person who does not have the required qualifications or experience, that person has obtained and taken into account in that person's general advice the advice from any appropriately qualified or experienced person. "***

Note : Section 65 of The Local Government Act 1993 states –

- (1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.***
- (2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council or council committee.***



David Metcalf
GENERAL MANAGER

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Audio Recording of Ordinary Meetings of Council

As determined by Glamorgan Spring Bay Council, all Ordinary and Special Meetings of Council will be electronically audio recorded from April 2014 onwards.

In accordance with the Local Government Act 1993 and Regulation 33, these audio files will be retained by Council for at least 6 months and made available for listening on written request by any person. The written minutes of a meeting, once confirmed, prevail over the audio recording of the meeting.

1. Opening

The Mayor to welcome Councillors, Staff and Members of the Public and declare the meeting open at (Time).

1.1 Present and Apologies

1.2 In Attendance

1.3 Declaration of Pecuniary Interests

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2005, the Mayor requests Elected Members to indicate whether they or a close associate have, or likely to have, a pecuniary interest in any item included in the Agenda.

2. Confirmation of Minutes and Workshops

2.1 Ordinary Meeting – January 27th, 2016

Recommendation

That the Minutes of the Ordinary Meeting held Wednesday 27th January, 2016 be confirmed as a true and correct record.

2.2 Workshop Held – January 27th, 2016

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, it is reported that a workshop was held at 3pm on Wednesday 27th January in Triabunna. Councillors were updated on the Coastal Hazards Project and briefed on the preliminary local area report for Triabunna and Orford prior to the community consultation phase. Council also reviewed and agreed on the draft workshop calendar for 2016.

2.3 Workshop Held – February 9th, 2016

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, it is reported that a workshop was held at 3pm on Wednesday 27th January in Triabunna. This workshop covered discussions on the Tasmanian Community Coalition, planning matters, the budget process, delegation powers and the review of the Local Government model code of conduct.

2.4 Workshop Held – February 16th, 2016

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, it is reported that a workshop was held at 3pm on Wednesday 27th January in Triabunna. This workshop was facilitated by Damian Mackey from Southern Midlands Council to continue Council's discussion on the Interim Planning Scheme and in preparation for the 30J report to Council at the February Ordinary Meeting of Council.

Recommendation

That Council notes this information.

3. PLANNING AUTHORITY SECTION

Under Regulation 25 of *Local Government (Meeting Procedures) Regulations 2005* the Chairperson hereby declares that the Council is now acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993* for Section 3 of the Agenda.

<p>Recommendation</p>

<p>That Council now acts as a Planning Authority. (Time:)</p>

3.1 DA15157 – Eco Tourist Resort, 18482 Tasman Hwy, Douglas River

Planning Assessment Report

Proposal:	Eco Tourist Resort including café/bar, 15 visitor accommodation units and manager residence, signage and biodiversity offset.
Applicant:	A & W Cameron
Location:	18482 Tasman Highway, Douglas River
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Rural Resource
Application Date:	7 September 2015
Statutory Date:	26 February 2016 (by agreement)
Discretions:	Use (Visitor Accommodation) (26.2) Use (Food Services) (26.2) Visitor Accommodation (26.3.2 A1) Discretionary Use (26.3.3 A1) Design (Vegetation removal) (26.4.3 A1) Reflectivity (26.4.3 A2) Increase in traffic at existing junction (E5.5.1 A1) Car Park Surface (E6.7.6 A1) Stormwater (E7.7.1 A1) Biodiversity (E10.7.1 A1) Scenic Landscape Corridor (E14.7.4 A1) Sign Type (Ground based) (E17.6.1 A1) Signage design (E17.7.1 A1)
Attachments:	Appendix A – Plans
Author:	David Allingham, Contract Planner

1. Executive Summary

- 1.1. Planning approval is sought for a 60 seat café/bar, 15 visitor accommodation units and manager's residence, signage, associated infrastructure and a biodiversity offset at 18482 Tasman Highway, Douglas River.
- 1.2. The application is discretionary due to reliance on a number of different performance criteria.
- 1.3. Two representations were received. It is considered that some of the issues raised in the representations are of planning merit and relate to issues identified in the assessment and detailed in this report.

- 1.4. The key planning issues relate to the appropriateness, scale and intensity of the proposed use, protection of natural values, traffic and design. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the number of lots being created and the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2015 / 00157.
- 2.2. This determination must be made no later than 26 February 2016, which has been extended beyond the normal statutory timeframe with the consent of the applicant.
- 2.3. The relevant legislation is the Land Use Planning and Approvals Act 1993 (LUPAA). The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the Judicial Review Act 2000 and the Local Government (Meeting Procedures) Regulations 2005.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the State Policies and Projects Act 1993.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications. No specific implications for Council have been identified.

4. Relevant Background and Past Applications

- 4.1. There has been a previous unsuccessful attempt to rezone the land under the Glamorgan Spring Bay Planning Scheme 1994 to facilitate the development. There are additional use categories under the Rural Resource zoning which makes the development possible under the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 4.2. The existing dwelling on the lot was recently approved as Visitor Accommodation (DA2015/214).

5. Site Detail

- 5.1. The subject site is located approximately 5km to the north of Bicheno and 2km to the south of Denison River, opposite the entrance to Toxteth Court. It is bound by Old Mines Lagoon Nature Recreation Area to the south, the Tasman Highway to the west, the coastal dunes and beaches of the Denison Conservation Area to the east plus a narrow access and car park to the beach along the northern boundary.
- 5.2. The site contains an existing dwelling/visitor accommodation in the south-west corner of the site.
- 5.3. The site slopes gently from the Tasman Highway to the coast and lagoon. The property is characterised by native vegetation and supports a number of different vegetation communities and plant species. Environmental consultants North Barker consider a significant portion of the property to have high conservation values.
- 5.4. The subject site has an existing access approximately 40m to the south of the Toxteth Court intersection on the opposite side of the Tasman Highway.
- 5.5. The site has no reticulated water, sewer or stormwater.
- 5.6. The site is zoned Rural Resource, as are the majority of surrounding properties. The properties on the opposite side of the Tasman highway are generally used for agricultural activities on the lower slopes. East Coast Natureworld is located to the south of the subject site. The dunes and beaches to the east and Old Mines Lagoon are zoned Environmental Management. The entire property is covered by the Biodiversity Protection overlay and Coastal Inundation Investigation Area. The Scenic Landscape Corridor overlay applies to the site within 100m of the Tasman Highway and the Waterway and Coastal Protection Area applies to a creek traversing the south of the property which is not impacted by this development.

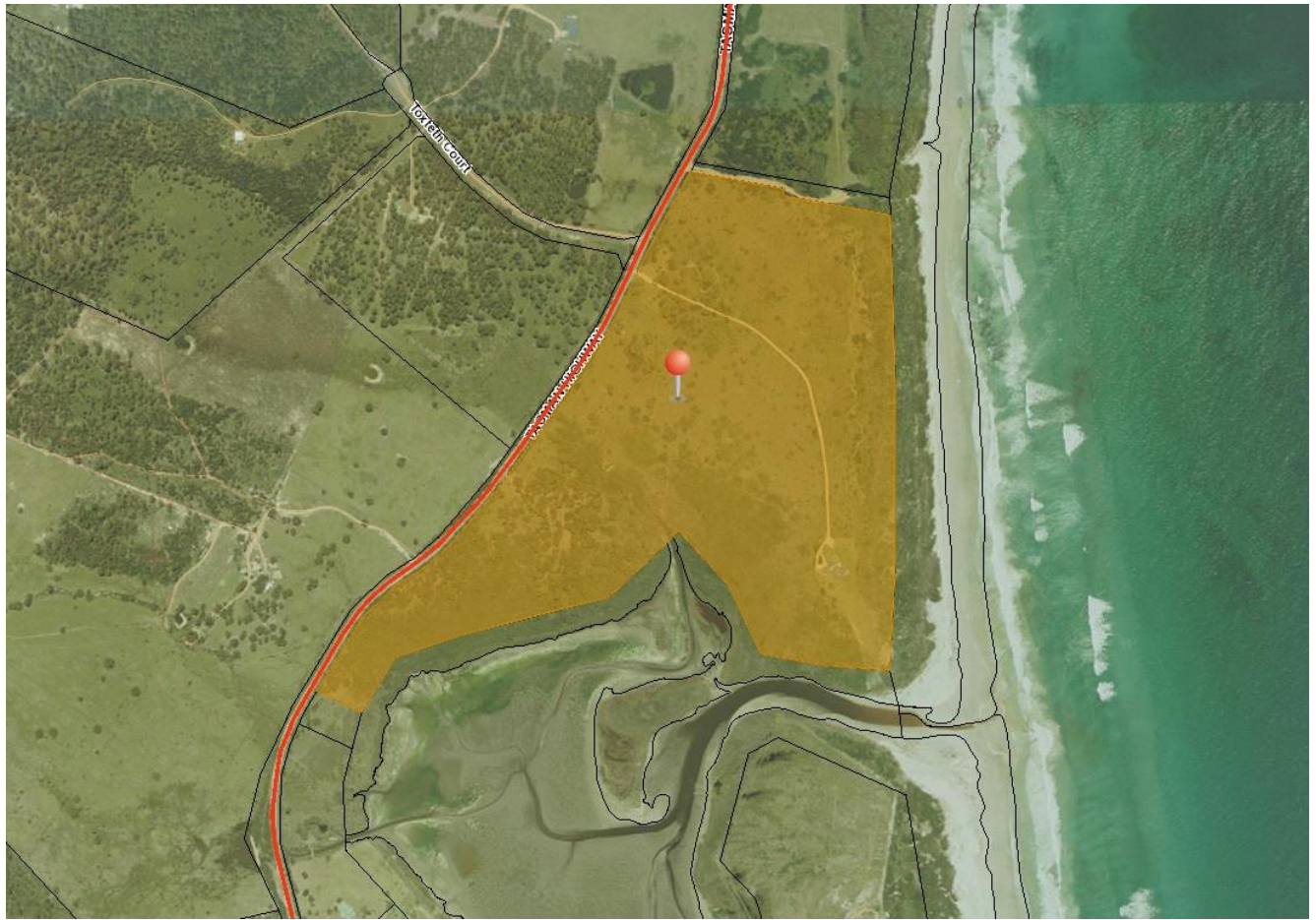


Figure 1: An aerial photograph of the subject area.

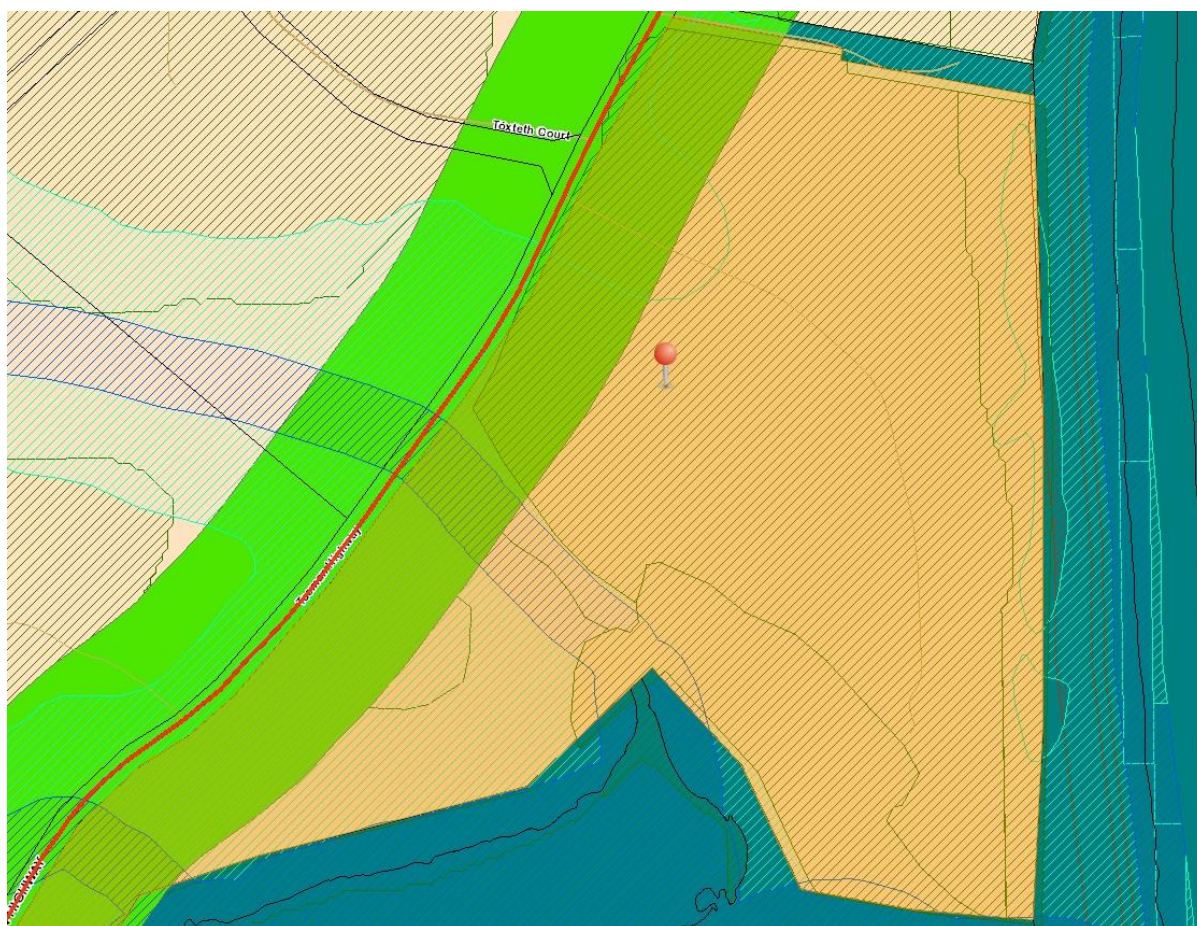


Figure 2. Aerial imagery showing zoning and overlays.

6. Proposal

- 6.1. The proposal is for a café/bar and associated parking, 15 visitor accommodation units and managers' residence, signage and a biodiversity offset. The development will be concentrated in the north-west portion of the site around the existing access.
- 6.2. The Café/bar will be a long single storey building with a maximum height of 5m and gross floor area (GFA) of 189.45 m² and a surrounding deck with a GFA of 78.21m². The building will be setback 58m from the Tasman Highway and well in excess of 100m from side and rear boundaries. The seating capacity is 60 seats. The proposed operating hours are 7am to 10.30pm for guests and 9am to 5pm for the public with the intention to expand the operating hours to the public if future demand. The café/bar will have 3 staff.
- 6.3. A car park will be located between the café/bar and the Tasman Highway. It is proposed to have 48 car spaces including 2 disabled spaces, 7 motor cycle spaces and 1 bus parking bay and 4 bicycle parking bays. The car park will be circular with two way width and access will be via the existing access which will be upgraded to Department of State Growth (DSG) requirements.

- 6.4. 15 visitor accommodation units will be scattered to the north-east of the café/bar and a manager's residence will be located directly north of the café/bar. There are two types of units. Unit Type 1 are one bedroom units and are 44.68m² with an 11.34m² deck. Unit Type 2 are two bedroom units and are 59m². The units have a maximum height of 5m. There will be 12 Type 1 units and 4 Type 2 units including the manager's residence. The minimum setback to the Tasman Highway is 53m. Each unit will have one parking space and be connected by a 3m wide driveway.
- 6.5. Signage will be attached to architecturally designed fencing at either side of the entrance. The fencing will be 7.4m long on the southern side of the entrance and 8m long on the northern side and has been designed to weave between the vegetation. The maximum height of the fencing will be 2.07m. The fencing will have coloured posts and horizontal slats with gaps between each slat. The text will extend approximately 4m along the fencing and have a maximum height of 300mm.
- 6.6. The development will rely on onsite water, stormwater and sewer services. Two water tanks are proposed. Each unit will have its own water storage tank and larger tanks will provide reserve supply. On-site wastewater will be directed to three separate AWTs dispersal areas.
- 6.7. It is proposed to create a conservation covenant over much of the site that is not used for the development.
- 6.8. The application is supported by proposal plans, a Traffic Impact Assessment, Bushfire Hazard Management Plan, Natural Values Assessment, a Wastewater Disposal Report and a supporting statement responding to a further information request as advertised.

7. Assessment against planning scheme provisions

- 7.1. The following provisions are relevant to the proposed use and development;
 - Rural Resource Zone
 - Code E1.0 Bushfire Prone Areas Code
 - Code E5.0 Road and Railway Assets Code
 - Code E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
 - E10.0 Biodiversity Code
 - E14.0 Scenic Landscapes Code
 - E15.0 Inundation Prone Areas Code
 - E17.0 Signs Code

7.2. The following discretions are invoked:

		Requirement	Proposed
1	Use (Visitor Accommodation)	Discretionary Use to be consistent with Zone purpose	Discussed below.
2	Use (Food services)	Discretionary Use to be consistent with Zone purpose	Discussed below.
3	Visitor Accommodation Use Standards	Visitor Accommodation must be within existing buildings	15 new detached units.
4	Discretionary Use	No Acceptable Solution	Development does not fetter agricultural use.
5	Design (Vegetation Removal)	New buildings be located in an area which does not require vegetation clearance	Some vegetation clearance required.
6	Reflectivity	Building must be coloured using colours with a reflectance value not greater than 40%	The proposed colours of pale Mustard and Pale oriental have a reflectance value above 40%
7	Increase in traffic at existing access	Traffic at an existing access must not increase by more than 10%.	Vehicle movements to increase from approximately 7 movements to approximately 231 movements a day.
8	Car park surface	The access and car parking area must be sealed.	Gravel surface
9	Stormwater	Stormwater must be disposed to public stormwater infrastructure	Retained on-site.
10	Biodiversity	Clearing must be within a Building area on a plan of subdivision	Clearing outside a specified Building Area.
11	Scenic Landscape Corridor	Buildings and works within the corridor must be an addition to an existing building.	Several new buildings within the Corridor.
12	Sign Type (Ground Based)	A sign must be a permitted sign in Table E.17.3.	The sign is a discretionary sign in Table E.17.3
13	Dimension of sign	A sign must comply with standards in Table E17.2	The sign is larger than the dimensions in Table E17.2

7.2.1. Discretion 1 and 2 - Use (Visitor Accommodation and Food Services)

7.2.1.1. "Visitor Accommodation" and "Food Services" are discretionary uses in the Rural Resource Zone, which has the following Zone Purpose Statements:

26.1.1.1

To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2

To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3

To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.

26.1.1.4

To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:

- (a) fetter existing or potential rural resource use and development on other land;
- (b) add to the need to provide services or infrastructure or to upgrade existing infrastructure;
- (c) contribute to the incremental loss of productive rural resources.

26.1.1.5

To provide for protection of rural land so future resource development opportunities are not lost

- 7.2.1.2. Given the high conservation values of the site, the land is unsuitable for resource development and is more suited to conservation and tourism as per 26.1.1.4. The proposed development will not fetter any agricultural uses on the land or adjoining land and no resource development opportunities will be lost.

- 7.2.1.3. The proposal is consistent with the Rural Resource Zone purpose.

7.2.2. *Discretion 3 – Visitor Accommodation Use Standards*

- 7.2.2.1. "The Acceptable Solution of Clause 26.3.2 A1 requires Visitor Accommodation to be accommodated within existing building. Fifteen new detached units are proposed.

- 7.2.2.2. The applicable performance criteria at 26.3.2 is reproduced below:

Visitor accommodation must satisfy all of the following:

- (a) not adversely impact residential amenity and privacy of adjoining properties;
- (b) provide for any parking and maneuvering spaces required pursuant to the Parking and Access Code on-site;
- (c) be of an intensity that respects the character of use of the area;
- (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way;

(e) be located on the property's poorer quality agricultural land or within the farm homestead buildings precinct;

(f) not fetter the rural resource use of the property or adjoining land.

7.2.2.3. The Visitor Accommodation is well setback from the boundaries and will not be screened by vegetation from adjoining properties. (a) is satisfied.

7.2.2.4. The proposed parking and maneuvering spaces satisfy the Parking and Access Code. (b) is satisfied.

7.2.2.5. The fifteen visitor accommodation is well spread out and screened by existing vegetation, but is still concentrated in a small area so to minimise the impact on the conservation values of the land. (c) is satisfied.

7.2.2.6. The proposal requires a significant upgrade of the existing access and the installation of a Rural Basic Right-turn Treatment (BAR), which will ensure the safety and efficiency of the road network is maintained so as not to disadvantage road users. (d) is satisfied.

7.2.2.7. The land is generally not suitable for agriculture. (e) is satisfied.

7.2.2.8. The proposal does not fetter the rural resource of the property or the adjoining land. (f) is satisfied.

7.2.2.9. The proposal satisfies the Performance Criteria.

7.2.3. *Discretion 4 – Discretionary Use*

7.2.3.1. The objective of Clause 26.3.3 is to ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land. There is no Acceptable Solution.

7.2.3.2. The corresponding Performance Criteria has regard to the characteristics of the proposed non-agricultural use so that it does not conflict or fetter agricultural use on the site or adjoining land.

7.2.3.3. The proposed development is well setback from all adjoining properties and will be well buffered by vegetation. The proposed development will not have any emissions or outputs that will conflict with agricultural use.

7.2.3.4. The proposal is considered to satisfy the Performance Criteria.

7.2.4. *Discretion 5 – Design*

7.2.4.1. Acceptable Solution for Clause 26.4.3 requires the location of buildings and works must comply with any of the following:

(a) *be located within a building area, if provided on the title;*

(b) *be an addition or alteration to an existing building;*

(c) *be located in an area not require the clearing of native vegetation and not on a skyline or ridgeline.*

The proposed development fails to meet all of the above requirements other than not being located on a skyline or ridgeline.

7.2.4.2. The Performance Criteria requires that the location of buildings and works be located in an area requiring vegetation clearance only if:

(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;

(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.

7.2.4.3. The proposed development is centred around the existing access and is concentrated in this area to reduce the development footprint. The site has been partly chosen to use the existing trees as screening from the Tasman Highway and between the units. Every effort is being made to retain vegetation where possible. The Natural Values Assessment prepared by North Barker consultants concludes that there will be some immediate impact, but the greater bulk, and most important habitats, are well protected from disturbance. The impact on the natural values of the site is discussed further when addressing the Biodiversity Code.

7.2.4.4. The proposal is considered to satisfy the Performance Criteria.

7.2.5. *Discretion 6 – Reflectivity*

7.2.5.1. The proposal does not meet the Acceptable Solution for Clause 26.4.3 A2, as some of the selected colours and materials have a light reflectance value of greater than 40%. The colours are Pale Mustard (53%), Pale oriental (68.5%), Shale Grey (57%), Dune (53%) and Evening Haze (57%).

7.2.5.2. The corresponding Performance Criteria requires:

Buildings must have external finishes that are non-reflective and coloured to blend with the rural landscape.

7.2.5.3. The proposed colours are part of a complex colour scheme chosen to blend in with the natural environment, including local plants, coastal and bush area. The buildings are well setback from the road and coastal foreshore and have decent vegetation screening.

7.2.5.4. The proposal is considered to satisfy the Performance Criteria.

7.2.6. *Discretion 7 – Increase in traffic at existing access.*

7.2.6.1. The Acceptable Solution for Clause E5.5.1 A2 requires daily vehicle movements to increase by no more than 10%.

7.2.6.2. The Performance Criteria has regard to whether the change in traffic will be safe and not unreasonably impact on the efficiency of the road and must consider any traffic impact assessment (TIA) and advice from the road authority.

7.2.6.3. Vehicular access to the property is from the Tasman Highway. A Traffic Impact Assessment originally prepared in 2005 and a

subsequent 2014 revision were submitted with the application. The TIA concluded that sight distances at the access could be achieved and made some recommendations regarding the internal layout and access.

- 7.2.6.4. The application was referred to the Department Of State Growth who have advised that a BAR intersection treatment is required.
- 7.2.6.5. The recommendations of the TIA and State Growth have been incorporated into the development design.
- 7.2.6.6. A condition requiring the intersection to be provided in accordance with a permit from the Department of State Growth, including BAR treatment, is recommended.
- 7.2.6.7. The proposal is considered to satisfy the Performance Criteria subject to permit conditions.

7.2.7. Discretion 8 – Car park surfacing

- 7.2.7.1. The Acceptable Solution of Clause E6.7.6 A1 requires parking spaces and vehicle circulation roadways to be paved or treated with a durable all-weather pavement where within 75m of a property boundary of a sealed roadway and drained to an approved stormwater system.
- 7.2.7.2. The corresponding Performance Criteria has regard to parking spaces and driveways detracting from amenity of users and adjoining occupiers or the quality of the environment through mud or dust generation.
- 7.2.7.3. The applicant has addressed the performance criteria in their application and standard conditions are included to ensure the performance criteria are met.
- 7.2.7.4. The proposal is considered to satisfy the Performance Criteria with conditions.

7.2.8. Discretion 9 – Stormwater

- 7.2.8.1. The Acceptable Solution of Clause E7.7.1 A1 requires that stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.
- 7.2.8.2. The corresponding Performance Criteria is reproduced as follows:

Stormwater from new impervious surfaces must be managed by any of the following:

- (a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles
- (b) collected for re-use on the site;
- (c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.

7.2.8.3. A condition requiring stormwater from roofs to be collected in tanks for reuse in accordance with Council Policy and runoff from hardstand and tank overflow to be contained on site or directed to a legal point of discharge is recommended.

7.2.8.4. The proposal is considered to satisfy the Performance Criteria subject to permit conditions.

7.2.9. *Discretion 10 - Biodiversity*

7.2.9.1. The Acceptable Solution of Clause E10.7.1 requires clearance and conversion or disturbance be within a Building area on a plan of subdivision. There is no Building area on the plan of subdivision.

7.2.9.2. A Natural Values Assessment was prepared to support the application and it was identified that there are high priority biodiversity values on the site and within the development footprint. In regards to high priority values, the corresponding Performance Criteria requires the following:

(i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;

(ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;

(iii) remaining high priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;

(iv) special circumstances exist;

(v) residual adverse impacts on high priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Councils Authority 2013 and any relevant Council policy.

7.2.9.3. The Natural Values Assessment (NVA) identified that the property supports at least one threatened flora species – yellow rice *Pimelea flava*. The forested area provides foraging habitat for the swift parrot, and is likely to be utilised as part of the range of three carnivore species (Tasmanian devil, spotted tail quoll and eastern quoll). The development area generally supports a threatened community – *E. viminalis*/*E.globulus* coastal woodland (DVC). This community is however present in much more extensive stands elsewhere on the property. The property has previously been assessed as and endorsed as suitable for a Protected Areas on Private Land Programme. The assessment noted that ecotourism would be an acceptable commercial activity on the land.

7.2.9.4. The NVA identifies that there will be some immediate impact, however the greater bulk and most important habitats, are well protected from disturbance. Clause (i) is satisfied.

7.2.9.5. The Bushfire Hazard Management Plan requires a 15m defendable space around buildings and a 31m managed vegetation buffer if built to the recommended BAL 12.5.

The NVA suggestions that the management of the understorey is acceptable due to the plant species and that isolated mature trees can be retained if appropriately maintained within the managed vegetation buffer. The intent of the proposed development is to provide for eco-tourism and as much natural vegetation should be retained as possible. As such, a Vegetation Clearance Plan should be developed with input from the bushfire and environmental consultants. A condition to this effect should be included in any permit granted. (ii) is satisfied with conditions.

- 7.2.9.6. A biodiversity offset is proposed which would involve placing a conservation covenant under the Nature Conservation Act 2002 on 15.3 hectares of the property to create a private nature reserve. This would protect 3 threatened vegetation communities contiguous with the Old Mines Lagoon reserve on the southern end of the property. This should be included as a condition on any permit granted. (iii), (iv) and (v) is satisfied with conditions.

- 7.2.9.7. The proposal is considered to satisfy the Performance Criteria with conditions.

7.2.10. Discretion 11 – Scenic Landscape Corridor

- 7.2.10.1. The Scenic Landscape Corridor overlay covers all land within 100m of the centreline of the Tasman Highway with the purpose of protecting the scenic landscape value of the major touring route. The Acceptable Solution of E14.7.4 A1 requires that building and works must be an addition or alteration to an existing buildings.

- 7.2.10.2. The corresponding Performance Criteria is reproduced as follows:

Buildings and works visible from the pertinent road must maintain scenic landscape value through satisfying one or more of the following, as necessary;

- (a) be set back from the pertinent road as far as reasonably practical;
- (b) be externally coloured using colours commonly applied to buildings within the local rural landscape;
- (c) be designed to:
 - (i) minimise visual impact due to height and bulk;
 - (ii) minimise cut and fill;
- (d) be located to maintain significant view corridors from the pertinent major road to prominent natural features;
- (e) be located to take advantage of any existing native or exotic vegetation, or new vegetation, for visual screening purposes;
- (f) fences are post & wire or other design of a similarly transparent appearance.

- 7.2.10.3. The majority of the development falls within the Scenic Corridor, however is setback a minimum of 50m from the Tasman Highway and will be screened by existing vegetation. The development could be sited further from the Highway, however constraints such as conservation values prevent this from being suitable. (a) and (e) are satisfied.
- 7.2.10.4. The colours have been selected to blend in with the landscape, which is more of a natural landscape than a rural landscape in this instance. (b) is satisfied.
- 7.2.10.5. All buildings are single storey with flat or low pitched roofs. No cut and fill is proposed. (c) is satisfied.
- 7.2.10.6. Given the relatively flat topography of the land and existing vegetation there are no views to the coast. (d) is satisfied.
- 7.2.10.7. No fences are proposed. (e) is satisfied.
- 7.2.10.8. The proposal is considered to satisfy the Performance Criteria subject to appropriate permit conditions.

7.2.11. *Discretion 12 – Sign Type (Ground based)*

- 7.2.11.1. The proposed signage is a Ground based sign which is defined as

means a sign permanently attached to the ground on its own supportive structure, independent of any building, primarily intended to identify the premises or its access on arrival and not be seen from a distance. Does not include a pole or pylon sign or ground based panel sign.

- 7.2.11.2. The Acceptable Solution of Clause E17.6.1 A1 requires a sign to be a permitted sign in Table E17.3 of the Interim Scheme. The sign is a discretionary sign which satisfies the corresponding Performance Criteria.

7.2.12. *Discretion 13 – Sign standards*

- 7.2.12.1. The Acceptable Solution for Clause E17.7.1 A1 requires a sign to comply with the standards listed in Table E17.2, which are as follows for a ground based sign:

(a) Height above the ground no more than 2400mm;

(b) Area of each face is no more than 2.5m²;

(c) Does not encroach on any road or other public reservation.

The signage including the fencing exceeds 2.5m².

- 7.2.12.2. The corresponding Performance Criteria is reproduced as follows:

A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:

- (a) *be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;*
- (b) *be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;*
- (c) *be constructed of materials which are able to be maintained in a satisfactory manner at all times;*
- (d) *not result in loss of amenity to neighbouring properties;*
- (e) *not involve the repetition of messages or information on the same street frontage;*
- (f) *not contribute to or exacerbate visual clutter;*
- (g) *not cause a safety hazard.*

7.2.12.3. The sign takes its reference from a farm gateway fence. The natural unfinished timber will weather and be similar to the appearance of rural fences. The coloured posts are designed to match plants found in the landscape. The sign will therefore blend in with the rural and natural elements of the landscape.

7.2.12.4. The signage design satisfies the Performance Criteria.

8. Discussion

8.1. Referrals

8.1.1.TasWater

The proposal is outside TasWater's serviced area.

8.1.2.Council's Technical Officer

Council's Technical Officer has been consulted and his comments have been incorporated into the report in relation to roads, access, driveways, wastewater and stormwater and recommended conditions have been provided.

8.1.3.Council's Manager Natural Resources

Council's Manager Natural Resources has recommended that a conservation covenant be registered on the title to protect high conservation values outside the development footprint.

8.1.4.Council's Environmental Health Officer (EHO)

Council's EHO has indicated that the proposed wastewater design is suitable and that a Special Plumbing Permit will be required prior to works commencing. The EHO has also requested that advice be provided that the developer will need to register as a "Private Water Supplier" under the requirements of the Tasmanian Public Health Act 1997.

8.1.5.Department of State Growth (DSG)

The application was referred to DSG who have advised that a BAR intersection treatment is required.

8.1.6. Department of Primary Industries, Parks, Water and Environment (DPIPWE) – Natural Values Conservation Branch

The application was referred to DPIPWE to determine whether the property would be suitable for a conservation covenant under the Nature Conservation Act 2002. It was determined that the proposed offset area presented in the NVA is suitable, with the following provisions:

- The proposed offset area should be amended to remove the modified land at the eastern side of the block.
- The offset area should remain adhered to the larger title, with no capacity to be subdivided off as a separate title. Subdivision and subsequent sale of the offset area as a separate title would create the risk of a future covenant variation to provide a house site within the offset area.
- There is considerable risk of weed spread given the weed species, particularly Spanish Heath, present on the block. Weed control actions are essential if the natural values are to be maintained into the future.
- The standard conditions recommended for an offset covenant would include no firewood collection, no allowance for construction of permanent infrastructure or easements, no off-road vehicle use, no introduction of exotic species (flora and fauna).

It is recommended that any permit granted for the application should include a condition requiring a conservation covenant to be registered on the land in accordance with the recommendations of the NVA in consultation with DPIPWE within 18 months of the date of the permit. A Weed Management Plan should also be required prior to works commencing to manage the spread of weeds prior to the covenant being registered. Further conditions regarding the final dot point above should also be included to protect the natural values prior to the covenant being registered.

9. Concerns raised by representors

9.1. The following table outlines the issues raised by the two representations.

<i>Issue</i>	<i>Response</i>
The proposed development is not suitable for a sensitive coastal strip, wetlands and beach area. The development should be considered ribbon development which, is contrary to the aims of the State Coastal Planning Policy.	The State Coastal Policy is considered to be incorporated into the Interim Planning Scheme. The proposed development is some distance from the wetland and beach area. As outlined above, the proposal satisfies the relevant Performance Criteria, with conditions, and is therefore considered appropriate for the area.

<p>The proposed development is far too dense a cluster for this particular site. It would be better placed within an area of an established permanent population such as Bicheno, where there is still an abundance of vacant serviced land within the town boundaries.</p>	<p>The development has been concentrated on a small portion of the site to reduce the development footprint to protect the conservation values. The proposal intends to provide an eco-tourism experience which would not be possible in an area such as Bicheno. The traffic impact, visual and environmental impact have all been considered in the above report.</p>
<p>How reliant on alcohol sales is this proposed Cafe/Wine Bar. The siting of a Cafe/Wine Bar some nine kilometres from the nearest permanent population centre (in an area with no public transport), is very questionable in terms of road safety and drink driving. Either there would be an increased road accident risk, or the responsible consumption of alcohol must impact on the viability of the proposed business.</p>	<p>Driving under the influence of alcohol is addressed under separate legislation and is not a planning matter.</p>
<p>An established permanent population is particularly relevant to the proposed Cafe/Wine Bar. Has Council sighted the proponents' business plan?</p>	<p>The viability of a project is not a planning matter.</p>
<p>Questions arise regarding the provision of sufficient potable water and the subsequent disposal of sewerage and grey water. I note that the plans provide for tanks to collect rainfall. What provisions are made for water supply during our, not infrequent, low rainfall periods? Is the Council's Health Officer satisfied that there will be sufficient water supply to cater to a Cafe/Wine Bar?</p> <p>With regard to the disposal of sewerage and grey water, what studies have been done to determine the effects that a development of this size and concentration would have on the ecology of the adjacent lagoon/wetland? This sensitive area attracts numerous wild fowl and forms part of the attraction of the neighbouring wildlife park.</p>	<p>Water tanks have been provided across the site, including reserve tanks. It will be the operators responsibility to ensure that water is available to run the business.</p> <p>On-site wastewater systems have been deemed appropriate by the supporting Wastewater Disposal Report.</p>
<p>On the subject of the adjacent lagoon/wetland what proposals are there to protect the wild life from the over enthusiasm of holiday makers? During their reproduction cycle, wild fowl and coastal birds, are particularly sensitive to disturbance and may even abandon their nests if they feel threatened or insecure.</p>	<p>The NVA considers the additional public use of the land and beaches and lagoon and shore nesting birds. To the north of the subject site is an existing parking area which provides one of the main access points to the beach and Denison Rivulet Conservation Area. In the context of this use the additional activities resulting from the eco-tourism resort are negligible.</p>

<p>I also have grave concerns in regards to access to the site. I am very aware that the entrance to Toxteth Court is not ideally situated. The entrance to the proposed development would appear to be almost directly opposite. This section of the Tasman Highway twists and turns in both directions, with the entrance to Toxteth Court cresting a rise. It is my experience that accessing Toxteth Court requires a driver to be especially vigilant. To further congest this area (particularly with tourists trying to locate an unfamiliar turnoff), would appear to be quite dangerous under current conditions. If this proposal were to be approved, what road safety improvements are planned and would the State Government or Council be responsible for their implementation?</p>	<p>A TIA supported the application which identified that sight lines from the access are sufficient. The access will need to be upgraded so that it is sealed and 6.5m wide to improve safety and accessibility. A Right hand turn passing treatment on the Tasman Highway is also required by the Department of State Growth.</p>
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10. Conclusion

The proposed Eco Tourist Resort including café/bar, 15 visitor accommodation units and manager residence and signage satisfies the relevant provisions of the Glamorgan Spring Bay Interim Planning Scheme 2015 as outlined in this report. As such, it is recommended for approval.

11. Recommendations

That:

A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for "Food services" (café/bar) and "Visitor Accommodation" (15 units and managers residence" in the Rural Resource Zone at 10842 Tasman Highway (DA2015/00157), be APPROVED subject to the following conditions:

General

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the Land Use Planning and Approvals Act 1993.
3. All works must be undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010)
4. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Amenity

5. All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the General Manager
6. The proposed colours and materials for the development are approved. Any variation in the colours and materials must be submitted to and approved by the Council's General Manager.

Fire protection

7. Before the use commences the land and dwelling must be developed and completed in accordance with the approved Bushfire Attack Level Assessment, and Bushfire Hazard Management Plan prepared by Chris Draffin of Onto It Solutions and must continue to be maintained to the satisfaction of the Council's General Manager.
8. Before the use commences a Vegetation Clearance Plan must be prepared in consultation with the author of the approved Bushfire Attack Level Assessment, and Bushfire Hazard Management Plan and Natural Values Assessment which identifies the maximum number of trees that can be safely retained within the bushfire hazard management area. The trees to be retained must be clearly identifiable on the site by a pink ribbon or other means.
9. No vegetation other than that shown in the Vegetation Clearance Plan is to be cleared without the approval of Council.

Landscaping

10. The landscaping works must be completed in accordance with the endorsed landscape plan to the satisfaction of Council's General Manager within six (6) months of the first use of the development. All landscaping must continue to be maintained to the satisfaction of Council.

Environment

11. Within 18 months of the date of the permit a conservation covenant under the *Nature Conservation Act 2002* must be registered on the land in accordance with the approved Natural Values Assessment prepared by North Barker and in consultation with the Department of Primary Industries, Parks, Water and Environment – Natural Values Conservation Branch. The applicant is responsible for meeting the costs of the conservation covenant and is required to provide all necessary spatial, natural values and management information to the Department in a standard format.
12. Firewood collection, off-road vehicle use, and introduction of exotic species (flora and fauna) is prohibited on the subject land.

Weed management

13. Prior to the carrying out of any works approved or required by this approval, the developer must provide a weed management plan detailing measures to be adopted to prevent the spread of weeds listed in the Weed Management Act 1999 through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the satisfaction of Council's Manager Natural Resources.

Parking & access

14. At least sixteen (16) parking spaces must be provided on the land at all times for the use of the units and forty eight (48) parking spaces must be provided on the land at all times for the use of the cafe in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.

15. At least two (2) of the required parking space(s) for the café must be provided for the use of people with disabilities as close as practicable to (a) suitable entrance(s) to the building. The parking space(s) must be signed and marked out to indicate that the space(s) is only for use by persons with disabilities and must be designed in accordance with Standards Australia (2009): Australian Standard AS 2890.-6 2009 – Parking Facilities Part 6: Off Street Parking for People with Disabilities; Standards Australia, Sydney.
16. At least seven (7) motorcycle parking spaces must be provided for the on the land at all times for the use of the development. The motorcycle parking spaces must be located, designed and constructed to comply with section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; and be located within 30 metres of the main entrance to the [building](#).
17. At least four (4) bicycle parking spaces must be provided to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 “Design of Parking Facilities” and clauses 3.1 “Security” and 3.3 “Ease of Use” of the same Standard.
18. The areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney and to the satisfaction of Council’s General Manager, and must include all of the following;
 - a) Constructed with a durable all weather pavement
 - b) Adequate turning space on site to allow that vehicles enter and leave the site in a forward direction.
 - c) Vehicular passing areas
 - d) Drained to an approved stormwater system
 - e) Or as otherwise required by the Bushfire Hazard Management Plan
19. The areas set-aside for parking and associated access and turning must be kept available for these purposes at all times.
20. The areas set-aside for parking and associated access and turning must be designed and constructed to avoid erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council’s General Manager.
21. Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting, or as otherwise approved by Council’s General Manager.
22. A parking plan prepared and certified by a qualified civil engineer or other person approved by Council’s General Manager must be submitted to Council prior to the use commencing. The parking plan is to include:
 - pavement details,
 - design surface levels and drainage,
 - turning paths,
 - dimensionsand shall form part of the permit when approved.

23. The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
24. All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's General Manager.

State Road

25. The access to the site off the Tasman Highway must be constructed to the satisfaction of the Department of State Growth and Council's General Manager prior to the use commencing. Works must include, but are not limited to:
 - a) A Basic Right-turn Auxiliary lane (BAR) in accordance with Austroads Guide to Road Design Part 4A and the Department of State Growth's specifications.
 - b) The access must be a min width of 6.5m to accommodate two way traffic flow (in and out) concurrently,
 - c) Sealed surface
26. Prior to the use commencing, the applicant must obtain a permit provided by the Transport Infrastructure Services Division of the Department of State Growth. Any conditions imposed by the Department of State Growth for works affecting the road reserve shall form part of this permit and must be adhered to. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the Roads and Jetties Act 1935.

Wastewater

27. Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Plumbing and Special Connection Permit issued by the Permit Authority in accordance with the Building Act 2000 prior to the commencement of any works.

Stormwater

28. All rainwater run-off from roof surfaces must be collected and stored in tanks for on-site use in accordance with Council Policy and to the satisfaction of Council's General Manager.
29. Additional water storage for firefighting must be provided in accordance with the Bushfire Hazard Management Plan.
30. All stormwater run-off from impervious surfaces and storage tanks must be retained on site or drain to a legal discharge point to the satisfaction of Council's General Manager and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000. No stormwater run-off from the development is permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.
31. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania or The Model for Urban Stormwater Improvement Conceptualisation (MUSIC) and to the satisfaction of the Council's General Manager.

Soil and Water Management

32. Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.

33. Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

Construction amenity

34. Works associated with the development of the land must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
- Monday to Friday 6:00 a.m. to 7:00 p.m.
 - Saturday 8:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
35. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - b. The transportation of materials, goods and commodities to and from the land.
 - c. Obstruction of any public footway or highway.
 - d. Appearance of any building, works or materials.
36. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
37. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
38. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's General Manager.

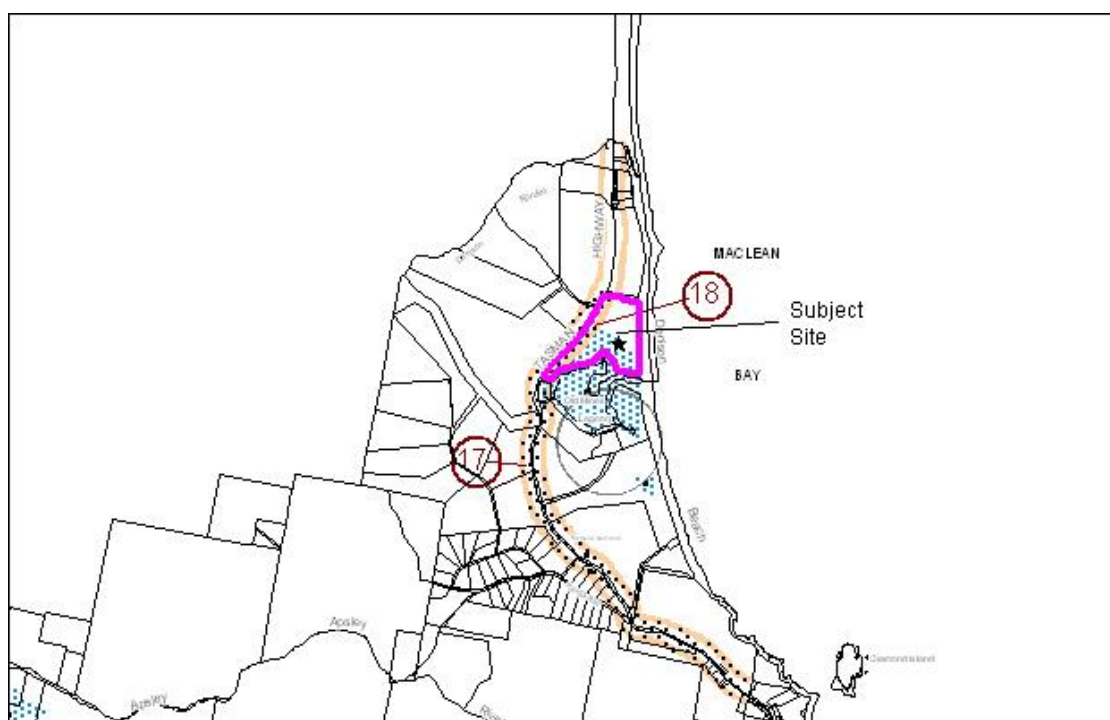
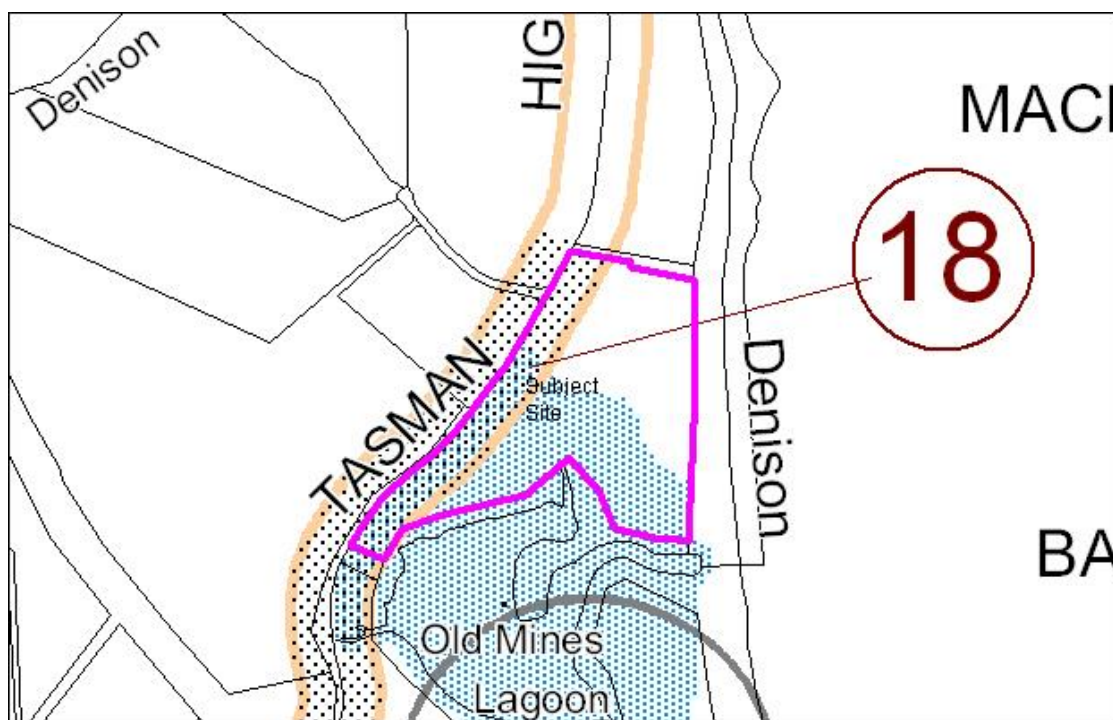
THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. A separate permit is required for any signs unless otherwise exempt under Council's planning scheme.
- C. The issue of this permit does not ensure compliance with the provisions of the Threatened Species Protection Act 1995 or the Environmental Protection and Biodiversity Protection Act 1999 (Commonwealth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Tourism, Arts and the Environment or the Commonwealth Minister for a permit.
- D. Builders waste, other than of a quantity and size able to be enclosed within a standard 140 Litre mobile garbage bin, will not be accepted at Council's Waste Management Centres. All asbestos based waste must be disposed of in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC: 2002(1988). No material containing asbestos may be dumped at Council's Waste Management Centres.

- E. Through the act of granting this permit the Glamorgan Spring Bay Council is not and is in no way to be construed as making any representation, providing any advice, issuing any guarantee or giving any assurance to any person or entity regarding the impact or potential impact of the effects of climate change on the proposed use and/or development or the subject land generally. It is the sole responsibility of the applicant and/or the land owner to investigate and satisfy themselves as to the impact or potential impact of the effects of climate change on the proposed use and/or development and the subject land generally.
- F. Please be advised that as the (dwelling/hotel/b&b) is not connected to a public water supply (Taswater) and is to be used for commercial purposes (visitor accommodation, etc), you are required to be registered with the Council as a "Private Water Supplier" – under the requirements of the Tasmanian Public Health Act 1997.
- G. The SWMP shall be prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, the State Policy for Water Quality Management 1997 and the requirements of the Council's Municipal Engineer and show the following -
- Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - Estimated dates of the start and completion of the works;
 - Timing of the site rehabilitation or landscape program;
 - Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection;
 - Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion;
 - Temporary erosion and sedimentation controls to be used on the site; and
 - Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia: AS/NZS 1547: On-site wastewater management, Standards Australia, Sydney, 2000.
- H. Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -
- Minimise site disturbance and vegetation removal;
 - Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);
 - Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;
 - Gutters spouting and downpipes installed and connected to the approved stormwater system before the roofing is installed; and
 - Rehabilitation of all disturbed areas as soon as possible.

- I. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- J. Pursuant to Section 61 of the Land Use and Planning Approvals Act 1993, you may appeal against any of the conditions imposed on this approval by lodging with the Resource Management and Planning Appeal Tribunal, a notice of appeal, (telephone (03) 6233 6464). Any appeal is required by the Act to be instituted within fourteen days of the service of this approval on you.

**DA15157 - Food services (cafe/bar), Visitor
Accommodation (16 units & managers residence) &
signage
RA18482 Tasman Highway, Bicheno**



3.2 Consideration of representations received in relation to the Glamorgan Spring Bay Interim Planning Scheme 2015 under (former) Section 30J of the land use planning & approvals act 1993.

AUTHOR: COUNCIL'S CONSULTANT PLANNER, (D MACKEY)

DATE: 5 FEBRUARY 2016

ATTACHMENTS:

SUMMARY & ASSESSMENT OF SUBMISSIONS (AS PER THE OUTCOMES OF THE COUNCILLOR WORKSHOPS OF 8 DECEMBER 2015 & 16 FEBRUARY 2016)

INTRODUCTION

This report considers the representations received in relation to the Glamorgan Spring Bay Interim Planning Scheme 2015 (GSB-IPS2015) and seeks Council's endorsement of a report to the Tasmanian Planning Commission (TPC) pursuant to (former) Section 30J of the Land Use Planning & Approvals Act 1993 (LUPAA). Attachment 1 provides a summary of each submission, comments and a recommendation.

Note: The reference to Section 30J refers to the 'former' provision as this part of the Act was removed through an amendment in late 2015. However, the former provision continues to apply pursuant to Schedule 6 of the Savings and Transitional Provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*.

BACKGROUND

The declaration of the Glamorgan Spring Bay Interim Planning Scheme 2015 (GSB-IPS2015) by the Minister for Planning occurred on 5 August 2015. It was then subject to a statutory six-week public exhibition period, as required under LUPAA.

Council must now submitted a report on the submissions to the TPC. The report must contain a copy of each representation, a statement by Council (acting as the Planning Authority) on the merit of each representation and whether the interim planning scheme ought to be modified as a result. The report may also contain a statement of the Planning Authority's views and recommendations in respect of the operation of the scheme.

On 8 December 2015 and 16 February 2016 Councillor workshops were held to consider the submissions and determine a draft 'view' of each. The attached table provides a summary of the workshop outcomes which now need to be confirmed in order for the Section 30J report to be finalised and forwarded to the TPC.

IMPACT OF THE PENDING STATEWIDE PLANNING SCHEME

Council's Interim Planning Scheme, like all others in the State, is the end product of the previous State Government's planning reform process. The current State Government has a policy to replace all of the Interim Planning Schemes with a single statewide planning scheme – the 'Tasmanian Planning Scheme'. This is currently being developed and is anticipated to be placed on public exhibition later in February 2016. It is understood the Government intends to finalise and introduce the Tasmanian Planning Scheme by early 2017.

As indicated in the attached table, some of the issues raised in the representations are likely to be reassessed in the development of the Tasmanian Planning Scheme. For non-urgent issues, this provides a convenient pathway for these to be addressed.

In order to facilitate the introduction of the statewide scheme, the Government amended LUPAA to alter the way representations to the Interim planning Schemes are dealt with. Essentially, each representation does not have to be fully considered and resolved at the Tasmanian Planning Commission following the submission of Council's Section 30J Report – as was the case in the past. Some issues may be resolved whilst others, considered non urgent, may be effectively placed 'on hold' and resolved at a later date through the statewide scheme (if the issue still exists under the statewide scheme), or through a planning scheme amendment, if considered appropriate. It is necessary, therefore, for Council's view on each of the submissions to note whether an issue is considered to be urgent.

PROCESS FOLLOWING THE SUBMISSION OF THE REPORT TO THE TPC

If a change to GSB-IPS2015 is considered necessary or desirable, Council needs to determine its view on whether the change is urgent and therefore necessary to resolve quickly, and which pathway it recommends the TPC pursue.

Changes can be pursued via:

- The 'Urgent Amendment' process with the TPC. In addition to 'urgent', such changes would have to be relatively minor with no potential to 'prejudice the public interest'.
- A planning scheme amendment process initiated by either Council or a private party. This pathway would be appropriate for amendments that are considered to be urgent but are not minor in nature. For example; significant rezonings.
- The Tasmanian Planning Scheme development process. Changes that are desirable but not urgent might be pursued this way.

The Interim Planning Scheme contains content that is state, regional and local.

Any desirable changes to the state content would require alteration of the Planning Scheme Template for Tasmania and associated Planning Directives. The process for changing the Template is a significant undertaking by the TPC which, therefore, would likely take the view that such changes should be resolved through the pending Tasmanian Planning Scheme development process.

Any desirable changes to regional content would require an Urgent Amendment process to all twelve Southern planning schemes, not just the Glamorgan Spring Bay Planning Scheme. This process would naturally be more involved than an amendment to just the Glamorgan Spring Bay scheme.

Given the above, it is appropriate that Council's recommendations in the attached table note whether the issue is in respect of state, regional or local provisions.

In dealing with the submissions, and Council's views on them, the TPC may hold semi-formal hearings on some of the matters raised - to which any interested parties would be invited. It is noted that the Land Use Planning & Approvals Act 1993 was amended last year so that formal hearings are not required for the submissions to the interim planning schemes. The requirement to formally resolve all issues has also been removed, along with the requirement to progress each interim planning scheme to 'fully approved' status. One of the reasons for the changes to the Act is to free-up state planning resources to work on the new Tasmanian Planning Scheme.

This is understandable as the interim planning schemes will only have a life of 12 to 18 months, after which they will be superseded by the Tasmanian Planning Scheme. It would therefore not be a good use of public resources to put them through the full scheme-approval process. Additionally, there would very likely not be enough time to deal with all interim schemes in the State before the introduction of the statewide scheme.

DISCUSSION

Council received nineteen representations.

The attached table summarises the issues raised and provides draft recommendations for inclusion in the Section 30J report, as determined at the Councillor workshops on 8 December 2015 and 16 February 2016.

This report seeks endorsement of the recommendations, or determination of alternate recommendations.

RECOMMENDATION

That Council, acting as Planning Authority, endorse the attached report and associated views and recommendations on the representations submitted pertaining to the Glamorgan Spring Bay Interim Planning Scheme 2015 and submit them as part of its report to the Tasmanian Planning Commission pursuant to Section 30J* of the *Land Use Planning & Approvals Act 1993*.

*S.30J refers to that section of the *Land Use Planning & Approvals Act 1993* as per the former provisions of the Act, as provided for in Schedule 6 – Savings and Transitional Provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*.

Glamorgan Spring Bay Interim Planning Scheme 2015 - Summary and Response to Representations

Prepared Pursuant to 'Section 30J Report' to the Tasmanian Planning Commission

To be read in conjunction with the full copies of the representations

Reference No. Name Issue	Summary of Representation	Response	Recommendation
A. Dept. State Growth General (State, regional and local provision issues)	<ol style="list-style-type: none"> Notes and agrees with relevant sections of Part A and Part B Clause 4.0 Interpretation. Would like Part B - Exemptions to be expanded to incorporate more of their activities in road corridors. Would like existing and future road corridors zoned Utilities under Part D – Zones. Part D – Zones, Suggested changes to facilitate road activities in the Rural Resource Zone and Utilities Zone. 	<ol style="list-style-type: none"> Noted Whilst the submission is reasonable, this is a State Template issue. Whilst the submission is reasonable, this is a State Template issue. Whilst the submission is reasonable, this is a Regional Scheme issue. 	<ol style="list-style-type: none"> Noted. No change to the interim scheme is considered necessary. This is a State Template issue that can be further considered by the State as part of the pending statewide planning scheme. No changes to the interim scheme are considered urgent. As for 2, above. This is an issue that can be further considered by the State as part of the pending statewide planning scheme. No changes to the interim scheme are considered urgent.



	<ol style="list-style-type: none">5. Notes that access issues onto the Tasman Highway would need to be addressed in respect of the Urban Growth Zone and Particular Purpose Zone land at Bicheno for development to proceed.6. Part E – Codes, Raises issues with several of the Regional Codes.7. Extractive Industry in the Significant Agriculture Zone	<ol style="list-style-type: none">5. Access onto the highway and traffic impact considerations would be part of the development application assessment process, for proposals in the Urban Growth Zone and Particular Purpose Zone at Bicheno.6. These are changes to the Regional Provisions and are not considered urgent.7. Suggests that Extractive Industry in the Significant Agriculture Zone be changed from prohibited to discretionary.	<ol style="list-style-type: none">5. Comments regarding the Urban Growth Zone and Particular Purpose Zone at Bicheno are noted.6. These issues can be further considered by the State as part of the pending statewide planning scheme. No changes to the interim scheme are considered urgent.7. This proposed change is considered necessary and urgent. The Use Table in the Significant Agriculture Zone should be amended so that Extractive Industry becomes discretionary, subject to a Performance Criterion that there is insignificant loss of good agricultural land.
<p>B.</p> <p>Aldanmark P/L obo M & H Lawrence</p> <p>Lot 2, Rheban Road, Orford</p>	<ol style="list-style-type: none">1. Requests rezoning of land at Rheban Road from Rural Resource to General Residential.	<ol style="list-style-type: none">1. This land is recommended to be General Residential Zone in the Orford Triabunna Structure Plan 2014, the local strategic planning document.2. The proposed rezoning is considered to be consistent with Vision East 2030, the subregional strategic planning document.	<ol style="list-style-type: none">1. The eventual full implementation of the Orford Triabunna Structure Plan is supported by Council, as the local Planning Authority. Council supports the rezoning of the subject land, via a planning scheme amendment process, in the short-to-medium term. This would need to be initiated privately.



(Zoning of land: local issue.)		<ol style="list-style-type: none">3. The proposed rezoning is considered to be consistent with the Southern Tasmania Regional Land Use Strategy, the regional strategic planning document.4. The Tasmanian Planning Commission / Minister for Planning have nevertheless not allowed this active rezoning within the Interim Planning Scheme.5. Significant rezonings such as this could now not be allowed directly through the Interim Scheme submissions assessment process, and would require a subsequent planning scheme amendment.	
C. TasNetworks General (Regional provision issue)	<ol style="list-style-type: none">1. Part E – Codes. TasNetworks have a range of concerns relating to the Electricity Transmission Infrastructure Protection Code.	<ol style="list-style-type: none">1. Meetings have been arranged at a regional level with the Tasmanian Planning Commission to resolve these matters with TasNetworks. A suite of modifications to the Electricity Transmission Infrastructure Protection Code are currently being progressed as an Urgent Amendment at the regional level.	<ol style="list-style-type: none">1. These changes are considered reasonable and should continue to be progressed through the current regional Urgent Amendment process to the regional code.
D. Page Seager obo Salt Water Lagoon P/L	<ol style="list-style-type: none">1. Requests zoning change from Rural Resource to Environmental Living, (or Rural Living).	<ol style="list-style-type: none">1. The Rural Resource Zone is more accommodating to the Visitor Accommodation and Tourism Operation uses classes than Rural Living and the Environmental Living Zones, especially where the land is not used for agriculture, forestry or other rural resource activities such as is the case for the subject land.	<ol style="list-style-type: none">1. A change in zone for this land from Rural Resource to Environmental Living or Rural Living is not supported as it is considered that the Rural Resource Zone better accommodates Visitor Accommodation and Tourist Operation uses on rural land (such as this) that is not used for agriculture,



<p>Friendly Beaches Lodge land</p> <p>(Zoning issue, local provision, & application of code overlays, local/regional issue).</p>	<p>2. Requests removal of Biodiversity Overlay.</p>	<p>These two zones are focussed primarily on residential use and amenity, not commercial activity. Visitor Accommodation is permitted – but only in existing buildings and only up to 160m² floor area. Beyond this it is discretionary. Tourist Operation is discretionary in Rural Living but is prohibited in Environmental Living.</p> <p>Zoning the subject land as either Rural Living or Environmental Living would constitute 'spot-zoning', which is not usually appropriate for these two zones.</p> <p>Consideration of these zones would require consideration of the broader area, not just the subject land. This would be a major change in land use for this area and allow significant new subdivision potential, and should not be considered outside a strategic land use review process for the area.</p> <p>The Major Tourism Zone may be suitable for the subject land. However the State has allowed this zone in only a few locations in the whole of Southern Tasmania.</p> <p>2. The Biodiversity Overlay has been applied according to a consistent approach across the whole of the municipal area. It does not prohibit use and development, but identifies where these values are likely to exist and need to be taken into account during the development assessment process in accordance with Council policy. It would not be appropriate to amend the approach on a property-by-property basis.</p>	<p>forestry or other rural resource activities.</p> <p>The Major Tourism Zone may be appropriate for this land. Application of the Major Tourism Zone to appropriate sites in the Glamorgan Spring Bay Interim Planning Scheme is strongly supported and Council, as the local Planning Authority, expresses its disappointment that it has been removed from Interim Planning Scheme.</p> <p>As an alternative, Council supports the recalibration of this zone to simply a 'Tourism Zone', and encourages the State to consider this as part of the pending statewide planning scheme.</p> <p>A tourism-focussed zone is considered necessary to protect and encourage tourism investments on the East Coast, where tourism plays a major role in the local economy.</p> <p>2. The removal of the Biodiversity Code overlay is not supported as this has been applied consistently across the municipal area and it would not unduly inhibit expansion of appropriately designed and located tourism use and development.</p>
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	<p>3. Request removal of Landslide Hazard Overlay.</p>	<p>3. The Landslide Hazard Overlay has been applied according to a consistent approach across the whole of the Southern Region, which is to be extended to the whole of the State pursuant to a consistent approach developed by the State. It identifies where this risk exists and the level of that risk, and applies a response accordingly. For example, in the 'Low Risk' area, only development applications for subdivision must address this issue whilst in a 'High Risk' area all development is essentially prohibited. (There is no High Risk area on the subject land.)</p>	<p>3. The removal of the Landslide Code overlay is not supported as this has been applied consistently across the region and is appropriately identifies and addresses risk.</p>
<p>E.</p> <p>Freycinet Eco Retreat</p> <p>(Zoning of land: local issue.)</p>	<p>1. Requests zoning change from Rural Resource to Rural Living. Concerned that Rural Resource will inhibit future expansion of tourism and visitor accommodation uses.</p>	<p>1. The Rural Resource Zone is more accommodating to the Visitor Accommodation and Tourism Operation uses than Rural Living, especially where the land is not used for agriculture, forestry or other rural resource activities such as is the case for the subject land. This zone is focussed primarily on residential use and amenity, not commercial activity. Visitor Accommodation is permitted – but only in existing buildings and only up to 160m² floor area. Beyond this it is discretionary. Tourist Operation is discretionary in Rural Living.</p> <p>Zoning the subject land as Rural would constitute 'spot-zoning', which is not usually appropriate for this zone. Consideration of Rural Living would require consideration of the broader area, not just the subject land.</p>	<p>1. A change in zone for this land from Rural Resource to Rural Living is not supported as it is considered that the Rural Resource Zone better accommodates Visitor Accommodation and Tourist Operation uses on rural land (such as this) that is not used for agriculture, forestry or other rural resource activities.</p> <p>The Major Tourism Zone may be appropriate for this land. Application of the Major Tourism Zone to appropriate sites in the Glamorgan Spring Bay Interim Planning Scheme is strongly supported and Council, as the local Planning Authority, expresses its disappointment that it has been removed from Interim Planning Scheme.</p>



		<p>This would be a major change in land use for this area and allow significant new subdivision potential, and should not be considered outside a strategic land use review process for the area.</p> <p>The Major Tourism Zone may be suitable for the subject land. However the State has allowed this zone in only a few locations in the whole of Southern Tasmania.</p>	<p>As an alternative, Council supports the recalibration of this zone to simply a 'Tourism Zone', and encourages the State to consider this as part of the pending statewide planning scheme.</p> <p>A tourism-focussed zone is considered necessary to protect and encourage major tourism investments on the East Coast, where tourism plays a major role in the local economy.</p>
<p>F.</p> <p>KA & HV Ring</p> <p>13152 Tasman Highway Swansea</p> <p>(Local provision – zoning issue.)</p>	<p>1. Questions the reasons for the zoning of land at 13152 Tasman Highway, Swansea.</p> <p>The subject property has not been zoned Residential, yet all others on the block have been zoned this way.</p> <p>The zoning in the Interim Planning Scheme does not align with the Swansea Township Structure Plan.</p>	<p>1. This land was recommended for rezoning in the Swansea Township Structure Plan (Appendix A – Master Plan). The rezoning of the subject land was not carried through at the Tasmanian Planning Commission, however.</p> <p>Neighbouring land was rezoned, as mentioned in the submission. These rezonings were supported by both the Structure Plan and detailed submissions prepared by those landowners.</p> <p>Whilst the Swansea Structure Plan might reflect Council's view regarding the appropriate zoning of land, the Tasmanian Planning Commission / Planning Minister is able to implement different zoning.</p>	<p>1. The eventual full implementation of the Swansea Township Structure Plan is supported by Council, as the local Planning Authority.</p> <p>Council supports the rezoning of the subject land, via a planning scheme amendment process, in the short-to-medium term.</p>



<p>G.</p> <p>Page Seager obo Federal East Coast Holdings P/L</p> <p>Saffire Freycinet land</p> <p>(Zoning of land: local issue).</p>	<ol style="list-style-type: none">1. Requests rezoning of land from Low Density Residential to Major Tourism Zone.2. Request removal of the Biodiversity Overlay	<ol style="list-style-type: none">1. Saffire Freycinet is a major tourism facility. The purpose of the Low Density Residential Zone, as set out in the Purpose Statement for the zone, does not accord in any way with the ongoing intended use of the subject land. The Major Tourism Zone is considered the most appropriate zone to protect and facilitate the ongoing use as a major tourism site. The site area is not extensive and the development footprint is consolidated. This inappropriate zoning is not conducive to future investment in this major facility. As such, this issue should be considered to be urgent.2. The Biodiversity Overlay has been applied according to a consistent approach across the whole of the municipal area. It does not prohibit use and development, but identifies where these values are likely to exist and need to be taken into account during the development assessment process in accordance with Council policy. It would not be appropriate to amend the approach on a property-by-property basis.	<ol style="list-style-type: none">1. The zoning of the Saffire Freycinet land at 2352 Coles Bay Road, Coles Bay, should be changed from Low Density Residential to Major Tourism Zone. This is considered to be an urgent issue.2. The removal of the Biodiversity Code overlay is not supported as this has been applied consistently across the municipal area and it would not unduly inhibit expansion of appropriately designed and located tourism use and development.
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<p>H.</p> <p>M Cooper, P&S Sproule, T&S Bell, J Mollineaux, V Hutley & A Forward, J Hall.</p> <p>Happy Valley Rd and Rheban Road, Spring Beach</p> <p>(Zoning of land: local issue.)</p>	<p>1. Opposes rezoning of land from Rural in previous scheme to 'residential' at Happy Valley Road and Rheban Road, Spring Beach.</p>	<p>1. The Happy Valley Rd area has been zoned Low Density Residential in the interim planning scheme. This is allocated to residential land where the General Residential Zone is not appropriate because of the existence of service limitations or values (such as biodiversity values) where normal suburban densities would not suit as a consequence.</p> <p>The density target of 15 dwellings per hectare mentioned in the submission applies to suburban density areas where the General Residential Zone is applied and where lot sizes of between 450m² and 1000m² are envisaged. The GSB-IPS2015 provides for lot sizes of between 1000m² and 2,500m² in the Low Density Residential Zone.</p> <p>The zone is consistent with the Orford Triabunna Structure Plan. The existing lots in the area range from approx. 1,500 m² (in Happy Valley Lane) to an average of around 3,500 m². The Low Density Residential Zone is more consistent with these sizes than the Rural Living Zone which has a 1 ha (10,000m²) minimum lot size. In general, settled areas should be developed to the highest appropriate density. This reduces the overall footprint of settlements and therefore minimises major impacts on biodiversity values. The alternative is to seek to stop growth, and this is not considered a realistic position.</p>	<p>1. A change in zone for this land from Low Density Residential to a lower density zone such as Rural Living is not supported.</p>
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		Developing land to its highest most appropriate density also makes the most efficient use of services, facilities and infrastructure and therefore reduces overall costs to owners and occupiers.	
I. Irenelnc obo Cambrai Green Agriculture and Tourism Management Pty Ltd. 13566 & Lot 1 Tasman Highway Swansea (Local provision issue)	1. Requests a change to the mapping of certain properties listed in the Heritage Code at 13566 Tasman Highway, Swansea.	1. The mapping of the subject properties listed in the Heritage Code appears to be incorrect, as identified in the submission.	1. The mapping of the identified properties listed in the Heritage Code should be corrected. This is considered to be urgent and the changes should be implemented through the Urgent Amendment process.
J. Barry Williams Cement Concrete Aggregates Australia Extractive Industry (quarries) and	1. Various comments on state and regional provisions in zones and codes. 2. Extractive Industry – should be possible in the Rural Living Zone.	1. Whilst the submission may be reasonable, these are State / regional issues. 2. It is considered that Extractive Industry does not accord with the objectives of the Rural Living Zone. Rural living areas are invariably in close proximity to rural areas,	1. These issues can be further considered by the State as part of the pending statewide planning scheme. No changes to the interim scheme are considered urgent. 2. The proposed change to amend the Use Table in the Rural Living Zone to make extractive Industry allowable is not supported as it is inconsistent with



associated provisions in various zones. (Regional provision issues)	<p>3. Extractive Industry – should be possible in the Light Industrial Zone.</p> <p>4. Extractive Industry – should be possible in the General Industrial Zone.</p> <p>5. Extractive Industry – should be permitted (not merely discretionary) within the Rural Resource Zone.</p>	<p>where gravel and other construction materials quarries are possible.</p> <p>3. Light Industrial zoned land is not widespread and should generally be retained for light industry. The Rural Resource Zone is the largest zone spatially and accommodates quarries and other Extractive Industry, in appropriate locations. Nevertheless, it may be appropriate for quarries, etc. to be within a light industrial are – provided not too much to this land is subsumed – especially where the land is well-serviced with power, water, sewerage, roads.</p> <p>4. General Industrial zoned land is very limited in extent and should be retained for large-scale strategic industrial use, especially as it is usually well-serviced with high capacity power, water, sewerage, roads, etc.. The Rural Resource Zone is the largest zone spatially and accommodates quarries and other Extractive Industry, in appropriate locations.</p> <p>5. The Rural Resource Zone covers many situations and is, in reality, the ‘default zone’ applied to land when no other zone is deemed appropriate. As a result, it covers both genuine rural land and non genuine rural land such as ‘de facto’ rural living areas. Quarries and other mining operations may well be inappropriate in some situations.</p> <p>However on large rural titles, such</p>	<p>the objectives of the zone.</p> <p>3. The proposed change to amend the Use Table in the Light Industrial Zone to allow Extractive Industry has some merit – provided Performance Criteria ensure the bulk of such land remains available for light industrial uses. This matter, however, is not urgent and should be further considered in the development of the statewide planning scheme in 2016.</p> <p>4. The proposed change to amend the status of Extractive Industry in the General Industrial Zone to ‘permitted’ is not supported.</p> <p>5. The proposed change to amend the status of Extractive Industry in the Rural Resource Zone to ‘permitted’ is not supported , as there are too many potential variables that may need to be given discretionary consideration.</p>
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	<p>6. All Manufacturing and Processing should be possible in the Rural Resource Zone, not just those associated with rural equipment and products.</p>	<p>developments could potentially be permitted. A possible solution could be to specify that Extractive Industry is permitted in the Rural Zone if the applicable Standard Recommended Attenuation Distance can be accommodated on the subject title.</p> <p>6. Opening up the Rural Resource zone to all kinds of manufacturing and processing is not supported. This would render the Light Industrial Zone and the General Industrial Zone largely meaningless, along with the strategic identification of industrial precincts.</p> <p>The concrete batching plant example could potentially be considered under the scheme as written, as the quarry materials could be considered a 'rural product'.</p>	<p>6. The proposed change to amend the Use Table in the Rural Resource Zone to make all Manufacturing and Processing allowable is not supported as it is inconsistent with the objectives of the zone and the objectives of the two industrial zones.</p>
<p>K.</p> <p>a.bel4819@bigpond.com</p>	<p>This submission is a duplicate of Submission N.</p>	<p>Refer comments under Submission N.</p>	<p>Refer recommendation under Submission N.</p>
<p>L.</p> <p>S & S Hunwick</p> <p>18027 Tasman Highway Bicheno</p> <p>(Regional provisions)</p>	<p>1. Requests reducing the boundary setbacks for buildings in the Rural Resource Zone.</p>	<p>1. The subject property is a small lot in the Rural Resource Zone; one of a significant number of examples in Glamorgan Spring Bay.</p> <p>The Rural Resource Zone has an Acceptable Solution setback of 100m, which can be reduced under the Performance Criteria – but to no less than 40m. This effectively makes it impossible to build on some small titles.</p>	<p>1. The reduction of minimum boundary setbacks for smaller lots zoned Rural Resource is supported and this change is considered urgent.</p> <p>Council representatives to participate in the regional Urgent Amendment process to achieve this outcome.</p>



issue)		<p>In practice, the Rural Resource Zone is used as the 'default zone' and is sometimes applied to land when no other obvious or desirable zones are considered suitable. As a result, smallish lots on the fringes of rural living areas or villages are zoned Rural Resource. Greater flexibility in the boundary setback provisions is considered desirable.</p> <p>This is a common issue arising around the Southern Region and a regional urgent amendment process is currently underway at the Tasmanian Planning Commission to address this problem.</p>	
M. Colin Terry Code Provisions (Regional issues)	<ol style="list-style-type: none">1. E7 Stormwater Management Code: Various suggestions for improvement.2. E15 Inundation Prone Areas Code: various suggestions for improvement.	<ol style="list-style-type: none">1. The suggested improvements appear reasonable. The Stormwater Management Code is a regional code which will be superseded by the provisions statewide planning scheme. The suggested improvements should be forwarded to the State for consideration in the drafting of equivalent provisions in the statewide planning scheme.2. The suggested improvements appear reasonable. The Inundation Prone Areas Code is a regional code which will be superseded by the provisions statewide planning scheme. The suggested improvements should be forwarded to the State for consideration in the drafting of equivalent provisions in the statewide planning scheme.	<ol style="list-style-type: none">1. The submissions regarding the Stormwater Management Code appear reasonable and should be considered by the State in the drafting of the statewide planning scheme in 2016.2. The submissions regarding the Inundation Prone Areas Code appear reasonable and should be considered by the State in the drafting of the statewide planning scheme in 2016.



<p>N.</p> <p>A & S Bell</p> <p>Spring Beach</p>	<p>1. Opposes rezoning of land from Rural in previous scheme to 'residential' in interim scheme at Spring Beach.</p> <p>(No specific properties referred to).</p>	<p>1. The zoning of land in the Spring Beach area has mostly been a translation from the previous zones. Some areas have been 'actively rezoned' to, variously, the General Residential, Low Density Residential and Rural Living zones. These rezonings are generally consistent with the recommendations of the Orford Triabunna Structure Plan, although it should be noted not all recommendations have been implemented into the Interim Planning Scheme.</p> <p>The density target of 15 dwellings per hectare mentioned in the submission applies only to suburban density areas where the General Residential Zone is applied and where lot sizes of between 450m² and 1000m² are envisaged.</p> <p>The GSB-IPS2015 provides for lot sizes of between 1000m² and 2,500m² in the Low Density Residential Zone and for a minimum of 1 ha (10,000m²) in the Rural Living Zone.</p> <p>In general, settled areas should be developed to the highest appropriate density. This reduces the overall footprint of settlements and therefore minimises major impacts on biodiversity values. The alternative is to seek to stop growth, and this is not considered a realistic position.</p>	<p>1. A change in zone of various areas of Spring Beach from the General Residential Zone, the Low Density Residential Zone or the Rural Living Zone to lower density zones or the Rural Resource Zone is not supported.</p>
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		<p>Developing land to its highest most appropriate density also makes the most efficient use of services, facilities and infrastructure and therefore reduces overall costs to owners and occupiers.</p> <p>The approach taken by Council in developing the Orford Triabunna Structure Plan demonstrates a responsible and strategic approach to settlement planning, thereby ensuring that the ad hoc 'developer-driven' outcomes mentioned in the submission are avoided. Not only does the new plan specify where residential subdivision development can occur, it also specifies where it cannot occur – which is the great majority of the coastal strip.</p>	
<p>O.</p> <p>DK & MJ Paton</p> <p>32 Tasman Highway, Orford</p> <p>(Zone provisions: regional issue)</p>	<p>1. Concerned over the new building setback and height provisions near the foreshore in the General Residential Zone, which constitute significant relaxation of the previous planning scheme rules.</p>	<p>1. The subject area has been translated to the General Residential Zone, which is considered the most appropriate translation.</p> <p>Unusually for the Interim Planning Scheme, the development provisions within the General Residential Zone have been set by the State – not by the Southern Tasmanian councils. <i>State Planning Directive 4.1</i> has set standard provisions for this zone for all planning schemes in the State.</p> <p>This is not considered a problem per se. However, what is concerning is the State's insistence that the provisions cannot be over-ridden by any local planning considerations (with the exception of heritage considerations).</p>	<p>1. The development provisions of the General Residential Zone should be amended where adjacent to the coast so that the special provisions of the previous planning scheme are reintroduced.</p> <p>It is proposed that this be done via a coastal development code with an associated overlay on the maps - in a similar manner to the heritage precincts within the Heritage Code.</p> <p>The current provisions constitute a major change to development rights of landowners and therefore should not have been implemented through the interim scheme process.</p>



	<p>2. Concerned that the new Local Business Zone now allows residential development, which was not previously possible.</p>	<p>The concerns expressed in the submission are considered valid.</p> <p>The Interim Scheme has fundamentally changed the development rules for coastal communities, allowing for buildings with a much higher height and much closer boundary setback than previously. These provisions were well-accepted by the local community and many landowners now depend on neighbouring development being subject to the same rules.</p> <p>These same concerns have arisen in other municipalities with coastal development areas in Southern Tasmania.</p> <p>This issue could be addressed if the State were to allow the new schemes to include a coastal development code, with an associated overlay on the maps, which would contain development provisions that over-ride the zone provisions.</p> <p>This issue should be considered 'urgent'.</p> <p>2. The Use Table in the new Local Business Zone now allows residential use – but only if above ground floor level or at the rear of a lot. The front portion of a lot, at ground level, can only be developed for a commercial use.</p> <p>The previous scheme allowed for residential use.</p>	<p>This matter is considered to be urgent.</p> <p>2. The Use Table in the Local Business Zone should not be altered.</p>
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		<p>The new rules apply to all schemes across Southern Tasmania and reflect a policy position that residential use, as a secondary and subservient use to commercial uses, is to be encouraged within local commercial areas.</p>	
<p>P.</p> <p>D & J Bugg</p> <p>36 Tasman Highway, Orford</p> <p>(Zone provisions: regional issue)</p>	<p>1. Concerned over the new building setback and height provisions near the foreshore in the General Residential Zone, which constitute significant relaxation of the previous planning scheme rules.</p> <p>Concerned over shape of future planning schemes – given the relaxation of these provisions in the new interim scheme.</p>	<p>1. The subject area has been translated to the General Residential Zone, which is considered the most appropriate translation.</p> <p>Unusually for the Interim Planning Scheme, the development provisions within the General Residential Zone have been set by the State – not by the Southern Tasmanian councils. <i>State Planning Directive 4.1</i> has set standard provisions for this zone for all planning schemes in the State.</p> <p>This is not considered a problem per se. However, what is concerning is the State's insistence that the provisions cannot be over-ridden by any local planning considerations (with the exception of heritage considerations).</p> <p>The concerns expressed in the submission are considered valid.</p> <p>The Interim Scheme has fundamentally changed the development rules for coastal communities, allowing for buildings with a much higher height and much closer boundary setback than previously.</p>	<p>1. The development provisions of the General Residential Zone should be amended where adjacent to the coast so that the special provisions of the previous planning scheme are reintroduced.</p> <p>It is proposed that this be done via a coastal development code with an associated overlay on the maps - in a similar manner to the heritage precincts within the Heritage Code.</p> <p>The current provisions constitute a major change to development rights of landowners and therefore should not have been implemented through the interim scheme process.</p> <p>This matter is considered to be urgent.</p>



		<p>These provisions were well-accepted by the local community and many landowners now depend on neighbouring development being subject to the same rules.</p> <p>These same concerns have arisen in other municipalities with coastal development areas in Southern Tasmania.</p> <p>This issue could be addressed if the State were to allow the new schemes to include a coastal development code, with an associated overlay on the maps, which would contain development provisions that over-ride the zone provisions.</p> <p>This issue should be considered 'urgent'.</p>	
<p>Q.</p> <p>A Turvey</p> <p>6092 Buckland Rd (Tasman Hwy) Buckland</p> <p>(Zoning issue: Local provision)</p>	<ol style="list-style-type: none">1. Request rezoning of land from Rural Resource to Village, at Buckland.2. The Rural Resource Zone prohibits 'storage'. The sheds on the subject property were previously used for this purpose.	<ol style="list-style-type: none">1. The rezoning of this land would constitute a significant 'active rezoning' and could not be implemented as part of the of the interim scheme process. A strategic planning case would, ideally, also have to be established within the context of a local structure planning process. Contemplating the expansion of the Village Zone at Buckland is therefore premature at this stage.2. The Use Table in the Rural Resource Zone currently prohibits the 'Storage' use class. This would appear unnecessarily restrictive as rural areas are considered appropriate locations for some 'storage' activities.	<ol style="list-style-type: none">1. The rezoning of the subject land from Rural Resource to Village Zone is not supported, at this point in time.2. Amending the Use Table in the Rural Resource Zone so that 'Storage' becomes a discretionary use is supported, subject to an appropriate qualification allowing storage uses suitable to rural areas. <p>This matter should be dealt with as an Urgent Amendment.</p>



<p>R.</p> <p>Page Seager obo J Gray</p> <p>972 Rheban Road, Rheban</p> <p>Listing in Heritage Code</p> <p>(Local provisions issue)</p>	<p>1. Requests amendments to the mapped area subject to multiple Heritage Code listings, and the correction of associated title references.</p>	<p>1. The Heritage Code contains several mechanisms dealing with heritage. One is individual place listings, which the submission relates to.</p> <p>Individual places are listed by reference to the title number.</p> <p>The default spatial extent of the listing is the title.</p> <p>However, the Heritage Code provides for a smaller area - in the 'Specific Extent' column.</p> <p>For large rural titles, in is appropriate for the Specific Extent column to be used to avoid unnecessarily large areas of land being subject to the code provisions. This has not been used for the subject property, which is the core reason for the concerns expressed in the submission.</p> <p>For properties that have not been subject to a specific heritage analysis that has precisely mapped the heritage precinct around a heritage-listed house, it is appropriate for a simple distance from the main building to be specified as the extent of the listing.</p> <p>This should occur for the subject property and all other listed rural properties on large titles that do not have a Specific Extent proscribed.</p> <p>The incorrect title references should also be amended.</p>	<p>1. The specific extent of the heritage place listings detailed in the submission should be described and inserted into the Specific Extent column in Table E13.1.</p> <p>Similarly, the specific extent of all heritage listed places on large rural titles should also be addressed.</p> <p>Where necessary, titles references should be corrected.</p> <p>This matter should be addressed as an Urgent Amendment.</p>
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<p>S.</p> <p>S Perraton</p> <p>9 Barnard Drive Bicheno</p> <p>(Zoning issue, local provision)</p>	<ol style="list-style-type: none">1. Requests zoning change from Rural Resource to Rural Living. States that the draft interim scheme indicated Rural Living Zone. It has since been changed.2. Concern the Biodiversity Code may hinder development on the land.	<ol style="list-style-type: none">1. Barnard Drive, Bicheno, is a specifically subdivided area aimed at providing large-lot rural living opportunities in a bushland setting, on lots of approximately 20ha. The lots are subject nature consideration covenants covering most of the area, but allowing for a dwelling to be built. In the preparation of the Draft Interim Planning Scheme the area was proposed to be rezoned Rural Living. However, the change in zone was not acceptable at the Tasmanian planning Commission (TPC) level. At 20 hectares, the existing lots are much larger than envisaged in the Rural Living Zone (1 or 2 ha). This may have been an underlying reason for the TPC's decision. The Biodiversity Code applies to substantial sections of the lots, but all contain some land free of the code. Under the current zone, a house is possible, being discretionary. It is agreed that Rural Resource is not the most appropriate zone for this land, but neither is Rural Living – which would allow subdivision to significantly smaller lots. The Environmental Living Zone – with either a large lots size or no further subdivision, is preferred.	<ol style="list-style-type: none">1. The zoning of the lots at Barnard Drive, Bicheno, should be rezoned to Environmental Living Zone with a minimum lot size of 20 ha. The current scheme provisions nevertheless allow for a single dwelling to be built on each lot. Therefore, this proposed change is not considered to be urgent. The zoning of this land should be reconsidered in the development of the statewide planning scheme in 2016.2. The removal of the Biodiversity Code overlay is not supported as this has been applied consistently across the municipal area and it would not unduly inhibit expansion of appropriately designed and located development within the building envelopes on these titles.
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Issues Raised by Council Officers regarding the Operation of the Interim Planning Scheme:			
<p>1.</p> <p>Status of Visitor Accommodation in the Recreation Zone</p> <p>(Regional / local provision)</p>	<p>1. Suggest Visitor Accommodation should be allowable in the Recreation Zone. It is currently prohibited.</p>	<p>1. A number of camping areas / caravan parks in the municipality are zoned Recreation.</p> <p>However Visitor Accommodation, which includes caravan parks, etc.) is prohibited in this zone.</p> <p>This would appear to be unintentional, and it is recommended that this be altered so to 'discretionary' status.</p>	<p>1. The status of Visitor Accommodation in the Use Table for the Recreation Zone should be altered from prohibited to discretionary.</p> <p>Consideration should be given to this alteration being made across all interim schemes in the southern region for consistency.</p> <p>This has no potential to prejudice the public interest and should be undertaken as an Urgent Amendment.</p>
<p>2.</p> <p>Clause 34.4.3 A1</p> <p>Design provision in the Dolphin Sands Particular Purpose Zone</p> <p>(Local provision issue)</p>	<p>1. Suggest the Acceptable Solution provision dealing with external colours in the Dolphin Sands Particular Purpose Zone be changed to a quantifiable standard.</p>	<p>1. Clause 34.4.3 A1 in the Dolphin Sands Particular Purpose Zone states that "<i>external finishes of buildings must not be reflective</i>".</p> <p>This can be difficult to determine in some cases and therefore does not meet the expectations of an Acceptable Solution, which should be readily determinable.</p> <p>Elsewhere in the scheme, similar standards are as follows:</p> <p><i>"exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent"</i>.</p> <p>Colour charts for paint and pre-coated materials such as colorbond all stipulate the reflective value, making this standard readily determinable.</p>	<p>1. Clause 34.4.3 A1 be amended to read: "<i>exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent</i>".</p> <p>This will bring the provision into consistency with the equivalent provisions in other zones in the interim planning scheme and also across other planning schemes in the region.</p> <p>This has no potential to prejudice the public interest and should be undertaken as an Urgent Amendment.</p>

		The Southern Regional Model Planning Scheme uses reflectivity value for all such clauses.	
3. Outbuilding size controls at Dolphin Sands Particular Purpose Zone (Local provision)	1. Request insertion of an outbuilding size control, similar to the Rural Living Zone	1. The area within the Dolphin Sands Particular Purpose Zone is similar to the Rural Living Zone. 2. However, it does not contain a similar provision to 13.4.4 which provides a degree of control in regard to proposals for very large sheds or collections of many sheds.	1. Amend the Dolphin Sands Particular Purpose zone through the inclusion of a provision similar to 13.4.4 to provide a degree of control over the size and number of outbuildings. In order to tailor 13.4.4 to suit the Dolphin Sands Particular Purpose Zone there should be an Acceptable Solution building height limit of 4m with an absolute maximum allowable under Performance Criteria. This has no potential to prejudice the public interest, as it more accurately translates the old planning scheme provisions and should be undertaken as an Urgent Amendment.
4. Clause 20.1.1.4 Duplication of Purpose Statements (Local provision issue)	1. Need to amend Clause 20.1.1, the Purpose Statement for the Local Business Zone, as there are two subclauses 20.1.1.4.	1. Duplication of this subclause is an error.	1. Amend Clause 20.1.1, the Purpose Statement for the Local Business Zone, to remove the duplication of subclauses 20.1.1.4. This has no potential to prejudice the public interest and should be undertaken as an Urgent Amendment.



5. Code E15.0 Inundation Prone Areas Code Mapping of Hazard Area Overlays (Regional / Local Provision)	<ol style="list-style-type: none">1. Need to correct the mapping of the Coastal Inundation High, Medium, Low and Investigation Area Overlays.	<ol style="list-style-type: none">1. An error has been identified in which the coastal inundation hazard area overlays are incorrect as they over-lap in some locations, (e.g. Bicheno). This needs correcting.	<ol style="list-style-type: none">1. Correct the Coastal Inundation Investigation, Low, Medium and High Hazard Area Overlays on the planning scheme maps to remove overlapping areas. This has no potential to prejudice the public interest, as it would simply remove land currently unnecessarily subject to the code, and should be undertaken as an Urgent Amendment.
7. Code E13 Historic Heritage Code Specific Extent of listings for large rural titles.	<ol style="list-style-type: none">1. Need to reduce the spatial extent of heritage listings on large rural titles in Table E13.1 by completing the 'specific extent' column.	<ol style="list-style-type: none">1. Unless otherwise specified, the whole of a title is subject to the heritage place listing. Council has the option of setting out something other than the title as the 'Specific Extent' of the listing in the table of heritage places. The listings in the planning scheme should be reviewed and a 'Specific Extent' applied to all listings on large titles where necessary. This should be done as a matter of urgency.	<ol style="list-style-type: none">1. The local Heritage Place listings in Table E13.1 should be reviewed and a 'Specific Extent' applied to all listings on large titles where necessary to limit the spatial extent of the listing to only that part of the relevant title with heritage values, (such as the immediate vicinity of homestead precincts). This review and subsequent amendments should be done as Urgent Amendments.
8. Clause 5.8 - General Exemption for Strata Division (State provision)	<ol style="list-style-type: none">1. Request that Clause 5.8 be modified to prevent its misuse to enable the subdivision of land that would otherwise not be allowed by the planning scheme.	<ol style="list-style-type: none">1. The general exemption for strata titles is inappropriate in many situations outside of urban areas as it is used as way of subdividing land in circumstances where the planning scheme does not allow it. In Glamorgan Spring Bay, rural land is be inappropriately fractured through this misuse of the planning rules.	<ol style="list-style-type: none">1. General Exemption 5.8 should be reviewed to ensure it is not used to inappropriately subdivide land. If this cannot be done through the interim planning scheme submissions-review process, it ought to be addressed through the development of the Tasmanian Planning Scheme.

3.3 Planning Appeals Update

DATE: FEBRUARY 2016

TO: General Manager

SUBJECT: Development Application Appeals and Planning Scheme Amendment Update

Appeal/Amendment status as follows:

DA	Development	Address	Details	Status
DA15036	Extractive Industry	188 Montgomery Road Buckland	Separate appeals lodged by applicant and representor regarding permit conditions	The developer has requested to be given additional time to advise the Tribunal as to future conduct.

Recommendation:

That Council notes the Planning Appeals Update.

Under Regulation 25 of Local Government (Meeting Procedures) Regulations 2005 the Chairperson hereby declares that the Council is no longer now acting as a Planning Authority under the provisions of the Land Use Planning and Approvals Act 1993 for Section 3 of the Agenda.

Recommendation

That Council no longer acts as a Planning Authority. (Time:)
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4. Public Question Time

Public question time gives any member of the public the opportunity to freely ask a question on any Council related matter.

Answers to questions will be given immediately if possible, or taken “on notice” if an ‘on the spot’ answer is not available.

In accordance with the Local Government Act questions on notice must be provided at least 7 days prior to the Ordinary Meeting of Council at which you a member of the public would like a question answered.

Asking a question is easy and members of the public are encouraged to ask any question they have (limit of two (2) questions per person per meeting).

Prior to the commencement of an Ordinary Meeting of Council, the Mayor approaches the public gallery and requests that those who would like to ask a question during public question time indicate at that point they would like to do so and give the Mayor their name.

A short instruction sheet outlining the Glamorgan Spring Bay Council procedure for asking a question during Public Question Time will be provided at the Ordinary Meeting of Council to assist members of the public on how to do this. Public question time can be a maximum of 15 minutes only.

4.1 Mr Keith Pyke

Question taken on notice at January 2016 Ordinary Meeting of Council

- i. *What I’m asking or requesting of the General Manager is the business plan for the renovation/extension of the Triabunna Community Hall with the associated meeting minutes and decisions made at these meetings up to January 2016. It’s rather a large project and it was bigger than I expected so I thought if I have a look at the business plan first it will save me a whole lot of trouble.*

Response from the General Manager

There was no business plan created for the Triabunna Community Hall, this was part of Council’s Annual Plans and Budget Estimates. Council has progressively been bringing halls up to current standards and the Triabunna Hall was the next facility on the list for 2014/15. A Tasmanian Community Fund grant was obtained by the Triabunna Community Hall Section 24 Committee and as such this enabled extra works to be carried out. The hall was budgeted for refurbishment last financial year and this financial year. Any over budget amounts have been caused by deterioration of the footings that were not found until well into the refurbishment.

The Triabunna Community Hall Section 24 Committee would have met on several informal occasions about the hall and its progress prior to the new Guidelines for Section 24 Committees being endorsed and implemented by Council in August 2015. Since this time minutes of Triabunna Community Hall Committee meetings have been included on the Council meeting agendas.

5. Mayor's Report

Mayor Michael Kent AM

20 th January	Orford	Gave an interview to the ABC regarding the closure of the United fuel station in Bicheno
21 st January	Triabunna	Met with the new CEO of Ten Days on the Island regarding Council's involvement with the event.
22 nd January	Triabunna	Met with Mr Guy Barnett MP to catch-up on local matters.
23 rd January	Orford	Gave an interview to The Mercury regarding Council and Federal Group's partnership in constructing the Coles Bay water supply infrastructure prior to the establishment of TasWater.
26 th January	Orford	Attended the Glamorgan Spring Bay Council's Australia Day Award ceremony at Orford and presented the local award to Mr Murray Watson. I then attended the celebrations at Our Park in Orford.
27 th January	Triabunna	Attended a Council workshop and the January Ordinary Meeting of Council.
28 th January	Triabunna	General Manager, Deputy Mayor and I met with the Hon. Rene Hidding MP, Minister for Infrastructure and Mr Allan Garcia the CEO of Infrastructure Tasmania to discuss infrastructure priorities in the municipal area.
29 th January	Triabunna	Gave various media interviews regarding the extreme rain and flood conditions in the municipal area.
1 st February	Orford	Gave interviews to the ABC and The Mercury regarding funding to pay for the repair of flood damaged infrastructure.
3 rd February	Triabunna	Meeting with COTA regarding creating age friendly communities.
5 th February	Orford	Gave an interview to the ABC regarding the continuation of water restrictions.
6 th February	Orford	Gave an interview to The Examiner regarding the development at Picnic Island and an interview to the ABC regarding Wielangta Road.
8 th February	Orford	Gave an interview to The Mercury regarding the closure of Mures Beach Coles Bay and an interview to The Sunday Tasmanian regarding any progress at the Spring Bay Mill.

9th February

Orford

Gave various media interviews regarding the closure of Mures Beach at Coles Bay.

Attended a Council workshop.

Recommendation

That the Mayor's Report be received and noted.

6. Councillor Reports

Councillor Cheryl Arnol – Deputy Mayor

27 January	Triabunna	Attended Council Workshop.
27 January	Triabunna	Attended Council meeting.
28 January	Triabunna	Attended meeting with Mayor and Minister for Infrastructure. Purpose of the meeting was for the Minister to introduce Allan Garcia in his role with the new Infrastructure Unit that reports directly to him.
15 February	Triabunna	Attended opening of Tassal factory.
16 February	Triabunna	Attended planning workshop.

Councillor Bertrand Cadart

From the 16th January until the 12th February 2016, as an elected councillor of Glamorgan Spring Bay Council, I conducted myself in a manner I deem adequate, appropriate, proper and in accordance with the Tasmanian Local Government Act and the Glamorgan Spring Bay Council agreed Code of Conduct.

I have attended as many Council related, private, semi-private, public meetings and workshops as I could within the boundaries and the limitations of my personal and professional commitments, responsibilities and duties, to the very best of my proficiency and availability.

I showed a level of conduct and an approach to my elected position that is in line with what I believe meets and exceeds the expectations of the Glamorgan Spring Bay ratepayers, who saw fit to elect me.

Councillor Jenifer Crawford

22 nd January	Buckland	Visited vicinity of a proposed development to obtain a better understanding of the proposal.
26 th January	Bicheno	Visited several locations in and around Bicheno to better understand several DA's coming before the GSB Planning Authority. Also followed-up on several queries from ratepayers.
26 th January	Swansea	Attended Australia Day community event.
27 th January	Triabunna	Attended GSBC workshop and GSB Ordinary Council meeting.
28 th January	Glenorchy	Attended a Southern Waste Strategy Authority Board meeting.
29 th January	Swansea	Reconnoitered Swansea surrounds to appreciate the impact on property and infrastructure due to flood damage and infrastructure failure.

1st February	Coles Bay	Met with residents re property damage from the recent flood. Checked on erosion of beach access tracks at Swanwick.
		Attended a Coles Bay Hall Committee meeting with the main discussion revolving around the plans for the proposed annex building replacement.
2 nd February	Swansea	Attended an information session organized by May Shaw Medical Centre re the introduction of My Aged Care – a Federal Government Initiative that is scheduled to be fully implemented within the next 18 months.
6 th February	Triabunna	Attended a joint presentation by the Tasmanian Botanic Gardens and TasWater re gardening in dry climatic conditions.
8 th February	Dolphin Sands	Participated in an Australian Coastal Councils Association Management Committee teleconference.
9 th February	Triabunna	Attended a GSBC workshop.

Councillor Greg Raspin

No report submitted.

Councillor Britt Steiner

No report submitted.

Councillor Debbie Wisby

No report submitted.

Councillor Jenny Woods

From the 16th January until the 12th February 2016, as an elected councillor of Glamorgan Spring Bay Council, I conducted myself in a manner I deem adequate, appropriate, proper and in accordance with the Tasmanian Local Government Act and the Glamorgan Spring Bay Council agreed Code of Conduct.

I have attended as many Council related, private, semi-private, public meetings and workshops as I could within the boundaries and the limitations of my personal and professional commitments, responsibilities and duties, to the very best of my proficiency and availability.

I showed a level of conduct and an approach to my elected position that is in line with what I believe meets and exceeds the expectations of the Glamorgan Spring Bay ratepayers, who saw fit to elect me.

Recommendation

That the Councillors' Reports be received and noted.

7. Information Reports

7.1 General Manager, David Metcalf

Council Governance · Corporate Services · Medical Services · Economic Development · Safety & Risk Management
· Visitor Centres

Council Governance

Council meetings are being conducted monthly with special meetings being called by the Mayor or Councillors when required. Council meetings are usually held on the fourth Tuesday of the month and commence at 5.00pm. Workshops are scheduled on the second Tuesday of each month and on the day of a Council meeting, unless otherwise required. The February Council meeting is on Tuesday 23rd February 2016 at 5.00pm in Bicheno.

Medical Services

Council operates administration services for the Bicheno General Practice and Dr Winston Johnson. All medical related budgets with the exception of Triabunna are expected to return to within budgeted levels this financial year.

Corporate Services

Normal work requirements with preparations being made for next year's Annual Plan.

A detailed report on excess Council properties is placed on this month's agenda for Council's consideration.

Cash and Investments

Cash and Investments at the end of January 2016 were \$1,982k against January 2015 \$1,876k, January 2014 \$1,865k, and January 2013 \$2,294k. Considering the level of capital works being carried out in the last three to five years, and the transfer of cash to enable the purchase of the new Council offices in Triabunna, it is a pleasing result. Council has two properties for sale at present. More properties will be considered for sale at the February 2016 meeting. With the current level of capital works and the lack of sale of properties, it is likely that Council may require short term borrowings at the end of the year as were required last financial year.

Property Information

Property transactions for the YTD January are 21% up on last year, which is reflected in the extra income reported in the Regulatory Services Department. This is showing a very pleasing trend as investors and families invest in our area.

Health, Safety, Other

There was one lost time injury YTD amounting to 235.7 lost time hours. There have been no motor vehicle claims this year. There have been 8 workplace reported incidents, no community incidents reported and no staff resignations in January.

Rates

As per report.

Visitor Centres

Glamorgan Spring Bay Council operates three visitor centres throughout the Municipality. They are all Yellow “I” centres. Visitor numbers through the centres are down by 2.6% on last year to date.

Visitor Numbers

2012/2013 36,248 to January 2013
2013/2014 45,183 to January 2014
2014/2015 45,344 to January 2015
2015/2016 44,154 to January 2016

East Coast Regional Tourism Organisation (ECRTO)

- **Great Eastern Drive Visitor Guide.** We have developed and printed a new Great Eastern Drive Visitor Guide. The uptake has been exceptional with word spreading quickly about its availability and unsolicited requests for copies coming in from far and wide. We are managing distribution through Tourism Brochure Exchange through the following distribution areas:
 - Southern Region (Hobart and surrounding areas)
 - Northern Region (Launceston and surrounding areas)
 - East Coast
 - Hobart Airport
 - Launceston Airport
 - On board Spirit of Tasmania I & II
 - Port Melbourne Terminal for Spirit of Tasmania
- **Great Eastern Drive Winter Marketing Campaign.** We are working with TT Line and the Royal Automobile Club of Victoria to build a campaign to their members and past passengers for travel to the East Coast over winter. We will be working closely with local businesses over the coming weeks to develop the program which will launch in April for travel June – September.
- **Tourism Tasmania Instagram promotion.** We are working with Tourism Tasmania to host a prominent “instagrammer” on the East Coast in the next couple of weeks.
- **Tourism Demand Driver Infrastructure (TDDI) and Regional Tourism Innovation and Infrastructure Fund (RTIIF) Grants.** All eight businesses on the East Coast that progressed to round two of this grants program were successful. The results are yet to be made public.
- **Destination Action Plans.** These strategic development plans provide a template for local communities to prioritise and act on key tourism projects. Workshops to develop the plans will take place in each sub-region on the East Coast with the first workshop for Triabunna to take place in May.

Ruth Dowty, CEO



Statistics

Visitor Numbers																
MONTH	BICHENO 2012-2013	BICHENO 2013-2014	BICHENO 2014-2015	BICHENO 2015-2016	SWANSEA 2012-2013	SWANSEA 2013-2014	SWANSEA 2014-2015	SWANSEA 2015-2016	TRIABUNNA 2012-2013	TRIABUNNA 2013-2014	TRIABUNNA 2014-2015	TRIABUNNA 2015-2016	TOTAL 2012-2013	TOTAL 2013-2014	TOTAL 2014-2015	TOTAL 2015-2016
JULY	558	572	657	765	363	762	992	774	609	1388	1645	905	1530	2722	3294	2444
AUGUST	540	564	573	609	321	640	769	686	770	1388	1409	729	1631	2592	2751	2024
SEPTEMBER	1160	1175	1003	1447	623	1225	1200	1106	1071	1165	1126	1095	2854	3565	3329	3648
OCTOBER	1697	1858	1668	2133	1159	1616	1815	1617	1449	2062	1707	1824	4305	5536	5190	5574
NOVEMBER	1847	2205	2219	2686	1703	1924	2701	2474	2021	2525	2304	2696	5571	6654	7224	7856
DECEMBER	2775	3170	3080	3409	2308	2383	2780	2598	2623	3572	2994	2865	7706	9125	8854	8872
JANUARY	4675	4846	4826	5073	4080	4537	5665	3968	3896	5606	4211	4695	12651	14989	14702	13736
FEBRUARY	3746	3848	4257		2714	3369	4469		3646	4272	4044		10106	11489	12770	0
MARCH	3330	3768	3367		2806	3239	3786		3113	4209	3441		9249	11216	10594	0
APRIL	2138	2449	1873	0	1717	2520	2134	0	1922	2641	2144	0	5777	7610	6151	0
MAY	809	934	1082		1003	1160	1115		1530	953	851		3342	3047	3048	0
JUNE	581	605	579		900	739	858		1635	1238	750		3116	2582	2187	0
TOTAL	23856	25994	25184	16122	19697	24114	28284	13223	24285	31019	26626	14809	67838	81127	80094	44154

Property Settlement Certificates														
	132-2009	337-2009	132-2010	337-2010	132-2011	337-2011	132-2012	337-2012	132-2013	337-2013	132-2014	337-2014	132-2015	337-2015
July	46	21	36	17	30	16	32	13	36	18	14	6	42	17
August	33	20	30	17	22	12	21	10	23	11	16	11	30	14
September	48	26	44	22	27	15	33	14	22	13	38	21	34	18
October	35	16	38	20	24	11	47	26	49	24	40	24	40	18
November	35	19	42	22	34	17	32	15	42	25	42	23	43	24
December	34	18	33	19	28	14	18	8	33	17	37	20	48	21
January	47	22	41	23	48	26	39	21	39	26	46	26	62	28
February	62	37	46	24	27	15	21	11	38	18	49	26		
March	71	32	48	24	25	13	37	22	36	24	48	26		
April	45	32	31	15	24	13	33	18	47	22	37	21		
May	27	14	24	12	36	23	24	14	50	27	58	30		
June	16	10	16	12	14	8	22	9	27	16	24	16		
Total	499	267	429	227	339	183	359	181	442	241	449	250	299	140

CURRENT RATES BALANCE 31st January 2016

Balance Brought Forward	\$10,952.16
Plus:	
Interest Charged	\$7,236.56
Rates Levied	\$6,993,266.30
Debit Journals	\$48,962.03
Sub Total	\$7,060,417.05
Less:	
Receipts	\$5,320,569.55
Pension Rebates	\$239,142.91
Credit Journals	\$76,024.09
Supplementary Credits	\$96,067.53
Discounts	\$62,978.91
Rates Balance	\$1,265,634.06
Discount Date/Rate 03/08/2015 3.0%	
Installments	
	7/08/2015
	9/10/2015
	15/01/2016
	8/04/2016



Profit & Loss				
Glamorgan Spring Bay Council				
ADMIN CORP,ECONOMIC,GOVERNANCE,SAFETY & RISK,TOURISM				
For the month ended 31st January 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$23,430.14	\$20,000.00	\$3,430.14	17.2%
GRANTS	\$81,560.00	\$311,250.00	-\$229,690.00	-73.8%
INTEREST	\$25,493.85	\$43,519.00	-\$18,025.15	-41.4%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$158,520.85	\$102,000.00	\$56,520.85	55.4%
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$1,000,000.00	-\$1,000,000.00	-100.0%
OTHER INCOME	\$283,655.17	\$243,840.00	\$39,815.17	16.3%
RATES AND CHARGES	\$863,979.98	\$810,372.00	\$53,607.98	6.6%
STATUTORY FEES AND FINES	\$43,924.39	\$43,750.00	\$174.39	0.4%
USER FEES	\$2,750.00	\$0.00	\$2,750.00	
Total Income	\$1,483,314.38	\$2,574,731.00	-\$1,091,416.62	-42.4%
Gross Profit	\$1,483,314.38	\$2,574,731.00	-\$1,091,416.62	-42.3895%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$58,625.82	\$58,250.00	\$375.82	0.6%
EMPLOYEE BENEFITS	\$293,445.74	\$297,346.00	-\$3,900.26	-1.3%
FINANCE COSTS	\$10,289.34	\$16,500.00	-\$6,210.66	-37.6%
IMPAIRMENT OF RECEIVABLES	\$919.72	\$2,000.00	-\$1,080.28	-54.0%
MATERIALS AND SERVICES	\$1,129,664.10	\$1,060,410.00	\$69,254.10	6.5%
OTHER EXPENSES	\$143,106.37	\$117,000.00	\$26,106.37	22.3%
Total Operating Expenses	\$1,636,051.09	\$1,551,506.00	\$84,545.09	5.4%
Operating Profit	-\$152,736.71	\$1,023,225.00	-\$1,175,961.71	-114.927%
(1)Excess should be transferred to Planning				
(2) Timing				
(3) Timing				
(4) Timing				
(5) Only 1 minor sale at this time				
(6) Contains reimbursement in Economic Development from State				
(7) Timing				
(8) Contains Internal Audit investigation not budgeted current cost \$29,000				
(9) Reimbursement not invoiced as yet				



Profit & Loss					
Glamorgan Spring Bay Council					
Visitor Centres					
For the month ended 31st January 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
OTHER INCOME	\$9,500.00	\$2,800.00	\$6,700.00	239.3%	(1)
RATES AND CHARGES	\$125,000.00	\$125,000.00	\$0.00	0.0%	
USER FEES	\$344,760.38	\$528,500.00	-\$183,739.62	-34.8%	(2)
Total Income	\$479,260.38	\$656,300.00	-\$177,039.62	-27.0%	
Gross Profit	\$479,260.38	\$656,300.00	-\$177,039.62	-26.9754%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$7,327.72	\$7,000.00	\$327.72	4.7%	
EMPLOYEE BENEFITS	\$161,609.78	\$160,445.00	\$1,164.78	0.7%	
MATERIALS AND SERVICES	\$256,315.46	\$391,035.00	-\$134,719.54	-34.5%	(3)
Total Operating Expenses	\$425,252.96	\$558,480.00	-\$133,227.04	-23.9%	
Net Profit	\$54,007.42	\$97,820.00	-\$43,812.58	-44.789%	
(1) Timing re BODC invoice					
(2) Below budget at this stage mainly Ferry related					
(3) Directly related to sales volume					

Profit & Loss					
Glamorgan Spring Bay Council					
MEDICAL SERVICES					
For the month ended 31st January 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$301,753.19	\$315,439.00	-\$13,685.81	-4.3%	(1)
INTEREST	\$359.54	\$210.00	\$149.54	71.2%	
NET GAIN/(LOSS) ON ASSETS	\$0.00	-\$7,500.00	\$7,500.00	100.0%	(4)
OTHER INCOME	\$493,344.01	\$476,310.00	\$17,034.01	3.6%	(2)
RATES AND CHARGES	\$390,438.86	\$389,298.00	\$1,140.86	0.3%	
USER FEES	\$4,500.00	\$0.00	\$4,500.00		
Total Income	\$1,190,395.60	\$1,173,757.00	\$16,638.60	1.4%	
Gross Profit	\$1,190,395.60	\$1,173,757.00	\$16,638.60	1.4176%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$41,590.71	\$40,019.00	\$1,571.71	3.9%	
EMPLOYEE BENEFITS	\$250,327.39	\$220,150.00	\$30,177.39	13.7%	(3)
MATERIALS AND SERVICES	\$777,456.40	\$756,637.00	\$20,819.40	2.8%	
Total Operating Expenses	\$1,069,374.50	\$1,016,806.00	\$52,568.50	5.2%	
Net Profit	\$121,021.10	\$156,951.00	-\$35,929.90	-22.8924%	
(1) Timing					
(2) Related to doctors income above budget					
(3) Budget allowed fro Bicheno Doctor to be paid share every few months now paid monthly					
(4) Timing					



Profit & Loss				
COUNCIL TOTAL				
For the month ended 31st January 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$38,523.13	\$42,500.00	-\$3,976.87	-9.4%
GRANTS	\$1,337,536.81	\$1,266,373.00	\$71,163.81	5.6%
INTEREST	\$25,853.39	\$43,729.00	-\$17,875.61	-40.9%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$158,520.85	\$102,000.00	\$56,520.85	55.4%
NET GAIN/(LOSS) ON ASSETS	\$1,780.05	\$992,500.00	-\$990,719.95	-99.8%
OTHER INCOME	\$1,015,670.80	\$999,505.00	\$16,165.80	1.6%
RATES AND CHARGES	\$6,864,545.38	\$6,753,000.00	\$111,545.38	1.7%
STATUTORY FEES AND FINES	\$237,267.69	\$211,800.00	\$25,467.69	12.0%
USER FEES	\$596,449.56	\$853,240.00	-\$256,790.44	-30.1%
Total Income	\$10,276,147.66	\$11,264,647.00	-\$988,499.34	-8.8%
Gross Profit	\$10,276,147.66	\$11,264,647.00	-\$988,499.34	-8.7752%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$1,139,694.80	\$1,143,369.00	-\$3,674.20	-0.3%
EMPLOYEE BENEFITS	\$2,475,778.18	\$2,459,943.00	\$15,835.18	0.6%
FINANCE COSTS	\$54,529.66	\$67,127.00	-\$12,597.34	-18.8%
IMPAIRMENT OF RECEIVABLES	\$919.72	\$2,000.00	-\$1,080.28	-54.0%
MATERIALS AND SERVICES	\$3,419,654.01	\$3,646,927.00	-\$227,272.99	-6.2%
OTHER EXPENSES	\$143,106.37	\$117,000.00	\$26,106.37	22.3%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$186,945.00	\$192,075.00	-\$5,130.00	-2.7%
Total Operating Expenses	\$7,420,627.74	\$7,628,441.00	-\$207,813.26	-2.7%
Operating Profit	\$2,855,519.92	\$3,636,206.00	-\$780,686.08	-21.4698%
Non-operating Expenses				
CLEARING ACCOUNT - PLANT HIRE RECOVERIES & E	-\$93,153.36	-\$111,450.00	\$18,296.64	16.4169%
CLEARING ACCOUNTS WAGES ON-COSTS ETC.	\$117,952.68	-\$8,060.00	\$126,012.68	1563.4328%
Total Non-operating Expenses	\$24,799.32	-\$119,510.00	\$144,309.32	120.8%
Net Profit	\$2,830,720.60	\$3,755,716.00	-\$924,995.40	-24.629%



31 JANUARY 2016 CAPITAL NEW // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	YTD	On-Site Progress	Comments
Roads, Footpaths, Kerbs						
S - Victoria Street Crossing	Victoria St crossing cnr Victoria St	\$23,000		\$4,098	COMPLETED	
S - Gordon / Old Spring Bay Rd	kerb - Rapp St to Old Spring Bay Rd	\$49,100	March			
S - Swan River Road	Tasman Hwy turn right lane		Feb		In Progress	Black Spot Programme - State Growth
C - Freycinet Drive	Kerbing Esplanade to Reserve Rd	\$36,900	April			
C - Coles Bay Road	Roundabout	\$185,000		\$2,423	In Progress	Awaiting State Growth Approval / Design
O - Charles Street	Footpath Prosser to Walpole	\$46,200		\$32,968	COMPLETED	
O - Mary St Kerb and reconst	End of existing to end 80m	\$30,900				Dependent on private subdivision proceeding
O - Tasman Highway Footpath	Gravel Path Alice Street 200m	\$6,500	Feb			
T - Esplanade & Roberts	Extend kerb fix footpath	\$35,000	March			
T - Esplanade East / Side Road	Const 200m b/w Roberts and Lord	\$19,500	Feb	\$4,534	In Progress	
T - Barton Avenue	Tasman Hwy turn right lane		Feb		In Progress	Black Spot Programme - State Growth
T - Henry / Victoria St Footpath	Gravel Tasman to Franklin St west	\$14,500	Feb			
T - Vicary St & Charles St	Streetscape design	\$45,000			In Progress	
T - Marina Views Estate	Subdivision					Commencement subject to Land Sales \$735,000
PG, Walking Tracks, Cemeteries						
S - Cambria Drive Walkway	Recon walkway to Meredith Rv	\$12,000		\$3,191	COMPLETED	
B - Triangle Upgrade Plans	Develop construction plans	\$35,000		\$11,550	In Progress	From concept to construction plan standard
B - Foreshore	Revegetation Project - Peggys Pt	\$5,000	April			Comm date revised due to penguin breeding
A - Identity Flags and Poles	Flags and Installation	\$16,500	March			
T - Barton Avenue Foreshore	Construct walking track (Stage 1)	\$9,000	Feb		In Progress	Seeking Approvals
T - Cemetery	New Picket Fence and Entrance	\$18,000	March	\$1,511	In Progress	Ground works only complete
Bu - Recreation Ground	Fenced Dog Exercise Yard	\$20,000	April			
O - Foreshore Track	Access steps safety rails quarry	\$10,000	March			was Feb
O - Espl / Tasman Hwy area	Paving and seating Esplanade	\$11,000	March	\$485	In Progress	Brick paving availability
C - Council Reserves	Survey parcel boundaries	\$10,100		\$6,172	In Progress	



CAPITAL NEW cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	YTD	On-Site Progress	Comments
Stormwater, Drainage						
B - Burgess St	SW install - land adj Bakery	\$55,000		\$14,993	COMPLETED	Work did not involve road crossing
S - Gordon St	SW Gordon / Old SB Rd Corner	\$27,200	April			Was Feb
S - Old Spring Bay Road	Road Culvert Crossing	\$78,500	April			
Bridges & Culverts						
O - East Shelly Ped Bridge	Construct Bridge for track	\$36,000	Feb		In Progress	
Council Bldgs & Marine Infrast						
T - Marina Extension	Stages 3 and 4	\$1,500,000		\$150,945	In Progress	Combined costing
T - Marina CCTV	Installation at wharf and marina	\$45,000			COMPLETED	
T - Wharf and Fuel Facility	Extend main wharf	\$350,000			In progress	
T - Marina Boatramp Toilet	New facility	\$70,000	May			was March - programming
T - Recreation Ground Building	Billard Table Room / facilities	\$0				
T - Depot - Wash down pad	Triabunna Depot	\$18,000	May			
S - Depot - Shelter Bays	Swansea Depot	\$28,000	June			
O - Prosser River	Dredging and construction work	\$125,000		\$88,388	In Progress	
T - Straighter, Deeper Channel	Straighter approach channel	\$50,000				Delayed Funding Application
S - SES Development	Maria Street development	\$380,000		\$493,128	In Progress	Budget exceeded because of extra security requirements
Plant & Equipment						
Excavator Hyd Grab attachment	Excavator attachment	\$14,000			COMPLETED	
Free Roll	Compaction Roller	\$46,525	March			
Water Tank trailer 1000 litre	Trailer mounted pressure pump	\$12,500	March			
Trailer	Building Department Trailer	\$6,500	March			
Waste Transfer Stations						
S - WTS Lease Extension	Perimeter fencing - lease	\$6,000	May			was Feb - programming
S - WTS Tip Shop	Feasibility study	\$45,000	May			was Feb - programming



31 JANUARY 2016 CAPITAL RENEWAL // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	YTD	On-Site progress	Comments
Sealed Road Reseals						
S - Victoria St	Reseal - Wellington to Julia	\$22,500	April			
S - Burgess St	Reseal - Wellington to Change	\$19,200	April			
C - Cosgrove St	Reseal - Harold to Change	\$6,600	April			
C - Cosgrove St	Reseal - Change to Percy	\$5,170	April			
C - Freycinet Drive	Reseal - Change to Visitors	\$19,170	April			Reseals comm date altered due to contract
C - Freycinet Drive	Reseal - Visitors to Culvert	\$9,750	April			
C - Freycinet Drive	Reseal - Culvert to lodge	\$53,750	April			
T - Amelia St	Reseal - Inkerman to End	\$2,430	April			
T - Esplanade East	Reseal - Inkerman to Boyle	\$13,113	April			
T - Inkerman St	Reseal - Amelia to Boyle	\$12,708	April			
O - East Shelly Rd --R2R--	Reseal - Jetty to Manning	\$46,784	April			
Buckland	Jetpatcher	\$10,000	March			Jetpatcher work to co-incide with reseal work
Triabunna	Jetpatcher	\$10,000	March			
Orford	Jetpatcher	\$10,000	March			
Swansea	Jetpatcher	\$10,000	March			
Bicheno	Jetpatcher	\$10,000	March			
Coles Bay	Jetpatcher	\$15,000	March			
Sealed Road Pavements						
S - Road Repairs	General	\$25,000				
S - Maria Street --R2R--	Reconstruction Well to Tarl	\$260,000	March			Comm changed due to Contractor availability
S - Dolphin Sands Rd --R2R--	Reconstruction- Ywest to Yeast	\$270,000	March			Comm changed due to Contractor availability
B - Road Repairs	General	\$25,000		\$25,175	COMPLETED	
C - Road Repairs	General	\$25,000				
BU - Road Repairs - Kent St	Reconst Buck Rd to CH 170	\$49,000	March			
O - Road Repairs	General	\$25,000				
T - Davidson Place	Asphalt Overlay	\$21,500	April			Transferred to 2016-17 due to Tas Networks?
T - Road Repairs	General	\$25,000				



CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	YTD	On-Site progress	Comments
Unsealed Road Pavements						
S - Unsealed Repair	Old Coach Road 500m	\$50,000	April			
B - Unsealed Repair	Rosedale Road 500m	\$50,000		\$49,342	COMPLETED	
C - Unsealed Repair	Freycinet Drive- Fisheries	\$35,000	May			
T - Unsealed Repair --R2R--	Seaford Road 1000m	\$60,000		\$76,182	COMPLETED	Total expenditure covered by R2R funding - culvert issue
O - Unsealed Repair	Rheban Road 1000m	\$40,000	April	\$41,482	COMPLETED	Monies redirected to Earlham Road
Kerb & Gutter						
O - Charles St --R2R--	Stage 2 Prosser to Walpole	\$21,000		\$79,450	COMPLETED	Total expenditure covered by R2R funding - (project crossed over 14/15 and 15/16 financial years)
Footpaths						
S - Wellington St	May Shaw to Esplanade	\$16,200		\$30,964	COMPLETED	Quotation error of length - will reallocate cost diff
Parks & Reserves						
T - Recreation Reserve	Replace 3 Light Poles	\$12,000		\$10,640	COMPLETED	Condemned Timber Poles
T - Seafarers Memorial	Refurbishment of memorial	\$5,530		\$3,404	COMPLETED	
Bu - Recreation Ground	Upgrade Sewer system	\$15,000		\$14,759	COMPLETED	
A - Park Furniture replacement	Replacement Program	\$8,000				
S - Playground Equipment	Replace Duck Park Adult Eq	\$26,000			In Progress	
S - Gorse Control	Follow up weed control	\$5,000	March			
A - Playground Repairs	Upgrade program	\$7,500				
Stormwater & Drainage						
S - Recreation Ground	Establish Outfall Structure	\$7,500	March			



CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	YTD	On-Site progress	Comments
Council Buildings & Marine						
B - Jetty Road Toilets	Replace doors & section rooms	\$10,000	March			was Dec - staffing issue
B - Gulch Toilet	Refurbish toilet facility	\$5,000	March			was Dec - staffing issue
CB - Community Hall	Build Storage room on rear of Hall	\$25,000		\$2,972	In Progress	design work comm
O - Raspins Beach	Building for storage and showers	\$78,045		\$8,093	In Progress	Permit stage
S - 8 Noyes St House	Renovations for rental	\$30,000		\$2,954	In Progress	
S - Gordon St Boatramp	Extend wall and install buffers	\$20,000	Dec	\$19,370	COMPLETED	
Little Swanport - Hall	Connect power	\$5,000	March			Contractor delay
Bu - Community Hall	side entrance stairs and path	\$9,500	Nov		In Progress	Materials ordered
S - Toilet Replacement	Replace Jubilee Beach toilets	\$210,000	May			
T - Depot Animal Pound	Upgrade existing pound facilities	\$15,000	June			
T - Community Hall - Stage 2	Paint building and renovations	\$120,000	Jan	\$156,645	COMPLETED	
Bridges and Culverts						
Bu - Stonehurst Road	Replace with concrete deck	\$95,000	April			
Earlham - Earlham Road	Replace with concrete culverts	\$75,000	April			
Plant & Equipment						
Small plant replacement	All Depots	\$15,000				
T - Town Mntce Utility - Tipper	Replacement Vehicle	\$32,000	March			
Works Dept Trailers	Repl - tandem and single trailer	\$9,500	March			
S - Town Mntce Utility - Tipper	Replacement Vehicle	\$32,000	March			
Manager Works	Replacement Vehicle	\$25,000		\$25,075	COMPLETED	
Manager Marine and Infrast	Replacement Vehicle	\$25,000		\$23,768	COMPLETED	
Manager Natural Resources	Replacement Vehicle	\$25,000			In Progress	
Works Supervisor	Replacement Vehicle	\$25,000	Jan	\$27,871	COMPLETED	
Doctor Swansea - C17PP	Replacement Vehicle	\$32,000		\$32,887	COMPLETED	
Doctor Bicheno - B05HH	Replacement Vehicle	\$28,000	Jan	\$29,000	COMPLETED	

7.2 Manager Works, Mr Tony Pollard

Roads, Footpaths, Kerbs- Waste Transfer Stations- Garbage, Recycling Services- Town Maintenance - Parks, Reserves, Walking Tracks, Cemetery - Stormwater Drainage - Bridges, Culverts - Emergency Management, SES

ROADS, FOOTPATHS, KERBS:

- Undertaking flood reinstatement works.
- Mechanical street sweeping has been carried out along streets / roads that have been affected by gravel and silt deposits.

WASTE TRANSFER STATIONS (WTS):

- All transfer stations are operating within prescribed guidelines.

GARBAGE, RECYCLING SERVICES:

- Nil issues

TOWN MAINTENANCE:

- Ongoing general maintenance is being carried out in all our town areas to ensure an acceptable level of overall presentation is maintained.
- A general cleanup of all township streets in progress due to recent heavy rains.

PARKS, RESERVES, WALKING TRACKS, CEMETERY:

- Continuation of ongoing general maintenance within our townships and foreshores.
- Flood reinstatement works in progress along foreshore walking tracks.
- Mowing programme in full swing again following recent rains.

STORMWATER, DRAINAGE:

- Undertaking flood reinstatement works.

BRIDGES, CULVERTS:

- Ongoing maintenance, when required.
- Debris removal at bridge / culvert locations.
- Rheban Road has been reopened following the loss of the timber bridge at the southern end and emergency reinstatement works has been undertaken to the two Wielangta Road bridges to provide Earlham residents' access back to Orford. This work was carried out in conjunction with Parks, who are the current owners of Wielangta Road.

EMERGENCY MANAGEMENT:

As Council's appointed Emergency Municipal Coordinator, along with Lona Turvey, Community Recovery Officer, we would like to thank all the outdoor workers for their enthusiasm and overall efforts in assisting residents and visitors where possible during the recent extreme rain event experienced on Friday 29th January.

Also to be thanked are the dedicated indoor staff who received and logged phone calls all day, assisted in setting up the 'Evacuation Centre' at the Triabunna Recreation Room' and worked late to accommodate stranded people on the Friday afternoon/evening. A total of 68 people were registered as displaced until the Tasman Highway through Orford was reopened at approximately 7.30pm.

These were a very tiring few days and the staff support in times of need was unsurpassed. The Police, Volunteers, Triabunna Fire Brigade and Glamorgan Spring Bay SES Unit (refer report below) also assisted and it was very much appreciated in receiving additional support from the Hobart SES Unit dispatched by SES Headquarters.

Out of the 130 plus reported issues received either by phone, email, over the counter or letter, the majority were contacted last week as a follow up to acknowledge their concerns and to gauge what level of assistance is still required from Council. Well done to Di Clark for conducting this follow-up so efficiently.

Following the rain event, staff have been concentrating on flagging off dangerous areas, reinstating roads, re-establishing safe access to properties, and unblocking stormwater culverts / drains as an initial priority. Once again, a big thank you to all the people who assisted during and after the recent extreme weather event. Some of the higher priority repair works have been commenced as 'emergency works'.

Glamorgan Spring Bay SES Unit Report

- No motor vehicle accidents to report.
- **Flood event 29 -31 January 2016**
Glamorgan Spring Bay Unit attended 26 jobs from Bicheno to Orford. Southern regional unit from Hobart backed up our local unit and attended 10 jobs in Orford / Triabunna area.

Majority of incidents involved sandbagging, some tarping of roofs, removal of debris from roads and drains and traffic control / road closures.

Glamorgan Spring Bay Unit on the Friday started with the first call at 6.30 am and finished back at base 6pm that night.
All callouts were handled with 3 members.

Visit our website at www.swansea-ses.weebly.com

Kelvin Jones, Unit Manager, Glamorgan Spring Bay SES Unit

2015–2016 CAPITAL WORKS UPDATE

- As a result of the recent extreme flood event, Council's adopted Capital Works Programme for 2015-16 may be affected in some form. I have left the commencement dates in the Capital Works spreadsheet the same for now, but following some more detailed work on the extent of damage and resources required for repairs, some lines may need to be altered or deferred until next financial year's programme. A more detailed report will be presented to Council once all the issues have been investigated which will establish a better understanding of the cost implications to Council
- Road sealing / reseal programme for 2015-16 is currently being arranged with the successful contractor – Venarchie Pty Ltd.
- State Growth has awarded Andrew Walters Construction the contract for upgrading intersection works on the Tasman Highway at two locations, Barton Avenue, Triabunna and Swan River Road, Swansea. These two junction upgrades are co-funded from the Australian Government's Black Spot Program and the Tasmanian Government's Safer Roads Program and will provide safer turning movements for vehicles through the construction of channelised right turn lanes on the Tasman Highway.

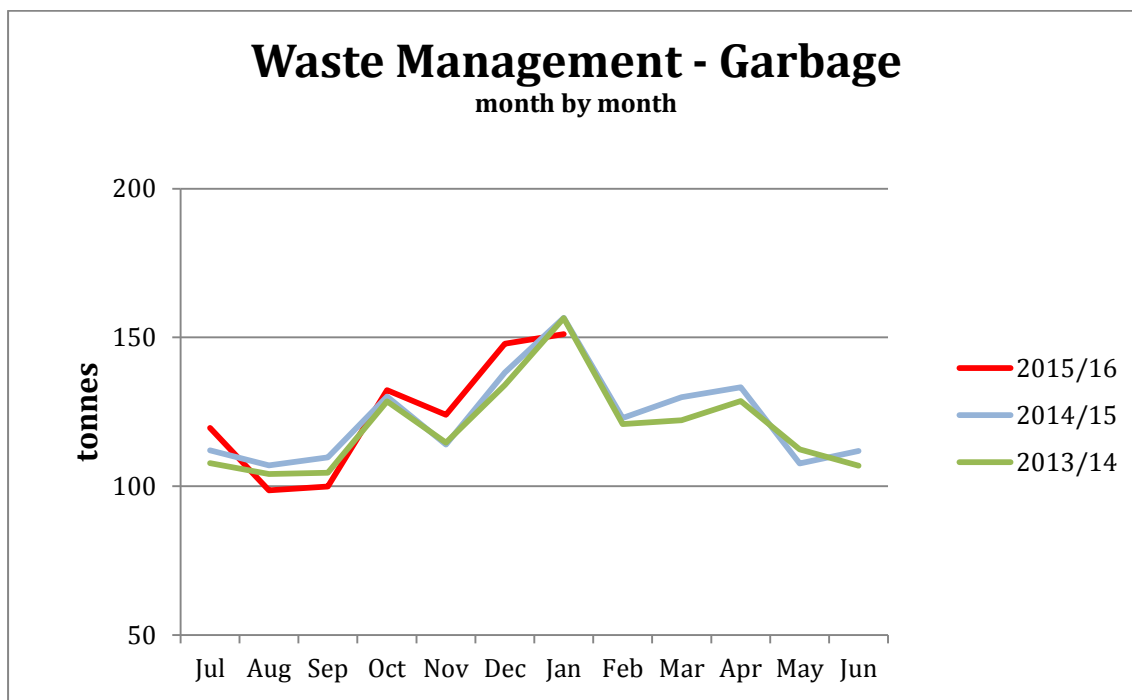
WASTE MANAGEMENT STATISTICS

Garbage deposited at transfer stations and transported to Copping landfill site (tonnes):

<u>MONTH</u>	<u>BICHENO Collection & WTS</u>	<u>BICHENO WTS only</u>	<u>COLES BAY WTS only</u>	<u>SWANSEA WTS only</u>	<u>ORF-TRIA-CB- SW Collection & ORF WTS</u>	<u>ORFORD WTS only</u>	<u>TOTAL (tonnes)</u>
JULY '15	37.18	13.88	12.98	23.10	95.56	13.38	168.82
AUG	21.08	12.56	16.62	24.26	119.32	23.95	181.28
SEPT	32.80	13.94	12.70	23.00	93.46	12.36	161.96
OCT	41.44	13.67	14.58	41.88	153.64	49.09	251.54
NOV	35.70	7.43	12.56	27.14	124.54	35.97	199.94
DEC	39.76	10.08	30.96	56.96	143.14	24.96	270.82
JAN '16	53.14	18.02	35.84	48.70	141.02	22.91	278.70
FEB							0.00
MARCH							0.00
APRIL							0.00
MAY							0.00
JUNE							0.00
TOTALS	261.10	89.57	136.24	245.04	870.68	182.62	1513.06

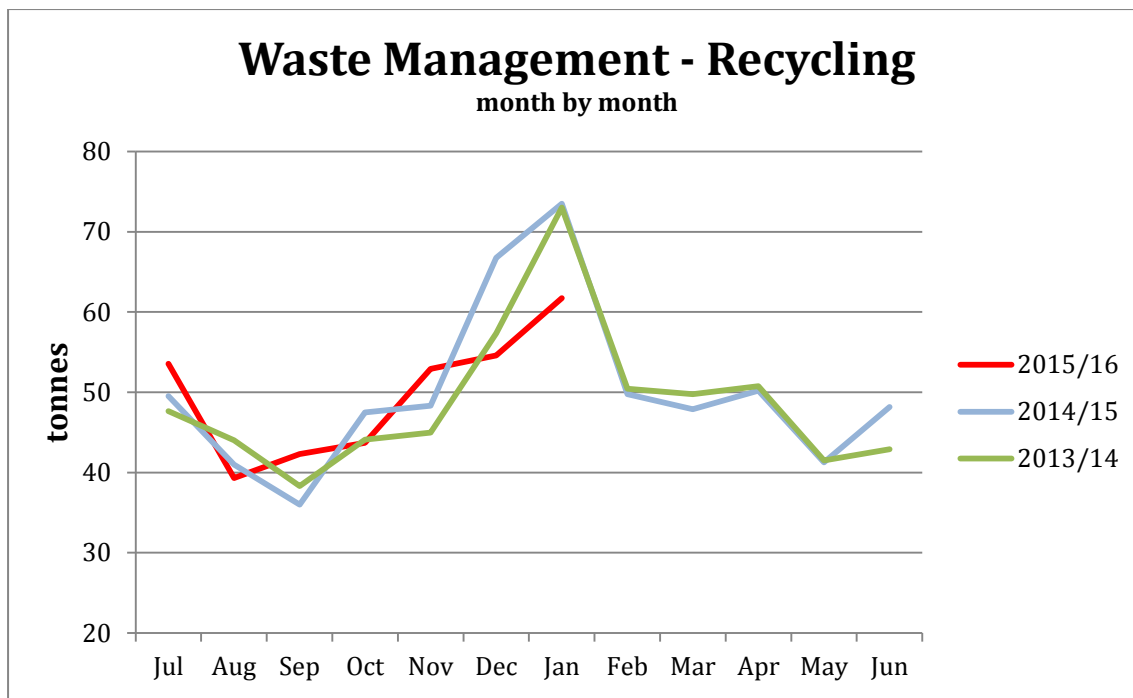
Kerbside Garbage Collected: Bin numbers & tonnages

<u>MONTH</u>	<u>BICHENO</u>	<u>COLES BAY</u>	<u>SWANSEA</u>	<u>TRIABUNNA</u>	<u>ORFORD</u>	<u>TOTAL BINS</u>	<u>TOTAL (tonnes)</u>
JULY '15	1942	1043	1950	1800	2055	9970	119.64
AUG	1934	902	1884	1997	1498	8215	98.58
SEPT	1572	1025	1990	2081	1662	8330	99.96
OCT	2314	1325	2133	2684	2571	11027	132.32
NOV	2356	1449	2288	2126	1518	10337	124.04
DEC	2473	2004	2976	2823	2046	12322	147.86
JAN '16	2927	2046	2589	2245	3578	13385	151.17
FEB							
MARCH							
APRIL							
MAY							
JUNE							
TOTALS	15518	9794	15810	15756	14928	73586	873.57



Kerbside Recycling Collected: Bin numbers & tonnages

<u>MONTH</u>	<u>BICHENO</u>	<u>COLES BAY</u>	<u>SWANSEA</u>	<u>TRIABUNNA</u>	<u>ORFORD</u>	<u>TOTAL BINS</u>	<u>TOTAL (tonnes)</u>
JULY '15	841	503	1307	1197	1018	4866	53.53
AUG	849	457	831	813	625	3575	39.33
SEPT	906	497	887	840	716	3846	42.31
OCT	1044	668	983	891	947	4533	43.68
NOV	1594	697	882	947	848	4968	52.92
DEC	1100	1188	1714	1410	903	5311	54.60
JAN '16	1200	908	1253	985	1891	6237	61.74
FEB							
MARCH							
APRIL							
MAY							
JUNE							
TOTALS	7534	4918	7857	7083	6948	33336	348.11



Profit & Loss				
Glamorgan Spring Bay Council				
WORKS DEPARTMENT				
For the month ended 31st January 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$837,969.00	\$603,184.00	\$234,785.00	38.9%
OTHER INCOME	\$213,219.30	\$262,755.00	-\$49,535.70	-18.9%
RATES AND CHARGES	\$3,641,467.34	\$3,622,343.00	\$19,124.34	0.5%
USER FEES	\$50,464.11	\$75,280.00	-\$24,815.89	-33.0%
Total Income	\$4,743,119.75	\$4,563,562.00	\$179,557.75	3.9%
Gross Profit	\$4,743,119.75	\$4,563,562.00	\$179,557.75	3.9346%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$783,473.62	\$784,175.00	-\$701.38	-0.1%
FINANCE COSTS	\$5,129.89	\$9,000.00	-\$3,870.11	-43.0%
EMPLOYEE BENEFITS	\$978,165.49	\$994,855.00	-\$16,689.51	-1.7%
MATERIALS AND SERVICES	\$825,124.97	\$1,030,583.00	-\$205,458.03	-19.9%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$183,435.00	\$188,575.00	-\$5,140.00	-2.7%
Total Operating Expenses	\$2,775,328.97	\$3,007,188.00	-\$231,859.03	-7.7%
Net Profit	\$1,967,790.78	\$1,556,374.00	\$411,416.78	26.4343%
(1) Variance related to timing of actual versus budget in relation to RTR				
(2) Army contribution not invoiced as yet. Tasman Highway contract renegotiation				
(3) Scrap metal not collected as yet				
(4) Timing				
(5) Below budget at this stage				

7.3 Manager Regulatory Services, Mrs. Winny Enniss

Animal Control - Engineering & Technical Services - Environmental Health - Statutory Building - Statutory Planning

Animal Control

Seven (7) dogs were registered in January with 888 YTD total. YTD, 18 dogs have been impounded, 15 infringements issued, 28 warnings given, 1 dog surrendered, 1 dog seized and 3 dogs have been euthanized. There have been 6 lost dog calls and 14 complaints received YTD. Random beach patrols were conducted over the Christmas/ New Year period with the majority of dog owners abiding by the Dog Management Plan with regard to dogs on/off lead areas. Random beach patrols will continue over the summer holiday season. This department is operating with the Regulatory Services Officer/Municipal Inspector only.

Engineering & Technical Services

This department provides general engineering and technical advice regarding development applications. This department currently consists of one contract engineer, with assistance from the Regulatory Services Officer.

Environmental Health

One food business registration was renewed this month. One (1) temporary food registration and no place of assembly licences were issued for the month. One (1) special plumbing permit was also issued for the month. Nineteen (19) immunizations have been conducted YTD and seven (7) food business inspections were carried out this month totalling 22 YTD.

Seven (7) abatement notices were issued this month. Council commenced its normal yearly round of inspections in November. This department consists of a permanent full time Health Administration Officer and a part time Environmental Health Officer, with assistance from the Regulatory Services Officer conducting abatement inspections.

Statutory Building

Council received 13 applications for January and approved 13 applications. The building department currently consists of a permanent full time Building Administration Officer and 2 contractors namely a building surveyor and a plumbing inspector. Applications are being processed within the required timeframes.

Statutory Planning

Council received 13 applications in January and approved 17 applications. Ten applications were placed on section 54 for the month. There was 1 NPR application for the month with 22 YTD (no permits required). The planning department currently consists of 1 permanent part time Planning Administration Officer, a portion of the permanent Manager Regulatory Services and a contract planner for up to 2.5 days a week. Other resources are contracted as required. Whilst applications are taking longer to assess due to the new planning scheme being introduced, they are still being processed within the required timeframes.

The new Interim Planning Scheme was declared by the Minister on 29th July 2015 and became operational from 5th August 2015. The new scheme and maps are available online at www.iplan.gov.au or you can go via Council's website at www.gsbc.tas.gov.au.

Bendigo Bank

The Bendigo Bank Agency opened on 21st August 2013 and operates from the Regulatory Services Department. Four staff members are trained to perform the Agency requirements of the Bank. This month there were 48 deposits (326 YTD), 19 withdrawals (168 YTD), 2 transfers (40 YTD), 0 new accounts opened (0 YTD) and 12 general enquiries (100 YTD). There has been 0 days where no transactions/enquires have occurred for this financial year.

PLANNING	MTD	YTD
Application Received	13	155
Applications Approved	17	134
Placed on Section 54	10	
Applications Refused		
Applications Withdrawn		
NPR – No Permit Required	1	22
BUILDING		
Application Received	13	123
Applications Approved	13	117
ANIMAL CONTROL		
Dogs Registered	7	888
Kennel Licences Issued/renewed		3
Dogs Impounded	5	18
Dogs Seized	1	1
Dogs Surrendered	1	1
Dogs Euthanised	1	3
Warnings Issued	4	28
Complaints	3	14
Infringements	3	15
Lost Dog calls	1	6
Other	2	3
ENVIRONMENTAL HEALTH		
Immunisations		19
Food Business Registrations		86
Temporary Food Business Registrations	1	19
Food Business Inspections	7	22
Place of Assembly Licences		2
Environmental Nuisances		
Abatement Notices	7	29
Notifiable Diseases		
Recreational Water Sampling	5	10
Suppliers of Private Water		3
Water Carriers		
Major Incidents notified to DPIPWE		
Special Plumbing Permits Issued	1	18
BENDIGO BANK		
Deposits	48	326
Withdrawals	19	168
Transfers	2	40
New Accounts		
Other	12	100
No of days whereby no transactions/enquiries carried out		

APPLICATIONS RECEIVED AND APPROVED FOR January 2016

Type: D – Discretionary P – Permitted E – Exempt NPR – No permit required

Planning DA No	Type	Location	Description	Status	Received	Resolved
15200	D	1/14 Jetty Road, Coles Bay	Alterations & Additions to dwelling	Approved		04/01/16
15208	D	12 Bradley Drive, Coles Bay	Dwelling & outbuilding	Approved		07/01/16
15210	D	74 East Shelly Road, Orford	Addition to dwelling	Approved		21/01/16
15212	D	430 Twamley Road, Buckland	Change of use to visitor accommodation	Approved		05/01/16
15214	D	18482 Tasman Highway, Douglas River	Change of use to visitor accommodation	Approved		14/01/16
15217	D	Crown Land, Swansea	Irrigation scheme	Approved		15/01/16
15220	D	RA192 Dolphin Sands Road, Dolphin Sands	Carport	Approved		25/01/16
15223	D	15 Cooks Court, Swansea	Outbuilding	Approved		27/01/16
15226	D	3 Nautilus Drive, Orford	Outbuilding	Approved		14/01/16
15227	D	4 Meika Place, Coles bay	Dwelling & outbuilding	Approved		15/01/16
15235	D	82 West Shelly Road, Orford	Carport	Approved		22/01/16
15236	NPR	27 Strawberry Hill Court, Orford	Outbuilding	Approved		05/01/16
16001	D	70 Tasman Highway, Orford	Addition to dwelling	In progress	03/01/16	
16002	P	11 Diamond Waters Rise, Bicheno	Partial change of use to visitor accommodation	Approved	04/01/16	19/01/16
16003	P	1/42 Gordon Street, Swansea	Addition to dwelling(veranda)	In progress	12/01/16	
16004	P	Crown Land, Swansea	Information sign	In progress	15/01/16	
16005	D	12 Lord Street, Triabunna	Outbuilding	In progress	18/01/16	
16006	D	RA6 Sophie Court, Coles Bay	Partial change of use to visitor accommodation	In progress	18/01/16	
16007	D	1474-1502 Coles Bay Road, Coles Bay	Outbuilding	In progress	19/01/16	
16008	P	RA31 Rheban Road, Spring Beach	Toilet Block	In progress	27/01/16	
16009	D	2 Maddie Court, Swansea	Dwelling & outbuilding	In progress	22/01/16	
16010	P	20 Rudd Avenue, Orford	Partial change of use to visitor accommodation	In progress	27/01/16	

16011	D	29 Tasman Highway, Orford	Outbuilding	In progress	27/01/16	
16012	D	41 Gordon Street, Bicheno	Outbuilding	In progress	27/01/16	

SUBDIVISIONS						
SA No						
14008	RA18589 Tasman Highway, Bicheno	Subdivision into 4 lots	Approved			27/01/16
15010	RA284 Rheban Road, Spring Beach	Subdivision into 2 lots	Approved			27/01/16
15015	Harveys Farm Road, Bicheno	Subdivision into two lots	Approved			19/01/16
15021	1 Rectory Street, Swansea	Subdivision into two lots	Approved			27/01/16
16001	33 Esplanade East, Triabunna	Subdivision into two lots	In progress	21/01/16		

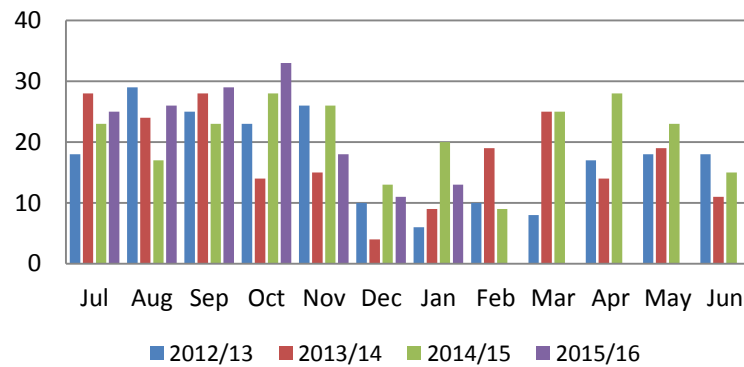
BUILDING						
BA No						
15144	33 Strawberry Hills Court, Orford	Minor works	Approved			14/01/16
15199	82 West Shelly Road, Orford	Carport	Approved			27/01/16
15202	8 Murray Street, Swansea	Outbuilding	Approved			05/01/16
15205	RA18027 Tasman Highway, Bicheno	Septic Tank	Approved			14/01/16
15207	27 Esplanade East, Triabunna	Addition to dwelling	Approved			05/01/16
15209	28 Tasman Highway, Bicheno	Additions & alterations to service station	Approved			06/01/16
16001	2 Kennedia Place, Swansea	Shed	Approved	05/01/16		14/01/16
16002	RA52 Swanwick Drive, Coles Bay	Dwelling & garage	In progress	05/01/16		
16003	RA16017 Tasman Highway, Apslawn	Fit out & alterations to food preparation areas	In progress	05/01/16		
16004	4 French Street, Orford	Dwelling & garage	Approved	05/01/16		08/01/16
16005	RA522 Dolphin Sands Road, Dolphin Sands	Dwelling & demolition	Approved	12/01/16		21/01/16
16006	5 Banksia Street, Bicheno	Carport	Approved	12/01/16		14/01/16
16007	RA374 Rheban Road, Spring Beach	Shed & replacement deck	Approved	14/01/16		29/01/16
16008	17 Walters Drive, Orford	Dwelling	In progress	21/01/16		
16009	27 Strawberry Hill Court, Orford	Outbuilding	Approved	21/01/16		29/01/16



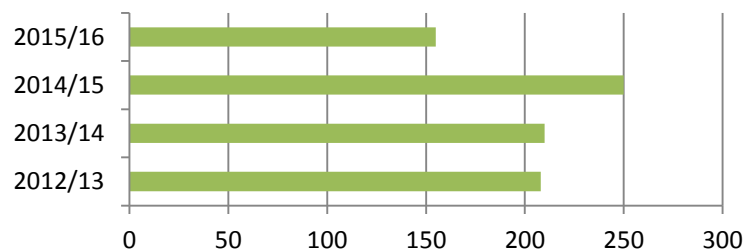
16010	4 Mekia Place, Coles Bay	Dwelling & Garage	In progress	21/01/16	
16011	RA12017 Tasman Highway, Rocky Hills	Dwelling	In progress	22/01/16	
16012	3 Nautilus Drive, Orford	Garage	Approved	27/01/16	29/01/16
16013	11 Strawberry Hill Court, Orford	Dwelling & attached garage	In progress	27/01/16	

Profit & Loss					
Glamorgan Spring Bay Council					
REGULATORY SERVICES					
For the month ended 31st January 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$15,092.99	\$22,500.00	-\$7,407.01	-32.9%	(1)
OTHER INCOME	\$0.00	\$1,000.00	-\$1,000.00	-100.0%	
RATES AND CHARGES	\$417,877.20	\$420,005.00	-\$2,127.80	-0.5%	
STATUTORY FEES AND FINES	\$193,253.30	\$168,050.00	\$25,203.30	15.0%	(2)
USER FEES	\$11,043.82	\$13,800.00	-\$2,756.18	-20.0%	(3)
Total Income	\$637,267.31	\$625,355.00	\$11,912.31	1.9%	
Gross Profit	\$637,267.31	\$625,355.00	\$11,912.31	1.9049%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$14,341.07	\$14,910.00	-\$568.93	-3.8%	
EMPLOYEE BENEFITS	\$233,393.50	\$234,715.00	-\$1,321.50	-0.6%	
MATERIALS AND SERVICES	\$244,738.22	\$207,438.00	\$37,300.22	18.0%	(4)
Total Operating Expenses	\$492,472.79	\$457,063.00	\$35,409.79	7.7%	
Net Profit	\$144,794.52	\$168,292.00	-\$23,497.48	-13.9623%	
(1) Difficult to budget. Based upon activity Eg. Subdivisions					
(2) Difficult to budget. Based upon activity refer (5) for extra costs					
(3) Based on dogs registered					
(4) Based on extra contractor services due to extra workload reflected in extra income					

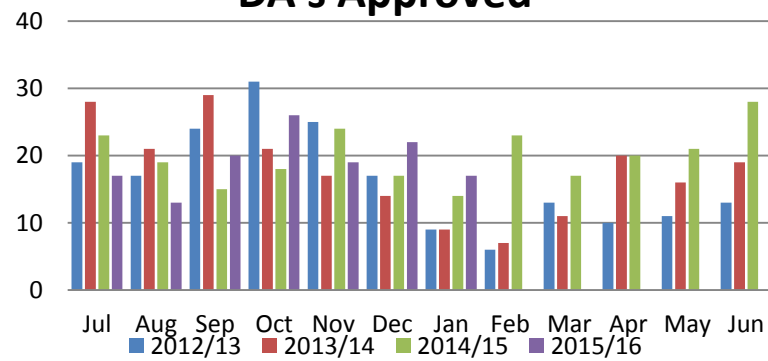
DA's Received



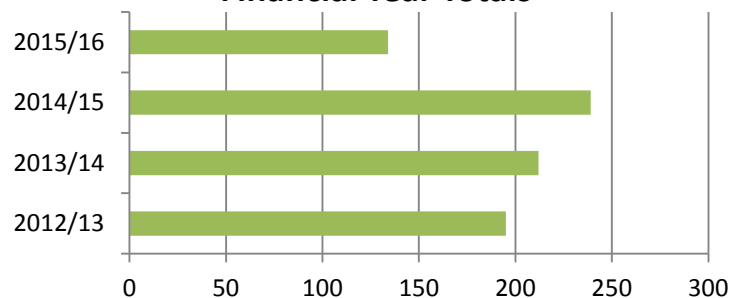
DA Received Financial Year Totals



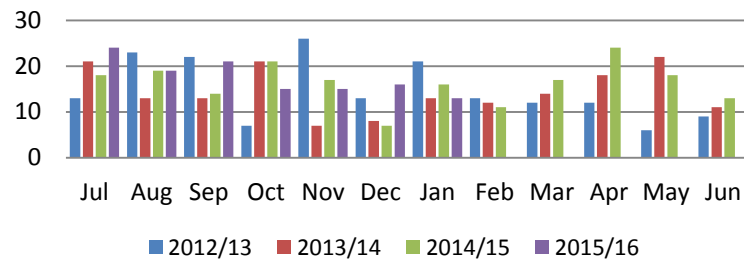
DA's Approved



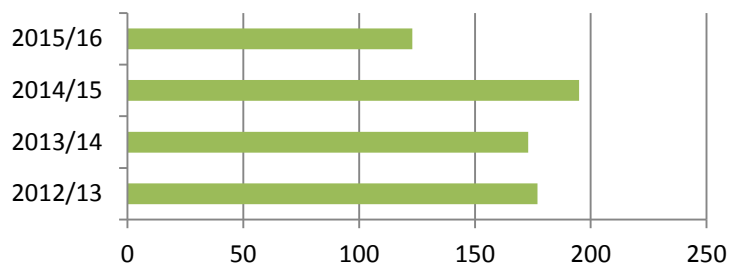
DA Approved Financial Year Totals



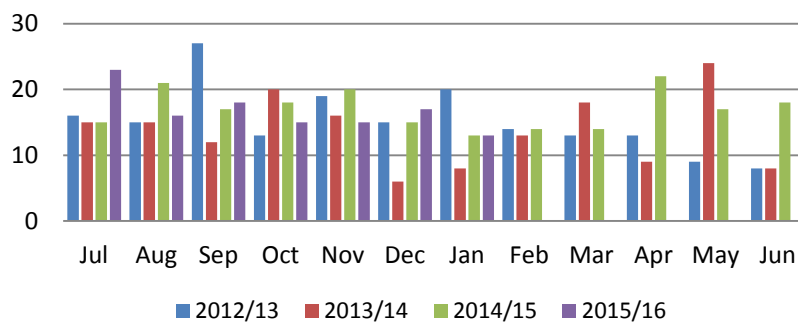
BA's Received



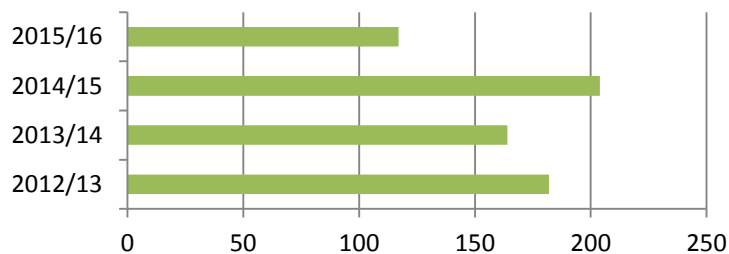
BA Received Financial Year Totals



BA's Approved



BA Approved Financial Year Totals



7.4 Manager Community Development & Administration, Mrs Lona Turvey

Community Development · Administration Services ·

Australia Day

The Orford Hall was filled to capacity for the presentation of the Australia Day Citizen Award which was presented by the Mayor to Murray Watson of Orford. The Reverend Trevor Smith paid tribute to Murray for his service to the community, after which presentations were made by representatives of the Spring Bay RSL Sub-Branch and the Spring Bay Suicide Prevention Network.

Another highlight of the event was the Citizenship Ceremony which was conducted by the Mayor for Maria Lourdes Richter from the Philippines who took the Oath of Allegiance as the final step to becoming an Australian citizen.

Well-known local singer, Ange Boxall, entertained the audience with some traditional Australian songs and Dorothy Duncombe Jackson recited *Australia Day Poem* by Mick Colliss.

Glamorgan Spring Bay Art Prize 2016

The official opening of the Art Prize will take place at the Swansea Town Hall on Friday, 11th March and the exhibition will be open over the long weekend.

Judges this year are Emma Bett, Director of Bett Gallery, Dr. Sue Henderson, Artist, Lecturer in Art, University of Tasmania and Luke Wagner – Artist, Director Wagner Framemakers.

Entries close on Friday, 19th February.

Refuge Centre

As a result of the recent east coast floods on Friday, 29th February, when access to Hobart and Swansea was cut-off, a refuge centre was opened in the Recreation Room, Triabunna, to cater for those people needing shelter.

Sixty-eight people took refuge in the centre, some finding accommodation for the night and others remaining until the Tasman Highway was reopened at approximately 7.30 p.m.

Donations from the Pop Up Book Stall

The Pop Up Book Stall (PUBS) has very generously donated a total of \$955 to Council to be used for youth activities/events.

Since PUBS started in November last year, it has raised \$3,923 which they have distributed to the following four organisations:-

- Spring Bay Volunteer Ambulance
- Triabunna Volunteer Fire Brigade
- Spring Bay Suicide Prevention Network
- Youth (Council)

It is an amazing effort by three volunteers who are to be commended for their initiative and support of our community.

Tasmania Sings – Festival of Voices

A combined East Coast Choir including students from the Swansea, Triabunna and Orford Schools will be participating in this year's Festival of Voices Tasmania Sings which will be held in Hobart on Thursday, 30th June, 2016 at 7.00 p.m.

Council was approached by Joan Wright, Producer – Choral Programs, Festival of Voices and Tony Bonney, Director, Festival of Voices about the participation of East Coast schools in Tasmania Sings. Bicheno Primary School is unable to participate, however, Swansea, Triabunna and Orford schools are very keen to be involved.

This is a wonderful opportunity for our East Coast students to participate in such a large event and to perform in the Federation Concert Hall.

The donations received from PUBS will go towards the cost of bus hire for this event.

COMMUNITY SMALL GRANTS PROGRAM

NAME	DONATED	COUNCIL MINUTE
Bicheno On-Line Centre	1,000	104/15
Orford & District Riding Club	1,000	105/15
Orford Odeon Inc.	495	106/15
Triabunna Volunteer Fire Brigade	1,000	107/15
Pademelon Park Wildlife Refuge	1,000	127/15
Spring Bay Museum	1,000	128/15
Ange Boxall	500	139/15
Freycinet Sports & Community Club Inc. Women's Committee	300	140/15
Marcia Harvey Wildlife Carer	500	141/15
PUBS (Spring Bay Pop Up Bookstall)	179	155/15
Stompin Youth Dance Company	1,000	156/15
Multisport Tasmania – Coles Bay Half Triathlon	1,000	164/15
Glamorgan Lions Club	700	165/15
Spring Bay Lions Club	500	166/15
Spring Bay RSL Sub-Branch Inc.	1,000	167/15
Spring Bay Studio & Gallery – Spring Bay Heritage Project	1,000	168/15
Swansea Primary School	520	169/15
Bicheno Petanque Club	1,000	13/16
Orford Cricket Club	1,000	14/16
Total	14,694	

Profit & Loss				
Glamorgan Spring Bay Council				
COMMUNITY DEVELOPMENT AND ADMINISTRATION				
For the month ended 31st January 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$19,688.02	\$0.00	\$19,688.02	(1)
OTHER INCOME	\$4,917.35	\$7,200.00	-\$2,282.65	-31.7% (2)
RATES AND CHARGES	\$609,500.00	\$609,700.00	-\$200.00	0.0%
Total Income	\$634,105.37	\$616,900.00	\$17,205.37	2.8%
Gross Profit	\$634,105.37	\$616,900.00	\$17,205.37	2.789%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$12,571.89	\$12,250.00	\$321.89	2.6%
EMPLOYEE BENEFITS	\$286,118.72	\$290,225.00	-\$4,106.28	-1.4% (3)
MATERIALS AND SERVICES	\$46,499.55	\$63,290.00	-\$16,790.45	-26.5% (4)
Total Operating Expenses	\$345,190.16	\$365,765.00	-\$20,574.84	-5.6%
Operating Profit	\$288,915.21	\$251,135.00	\$37,780.21	15.0438%
(1) Additional NBN grant received not expected				
(2) Timing				
(3) Below budget at this stage				
(4) Below budget at this stage				

7.5 Manager Buildings & Marine Infrastructure, Mr Adrian O’Leary

Boat Ramps & Jetties · Triabunna Marina · Council Buildings · Planning, Building & Technical Compliance when required ·

Public Amenities and Buildings:

- General building maintenance to all buildings is carried out when required.
- **Coles Bay Community Hall**
Construction plans are being finalised for the storage room extension to the Coles Bay Community Hall. These works will be ready to commence once a Building permit is in place.
- **Swansea Emergency Services Building**
Work is progressing on the new Swansea Emergency Services Building. The main building construction is complete and work has now started on the interior fit-out and security. Work has commenced on the wash down bay and car park. The new facility will include a training room, an emergency command room, toilet and shower facilities and a small kitchen. Access to parking at the rear of the building will be one way in and one way out. The hard stand at the front of the building will include a wash down area.

Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.
- **Coles Bay Boat Ramp**
Work is complete on the extension to Freemans Jetty at the Coles Bay boat ramp. This extension will help protect the floating pontoon at the boat ramp and reduce maintenance costs.
- **Triabunna Boat Ramp**
The Triabunna boat ramp did not sustain any damage during the recent flooding.

Triabunna Marina:

- Ongoing general maintenance is carried out as required.
- An engineering report is being prepared in the wake of the recent heavy rain. This report will investigate any potential damage to the Triabunna port and marina complex. Two stern piles in the old marina section were moved due to the heavy flow of water, these were re-positioned. A large volume of debris flowed into Vicarys inlet including a couple of large logs which will need to be removed.
- Engineering design is being finalised for the Triabunna Wharf extension between the existing wharf and the new Commercial berths (stage 2). Burbury Consulting has organized an expression of Interest for providing diesel fuel facilities incorporated in the wharf extension. Council is still waiting for the expressions of interest for the fueling facility to be returned.
- Consent from Crown Land Services to commence work on Stages 3 and 4 of the Triabunna Marina is being applied for. Dredging for the extensions cannot start until after the end of February as per conditions from the Environmental Protection Agency.

Council Buildings			
Category	No.	Sub-Category	No.
Community Facility	27	Halls	9
		Community Services	18
Municipal Facility	16	Council Depot structures	13
		Administrative Office structures	3
Recreation Facility	11	Change Rooms	2
		Club Rooms	3
		Pavilion	1
		Playing Surface (Tennis)	1
		Structure	4
Public Toilets	17	Toilets	17
Shelters & Monuments	13	Monuments	1
		Public Shelters	12
Waste Management Facility	4	Buildings & Sheds	4
Total Buildings Listed	88		88

Council Marine Infrastructure	
Public Boat Ramps throughout Municipality	14
Fishing Boats paying yearly fee at the Triabunna Wharf	6
Marina Berths occupied by Commercial Fishing Boats (Triabunna)	20
Marina Berths occupied by Recreational Boats (Triabunna)	32
Marina Berths occupied by Ferries or Tour Boat operators	3
Waiting list for Commercial Fishing Boat Berths (Triabunna)	2
Waiting list for Recreational Boat Berths (Triabunna)	24



Glamorgan Spring Bay Council					
BUILDINGS AND MARINE INFRASTRUCTURE					
For the month ended 31st January 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$20,000.00	\$0.00	\$20,000.00		(1)
NET GAIN/(LOSS) ON ASSETS	\$1,780.05	\$0.00	\$1,780.05		
OTHER INCOME	\$7,087.91	\$1,600.00	\$5,487.91	343.0%	
RATES AND CHARGES	\$413,000.00	\$413,000.00	\$0.00	0.0%	
STATUTORY FEES AND FINES	\$90.00	\$0.00	\$90.00		
USER FEES	\$174,777.90	\$228,660.00	-\$53,882.10	-23.6%	(2)
Total Income	\$616,735.86	\$643,260.00	-\$26,524.14	-4.1%	
Gross Profit	\$616,735.86	\$643,260.00	-\$26,524.14	-4.1234%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$123,638.38	\$128,625.00	-\$4,986.62	-3.9%	
EMPLOYEE BENEFITS	\$86,021.81	\$95,805.00	-\$9,783.19	-10.2%	(3)
FINANCE COSTS	\$39,110.43	\$41,627.00	-\$2,516.57	-6.0%	(4)
MATERIALS AND SERVICES	\$115,137.84	\$116,934.00	-\$1,796.16	-1.5%	
Total Operating Expenses	\$363,908.46	\$382,991.00	-\$19,082.54	-5.0%	
Net Profit	\$252,827.40	\$260,269.00	-\$7,441.60	-2.8592%	
(1) Unbudgeted grant income					
(2) Related to timing. Prepayments to come in					
(3) Below budget at this time					
(4) Timing					

7.6 Manager Natural Resource Management, Ms Melanie Kelly

Natural Resource Management: Sustainability: Catchments To Coast: Policy and Partnerships

Programs and Projects

Continue to support integrated catchment management through the Catchments To Coast (C2C) program and the implementation of catchment management plans.

15/16 NRM South funded projects have commenced.

We are currently in discussions with NRM South about how we can facilitate a re-print of the very popular Moulting Lagoon DL Brochure – *Moulting Lagoon: The Lifeblood of the Freycinet Coast*.

The next round of NRM South's Naturally Inspired Grants are now open. More information is available on NRM South's website. The Catchments to Coast Co-ordinator is available to assist land managers and community groups with applications.

Bushwatch

A report into Illegal Rubbish Dumping based on recently released research by the NSW EPA was prepared and was scheduled for presentation to the GSBC NRM Committee held in November. Due to time constraints this presentation has been rescheduled to the March meeting.

Continue to implement the GSB Weed Management Plan.

Response to requests for advice and support around weed issues is ongoing.

Weed Notifications continue to be issued as required. 20 Requirement Notices have been issued to date. This process is being undertaken with support and guidance from DPIPW. The majority of responses to date have been positive.

Continue to be involved in and seek funding/resources from regional, state and national NRM programs.

Work on delivering the Federal Whale Trail grant funding project is underway in consultation with the relevant stakeholders. PWS Freycinet installed the coin-free binoculars at Cape Tourville. 5 of the 6 sites for interpretation signs have been confirmed with the relevant land managers. A meeting will be held later this month with PWS Triabunna Field Centre to determine the location of the 6th site.

Ensure that Council continues to meet relevant NRM legislative obligations and communicates this to the community via newsletters and other forums.

Ongoing.

A review of the GSB Biodiversity Protection Area within the GSB Interim Planning Scheme 2015 is underway and it is anticipated that this will be completed by the end of April 2016.

It is proposed to compile a Significant Tree Code to be included in the local provisions of the statewide Planning Scheme.

Continue to support the GSB NRM Committee as a key link between Council and the community on NRM issues, as well as supporting other community groups.

The GSB NRM Committee meeting scheduled to be held on February 10th 2016 has been postponed to 9th March 2016.

The GSB NRM team continues to provide support to other community groups including the Bicheno Earth and Ocean Network, the Friends of Rocky Hills, the Dolphin Sands Ratepayers Association, the Swanwick Association and the Orford Community Group as well as individual volunteers.

Continue to work and develop partnerships with Parks and Wildlife Service, Crown Land Services, TasWater, DPIPW, Department of State Growth, service providers, contractors and other agencies with regards to NRM values on public land.

Ongoing

Approximately 90 people attended the World Wetlands Day event at Moulting Lagoon on Saturday 6th February. Thanks to funding from NRM South, PWS and GSBC co-hosted this event as part of the Freycinet National Park Centenary Programme.

Attendees explored our local wetland of international importance with Parks Discovery Rangers, Council staff, BirdLife Tasmania, NRM South and the Tasmanian Land Conservancy. Thanks to the generosity of local businesses, some attendees went home with lucky door prizes. The children's activities and free sausage sizzle were popular with families. Attendees were a combination of full and part-time GSB residents, and visitors to the East Coast.

Our sincere thanks go to the local businesses who kindly supported the 2016 World Wetlands Day event at Moulting Lagoon Ramsar Wetland.

Continue to participate in a range of climate change mitigation and adaptation initiatives, including the implementation of the Climate Change Cooperate Adaptation Plan (CCCAP).

Communities and Coastal Hazards Project

A workshop presenting the draft preliminary report was held with Council. Community Forums will be held in Triabunna and Orford on Sunday 6TH MARCH. Letters to all residents have been prepared and are currently being mailed. The full report and a summary are available on the Council Website under Latest News.

Continue support for annual community events such as National Tree Day, Clean Up Australia Day, Seafest as well as other markets, festivals and school activities.

As part of our community engagement activities, GSB NRM exhibits have been on display at the Swansea Country Fair on 6th December, the Coles Bay Community Market on 9th January, the Bicheno Summer Market on 17th January and the Orford Australia Day Celebration on 26th January together with the Orford Community Group and PWS.

At each of these events we engaged with many permanent and part time residents and ratepayers, as well as holiday makers.

Unfortunately, due to lack of time we have had to make the decision that we are not able to hold a Clean Up Australia Day (CUAD) event in 2016. It takes a great deal of time to make a CUAD event both successful and worthwhile. We aim to host a CUAD event again in 2017.

Ensure that development assessments strive to meet Triple Bottom Line Principles.

Ongoing

Continue participation and development of sustainability initiatives, particularly energy use management both for Council and the community.

Ongoing.

Develop systems and capacity to protect and enhance Aboriginal Heritage values whilst building relationships with the community.

Ongoing.

Continue to work with Council's Works Department, community and other relevant agencies in the strategic management of Council owned, leased and licensed public reserves, with a particular focus on the protection of natural assets through the development and implementation of vegetation management plans for reserves in each town.

The Swanwick coastal reserve has now been surveyed to enable a fire management plan to be developed

Initiate and / or continue support for sustainability initiatives such as energy management, sustainable waste management, community gardens, and Tidy Towns.

Preparing the final report for the KAB Coca Cola Beverage Container Public Place Recycling Grant.

Programs and projects 2014/15

Development and implementation of action plans, strategies and policies in consultation with relevant sections of Council and other key stakeholders. In particular the Native Flora and Fauna Management Plans, Weed Management Plan and Catchment Management Plans.

Ongoing:

Continue to initiate, encourage and participate in skills development and training opportunities, and make these available to community whenever possible.
Ongoing.

Four staff members continue their Certificate III in Horticulture studies.

Coastal and Marine Education - Seafest 2016

Seafest 2016 will be held on Saturday 2nd April at Triabunna.

Develop an Illegal Vegetation Damage Policy for Council managed public land.

This can now commence in the new year.

Profit & Loss				
Glamorgan Spring Bay Council				
NRM				
For the month ended 31st January 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$71,566.60	\$36,500.00	\$35,066.60	96.1% ✓ (1)
OTHER INCOME	\$2,727.27	\$4,000.00	-\$1,272.73	-31.8%
RATES AND CHARGES	\$223,282.00	\$223,282.00	\$0.00	0.0%
USER FEES	\$5,483.35	\$7,000.00	-\$1,516.65	-21.7%
Total Income	\$303,059.22	\$270,782.00	\$32,277.22	11.9%
Gross Profit	\$303,059.22	\$270,782.00	\$32,277.22	11.92%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$9,925.59	\$9,940.00	-\$14.41	-0.1%
EMPLOYEE BENEFITS	\$186,695.75	\$152,322.00	\$34,373.75	22.6% ✓ (2)
MATERIALS AND SERVICES	\$20,918.73	\$20,600.00	\$318.73	1.5%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$3,510.00	\$3,500.00	\$10.00	0.3%
Total Operating Expenses	\$221,050.07	\$186,362.00	\$34,688.07	18.6%
Operating Profit	\$82,009.15	\$84,420.00	-\$2,410.85	-2.8558%
(1) Extra Grants received above budget				
(2) Related to extra grant funding				

Recommendation:

That the Management Reports be received and noted.

8. Minutes of Section 24 Committees

COMMENTS:

Minutes of any Section 24 Committee Meetings, which have been submitted will be discussed at this time.

8.1 Orford Community Hall Committee Minutes (Draft) 9/2/16.

David Metcalf
General Manager

Recommendation:

That the minutes of the Section 24 Committees be received and noted.

8.1 Orford Community Hall Committee Minutes (Draft)

Orford Community Hall Committee Meeting

MINUTES

MEETING HELD – *Tuesday 9th February 2016, Triabunna Council Office*

MEETING OPENED

The Committee Chairperson welcomed members and declared the meeting open at 5.03pm.

PRESENT:

Tony Pollard (Chairperson), Nicole Hobden, Lona Turvey, Tracey Castle and Cllr Jenny Woods.

APOLOGIES:

Beth Bennett, Angela Higgs (Secretary)

CONFIRMATION OF LAST MINUTES- (9TH November 2015)

Moved: Cllr Jenny Woods Seconded: Lona Turvey

CARRIED

MATTERS ARISING FROM PREVIOUS MINUTES:

- Outside Sensor light update
- Table replacement discussion

GENERAL BUSINESS:

1. Terms of Reference

Discussion took place about the draft 'Terms of Reference'.

It was suggested that under clause 5.7 'Frequency of Meetings' that the Committee convene at least two times per year.

Recommendation

That the Orford Community Hall Committee agree to the *draft* 'Terms of Reference' as amended and submitted to Council for the next meeting for adoption.

Moved: Lona Turvey Seconded: Nicole Hobden

CARRIED

2. Hall hire arrangements

All bookings go through Council and a calendar for bookings is managed at the front reception.

Hall bookings are forwarded onto committee members for information and the hire agreement form is on the Glamorgan Spring Bay Council's website for public access.

It was agreed to place a sign in the front window of the Orford Hall to advertise that the hall is available to be hired and to contact Council for bookings.

The Committee discussed Hall hire fees based on Council's adopted 'Fees and Charges' for 2015-16 in conjunction with the future requirements of the hall.

Recommendation

That the Orford Community Hall Committee agrees to the 'Fees and Charges' structure and agree to send a copy to the General Manager for information.

Moved: Tony Pollard Seconded: Lona Turvey

CARRIED

3. Toilet upgrade

Council's Manager of Buildings, Adrian O'Leary has been arranged to visit the Hall and determine extent of works required. Results will come back to Committee for further discussion.

4. Table replacement

The old wooden trestles at the hall are far too heavy to handle. It was discussed that the Committee purchase new trestles for safety reasons.

Recommendation

That the Orford Community Hall Committee agrees to purchase four (4) new plastic trestles to the maximum value of \$150.

Moved: Lona Turvey Seconded: Tony Pollard

CARRIED

5. Chairs

The Orford Hall has about 70/80 chairs stored which are getting very old and unsafe.

Tony Pollard to investigate the costs associated with purchasing 70 new plastic chairs which comply with Australian Standards. It was noted that the chairs would be made available for Council events elsewhere, if required.

It was suggested to contact the Triabunna RSL as to their recent purchase.

6. Security sensor light

A temporary sensor light discussed to be installed outside the hall on the toilet side as it is an issue at night, especially when accessing the toilets via the concrete steps.

Tony Pollard to follow up the installation with Adrian O'Leary.

7. Vacuum Cleaner

Discussion took place regarding the purchase of a vacuum cleaner so that Tracey doesn't have to use her own from home each time.

Recommendation

That the Orford Community Hall Committee agrees to acquire quotes and purchase a new vacuum cleaner to the value of \$500.

Moved: Cllr Jenny Woods Seconded: Nicole Hobden

CARRIED

8. Dishwasher

Discussion took place regarding the purchase of a dishwasher.

Tony Pollard to liaise with Adrian O'Leary to obtain quotes for the Committee to discuss.

OTHER BUSINESS

Cllr Jenny Woods said how well the Australia Day celebrations went last month at the Hall and thanked all the volunteers who were involved.

TREASURERS REPORT

Presented with Agenda
Balance is \$8,634.34

Recommendation

That the Treasurers report, dated 25 January 2016, for the Orford Community Hall is accepted.

Moved: Cllr Jenny Woods Seconded: Lona Turvey

CARRIED

NEXT MEETING

To be advised

There being no further business, the meeting was declared closed at 5.47 p.m.

Confirmed **Date**

Chairperson

9. Officers' Reports Requiring a Decision

9.1 Orford Community Hall – Section 24 Special Committee of Council Terms of Reference

Responsible Officer – General Manager

Comments

In August 2015, as part of reviewing and endorsing the new Guidelines for Section 24 Special Committees of Council, a motion (Decision: 126/15) was moved and carried unanimously that included the following decision:

2. That in distributing and making the committees aware of the new Guidelines, Council requests that all Section 24 Committees take this opportunity to review and update their Terms of Reference. Any changes to Terms of Reference need to be brought to Council for endorsement.

The Orford Community Hall Committee has reviewed the Terms of Reference for this Section 24 Special Committee of Council. The revised Terms of Reference dated 9th February 2016 have been submitted here for Council's review and endorsement.

Statutory Implications

Nil.

Budget Implications

Nil.

Recommendation

That Council endorses the Orford Community Hall Terms of Reference for a Special Committee of Council dated 9th February, 2016.

Attachment: Terms of Reference Special Committee of Council – Orford Community Hall

**Attachment: Item 9.1 Terms of Reference Special Committee of Council – Orford
Community Hall, 9 February 2016**

9.2 Tasmanian Community Coalition

Responsible Officer – General Manager

Comments

The Mayor of Glamorgan Spring Bay Council (GSBC) has received a letter from Mayor Tony Foster, Brighton Council regarding Council's position on poker machines in our Tasmanian communities.

Brighton Council intends placing this community issue on the agenda for the forthcoming LGAT meeting and would like GSBC to consider its position on this issue of problem gambling and to consider joining the Tasmanian Community Coalition. This is an organisation that campaigns to curb poker machines in hotels and clubs. The local coalition comprises welfare organisations, community groups and people concerned with the adverse impacts of this form of gambling.

This item appeared on the January Council Meeting Agenda but was deferred until the issue could be discussed in a workshop forum. This discussion occurred at a Council workshop on the 9th of February.

Statutory Implications

Nil.

Budget Implications

Nil.

Recommendation

That Council at this time does not join the Tasmanian Community Coalition and advises Mayor Tony Foster from Brighton Council that Glamorgan Spring Bay Council does not currently consider problem gambling an issue that Council should be actively involved with.

Attachments:

- 1. Letter from Mayor Tony Foster, Brighton Council.**

Attachments: Item 9.2 Coalition of Community Organisations Concerned About Gambling.

9.3 Sale of Council Properties

Responsible Officer – General Manager

Council has several properties that are surplus to our needs and can be sold. Currently Council receives no rates or other income from these properties and pays land tax and Tas Water Charges where services apply, as well as being responsible for their maintenance and upkeep. The sale of the properties will generate cash, as well as Council receiving ongoing rates payments.

The properties in question are:

- RA311 Harveys Farm Road, Bicheno
- 50 Beattie Avenue, Bicheno
- 2 Arnol Street, Swansea
- 4 Arnol Street, Swansea
- 4 Noyes Street, Swansea
- 8 Noyes Street, Swansea
- 38 Vicary Street, Triabunna
- Marina Views, Selwyn Street, Triabunna – CT55156/25-35 + CT55156/62-72 (22 unserviced lots)

The three properties below will require amendments to the sealed plan prior to being offered for sale.

- RA311 Harveys Farm Road, Bicheno
- 50 Beattie Avenue, Bicheno
- 22 Franklin Street, Swansea

RA311 Harveys Farm Road, Bicheno is zoned Rural Residential and is a 1.007Ha lot. There is a notation on the lot that it is “set apart for public recreation space”. Council could do a petition to amend a sealed plan to remove this notation and the property could be sold. It is a heavily vegetated block and it is suggested that if this is to occur that Council should also conduct a flora and fauna report and locate a suitable building envelope on the property to ensure that any future development is contained to that area and to provide a bushfire protection plan.

50 Beattie Avenue, Bicheno is zoned general residential and is 1820m² in size. There is also a notation on this lot that it is “Public Open Space”. Council could do a petition to amend a sealed plan to remove this notation and the property could be sold.

22 Franklin Street, Swansea. The portion of land where the current SES building is located can also be sold however it is attached to the title of the Swansea hall which is known as 22 Franklin Street, Swansea. This title will need to be subdivided first with the hall and SES building being on separate titles. Alternatively the SES portion of land can be adhered to 4 Arnol Street and processed via a boundary adjustment. Provision would also need to be made for rear access to the hall and 14 Franklin Street (Horny Cray Café) which can be achieved by an easement over the property.

The twenty two lots that comprise “Marina Views” in Selwyn/Spencer Street, Triabunna, do not have any infrastructure in place. The intention of this development was for Council to develop house and land packages and therefore have some control over what is built on the lots. These lots are in a highly sought after location as lots present with a commanding view over the township of Triabunna. Release of these titles can have the potential for ad hoc development. It is considered the best option is that Council continues with their original scope of developing these lots to protect the amenity of the area. It should be noted that this development has been promoted to ratepayers as a Council development for the very reason of development control.

If this is not an option, then at the very least, it should be investigated as to whether restrictive covenants can be placed on the lots to facilitate some form of development control that is outside of the Glamorgan Spring Bay Interim Planning Scheme 2015. An example would be that “no outbuildings are to be approved until a dwelling is built on the lot”.

Details regarding all of the above properties are attached at the end of the report.

Statutory Implications

The Local Government Act defines what is required in the event Council wishes to sell, dispose transfer or exchange public land and it included below :-

LOCAL GOVERNMENT ACT:

177. Sale and disposal of land

(1) A council may sell, lease, donate, exchange or otherwise dispose of land owned by it, other than public land, in accordance with this section.

(2) Before a council sells, leases, donates, exchanges or otherwise disposes of any land, it is to obtain a valuation of the land from the Valuer-General or a person who is qualified to practise as a land valuer under section 4 of the Land Valuers Act 2001.

(3) A council may sell –

(a) any land by auction or tender; or

(b) any specific land by any other method it approves.

(4) A council may exchange land for other land –

(a) if the valuations of each land are comparable in value; or

(b) in any other case, as it considers appropriate.

(5) A contract pursuant to this section for the sale, lease, donation, exchange or other disposal of land which is public land is of no effect.

(6) A decision by a council under this section must be made by absolute majority.

177A. Public land

(1) The following land owned by a council is public land:

(a) a public pier or public jetty;

(b) any land that provides health, recreation, amusement or sporting facilities for public use;

(c) any public park or garden;

(d) any land acquired under section 176 for the purpose of establishing or extending public land;

(e) any land shown on a subdivision plan as public open space that is acquired by a council under the Local Government (Building and Miscellaneous Provisions) Act 1993;

(f) any other land that the council determines is public land;

(g) any other prescribed land or class of land.

(2) The general manager is to –

(a) keep lists or maps of all public land within the municipal area; and

(b) make the lists and maps available for public inspection at any time during normal business hours.

178. Sale, exchange and disposal of public land

(1) A council may sell, lease, donate, exchange or otherwise dispose of public land owned by it in accordance with this section.

(2) Public land that is leased for any period by a council remains public land during that period.

(3) A resolution of the council to sell, lease, donate, exchange or otherwise dispose of public land is to be passed by an absolute majority.

(4) If a council intends to sell, lease, donate, exchange or otherwise dispose of public land, the general manager is to–

(a) publish that intention on at least 2 separate occasions in a daily newspaper circulating in the municipal area; and

(ab) display a copy of the notice on any boundary of the public land that abuts a highway; and

(b) notify the public that objection to the proposed sale, lease, donation, exchange or disposal may be made to the general manager within 21 days of the date of the first publication.

(5) If the general manager does not receive any objection under subsection (4) and an appeal is not made under section 178A, the council may sell, lease, donate, exchange or otherwise dispose of public land in accordance with its intention as published under subsection (4).

(6) The council must –

(a) consider any objection lodged; and

(b) by notice in writing within 7 days after making a decision to take or not to take any action under this section, advise any person who lodged an objection of –

(i) that decision; and

(ii) the right to appeal against that decision under section 178A.

(7) The council must not decide to take any action under this section if –

(a) any objection lodged under this section is being considered; or

(b) an appeal made under section 178A has not yet been determined; or

(c) the Appeal Tribunal has made a determination under section 178B(b) or (c).

(8)

178A. Appeal

(1) Any person who lodged an objection under section 178 may appeal to the Appeal Tribunal against the decision of a council under section 178(6) within 14 days after receipt of notice of that decision under section 178(6)(b).

(2) An appeal must be made in accordance with the Resource Management and Planning Appeal Tribunal Act 1993.

(3) An appeal may only be made on the ground that the decision of the council is not in the public interest in that –

(a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or

(b) there is no similar facility available to the users of that facility.

(4) The Appeal Tribunal is to hear and determine an appeal in accordance with the Resource Management and Planning Appeal Tribunal Act 1993.

(5) The decision of the Appeal Tribunal on hearing an appeal is final and section 25 of the Resource Management and Planning Appeal Tribunal Act 1993 does not apply.

178B. Determination of appeal

In hearing an appeal against a decision of a council, the Appeal Tribunal may –

(a) confirm that decision; or

(b) set aside that decision; or

(c) set aside that decision and –

(i) substitute another decision; or

(ii) remit the matter to the council for reconsideration.

Budget Implications

Council currently pays land tax, water charges and any maintenance required. Under the proposed sale of the properties we would no longer be responsible for these charges and would also receive Council rates for the properties.

Recommendation

That Council by absolute majority authorises the General Manger to commence proceedings to offer for sale the following properties under section 178 of the Act

- RA311 Harveys Farm Road, Bicheno
- 50 Beattie Avenue, Bicheno
- 2 Arnol Street, Swansea
- 4 Arnol Street, Swansea
- 4 Noyes Street, Swansea
- 8 Noyes Street, Swansea
- 38 Vicary Street, Triabunna

And;

- a) publish that intention on at least two separate occasions in a daily newspaper circulating in the municipal area;
- b) display a copy of the notice on any boundary of the public land that abuts a highway;
- c) notify the public that objection to the proposed sale, lease, donation, exchange or disposal may be made to the General Manager within 21 days of the date of the first publication.

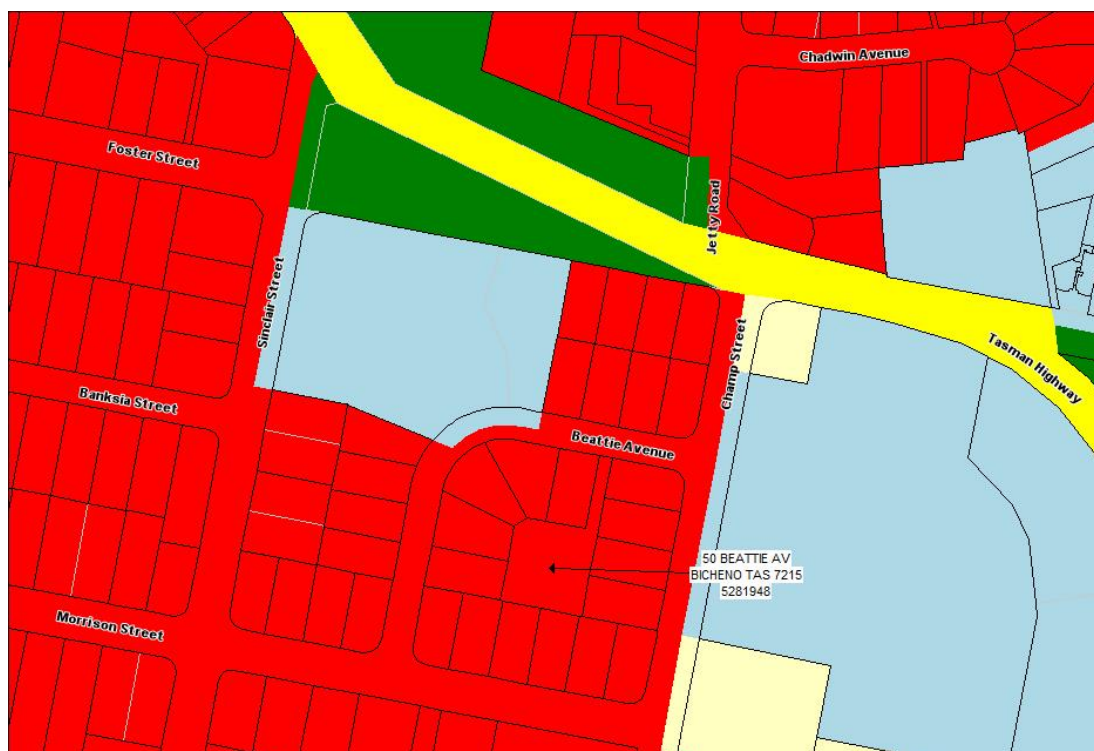
Attachments:

1. Detail of properties

Attachments: Item 9.3

Address: 50 Beattie Avenue, Bicheno
Lot Size: 1820 m²
Zoning: General Residential
Title: CT62307/50
Current Use: Vacant Land

A petition to amend the sealed plan is required to remove the “public open space” notation prior to sale.



SEARCH OF TORRENS TITLE

VOLUME 62307	FOLIO 50
EDITION 4	DATE OF ISSUE 25-Nov-2010

SEARCH DATE : 06-Sep-2013

SEARCH TIME : 01.59 PM

DESCRIPTION OF LAND

Town of BICHENO
Lot 50 on Sealed Plan 62307 (formerly being SP1341)
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

Owner: E. T. A. M. Bontlee

Title Reference: C.T. 2010-60

Lot Number	Area	Lot Number	Area
34	26 1/4	44	26 1/4
35	26 1/4	45	27 1/4
36	26 1/4	46	3 1/4
37	29 1/4	47	3 1/4
38	37 1/4	48	3 1/4
40	39 1/4	49	26 1/4
41	28 1/4	50	0' 1" 32 1/4
42	27 1/4	51	0' 3" 17 1/4
43	26 1/4		
Total		Total	4 - 0 3 1/4

PLAN OF SURVEY

of land situated in a

P/T

TOWN OF BICHENO

Section N 1/4 25.00

P/T

Grantee: Port of Loto 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51

Edwards Brooks

Scale: 80 feet to an inch

Registered Number

S. P. 1341

Filed by Recorder of Titles on 15-9-67

Receipt No. _____

Receiving Clerk _____

Effective from 15-9-67

Signature of Recorder of Titles _____

Signature of Grantee _____

REGISTERED NUMBER

FOSTER ST. 62307

SINCLAIR ST.

CHAMP ST.

MORRISON ST.

50 FEET WIDE (TO BE OPENED)

STREET (100' x 100')

RESERVED

D(1146) REQUEST TO AMEND 62307

THE NOTATION "RESERVE" OVER LOT 50

DELETED BY ME PURSUANT TO SECTION 105

LOCAL GOVERNMENT (BUILDING & MISCELLANEOUS

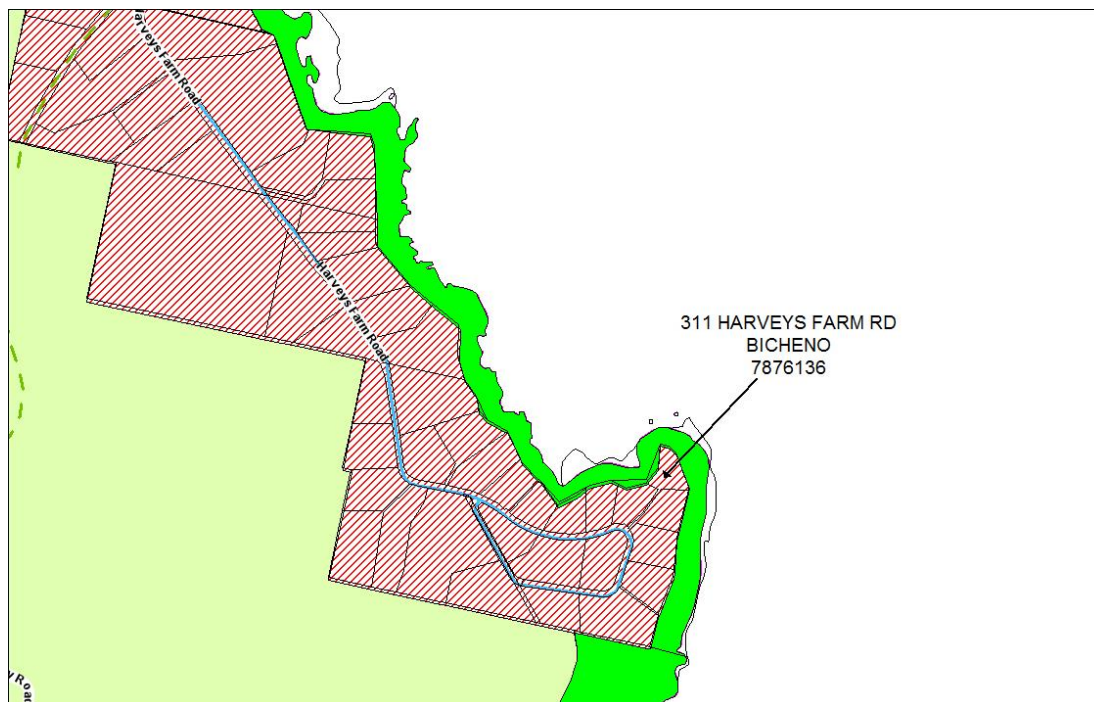
PROVISIONS) ACT 1993.

Mice Kawa - 6 SEP 2011

RECORDER OF TITLES DATE

Address: RA311 Harveys Farm Road, Bicheno
Lot Size: 1.007 Ha
Zoning: Rural Living
Title: CT101885/24
Current Use: Vacant Land

A petition to amend the sealed plan is required to remove the “set apart for public recreation space” notation prior to sale.



Subje
Site

SEARCH OF TORRENS TITLE

VOLUME 101885	FOLIO 24
EDITION 5	DATE OF ISSUE 28-Jan-2011

SEARCH DATE : 06-Sep-2013

SEARCH TIME : 02.09 PM

DESCRIPTION OF LAND

Parish of ST ALBANS, Land District of CUMBERLAND
Lot 24 on Sealed Plan 101885
Derivation : Wuole of Lot 3419 Granted to W.Wilkins, Whole of
Lot 11009 Granted to H.Harvey and Whole of Lot 16879 Granted
to W.Harvey
Prior CT 2812/4

SCHEDULE 1

M281066 TRANSFER to GLAMORGAN SPRING BAY COUNCIL Registered
28-Jan-2011 at noon

SCHEDULE 2

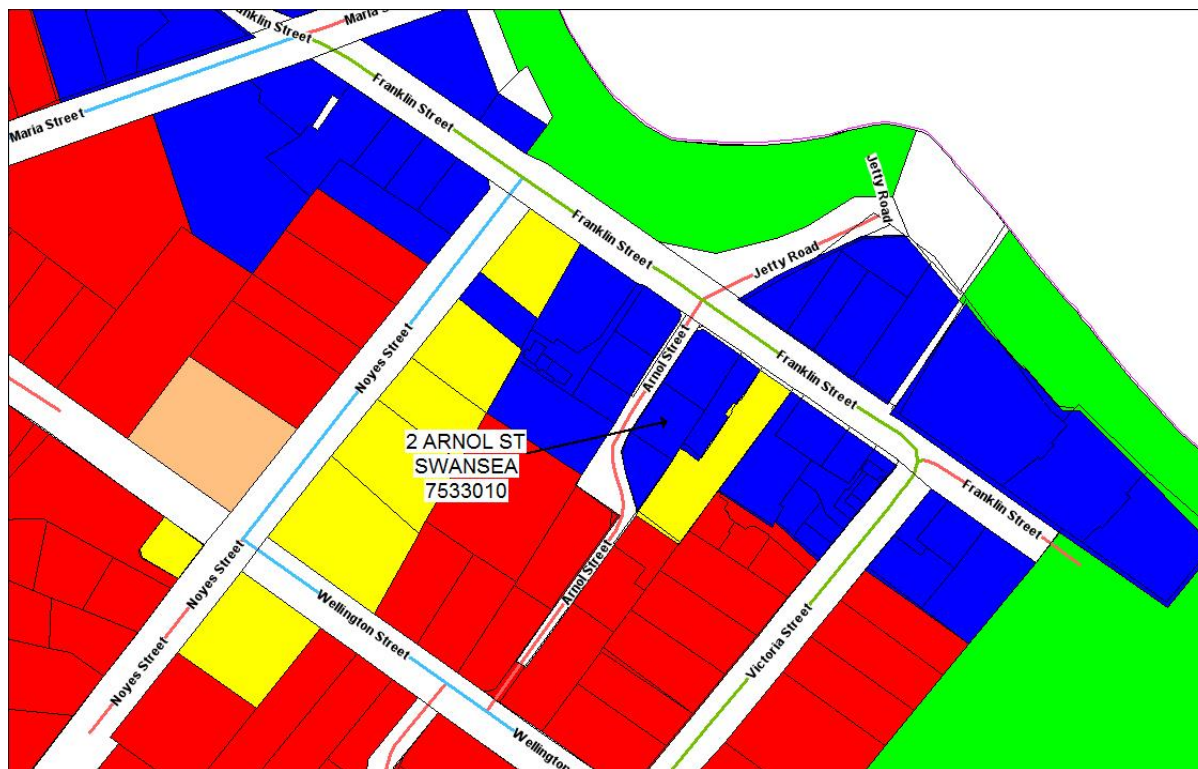
Reservations and conditions in the Crown Grant if any
SP 101885 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

[illegible]

Address: 2 Arnol Street, Swansea
Lot Size: 668m²
Zoning: Local Business
Title: CT35658/1
Current Use: Vacant Land
Govt Valuation \$195,000



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
35658	1
EDITION	DATE OF ISSUE
3	25-Feb-2009

SEARCH DATE : 06-Sep-2013

SEARCH TIME : 02.13 PM

DESCRIPTION OF LAND

Town of SWANSEA

Lot 1 on Diagram 35658

Derivation : Part of 2A-2R-34Ps. Gtd. to C. Meredith

Prior CT 4485/14

SCHEDULE 1

M212492 TRANSFER to GLAMORGAN SPRING BAY COUNCIL Registered
25-Feb-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

B234701 INSTRUMENT Creating Restrictive Covenants Registered
20-Dec-1988 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

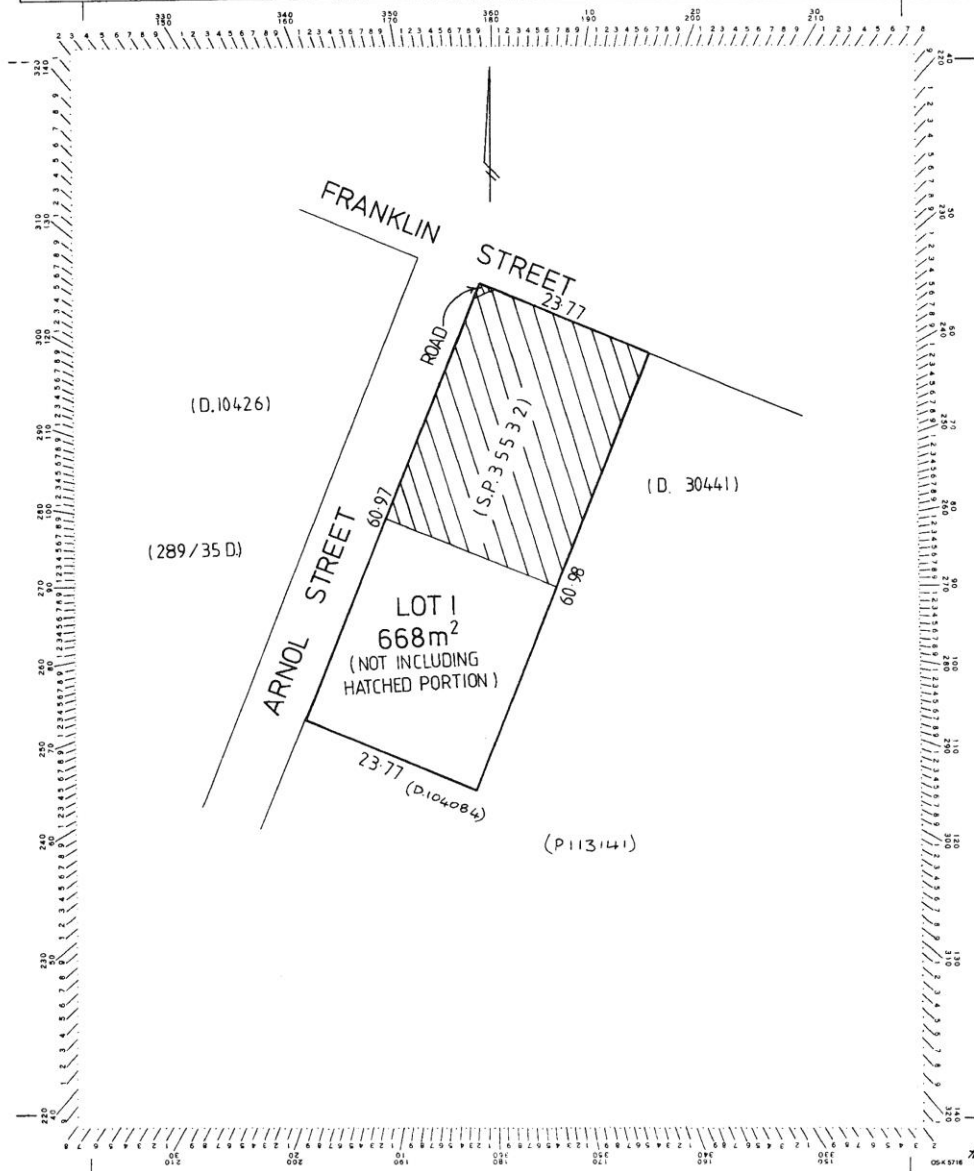
the **LIST.**

FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

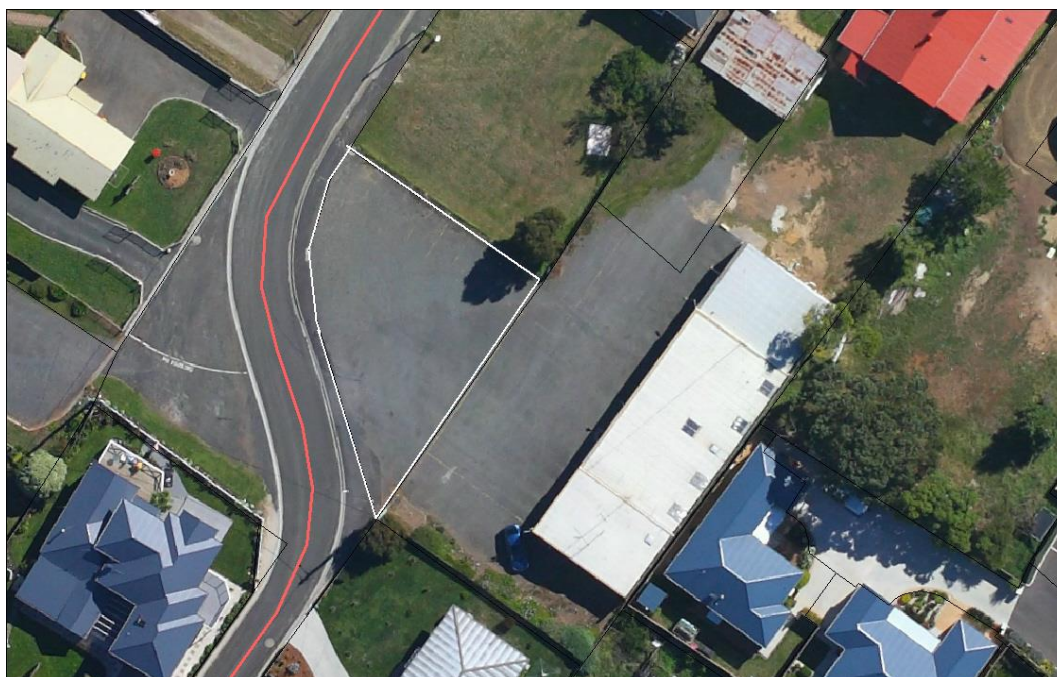
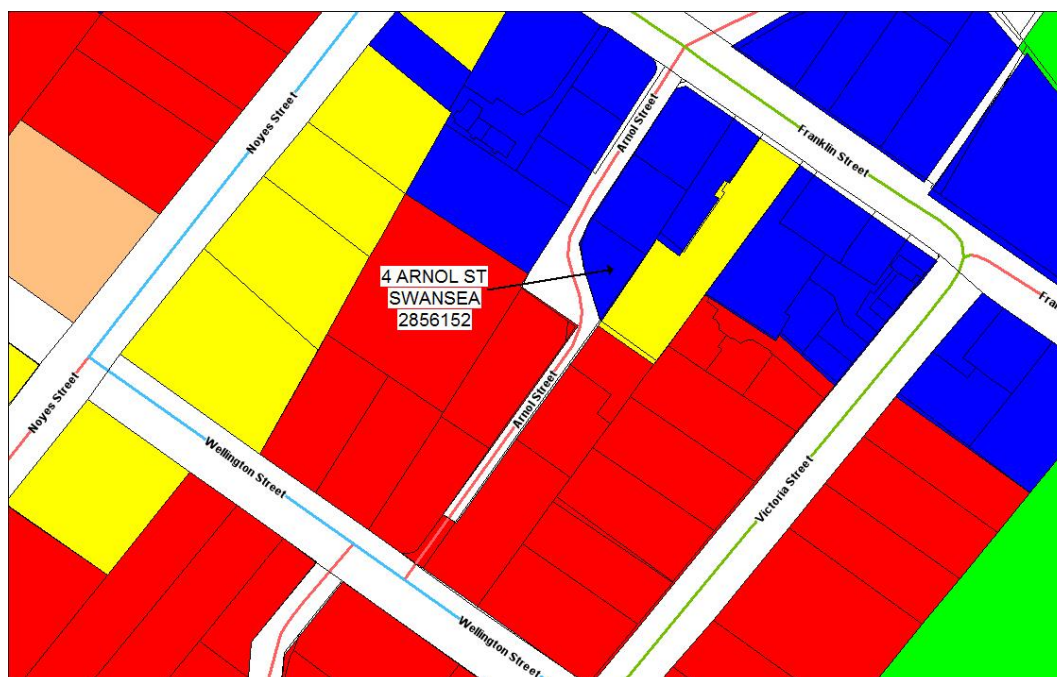


Owner:	TITLE PLAN OF SURVEY of land situated in the	Registered Number:
Title Reference: 2558-56	TOWN OF SWANSEA	D. 35658
Grantee:	COMPILED FROM 245 / 17 D.	Approved: <i>[Signature]</i> 2009
SCALE 1:500 MEASUREMENTS IN METRES		Recorder of Titles



Address: 4 Arnol Street, Swansea
Lot Size: 457m²
Zoning: Local Business
Title: CT80941/1
Current Use: Vacant land in front of SES building – SES building is on a separate title.
Govt Valuation \$685,000 - 2 titles –includes SES building and hall and vacant land.

Comments: The land where the current SES building is located can also be sold however it is attached to the title of the Swansea hall. This title will need to be subdivided first with the hall and SES building being on separate titles. Alternatively the SES portion of land can be adhered to 4 Arnol Street and processed via a boundary adjustment. Provision would also need to be made for rear access to the hall and 14 Franklin Street (Horny Cray Café) which can be achieved by an easement over the property.



SEARCH OF TORRENS TITLE

VOLUME 39528	FOLIO 1
EDITION 2	DATE OF ISSUE 09-Sep-1993

SEARCH DATE : 06-Sep-2013

SEARCH TIME : 02.13 PM

DESCRIPTION OF LAND

Town of SWANSEA

Lot 1 on Diagram 39528

Derivation : Part of 2A-2R-34Ps. Gtd. to Charles Meredith.

Prior CT 4615/69

SCHEDULE 1

THE WARDEN COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF
GLAMORGAN

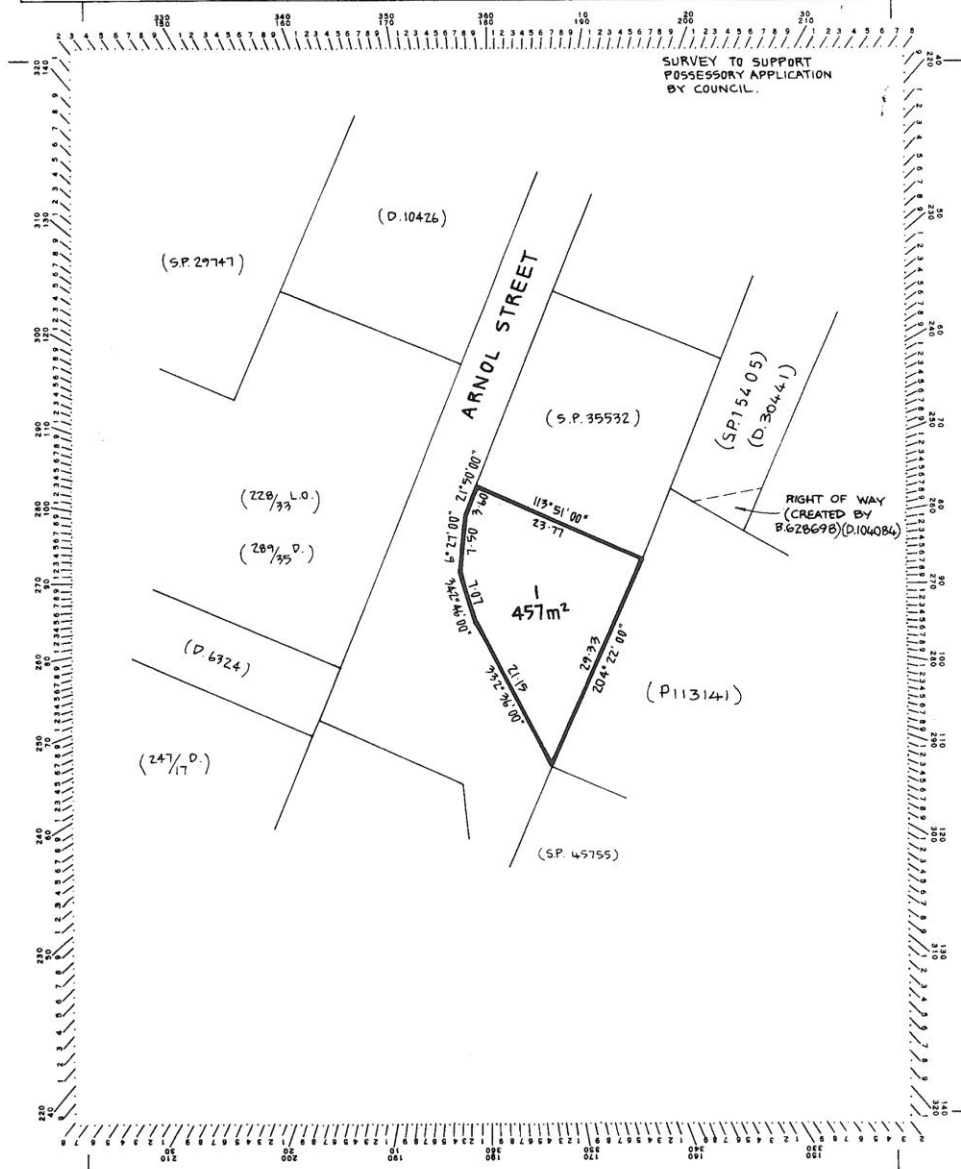
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
B628698 BENEFITING EASEMENT: Right of carriageway over Right
of Way on Diagram No 39528 Registered 09-Sep-1993 at
noon (MF:2128/304)

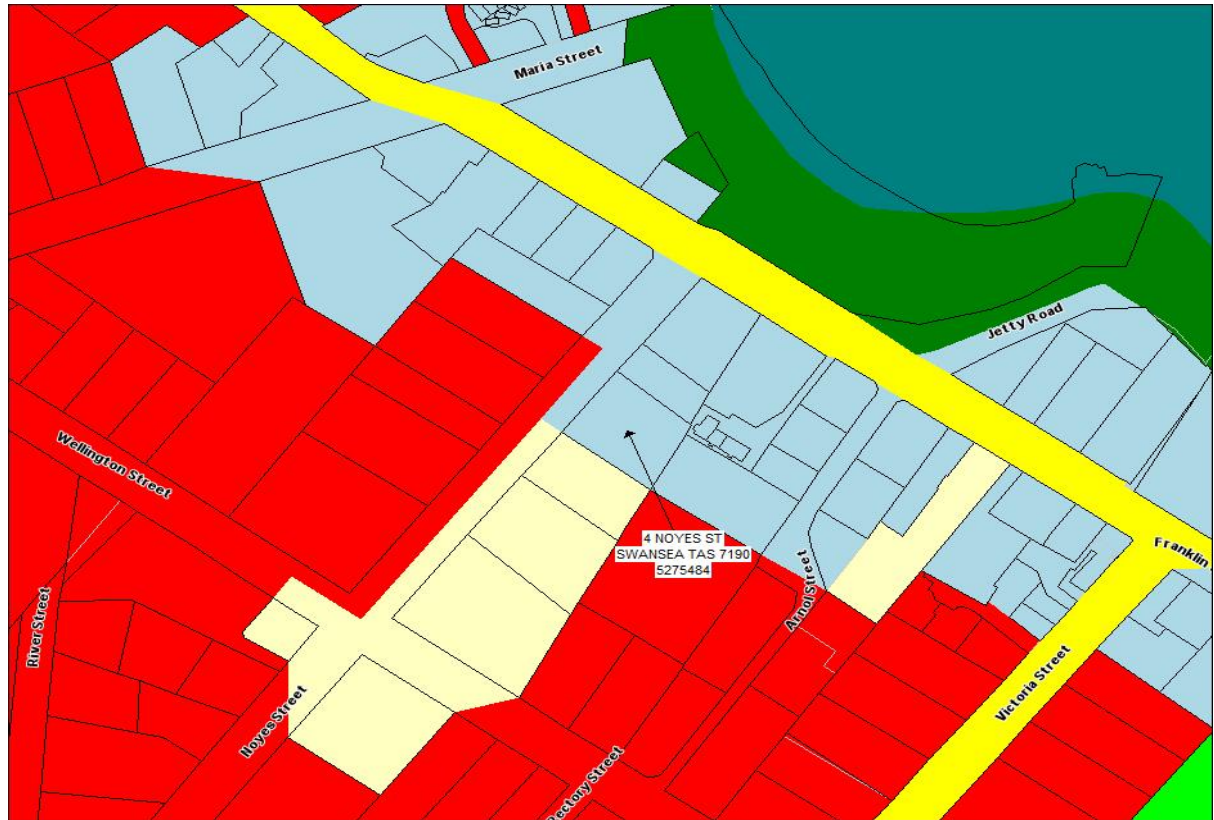
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

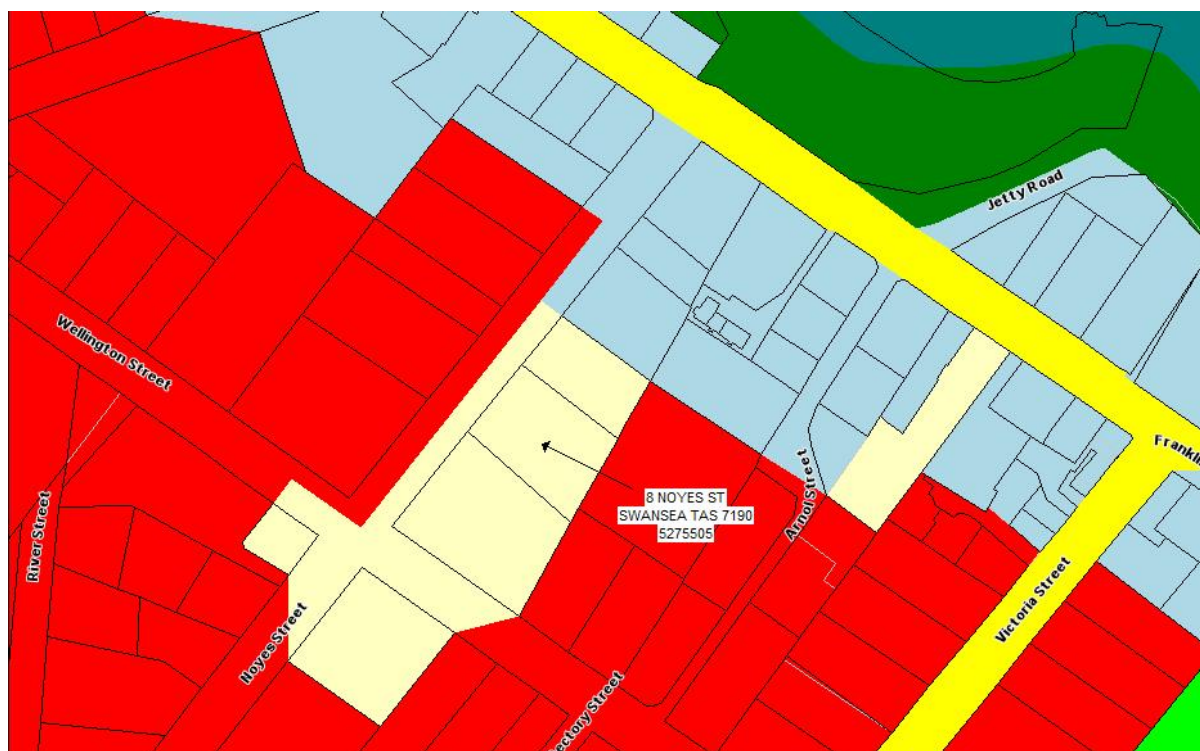
Owner: THE WARDEN COUNCILLORS & ELECTORS OF THE MUNICIPALITY OF GLAMORGAN (APPLICANT)	PLAN OF SURVEY by Surveyor JOHN LEONARD CERUTTY of land situated in the CROMER & CERUTTY PTY LTD OF LAND SITUATED IN THE TOWN OF SWANSEA.	Registered Number: D39528 Approved Effective from:
Title Reference: APPN. N ^o 8033	SCALE 1: 500 MEASUREMENTS IN METRES	Recorder of Titles
Grantee: PART OF 2-2-34 GTD TO CHARLES MEREDITH		



Address: 4 Noyes Street, Swansea
Lot Size: 1448m²
Zoning: Local Business
Title: PID 5275484
Current Use: Unoccupied Council Chambers
Govt Valuation \$460,000



Address: 8 Noyes Street, Swansea
Lot Size: 1924m²
Zoning: Community Purpose
Title: 165699/1
Current Use: Old History Room
Govt Valuation: \$290,000



LIST

RESULT OF SEARCH RECORDER OF TITLES *Issued Pursuant to the Land Titles Act 1980*



SEARCH OF TORRENS TITLE

VOLUME 165699	FOLIO 1
EDITION 2	DATE OF ISSUE 25-Jun-2015

SEARCH DATE : 03-Feb-2016
SEARCH TIME : 03.51 PM

DESCRIPTION OF LAND

Town of SWANSEA
Lot 1 on Diagram 165699 (Section 27A of the Land Titles Act.)
Derivation : Whole of Lot 1 on Diagram 165699 Gtd. to The Crown

SCHEDULE 1

D112247 TRANSFER to GLAMORGAN-SPRING BAY COUNCIL Registered
27-May-2014 at 12.01 PM

SCHEDULE 2

M454883 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
D112247 FENCING PROVISION in Transfer
D112247 REVERSIONARY CONDITIONS set forth in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



LIST

FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER: THE CROWN		PLAN OF TITLE		REGISTERED NUMBER
FOLIO REFERENCE: SECTION 27A APPL. M454883		LOCATION		P165699
GRANTEE: WHOLE OF LOT 1 (1924m ²), THE CROWN		TOWN OF SWANSEA		
		FIRST SURVEY PLAN No	APPROVED	
		COMPILED BY OFFICE OF THE SURVEYOR GENERAL	EFFECTIVE FROM 02 MAY 2014	
		SCALE 1: 1000	Alice Kawa Recorder of Titles	
		LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. (5833-33)	112	LAST LPI No. 1601923	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 IS COMPILED FROM (P3546) L.O.

COMPILED PLAN

GB20120055
S11069-3

COUNCIL DELEGATE DATE

Search Date: 03 Feb 2016

Search Time: 03:51 PM

Volume Number: 165699

Revision Number: 01

Page 1 of 1

Address: 38 Vicary Street, Triabunna
Lot Size: 8901m²
Zoning: Community Purpose
Title: CT130934/4
Current Use: Unoccupied Council Chambers, Tennis Courts, Fire Brigade Carpark
Govt Valuation \$675,000
Independent Valuation \$850,000



SEARCH OF TORRENS TITLE

VOLUME 130934	FOLIO 4
EDITION 1	DATE OF ISSUE 23-Dec-1999

SEARCH DATE : 06-Sep-2013

SEARCH TIME : 02.30 PM

DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 4 on Plan 130934

Derivation : Whole of Lot 1, 1A-0R-33Ps, Granted to Charles

Meredith, Part of Lot 2, 1A-0R-09Ps, Granted to Edwin Meredith

Prior CT 33293/1

SCHEDULE 1

GLAMORGAN SPRING BAY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



the **LIST.**

FOLIO PLAN
RECORDER OF TITLES

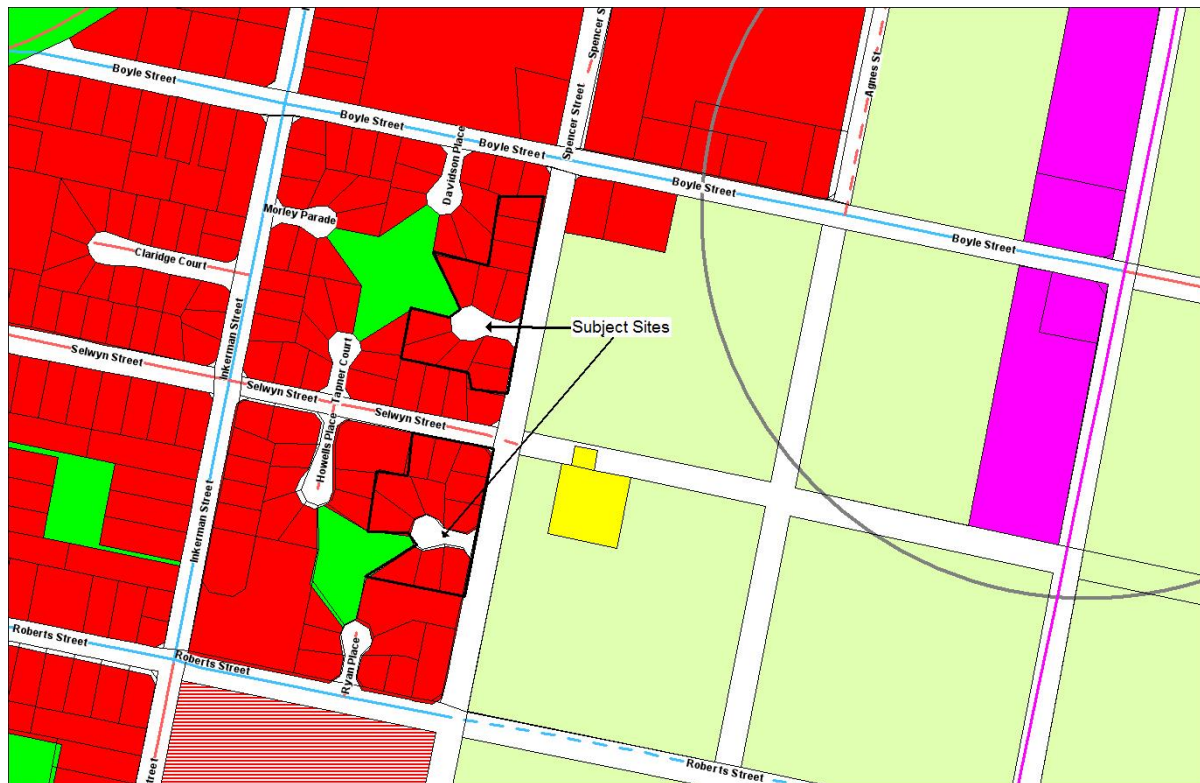
Issued Pursuant to the Land Titles Act 1980



OWNER GLAMORGAN SPRING BAY COUNCIL		PLAN OF TITLE		REGISTERED NUMBER
FOLIO REFERENCE CT 33293-1		LOCATION TOWN OF TRIABUNNA (SEC G.)		P 130934
GRANTEE PART OF LOT 2, SECU G 1° 0' 9" GTD TO EDWIN MEREDITH & WHOLE OF LOT 1 (1° 0' 33") GTD TO CHARLES MEREDITH.		FIRST SURVEY PLAN No. C1/85 L.O.		APPROVED 23 DEC 1999
		COMPILED BY A.S. HAMILTON OF BICHEVO		<i>Alice Kawa</i> Deputy Recorder of Titles
SCALE 1:1000		LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. 30112 (5629-44)	LAST UPI No FCB 34	LAST PLAN No. D 33293	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN	

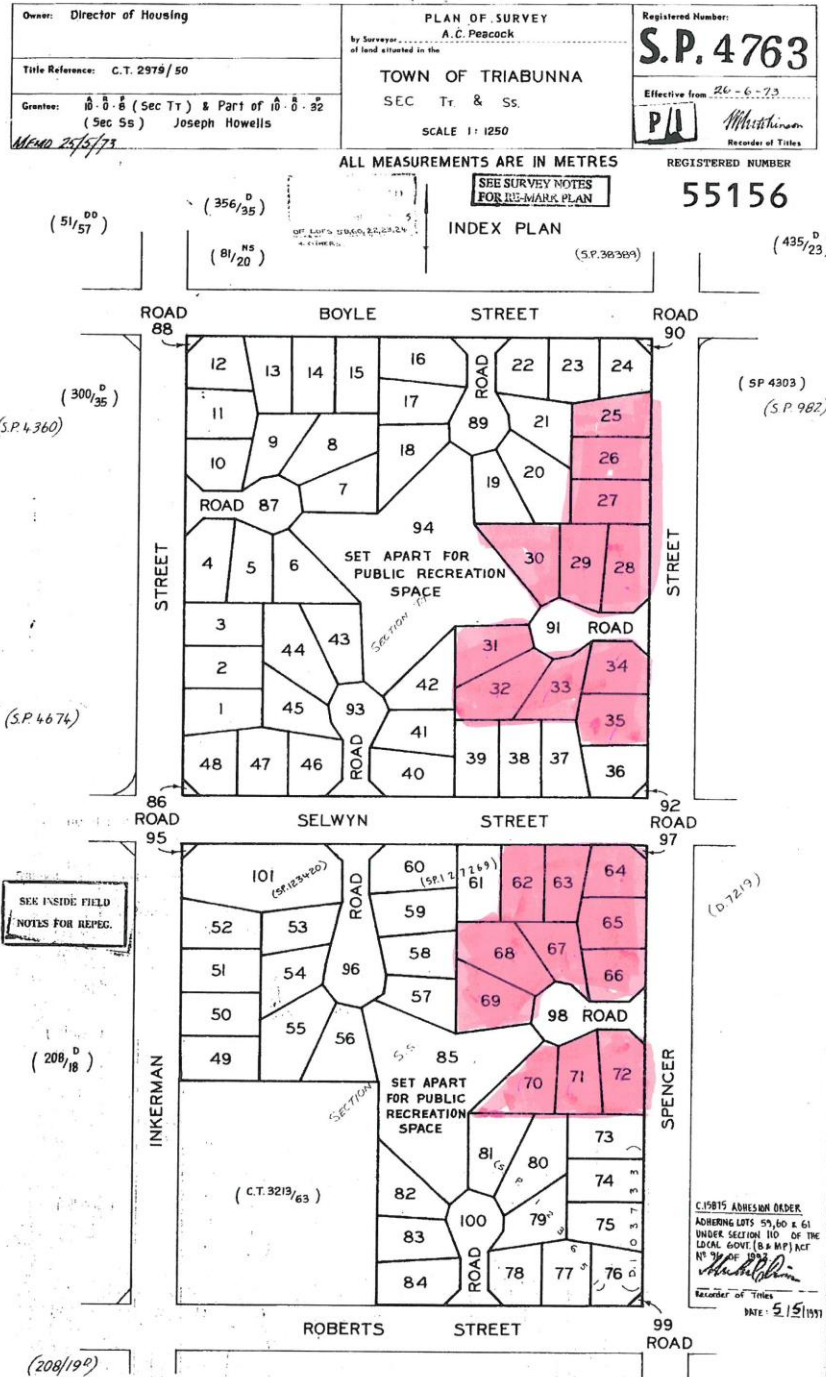
Address: Marina Views, Selwyn + Spencer Streets, Triabunna
Lot Size: Total combined = 1.479 ha
Zoning: General Residential
Title: CT55156/25-35 + CT55156/62-72
Current Use: Vacant Land
Govt Valuation \$202,000



the LIST.

FOLIO PLAN RECORDER OF TITLES Issued Pursuant to the Land Titles Act 1980

22 Lots



Search Date: 26 Sep 2012

Search Time: 04:09 PM

Volume Number: 55156

Revision Number: 03

Page 1 of 6

Department of Primary Industries, Parks, Water and Environment

www.thelist.tas.gov.au

9.4 Rates and Charges Policy 2016

Responsible Officer – General Manager

Comments

The Glamorgan Spring Bay Council Rates and Charges Policy was due to be reviewed in May 2016. It has been brought forward to ensure that the policy complies with the setting of the 2016/2017 rates and includes the recommendation of Council's Audit Panel.

If it is accepted by Council in its current format it will not need reviewing again until February 2020, unless substantial changes are made to Council's rating strategy.

All changes to the document are highlighted in red.

Statutory Implications

Nil.

Budget Implications

Nil.

Recommendation

That Council endorses the changes to the Rates and Charges Policy as presented to Council on February 23rd, 2016.

Attachment: Glamorgan Spring Bay Council Rates and Charges Policy

Attachment: Item 9.4

9.5 Audit Panel Charter

Responsible Officer – General Manager

Comments

At the January Ordinary meeting of Council the following motions were passed regarding the Glamorgan Spring Bay Council Audit Panel:

- That Council determines the number of members on the Glamorgan Spring Bay Council Audit Panel is four (4) members.
- That the Audit Panel Charter be amended as necessary to ensure compliance with the *Local Government (Audit Panels) Order 2014* and the *Local Government (Audit Panels) Amendment Order 2015*.
- That Council seeks expressions of interest from interested people to become an independent member of the Audit Panel and that this is advertised in the local papers and notice boards.

This report is to amend the Audit Panel Charter to reflect that the Audit Panel in 2016 will consist of four (4) members (two (2) councillors and two (2) independent members including the independent Chair of the Audit Panel and bring it into line with the *Local Government (Audit Panels) Amendment Order 2015*. This order took effect from 1 January 2016 and now precludes Councils from having employees from other Councils as members of Audit Panels from that date.

The advertising for an independent panel member has been developed and sent to the local papers, as well as placed on Council's website and noticeboards. The closing date for expressions of interest/applications is the 4th March, 2016

Statutory Implications

Not applicable.

Budget Implications

Remuneration for additional independent Audit Panel member. To be determined based on negotiations with the successful applicant.

Recommendation

That Council endorses the amended Audit Panel Charter, February 2016 .

Attachment: Audit Panel Charter

Attachment: Item 9.5

9.6 Signage Working Group

Responsible Officer – Manager Regulatory Services

Comments

At the Ordinary Meeting of Council held on 8th December 2015, Council resolved that a working group be set up to discuss signage within the Municipality.

It is intended that the working group consist of representatives from local business owners, the Chamber of Commerce groups from each town, Department of State Growth and East Coast Regional Tourism Organisation. It is also intended that we advertise for any interested community members to take part.

The objective of this working group is for all parties to gain an informed view of what signage is or isn't required within the municipality. Any outcome determined by this working group would need to also comply with provisions of Code E17.0 of the Glamorgan Spring Bay Interim Planning Scheme 2015. A report on the outcomes is to be presented to Council by 30th June 2016.

The purpose of this report is to seek Councils endorsement to proceed with setting up a working group to discuss signage options within our Municipality whilst complying with Code E17 of the Glamorgan Spring Bay Interim Planning Scheme 2015.

Statutory Implications

Any determination reached by the working group cannot contravene legislation and therefore must comply with the Glamorgan Spring Bay Interim Planning Scheme 2015.

Budget Implications

Minimal

Recommendation

It is recommended that:

- Council endorses setting up a working group to discuss and develop proposed signage solutions within the municipal area to be presented to Council by 30th June, 2016.
- The working group consists of representatives from local business owners, the local Chamber of Commerce groups, Department of State Growth, East Coast Regional Tourism Organisation and any interested community members.
- Council advertises for representatives in the first week of March 2016.

9.7 Application to Purchase Crown Land – Sally Peak Road, Buckland

Responsible Officer – Manager Regulatory Services

Comments

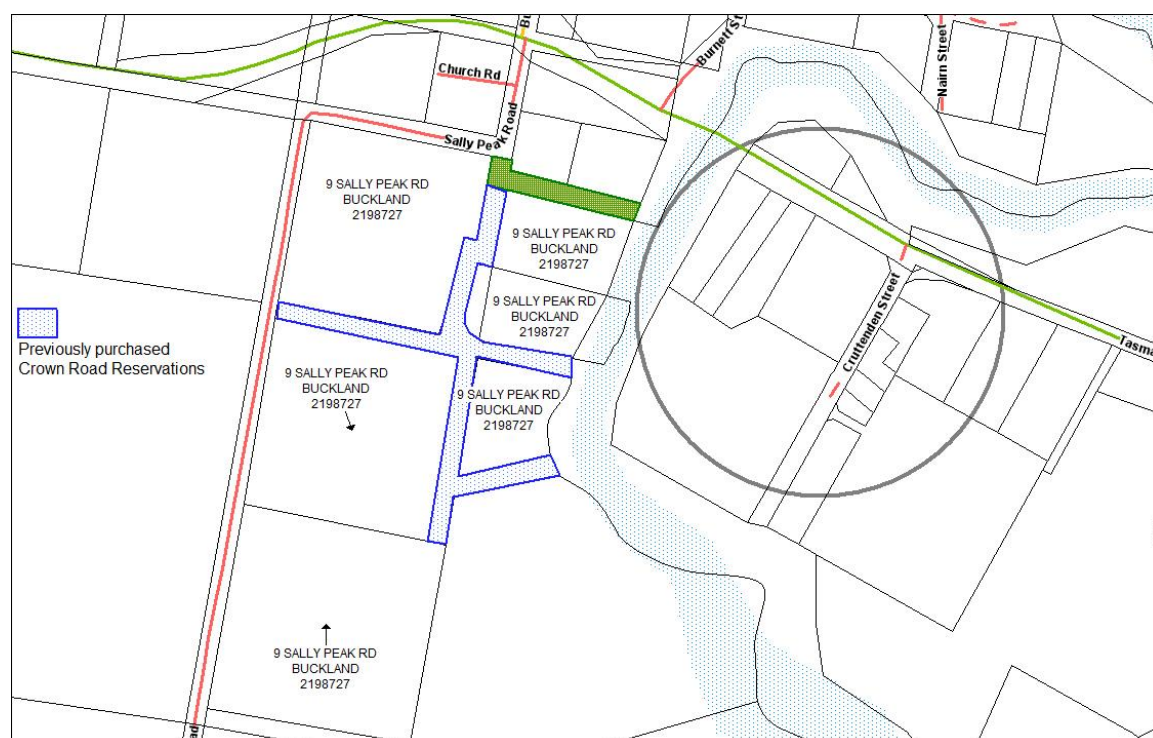
The purpose of this report is to seek Council's resolution of a request received from Crown Land Services with regard to an application to purchase a section of a crown land road reservation accessed off Sally Peak Road in Buckland by Via St P Pty Ltd. This piece of land adjoins the owner's property at 9 Sally Peak Road, Buckland.

The portion of land required is an unmade road reservation in Buckland. The western part of the crown reserve facilitates access to 9 Sally Peak Road and extends to the Brushy Plains Rivulet to the east. It is unmade apart from the portion used for access.

Via St P Pty Ltd have applied to the Crown to purchase this road reserve and adhere it to their property at Sally Peak Road, Buckland. No reason was given as to why they wish to acquire this section of the road reserve in the letter from the Crown.

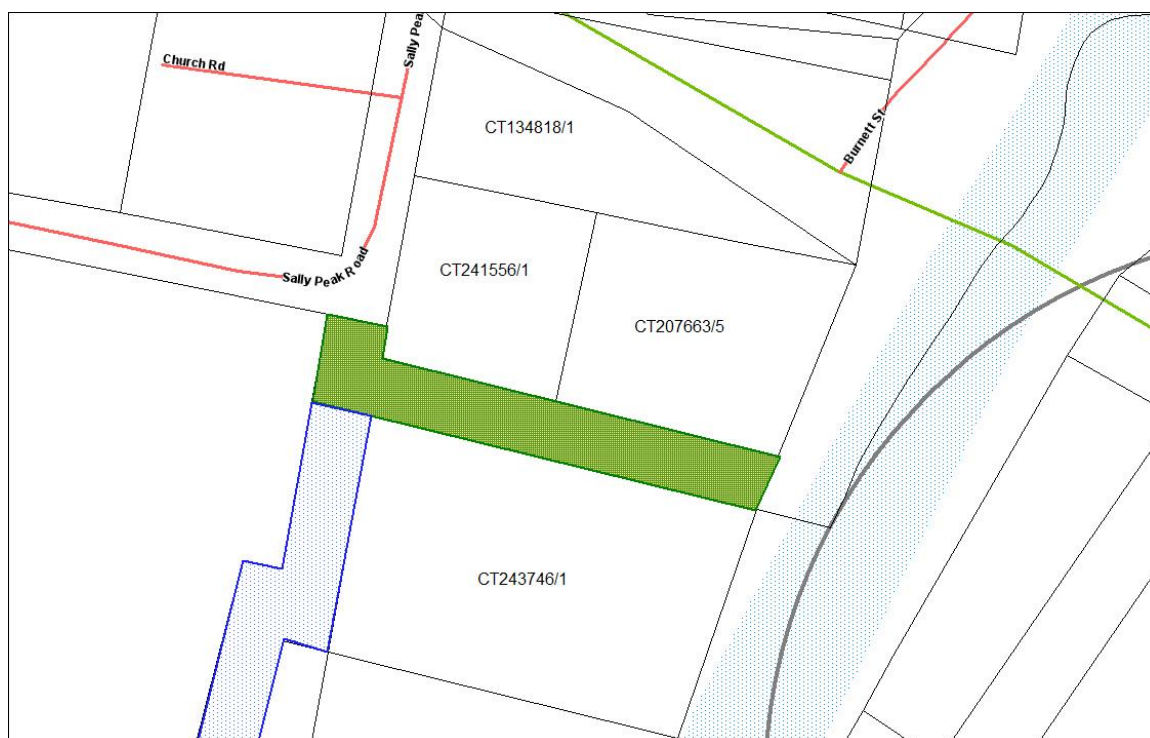
It is normal practice for landowners to apply to the Crown for an access licence to utilise a road reserve that is not a formed road or one maintained by Council. In some instances it may also be considered that a landowner can apply to purchase a section of unused road reservation. In both cases, the Crown seeks comments and consent in principle from Council with each application.

A map is below showing the portion of road reserve highlighted in green that is subject to this application.



In considering this request, it is considered that relinquishing a road reservation on the town fringe would not be in the best interests of Council and may hinder the future access requirements if ever needed.

The road reserve currently provides frontage to three lots – CT 243746/1 and CT 207663/5 (owned by Via St P Pty Ltd) and CT 241556/1 (known as the old Buckland Anglican Cemetery and owned by the Trustees of the Diocese). Sale of this reserved road will effectively make CT207663/5 landlocked (see map below).



This is not an issue whilst ownership remains with the current owner. However, should individual titles be sold (which often is the case) this property will have no legal access. This can be overcome if this title is adhered to CT134818/1 also owned by the applicant and giving frontage to Sally Peak Road. It is worth noting that all other road reservations that dissect this property have already been acquired by the property owner and highlighted in blue hatching on the plan above.

Statutory Implications

Nil

Budget Implications

Nil

Recommendation

That Council resolves to advise Crown Land Services that Council supports the sale of the road reserve and recommends that CT207663/5 be adhered to an adjoining lot so as not to become a landlocked parcel.

Attachments:

- Letter from Crown Land Services
- Map of area

Attachments: Item 9.7

30 OCT 2015 99192
Winnny

Tasmania

Department of Primary Industries, Parks, Water & Environment
CROWN LAND SERVICES

Hobart GPO Box 44, Hobart, Tasmania, 7001
Ph 1300 368 550
Web www.dpipwe.tas.gov.au
Enquiries: Nigel Sowter
Ph: (03) 616 54674
Fax: (03) 6173 0226
Email: Nigel.Sowter@dpipwe.tas.gov.au
Our ref: LM-LM-CW-JB-246933
Your Ref:

29 October 2015

The Development Manager
Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA
TAS 7190

Dear Sir/ Madam,

APPLICATION TO PURCHASE CROWN LAND –Via St P Pty Ltd at Buckland

Via St P Pty Ltd has applied to purchase a section of reserved road that adjoins its property at 9 Sally Peak Road, Buckland CT 243746/1. It wishes to purchase Crown land as outlined in red on the attached map and have it consolidated with its freehold outlined in yellow.

As part of this Department's investigation all adjoining land owners will be contacted.

In order that the Department may develop an informed view on the application I am seeking your comments from a local government and planning perspective, on whether or not the Department should recommend the sale of the Crown land to the applicant. Your comments might include any conditions that should apply to a recommendation for the sale of the Crown land.

I look forward to receiving your comments.

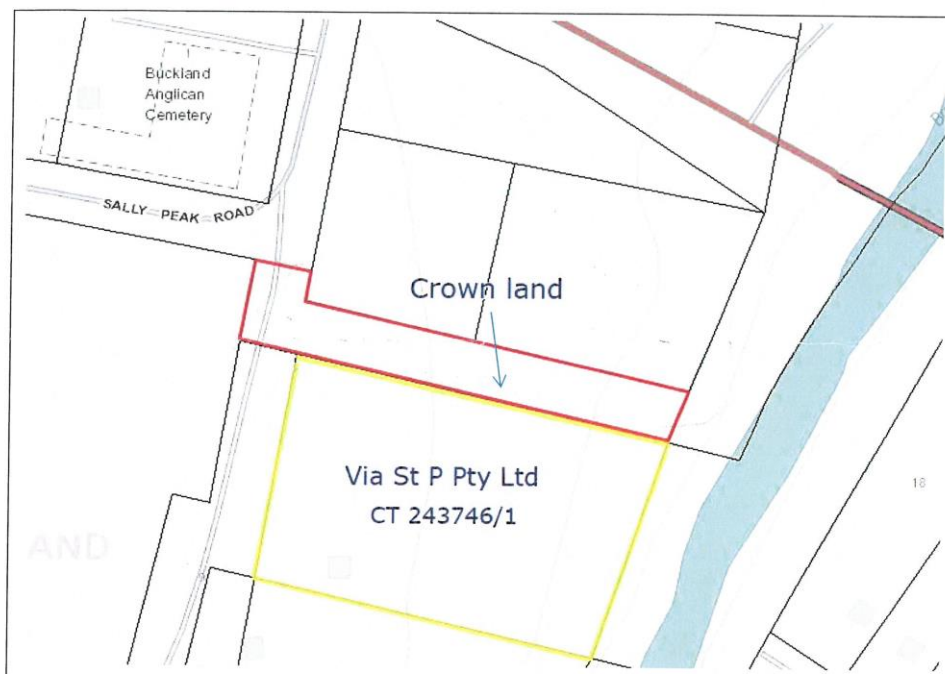
Yours faithfully





Nigel Sowter
Sales Team
CROWN LAND SERVICES


Enclosure

MAP OF SUBJECT AREA
LOCALITY: Buckland



PLAN IS FOR ILLUSTRATION
PURPOSES ONLY

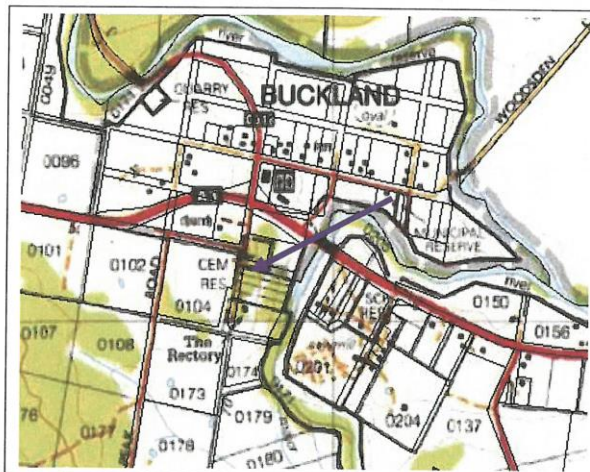
-  Area of Crown land
subject to this application
-  Applicant's freehold

Locality point 

File Number: 246933

Approximate CL area: 4900m²±

Locality Plan



9.8 Re-allocation Budget Estimates 2015-2016

Responsible Officer – General Manager

Comments

Over the last 6 months we have been working with Bicheno Primary School on providing an effective barrier to the sporting/recreation ground that Council has responsibility for.

Currently the surface is badly deteriorated from constant digging and burrowing of rabbits. Initially the idea was to put farm fencing around the perimeter with chicken wire to control the rabbits. This solution was considered however, it would not last more than a few years with the constant sea mist and resulting rust caused by the sea. Our building team have come up with a permanent solution, although a very much more expensive solution, using treated pine palings which will also look much more aesthetically pleasing.

This solution has the support of the BCDA, the school and the education department. The school/education department will be responsible for the maintenance of the ground after we install the fence

Statutory Implications

None

Budget Implications

Section 82 Local Government Act.

Recommendation

That Council approves the reallocation of new budgetary items Triabunna Depot – Wash-down Pad \$17k and Swansea Depot Shelter Bays \$28K and includes in the 2015/2016 new capital works budget an item “Fencing at the Bicheno Recreation ground - \$45,000”.

10. Motion Tracking Document

Last updated 18/02/2016

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
21 st January 2014	8.1	4/14	Motion from AGM	Council	Motion re GM reappointment carried 6 votes to 3. Cllr Crawford requested that Mayor Kent put this item on a Council workshop agenda after the 2015-16 budget is complete. Council needs to develop procedures.	In Progress
24 th June 2014	8.2	73/14 Motion lost	Real Time Streaming of Council Meetings via the Web	GM	A Councillors' workshop to be held to investigate the implications and requirements of streaming Council meetings live. Workshop postponed until after the 2015-16 budget is finalised. Looking at December 2015 or January 2016 for workshop.	In Progress
25 th November	8.2	150/14	Solis	GM	The General Manager to affirm commitment to the project with all interested parties and progress negotiations with potential developers as relevant.	In Progress

Action Officer codes: MW = Manager Works, MRS = Manager Regulatory Services, MCD = Manager Community Development, MBMI = Manager Buildings and Marine Infrastructure, MNRM = Manager NRM

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
24 th March	9.11	46/15	Council Properties for Sale	GM	EOI to close 24/3/2015. Report provided to Council 27/4/2015. Properties to be offered for sale through local real estate agencies due to all EOI being well under valuation. No recent offers. Waiting on an updated valuation for Inkerman Street. Has been found that the drainage pipes are not within the drainage easement and this was not taken into account with the original valuation.	In Progress
28 th April	9.3	52/15	Public Exhibition of the Draft Swansea and Coles Bay Township Structure Plan 2015	MRS	Public consultation period closed on the 19 th June 2015. The community feedback provided to Council on 6 th October, discussed in Council workshop 27 th October, 2015. Consultants to finalise structure plans based on Council motion 27 Oct 2015. Final plans to be endorsed at a future meeting – waiting on amendments from the consultants.	In Progress
28 th April	9.4	55/15	Endorsement of Revised Tree Management Policy	MW	Item was deferred until policy can be discussed in a Council workshop.	In Progress
28 th April	9.5	56/15	Endorsement of Revised Cemetery Operation Policy	MW	Item was deferred until policy is re-written in its complete form, with clear intent and can be discussed in a Council workshop.	In Progress
23 rd June	9.3	87/15	Sale of Council Property (Cranbrook)	GM	Proceedings commenced for land swap and boundary adjustment. Council to arrange lease of land in the interim. Waiting on final plan to be submitted for signing and sealing to formalise the land swap.	In Progress

Action Officer codes: MW = Manager Works, MRS = Manager Regulatory Services, MCD = Manager Community Development, MBMI = Manager Buildings and Marine Infrastructure, MNRM = Manager NRM



Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
27 th October	9.1	152/15	Section 137 – Notice of Intention to Sell Land	GM	Process according to Section 137 under way.	In Progress
27 th October	9.2	153/15	Submissions on Draft Structure Plans for Swansea and Coles Bay	MRS	See 28 th April, Item 9.3	In Progress
8 th December	9.2	177/15	Signage	MRS	Council to form a working group with business owners and business groups, including the local chambers of commerce to consider alternative signage solutions – report to be provided to Council within 6 months. Proposal on working group to endorsed by Council at Feb 16 Council meeting.	In Progress
27 th January	9.1	10/16	Triabunna Community Hall – Section 24 Special Committee of Council Terms of Reference	GM	Endorsed by Council with minor amendments and provided to the Chair of the TCH.	Complete
27 th January	9.2	11/16	Tasmanian Community Coalition	GM	Deferred to be discussed in a workshop and included on Feb 16 OMC Agenda	In Progress
27 th January	9.3	12/16	Volunteering Tasmania MOU	GM	LGAT advised on Council's endorsement of MOU	Complete
27 th January	9.4	13/16	Bicheno Petanque Club	MCD	Approved by Council and funds to be disbursed	Complete
27 th January	9.5	14/16	Orford Cricket Club	MCD	Approved by Council and funds to be disbursed	Complete
27 th January	10.1	15/16 16/16 17/16	Audit Panel	GM	Audit Charter to be amended to specify 4 members (Feb 2016) and advertising for independent member is now in progress.	In Progress
27 th January	10.2	18/16	Director of Local Government Report	GM	Director of Local Government advised of proposed timeframes for implementation of recommendations.	Complete
27 th January	10.3	19/16	Credit Card Policy	GM	Audit Panel to be provided with Draft Credit Card policy developed by Deputy Mayor in conjunction with GM.	In Progress

Action Officer codes: MW = Manager Works, MRS = Manager Regulatory Services, MCD = Manager Community Development, MBMI = Manager Buildings and Marine Infrastructure, MNRM = Manager NRM

Recommendation:

That Council receives and notes the information contained within the Motion Tracking Document.

11. Miscellaneous Correspondence

11.1 Letter from Dolphin Sands Ratepayers' Association Inc.



28 JAN 2016

Dolphin Sands Ratepayer's Association Inc.
(Representing the ratepayers of Dolphin Sands and The Great Oyster Bay Estate)
PO Box 133 Swansea Tasmania 7190
Email the secretary on : colin.stevenson2@bigpond.com

24th January 2016

Alderman Michael Kent
Mayor Glamorgan Spring Bay Council
9 Melbourne Street
Triabunna
Tasmania 7190

Dear Michael

Gift Of Tea Trees

On behalf of the Dolphin Sands Rate Payers Association I would like to express our gratitude for the gift of Tea Trees. These were handed out to attendees of the AGM and were gratefully received.

The trees were collected by Gary Stoward from Pulchella Nursery, arrangements having been made by Terry Higgs

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Colin Stevenson'.

Colin Stevenson
Vice President / Secretary

12. Questions Without Notice

13. Close

The Mayor declared the meeting closed at (Time)

CONFIRMED as a true and correct record.

Date:

Clr Michael Kent AM, Mayor