



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

For the Ordinary
Meeting of
Council to be
held at the
Swansea Town
Hall

24th May, 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 Swansea Town Hall on Tuesday, 24th May, 2016 commencing at 5.00pm.



Dated this Thursday 19th May, 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.

1.4 Acceptance of a Late Agenda Item (Item 9.7)

The General Manager is in the process of preparing an updated Long Term Financial Plan. At the time of issuing the May agenda, the draft Long Term Financial Plan was still being prepared.

Recommendation

That Council by absolute majority accept Item 9.7 Long Term Financial Plan as a late agenda item to be dealt with at the May 2016 Ordinary Meeting of Council.

2. Confirmation of Minutes and Workshops

2.1 Ordinary Meeting – April 26th, 2016

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 26th April, 2016 be confirmed as a true and correct record.

2.2 Special Meeting – May 10th, 2016

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 10th May, 2016 be confirmed as a true and correct record.

2.3 Workshop Held – May 10th, 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 Tuesday 10th May in Triabunna. This workshop included a presentation from the Integrity Commission on managing ethical risks in council followed by budget discussions and review of Policy 4.8 Tenders and Contracts.

2.4 Workshop Held – May 17th, 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 Tuesday 17th May in Triabunna. This workshop included budget discussions, an update on planning matters and a review of Policy 3.11 Customer Service Charter.

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.

Recommendation

That Council now acts as a Planning Authority. (Time:)
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3.1 DA16031 – Additions to Dwelling, 11/2308 Coles Bay Rd, Coles Bay

Planning Assessment Report

Proposal:	Additions to Dwelling
Applicant:	R E Bourke & C R Bourke
Location:	11/2308 Coles Bay Road, Coles Bay
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Low Density Residential Zone
Application Date:	22 March 2016
Statutory Date:	27 May 2016 (by agreement)
Discretions:	Four (4)
Attachments:	Appendix A – Plans
Author:	Patrick Carroll, Contract Planner

1. Executive Summary

- 1.1. Planning approval is sought for Additions to Dwelling at 11/2308 Coles Bay Road, Coles Bay.
- 1.2. The application is discretionary due to reliance on a number of different performance criteria.
- 1.3. One statutory representation was received. The representation opposed to the proposed development.
- 1.4. 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 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 2016 / 00031.
- 2.2. This determination must be made no later than 27 May 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. None relevant

5. Site Detail

- 5.1. The site is located at 11/2308 Coles Bay Road, Coles Bay, and is within the Low Density Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. Lot 11 forms part of the strata plan for 2308 Coles Bay Road. The lot has an area of 354.1m². The entirety of 2308 Coles Bay Road has an area of 3.53 ha. Lot 11 is relatively flat, and is developed by a building. Access to the site is obtained from Coles Bay Road via an existing sealed driveway and internal road network.



Figure 1: Aerial imagery of 2308 Coles Bay Road. The marker near the western boundary denotes Lot 11.



Figure 2: Aerial imagery of 2308 Coles Bay Road, showing zoning and overlays. Lot 11 is highlighted in orange.



Figure 3: An aerial photograph of Lot 11.



Figure 4. Aerial imagery of Lot 11, showing zoning and overlays.

6. Proposal

- 6.1. Approval is sought for additions to the existing dwelling at the property.
- 6.2. The site is currently developed with a single storey dwelling. The existing dwelling has two bedrooms, one bathroom, a living room and patio.



Figure 5. The patio area of the existing dwelling, where the proposed new bedroom is to be located.

- 6.3. The applicant is proposing to develop an extension to the dwelling that has a new bedroom and an ensuite. The applicant has also proposed the development of a bunk room and a garage.



Figure 6. The location of the proposed garage and bunkroom.

- 6.4. The proposed extension will be built to the western boundary, and setback 3.00 metres from the northern boundary.
- 6.5. The proposed garage and bunk room will be built on the northern boundary of the site, and setback 1.00 metre from the eastern boundary.

7. Assessment against planning scheme provisions

- 7.1. The Glamorgan Spring Bay Interim Planning Scheme 2015 is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 7.2. The following provisions are relevant to the proposed use and development;
- Low Density Residential Zone
 - Code E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
- 7.3. The following discretions are invoked:

		Requirement	Proposed
1	Setbacks and Building Envelope	<p>Section 12.4.2.A3 states:</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p><i>a) be contained within a building envelope (refer to diagrams 12.4.2A, 12.4.2B, 12.4.2C and 12.4.2D) determined by:</i></p> <p><i>i. a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</i></p> <p><i>ii. projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from</i></p>	<p>The proposed development is outside the permitted building envelope, as specified in Section 12.4.2.A3.</p>

		<p><i>the rear boundary to a building height of not more than 8.5m above natural ground level; and</i></p> <p><i>b) only have a setback within 1.5m of a side boundary if the dwelling:</i></p> <p><i>i. does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</i></p> <p><i>ii. does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</i></p>	
2	Site Coverage and Private Open Space	<p>Section 12.4.3.A1 states:</p> <p>Dwellings must have:</p> <p>a) a site coverage of not more than 25% (excluding eaves up to 0.6m); and</p> <p>b) a site area of which at least 25% of the site area is free from impervious surfaces;</p>	The applicant proposes a site coverage of 67.01%
3	Number of Car Parking Spaces	<p>Section E6.6.1.A1 states:</p> <p>The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1; except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>Two car parking spaces are required (as per Table E6.1) for the proposed development.</p>	One car parking space is proposed.
4	Stormwater Drainage and Disposal	<p>Section E7.7.1.A1 states:</p> <p>Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</p>	The applicant has proposed that stormwater be collected in new rainwater tanks.

7.3.1. Discretion 1 – Setbacks and Building Envelope

- 7.3.1.1. The lot is an internal lot on a strata plan, and has no frontage (as per the definitions of the Scheme). As such, the lot has no 'front' or 'rear' boundary, and all boundaries are treated as side boundaries.
- 7.3.1.2. The proposed development does not comply with the permitted building envelope as specified in the Acceptable Solution in Section 12.4.2.A3, as development is located within 1.50 metres of a side boundary and is longer than one third of that boundary's length. The application is therefore discretionary, and must be assessed against the relevant Performance Criteria.
- 7.3.1.3. Section 12.4.2.P3 states:
The siting and scale of a dwelling must:
- a) *not cause unreasonable loss of amenity by:*
 - i. *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - ii. *overshadowing the private open space of a dwelling on an adjoining lot; or*
 - iii. *overshadowing of an adjoining vacant lot; or*
 - iv. *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
 - b) *provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*
- 7.3.1.4. The proposed development has considerable separation from other buildings on the strata plan. The proposed extension is not considered to cause an unreasonable loss of amenity, through reduction in sunlight to adjoining dwellings, overshadowing of private open spaces or of vacant lots, or through unreasonable visual bulk. Separation is also considered to be consistent with what is currently prevailing in the area.
- 7.3.1.5. As such, the proposed development is considered to satisfy the Performance Criteria in Section 12.4.2.P3.

7.3.2. Discretion 2 – Site Coverage and Private Open Space

- 7.3.2.1. The application proposes a site coverage of 67.01%, which does not comply with the Acceptable Solution. The Performance Criteria in Section 12.4.3.P1 states:
- Dwellings must have:
- a) *private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate:*

- i. outdoor recreational space consistent with the projected requirements of the occupants; and*
 - ii. operational needs, such as clothes drying and storage; and*
 - b) have reasonable space for the planting of gardens and landscaping.*
 - c) not be out of character with the pattern of development in the surrounding area; and*
 - d) not result in an unreasonable loss of natural or landscape values.*
- 7.3.2.2. The proposed development will still provide an area of private open space that can accommodate the recreational requirements and operational needs of the development. Lot 11 is surrounded by bushland, and is considered to be adequately landscaped. Furthermore, the common property of the strata plan provides areas for recreation, and has significant landscape values.
- 7.3.2.3. As such, the proposed development is considered to satisfy the Performance Criteria in Section 12.4.3.P1.

7.3.3. Discretion 3 – Number of Car Parking Spaces

- 7.3.3.1. Presently, there is no car parking available on site. The applicant has proposed the development of a single car garage at the site, which will provide a total of one car parking space on the site. Table E6.1 specifies that two car parking spaces are required for the proposed development. As such, the application does not comply with the Acceptable Solution, and must be assessed against the relevant Performance Criteria.
- 7.3.3.2. Section E6.6.1.P1 states:

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

 - a) car parking demand;*
 - b) the availability of on-street and public car parking in the locality;*
 - c) the availability and frequency of public transport within a 400m walking distance of the site;*
 - d) the availability and likely use of other modes of transport;*
 - e) the availability and suitability of alternative arrangements for car parking provision;*
 - f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*

- g) any car parking deficiency or surplus associated with the existing use of the land;*
- h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- k) any relevant parking plan for the area adopted by Council;*
- l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*

7.3.3.3. It is considered that the proposed development will not significantly intensify the existing use of the site. The proposed development does have another car parking space available, which is immediately adjacent to the site. This is located on the common property of the strata plan.

7.3.3.4. Furthermore, there is currently no parking available on Lot 11.

7.3.3.5. As such, it is considered that the proposed development will improve the current parking situation on the site, and that the proposed development satisfies the Performance Criteria in Section E6.6.1.P1.

7.3.4. **Discretion 4 – Stormwater Drainage and Disposal**

7.3.4.1. The applicant has proposed that stormwater will be collected for re-use in rainwater tanks. As such, the development satisfies the Performance Criteria in Section E7.7.1.P1.

8. Referrals

8.1. Council's Technical Officer

8.1.1. The application has been referred to Council's Technical Officer, who has provided conditions and advice to be included on the permit, should Council grant approval.

9. Concerns raised by representors

9.1. The following table outlines the issues raised by the representor.

Issue	Response
<p>We express concern regarding the application in relation to the reticulated water supply at the property. We believe that the available supply at each unit is of such low pressure it would be completely inadequate for any fire mitigation or protection, as it is even of dubious pressure and quality for normal household use.</p> <p>We understand that there has been a bushfire hazard management plan for the entire body corporate site prepared, which has not been considered formally by the body corporate, and find it difficult to accept it given the minimal water supply that the body corporate has access to.</p>	<p>Part of a Bushfire Hazard Management Plan (BHMP) was submitted as part of the application. The BHMP was prepared by Suzie Gifford, who is accredited by the Chief Officer of the Tasmania Fire Service.</p> <p>Section 51(2)(d) of the Land Use Planning and Approvals Act 1993 states:</p> <p>2) <i>In determining an application for a permit, a planning authority –</i></p> <p>a) <i>must accept</i></p> <p>i. <i>any relevant bushfire hazard management plan, or other prescribed management plan relating to environmental hazards or natural hazards, that has been certified as acceptable by an accredited person or a State Service Agency; or</i></p> <p>ii. <i>any certificate issued by an accredited person or a State Service Agency and stating that the proposed use or development will result in an insufficient increase in risk from the environmental hazard or natural hazard to warrant any specific protection measures</i></p> <p>In summary, Council must accept any BHMP that is certified by an accredited bushfire assessor.</p> <p>Furthermore, Section E1.0 Bushfire-Prone Areas Code of the Interim Scheme has recently been amended by the Minister. The code no longer applies to various types of development, including this application. Instead, bushfire is now a matter to be considered by the Building Surveyor as part of the Building Application.</p> <p>As such, the matters raised in the representation are not a planning consideration.</p>

10. Conclusion

The proposed Additions to Dwelling satisfies the relevant provisions of the Glamorgan Spring Bay Interim Planning Scheme 2015 as outlined in this report and is recommended for approval.

11. Recommendations

That 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 Additions to Dwelling in the Low Density Residential Zone at 11/2308 Coles Bay Road, Coles Bay (DA2016/00031), be APPROVED subject to the following conditions:

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 external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the General Manager.
4. 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 to the satisfaction of Council's General Manager, and must include all of the following:
 - a) Constructed with a durable all weather pavement
 - b) Drained to an approved stormwater system
5. The areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, 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.
6. All rainwater run-off from roof surfaces generated as a result of the development must be collected and stored in tank(s) to provide a minimum capacity of 5,000 Litres for the dwelling and 1000 Litres for the garage/bunkhouse for on site use.
7. 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 generated by the development must be permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.
8. Before any work commences install temporary run-off, erosion and sediment controls and maintain these 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.
9. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:

• Monday to Friday	7:00 a.m. to 6:00 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.
10. 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.

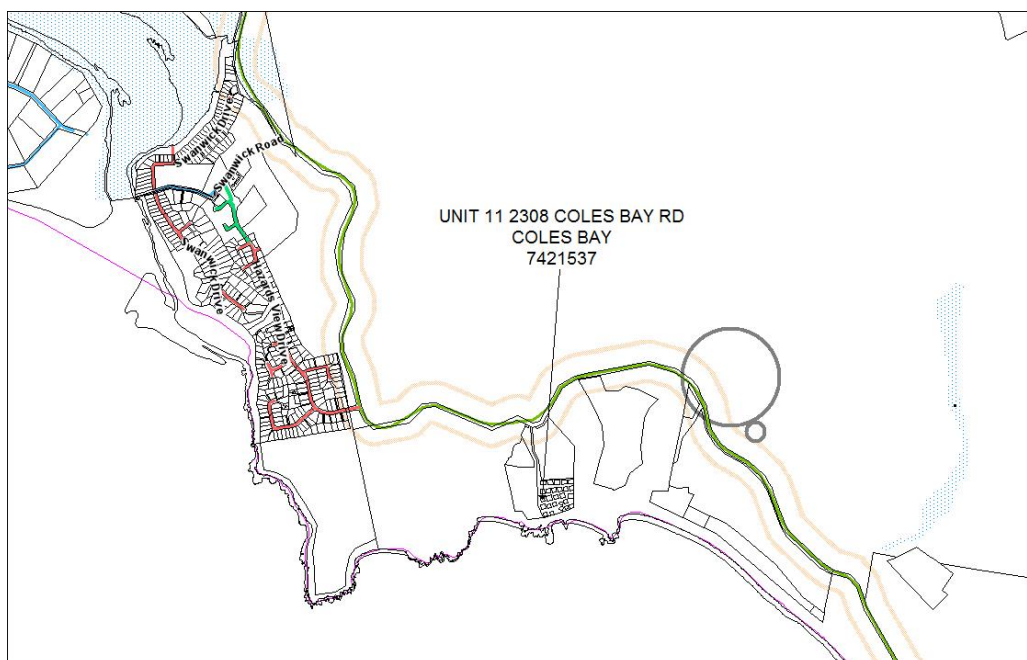
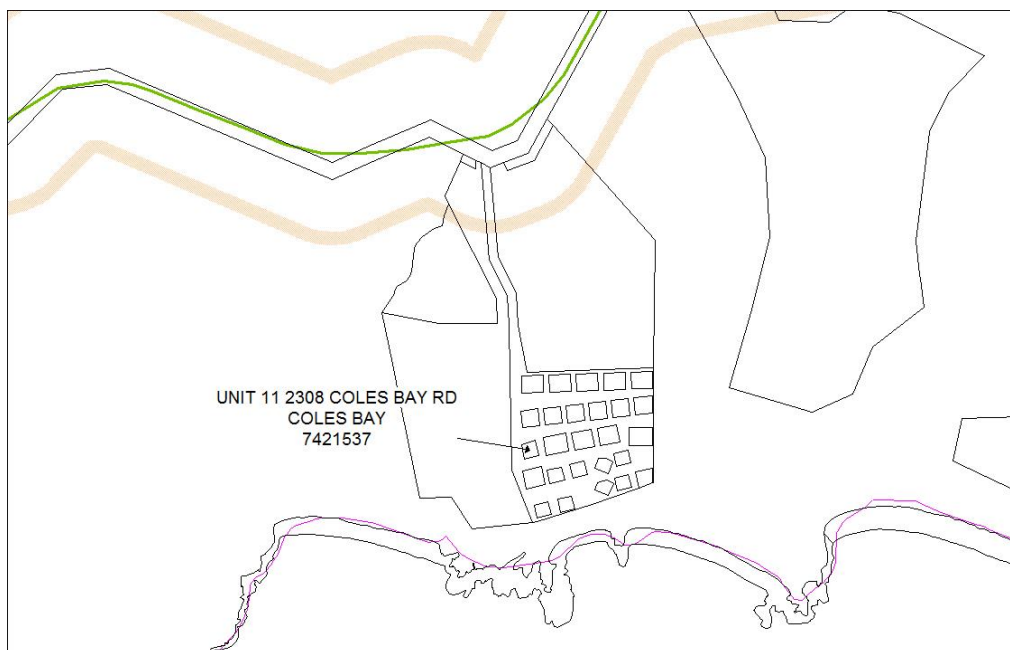
11. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
12. Public roadways or footpaths must 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.
13. 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.
14. The developer shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

A. Glamorgan Spring Bay Council provide the following advice to the applicant:

- i. This permit is valid for two (2) years only from the date it takes effect and will lapse if substantial commencement of the use or development does not take place within that time.
- ii. 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.
- iii. 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.
- iv. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- v. The issue of this permit does not ensure compliance with the provisions of the Threatened Species Protection Act 1995 or the Commonwealth Environmental Protection and Biodiversity Protection Act 1999. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industry, Water & Environment or the Commonwealth Minister for a permit.
- vi. 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.

DEVELOPMENT APPLICATION 16031

Addition to dwelling Unit 11/2308 Coles Bay Road, Coles Bay





IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR TO CHECK ALL LEVELS, DATUMS AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THE DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN EXAMINED AND APPROVED BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY 'CONDITIONS OF APPROVAL' ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ON TO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY DESIGN EAST, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF THERE ARE ANY QUERIES IN RELATION TO DIMENSIONS, LEVELS OR CONSTRUCTION DETAILS, CONTACT:

design . EAST

PHONE 6223 6740 EMAIL design@designeast.com.au

COLES BAY ROAD

C.T. 15628/1
No. 662
834.63m²

PROPERTY BOUNDARY

PROPERTY BOUNDARY

COLES BAY

LOCATION OF EXISTING UNIT 11

SITE PLAN 1:2000



design

EAST

design and interior architecture

151 Main Street, Helix
Tasmania 7200
Phone: (08) 6223 6740
Email: design@glamorganspringbay.com.au
Vat: CC291 Q

SCALE: 1:2000
DATE: 15/01/16
DRAWN: J.P.

PROPOSED EXTENSION
of UNIT 11 BEACHPONT ESTATE, COLES BAY
for RICHARD & CAELY BOURKE
LOCATION PLAN

SHEET No. 2 OF 6

ISSUE	DESCRIPTION	DATE	DRAWN

1. I, USER, WRITED DIMENSIONS ONLY.

2. I DO NOT SCALE DRAWINGS.

3. THE CONTRACTOR TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHIP DRAWINGS.

4. I, ENGINEER, THAT THE DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN EXAMINED, AS APPROVED BY THE RELEVANT LOCAL AUTHORITY.

5. I, THE PROPRIETOR, TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" OR "SPECIFICATIONS" ARE MET BY THE RELEVANT COASTING AND PORT/HAUTBOARDS AUTHORITIES ARE PASSED ON/TO THE CONTRACTOR BEFORE COMMENCING THE WORK.

6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURER WRITTEN INSTRUCTIONS.

7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS NOTICED AFTER THE WORK HAS BEGUN, TO BE APPROVED BY DESIGN EAST, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.

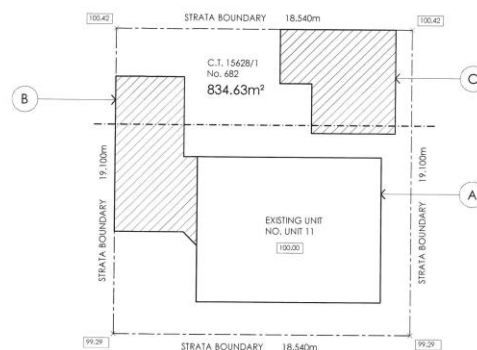
8. IF THERE ARE ANY QUERIES IN RELATION TO DIMENSIONS, LEVELS OR CONSTRUCTION DETAILS, CONTACT:

design : EAST

phone : 0239 4410 email : info@designandeast.com.au
0239 4411 www.designandeast.com.au

EXISTING GROUND FLOOR INTERNAL AREA	= 225.75 sqm.
PROPOSED EXTENSION	= 16.62 sqm.
PROPOSED GARAGE	= 37.58 sqm.

- A** OUTLINE OF EXISTING RESIDENCE.
- B** OUTLINE OF PROPOSED EXTENSION (SHOWN SHADED)
- C** OUTLINE OF PROPOSED GARAGE, (SHOWN SHADED)



SITE PLAN 1:200



EAS
design

ing design and interior archi

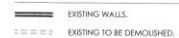
SHEET No. 2 OF 6

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Project PROPOSED EXTENSION
at UNIT 11 BEACHPPOINT ESTATE, COLES BAY
for RICHARD & CAREY BOURKE

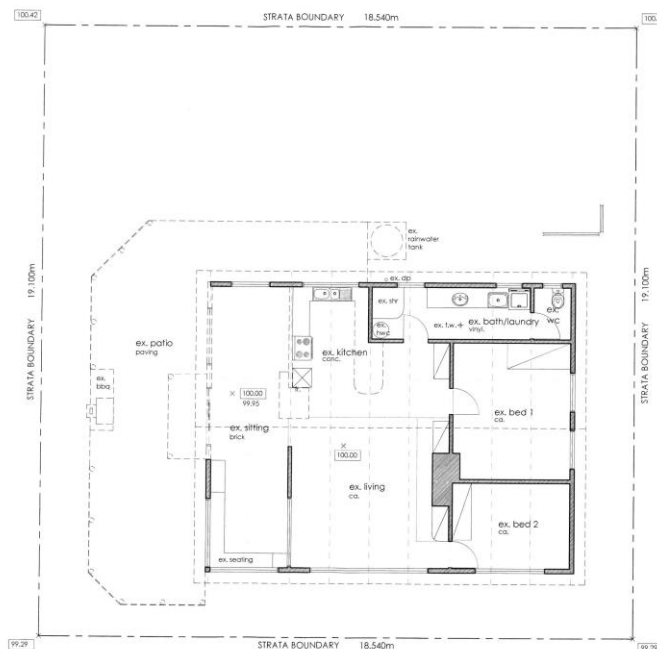
SCALE:	DRG. NO.
1:200 @ A3	5088 A02
DRAWN:	DATE:

153 Davey Street Hobart
Tasmania 7000
Phone (03) 6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191 0



FLOOR AREAS (INTERNAL)

EXISTING GROUND FLOOR - 98.74m² = 10.63 squares



EXISTING GROUND FLOOR / DEMOLITION PLAN 1:100

SHEET No. 3 OF 6

ISSUE	DESCRIPTION	DATE	DRAWN

Project	PROPOSED EXTENSION at UNIT 11 BEACHPOINT ESTATE, COLES BAY for RICHARD & CAREY BOURKE
Drawing	EXISTING GROUND FLOOR / DEMOLITION PLAN

SCALE	1:100 at A3	DWG NO	5088 A03
DRAWN		DATE	

153 Davey Street Hobart
Tasmania 7000
Phone (03) 6223 8740
Email design@designast.com.au
Web www.designast.com.au
Accreditation No. CC191 O



design

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WALL LEGEND

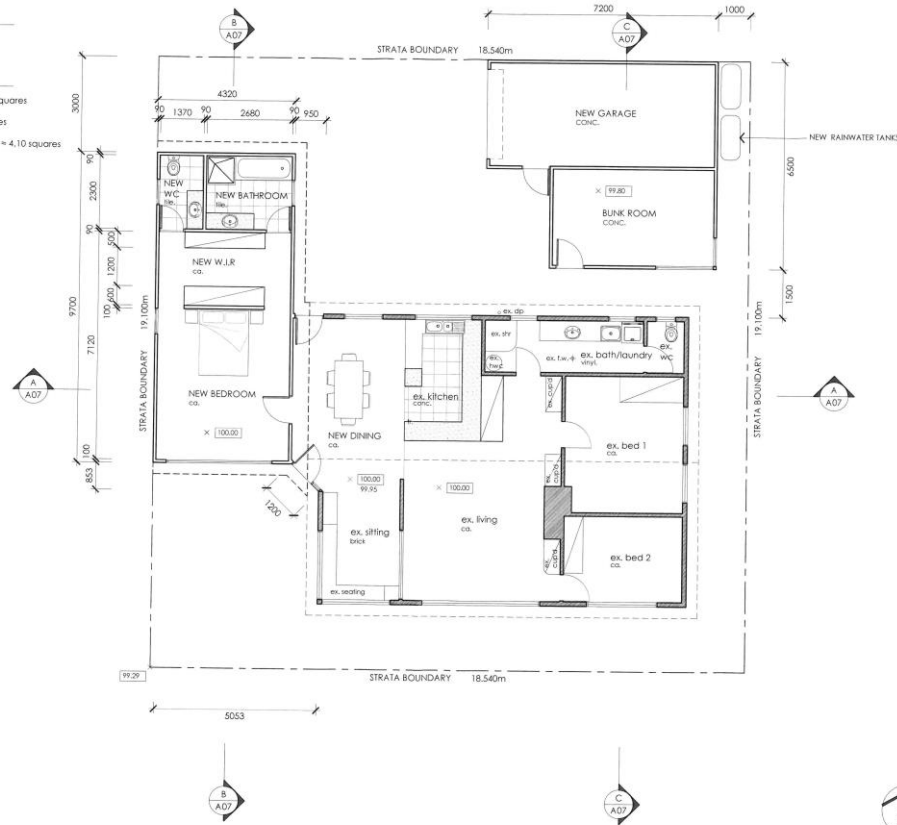
- EXISTING WALLS
- 90mm STUD WALL

FLOOR AREAS (INTERNAL)

EXISTING GROUND FLOOR - 98.74m² ≈ 10.63 squares

PROPOSED EXTENSION - 44.69m² ≈ 4.81 squares

PROPOSED GARAGE & WORKSHOP - 38.16m² ≈ 4.10 squares



PROPOSED GROUND FLOOR PLAN 1:100



SHEET No. 4 OF 6

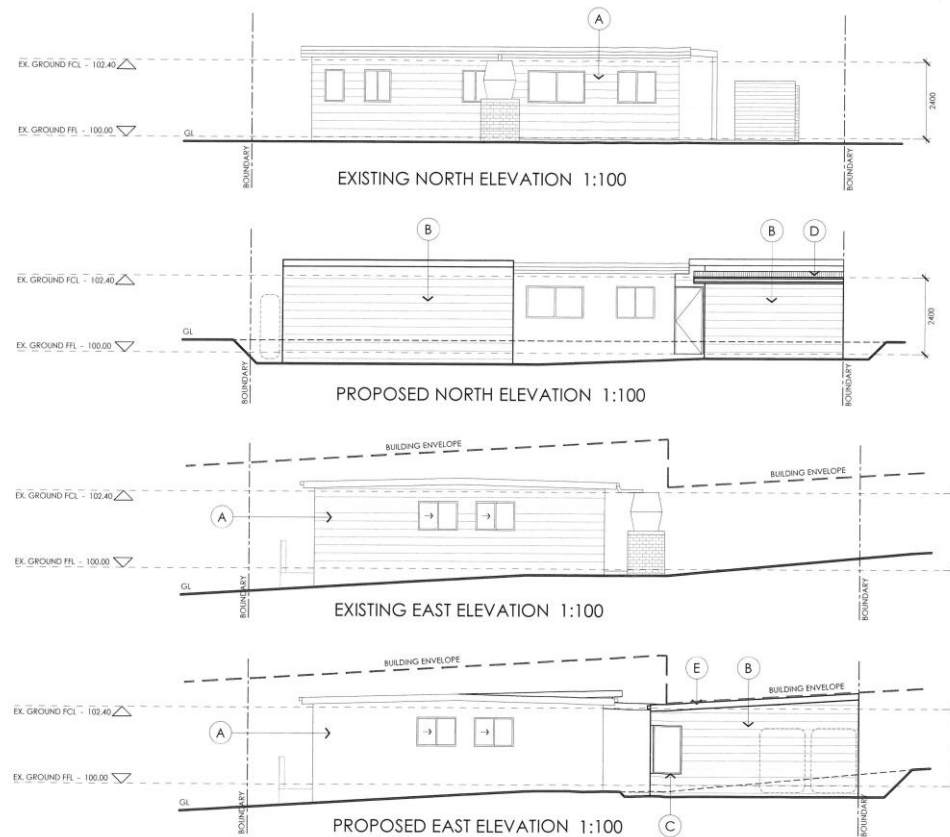
NO.	DATE	DESCRIPTION

Project:	PROPOSED EXTENSION OF UNIT 11 BEACHPONT ESTATE, COLES BAY FOR RICHARD & CAREY BOURKE
Drawing:	PROPOSED GROUND FLOOR PLAN
Scale:	1:100
Date:	18/05/16

Scale:	1:100
Drawn:	WJS
Checked:	WJS
Approved:	WJS

East design Ltd 15, Llanfair Road, Llanfair Phone: (01222) 6140 Email: design@eastdesign.co.uk Website: www.eastdesign.co.uk Accreditation No: CC 1810
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EXTERNAL FINISHES

- A EXISTING HORIZONTAL TIMBER CLAPBOARD CLAD RESIDENCE.
- B PROPOSED HORIZONTAL TIMBER CLAPBOARD CLADDING (to match existing).
- C PROPOSED TIMBER WINDOWS (to match existing type).
- D CUSTOM ORB ROOF SHEETING, COLORBOND FINISH (to match existing).
- E COLORBOND FASCIA, BARGE, FLASHINGS, CAPPING & GUTTERING (to match existing).

SHEET No. 6 OF 6

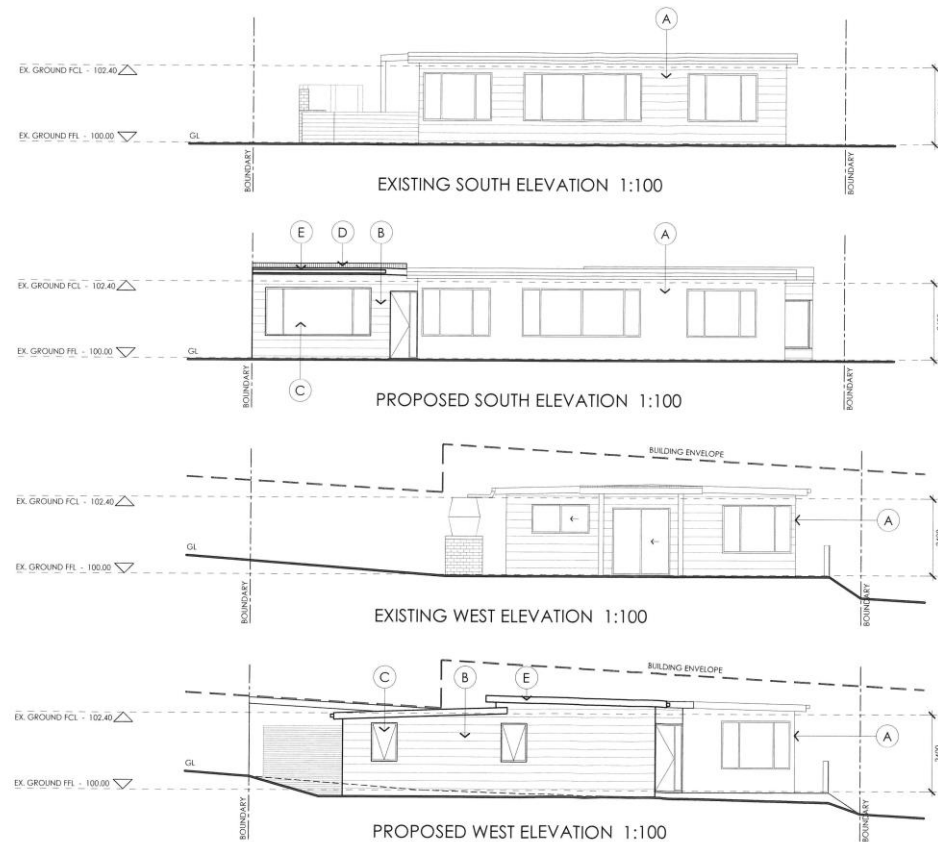
ISSUE	DESCRIPTION	DATE	DRAWN

Project	PROPOSED EXTENSION OF UNIT 11 BEACHPOINT ESTATE, COLE BAY FOR RICHARD & CAEROLYN BOURKE
Drawn	ELEVATIONS
Notes: EAST prepared details refer to stage EAST Pkg 1.1A.	

SCALE	DATE
1:100	2008
1:100	AUG
1:100	11/14
1:100	11/14

ESTIMATED COST	£10,000
ESTIMATED COST	£10,000
ESTIMATED COST	£10,000
ESTIMATED COST	£10,000
ESTIMATED COST	£10,000

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EXTERNAL FINISHES

- A EXISTING HORIZONTAL TIMBER CLAPBOARD CLAD RESIDENCE.
- B PROPOSED HORIZONTAL TIMBER CLAPBOARD CLADDING (to match existing).
- C PROPOSED TIMBER WINDOWS (to match existing type).
- D CUSTOM OBER ROOF SHEETING, COLORBOND FINISH (to match existing).
- E COLORBOND FASCIA, BARGE FLASHINGS, CAPPING & GUTTERING (to match existing).

SHEET No. 5 OF 6

REVISION	DESCRIPTION	DATE	DRAWN

Project	PROPOSED EXTENSION OF UNIT 11 BEACHPOND ESTATE, COLE BAY FOR RICHARD & CAI REYBOURNE
Drawings	EXTENSION

Scale	1:100
Drawn	AD
Date	10/03/16

151 Dwyer Street Unit 11 Phone: 0896223 6740 Email: design@glamorganspringbay.co.uk Website: www.glamorganspringbay.co.uk Accreditation No. CC8110

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3.2 DA16037 – Additions to Dwelling, 30 Jetty Rd, Coles Bay

Planning Assessment Report

Proposal:	Additions to Dwelling
Applicant:	Jennifer Binns
Location:	30 Jetty Road, Coles Bay
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Low Density Residential Zone
Application Date:	24 March 2016
Statutory Date:	27 May 2016 (by agreement)
Discretions:	Three (3)
Attachments:	Appendix A – Plans
Author:	Patrick Carroll, Contract Planner

1. Executive Summary

- 1.1. Planning approval is sought for Additions to Dwelling at 30 Jetty Road, Coles Bay.
- 1.2. The application is discretionary due to reliance on a number of different performance criteria.
- 1.3. One statutory representation was received. The representation opposed to the proposed development.
- 1.4. 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 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 2016 / 00037.
- 2.2. This determination must be made no later than 27 May 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. DA 2007/00038 – Change of Use to Visitor Accommodation - Approved

5. Site Detail

- 5.1. The site is located at 30 Jetty Road, Coles Bay, and is within the Low Density Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is an internal lot, which has an area of approximately 668m². The site has a mild gradient, and is surrounded by residential development. Access to the site is obtained from Jetty Road via an existing concrete driveway.
- 5.3. The site is serviced by water, but is not serviced by sewer.



Figure 1: An aerial photograph of the subject area.



Figure 2. Aerial imagery showing zoning and overlays.

6. Proposal

- 6.1. Approval is sought for additions to the existing dwelling at the property.
- 6.2. The site is currently developed with a single storey dwelling. The existing dwelling has three bedrooms, one bathroom, a rumpus room, and a deck.



Figure 3. The existing dwelling is shown on the left, as viewed from Jetty Road.

- 6.3. The applicant is proposing to develop a second storey to the dwelling, which includes a bedroom, small living area and an ensuite. Part of the existing ground floor will be demolished to remove one of the bedrooms, which will result in a larger ground floor living area.



Figure 4. The existing dwelling at the site. The deck that is proposed to be extended is shown.

- 6.4. The applicant has also proposed to extend the existing deck, which is to the south-east of the dwelling, as well as developing a new deck area to the south-west of the dwelling. Both decks will be accessed from the ground floor.
- 6.5. The proposed extension will be setback approximately 1.00 metre from the northern (or side) boundary, and approximately 6.60 metres from the western (or rear) boundary. The extension will be constructed to a maximum height of 8.00 metres above natural ground level.



Figure 5. A three-dimensional visual of the proposed development, as submitted by the applicant.

- 6.6. The deck extension will be setback approximately 4.00 metres from the northern boundary. The finished floor level of the deck extension is approximately 2.20 metres above natural ground level.
- 6.7. The new deck area will be setback 1.00 metre from the western (or rear) boundary, and 1.00 metre from the south-western (or side) boundary of the site.



Figure 6. The area to the south-west of the dwelling, where the new deck is proposed to be constructed.

7. Assessment against planning scheme provisions

7.1. The Glamorgan Spring Bay Interim Planning Scheme 2015 is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

7.2. The following provisions are relevant to the proposed use and development;

- Low Density Residential Zone
- Code E6.0 Parking and Access Code
- E7.0 Stormwater Management Code

7.3. The following discretions are invoked:

		Requirement	Proposed
1	Setbacks and Building Envelope	<p>Section 12.4.2.A3 states:</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p>	<p>The proposed development is outside the permitted building envelope, as specified in Section 12.4.2.A3.</p>



		<p>c) <i>be contained within a building envelope (refer to diagrams 12.4.2A, 12.4.2B, 12.4.2C and 12.4.2D) determined by:</i></p> <p>iii. <i>a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</i></p> <p>iv. <i>projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</i></p> <p>d) <i>only have a setback within 1.5m of a side boundary if the dwelling:</i></p> <p>iii. <i>does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</i></p> <p>iv. <i>does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</i></p>	
2	Privacy	<p>Section 12.4.6.A1 states:</p> <p>A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p>	<p>The portion of the proposed deck area that is located to the south-west of the dwelling, and that has a finished floor level of more than 1.00 metre above natural ground level, is setback less than 3.00 metres from the side boundary of the site.</p>

		<p>a) <i>side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary;</i></p> <p>b) <i>rear boundary, unless the balcony, deck, roof terrace, parking space or carport has a setback of at least 4m from the rear boundary;</i></p>	
3	Surface Treatment of Parking Areas	<p>Section E6.7.6.A1 states:</p> <p>Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p> <p>a) <i>paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</i></p> <p>b) <i>drained to an approved stormwater system,</i></p> <p>unless the road from which access is provided to the property is unsealed.</p>	The parking spaces at the site are unsealed.

7.3.1. Discretion 1 – Setbacks and Building Envelope

7.3.1.1. The northern wall of the proposed development is setback 1.00 metre from the northern boundary of the site. As per the north-eastern elevation on Drawing No A06, the wall is 6.20 metres high at this point. As such, the proposed development does not comply with the permitted building envelope as specified in the Acceptable Solution in Section 12.4.2.A3. The application is discretionary, and must be assessed against the relevant Performance Criteria.

7.3.1.2. Section 12.4.2.P3 states:

The siting and scale of a dwelling must:

- c) *not cause unreasonable loss of amenity by:*
 - v. *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - vi. *overshadowing the private open space of a dwelling on an adjoining lot; or*
 - vii. *overshadowing of an adjoining vacant lot; or*
 - viii. *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*

d) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

7.3.1.3. The proposed development is not considered to cause an unreasonable loss of amenity, through reduction in sunlight to adjoining dwellings, overshadowing of private open spaces or of vacant lots, or through unreasonable visual bulk. Separation is also considered to be consistent with what is currently prevailing in the area.

7.3.1.4. As such, the proposed development is considered to satisfy the Performance Criteria in Section 12.4.2.P3.

7.3.2. **Discretion 2 – Privacy**

7.3.2.1. The application proposes a new deck, which has a finished floor level of more than 1.00 metre above natural ground level. The proposed deck area is setback 1.00 metre from the side boundary of the site. No screening of the area is proposed. As such, the development does not comply with the Acceptable Solution, and must be assessed against the relevant Performance Criteria.

7.3.2.2. Section 12.4.6.P1 states:

A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:

- a) a dwelling on an adjoining lot or its private open space; or*
- b) another dwelling on the same site or its private open space; or*
- c) an adjoining vacant residential lot.*

7.3.2.3. There is existing vegetation at the site, which provides some screening to the proposed deck area. The proposed ground floor plan (Drawing No. A04) shows planting along the side and rear boundary of the site. This is also demonstrated on the submitted three-dimensional visuals (Drawing No. A08). The existing vegetation is considered to be an adequate screening measure to minimise overlooking between properties.

7.3.2.4. As such, the proposed development satisfies the Performance Criteria in Section 12.4.6.P1.

7.3.3. **Discretion 3 – Surface Treatment of Parking Areas**

7.3.3.1. The site has a sealed concrete driveway, but does not have any sealed car parking spaces. As such, the proposed development does not satisfy the Acceptable Solution in E6.7.6.A1, and must be assessed against the relevant Performance Criteria.

7.3.3.2. Section E6.7.6.P1 states:

Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

- b) *the suitability of the surface treatment;*
- c) *the characteristics of the use or development;*
- d) *measures to mitigate mud or dust generation or sediment transport.*

7.3.3.3. The existing parking arrangement consists of a concrete driveway and a gravel parking area. No changes to the existing parking arrangement are proposed. It is considered that the existing parking arrangements at the site satisfy the Performance Criteria in Section E6.7.6.P1 and conditions regarding the performance and maintenance of the parking areas are recommended.

8. Discussion

- 8.1. A representation was received, which objected to the height of the proposed development, and the subsequent impact through the potential loss of views.
- 8.2. Impacts to vistas are subjective, and not something that the planning authority can consider. A planning authority may only assess a proposal against the applicable Objectives, Acceptable Solutions and Performance Criteria within the Planning Scheme.

9. Referrals

- 9.1. TasWater
 - 9.1.1. The applicant referred the application directly to TasWater. TasWater has provided a building and plumbing exemption, dated 18 March 2016, which was submitted as part of the application.
- 9.2. Council's Technical Officer
 - 9.2.1. The application has been referred to Council's Technical Officer, who has provided conditions and advice to be included on the permit, should Council grant approval.
- 9.3. Council's Environmental Health Officer
 - 9.3.1. The application was referred to Council's Environmental Health Officer. A representation was received regarding the suitability of the existing wastewater system. Council's Environmental Health Officer determined that the existing system appears to be in satisfactory working order, and no additional load is being placed on the system by the proposed development.

10. Concerns raised by representors

- 10.1. The following table outlines the issues raised by the representor.

Issue	Response
If the proposed upper extension goes ahead, then it will affect my views and may devalue my property.	Not a planning consideration.
Surely this is over-height from ground to the peak. I would like to see a much lower, flatter roof and not right across	A portion of the dwelling does exceed the permitted building envelope. Please refer to Discretion 1 in Section 7.3.1 of this report.

the whole building.	
This development will impact greatly on the old septic systems that these shacks have got. I can't understand how the septic system will work properly, especially if they are doubling the house size.	The suitability of septic systems is calculated by the number of bedrooms, not floor area. As the proposed development does not increase the number of bedrooms at the property, there is no change from what currently exists at the site. The application was referred to Council's Environmental Health Officer, who deemed that the existing system is in satisfactory working order, and that no additional load will be placed on the system.

11. Conclusion

The proposed Additions to Dwelling satisfies the relevant provisions of the Glamorgan Spring Bay Interim Planning Scheme 2015 as outlined in this report and is recommended for approval.

12. Recommendations

That 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 Additions to Dwelling in the Low Density Residential Zone at 30 Jetty Road, Coles Bay (DA2016/00037), be APPROVED subject to the following conditions:

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 external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the General Manager.
4. 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 to the satisfaction of Council's General Manager, and must include all of the following;
 - c) Constructed with a durable all weather pavement
 - d) Drained to an approved stormwater system
5. The areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, 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.
6. All rainwater run-off from roof surfaces generated as a result of the development must be collected and stored in tank(s) to provide a minimum capacity of 5,000 Litres for on site use, unless approved otherwise by Council's General Manager.
7. All stormwater run-off from impervious surfaces and storage tanks must 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 generated by the development must be permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.
8. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
 - Monday to Friday 7:00 a.m. to 6:00 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.
9. 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:
- e) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - f) The transportation of materials, goods and commodities to and from the land.
 - g) Obstruction of any public footway or highway.
 - h) Appearance of any building, works or materials.
10. 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.
11. 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.
12. 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.
13. The developer shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

A. Glamorgan Spring Bay Council provide the following advice to the applicant:

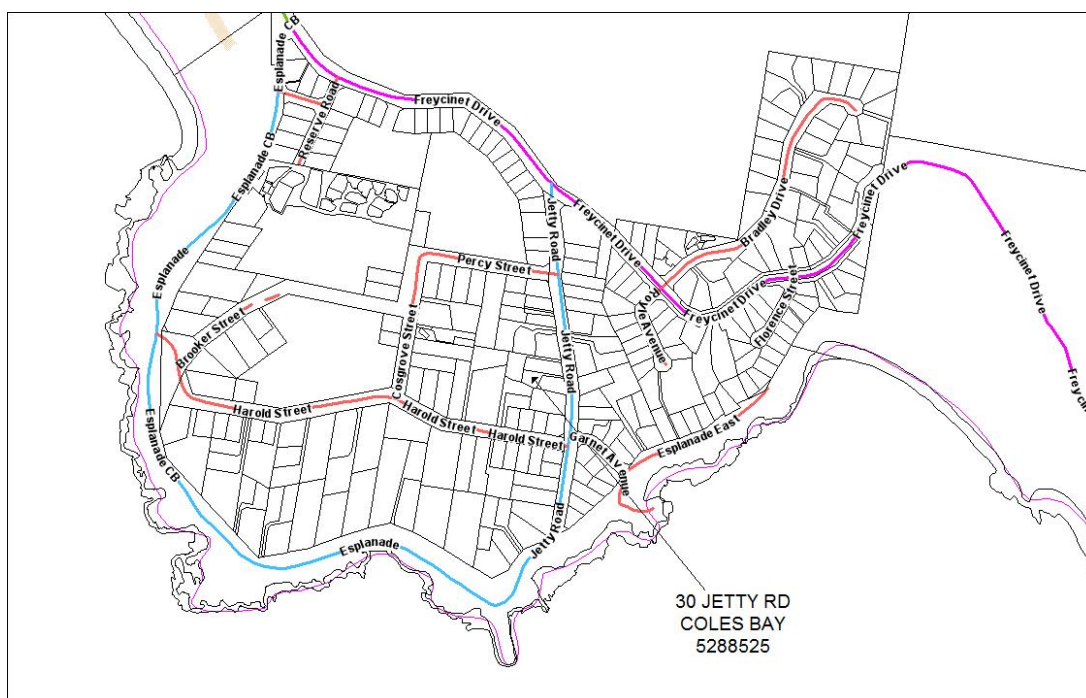
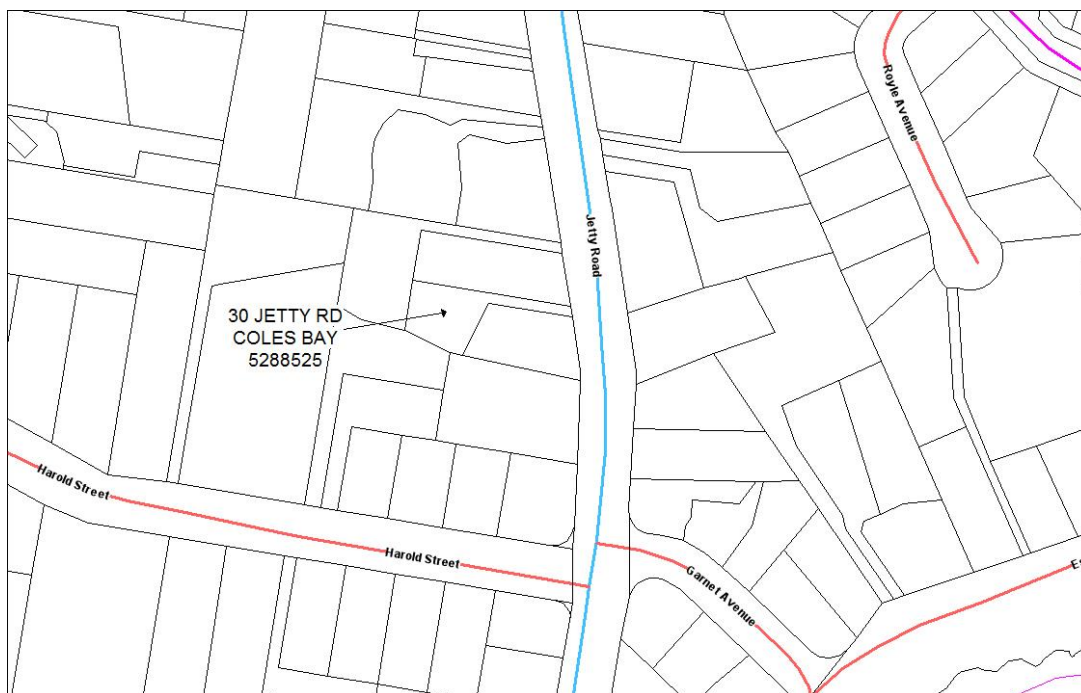
- i. This permit is valid for two (2) years only from the date it takes effect and will lapse if substantial commencement of the use or development does not take place within that time.
- ii. Pursuant to Section 61 of the Land Use and Planning Approvals Act 1993, you may appeal against any of the conditions imposed on this approval by lodging with the Resource Management and Planning Appeal Tribunal, a notice of appeal, (telephone (03) 61656794). Any appeal is required by the Act to be instituted within fourteen days of the service of this approval on you.
- iii. 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.
- iv. This permit does not imply that any other approval required under any other legislation or by-law has been granted.

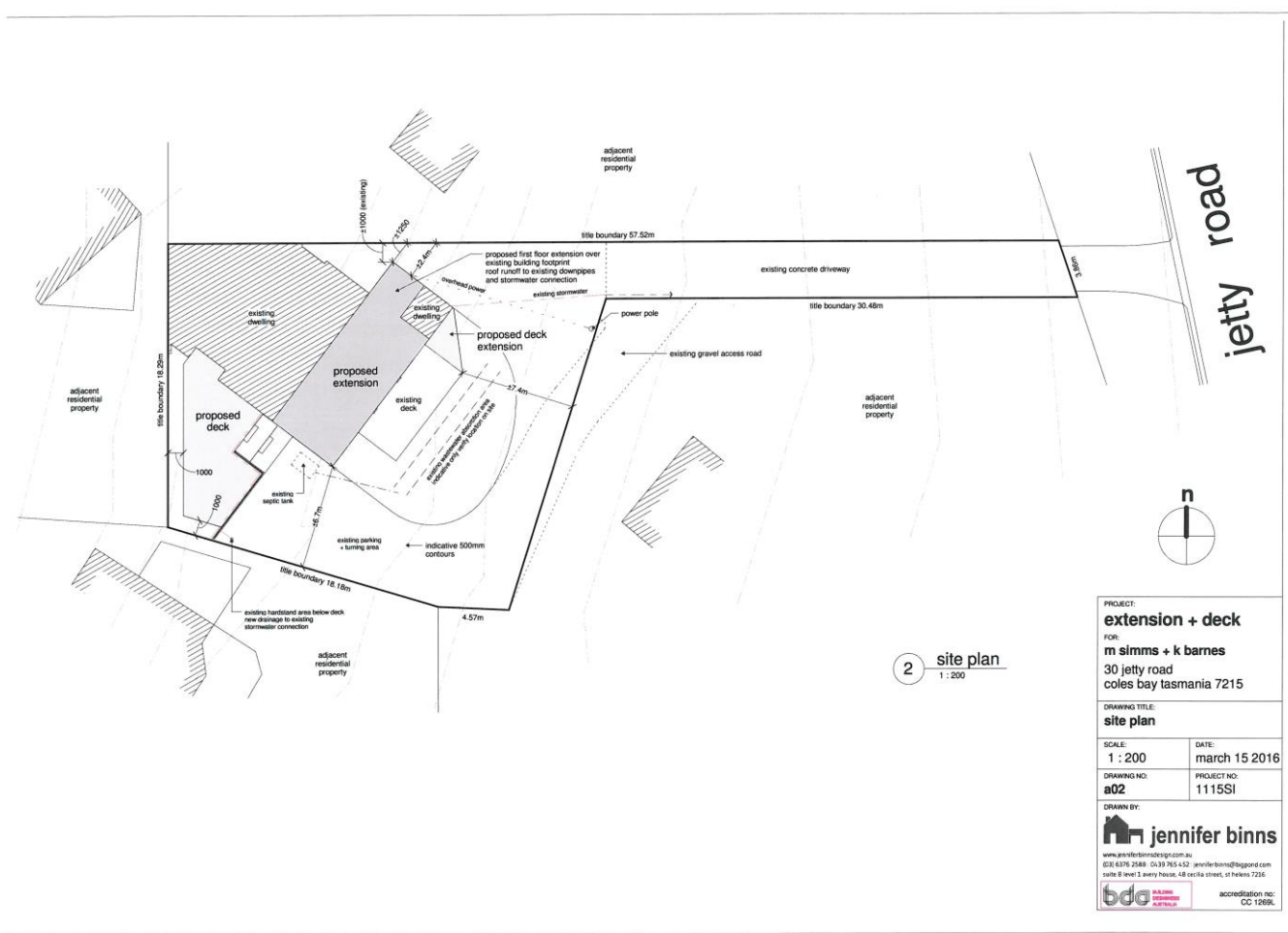
- v. The issue of this permit does not ensure compliance with the provisions of the Threatened Species Protection Act 1995 or the Commonwealth Environmental Protection and Biodiversity Protection Act 1999. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industry, Water & Environment or the Commonwealth Minister for a permit.
- vi. 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.

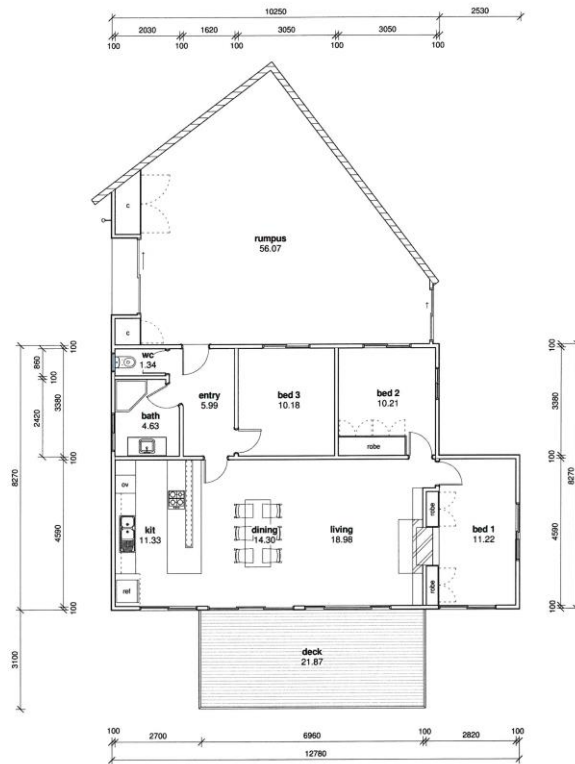
DEVELOPMENT APPLICATION 16037

Addition to dwelling

30 Jetty Road, Coles Bay







1 existing ground floor
1 : 100

PROJECT:
extension + deck
FOR:
m simms + k barnes
30 jetty road
coles bay tasmania 7215

DRAWING TITLE:
existing ground floor

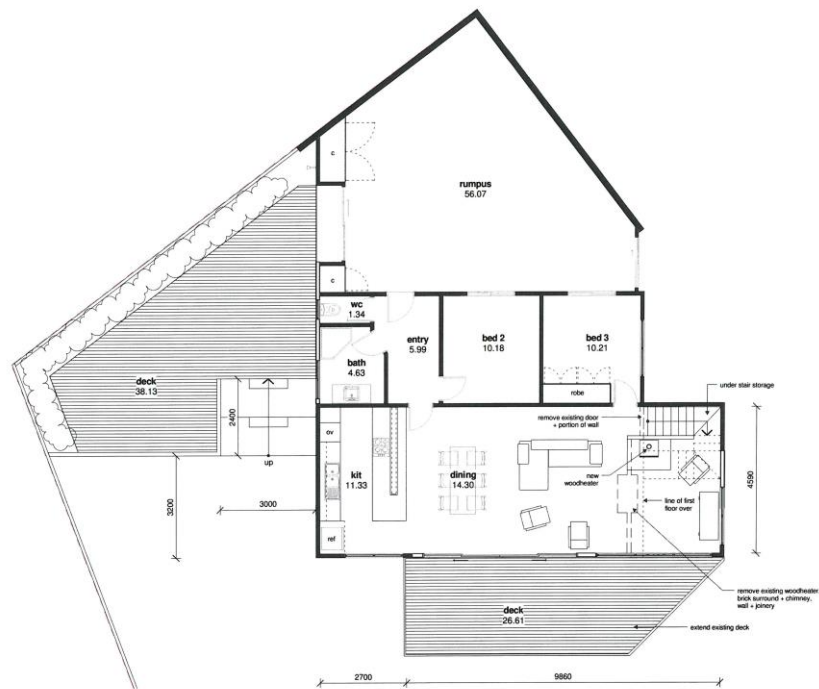
SCALE: 1 : 100 DATE: march 15 2016

DRAWING NO: a03 PROJECT NO: 1115SI

DRAWN BY:
jennifer binns

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suite 8 level 1 every house, 48 eccleka street, st helens 7216

bda australian
building
designers
association accreditation no:
CD 12058



1 proposed ground floor
1:100

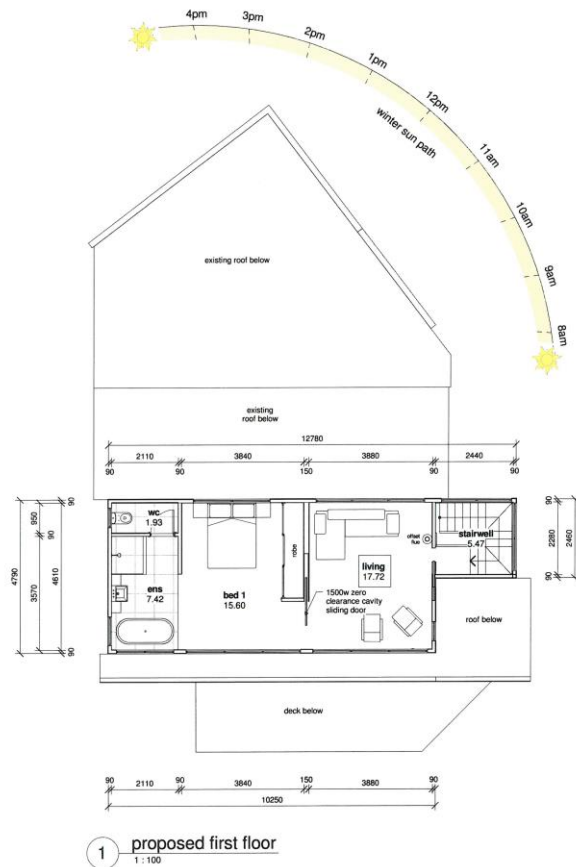


PROJECT:
extension + deck
FOR:
m simms + k barnes
30 jetty road
coles bay tasmania 7215

DRAWING TITLE:
proposed ground floor

SCALE: 1 : 100	DATE: march 15 2016
DRAWING NO: a04	PROJECT NO: 1115SI

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bda REGISTERED
DESIGNER
AUSTRALIA accreditation no:
CC 1269L



PROJECT:
extension + deck
FOR:
m simms + k barnes
30 jetty road
coles bay tasmania 7215

DRAWING TITLE:
proposed first floor

SCALE:
As indicated

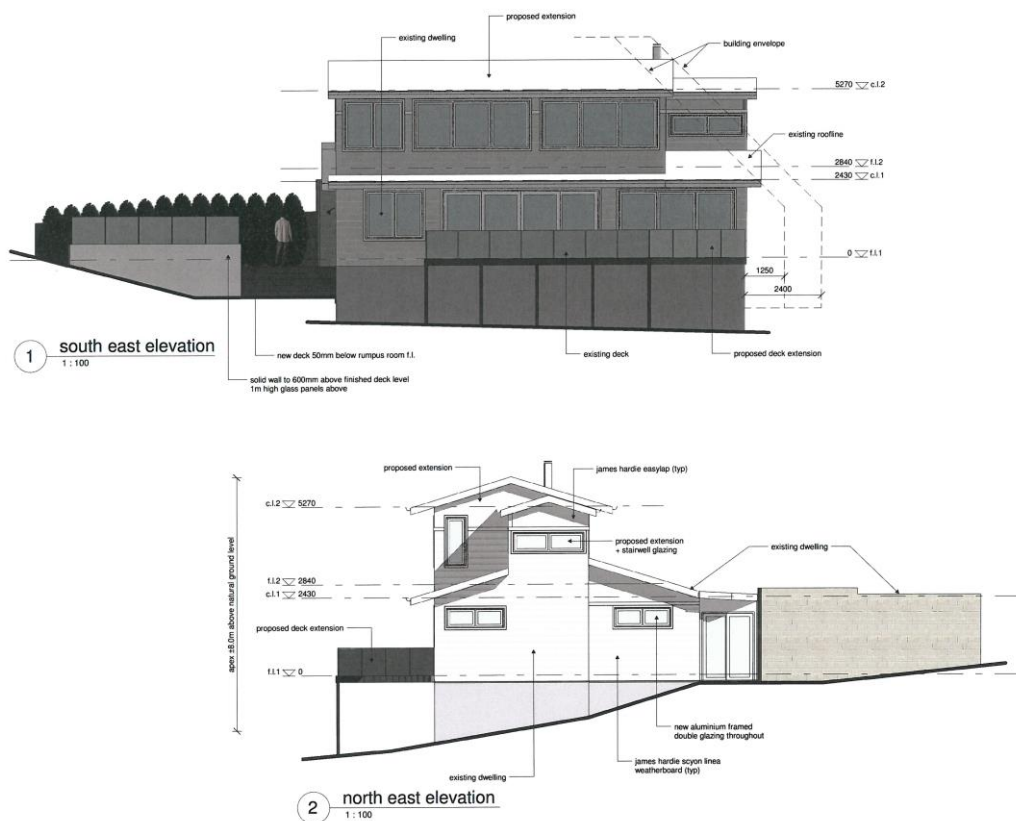
DATE:
march 15 2016

DRAWING NO:
a05

PROJECT NO:
1115SI

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DESIGNER
AUSTRALIA accreditation no:
CC 10096

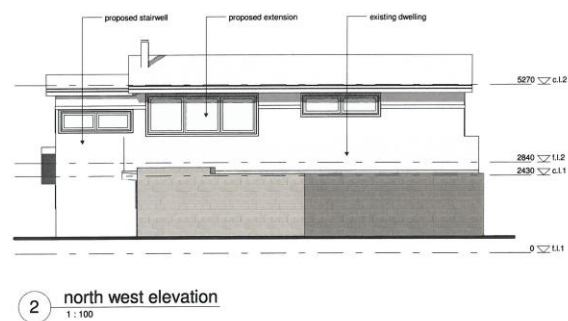
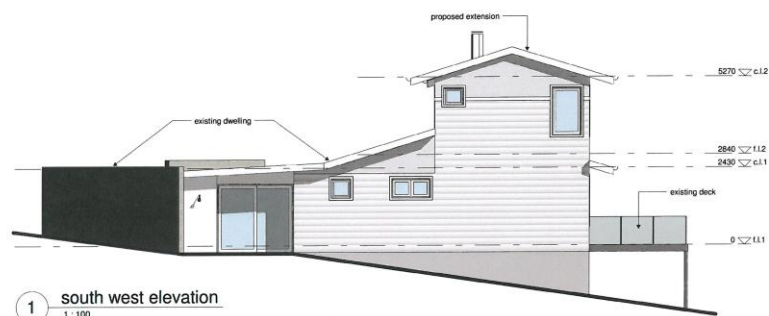


PROJECT:
extension + deck
FOR:
m simms + k barnes
30 jetty road
coles bay tasmania 7215

DRAWING TITLE:
elevations

SCALE: 1 : 100	DATE: march 15 2016
DRAWING NO: a06	PROJECT NO: 1115SI

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CC 1099L



PROJECT:
extension + deck
FOR:
m simms + k barnes
30 jetty road
coles bay tasmania 7215

DRAWING TITLE:
elevations

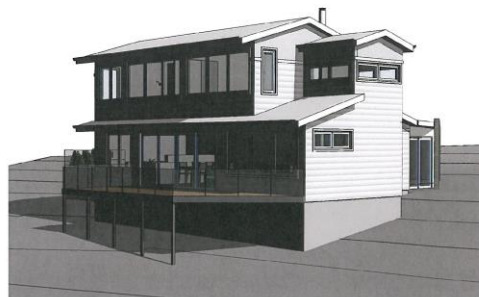
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DRAWING NO: **a07** PROJECT NO: **1115SI**

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accreditation no:
CC 12695



PROJECT:
extension + deck
FOR:
m simms + k barnes
30 jetty road
coles bay tasmania 7215

DRAWING TITLE:
visuals

SCALE:
a08

DATE:
march 15 2016

DRAWING NO:
a08

PROJECT NO:
1115SI

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bda **REGISTERED** **ARCHITECT** **australia** accreditation no:
CC 1206L

3.3 SA15007– 3 Lot Subdivision and Boundary Adjustment, Rocky Hills

Planning Assessment Report

Proposal:	3 lot subdivision <i>and boundary adjustment</i>
Applicant:	A S Hamilton
Location:	RA12371 Tasman Highway, Swansea RA12005 Tasman Hwy, Rocky Hills CT153950/1, Tasman Hwy, Rocky Hills
Planning Document:	Glamorgan Spring Bay Planning Scheme 1994 (<i>the Scheme</i>)
Zoning:	Rural
Application Date:	14 July 2015
Statutory Date:	27 May 2016 (by agreement)
Discretions:	Use (Subdivision) Scenic Corridor Lot size
Attachments:	Appendix A – Plans
Author:	David Allingham, Contract Planner
Reviewed:	Shane Wells, Senior Contract Planner

A. PROPOSAL

The application is for a three-lot subdivision and boundary adjustment on the lower slopes of Rocky Hills. The land consists of two freehold titles with a combined area of 385.7ha - RA12371 Tasman Highway, Rocky Hills (CT125239/1 – 341.8ha) and Lot 1 Tasman Highway, Rocky Hills (CT153950/1 – 43.9ha). A third title forms part of the application to provide for an emergency egress route in case of a bushfire – 12005 Tasman Highway, Rocky Hills (CT242750/1).

The proposal creates three lots and a balance lot. Lots 1 and 2 will have areas of 80 ha and the balance lot is approximately 160ha. The boundary adjustment effectively adds 21.92ha (lot 3 on the plan) from CT125239/1 to the existing 43.9ha CT153950/1 parcel to create a 65.9ha lot.

Lot 1 and the balance lot have full frontage to the Tasman Highway. Lot 2 and 3 do not have frontage, but propose to rely on rights-of-carriageway (ROW) along the line of an existing 10m wide ROW that serves CT169570/1 to the west of the land. Lot 2 and 3 have a 4m ROW co-joined to the existing 10m ROW. The existing access, which is to be upgraded, is located just to the north of the “Hamptons on the Bay” accommodation.

A Bushfire Attack Level Report supports the application and provides for nominal 100m x 100m building envelopes in cleared areas of the lots. The Bushfire Attack Report also proposes an emergency egress route is required through 12005 Tasman Highway, Rocky Hills (CT242750/1) over an existing ROW to the Tasman Highway. 12005 Tasman Highway, Rocky Hills (CT242750/1) also forms part of the application.

B. BACKGROUND

Site and Locality

As discussed above, the land subject to the application comprises three titles.

The larger of the titles at RA12371 Tasman Highway, Rocky Hills is located on the western foothills of Ricky Hills with an easterly aspect and extensive frontage to the Tasman Highway. The land is partially cleared for grazing and has thicker forest cover to the south and west. The land capability of the site is class 6 – marginally suited to grazing due to severe limitations.

The smaller lot, CT153950/1, is to the west of the larger title and is covered in dense bushland which is protected by a conservation covenant. This land has no frontage to the Tasman Highway and achieves legal access to Tasman Highway via ROW over 12005 Tasman Highway.

The land is covered by a Threatened Vegetation Community - *Eucalyptus pulchella* forest and woodland.

All three sites are zoned Rural and are subject to the Scenic Corridor. 12005 Tasman Highway is a Heritage listed property.



Plate 1: An aerial image of the subject site and surrounding built and natural context.

C. STATUTORY STATUS

The application was lodged under the previous planning scheme. Therefore it must be assessed under that scheme.

The property is zoned Rural under the *Glamorgan Spring Bay Planning Scheme* (1994). "Subdivision" is a Discretionary use under Clause 8.6.3b) of the Scheme. A further discretion is generated by virtue of the proposed lot size of the lot created by the boundary adjustment being less than 80ha in the Rural zone pursuant to Clause 8.6.2a)

The land is also located in the Scenic Corridor, which triggers a third discretion pursuant to Clause S6.3.

Furthermore, no frontage requirements are prescribed in the Scheme. Where a planning scheme fails to specify a matter, the standards of s.109(1) of the *Local Government (Building and Miscellaneous) Act 1993* (LOGBMP) must be met. In regards to lots with no frontage to a public road, s.109(3)(i) must be considered.

(i) if, being in any building area and having all the qualities of a minimum lot except in respect of frontage it–

(i) has access to a road by a right of way at least 3.6 metres wide over land not required as the sole or principal means of access to any other land and not required to give the lot, if any, of which it is part the qualities of a minimum lot; and

(ii) is approved by the Commission given at the request of the council, as equivalent to a minimum lot; or

The application was referred to the Tasmanian Planning Commission who determined that all lots may be approved as equivalent to a minimum lot in accordance with s.109 of LOGBMP.

D. ADVERTISING

The proposal was subject to the 14 day statutory notification period in accordance with section 57(3) of the *Land Use Planning and Approvals Act 1993*. The application was advertised from the 5 April 2016 through to 20 April 2016

E. REPRESENTATIONS

One representation was received during the advertising period and their concerns are summarised and addressed in the table below.

Issues raised	Planning response
Opposes the emergency exit through the access at 12005 Tasman Highway, Rocky Hills on the basis that they have not been granted an access license over the land and dispute the boundary location. The change is currently under dispute with the Surveyor General.	CT153950/1 currently has a ROW over 12005 Tasman Highway to the constructed access to the Tasman Highway to achieve legal access to the property. The current situation is not proposed to change. The assessment of the application cannot consider how the current situation may change as a result of an ongoing dispute. The application must be considered on the basis of the current situation, which is considered to be acceptable.

	<p>DSG have provided the following comment:</p> <p><i>"DSG have no objection to the provision of an emergency exit as described. The issue of the property boundary is not considered as pertinent as this only dictates where that exit should be rather than the existence of such."</i></p>
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F. ASSESSMENT

Zone Intent and Use

The subject land is located within the Rural Zone. Clause 7.2 of the Scheme outlines the Land Use Goals of the Scheme, which have been expanded to provide the Zone Intent specifically for the Rural Zone.

Clause 8.6.1 outlines the intent of Rural Zone and is reproduced as follows:

- a) *to recognise the major contribution agricultural land makes towards the local economy and to protect rural Land within the planning area from use or development which may:*
 - I. *create problems in the protection of stock or crops;*
 - II. *increase the spread of noxious weeds.*
 - III. *increase fire risk;*
 - IV. *limit the potential for and operation of resource-based industry; or*
 - V. *cause other rural land management difficulties;*
- b) *to protect rural land from premature use or development that may:*
 - I. *jeopardise the realisation of its long-term potential based on the optimum land capability;*
 - II. *cause unplanned and premature pressure on the planning area for the provision of infrastructure services;*
 - III. *adversely effect the planned consolidation of development in existing centres; or*
 - IV. *lead to ribbon development along main traffic routes and scenic roads;*
- c) *to recognise that rural lands are significant as:*
 - I. *a source of natural resources material and water supply;*
 - II. *areas where the natural beauty of the landscape may be enjoyed; and*
 - III. *a habitat for wildlife and plants and to protect and maintain these ecological and recreational assets for future enjoyment;*
- d) *to limit residential land use in rural areas so that the optimum capability of the land is used to the maximum economic and environmental benefit of the Municipality;*
- e) *to maintain land essentially for primary production and to allow the process of diversification, specialisation and technological advancement in the agricultural and aquaculture industries to occur;*
- f) *retain the traditional land development pattern of cleared land for pasture or cropping on the flatter and lower sloped areas with natural tree cover on the higher and steeper slopes, hill tops, ridge lines and important skylines. Ribbon-type residential development along roads that would produce a rural residential appearance (i.e. individual smaller-sized lots with houses set at regular distances apart) are both inappropriate. Small groups of houses (i.e. up to six houses) associated with the running of properties are not*

inappropriate but should be sited a considerable distance from the roads and should be appropriately landscaped;

- g) to limit the use or development of coastal areas and around beaches, particularly near the major towns within the area. The spread or intensification of holiday homes, permanent homes and rural residential development and the like should generally be precluded from such areas. Such areas should be retained in the existing natural or semi-natural state to protect inherent values (landscape, backdrop, scenic etc.) where the land is not suitable for agricultural or aquaculture activities; and*
- h) to minimise the number of access points to major roads (particularly the Tasman Highway) and ensure that where they are provided they will be safe and consistent with the character and amenity of the area.*
- i) to promote sustainability of land use, discretionary use or development that is compatible with the environs and will not prejudice the operation of working farms should be encouraged.*

The proposed subdivision will create three large lots all in excess of 80ha and increase the size of CT153950/1 from approximately 40ha to 60ha. The land is class 6 land and suited to grazing with limitations. The proposed lots are large enough to allow for this to continue. CT153950/1 is currently protected by a conservation covenant. The proposed boundary adjustment provides for a building envelope to be provided on land that is already cleared and it is intended to increase the size of the conservation covenant over more of the title subject to the boundary adjustment.

The proposal utilises an existing rural access point to the Tasman Highway, which requires upgrading as part of the proposal. DSG have indicated that a basic right turn treatment (BAR) will be required. A second existing access is proposed to be utilised for emergency exit. No upgrades are required at this access, however a condition prohibiting the use of this access as the primary access is recommended.

Development Standards

Clause 8.6.2 sets out the development standards for the Rural Zone.

a) Subdivision

Proposed lots 1, 2 and the balance lot all comply with the 80ha minimum lot size. Proposed lot 3 will be 65.9ha and fails to meet the 80ha minimum lot size. However, a lot less than 80ha but not less than 20ha may be approved subject to compliance with the State Policy on the Protection of Agricultural Land subject to Councils discretion. In considering any such application Council require full details of the proposal prepared by a suitably qualified independent agricultural consultant including:

I. A written statement justifying the proposal and giving reasons why compliance with the development standards of the Rural zone is unreasonable or unnecessary in the circumstances of the proposal, and/or would tend to hinder the attainment of the above aims and objectives.

II. A full report identifying the agricultural capacity of the subject land and balance land, and methods to safeguard the agricultural productivity of both.

Proposed lot 3 will actually result in an increase in the lot size of CT53950/1 by 21ha, which brings into greater conformity with the minimum lot size of the Scheme. A conservation covenant exists over the majority of the lot and it is intended to increase the size of the covenanted area onto the additional land created as part of the boundary adjustment. It is clear that the land is best used for conservation rather than agricultural purposes and that there is no need to provide a report regarding the agricultural productivity of the land.

The proposal is considered to satisfy the minimum lot size requirements of the Scheme.

b) Siting

The Rural Zone setback is 50m. It is unclear whether the building envelope on lot 2 would be able to meet the setback requirements. However, the building envelope has been located to avoid vegetation removal and the Council has discretion to relax the setback.

The proposal is considered to satisfy the development standards.

Schedules

Schedule 4 – Site Distance Requirements

Schedule 4 aims to ensure that the Safe Intersection Sight Distances (SISD) are adequate for new accesses and roads. The issues relating to SISD are outlined in the Engineering Report in Section G below.

Schedule 6 – Scenic Corridor

The Scenic Corridor is provided 100m either side of the Tasman Highway with the intent of protecting major touring routes with high scenic quality. The Scenic Corridor affects the balance lot and lot 1. The proposed building envelopes are not located within the Scenic Corridor. The new subdivision access will be located within the Scenic Corridor. The access will be significantly upgraded from the current farm access and may lose some of its rural appeal to the area, however the impact is not considered significant.

Other Provisions

Part 6 of the Planning Scheme provides for further matters that require consideration where relevant when determining an application for use or development.

6.4 Scenic Corridor

Addressed in Schedule 6 above.

6.8 Bushfire Prone Areas

The provisions of this clause apply to an application for use or development for residential purposes on land that is determined by Council to be bushfire prone. At the time of the application, TFS best practice is to provide a Bushfire Hazard Management Plan (BHMP) in accordance with Planning Directive 5 – Bushfire Prone Areas Code.

Building Envelopes and Bushfire Hazard Management Area have shown in the BHMP provided with the application, in areas that are generally cleared of vegetation. As previously mentioned, an emergency bushfire egress is proposed utilising the existing ROW over 12005 Tasman Highway to the Tasman Highway.

It is recommended that the BHMP be registered on the title as a Part 5 Agreement and that the land must be developed and maintained in accordance with the BHMP.

G. ENGINEERING REPORT

All lots will all have access to the Tasman Highway at an existing rural access north of "Hampton on the Bay". The existing internal access road is to be upgraded to comply with Bushfire standards and will provide shared access to all of the lots.

A second emergency egress to the Tasman Highway is located south of the main subdivision access.

Conditions requiring the shared access and the emergency access to be upgraded in accordance with Council standards and the approved Bushfire Plan are recommended.

The application was referred to the Department of State Growth which advised:

"Stategrowth has no objection in principle to the development application; however the applicant must comply in accordance with the Roads and Jetties Act 1935 Section 16, that no work can be carried out in a State highway or subsidiary road without

approval from the Minister's delegate. In this instance it is likely that a BAR will be required.

A permit must be obtained from Stategrowth through applying on-line at Permits@stategrowth.tas.gov.au. At that time a thorough investigation will be conducted and conditions will apply. Conditions will include, but are not limited to, the construction standards and sealing of the access from the road edge to the property boundary, drainage, sight lines and environmental considerations."

In relation to the emergency access, the Department of State Growth advised they "have no objection to the provision of an emergency exit as described."

A condition requiring accesses to the Tasman Highway be upgraded to the requirements of State Growth and Councils General Manager is recommended.

No sewer, water or stormwater services are available to the land.

H. ENVIRONMENTAL IMPLICATIONS

As mentioned previously, a threatened vegetation community exists on the property. Building envelopes have been provided in areas that are already clear of vegetation. It is recommended that a Part 5 Agreement be created requiring future residential development (including BHMA's) to be contained within the building areas. A further condition of any permit should prohibit vegetation removal other than necessary for the construction of the access.

The Conservation covenants located on CT153950/1 should be transferred to the new titles.

I. STRATEGIC PLAN/POLICY IMPLICATIONS

The proposal does not contravene the intent and direction provided within the strategic plan or other applicable policies.

J. FINANCIAL IMPLICATIONS

There are no foreseeable financial implications from the development.

K. EXTERNAL IMPACTS

No external impacts are likely and conditioning of the planning permit will uphold this.

L. STATE POLICY IMPLICATIONS

State Policies are made under the *State Policies and Projects Act 1993*. Section 13C provides that a planning authority is bound by a State Policy and Section 13(1) provides that if a planning scheme is inconsistent with a State Policy the planning scheme is void to the extent of that inconsistency.

Clause A.1 of the Planning Scheme specifies that Council shall take the State Coastal Policy into consideration before granting or refusing a planning permit.

The State Coastal Policy

The *State Coastal Policy 1996* (Coastal Policy) came into operation on 10 October 1996. This policy applies to the coastal zone, which includes all State waters and land within 1 km from the High Water Mark (HWM). The subject land is located within 1km of the High Water Mark and therefore the Policy applies to the land. The application is unlikely to have a significant impact on the coast given the lot sizes avoid ribbon development and building envelopes are located nearly 1km from the coastline.

State Policy on Water Quality Management

The *State Policy on Water Quality Management 1997* (Water Quality Policy) came into operation on 27 September 1997. Clause 31.5 of the Water Quality Policy requires that a use or development be consistent with the physical capacity of the land so that the potential for erosion and subsequent water quality degradation is minimised.

The proposed development includes the provision of accesses and other infrastructure that exceeds 250m². As such, a Soil and Water Management Plan should be required through a condition on any permit granted.

The State Policy on the Protection of Agricultural Land 2009

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

Compliance with this State Policy is discussed in the section above.

National Environmental Protection Measures (NEPM's)

There are no NEPM's applicable to the proposed subdivision.

M. CONCLUSION

The application is for a three lot subdivision and boundary adjustment relating to two lots at Rocky Hills. A third lot forms part of the application to provide for emergency egress in case of a bushfire.

Lots 1-3 and the balance lot will all have access to the Tasman Highway at an upgraded existing rural access just north of "Hampton on the Bay". A Bushfire Hazard Report provided with the application nominates building envelopes and provides bushfire access routes and driveway standards. An emergency egress from Lot 3 requires a second access point on the Tasman Highway at 12005 Tasman Highway.

It is recommended that a Part 5 Agreement be registered on the title requiring the land to be developed in accordance with the Bushfire Report and that all residential buildings are to be contained within the building envelopes. A condition prohibiting the use of the access at 12005 Tasman Highway for anything other than emergency access is also recommended.

The application was referred to the Department of State Growth (DSG) who have requested that a BAR treatment be provided on the Tasman Highway.

The proposal has been assessed as being acceptable and is recommended for approval, subject to conditions.

N. RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Glamorgan Spring Bay Planning Scheme (1994)* application SA2015/00007 for Subdivision (3 lots and boundary adjustment) at RA12371 Tasman Highway, Rocky Hills (CT125239/1), Lot 1 Tasman Highway, Rocky Hills (CT153950/1) and 12005 Tasman Highway, Rocky Hills (CT242750/1) be APPROVED subject to the following conditions and advice:

General

1. The subdivision layout 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*.

Easements

3. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's General Manager. The cost of locating and creating the easements shall be at the subdivider's full cost.
4. All private driveways, either existing or proposed, providing access to an adjoining lot or title must be provided with a registered easement in favour of the source allotment.

Endorsements

5. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

Covenants

6. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's General Manager.
7. The existing conservation covenants located on Lot 1 Tasman Highway, Rocky Hills (CT153950/1) must be carried over and re-stated on all future schedule of easements.

Agreements

8. Agreements made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be prepared by the applicant on a blank instrument form to the satisfaction of the Council and registered with the Recorder of Titles. The subdivider must meet all costs associated with the preparation and registration of the Part 5 Agreement.
9. Prior to the sealing of the Final Plan of Survey an agreement pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be entered into for lots 1-3 and balance shown on the endorsed plan, to the effect that the owner covenants and agrees with the Glamorgan Spring Bay Council that –

- a. No residential buildings are to be constructed outside of the "Building areas" shown in the Bushfire Attack Level Report prepared by Andrew Strugnell dated 21st January 2016 (The '**Report**') unless otherwise agreed to by Council.
- b. The subdivision be developed and maintained in accordance with the Report.
- c. The report be made available to future property owners as an annexure to the Part 5 Agreement.
- d. The access to proposed lot 3 using the right-of-carriageway over 12005 Tasman Highway, Rocky Hills be used for emergency access only.
- e. Details future management and maintenance obligation of each lot in relation to shared access.

Vegetation Removal

10. No vegetation other than that necessary for the construction of the access and services is to be cleared.

Final plan

11. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
12. A fee, as determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
13. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
14. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Water quality

15. A soil and water management plan (here referred to as a '**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.
16. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.
17. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's General Manager.
18. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's General Manager.

Property Services

19. Property services must be contained wholly within each Lot served or an easement to the satisfaction of the Council's General Manager or the responsible authority.

Existing services

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

Telecommunications and electrical reticulation

21. Unless approved otherwise by Council's General Manager, electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and the satisfaction of Council's General Manager.
22. A Letter of Release from each authority confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed, must be submitted to Council prior to the sealing of the Final Plan of Survey.

Access

23. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.
24. The driveway carriageway providing shared access to the Lots must be constructed/upgraded from the Tasman Highway to the proposed turning area on lot 3 (shown as A to F on the approved Bushfire Hazard Management Plan) in accordance with Section 107 of the Local Government (Buildings and Miscellaneous Provisions) Act 1993, municipal standard drawings and the recommendations of the approved Bushfire Report. Unless approved otherwise by Council's General Manager shared access must include:
- (a) a maximum grade of 1 in 5 (20%) onto the lot;
 - (b) a minimum trafficable width of 4.00 metres, with additional minimum 2.0 metre wide by 20 metre long passing bays at the public road and every 100 metres along the access;
 - (c) an all-weather pavement constructed and surfaced to the satisfaction of the Council's General Manager; and
 - (d) stormwater drainage as required.
25. The driveway carriageway providing emergency egress from Lot 3 must be constructed/upgraded from the lot to the Tasman Highway (Shown as F to D on the approved Bushfire Hazard Management Plan) in accordance with the recommendations of the approved Bushfire Report and to the satisfaction of Council's General Manager. Unless approved otherwise by Council's General Manager shared access must include:
- (a) a maximum grade of 1 in 5 (20%) onto the lot;
 - (b) a minimum trafficable width of 4.00 metres, with additional minimum 2.0 metre wide by 20 metre long passing bays every 100 metres along the access as required;
 - (c) an all-weather pavement constructed and surfaced to the satisfaction of the Council's General Manager; and
 - (d) stormwater drainage as required.

Tasman Highway

26. The developer is to upgrade the existing shared access on the Tasman Highway as a Basic Right Turn (BAR) type junction in accordance with *The Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections* (Austroads 2010) and engineering design plans approved by Council's General Manager and the Department of State Growth. All works including, but not limited to, road widening, vegetation removal and re-fencing must be undertaken at the developers full cost.
27. The developer is to upgrade the existing access to be used for emergency egress on the Tasman Highway in accordance with engineering design plans approved by Council's General Manager and the Department of State Growth. All works including, but not limited to, road widening, vegetation removal and re-fencing must be undertaken at the developers full cost.
28. All work on or affecting the State Road (Tasman Highway), including drainage, must be carried out in accordance with a permit provided by the Transport Infrastructure Services Division of the Department of State Growth. 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*.

Engineering Drawings

29. Engineering design drawings to the satisfaction of the Council's General Manager must be submitted to and approved by the Glamorgan Spring Bay Council before development of the land commences.
30. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, in accordance with Standards Australia (1992): Australian Standard AS1100.101 Technical Drawing – General principles, Homebush, and Standards Australia (1984): Australian Standard AS1100.401 Technical Drawing – Engineering survey and engineering survey design drawing, Homebush, and must show -
 - (a) all existing and proposed services required by this permit;
 - (b) all existing and proposed roadwork required by this permit;
 - (c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
 - (d) measures to be taken to limit or control erosion and sedimentation;
 - (e) any other work required by this permit.
31. All new public infrastructure and subdivision work must be designed and constructed to the satisfaction of Council's General Manager and in accordance with the following (where applicable and as may be amended or replaced from time to time):
 - (a) *Local Government (Building and Miscellaneous Provisions) Act 1993* (Tas);
 - (b) *Local Government (Highways) Act 1982* (Tas);
 - (c) *Waterworks Clauses Act 1952* (Tas);
 - (d) Standards issued by Standards Australia Limited (ABN 85 087 326 690);
 - (e) Regulations made under the Building Act 2000 (Tas);
 - (f) by-laws made by Council under the *Local Government Act 1993* (Tas);
 - (g) Current IPWEA (Tasmanian Division) Standard Drawings and Specifications; and
 - (h) All standard drawings and specifications adopted by the Glamorgan Spring Bay Council.

Construction Amenity

32. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager
- Monday to Friday 7:00 AM to 6:00 PM
 - Saturday 8:00 AM to 6:00 PM
 - Sunday and State-wide public holidays 10:00 AM to 6:00 PM
33. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably 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 from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property; and/or
 - (b) transport of materials, goods or commodities to or from the land; and/or
 - (c) appearance of any building, works or materials.
34. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the land in an approved manner. No burning of such materials on-site will be permitted unless approved in writing by the Council's General Manager.
35. 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 subdivision during the construction period.

Construction

36. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
37. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.
38. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

Survey pegs

39. Survey pegs must be stamped with lot numbers and marked for ease of identification.
40. Prior to works being taken over by Council, evidence must be provided from a registered surveyor that the subdivision has been re-pegged following completion of substantial subdivision construction work. The cost of the re-peg survey must be included in the value of any security.

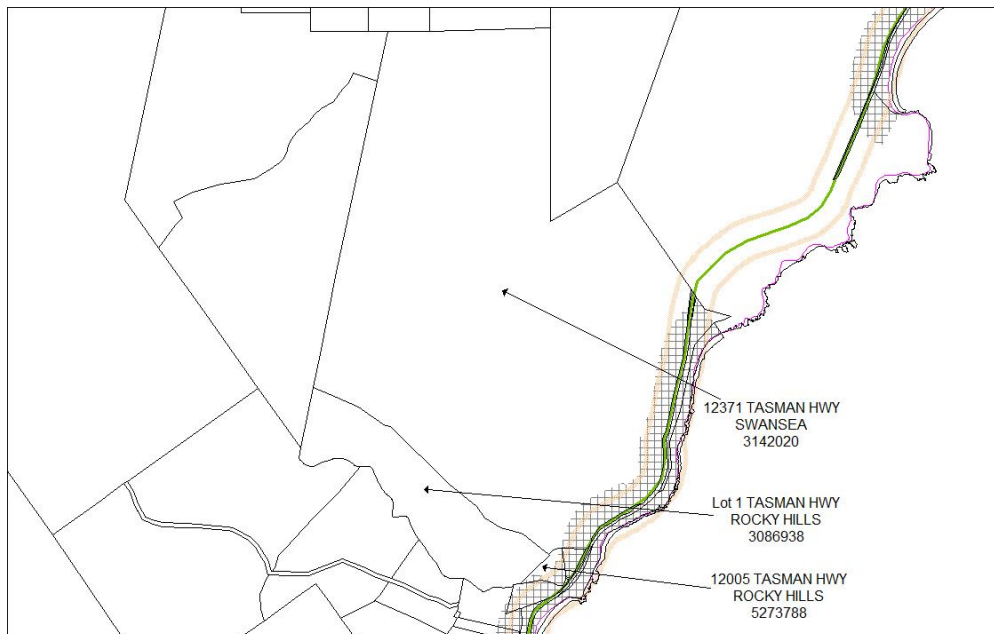
Maintenance and Defects Liability Period

41. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
42. Prior to placing the subdivision onto the twelve (12) month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

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. 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.
- C. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.
- D. The SWMP must show the following:
- (a) 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;
 - (b) Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - (c) Estimated dates of the start and completion of the works;
 - (d) Timing of the site rehabilitation or landscape program;
 - (e) 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.
 - (f) Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion.
 - (g) Temporary erosion and sedimentation controls to be used on the site.
 - (h) Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia (2000), AS/NZS 1547: *On-site wastewater management*, Standards Australia, Sydney.
- Appropriate temporary control measures include, but are not limited to, the following (refer to brochure **attached**):
- 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;
 - Stormwater pits and inlets installed and connected to the approved stormwater system before the roadwork's are commenced; and
 - Rehabilitation of all disturbed areas as soon as possible.
- E. **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.**

SUBDIVISION APPLICATION 15007
Subdivision into three lots & Boundary Adjustment
CT125239/1 - RA12371 Tasman Highway, Swansea &
CT153950/1 - Tasman Highway, Rocky Hills &
CT242750/1 - RA12005 Tasman Hwy Rocky Hills







Lot 3 is to be adhered to CT153950/1

'A' - 'B' - Existing R.O.W. 10.00m WIDE. "

'C' - 'D' - Existing R.O.W. 6.00m WIDE. **

'C' - 'E' - Existing track. **

'F' - 10m radius turning circle.

1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1829 1830 1831 1832 1833 1834 1835 1836 1837 1838 1839 1840 1841 1842 1843 1844 1845 1846 1847 1848 1849 1850 1851 1852 1853 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1866 1867 1868 1869 1870 1871 1872 1873 1874 1875 1876 1877 1878 1879 1880 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329

** tracks to be to Modified 4c Access stan

Tracks marked 'Private Access' are to be constructed to Modified 4c Access

"B.A." - Building Areas as shown achieve a minimum of BAL 19 separation to the surrounding classified vegetation when closed to the Maximum Hazard Management Area for

Actual extent of Hazard Management Areas required for any future structures will be determined by the location of any future structure within the nominated Building Areas.

Provision of Building Area to BALANCE lot is for PD5 compliance only.

WATER PROVISIONS

Any future development may require a dedicated static firefighting water supply that is a Min. 10 000L and

Has a DIN or NEN Standard compliant forged Storz 65mm adaptor fitted with a suction washer as per N.C.C. Tas 3.7.4.2
Replace Standards - Building Regulation Update - 30 April 2013).

and is
setback a minimum 6m from any building and a maximum 3m
from a hardstand surface
and

The tank is to comply with
N.C.C. Tas 3.7.4.2 (b) & (c)

A			
No.	Amendment	Date	Ini
<p>Drawn By ANDREW B. STRUGNELL PO Box 21 New Town, TAS 7008 Ph. (03) 6231-4122 Fax (03) 6231-4166 Email: info@anotherperspective.com.au Acc. No. BFP-136</p>			
 <p>another perspective architectural design</p>			
<p>Bushfire Hazard Management Plan Tasman Highway, ROCKY HILLS</p>			
Drawn	AS		
Date	01/02/2010 V1	Sheet	
Scale	1:500(0.4)		

3.4 SA15018– 11 Cathcart Street, Swansea

Proposal:	Subdivision into two lots
Applicant:	Andy Hamilton and Associates
Location:	11 Cathcart Street, Swansea
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Rural Living
Application Date:	3 November 2015
Statutory Date:	31 May (by agreement)
Discretions:	Subdivision (9.7) Building area (13.5.1 A2) Internal lot (13.5.1 A4) Public Open Space (13.5.3 A1/A2)
Attachments:	Appendix A – Plans
Author:	Shane Wells, Senior Contract Planner

1. Executive Summary

- 1.1. Planning approval is sought for a subdivision into two lots at 11 Cathcart Street, Swansea.
- 1.2. The application is discretionary due to reliance on a number of different performance criteria, and because it is a subdivision.
- 1.3. Three representations were received. It is considered that the issues raised in the representations do not warrant modification or refusal of the application.
- 1.4. The key planning issue relate to the appropriateness of the subdivision design. The proposal is recommended for conditional approval.
- 1.5. Under Council policy, the final decision must be made by the Council acting as a planning authority due to 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 SA 2015 / 00018.
- 2.2. This determination must be made no later than 31st May 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. Nil

5. Site Detail

- 5.1. The site is a 2.8ha regular shaped lot with frontage to the southern side of Cathcart Street. The site contains an existing dwelling in the north-west corner. The site is relatively flat with a slight easterly aspect. The rear section of the site contains native vegetation.
- 5.2. The site has access to reticulated water. No sewer or stormwater reticulation is available.
- 5.3. The site is within the Rural Living Zone, as are all surrounding properties. A biodiversity overlay applies to the land.



Figure 1: An aerial photograph of the subject area.

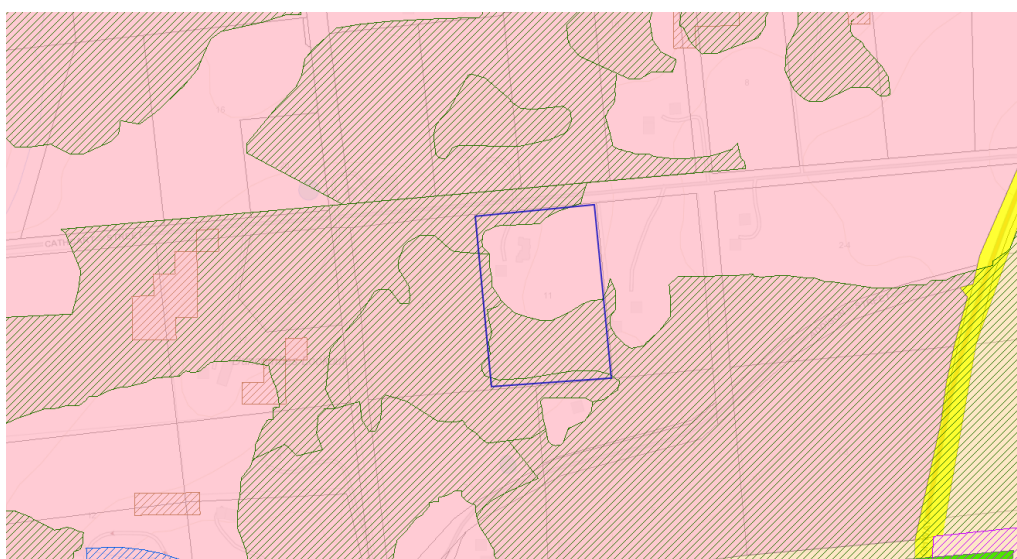


Figure 2. Aerial imagery showing zoning and overlays.

6. Proposal

- 6.1. The proposal is a one lot subdivision. Lot 100 is a 1.4ha lot containing the existing dwelling. Lot 101 is a 1.4ha internal lot. Access to the internal lot is via an 83m access strip on the eastern boundary of the site.

- 6.2. The application is supported by a Bushfire Hazard Management and Natural Values Report.
- 6.3. Biodiversity values are identified as a non-threatened vegetation community, Eucalyptus viminalis grassy forest and woodland (DVG), that provides marginal potential habitat for threatened species. Threatened species have not been identified on the land. The report considers the biodiversity values to be low priority biodiversity values. It recommends that what remains following subdivision, which is contained fully in lot 101, be improved via weed removal and precluding grazing and that this would lead to a net improvement in biodiversity values.
- 6.4. The bushfire hazard is considered to apply only to lot 101. 3000m² of vegetation clearing is required by the report.
- 6.5. No services are proposed to be provided to the lots. Onsite services are necessary for water, sewer and stormwater.

7. Assessment against planning scheme provisions

- 7.1. The following provisions are relevant to the proposed use and development;

- Rural Living Zone
- Code E1.0 Bushfire Prone Areas Code
- Code E7.0 Stormwater Management Code
- Code E10.0 Biodiversity Code

- 7.2. The following discretions are invoked:

		Requirement	Proposed
1	Subdivision	Discretionary in all cases.	Discussed below.
2	Building area	Building area clear of Codes	Building area of lot 101 subject to bushfire code
3	Internal lot	Nil internal lot	Lot 101 is an internal lot
4	Public open space	Discretionary in all cases.	No public open space proposed
5	Biodiversity	Subdivision clear of overlay and no vegetation clearance	Some vegetation clearance required.

7.2.1. Discretion 2 - Building Area

- 7.2.1.1. The acceptable solution requires a 30m x 30m building area to comply with various matters, one of which is that no overlays apply. This is not the case as the biodiversity overlay.
- 7.2.1.2. The key component of the associated performance criteria is that each lot "is reasonably capable of accommodating residential use and development". The biodiversity issues are discussed below but do not preclude future residential use and development. It is considered that the performance criteria is satisfied.

7.2.2. Discretion 3 – Internal lot

- 7.2.2.1. All internal lots are discretionary and subject to the performance criteria which states:

An internal lot must satisfy all of the following:

- (a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;
- (b) it is not reasonably possible to provide a new road to create a standard frontage lot;
- (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;
- (d) the lot will contribute to the more efficient utilisation of rural living land;
- (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;
- (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;
- (g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot;
- (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;
- (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.
- (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.

- 7.2.2.2. It is considered that all of the criteria are quite clearly satisfied with the exemption of part (c) which requires some further discussion.

The scheme seeks to limit internal lots. The objective for the above performance criteria is that lots “are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas. In this case, an internal lot could be avoided by splitting the lot down the middle. This could result in a more traditional streetscape and avoid any need to clear vegetation, but would see that vegetation split into multiple ownership creating management issues. It would also avoid the need for a sealed driveway as required by part (i) and see future development being in closer proximity to the existing dwelling on the site; whereas future development of the lot would be closer to adjoining dwellings.

- 7.2.2.3. The issue however is whether the proposed internal lot is an unreasonable way to subdivide the existing lot. Whilst other alternative ways to subdivision the existing lot do exist, it is considered that the proposal is not unreasonable to the extent that it ought to be refused.

7.2.2.4. On this basis, it is considered that the performance criteria is satisfied.

7.2.3. Discretion 4 – Public Open Space

7.2.3.1. All subdivisions are discretionary with respect to the consideration of public open space.

7.2.3.2. It is not practical or necessary to provide public open space as land. However, consistent with Council policy a cash in lieu contribution ought to be required via a condition on any permit granted.

7.2.4. Discretion 5 – Biodiversity

7.2.4.1. The acceptable solution for subdivision in the biodiversity code is that building envelopes are not within the biodiversity overlay. The proposal does not satisfy this with respect to lot 101.

7.2.4.2. The performance criteria for low priority biodiversity values are:

- (i) *subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision;*
- (ii) *impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area*

7.2.4.3. Council's NRM unit provided with following comments:

I am reasonably confident that there is unlikely to be any threatened flora species present and the vegetation community is not threatened and therefore I agree with the report finding that the priority biodiversity values are low. I would suggest the following conditions be applied to the permit. Note that the first three have been indicated in the report conclusions.

1. *Remove stock grazing from the property.*
2. *Eradicate the Zone A declared weed, broom (Cytisus scoparius), on the property.*
3. *Control the Zone B declared weed, gorse (Ulex europaeus), on the property.*
4. *No native vegetation removal is to occur on the property outside of the building envelope that includes the access, all approved buildings and associated infrastructure and fire management.*
5. *Avoid any unnecessary disturbance to the vegetation by confining construction vehicles and machinery to the building zone and access tracks.*
6. *Modification of vegetation for fire protection should preferably involve slashing rather than removal thereby minimising soil disturbance and the potential for soil erosion and weed invasion.*
7. *Earthmoving vehicles and equipment should be free of mud before entering, and on leaving, the site to prevent the introduction or spread of weeds.*
8. *Any gravel and earth products introduced to the site should be obtained from certified weed-free sources.*

It is considered that the conditions could be reflected in any permit granted. The outcomes listed at 5, 6 and 8 are difficult to enforce through the planning system and are considered best reflect as permit advice.

- 7.2.4.4. It is considered, based on the above, that the proposal satisfies this part of the planning scheme.

8. Discussion

8.1. Referrals

8.1.1. TasWater

The application was referred to TasWater who have imposed conditions.

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

See above.

8.1.4. Department of State Growth (DSG)

Not required

9. Concerns raised by representors

- 9.1. The following table outlines the issues raised by the three representations.

Issue	Response
Pleased that as much biodiversity is being retained as possible.	Noted.
Pleased with the siting of future house.	Noted.
Increasing stormwater runoff from Cathcart and Addison Street draining under the Tasman Highway impact on land on other side of Tasman Highway.	The subdivision creates a small amount of impervious area by way of the internal driveway. Any increase in runoff from the driveway will be insignificant in the overall catchment. Stormwater from future development on the lots will be disposed of on site. The wastewater report submitted with the application indicates that the lots are capable of disposing of stormwater from any likely development on site. It is considered that the subdivision itself is unlikely to cause any issues within the catchment or to downstream properties.
Concerned that subdivision is now possible and loss of privacy.	Future development on any lot needs to satisfy the planning scheme. The acceptable solution for setbacks to all boundaries is 20m which provides ample privacy.

10. Conclusion

The proposed subdivision into two lots satisfies the relevant provisions of the Glamorgan Spring Bay Interim Planning Scheme 2015 as outlined in this report and 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 subdivision into two lots in the Rural Living Zone at 11 Cathcart Street, Swansea, be APPROVED subject to the following conditions:

General

1. The subdivision layout 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. In accordance with the provisions of Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey. The cash contribution amount is to be equal to 5% of the value of the area of land described as lot 101 in the plan of subdivision at the date of lodgement of the Final Plan of Survey.

The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developer's expense.

4. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect.
5. 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.

Bushfire and Natural Values

6. All works must be in accordance with the Bushfire Hazard Management and Natural Values Report prepared by AK Consultants and dated 26 February 2016 to the satisfaction of the Council's General Manager.
7. The subdivision must preclude potential for stock grazing within lot 101.
8. Prior to sealing the final plan of survey, provisions for the eradication of Zone A declared weed, broom (*Cytisus scoparius*) and the control the Zone B declared weed, gorse (*Ulex europaeus*) from both lots must be implemented to the satisfaction of Council's General Manager., on the property.
9. Earthmoving vehicles and equipment must be free of mud before entering, and on leaving, the site to prevent the introduction or spread of weeds.

Easements

10. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's General Manager. The cost of locating and creating the easements shall be at the subdivider's full cost.

Endorsements

11. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

Water quality

12. A soil and water management plan (here referred to as a '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.
13. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.
14. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's General Manager.
15. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's General Manager.

Services

16. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's General Manager or responsible authority.

Telecommunications and electrical reticulation

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

Vehicular Access

18. The existing vehicle access to Lot 100 must be upgraded from the road carriageway to the lot, including sealed surface, in accordance with Council's Standard Drawings and to the satisfaction of Council's General Manager.
19. A new vehicle access must be provided from the road carriageway to Lot 101 in accordance with Council's Standard Drawings and to the satisfaction of Council's General Manager.
20. The driveway servicing the internal lot (Lot 101) is to be constructed with a sealed pavement (minimum) to the lot proper to the satisfaction of Council's General Manager.
21. The internal driveway must be designed and constructed to comply with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's general Manager. Unless approved otherwise by Council's General Manager the driveway access must include:
 - a) Constructed with a durable all weather pavement
 - b) a minimum trafficable width of 4.00 metres, with additional minimum 2.0 metre wide by 20 metre long passing bays every 100 metres along the access or as otherwise required by an approved Bushfire Plan;
 - c) A min sealed width of 3.0m to the lot proper with passing bay 5.5m wide by 6.0m long at the road
 - d) Drained to an approved stormwater system

Tas Water

22. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice TWDA 2015/01847-GSB, dated 24/11/2015.

Engineering drawings

23. Engineering design drawings to the satisfaction of the Council's General Manager must be submitted to and approved by the Glamorgan Spring Bay Council before development of the land commences.
24. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show -
- (b) all existing and proposed services required by this permit;
 - (c) all existing and proposed roadwork required by this permit;
 - (d) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
 - (e) measures to be taken to limit or control erosion and sedimentation;
 - (f) any other work required by this permit.

Construction

25. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
26. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.
27. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

Maintenance and Defects Liability Period

28. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
29. Prior to placing the subdivision onto the twelve (12) month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

Construction amenity

30. 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.
31. 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.

32. 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.
33. 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.
34. 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.

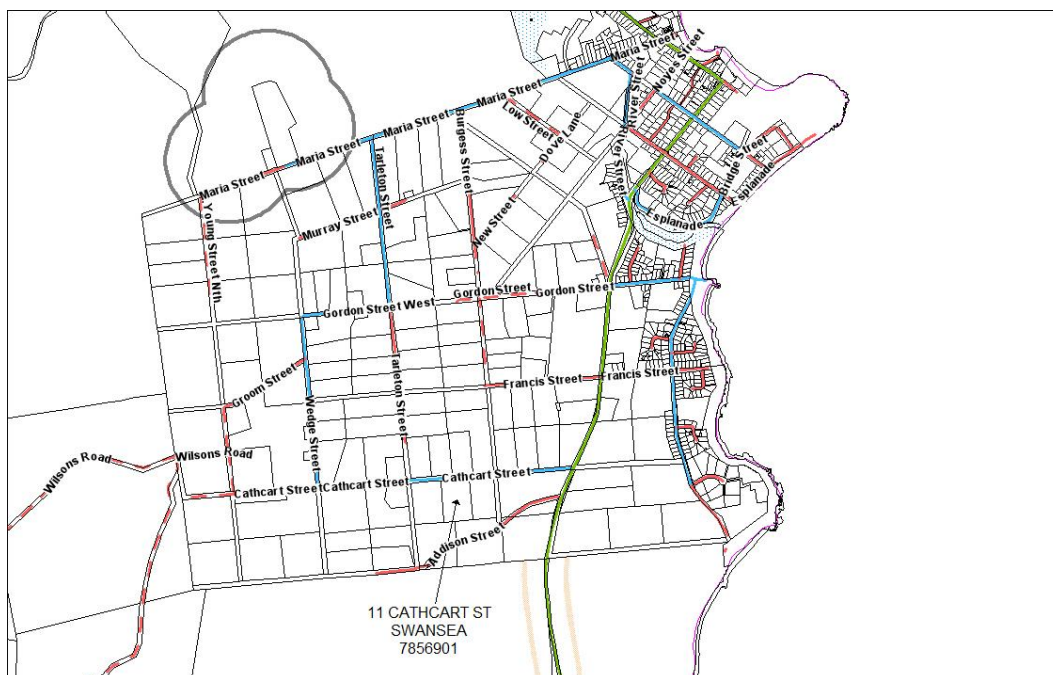
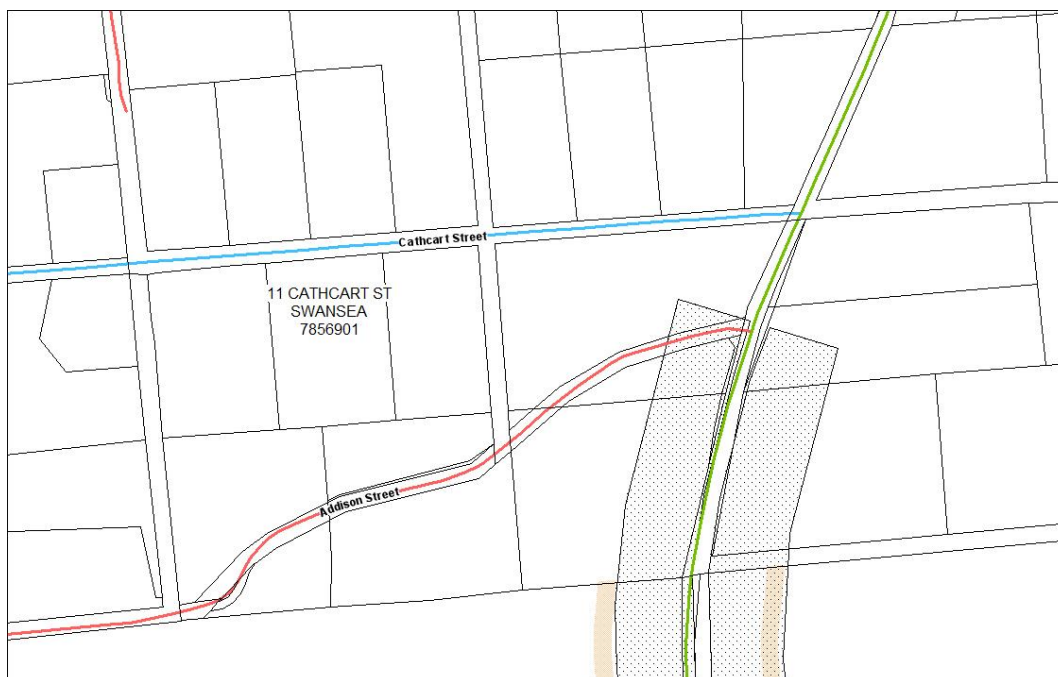
THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- 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. The subdivider should avoid any unnecessary disturbance to the vegetation by confining construction vehicles and machinery to the building zone and access tracks.
- E. Modification of vegetation for fire protection should preferably involve slashing rather than removal thereby minimising soil disturbance and the potential for soil erosion and weed invasion.
- F. Any gravel and earth products introduced to the site should be obtained from certified weed-free sources.
- G. 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.
- H. 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.
- I. 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.

SUBDIVISION APPLICATION 15018

Subdivision into two lots

11 Cathcart Street, Swansea





3.5 Planning Appeals Update

DATE: MAY 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	Mediation continuing. The developer has proposed a new access on adjoining land and is waiting on support from Department of State Growth.
DA15137	Extractive Industry	168 Sally Peak Road, Buckland	Appeal lodged by representor regarding permit conditions	Full hearing scheduled for 4/7/16.
DA15240	Relocation and stabilisation of Prosser river mouth and construction of two geo-textile bag training walls)	Prosser River, Orford	Appeal lodged by representor	Currently going through mediation. MAST have indicated that they may be willing to relocate the river mouth to reduce impact on shorebird habitat. Investigations to be presented at meditation.

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:)

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.

4.2 Mr Keith Pyke

- i. *This relates to page 65 of the Agenda Item 9.3 “The Gateway”. It is neither to do with the signage or the solar panels but is Council aware that a GPS does not currently take you there when travelling from the north to the south as the entrance to the Triabunna? It will only take you there if coming south to north. Are we going to try and get the GPS changed as part of this plan or has that been overlooked?*

Response from the General Manager (Taken on Notice at April Ordinary Meeting of Council)

GPS map updates are conducted on a regular basis by the GPS data suppliers. They employ field teams whose job it is to continuously update directions based on changes to road signs and road configuration. Up to four new GPS map updates a year are released for the entire country to incorporate any changes in road conditions. They contain all the vital information regarding new roads, new extensions, new points of interest, including new entrances to towns. GPS maps need to be updated in vehicles on a regular basis to incorporate these changes and this is certainly standard practice by hire car companies.

- ii. *Under Section 28 of the Local Government Act, Functions of Council, there are two subsections there in particular 8 & (e) and I ask you as a collective under those subsections why have councillors allowed for over two years the continual over expenditure of the east coast health services?*

Response from the General Manager (Taken on Notice at April Ordinary Meeting of Council)

Section 28 of the act deals with the functions of a Councillor. In particular 28 (2) (e) to determine and review the council's resource allocation and expenditure activities. Section 82 deals with estimates. Estimates are provided in the yearly annual plan and estimates. Estimates are just that, estimates and are based on that particular point of time and activity. The reasons for over expenditure have been clearly stated within agendas.

5. Mayors' Reports

Councillor Cheryl Arnol, Deputy Mayor

Acting Mayor 9th April to 17th May, 2016

26 April	Triabunna	Attend Council Meeting at Triabunna
9 April	Cranbrook	Attend Cranbrook Hall Committee Meeting. Advised Committee Cllr Crawford will replace former Cllr Greg Raspin.
10 May	Triabunna	Attend Council workshop – Integrity Commission, Planning and Budget
10 May	Triabunna	Attend Special Meeting of Council including closed session
11 May	Orford	Attend lunch and celebration of 50 th meeting of the NRM Committee
12 May	Launceston	Travelled to TasWater General Meeting. TasWater refused to allow me to participate in the meeting despite the fact I was properly delegated as the Acting Mayor. The matter is being taken up with the Chairman of the TasWater Board, Mr Miles Hampton
13 May	Hobart	Attend Government House for Investiture Ceremony for Kelvin Jones.
17 May	Triabunna	Attend Council Workshop.
17 May	Triabunna	Attend Audit Panel Meeting.

Resolved

That the Acting Mayor's Report be received and noted.

6. Councillor Reports

Councillor Bertrand Cadart

From the 16th April until the 13th May 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

No report submitted.

Councillor Richard Parker

No report submitted.

Councillor Britt Steiner

No report submitted.

Councillor Debbie Wisby

No report submitted.

Councillor Jenny Woods

From the 16th April until the 13th May 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.

Resolved

That the Councillors' Reports be received and noted.
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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 May Council meeting is on Tuesday 24th May 2016 at 5.00pm in Swansea.

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.

Cash and Investments

Cash and Investments at the end of April 2016 were \$1,571k against April 2015 \$1,292k, April 2014 \$1,966k, and April 2013 \$1,727k. 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 is undergoing the community consultation phase of the property sales at present. Additional borrowings were authorized by Council at its March 2016 meeting. These have not been drawn at this stage.

Property Information

Property transactions for the YTD April are 12% 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 277.2 lost time hours. There has been one motor vehicle claim this year. There have been 11 workplace reported incidents, no community incidents reported and no staff resignations in April.

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 up by 3.0% on last year to date.

Visitor Numbers

2012/2013 61,380 to April 2013
2013/2014 75,498 to April 2014
2014/2015 74,859 to April 2015
2015/2016 77,177 to April 2016

Statistics

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	45	26
March	71	32	48	24	25	13	37	22	36	24	48	26	46	21
April	45	32	31	15	24	13	33	18	47	22	37	21	39	24
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	429	211

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	4245	2714	3369	4469	5141	3646	4272	4044	5290	10106	11489	12770	14676
MARCH	3330	3768	3367	3414	2806	3239	3786	3794	3113	4209	3441	4044	9249	11216	10594	11252
APRIL	2138	2449	1873	2183	1717	2520	2134	2146	1922	2641	2144	2766	5777	7610	6151	7095
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	25964	19697	24114	28284	24304	24285	31019	26626	26909	67838	81127	80094	77177

CURRENT RATES BALANCE 30th April 2016	
Balance Brought Forward	\$10,952.16
Plus:	
Interest Charged	\$10,320.75
Rates Levied	\$7,108,745.68
Debit Journals	\$101,885.66
Sub Total	\$7,231,904.25
Less:	
Receipts	\$6,458,805.48
Pension Rebates	\$239,497.47
Credit Journals	\$94,535.02
Supplementary Credits	\$165,002.32
Discounts	\$62,978.91
Rates Balance	\$211,085.05
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 30th April 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$28,533.14	\$30,000.00	-\$1,466.86	-4.9%
GRANTS	\$122,340.00	\$311,250.00	-\$188,910.00	-60.7%
INTEREST	\$31,936.99	\$62,170.00	-\$30,233.01	-48.6%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$320,644.35	\$351,000.00	-\$30,355.65	-8.6%
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$1,500,000.00	-\$1,500,000.00	-100.0%
OTHER INCOME	\$289,459.64	\$249,300.00	\$40,159.64	16.1%
RATES AND CHARGES	\$899,871.71	\$810,372.00	\$89,499.71	11.0%
STATUTORY FEES AND FINES	\$65,356.67	\$62,500.00	\$2,856.67	4.6%
USER FEES	\$3,250.00	\$0.00	\$3,250.00	
Total Income	\$1,761,392.50	\$3,376,592.00	-\$1,615,199.50	-47.8%
Gross Profit	\$1,761,392.50	\$3,376,592.00	-\$1,615,199.50	-47.8352%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$81,325.82	\$83,300.00	-\$1,974.18	-2.4%
EMPLOYEE BENEFITS	\$395,446.24	\$414,314.00	-\$18,867.76	-4.6%
FINANCE COSTS	\$10,289.37	\$62,500.00	-\$52,210.63	-83.5%
IMPAIRMENT OF RECEIVABLES	\$919.72	\$2,000.00	-\$1,080.28	-54.0%
MATERIALS AND SERVICES	\$1,363,312.79	\$1,286,400.00	\$76,912.79	6.0%
OTHER EXPENSES	\$180,592.46	\$151,600.00	\$28,992.46	19.1%
Total Operating Expenses	\$2,031,886.40	\$2,000,114.00	\$31,772.40	1.6%
Operating Profit	-\$270,493.90	\$1,376,478.00	-\$1,646,971.90	-119.6512%
(2) Timing				
(3) Timing				
(5) Only 2 minor sales at this time				
(6) Contains reimbursement in Economic Development from State				
(7) Timing				
(9) Contains Internal Audit investigation not budgeted current cost \$32,000				

Profit & Loss				
Glamorgan Spring Bay Council				
Visitor Centres				
For the month ended 30th April 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
OTHER INCOME	\$9,500.00	\$4,000.00	\$5,500.00	137.5% (1)
RATES AND CHARGES	\$125,000.00	\$125,000.00	\$0.00	0.0%
USER FEES	\$582,094.56	\$640,450.00	-\$58,355.44	-9.1% (2)
Total Income	\$716,594.56	\$769,450.00	-\$52,855.44	-6.9%
Gross Profit	\$716,594.56	\$769,450.00	-\$52,855.44	-6.8692%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$8,927.72	\$10,000.00	-\$1,072.28	-10.7%
EMPLOYEE BENEFITS	\$277,601.67	\$240,257.00	\$37,344.67	15.5% (3)
MATERIALS AND SERVICES	\$469,786.80	\$491,410.00	-\$21,623.20	-4.4% (4)
Total Operating Expenses	\$756,316.19	\$741,667.00	\$14,649.19	2.0%
Net Profit	-\$39,721.63	\$27,783.00	-\$67,504.63	-242.971%
(1) Timing re BODC invoice				
(2) Below budget at this stage mainly Ferry related				
(3) Directly related to sales volume				
(4) Directly related to sales volume				

Profit & Loss				
Glamorgan Spring Bay Council				
MEDICAL SERVICES				
For the month ended 30th April 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$304,253.19	\$418,994.00	-\$114,740.81	-27.4%
INTEREST	\$381.21	\$300.00	\$81.21	27.1%
NET GAIN/(LOSS) ON ASSETS	\$0.00	-\$7,500.00	\$7,500.00	100.0%
OTHER INCOME	\$686,343.84	\$679,110.00	\$7,233.84	1.1%
RATES AND CHARGES	\$392,791.16	\$389,298.00	\$3,493.16	0.9%
USER FEES	\$4,500.00	\$0.00	\$4,500.00	
Total Income	\$1,388,269.40	\$1,480,202.00	-\$91,932.60	-6.2%
Gross Profit	\$1,388,269.40	\$1,480,202.00	-\$91,932.60	-6.2108%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$54,990.71	\$57,170.00	-\$2,179.29	-3.8%
EMPLOYEE BENEFITS	\$318,357.30	\$313,791.00	\$4,566.30	1.5%
MATERIALS AND SERVICES	\$1,038,855.18	\$1,053,379.00	-\$14,523.82	-1.4%
Total Operating Expenses	\$1,412,203.19	\$1,424,340.00	-\$12,136.81	-0.9%
Net Profit	-\$23,933.79	\$55,862.00	-\$79,795.79	-142.8445%
(1) Timing				

Profit & Loss				
COUNCIL TOTAL				
For the month ended 30th April 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$46,476.13	\$65,750.00	-\$19,273.87	-29.3%
GRANTS	\$1,572,546.91	\$1,391,778.00	\$180,768.91	13.0%
INTEREST	\$32,318.20	\$62,470.00	-\$30,151.80	-48.3%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$320,644.35	\$351,000.00	-\$30,355.65	-8.6%
NET GAIN/(LOSS) ON ASSETS	\$7,346.65	\$1,492,500.00	-\$1,485,153.35	-99.5%
OTHER INCOME	\$1,324,738.71	\$1,339,910.00	-\$15,171.29	-1.1%
RATES AND CHARGES	\$6,911,304.97	\$6,753,000.00	\$158,304.97	2.3%
STATUTORY FEES AND FINES	\$328,565.36	\$301,175.00	\$27,390.36	9.1%
USER FEES	\$862,746.49	\$1,010,165.00	-\$147,418.51	-14.6%
Total Income	\$11,406,687.77	\$12,767,748.00	-\$1,361,060.23	-10.7%
Gross Profit	\$11,406,687.77	\$12,767,748.00	-\$1,361,060.23	-10.6601%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$1,619,235.30	\$1,633,470.00	-\$14,234.70	-0.9%
EMPLOYEE BENEFITS	\$3,427,079.23	\$3,418,096.00	\$8,983.23	0.3%
FINANCE COSTS	\$69,692.62	\$138,732.00	-\$69,039.38	-49.8%
IMPAIRMENT OF RECEIVABLES	\$919.72	\$2,000.00	-\$1,080.28	-54.0%
MATERIALS AND SERVICES	\$4,802,627.32	\$4,913,304.00	-\$110,676.68	-2.3%
OTHER EXPENSES	\$180,592.46	\$151,600.00	\$28,992.46	19.1%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$267,095.00	\$273,270.00	-\$6,175.00	-2.3%
Total Operating Expenses	\$10,367,241.65	\$10,530,472.00	-\$163,230.35	-1.6%
Operating Profit	\$1,039,446.12	\$2,237,276.00	-\$1,197,829.88	-53.5397%
Non-operating Expenses				
CLEARING ACCOUNT - PLANT HIRE RECOVERIES & E	-\$40,825.73	-\$2,215.00	-\$38,610.73	-1743.1481%
CLEARING ACCOUNTS WAGES ON-COSTS ETC.	\$1,776.68	-\$15,993.00	\$17,769.68	111.1091%
Total Non-operating Expenses	-\$39,049.05	-\$18,208.00	-\$20,841.05	-114.5%
Net Profit	\$1,078,495.17	\$2,255,484.00	-\$1,176,988.83	-52.1834%
(1) Based on activity hard to budget				
(2) Timing				
(3) Timing				
(4) Only 1 small sale to date				
(5) Based on activity mainly planning & building & waste				
(6) Timing				
(7) Internal audit investigation not budgeted cost to date \$32,000				

as at 30 April 2016					
CAPITAL NEW // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS					
Department	Description	Budget Est	To date	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			
S - Swan River Road	Tasman Hwy turn right lane			COMPLETED	Black Spot Programme - State Growth
C - Freycinet Drive	Kerbing Esplanade to Reserve Rd	\$36,900			
C - Coles Bay Road	Roundabout	\$185,000	\$2,423	In Progress	Design and final State Growth approvals pending
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	\$2,801	COMPLETED	
T - Esplanade & Roberts	Extend kerb fix footpath	\$35,000			
T - Esplanade East / Side Road	Const 200m b/w Roberts and Lord	\$19,500	\$9,721	COMPLETED	
T - Barton Avenue	Tasman Hwy turn right lane			COMPLETED	Black Spot Programme - State Growth
T - Henry / Victoria St Footpath	Gravel Tasman to Franklin St west	\$14,500	\$1,143	COMPLETED	
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	\$11,890	In Progress	From concept to construction plan standard
B - Foreshore	Revegetation Project - Peggys Pt	\$5,000		In Progress	Comm date revised due to penguin breeding
B - Bicheno Rec Ground	Perimeter fencing	\$46,000	\$14,413	In Progress	ADDITIONAL WORK Reallocation: Decision 35/16
A - Identity Flags and Poles	Flags and Installation	\$16,500			
T - Barton Avenue Foreshore	Construct walking track (Stage 1)	\$9,000		In Progress	Seeking Approvals was Feb
T - Cemetery	New Picket Fence and Entrance	\$18,000	\$1,902	In Progress	
Bu - Recreation Ground	Fenced Dog Exercise Yard	\$20,000			
O - Foreshore Track	Access steps safety rails quarry	\$10,000			
O - Espl / Tasman Hwy area	Paving and seating Esplanade	\$11,000	\$20,131	COMPLETED	Extended paved area for safety
C - Council Reserves	Survey parcel boundaries	\$10,100	\$9,972	COMPLETED	

CAPITAL NEW cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS					
Department	Description	Budget Est	To date	On-Site Progress	Comments
Stormwater, Drainage					
B - Burgess St	SW install - land adj Bakery	\$55,000	\$11,713	COMPLETED	Work did not involve road crossing
O - Rheban Rd Drainage --RTR--	Install stormwater (flood repairs)	\$185,000	\$139,724	COMPLETED	ADDITIONAL WORK Total exp. covered by R2R funding
S - Gordon St	SW Gordon / Old SB Rd Corner	\$27,200			
S - Old Spring Bay Road	Road Culvert Crossing	\$78,500			
Bridges & Culverts					
O - East Shelly Ped Bridge	Construct Bridge for track	\$36,000	\$9,090	In Progress	
Council Bldgs & Marine Infrast					
T - Marina Extension	Stages 3 and 4	\$1,500,000	\$184,013	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			
T - Recreation Ground Building	Billard Table Room / facilities	\$0			
T - Depot - Wash down pad	Triabunna Depot \$18,000			DEFERRED	Monies reallocated to Bicheno Recreation
S - Depot - Shelter Bays	Swansea Depot \$28,000			DEFERRED	Ground fencing: Decision 35/16
O - Prosser River	Dredging and construction work	\$125,000	\$109,060	In Progress	
T - Straighter, Deeper Channel	Straighter approach channel	\$50,000			Delayed Funding Application
S - SES Development	Maria Street development	\$380,000	\$691,785	In Progress	Budget exceeded because of extra security Will most likely be recovered from SES
Plant & Equipment					
Excavator Hyd Grab attachment	Excavator attachment	\$14,000		COMPLETED	
Free Roll	Compaction Roller	\$46,525			
Water Tank trailer 1000 litre	Trailer mounted pressure pump	\$12,500		In Progress	
Trailer	Building Department Trailer	\$6,500	\$6,636	COMPLETED	
Waste Transfer Stations					
S - WTS Lease Extension	Perimeter fencing - lease	\$6,000			
S - WTS Tip Shop	Feasibility study	\$45,000			

as at 30 April 2016 CAPITAL RENEWAL // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS					
Department	Description	Budget Est	To date	On-Site progress	Comments
Sealed Road Reseals					
S - Victoria St	Reseal - Wellington to Julia	\$22,500			
S - Burgess St	Reseal - Wellington to Change	\$19,200		COMPLETED	
C - Cosgrove St	Reseal - Harold to Change	\$6,600		COMPLETED	
C - Cosgrove St	Reseal - Change to Percy	\$5,170		COMPLETED	
C - Freycinet Drive	Reseal - Change to Visitors	\$19,170		COMPLETED	Reseals comm date altered due to contract
C - Freycinet Drive	Reseal - Visitors to Culvert	\$9,750		COMPLETED	
C - Freycinet Drive	Reseal - Culvert to lodge	\$53,750		COMPLETED	
T - Amelia St	Reseal - Inkerman to End	\$2,430		COMPLETED	
T - Esplanade East	Reseal - Inkerman to Boyle	\$13,113		COMPLETED	
T - Inkerman St	Reseal - Amelia to Boyle	\$12,708		COMPLETED	
O - East Shelly Rd --R2R--	Reseal - Jetty to Manning	\$46,784	\$11,600	COMPLETED	
Buckland	Jetpatcher	\$10,000		In Progress	Jetpatcher work to co-incide with reseal work
Triabunna	Jetpatcher	\$10,000	\$450	In Progress	
Orford	Jetpatcher	\$10,000	\$6,086	In Progress	
Swansea	Jetpatcher	\$10,000	\$10,738	COMPLETED	
Bicheno	Jetpatcher	\$10,000	\$5,454	In Progress	
Coles Bay	Jetpatcher	\$15,000		In Progress	
Sealed Road Pavements					
S - Road Repairs	General	\$25,000			
S - Maria Street --R2R--	Reconstruction Well to Tarl	\$260,000	\$1,496	COMPLETED	Comm changed due to Contractor availability
S - Dolphin Sands Rd --R2R--	Reconstruction- Ywest to Yeast	\$270,000	\$1,297	COMPLETED	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			
O - Road Repairs	General	\$25,000			
T - Davidson Place	Asphalt Overlay	\$21,500			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	To date	On-Site progress	Comments
Unsealed Road Pavements					
S - Unsealed Repair	Old Coach Road 500m	\$50,000	\$1,227	In Progress	
B - Unsealed Repair	Rosedale Road 500m	\$50,000	\$49,342	COMPLETED	
C - Unsealed Repair	Freycinet Drive- Fisheries	\$35,000			
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	\$36,410	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	\$32,342	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			
A - Playground Repairs	Upgrade program	\$7,500			
Stormwater & Drainage					
S - Recreation Ground	Establish Outfall Structure	\$7,500		DEFERRED	

CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS					
Department	Description	Budget Est	To date	On-Site progress	Comments
Council Buildings & Marine					
B - Jetty Road Toilets	Replace doors & section rooms	\$10,000			
B - Gulch Toilet	Refurbish toilet facility	\$5,000			
CB - Community Hall	Build Storage room on rear of Hall	\$25,000	\$4,222	In Progress	design work comm
O - Raspins Beach	Building for storage and showers	\$78,045	\$11,443	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	\$19,370	COMPLETED	
Little Swanport - Hall	Connect power	\$5,000			Contractor delay
Bu - Community Hall	side entrance stairs and path	\$9,500		In Progress	Materials ordered
S - Toilet Replacement	Replace Jubilee Beach toilets	\$210,000		In Progress	
T - Depot Animal Pound	Upgrade existing pound facilities	\$15,000			
T - Community Hall - Stage 2	Paint building and renovations	\$120,000	\$160,418	COMPLETED	
Bridges and Culverts					
Bu - Stonehurst Road	Replace with concrete deck	\$95,000	\$21,874	COMPLETED	
Earlham - Earlham Road	Replace with concrete culverts	\$75,000			
Plant & Equipment					
Small plant replacement	All Depots	\$15,000		In Progress	
T - Town Mntce Utility - Tipper	Replacement Vehicle	\$32,000			
Works Dept Trailers	Repl - tandem and single trailer	\$9,500		COMPLETED	
S - Town Mntce Utility - Tipper	Replacement Vehicle	\$32,000			
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	\$20,951	COMPLETED	
Works Supervisor	Replacement Vehicle	\$25,000	\$27,871	COMPLETED	
Doctor Swansea - C17PP	Replacement Vehicle	\$32,000	\$32,887	COMPLETED	
Doctor Bicheno - B05HH	Replacement Vehicle	\$28,000	\$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:

- Continuation of flood reinstatement works on our overall road network.
- Graded Old Coach Road.

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.

PARKS, RESERVES, WALKING TRACKS, CEMETERY:

- Continuation of ongoing general maintenance within our townships and foreshores.

STORMWATER, DRAINAGE:

- Undertaking flood reinstatement works and culvert / pit cleanout works.
- High pressure jet-cleaning of partially blocked stormwater pipes undertaken in Bicheno, Orford, Swansea and Triabunna. This was a result of excessive silt deposits from the January rain event.
- Beach walking access reserve at the end of Swanwick Road has been repaired and the front apron recently bitumen sealed. This work was carried out due to the severe erosion caused by the January rain event.

BRIDGES, CULVERTS:

- Ongoing maintenance, when required.
- The timber bridge on Wielangta Road at Griffiths Rivulet received substantial damage to the rock wall abutments during the January floods recently. This repair work has now been completed.

EMERGENCY MANAGEMENT:

Glamorgan Spring Bay SES Unit Report

- No motor vehicle accidents reported for month.
- Strong winds created two jobs, both trees over the road, one at Mayfield where a tree had blocked the highway for several hours in both directions and one on Lake Leake Road blocking half the road. Both required traffic management and the use of chainsaws for removal.
- Heavy rain last night had our volunteers attend a leaking roof in Swansea with blocked drain pipes and gutters causing water to enter the dwelling of the elderly resident.
- One new member signed up and going through initial training with two more members having just submitted their paperwork for processing.
- Unit has had meetings with the Tas Fire Chief, Chris Arnol, the new Acting Director SES Nick Wilson and the new Swansea Police Sargent Marcus Pearce.

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

Kelvin Jones *ESM, Unit Manager, Glamorgan Spring Bay SES Unit*

2015–2016 CAPITAL WORKS UPDATE

- Road sealing / reseal programme for 2015-16 is complete.
- Pavement reconstruction works in Maria Street Swansea has been completed between Wellington Street and the Waste Transfer Station. Funded by Roads to Recovery.
- A section of Low Street, Swansea was sealed in conjunction with the Maria Street works to alleviate dust to the corner property.
- Pavement reconstruction works in Dolphin Sands Road has been completed around the end loop section, at the Bagot Point end. Funded by Roads to Recovery.
- Pavement preparation works for bitumen sealing currently being undertaken in the front and rear hardstand areas at the new SES development in Swansea.
- Pedestrian Bridge for the second creek crossing along the foreshore walking track adjacent East Shelly Road – Orford, has been fabricated ready for installation.
- Construction works complete involving the installation of underground stormwater pipes and swale drains along Rheban Road – Spring Beach. Funded by Roads to Recovery.

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	58.26	21.66	34.80	41.94	152.58	52.54	287.58
MARCH	51.94	21.82	22.12	40.82	126.02	14.38	240.90
APRIL	51.36	24.58	23.50	40.92	131.34	22.96	247.12
MAY							0.00
JUNE							0.00
TOTALS	422.66	157.63	216.66	368.72	1280.62	272.50	2288.66

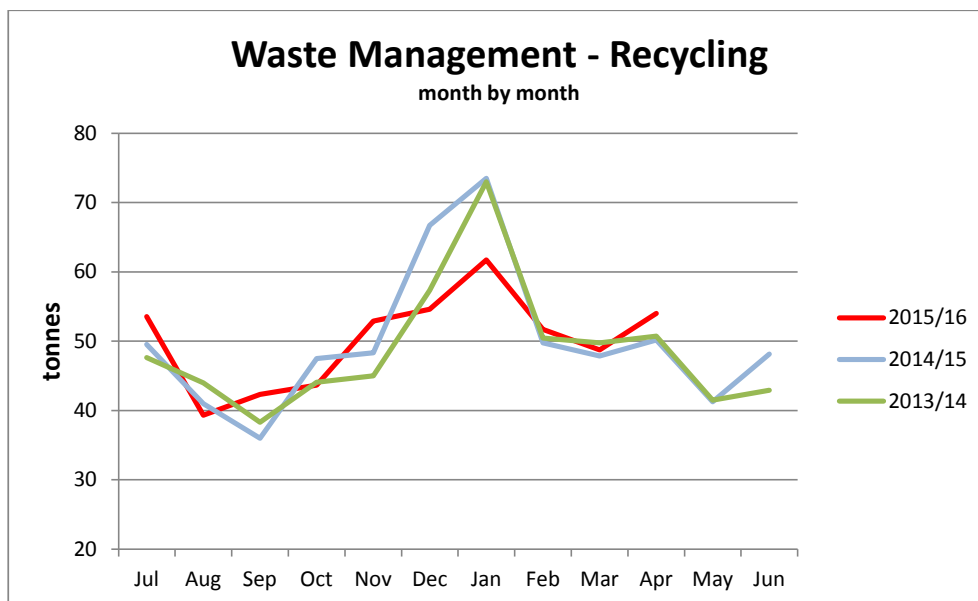
Kerbside Garbage Collected: Bin numbers & tonnages

MONTH	BICHENO	COLES BAY	SWANSEA	TRIABUNNA	ORFORD	TOTAL BINS	TOTAL (tonnes)
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	3050	1617	2372	2238	2110	11387	136.64
MARCH	2510	2055	3033	2239	1976	10014	120.17
APRIL	2232	2359	1592	2303	2777	11263	135.16
MAY							
JUNE							
TOTALS	23310	15825	22807	22536	21791	106250	1265.54



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	1127	810	1075	936	960	4908	51.72
MARCH	1063	799	1071	872	827	4632	48.76
APRIL	1075	839	1093	971	1013	4991	54.01
MAY							
JUNE							
TOTALS	10799	7366	11096	9862	9748	47867	502.60



Profit & Loss				
Glamorgan Spring Bay Council				
WORKS DEPARTMENT				
For the month ended 30th April 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$950,920.50	\$603,184.00	\$347,736.50	57.7%
OTHER INCOME	\$299,555.42	\$384,250.00	-\$84,694.58	-22.0%
RATES AND CHARGES	\$3,647,522.90	\$3,622,343.00	\$25,179.90	0.7%
USER FEES	\$71,008.69	\$109,150.00	-\$38,141.31	-34.9%
Total Income	\$4,969,007.51	\$4,718,927.00	\$250,080.51	5.3%
Gross Profit	\$4,969,007.51	\$4,718,927.00	\$250,080.51	5.2995%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$1,114,073.62	\$1,120,250.00	-\$6,176.38	-0.6%
FINANCE COSTS	\$5,129.89	\$11,500.00	-\$6,370.11	-55.4%
EMPLOYEE BENEFITS	\$1,340,911.61	\$1,375,007.00	-\$34,095.39	-2.5%
MATERIALS AND SERVICES	\$1,269,845.15	\$1,468,620.00	-\$198,774.85	-13.5%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$262,235.00	\$267,970.00	-\$5,735.00	-2.1%
Total Operating Expenses	\$3,992,195.27	\$4,243,347.00	-\$251,151.73	-5.9%
Net Profit	\$976,812.24	\$475,580.00	\$501,232.24	105.3939%
(1) Variance related to timing of actual versus budget in relation to RTR and extra RTR				
(2) Army contribution not invoiced as yet. Tasman Highway contract renegotiation				
(3) Money budgeted for Scrap metal now costs money instead of receiving				
(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

Five dogs were registered in April with 904 YTD total. YTD, 22 dogs have been impounded, 15 infringements issued, 33 warnings given, 1 dog surrendered, 1 dog seized and 3 dogs have been euthanized. There have been 6 lost dog calls and 20 complaints received YTD. 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 1 contract engineer, with assistance from the Regulatory Services Officer.

Environmental Health

No food business registrations were renewed this month. No temporary food registrations or place of assembly licences were issued for the month. Five (5) special plumbing permits were also issued for the month. Nineteen (19) immunizations have been conducted YTD and 14 food business inspections were carried out this month totalling 46 YTD.

There were no abatement notices issued this month. 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 11 applications for April and approved 17 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 20 applications in April and approved 12 applications. Ten applications were placed on section 54 for the month. There were 3 NPR applications for the month with 29 YTD (no permits required). The planning department currently consists of one 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 54 deposits (460 YTD), 35 withdrawals (249 YTD), 3 transfers (47 YTD), no new accounts opened (0 YTD) and 20 general enquiries (152 YTD). Due to a bank technical error the Agency was closed for 11 days in February otherwise there have been no days where no transactions/enquires have occurred for this financial year.

PLANNING	MTD	YTD
Application Received	20	208
Applications Approved	12	175
Placed on Section 54	10	
Applications Refused		
Applications Withdrawn	1	1
NPR – No Permit Required	3	29
Visitor Accommodation Approvals	2	18
BUILDING		
Application Received	11	157
Applications Approved	17	150
ANIMAL CONTROL		
Dogs Registered	5	904
Kennel Licences Issued/renewed		3
Dogs Impounded	3	22
Dogs Seized		1
Dogs Surrendered		1
Dogs Euthanised		3
Warnings Issued	2	33
Complaints	1	20
Infringements		15
Lost Dog calls		6
Other	2	6
ENVIRONMENTAL HEALTH		
Immunisations		19
Food Business Registrations		88
Temporary Food Business Registrations		29
Food Business Inspections	14	46
Place of Assembly Licences		2
Environmental Nuisances		
Abatement Notices		29
Notifiable Diseases		1
Recreational Water Sampling		24
Suppliers of Private Water		4
Water Carriers		
Major Incidents notified to DPIPWE		
Special Plumbing Permits Issued	5	31
BENDIGO BANK		
Deposits	54	460
Withdrawals	35	249
Transfers	3	47
New Accounts		
Other	20	152
No of days whereby no transactions/enquiries carried out		11

APPLICATIONS RECEIVED AND APPROVED FOR April 2016

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

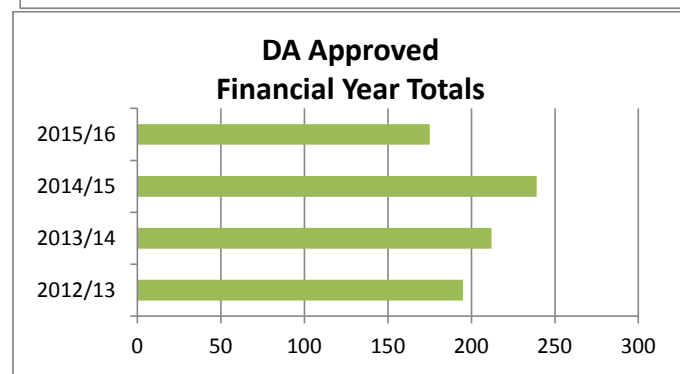
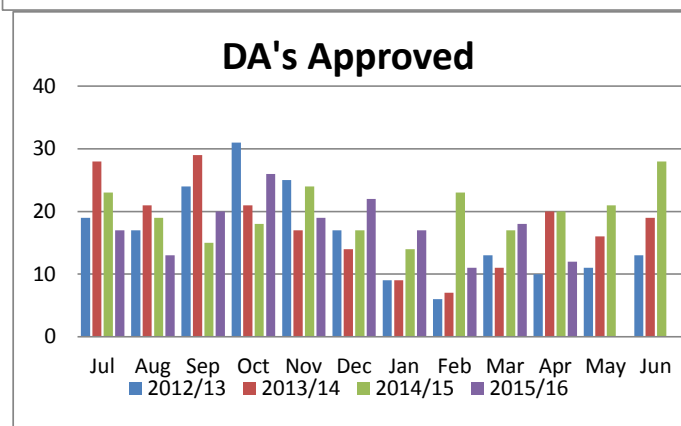
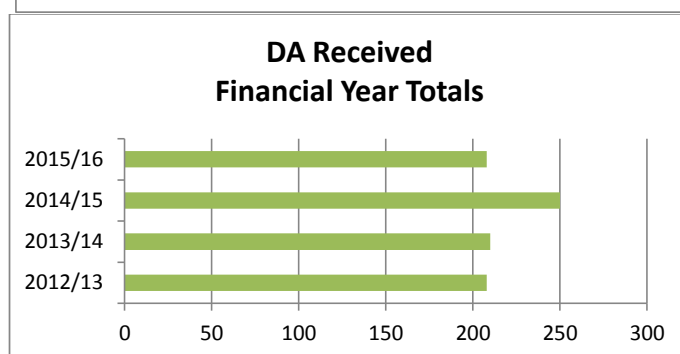
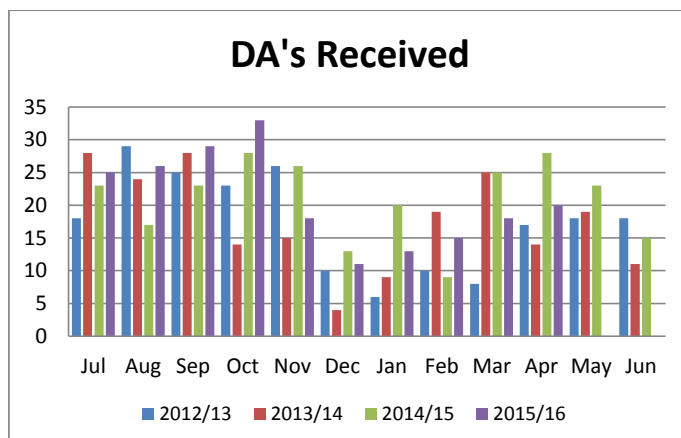
Planning DA No	Type	Location	Description	Status	Received	Resolved
14214	P	Part of 1 Tasman Highway Orford	Change of use to visitor accommodation and signage	Approved		27/04/16
16011	D	29 Tasman Highway, Orford	Outbuilding	Withdrawn		21/14/16
16022	P	17 Meika Place, Coles Bay	Change of use to Visitor Accommodation	Approved		21/04/16
16023	D	10 Wedge Street, Swansea	Addition to Dwelling	Approved		12/04/16
16025	D	11 Trochus Street, Orford	Outbuilding	Approved		18/04/16
16027	D	Rheban Road, Spring Beach	Outbuilding	Approved		14/04/16
16029	D	RA149 Saltworks Road, Little Swanport	Addition to outbuilding	Approved		19/04/16
16035	D	69 Inkerman Street, Triabunna	Outbuilding	Approved		12/04/16
16038	NPR	Fraser Street, Bicheno	Outbuilding & addition to existing outbuilding	Approved		04/04/16
16039	D	15 Harold Street, Coles Bay	Outbuilding	Approved		11/04/16
16043	NPR	8 East Shelly Road, Orford	Outbuilding	Approved		14/04/16
16044	P	12 Addison Street, Swansea	Dwelling & Outbuilding	In progress	01/04/16	
16045	D	RA299 Harveys Farm Road, Bicheno	Addition to dwelling	In progress	04/04/16	
16046	D	8 Murray Street, Swansea	Outbuilding	In progress	05/04/16	
16047	D	Tasman Highway, Little Swanport	Dwelling	In progress	05/04/16	
16048	D	Tasman Highway, Orford	Access	In progress	12/04/16	
16049	D	4 Esplanade, Orford	Change of use to visitor accommodation	In progress	13/04/16	
16050	D	RA11259 Tasman Highway, Little Swanport	Extension to existing dwelling	In progress	12/04/16	
16051	D	RA284 Rheban Road, Spring Beach	Dwelling	Approved		26/04/16
16052	D	RA778 Dolphin Sands Road, Dolphin Sands	Additions & alterations	In progress	14/04/16	
16053	D	53 West Shelly Road, Orford	Dwelling	In progress	18/04/16	

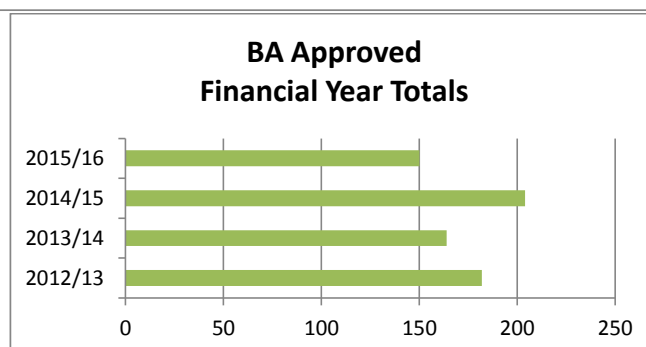
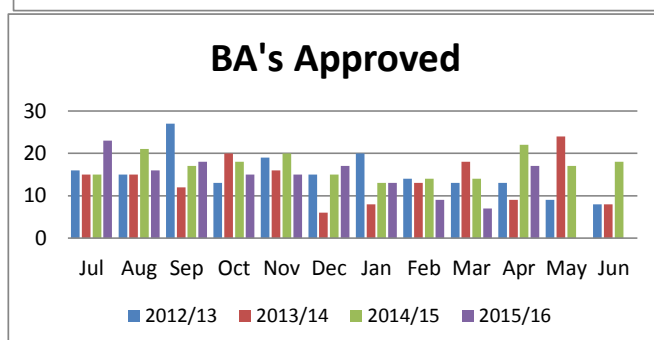
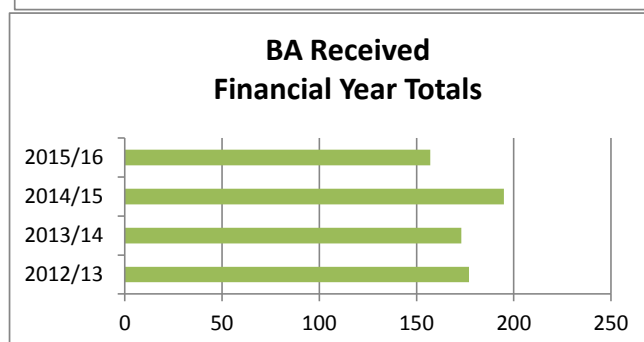
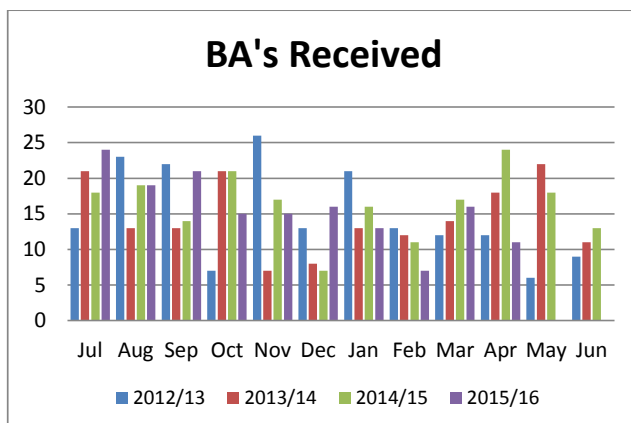
16054	P	75-77 Tasman Highway, Orford	Petition to amend sealed plan	In progress	15/4/16	
16055	D	40 Freycinet Drive, Coles Bay	Change of use to visitor accommodation	In progress	21/04/16	
16056	P	RA820 Dolphin Sands Road, Dolphin Sands	Outbuilding	In progress	19/04/16	
16057	NPR	14 Trochus Street, Orford		In progress	21/04/16	
16058	D	2 Muirs Place, Coles Bay	Change of use to visitor accommodation	In progress	19/04/16	
16059	D	15 Muirs Place, Coles Bay	Outbuilding	In progress	22/04/16	
16060	P	1-5 Paradise Court, Orford	Section 90 certificate	In progress	22/04/16	
16061	D	Boyle Street, Triabunna	Outbuilding	In progress	26/04/16	
16062	D	5 Happy Valley Road, Spring Beach	Outbuilding	In progress	28/04/16	
16063	D	12 Wallace Avenue, Bicheno	Outbuilding	In progress	28/04/16	

SUBDIVISIONS					
SA No					
15016	286 Harveys Farm Road, Bicheno	Subdivision into Two Lots	Approved		27/04/16
16006	59 Old Spring Bay Road, Swansea	Subdivision into 42 lots	In progress	27/04/16	
BUILDING					
BA No					
16020	Tasman Highway, Rocky Hills	Dwelling, outbuilding & pool	Approved		27/04/16
16023	Harold Street, Coles Bay	Addition to community hall	Approved		01/04/16
16024	1 Tasman Highway, Triabunna	3 x Outbuildings	Approved		01/04/16
16029	RA6 Hoods Road, Spring Beach	Distillery	Approved		15/04/16
16030	95 Alma Road, Orford	2 x Shipping containers	Approved		07/04/16
16031	19 Fraser Street, Bicheno	Dwelling	Approved		07/04/16
16032	83 Barton Avenue, Triabunna	Garage & carport	Approved		05/04/16
16034	RA31 Rheban Road, Orford	Amenities	Approved		01/04/16
16035	12 Lord Street, Triabunna	Shed	Approved		05/04/16
16037	Louisville Road, Orford	Alterations & additions to restaurant, café, bar	Approved		07/04/16

16038	44 Charles Street, Orford	Additions & alterations to dwelling	Approved		14/04/16
16039	RA233 Cambria Drive, Dolphin Sands	Alterations & additions to dwelling	Approved		12/04/16
16040	69 Freycinet Drive, Coles bay	Demolition & new, dwelling	Approved		07/04/16
16041	RA101 Sally Peak Road, Buckland	Relocation of dwelling	In progress	06/04/16	
16042	Gordon Street, Bicheno	Garage	Approved	12/04/16	26/04/16
16043	RA207 Cambria Drive, Dolphin Sands	Garage	Approved	13/04/16	22/04/16
16044	18606 Tasman Highway, Douglas River	Plumbing only	In progress	13/04/16	
16045	32 Melbourne Street, Triabunna	Outbuilding & carport	Approved	13/04/16	15/04/16
16046	5/2308 Coles bay Road, Coles Bay	Dwelling	Approved	20/04/16	21/04/16
16047	Rheban Road, Spring Beach	Shed	In progress	22/04/16	
16048	RA31 Swanwick Drive, Coles Bay	Garage with toilet	In progress	27/04/16	
16049	Boyle Street, Triabunna	Garage	In progress	27/04/16	
16050	15 Harold Street, Coles Bay	Garage	In progress	29/04/16	
16051	10 Wedge Street, Swansea	Alterations & additions to outbuilding	In progress	29/04/16	

Profit & Loss				
Glamorgan Spring Bay Council				
REGULATORY SERVICES				
For the month ended 30th April 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$17,942.99	\$35,750.00	-\$17,807.01	-49.8% (1)
OTHER INCOME	\$578.40	\$1,100.00	-\$521.60	-47.4%
RATES AND CHARGES	\$420,337.20	\$420,005.00	\$332.20	0.1%
STATUTORY FEES AND FINES	\$263,118.69	\$238,675.00	\$24,443.69	10.2% (2)
USER FEES	\$11,442.82	\$14,225.00	-\$2,782.18	-19.6% (3)
Total Income	\$713,420.10	\$709,755.00	\$3,665.10	0.5%
Gross Profit	\$713,420.10	\$709,755.00	\$3,665.10	0.5164%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$20,641.07	\$21,300.00	-\$658.93	-3.1%
EMPLOYEE BENEFITS	\$314,754.70	\$326,499.00	-\$11,744.30	-3.6%
MATERIALS AND SERVICES	\$365,794.34	\$300,030.00	\$65,764.34	21.9% (4)
Total Operating Expenses	\$701,190.11	\$647,829.00	\$53,361.11	8.2%
Net Profit	\$12,229.99	\$61,926.00	-\$49,696.01	-80.2506%
(1) Difficult to budget. Based upon activity Eg. Subdivisions				
(2) Difficult to budget. Based upon activity refer (4) for extra costs				
(3) Based on dogs registered				
(4) Based on extra contractor services due to extra workload reflected in extra income and interim planning scheme				





7.4 Manager Community Development & Administration, Mrs Lona Turvey

Community Development Administration Services

The Man Who Was Drowned

Approximately ninety (90) people attended *The Man Who Was Drowned* at the Triabunna Community Hall on Friday, 29th April, 2016. The play brought to life Australia's much loved and best known writers and poets of the colonial period when Tredinnick portrayed not only Lawson's writing but also his excesses, his alcoholism, depression and poverty.

The one act play was also performed at the Swansea Town Hall on Saturday, 30th April and was enjoyed by an audience of thirty-eight (38).

Tredinnick's first major role as a lead in the Melbourne Theatre Company production of *Angels in America* in 1993 won him a Green Room Award. He went on to appear on stage in *The Talented Mr. Ripley*, *Roulette*, *Dealer's Choice*, *Strangers in the Night* and *Dead on Time*.

David is also well-known for his role in the television series *The Secret Life of Us* and has made a number of guest appearances in *All Together Now*, *Blue Heelers*, *Something in the Air*, *State Coroner* and *Halifax* (for which he was nominated for an AFI award).

The 'Queen' visiting the May Shaw

On Thursday, 21st April, Council sponsored a visit to the May Shaw by Mervyn Magee who characterised the Queen on what was the Queen's 90th birthday.

All residents of the May Shaw, as well as residents of the elderly persons units, filled the dining room for the show.

Staff at the May Shaw went all out to make it a special occasion with decorations, flowers, a red carpet for the Queen to walk down and even a small brown dog (not quite a corgi) but close enough.

The Queen sang a number of post war songs which had the residents tapping their fingers and feet and some even joining in singing.

(According to research, music can spark compelling outcomes, especially for individuals with Alzheimer's disease and related dementias, even in the very late stages of the disease and can shift mood, manage stress-induced agitation, facilitate cognitive functions and co-ordinate motor movements.)

At the end of the show the Queen was asked to cut a beautifully decorated cake which had also been made by one of the staff

The whole event was most successful with staff commenting that it was the first time they had seen **all** residents completely engaged at the one time.

Tidy Towns

A reception will be held on Thursday, 12th May, 2016 between 4.00 p.m. – 6.00 p.m. to celebrate

Triabunna being the Overall Winner of the 2016 Keep Australia Beautiful, Australian Tidy Towns Award; and to thank individuals, community organisations and businesses that assisted Council staff by making themselves available to meet and speak with the National judge on judging day.

Reclink Youth AFL Football League 2016

The first round of Reclink Youth AFL Football League 2016 will be played at Campania on Thursday, 26th May. Participating schools include Tasman, Campania, Bothwell, Oatlands and Triabunna. Matches will also be played in June, July and August, with a Gala Day being held at the North Hobart Football Ground on Wednesday, 14th September.

The Reclink football enables smaller country schools to be able to play some competitive sport which would otherwise not be possible because of lower student numbers.

Dark Mofo 2016

A Dark Mofo event is being planned for Triabunna by the University of Tasmania School of Arts through their Live Site Catalyst program funding. The event, which will feature projections developed in conjunction with the Triabunna School to be projected onto buildings in Triabunna, together with some food and wine vendors, it will be held on Sunday, 5th June from 5pm-9pm.

Festival of Voices – Tasmania Sings

Earlier this year, Council was approached by Joan Wright, the Producer of the Choral Programs for Festival of Voices, inviting our East Coast schools to participate for the first time in Tasmania Sings. This will be the fifth year this event has been held and has given school children from around Tasmania the remarkable opportunity to work with many esteemed conductors. This year, renowned Richard Gill OAM will be the guest conductor.

Students from Swansea and Triabunna will form an East Coast Choir to join with eleven (11) other Tasmanian schools at the opening event to be held in the Federation Concert Hall on Thursday, 30th June. Council will assist the schools by sponsoring transport to the event. Her Excellency, the Governor of Tasmania, will be the official guest at the concert.

Photography Competition 2016

Entries are now being received for the 2016 Glamorgan Spring Bay Photography Competition. Winning images from the competition will be used to produce the 2017 calendar. Profits from the calendar are used for youth projects and activities. Entries close on 1st July, 2016.

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
Bicheno Community Health Group Inc.	1,000	
Spring Bay Volunteer Ambulance Group	2,000	
Total	17,694	

Profit & Loss				
Glamorgan Spring Bay Council				
COMMUNITY DEVELOPMENT AND ADMINISTRATION				
For the month ended 30th April 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$19,688.02	\$3,600.00	\$16,088.02	446.9% (1)
OTHER INCOME	\$19,051.91	\$14,000.00	\$5,051.91	36.1% (2)
RATES AND CHARGES	\$609,500.00	\$609,700.00	-\$200.00	0.0%
Total Income	\$648,239.93	\$627,300.00	\$20,939.93	3.3%
Gross Profit	\$648,239.93	\$627,300.00	\$20,939.93	3.3381%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$17,571.89	\$17,500.00	\$71.89	0.4%
EMPLOYEE BENEFITS	\$380,342.25	\$403,778.00	-\$23,435.75	-5.8%
MATERIALS AND SERVICES	\$105,858.91	\$111,125.00	-\$5,266.09	-4.7%
Total Operating Expenses	\$503,773.05	\$532,403.00	-\$28,629.95	-5.4%
Operating Profit	\$144,466.88	\$94,897.00	\$49,569.88	52.2355%
(1) Additional NBN grant received not expected				
(2) Extra Sponsorship money not expected				

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.
- **Buckland Hall**
New galvanized steel external stairs with aluminum treads and landing has been installed at the rear of the Buckland Hall. These stairs are an emergency exit as well as the access to the male toilet facility. The concrete path from the stairs to the male toilet block will be installed shortly.
- **Coles Bay Community Hall**
Planning and Building permits are in place for the storage room extension to the Coles Bay Community Hall. Council has permission from Crown Land Services for this construction. Materials are being organised and work should commence shortly. Design plans for a new annex extension to the Coles Bay community hall are being formalised. This extension when completed will replace the existing doctors' room and provide an internal disabled accessible toilet. A new library and kitchen will also factor into the new design.
- **Bicheno Recreation Ground**
Work has commenced on a new perimeter fence at the Bicheno recreation ground. This fence will be of timber construction at a height of .900mm. Some sections of the fence will have to be braced because of rock just below ground level.
- **Swansea Emergency Services Building**
Work is nearing completion on the new Swansea Emergency Services Building. The main building construction is complete. The interior fit out is almost finished, with just some security installations to be done. The new facility has a training room, an emergency command room, toilet, shower and disabled accessible facilities and a small kitchen. The hard stand at the front of the building has a wash down area with an approved grease separator installed.



- **Triabunna Gatehouse**

Council now has Planning and Building permission to build the Gatehouse at the entrance to Triabunna adjacent to the Triabunna Community Hall. This new building will have a large glass front display area, toilet facilities including disabled accessible facilities and an undercover sitting area. The stylish design of the building should encourage visitors to turn off the highway into Triabunna.

- **Orford Cricket Ground**

Work has commenced on the construction of a new toilet block at the Orford recreation ground. The new building will include male, female and disabled accessible toilet, shower and dressing room facilities.

- **Update on failed marquee purchase**

Late last year I was *subpoenaed to give evidence in court against Dennis Reading who had been charged with fraud by the Queensland police. He was found guilty* on numerous charges of Fraud arising from the many complaints Queensland police had received. He was sentenced to 6.5 years imprisonment with a Parole Eligibility date of 10th December.

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

MARINE INFRASTRUCTURE:

Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.
- **Swansea Elevated Boat Ramp**
- MAST has applied to the Federal Government for the additional funds required to build the new elevated boat ramp at Swansea. This new boat ramp will provide recreational boaters with an all tide launching and retrieval facility. The elevated two lane road access to the launching facility will run alongside the existing pier to deeper water.
- **Triabunna Boat Ramp**
MAST engaged and paid ASD diving contractors to install grab rails at the new Triabunna boat ramp facility. These rails make it easier for boaters when pulling up alongside the floating pontoon.

Triabunna Wharf and Marina:

- Ongoing general maintenance and inspections are carried out as required.
- Flood damage to the Triabunna wharf sustained during the recent heavy rains has now been repaired. ASD diving contractors' pumped quick drying concrete into the cavity created by the huge volume of storm water flow under the wharf. The wharf was never in danger of collapse.
- Engineering design has been finalised for the Triabunna Wharf extension between the existing wharf and the new commercial berths (stage 2). Excavation works for this project has commenced. The old Triabunna boat ramp concrete has been cut and removed. Before construction begins on the extension Council will be removing some large rocks along the front of the wharf. We will use the barge "Kalandra" when it comes to the Triabunna port to ship goods over to Maria Island.
Burbury Consulting is currently negotiating with various fuel companies for the supply of diesel along with equipment required to incorporate into the wharf extension.
- Excavating works will commence shortly on Stages 3 and 4 of the Triabunna Marina expansion. These stages will provide an additional 35 berths to the marina when completed as well as an additional 11 berths for small vessel casual berthing.

Prosser River:

- **Prosser River Stabilisation Project**
Work to stabilize the mouth of the Prosser River is on hold. An appeal has been lodged against the approved Planning permission.

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)	1
Waiting list for Recreational Boat Berths (Triabunna)	28

Glamorgan Spring Bay Council				
BUILDINGS AND MARINE INFRASTRUCTURE				
For the month ended 30th April 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	\$8,406.99	\$2,350.00	\$6,056.99	257.7%
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	\$181,824.07	\$236,340.00	-\$54,515.93	-23.1%
Total Income	\$625,101.11	\$651,690.00	-\$26,588.89	-4.1%
Gross Profit	\$625,101.11	\$651,690.00	-\$26,588.89	-4.08%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$181,238.38	\$183,750.00	-\$2,511.62	-1.4%
EMPLOYEE BENEFITS	\$139,701.48	\$132,192.00	\$7,509.48	5.7%
FINANCE COSTS	\$60,506.95	\$64,732.00	-\$4,225.05	-6.5%
MATERIALS AND SERVICES	\$181,490.73	\$169,340.00	\$12,150.73	7.2%
Total Operating Expenses	\$562,937.54	\$550,014.00	\$12,923.54	2.3%
Net Profit	\$62,163.57	\$101,676.00	-\$39,512.43	-38.8611%
(1) Unbudgeted grant income				
(2) Reimbursements for works carried out				
(3) Future years marina payments journaled in June				
(4) Some capital in expenses				

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 are ongoing.

The Orford Community Group's EOI for NRM South's 'Waterways and Coasts' grant programme was successful. It has now progressed to Stage 2 which involved developing a Project Plan and Project Agreement. This will fund the development of shorebird interpretation signs for the Prosser River Bird Sanctuary and fencing to manage access.

Four farmers continue to participate in a soil amelioration trial which is being funded through NRM South.

Moulting Lagoon 15/16 project: on ground works have commenced on the western shore of the Lagoon (spraying of gorse). On ground works (follow up weed control) have also commenced on the Eastern shore of the Lagoon in partnership with PWS.

The development of a new shorebird interpretation sign being funded by NRM South on Crown Land for the Meredith River mouth area in underway (Swansea).

Bushwatch:

A report into Illegal Rubbish Dumping based on recently released research by the NSW EPA was prepared and will be presented at the next GSBC NRM Committee.

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.

The iPhone app, developed in conjunction with Insight GIS, for digital field capture of data on weed locations and weed treatments undertaken by Council On-ground staff is proving to be successful. The first lot of weed data from the work undertaken on behalf of State Growth has been uploaded onto the Natural Values Atlas. The Biodiversity Officer will continue to upload data once she has returned from leave.

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

The Federal Whale Trail grant project is underway in consultation with the relevant stakeholders. Currently seeking quotes for designing, printing and manufacturing sign furniture, in partnership with Break O'Day Council. Working with DPIPW Officers to develop interpretation sign content.

Funding from NRM South has enabled us to partner with the Orford Community Group and DPIPW to hold a free community forum in Orford on Invasive Species and Biosecurity.

The forum will be held on Saturday 18th June at the Orford Community Hall from 10:30am – 12:30pm. This will be followed by lunch and an informal Q and A session from 12:30pm – 1:30pm. All welcome.

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

Ongoing.

Assisted in organising a workshop in collaboration with Kingborough Council, NRM North and South and LGAT on the draft Natural Assets Code in the draft Statewide Planning Scheme. A response on behalf of Council is being prepared for circulation prior to submission.

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.

GSB NRM Committee meeting no. 50 was held at the Orford Hall on 11th May 2016 Draft minutes from the meeting will be included in next month's agenda. Thanks to the Orford Primary School Association for the catering and the Orford Hall Committee for the venue.

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.

Two staff members attended the Friends of Rocky Hills serrated tussock working bee on Saturday 30th April.

The Catchments to Coast Coordinator has submitted 2 new Green Army expressions of interest. One EOI is to assist the Buckland Community Group to establish a walking track near the Brushy Plains Rivulet. The second EOI is to assist the Orford Community Group with revegetation works at East Shelly Beach. This includes tree planting and mulching.

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

Crown Land Services

Work on controlling the boneseed in the Crown Land Reserve behind the township of Bicheno has re-commenced with financial support from Crown Land Services, NRM South and volunteers. Like any weed, follow up control and monitoring is important so that prior investment and work done in the past is not "un-done". Boneseed is a Zone A weed in Glamorgan Spring Bay, which means the principal management objective is eradication under the *Tasmanian Weed Management Act 1999*.

Weed Control work has also commenced in Buckland within the Crown Land riparian reserve on behalf of Crown Land Services.

Dr Dejan Stojanovic from the Australian National University was a guest speaker at this month's NRM Committee meeting. Dejan has been undertaking research on the Swift Parrot population in our area. The grade 5/6 class from Orford Primary School joined us for Dejan's presentation as a part of their success grant project looking at environmental values in the local area.

Following the meeting, a field trip was organised for one of Dejan's monitoring sites on Crown Land, west of Buckland. The purpose of the field trip was to look at key Swift Parrot nesting habitat and threats to this from illegal fire wood harvesting.

South East Regional Shorebird Alliance (SERSA)

Attended a SERSA meeting at NRM South. SERSA members include the Parks & Wildlife Service; Crown Land Services; NRM South; BirdLife Tasmania; Sorell Council; Tasman Council; Huon Valley Council; Clarence Council; Kingborough Council and Glamorgan Spring Bay Council. This meeting was held to review the 15-16 shorebird breeding season.

SERSA will be submitting an abstract for the National Landcare Conference, following our win at the Tasmanian Landcare Conference last year. It was also decided to prepare an article about the Alliance to submit to LGAT News Magazine.

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 The final report for this project has been received and is currently being reviewed. A final presentation to Council will be scheduled for a workshop in early July.

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.

No events this month.

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.

Discussions with hall committees underway regarding energy use initiatives to be budgeted for in the new financial year in collaboration with the Manager of Buildings and Marine Infrastructure.

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

At the invitation of NRM South, attended a cultural awareness training session with representatives from the Tasmanian Aboriginal Centre at Risdon Cove.

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 pending budget allocation in 15/16.

The Coles Bay Fire Brigade recently undertook a successful fuel reduction burn in the Rita and Doris Reserve at Coles Bay. This was done in line the Native Flora and Fauna Management Plan for Coles Bay Reserves. The Catchments to Coast Coordinator met with the Coles Bay Brigade post-burn to debrief.

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

Planning for the state Tidy Town awards to be held in Triabunna have already commenced.

Programs and projects 2015/16

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.

The Catchments to Coast Coordinator attended a forum titled *Ecological Burning: research and practice*. This was hosted by Conservation Landholders Tasmania.

Attended an Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES) regional outlook 2016 conference in Hobart.

Coastal and Marine Education - Seafest 2016

Completed

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

To be commenced this year.

Profit & Loss				
Glamorgan Spring Bay Council				
NRM				
For the month ended 30th April 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$76,566.60	\$54,750.00	\$21,816.60	39.8% (1)
OTHER INCOME	\$4,545.45	\$5,800.00	-\$1,254.55	-21.6%
RATES AND CHARGES	\$223,282.00	\$223,282.00	\$0.00	0.0%
USER FEES	\$5,956.35	\$10,000.00	-\$4,043.65	-40.4%
Total Income	\$310,350.40	\$293,832.00	\$16,518.40	5.6%
Gross Profit	\$310,350.40	\$293,832.00	\$16,518.40	5.6217%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$14,466.09	\$14,200.00	\$266.09	1.9%
EMPLOYEE BENEFITS	\$259,963.98	\$212,258.00	\$47,705.98	22.5% (2)
MATERIALS AND SERVICES	\$30,062.85	\$33,000.00	-\$2,937.15	-8.9%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$4,860.00	\$5,300.00	-\$440.00	-8.3%
Total Operating Expenses	\$309,352.92	\$264,758.00	\$44,594.92	16.8%
Operating Profit	\$997.48	\$29,074.00	-\$28,076.52	-96.5692%
(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 Marine Infrastructure Committee, February 2016 (Draft).
- 8.2 Orford Hall Committee, May 2016 (Draft).
- 8.3 Triabunna Community Hall Committee, March 2016.
- 8.4 Triabunna Community Hall Committee, May 2016 (Draft).

David Metcalf
General Manager

Recommendation:

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

8.1 Marine Infrastructure Committee, February 2016 (Draft)

Minutes

MARINE INFRASTRUCTURE COMMITTEE

Venue: Triabunna Council Chambers
Monday 15th February 2016

1. Present & Apologies

Present: J Hall (Chair), Clr J Woods, C Barney, P Warner, M Fergusson,
D Wisby, J Spencer, G Elphinstone.

Apologies: Clr G Raspin, M Fama, N Cruse, B Adkins H Harris,
Sergeant J Hinchin, Constable C Chivers.

In attendance: S Berry (Harbour Master), A O'Leary (Mgr Building & Marine Services) & J
Quinn (Minutes Secretary)

Members of the Public: Nil

Meeting Opened: 12:26pm

2. Confirmation of minutes 28th October, 2015.

Moved: Clr J Woods **Seconded:** P Warner that the minutes of the previous meeting be
confirmed as a true and correct record.
Carried (5 votes to 1)

Against: D Wisby

3. Business arising from last meeting

- i. Trial Parking Limit Signage, Triabunna Marina
A O'Leary had not received any feedback if the signage has alleviated the issues of
parking, but added parking at this time of year is due to the high volumes of people
(Tourists) in the area.
- ii. Car & Boat Trailer Parking, Triabunna Marina
A O'Leary advised the Committee that Council's Works Manager
Mr T Pollard will initiate changes to the layout of the marina car park once the wharf
extensions have been completed. These works are in Council's budget for this year.
- iii. Fuel Installation, Triabunna Wharf
A O'Leary advised the Committee that Council are waiting to receive Expressions of
Interest before the fuel installation can proceed.
Expressions of Interest went out prior to Christmas and Council is awaiting a report
from the Engineering consultant, Mr James Burbury.
- iv. Fees & Charges Signage, Triabunna Marina
A O'Leary advised the Committee that signage is to be installed
- v. Section 24 Committee, Confidentiality Agreements
Clr J Woods reminded the Committee that all confidentiality agreements needed to be
signed and returned to Council.

J Quinn to follow up with A Turvey to determine whose agreements remain outstanding.

Clr J Woods will forward to all Committee members the document explaining why confidentiality agreements are required to be completed by Section 24 Committee Members.

4. Other Business

(a) Election of Chairperson

J Hall asked if the Committee had any objections to deferring the election until next meeting?

After a discussion it was agreed that nominations for Chairperson should be received 14 days prior to the next meeting.

J Hall to liaise with J Quinn.

(b) Report from Council – Flood Damage to Marine Infrastructure

- i. A O'Leary advised the Committee he had contacted S Berry (Harbour Master) during the flood event to ensure everything was ok at the Triabunna Marina.
A O'Leary had received calls from several boat owners advising him that the bay was covered in debris.
Council's consultant Engineer was asked to inspect for damage, Council are awaiting his report.

- ii. A O'Leary advised the Committee that the Triabunna Wharf structure is inspected every 6 months by Tasspan, this is arranged by T Pollard.

- iii. J Hall advised A O'Leary that the East Shelly Beach Boat Ramp had been seriously eroded, had this been addressed?
A O'Leary advised this would have been dealt with by Council's Works Department.
Clr J Woods advised that from her observations it appears to have been addressed.

- iv. Clr J Woods asked A O'Leary had any damage been reported in the north of the Municipality? A O'Leary advised that MAST would have been in contact, however he will confirm with Mr P Hopkins from MAST.

- v. J Hall advised the Committee that serious damage had been caused to the Spring Bay Boat Club's hard stand.

G Elphinstone arrived at 12:54pm

- vi. D Wisby asked A O'Leary who the Engineer's report regarding storm damage would be forwarded to?
A O'Leary advised he would forward a copy of the report to this Committee once he had received it.

(c) Update from Clr Woods & Clr Raspin - Triabunna Marina & Fisherman's Wharf Draft Policy

Clr J Woods handed out a copy of the Policy to the Committee.

Committee members are requested to read this document and any suggested changes can be addressed at the next Committee meeting.

A discussion was held.

J Quinn to forward this document to the Committee members absent from today's meeting.

(d) Update from A O'Leary.

A O'Leary presented his report to the committee (copy attached).

- i. Coles Bay Boat Ramp
J Hall - what options are available for car parking?
A O'Leary advised Boat Trailer parking could be created in Percy St, by widening the road.
- ii. Gordon Street Boat Ramp
J Hall - are there any boat ramp user statistics available?
A O'Leary advised yes, MAST have these statistics.
A O'Leary to obtain some statistic data from P Hopkins at MAST.
- iii. Swansea Boat Ramp
C Barney - Funding Applications with MAST in relation to the Swansea Boat Ramp & the straitening the Triabunna Port Channel.
A O'Leary stated that MAST will be applying through round 3 of the Regional Grant Funding.
- iv. Triabunna Port Entrance Channel
J Hall - the Port Pile opposite Parkers Jetty was knocked over and the Floating Mark was dragged away in the flood.
Its current location was discussed.
J Hall to contact MAST and request the Pile is repositioned.

J Spencer - is there is a chart available to mariners on how to navigate the channel?
A O'Leary advised yes, MAST have been approached before by this Committee for a map of the boat ramp.

D Wisby – depth issues at the Triabunna Port and entrance channel, boats are touching the bottom at low tide.

A O'Leary advised that the feedback he had received from Marine Solutions is that the channel from Parkers Jetty to the berths adjacent to the Visitor Information Centre has a depth of 3 metres at low tide.

A distance of 3 to 4 boat widths out from the wharf is now a depth issue; could the dredging be the cause?

A O'Leary advised no, as no major dredging has occurred in stage 1 and any build up would be from normal river silt wash down.

D Wisby - in the past MAST allowed scallop boats to dredge.

A O'Leary advised that the EPA will not allow this as they are concerned about creating algal blooms.

Dredging does need to be factored in as on-going maintenance.

Wharf extension fuel facilities

Until the engineer comes back to Council with Expressions of Interest, this will determine the design. A O'Leary will send out this information when he has obtained it.

Marina extension Stages 3 & 4

A O'Leary is negotiating with Crown Land Services for permission to proceed with stages 3 & 4 of the marina expansion.

Burbury Consulting have developed the latest Dredge Management Plan which has been forwarded to the Environmental Protection Agency for approval.

Prosser River

A O'Leary reiterated that the Development Application for the stabilisation project is still underway.

Round Table Discussion/Any Other Business

a) D Wisby

- i. Maintenance Berth, Triabunna Marina?
A O'Leary advised a maintenance berth was always earmarked to be installed. It is proposed to be installed beyond Spencer Marine, where there is sufficient depth for large vessels, this was determined to be the ideal location.
In the current master plan approved by Council there is no facility for a maintenance berth to be constructed.
D Wisby requested that an onsite meeting take place with A O'Leary and anyone who would like to attend.
D Wisby to arrange.

A O'Leary advised that the last 5 berths are to be casual berths, with the last berth a possibility for a maintenance berth.

- ii. Parking at the Triabunna Marina
A O'Leary confirmed that this is a matter for T Pollard.
Parking was discussed at length.
It was agreed that J Hall will arrange a meeting with T Pollard.
- iii. Spill Kit code of practice.
A O'Leary advised there is a lot of signage to be installed at the Triabunna Marina.
Council paid the local Tas Fire volunteers to be trained to use the spill kits. Tas Fire should be contacted in the event of a spill.
A O'Leary to arrange for signage.
- iv. Rubbish bins at the Triabunna Marina
A O'Leary advised a skip bin has been placed at the new boat ramp and also at Stage 1 of the Marina complex.
- v. Triabunna Marina Toilets
D Wisby requested that more toilet roll dispensers are required at the Marina Toilets.
- vi. Commercial Enterprise at the Triabunna wharf
H Harris via D Wisby, The Coffee van which is situated at the Wharf is using the power and taking up a car park.
A O'Leary advised that they have been through Council's Planning Department and have obtained the relevant Council Permit and paid an annual fee. However they are supposed to use their own generator. It was agreed at certain times they could use the power.

Adrian handed out copies of the approved Triabunna Marina plans to the Committee.

b) S Berry

- i. "No Swimming" signs need to be erected at the Triabunna Marina.
A O'Leary to arrange, along with CCTV signage and Spill Kit signage.

c) J Spencer

- i. There are large logs in the Triabunna Marina.
A O'Leary to arrange Ben West to remove the debris.

d) M Fergusson

- i. Suggested the need for a swimming facility for kids on the other side of the bridge. A O'Leary advised he would need to speak with Council's NRM Manager, Ms Melanie Kelly about that location as there are health issues associated with this location.

e) John Hall

- i. Nominations for the Chair's position, J Hall to liaise with J Quinn.
- ii. Triabunna Harbour silt issues, J Hall requested D Wisby to obtain the Drafts of the vessels having issues with depth.

5. Next meeting

Monday 16 May, 2016, at 12:30pm, Triabunna Council Chambers.

Meeting Closed: 2:34

8.2 Orford Hall Committee, May 2016 (Draft)

GLAMORGAN SPRING BAY COUNCIL Orford Community Hall Committee Meeting

MINUTES

MEETING HELD – Tuesday 10th May 2016, Triabunna Council Office

MEETING OPENED

The Committee Chairperson welcomed members and declared the meeting open at 5.00pm.

PRESENT:

Tony Pollard (Chairperson), Angela Higgs (Secretary), Nicole Hobden, Tracey Castle and Lona Turvey.

APOLOGIES:

Clr Jenny Woods

CONFIRMATION OF LAST MINUTES- (9TH February 2016)

Moved: Angela Higgs Seconded: Lona Turvey

CARRIED

MATTERS ARISING FROM PREVIOUS MINUTES:

1. Vacuum cleaner – PURCHASED

2. Dishwasher

Recommendation

That the Orford Community Hall Committee agrees to progress the purchase of a new dishwasher and obtain prices and the most suitable type.

Moved: Lona Turvey Seconded: Nicole Hobden

CARRIED

3. Outside Sensor Light

Installed on side wall adjacent toilet block

4. Hall Chairs

Discussion took place about the most appropriate chair to purchase for Hall activities.

It was decided that Tony Pollard arranges for a sample chair from 'Fairmont Furniture' to be delivered for the Committee to assess. Also a Triabunna Hall chair is to be obtained for comparison.

GENERAL BUSINESS:

1. Beth Bennett's Farewell

Beth's farewell was held at the Orford Community Hall recently with good attendance from the Community.

The Hall Committee gave a gift to Beth to recognise her achievements over the many years for being instrumental in the day to day running of the Hall.

2. Side Boundary Tree

Tony informed the Committee that the old wattle tree adjacent to the side boundary of the Hall property had to be removed for safety reasons.

3. Stormwater grate at front entrance

Tracey said that the strip stormwater grate at the front access was blocked with leaf and berries and required cleaning out to prevent water entering the Hall during rain events. To be actioned by Tony.

TREASURERS REPORT

Opening Balance	\$8,634.34
Income	\$770 Orford Primary School (Annual Charge)
Expenditure	NIL
Closing Balance	\$9,404.34

Recommendation

That the Treasurers report dated 2 May 2016 for the Orford Community Hall is accepted.

CARRIED

NEXT MEETING

Tuesday 9th August 2016

There being no further business, the meeting was declared closed at 5.45 p.m.

Confirmed Date

Chairperson

8.3 Triabunna Community Hall Committee, March 2016

minutes

Triabunna Community Hall (TCH) Special Committee Meeting			
16/3/16		07:00pm	TCH
Meeting called by	Jenny Woods		
Type of meeting	Committee Meeting		
Chair	Jenny Woods		
Minutes	Gavan Barber		
Attendees	Jenny Woods, David Kirk, Keri Handley, Gavan Barber, Howard Harris, Judy Mollineaux, Malcolm Bishop, Tony Pollard		
Apologies			
Minutes of last Meeting 22/2/16			
Acceptance of Minutes 22/2/16			
MOVED – Gavan Barber			
SECONDED – Keri Handley			
CARRIED - Unanimously			

Business arising from last minutes

1. Signatories to TCH bank account.
The Bendigo bank forms have been signed by all parties and handed on to Bendigo Bank.
ACTION: Copy of signed Minutes to go to Bendigo Bank – Gavan to arrange
2. Meals on Wheels moving back to TCH.
Meals on Wheels are now operating from the Hall.
3. Official Opening of Hall.
Lyn Mason (TCF Chairperson) has been asked; she is unavailable until September / October and suggested a Spring opening would be best.
4. Bellerive Health Hub
Carmen Woodmansee responded (16/3/16) to the letter and form that was sent to her, she is booking the Hall for 13 sessions from 21/3/16 to 27/6/16 and has filled in the Facility Use Application form. Discussion about how the fee charged was arrived at.
5. Concrete sealing products.
Gavan spoke to Adrian O'Leary and he suggested that we paint the backstage are (not dressing rooms) with a Berger Jet Dry paving paint to seal the concrete.
6. RSL booking for Anzac Day.
Howard said that the RSL has no intention of using the Hall until the old Council Chambers are sold and the Cenotaph is moved.
7. Letter of thanks to people who provided support for the TCF Grant application.
ACTION: Once the letters are finalised a copy will be sent to Committee members.
8. Coastal Hazards Forum morning tea
Morning tea a success and an invoice will be sent to Mell Kelly to forward to DPaC.

Correspondence

1. Jenny has correspondence from Kaylene Lee, dated 11/3/16, sent to the General Manager stating that she would like to join the Triabunna Community Hall Committee as she is the Meals on Wheels Coordinator.
Keri stated she had a question on notice on the agenda for the next Council meeting concerning appointment of members of Section 24 Committees, and Howard stated that he thought 8 members was enough and his understanding was that expressions of interest occurred every 4 years at Council Elections.
ACTION: Jenny will take this matter to Council for clarification.

minutes

Financial Report

As at 7/3/16 balance of Triabunna Hall Committee account:
\$1,640.10

Acceptance of Financial Report

Moved: Keri

Seconded: David

Carried: Unanimously

Current financial transactions to be included with Agenda and Minutes

Motion put by Tony Pollard at the Blue Waters Hotel meeting on 4/11/2015

Tony was concerned that this motion never appeared in any minutes.

Gavan stated that the omission was brought to his attention at the meeting of 11/1/16 and that he sent out the corrected version on 15/1/16 and the corrected version was sent to Angela Turvey for inclusion in Council Agenda. There was confusion as to the wording of the Motion as that was the only meeting that has not recorded. This discussion then carried over to the next topic on the Agenda

Discussion paper re TCF Grant allocations

Tony wanted the motion (from the previous topic) on the agenda so that the committee was given a full list, with quotations of the equipment to be purchased.

It was explained that the TCF Grant had been already granted on the basis of a detailed schedule of equipment with attached quotes being supplied.

The chairs selected were passed by the original committee and were the same as the chairs at the Orford Primary School PAC and they are rated for commercial use under Australian Standards. Howard enquired about the number of trolleys for chairs – Gavan explained a trolley was included in the price with every 20 chairs (total of 6 trolleys) and we ordered 2 extra trolleys. Chairs to be stacked 12 chairs per trolley (secured with straps) totalling 96 chairs on trolleys, leaving 24 loose stacked.

The lighting equipment on the TCF schedule is no longer available and some alternative equipment is being investigated with the assistance of professional advice (free of charge).

ACTION: When a new list of equipment is available it will be forwarded to the Committee.

Tony questioned the purchase of a 'cinema screen' instead of an overhead display screen. It was explained that the screen selected is suitable not just for cinema but a wide variety of uses – it is just a large projection screen associated with a data projector and can be used for anything that requires projection of an image – e.g. conferences, celebrations, information sessions and using a Wii Console to play sports/games.

minutes

Minute Taking

It was agreed to change format of minutes to keep Discussion, Conclusion and Action together.

General Hall Use

Jenny raised the issue of whether all Committee members need keys.
Discussion took place regarding the various users of the Hall - hirers, tradespeople, council employees, Meals on Wheels, etc.
It was noted that Adrian O'Leary has a list at the Council Offices of all keys issued.
Suggested Adrian send emails to Committee members as work progresses on Hall.
Discussion whether Committee members should send an email to each other when working in the Hall. There was no resolution reached on this matter.

Dressing Room Fitout

Discussion about using the office furniture at the old Council Chambers to revamp as benches in the dressing rooms. The use of these items has been approved by both David Metcalf and Adrian O'Leary.
At this point in the meeting Howard revealed that, in conjunction with David Metcalf, he had put in an Expression of Interest (EOI) application for Stronger Communities funding through Eric Hutchinson's office. The EOI application went in on 16/3/16 for a total of \$40,000 (\$20,000 grant and \$20,000 from Council). As the Kitchen and the Dressing Room areas had been included in the application, it was agreed to hold off on re-using the office furniture until we hear about the EOI application.

'The Man Who Was Drowned'

Concern was expressed that the Committee was not informed that the Hall was booked for a theatrical production and the Committee was not informed about it.
ACTION: Jenny will speak to Manager Community Development about this and future bookings for Hall.

minutes

Other Business

- Gavan discussed a list of equipment for the Hall – vacuum cleaner, mops, waste bins, door mats, cleaning products, etc..
ACTION: Jenny will take list to Adrian O'Leary and ask who supplies these items e.g. Council or Committee.
- There should be 12 trestle tables purchased for use in the Hall
MOTION: Tony to research trestle tables and get quotes.
MOVED: Judy
SECONDED: Gavan
CARRIED: Unanimously
- Vacuum cleaner – Keri reported that Orford Hall has budgeted \$500 for vacuum cleaner and that she is happy to research suitable vacuum cleaners (model, cost, etc.).
- Lights on in toilets at all hours – Tony Brown has been informed and will correct the problems with the lights.
- Outside lights – need to check that the time switch is working correctly.
- Jenny discussed receiving a phone call from a member of the public that was quite disturbing as it related to her as Chair of the Committee. She said she has since spoken to the person concerned and has dealt with the issue.
- Discussion about the safe seating capacity of the Hall for a performance and at tables for a function. Possibility of hirer pre-booking tickets for events was also raised. Prior to the meeting Tony, Jenny and Howard laid out some chairs and tables to ascertain the Hall's safe capacity.
MOTION: The Triabunna Community Hall Committee adopts that the maximum allowable seating capacity for any function held at the Triabunna Community Hall is:
110 seated for theatre
90 seated at tables on floor of auditorium
MOVED: Tony Pollard
SECONDED: Howard Harris
CARRIED: Unanimously
- Warranty on chairs? Noted that there is an indentation in the fabric of the chairs when they are stacked.
ACTION: Gavan to follow up on warranty of chairs
- List of items that the Yoga group would like to see happen:
Door seals on doors
Latches to hold stage door and main entrance doors open
Lights in toilets staying on too long
ACTION: Gavan to follow up with Adrian O'Leary

minutes

Next Meeting

2/5/16 at the Triabunna Community Hall 5:00pm

Meeting Closed

Meeting closed at 7:25pm

8.4 Triabunna Community Hall Committee, May 2016 (Draft)

minutes

Triabunna Community Hall (TCH) Committee Meeting			
2/5/16		05:00pm	TCH
Meeting called by	Jenny Woods		
Type of meeting	Committee Meeting		
Chair	Jenny Woods		
Minutes	Gavan Barber		
Attendees	Jenny Woods, David Kirk, Keri Handley, Gavan Barber, Judy Mollineaux, Malcolm Bishop, Tony Pollard		
Apologies	Howard Harris		

Minutes of last Meeting 16/3/16

Acceptance of Minutes 16/3/16

MOVED – Gavan Barber
SECONDED – Keri Handley
CARRIED - Unanimously

Business arising from last minutes

1. Tony asked about the outcome re Kaylene Lee's wish to join Committee.
Jenny will need to speak to Council as a whole as there is some 'cloudiness' with regard to the Section 24 Guidelines re appointment of Committee members.
Some discussion as to whether we need another person on the Committee and that the Section 24 Guidelines, as they stand, state that the Expression of Interest process for members of a Section 24 Committee will take place after a Council Election.
David stated that he knows of one person who has written to Council expressing an interest in being on the Triabunna Community Hall Committee; they wrote to Council in December 2015 and have received no reply from Council re their Expression of Interest.
ACTION: David will ask the person in question to contact Jenny to follow up on their letter.
2. Gavan stated that lights in toilets have been fixed, a latch to hold the main door open has been installed and Adrian O'Leary has the door seals in hand.

minutes

Business arising from last minutes - continued

3. Tony queried the outcome of sending an email to all Committee members when a Committee member was going to be in the hall. There was no resolution to this issue at the last meeting as the Chairperson was not well and this point was passed over to the next meeting. This issue was discussed with regard to the issue of insurance cover for volunteers working in the hall. It was decided that to protect the Committee members for insurance cover that the Committee needs to be informed whenever any Committee member goes to the Hall.
MOTION: That Committee Members can stop and do gardening on an 'ad hoc' basis without notifying the Committee
MOVED: Judy
SECONDED: Keri
CARRIED: Unanimously

MOTION: All Committee members email whole Committee prior to working in Hall
MOVED: Gavan
SECONDED: David
CARRIED: Unanimously
4. Jenny discussed the item that the Committee was not informed that the Hall was booked by Council for a theatre production – the Manager Community Development does not inform any other Committee that she has booked a hall and she is not going to do it for the Triabunna Community Hall. Tony sends out an email whenever a Hall Hire form is completed. Jenny will look into having a Community Calendar instigated by Council. Gavan handed out the latest schedule for Hall bookings.
5. Keri discussed her research into a new vacuum cleaner for the Hall and her conclusion based on Choice Magazine with a range of 24 cleaners to choose from. Keri has negotiated a price (\$200 below retail) of \$499 for an Electrolux ZU09923PT from Harvey Norman.
MOTION: Keri to finalise purchase of vacuum cleaner at Harvey Norman, and she will contact Tony to arrange for payment over the phone with his corporate credit card.
MOVED: Judy
SECONDED: David
CARRIED: Unanimously
6. Tony presented his findings on trestle tables. 1.8m trestle – Holts Mitre 10 \$54.99 and K&D Warehouse on special at \$37.80 (1.2m trestles also \$37.80)
 Discussion around what sizes of tables to buy and the numbers to buy and it was decided to put the following motion.
MOTION: Purchase 4 x 1.2m and 8 x 1.8m trestle tables from K&D at \$37.80 each.
MOVED: David
SECONDED: Gavan
CARRIED: 7 votes for and 1 vote (Tony) against

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minutes

Business arising from last minutes - continued

7. Jenny informed the Committee that we need to purchase our own cleaning equipment/products and our own rubbish bins in line with what other halls do. We can purchase the items through Council if it works out cheaper and then pay Council when they invoice the Hall.

Correspondence

1. Flyer from Tap Dancing Group presented to Committee.
Tap Dancing classes are planned for the TCH on 13th May, 20th May and 27th May. Janelle Hall has tentatively booked the Hall for the above dates subject to decision from this meeting.
Tony informed the meeting that he has spoken to Janelle and informed her that she needs to carry her own insurance. Discussion followed about setting the fee for use of the Hall and it was decided to charge the lower half day commercial rate from the Triabunna Community Hall Fees and Charges 2015/16.
MOTION: That Janelle Hall is charged \$40.00 per session, to conduct Tap Dancing classes, as per the Triabunna Community Hall Fees and Charges 2015/16.
MOVED: Tony
SECONDED: Judy
CARRIED: Unanimously
2. Judy raised the issue of the issue surrounding the letter from a member of the Yoga group. Jenny read out her email in response to the letter and discussed that David had written letters of apology to the relevant people and that the matter is settled.

Financial Report

As at 20/4/16 balance of Triabunna Hall Committee account:
\$1,780.10 as per circulated financial statement.
Tony raised a couple of points - What was the deposit on 20/4/16 for and should there not have been a deposit for the Coastal Hazards morning tea. The deposit on 20/4/16 was from the Odeon for Hall hire and the deposit from DPAC is still to be processed through the Council.
Acceptance of Financial Report
MOVED: Keri
SECONDED: David
CARRIED: Unanimously



minutes

Invoices Received

Gavan tabled invoices/receipts that needed to be reimbursed to Gavan to cover items purchased for the Hall and the Coastal Hazards morning tea. Total \$136.01

\$25.56 – toilet brushes

\$11.00 – dustpan and tissues

\$13.32 – tie down straps for chairs

\$9.43 – door stop plunger

\$3.50 – Coastal Hazards morning tea

\$49.20 – Coastal Hazards morning tea

\$24.00 – Coastal Hazards morning tea

MOTION: Reimburse Gavan Barber for \$136.01

MOVED: Keri

SECONDED: Malcolm

CARRIED: Unanimously

Hall works updates

Gavan reported on the following:

Projector installed with safety cable

Projection screen installed

Curtains and blackout blinds installed

Part of sound system installed and the rest will be installed when time permits.

Intention to repurpose the old stage curtains and tracks at the sides of the stage

Meeting Tony Brown on Thursday (5/5/16) to have the new dimmers installed.

Status of Expression of Interest for Grant Application

Jenny stated that she has been told unofficially that the expression of interest submission for the Stronger Communities Program for the electorate of Lyons was unsuccessful.

Dressing Room Fitout

Discussion about using the office furniture at the old Council Chambers to revamp as benches in the dressing rooms. The use of these items has been approved by both David Metcalf and Adrian O'Leary.

Jenny will email General Manager to confirm use of old furniture and if that is affirmative then then the following motion will take effect.

MOTION: That the Committee repurposes furniture at the old Council Chambers to fit out dressing rooms at the Triabunna Community Hall as previously approved by the General Manager and the Manager Council Buildings.

MOVED: David

SECONDED: Keri

CARRIED: Unanimously

minutes

Bookings (as attached)'
Keri asked that the name of Yoga on schedule be changed to Spring Bay Yoga
Other Business
<ul style="list-style-type: none"> Billiard table that is currently stored in Rec Hall at old Council Chambers Tony wants to bring it back to the Hall as there have been complaints that it is taking up too much room. It was originally meant to be stored in the old Council Chambers themselves, but when it was taken there it would not fit so it was put in the Rec Hall. The table was originally purchased by the Hall when Malcolm used to run the Drop In Centre at the Hall. It was discussed that it could be sold, and then Malcolm said that Prosser House would probably be interested in taking it. If Prosser want to take it then the following motion will take effect. MOTION: Donate billiard table to Prosser House MOVED Tony SECONDED: Judy CARRIED: Unanimously Tony said that as Woks Manager GSBC he had been going through the Community Wish Lists for the Council budget that had been presented to Council and expressed the opinion that David's submission to the list should have been shown to the Committee before being submitted to Council. David explained that he had submitted it as an individual as it covered the whole precinct, but was happy to send a copy to all Committee members if requested. Malcolm raised the issue of the outside security lights being on all night and the cost to run them. Gavan explained that they are all LED lights and cost little to run them, and Adrian has said that he prefers to have the hall lit at night to prevent vandalism; Jenny agreed that there is a vandalism problem and is happy to have the lights. Gavan will ask both Adrian and Tony Brown about the lights and the cost of running them. Keri has sought advice from an events planner who suggested that Hall bookings should not be made that follow directly on from one another, need at least 30 minutes between bookings. Keri asked where the vacuum cleaner is going to be stored – it will be stored in one of the dressing rooms so that hall hirers can access it. Keri presented a sample of Patricia Kirk's latest version of the TCH business cards – viewing and discussion is to be held over to next meeting

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minutes

Next Meeting
18/7/16 at the Triabunna Community Hall 5:30pm
Meeting Closed
Meeting closed at 7:20pm

9. Officers' Reports Requiring a Decision

9.1 Local Government Code of Conduct Framework – Model Code of Conduct (April 2016)

Responsible Officer – General Manager

The Model Code of Conduct (made by order of the Minister for Planning and Local Government on 13 April 2016) prescribes the standard of behavior that all Tasmanian councillors are required to meet when performing their role.

Under the *Local Government Amendment (Code of Conduct) Act 2015* (the Amendment Act) Council must formally adopt the Model Code of Conduct by the 12th July 2016.

The key aspects of the new code of conduct framework include:

- The Minister's independent Local Government Code of Conduct Panel which is responsible for the investigation and determination of code of conduct complaints;
- That code of conduct complaints are lodged with the general manager of the relevant council, and can be made within six months of the councillor allegedly contravening the code of conduct;
- New powers for the Panel to suspend councillors for serious breaches of the code of conduct;
- New ability for the Panel to dismiss frivolous and vexatious complaints;
- New power for the Minister to remove a councillor from office if he/she has received a suspension sanction for three code of conduct breaches during one term of office or two consecutive terms of office.
- New offence provision providing that if a councillor fails to comply with a sanction imposed by the Panel, that the councillor may face a penalty of a fine not exceeding 50 penalty units, which currently equates to \$7,700; and
- An appeal right from a Panel determination to the Magistrates Court (Administrative Appeals Division) on the basis that the Panel failed to comply with the rules of natural justice.

Councillors have been provided with hard copies of the Model Code and related information sheets. These information sheets can also be accessed on the Department of Premier and Cabinet website as follows: www.dpac.tas.gov.au/divisions/local_government_code_of_conduct

Statutory Implications

The Local Government Amendment (Code of Conduct) Act 2015 (the Amendment Act), 13 April 2016.

The local government code of conduct framework is prescribed under Part 3, Division 3A (Code of conduct, complaints and complaint resolution) of the Act.

Budget Implications

Nil.

Recommendation

That Council adopts the Model Code Conduct as per the *Local Government Amendment (Code of Conduct) Act 2015* (the Amendment Act), which commenced on the 13th April 2016.

Attachments:

- See www.thelaw.tas.gov.au – Model Code of Conduct

9.2 Great Eastern Trail – Memorandum of Understanding

Responsible Officer – General Manager

On the 12th April, 2016 Andrew Macgregor, a consultant working with the Tasmanian Land Conservancy (TLC) to implement a pilot phase of the Great Eastern Trail coastal walk, presented the proposal to Council.

The Great Eastern Trail has developed from some feasibility work that commenced in 2013 as a partnership between Glamorgan Spring Bay Council, Break O'Day and Dorset Councils funded by the Australian Government.

An earlier assessment prepared by the Tasmanian Land Conservancy in 2012 found that an initial stage of what could eventually be a 237 kilometre walk from Musselroe Bay to Swansea, could be developed along the beaches north of Bicheno.

Council was very receptive to the idea of the pilot phase and as such a Memorandum of Understanding (MOU) has been drafted for each of the Councils, East Coast Regional Tourism Organisation (ECRTO) and the TLC to sign.

The attached MOU includes roles and responsibilities of each party. The purpose of this Memorandum of Understanding (MOU) is to reaffirm a partnership between the parties that will provide a platform for furthering the shared aims and strategies.

This document is provided to Council for consideration.

Statutory Implications

Nil

Budget Implications

Nil.

Recommendation

That Council gives approval for the General Manager to sign the Memorandum of Understanding on behalf of Glamorgan Spring Bay Council for the development of the pilot stage of the Great Eastern Trail (version dated 16th May 2016).

Attachment: Great Eastern Trail MOU

9.3 Policy 4.8 – Code for Tenders and Contracts

Responsible Officer – General Manager

Comments

The Glamorgan Spring Bay Council Tenders and Contracts Policy was last updated based on changes to the Local Government Act in 2014.

Subsequent to this there has been a change to the regulations that increased the value at which a project is required to go to tender (from \$100K to \$250K). This change has been made in the policy and the relevant regulations noted at the beginning of the policy.

In addition to this the Director of Local Government's report to the Glamorgan Spring Bay Council in December 2015, recommended that the Council's Tendering and Contracts Policy is amended to facilitate the best outcome in selling Council property and assets and the Council consider listing assets that are for sale on its website and local newspaper/newsletters (see Disposals – Item 9.2).

All changes to the document are tracked in the document.

Statutory Implications

Local Government Regulations 2015 (S.R. 2015, No.37) 28. Code for tenders and contracts.

Budget Implications

Nil.

Recommendation

That Council endorses the changes to Policy 4.8 – Code for Tenders and Contracts as presented to Council on May 24th, 2016.

Attachment: Policy 4.8 – Code for Tenders and Contracts

9.4 Freycinet Volunteer Marine Rescue

Responsible Officer – Manager Community Development & Administration

Comments

An application has been received from the Freycinet Volunteer Marine Rescue, seeking financial assistance of \$1,000 towards replacing the ageing Stormy Sea Jackets.

Freycinet Volunteer Marine Rescue provides Personal Protective Equipment for volunteers providing emergency services. The six (6) Stormy Sea Jackets are now more than 10 years old and although they have been well maintained, they have reached the end of their service life and will be condemned when they are returned for service this winter.

The cost of replacing the six jackets is \$2,400.

There has been recent publicity around inflatable lifejackets that have not been properly maintained. Freycinet Volunteer Marine Rescue only became aware of Stormy's policy to condemn jackets more than 10 years old in the last two months.

Statutory Implications

Not applicable

Budget Implications

A total of \$20,000 has been allocated in the 2015/16 budget for the Community Small Grants Programme, of which \$2,306 is remaining.

Recommendation

That Council approves a grant of \$1,000 to the Freycinet Volunteer Marine Rescue towards the cost of replacing the ageing Stormy Sea jackets.

9.5 Swansea Primary School

Responsible Officer – Manager Community Development & Administration

Comments

An application has been received from the Swansea Primary School seeking financial assistance of \$1,000 to provide students with the opportunity to participate in the team sport of cheerleading.

Students in remote schools miss out in participating in many team sports because they do not have enough students in the necessary age brackets. Cheerleading is a fantastic fit for the Swansea Primary School as a team can be made up of students from a variety of different age groups and body types. Cheerleading encourages fitness and teamwork and enables young people to experience competition and meet people from other schools. Swansea children do not have the opportunity to participate in many out of school activities due to their rural location. Activities such as guides, scouts, dance, gymnastics, drama club, basketball and many other activities are not available in our area. We believe that by providing the multi-age sport of cheerleading which draws on a variety of student attributes is a great way to meet the needs of Swansea families.

The key benefits to students competing in the sport of cheerleading include:

- Greater health and wellbeing.
- Increased self-esteem.
- Acquisition of team work skills
- The chance to meet students from other schools and be part of a large competition.
- Improved confidence.
- A sense of belonging.
- Pride in representing their school.
- Skills they can transfer to future pursuits in areas such as dance, gymnastics and the performing arts.
- A healthy afterschool activity.

The major costs of the cheerleading program include uniforms, entrance fees and coaching fees. There is no Education Department funding available for this project. The school will fundraise to help provide students with this opportunity. Local businesses have also donated prizes to support this worthwhile extracurricular activity. The school is currently holding a raffle to raise funds.

Students also learn a routine which they are able to share with other members of the community such as residents at May Shaw Health Centre, children from the childcare centre and the broader Swansea community at local events. Cheerleading provides family entertainment, a positive recreational activity and something for the young people of Swansea to be proud of.

The estimated total cost of the project is \$4,500.

Statutory Implications

Not applicable

Budget Implications

A total of \$20,000 has been allocated in the 2015/16 budget for the Community Small Grants Programme, of which \$2,306 is remaining.

Recommendation

That Council approves a grant of \$1,000 to the Swansea Primary School towards the cost of a cheerleading program.

9.6 Council Submission to the State Government regarding the Draft State Planning Submissions

AUTHOR:	Contract Senior Planner (D Mackey)
DATE:	18 May 2016
ATTACHMENTS:	<ol style="list-style-type: none">1. Draft submission on the State Planning Provisions2. Tasmanian Planning Commission Info Sheet 3/2016
PREVIOUSLY PROVIDED:	Draft State Planning Provisions and accompanying Explanatory Document, (publicly available via the Tasmanian Planning Commission website).

ISSUE

Endorsement of a submission to the Tasmanian Planning Commission in regard to the Draft State Planning Provisions.

PURPOSE

In March 2016 the Tasmanian Planning Commission (TPC), at the direction of the Minister for Planning, released the draft State Planning Provisions (SPPs) for a 60-day public exhibition period. The SPPs will form the bulk of the pending Tasmanian Planning Scheme, which is likely to be introduced in 2017. Councils, along with members of the public, have the opportunity to formally comment on the draft provisions, (refer Information Sheet from the TPC in Attachment 2).

On 19 April a Councillor Workshop was held to formulate a submission. The outcomes of this workshop are encapsulated in Attachment 1 (Part A).

Planning officers from the resource-sharing group of Councils have collated technical comments on the draft State Planning Provisions. These are included in Attachment 1 (Part B).

This report seeks endorsement from Council for the submission – both Part A and Part B.

Submissions were due on 18 May – prior to the council meeting. The submission has therefore been submitted to the Tasmanian Planning Commission, but with a note that it had not yet received Council endorsement. Any changes made by Council at the meeting within the decision to endorse the submission will be relayed to the Tasmanian Planning Commission.

THE PROCESS FOLLOWING CLOSE OF SUBMISSIONS

Following the 18 May submission deadline, the TPC will conduct public hearings and formulate recommendations to the Minister for the finalisation of the SPPs. These provisions will form the bulk (perhaps 95%) of the future Tasmanian Planning Scheme.

In the second half of 2016 each Council will be required to draft its 'Local Planning Schedule' (LPS) and put it out for formal public notification.

Each council will then need to form a view on each submission it receives and provide a report to the TPC, which will hold public hearings for each Council's LPS. As each LPS is finalised and declared by the Minister, the Tasmanian Planning Scheme will come into force in that municipal area and the relevant interim planning scheme will be displaced.

Each Council's LPS will provide perhaps just 5% of the ordinance of the Tasmanian Planning Scheme for its municipal area. The rest will be the SPPs. However, very significantly, all of the mapping is also be part of the LPS. That is: all of the zoning maps and any overlay maps, (regardless of whether the State has directed, or even simply provided, some of these maps).

The drafting of the LPS later in 2016 will be a substantial task for each Council, as will the consideration of submissions flowing the public notification period.

Because the great bulk of the ordinance of future Tasmanian Planning Scheme will be constituted by the State Planning Provisions, it is important that Council consider the draft SPPs and provide a submission into the process.

RECOMMENDATIONS

1. That Council endorses Part and Part B and notifies the Tasmanian Planning Commission of any changes to the submissions made on the 18th May, 2016.
2. That Council consider NRM Officer submissions (Part C), which have not yet been included in a Council workshop for discussion.

ATTACHMENTS:

1. **Part A: Submission on the draft State Planning Provisions to the Tasmanian Planning Commission**
2. **Part B: Officer Comments**
3. **Part C: Natural Assets Code (NRM Submission, not considered in Council Workshop)**

ATTACHMENT 1

SUBMISSION ON THE DRAFT STATE PLANNING PROVISIONS TO THE TASMANIAN PLANNING COMMISSION

PART A – COUNCILLOR COMMENTS

C7.0 Natural Assets Code

Mapping the Code Overlay:

The Code requires Council to create, as a 'local provision', a mapped overlay setting out where it will apply.

The current available spatial information for the values intended to be protected by the code on private land varies in quality from one part of the state to another, and from one part of Glamorgan Spring Bay to another.

Council is concerned that using the currently available spatial data to develop the code overlay would not achieve consistency of approach. Nor would it achieve the stated purpose of the code. Using incomplete and variable-standard spatial information to develop the overlay would:

- Impose unnecessary costs at the development application stage on too many developers where land mapped as having 'priority vegetation' is ultimately proven not to be the case – via expense consultants' reports.
- Miss many genuine areas of 'priority vegetation', meaning that the planning scheme would very often not achieve the stated intent of the code.

One of the intents of the Tasmanian Planning Scheme is consistency across the state. However, this will not be the case in regard to the natural Assets Code unless the State adequately resources a project to significantly improve 'Tas Veg' so that it is the same standard across the state.

Spatial Application in Different Zones:

Council supports the policy approach to apply the Natural Assets Code in some zones and not others. Land zoned for intensive development (e.g. the Industrial Zones, Business Zones and the General Residential Zone) should then be able to be developed unencumbered. Such land constitutes a valuable – and very limited – resource. It should be utilised to its maximum extent to prevent urban sprawl and ensure services can be provided efficiently.

20.0 Rural Zone & 21.0 Agriculture Zone

Mapping of the Rural Zone and Agriculture Zone

Without zone mapping guidelines, Council found it difficult to fully consider the draft zone provisions for these two now 'recalibrated' zones.

Council notes that the State is pursuing a project to map the Tasmanian Agricultural Estate, which will assist in establishing the Rural Zone / Agriculture Zone boundary, and this is welcomed.

It is noted that guidance will be required as to what zone non-rural / non-agricultural titles are placed in. Traditionally, the base rural zone in Tasmanian planning schemes has been used for such titles and it is currently unclear whether the Agricultural Zone or the Rural Zone will perform this 'de facto' zoning function.

In addition, it is noted that many properties contain titles that are partly 'agriculture' partly 'rural'. Council wishes to foreshadow a need to have split zone titles.

20.0 Rural Zone Subdivision Standards

20.5 Development Standards for Subdivision, P1:

Council supports the intent of the subclause (b) in the equivalent subdivision standard in the Agriculture Zone enabling boundary reorganisation, and requests that it be mirrored in the Rural Zone. Many properties in Glamorgan Spring Bay contain titles in each zone. If boundary reorganisation is possible in only one zone, it will hinder holistic whole-farm-planning and restructuring.

Subclause (b)(ii) requires a Part 5 Agreement to be registered on the title preventing the construction of a dwelling on a vacant balance lot. This is opposed and Council believes this clause should be removed. A balance lot may be very large and may accommodate a substantial rural use, and a new dwelling may be highly desirable for an appropriate level of farm management, operation and security.

21.0 Agriculture Zone

21.5 Development Standards for Subdivision, P1:

Council supports the intent of the subclause (b) enabling boundary reorganisation.

Subclause (c)(ii) requires a Part 5 Agreement to be registered on the title preventing the construction of a dwelling on a vacant balance lot. This is opposed and Council believes this clause should be removed. A balance lot may be very large and may accommodate a substantial rural use, and a new dwelling may be highly desirable for an appropriate level of farm management, operation and security.

Council is concerned that the subdivision provisions in the Agriculture Zone enabling new small lots to be created for agricultural uses will be open to abuse by those simply wishing to create rural living lots. These provisions, if considered necessary to have in the planning scheme at all, should be tightened.

Loss of the Environmental Living Zone

The removal of the Environmental Living Zone is opposed, as there are significant areas of the municipality where this zone is quite appropriate. The new Landscape Conservation Zone is not a direct translation. The mapping necessary to remove the former and apply the latter will require significant strategic work on the part of Council, and will fundamentally change the applicable planning scheme provisions for many property owners.

ATTACHMENT 2

PART B – OFFICER COMMENTS

GENERAL	
Mapping of local planning provisions.	Any site specific measures in the local planning provisions should be mapped for transparency benefitting owners, planners and investors. Historically, schemes have hidden too many site specific provisions. With TheList and iplan, this is unnecessary and avoidable.
Structure of Code Performance Criteria.	<p>Some code performance criteria mandate expert reports to be submitted. This raises a number of issues including</p> <ul style="list-style-type: none"> - Whether it is appropriate for a performance criteria to determine process - Whether the performance criteria are drafted with sufficient focus on the outcome - Whether the drafting places undue costs on applicants by removing the discretion of planner's <p>As an example, the landslide code provides a number of exemptions. But in the case of development that is exempt from building but not planning in a low or medium hazard band then C15.6.1 requires an expert report regardless of the context of the work proposed, which could be minimal if a building permit is not required.</p>
Subdivision standards.	The southern IPS have not removed, in full, the need to refer back to Local Government (Building and Miscellaneous Provisions) Act 1993. For instance, the scheme defines frontage and minimum lot frontages, but does not clarify provisions in s109 of LGBMP that imply frontage via a right of way having to be exclusive to the lot. If LGBMP cannot be promptly and belatedly removed from the system, subdivision standards should be comprehensively revised to ensure that the planning scheme does in fact say otherwise (see s109 of LGBMP).
PD4-based Standards outside Greater Hobart	<p>PD4 standards are inappropriate for application to established towns outside of Greater Hobart and to some existing suburbs in Greater Hobart</p> <ul style="list-style-type: none"> o Too high o Too dense <p>Local variation – GSBC – historical pattern of development minimised impact on amenity and valued characteristics of localities by being consistent in terms of scale and planning regulations.</p>

	<p>PD4 will do the same in new suburbs, but disturb that pattern in existing areas. There is nothing to say that this should not happen but there is no analysis to support a view that this is universally desirable.</p>
PD4-based Standards, generally.	<p>The convoluted language and layered standards are unnecessary. Front setback standard could be streamlined to: The front setback of a habitable building shall comply with one the following:</p> <ul style="list-style-type: none"> (a) No less than 4.5 from primary frontage (b) No less than 3.0m from secondary frontage (c) a lesser distance than (a) or (b) that is equal to or greater than the setback of the front wall of any existing habitable buildings on the lot or adjoining lot <p>The definition of setbacks could exclude minor protrusion, avoiding the need for ad nauseam repetition.</p>
Subdivision Standards, generally.	<p>The repetition of 8.6.1 A1 (b) (c) and (d) could be removed by these clauses forming part of section 7.0. There is no consideration of urban design or outcomes, particularly evident in the frontage standard. Provisions are purely functional and the individual lot level. Subdivision is an appropriate level to consider place making. Should densities be increased or decreased in response to local topography, views, vegetation, infrastructure or other features. If a Planning Authority ever desires such an outcome it is at a loss to require it.</p>
Outbuildings	<p>Outbuildings should not be considered as sensitive use for the purposes of the use standards. This could be achieved by exclusionary clauses in the use standards or by a significant broadening of the exemptions. Outbuildings in a rural type zone are rarely, if ever, problematic and should be exempted in full or substantially greater individual and cumulative floor areas than proposed. It should be recognised that the practical difference between a residential outbuilding and a farm building in the curtilage of a house is minimal.</p>
Use: Natural and Cultural Values Management	<p>The use is defined in rather vague terms yet it is one that is rarely applicable. The consistent treatment of this use of no permit required is not considered, where for instance it is NPR in a commercial zone. The use seems to conglomerate a range of activities that are perhaps best addressed by activity based exemptions, rather than use. Rarely, do NRM or heritage management activities constitute a use in of itself. Or, potentially, incorporated into the concept of useless development.</p>

Exemptions	The structure of PD1 does not assist well if the criteria for the exemption are exceeded. How do we assess a hot water cylinder located to the front of a building, what standards apply? In many ways these discrete issues would be better managed by mechanisms that describe what criteria are to be met if they are exempt, permitted or discretionary and, if discretionary, what criteria should apply.
Application Requirements	Rather than split the provision of title information between must and maybe, it is submitted that there is no need for title information at all. Councils have unrestricted access to this information. The information does not enhance or restrict a third parties ability to comprehend a proposal and make an informed position on any impacts. It may however reveal otherwise private information for public consumption such as financial arrangements set out in a Part 5 Agreement, name of owner or nature of any unique covenant
DRIVE FOR COMPLETE CONSISTENCY WILL NOT PRODUCE 'SIMPLER, FAIRER, CHEAPER' OUTCOMES	
<p>It is considered that the desire for consistency is being expressed solely as making the outcome consistent, rather than the process. Too much emphasis is placed on having one standard for all situations regardless of context, different environment values or, importantly, how past regulation has established existing patterns of development. Too little emphasis is place of determining why this is appropriate. Consistency in process can be achieved by a small amount of variation in development standards. This allows local planning provisions to target standards to address issues properly. The demand for sameness will have three outcomes;</p> <ol style="list-style-type: none"> 1. standards are too onerous and too many discretions unnecessarily evoked, such as side setbacks in the low density residential zone 2. standards are too loose and provide avenues for unrealistic development leading to unnecessary agitation for communities and their planning authorities 3. there will be no noticeable effect. <p>Rather than riding your luck and landing on three, planning authorities ought to be given some ability to mitigate outcomes 1 or 2 through sensible, but minimal, variations in key standards particularly minimum lot size, setback and height.</p> <p>Equally, long standing development standards such as Glamorgan Spring Bay's former height and setback provisions for coastal lots ought to be able to be carried forward. For the best part of 20 years development of coastal lots was determined by these standards. Housing has been constructed with an understanding of restrictions on lots and adjoining lots. Removing those provisions can be significant impact to existing development that is designed with an awareness of now changed rules to adjoining land. Equally it is not considered that local provisions such as this undermine consistency.</p> <p>The desire for consistency clearly has primacy. Desires for faster or cheaper will not be delivered under the Planning Scheme Template for Tasmania or LUPAA.</p>	

SPECIFIC PROVISIONS		
Clause/Section	Issue	Proposed Solution
3.1.3 Definitions	“home based business” – should have a limitation on number of customers.	Add: (l) no more than the occasional customer.
3.1.3 Definitions	“Building area” - Includes the words “where all buildings will be located”. This is not desirable. Every new lot should not require a building envelope on the title. The subdivision provisions regarding building area at the zone level are that there is a suitable area in the lot. It is only at the code level that building envelopes may in fact be required and this can be achieved by conditions.	The clause should read “where buildings could reasonably be located”.
3.1.3 Definitions	“Cinema” - Includes the words “to persons for reward”. This phrase is used in isolation which could lead to uncertainty but in any case is unnecessary. Other land use definitions could, but do not, specify this – on the basis that a land use is a land use, regardless of whether a person is receiving payment.	Omit “to persons for reward”.
3.1.3 Definitions	“Crop Production” - Unnecessary. Serves no practical benefit or clarifies any aspect of the Resource Development use class definition and addresses half of what is covered by the definition of Agricultural Use. It is not used in the scheme.	Omit.
3.1.3 Definitions	“Family day care” - The proposed intervention to reduce the number of children permissible in a family day care centre is opposed. The planning system has no role to play. The federal standards allow 1 educator to 7 students with a maximum of four students under preschool age. Such centres are prevalent throughout the state. They are not problematic. The restriction is devoid of logic. This clause is evident of the lack of policy or analysis undertaken and the arbitrary nature of clauses derived from opinion rather than fact	Amend the definition to: “means use of land for family day care or outside school hours care”.
3.1.3 Definitions	“Land filling”	Exclude “associated with approved building foundations”.

3.1.3 Definitions	“Local Shop” - Restrictions on scale, if necessary, belong in the use standards not the definition. There is no flexibility.	Move scale restrictions to Use Standards.
3.1.3 Definitions	“Public open space” - Different to the meaning in Local Government Act 1993. Why ?	
3.1.3 Definitions	“Serviced Apartment / Visitor Accommodation”. The definition essentially captures all forms of visitor accommodation other than a camping, B&B or hotel. Most facilities are furnished and self-contained. The issue here is that the use class lists a number of examples that must, somehow, be different. Arguably, Serviced Apartment is not required. Terms can be defined for camping, B&B and hotel and the remainder can rely on the use class.	
Table 4.1 Exemptions	<p>“Utilities”</p> <p>a. (c) overlaps with (b)</p> <p>b. If some legislation is exempted, should not all relevant legislation be referred to</p>	<p>(c) should read “stormwater infrastructure provided by a stormwater service provider”. Treatment of stormwater by way of temporary holding or delayed flow should be exempt</p> <p>The Tasmanian Irrigation program should be exempt. It is a utility and subject to a number of other pieces of legislation, including the water management act and EPBC.</p>
Table 4.1 Exemptions	“Minor infrastructure” – does not include ‘landscaping’. (Note that the “landscaping and vegetation management” exemption only applies to certain kinds of land.)	Add: ‘landscaping’.
Table 4.1 Exemptions	“landscaping and vegetation management”: “Private garden” is not defined. Does this mean a backyard? If a private garden is not a backyard then there needs to be assessment standards in zones.	Provide a definition of ‘private garden’ in 3.1.3 to clarify it includes backyards.
Table 4.1 Exemptions	“retaining wall”	For cases where retaining walls do not meet the exemption benchmarks, there will need to be standards within zones, or an assessment clause within 7.0 General Provisions.

Table 4.1 Exemptions	<p>“Roadworks”</p> <ol style="list-style-type: none"> Should include construction of a new road within an existing road reservation. Planning functions alongside road infrastructure providers rather than as an overseer. Should include sealing of an existing road Should clarify the meaning of traffic control devices to include roundabouts 	<p>Include:</p> <ul style="list-style-type: none"> Construction of a new road within an existing road reservation. Planning functions alongside road infrastructure providers rather than as an overseer. Sealing of an existing road Clarifying that the meaning of traffic control devices to include roundabouts
Table 4.1 Exemptions	<p>“Minor infrastructure”: “Public land” has a particularly meaning under the Local Government Act 1993 which is narrower than the intent. The scope of activities is clearly public in nature and the status of the land does not appear to be particularly important in the content.</p>	<p>Deleted “on public land”.</p>
Table 4.1 Exemptions	<p>Low capital cost Council activities: Should be up to a threshold of \$1 million excluding the Environmental Management Zone, equivalent to the Victorian system. Capital expenditure by Council is determined transparently by democratically elected representatives. The specific of the capital programs are planned and designed by qualified staff against a comprehensive list of Australian Standards, State legislation and Council policies. There is no practical benefit in the planning system controlling such processes, aside from the exposure of Council decisions to third party appeal rights. The system recognises that LUPAA does not value add to the outcomes of essentially all infrastructure providers, except for Councils. This is condescending at best.</p>	
Table 4.1 Exemptions	<p>‘Vegetation removal for safety or in accordance with other acts’: Subclause (f) states that removal of vegetation within 2m of a powerline is exempt. This is inadequate and will result in safety compromises.</p>	<p>Remove ‘powerlines’ from (f), and include add the following to (h): ‘... including the removal of vegetation necessary to make safe private or public powerlines.’</p>
Table 6.2 Use Classes	<p>A “bakery” should be an example under food services (there has been issues with categorising as Resource Processing.</p>	<p>Add: ‘bakery’ to examples listed in the definition.</p>

Table 6.2 Use Classes	“Resource Processing” does not include ancillary food and drink sales.	Add: ‘Includes the ancillary use of display and sale of products and the preparation and sale of food and drink directly related to the use for consumption on or off the premises’.
6.11.2 (f) Conditions on a Permit.	Wastewater treatment/disposal is not included in the list of matters for which conditions or restrictions can be applied.	Add to point (iv)...’, including wastewater treatment and disposal’.
6.11.2 Conditions on a Permit.	Landscaping is not included in the list of matters for which conditions or restrictions can be applied	Add: ‘(v) provision of landscaping’.
7.4 Change of Use of a Local Heritage Place	A heritage place listed in the scheme has the benefit of flexible use potential whereas a place listed only on the Tasmanian Heritage Register (and not also on the planning scheme list) does not.	Expand 7.4 so that it applies to places on the Tasmanian Heritage Register and Local Heritage Places.
8.1 GR Zone Purpose	Diversity in multiple dwellings	Add: ‘8.1.4 To provide for multiple dwelling developments that provide diversity in dwelling type, size and form and integrate with the character of the area.’ Renumber existing 8.1.4 to 8.1.5.
8.2 & 9.2 GR and IR Zones Use Table	It is in the public interest for substantive multiple dwelling proposals to be discretionary. Two is acceptable, but three or more should be discretionary.	Change Permitted “Residential” qualification to ‘If for two dwellings’. Add Discretionary “residential”, qualification: “if for three or more dwellings”.
8.4.2 A3(b) and GR Zone Diagrams 8.4.2A, B & D. (Also applies to IR Zone)	It appears side and rear setbacks are treated the same in the standards. However the diagrams indicate a 1.5m rear setback and zero side setbacks.	Change the diagrams for the building envelopes to abut the rear boundary.
8.4.3 A1 & A2 GR Zone	A multiple dwelling requires 60m2 of private open space and a normal dwelling only 24m2.	Delete A1 (b)

8.4.3 A2 (c) GR Zone	<p>Private Open Space in frontage should not be an Acceptable Solution as it is not “private”.</p> <p>Should be “not located between the dwelling and the frontage”... otherwise not “private. Could be located in this position as a discretion. Or if can be adequately screened to 1.8m if consistent with streetscape.</p>	<p>Add to AS: “is not located between the dwelling and the frontage”</p> <p>Move from AS to PC: “is located between the dwelling and the frontage only if adequately screened from public view and the frontage is orientated between 30 degrees west of north and 30 degrees east of north”.</p>
8.4.7 A1 GR Zone	The front fence AS is the same as the front fence exemption. This becomes confusing between exemption and NPR.	Amend to provide for this as either an Exemption or No Permit Required.
Missing re: substantive multiple dwelling developments. GR Zone.	Need ability to require landscaping for substantive multiple dwelling developments.	<p>Add a landscaping standard:</p> <p>Add AS: Developments with three or more dwellings must have landscaping:</p> <ul style="list-style-type: none"> a) Along the perimeter of the driveway and frontage; and b) Along the perimeter of one of the sides of the POS, including a suitable tree that has a mature height of at least 3m. <p>Add PS: Developments with three or more dwellings must have landscaping that:</p> <ul style="list-style-type: none"> a) Adequately softens the development in the streetscape; and b) Contributes to the enhancement of the character of the area.
8.5 GR Zone	Clarify whether outbuildings can be assessed as a “residential” use if there is no dwelling approved on the land.	Clarification needed.

8.6.1 A1 GR Zone	Need "or" between a, b, c and d.	Add an "or" between a, b, c and d.
8.6.1 A2 & 8.6.2 P1 GR Zone (And all zones)	Need to discourage internal lots.	Reintroduce the internal lot standards from Southern Interim Planning Schemes.
8.6.2 P1 GR Zone (And all zones)	Need ability to required roads to be landscaped with street trees.	Add: 'Roads are landscaped to enhance the character of the area.'
10.4.3 A1 LDR Zone	THE LDRZ is applied to a number of shack communities with small lots e.g. White Beach, Spring Beach, Eaglehawk Neck, where an 8m front setback is not practical and will result in an excessive number of discretionary applications.	Allow local planning authorities to vary the standard front setback. For example, to 4.5m to reflect existing zone standards in some localities.
10.4.3 A2 LDR Zone	As above, for side and rear setbacks. Unless there is some local flexibility in the Tasmanian Planning Scheme it will result in an excessive number of discretionary applications.	Allow local planning authorities to vary the side and rear setbacks. For example, to 1.5m to reflect existing zone standards in some localities.
10.6.2 P1 LDR Zone	Provide of local planning authorities to require street trees in new streets.	Add: 'Roads are landscaped to enhance the character of the area.'
10.6.2 A1 LDR Zone	Need tables allowing for different minimum lot sizes based on level of servicing and local character, and reflecting existing and long established subdivision provisions for local areas.	Add to AS: A table that allows the specification of minimum lot sizes for local areas. (For example: Area A, B, C etc. 1500m2, 2000m2, 4000m2).
11.2 LDR Zone Use Table	Use Table – Food Services and Vehicle Fuel Sales and Service not appropriate in the Rural Living Zone.	Delete from Use Table.
11.5.1 A1 RL Zone Minimum Lot Sizes	There should be other lot size options of 5000m2 and 4 ha.to enable the established character of existing areas to be continues, if deemed appropriate by the local planning authority.	Add to AS: A table that allows the specification of minimum lot sizes for local areas. (For example: 5000m2, 1 ha, 2ha, 4ha).
12.2 Village Zone	Use Table – Permitted 'Food Services' should have drive-thru qualification. This should be discretionary.	Add qualification for the Permitted Food Services: 'Except if a drive through'.

Use Table		Add 'Food Services' to Discretionary with qualification: 'Except if Permitted'.
20.2 Rural Zone Use Table	There is community expectation that Extractive Industry, Motor Racing Facility, Recycling and Waste Disposal will be discretionary. This is needed as the Rural Zone will likely be the zone that covers not only genuine 'rural land' but also all other land that does not fit within any other zone. There are many examples of small clusters of de factor rural living lots on which these uses will be inappropriate or, at least, in need of the discretionary process. A solution would be to keep these uses 'Permitted' but add the qualification that the applicable Attenuation Distance is contained within the subject title, otherwise it is discretionary.	Keep these three uses as discretionary, but add the qualification: 'Only if the applicable Attenuation Distance is contained within the subject title. Add these three uses to Discretionary, with the qualification: 'Unless permitted'.
20.4.2 Rural Zone Setbacks	The 5m setback is too small as an AS, especially as this zone will likely be the zone that covers not only genuine 'rural land' but also all other land that does not fit within any other zone.	Change AS to 10m.
20.5.1 A1 Rural Zone Subdivision minimum lot sizes.	The minimum lot size of 40ha constitutes a major strategic change for areas where the minimum lot size is substantially larger, and particularly for areas where the existing planning scheme prohibits further fragmentation of rural land. In many cases, 40 hectare lots will be no more than large rural living lots. The minimum lot size is arbitrary and based on (some) historical approaches used throughout the State. It is unrealistic to think that every 40ha lot can provide for the sustainable operation of a use. The standard poses a significant risk of further baseless fragmentation of rural land contrary to the southern regional land use strategy. 20.5.1 P1 a) should be expanded upon as per the agricultural zone to offer guidance on what is relevant in establishing what is a sustainable operation and the 40ha either removed or significantly increased to ensure a proper assessment of the land and its potential occurs.	Add to AS: A table that allows the specification of minimum lot sizes for local areas. (For example: 40 ha, 80 ha, 100 ha, 'no further subdivision').

20.5.1 P1 Rural Zone Subdivision	Remove excision (P1 (b)). Rural areas have been excessively fragmented over the years through similar subdivision areas, undermining local and regional settlement strategies and building demand for public services where they are expensive to provide. This return to the past is inappropriate. There is no clear community demand for this type of provision to return or for it to be significantly expanded in scope beyond the original intent of enabling farmers to retire in situ. The clause is internally inconsistent through the prohibition of housing on any new lot despite the discretion in other circumstance. Either housing is or is not necessary to support rural or agricultural use and the scheme needs to be clear on this.	Delete (b) from P1.
20.4.3 and 21.4.1 Access for new dwellings in the Rural and Agriculture Zones	<p>The need for a Part 5 Agreement covering the right-of-way is not necessary and highly problematic.</p> <ul style="list-style-type: none"> • No application could be made without all interest parties being subject to the Part 5. Why would anyone not wishing to get approval for the house want to be involved? Effectively a prohibition. • Why should the local Council commit itself to being the umpire, for ever more, between private landowners in a private property rights matter? • If deficiencies exist with the management of rights of way, then they should be resolved by legislation. • Whilst subclause (b) provides a useful set of criteria to ensure the adequacy of access at the DA assessment stage, the ongoing maintenance obligations are not a proper planning purpose and belong in land title law. 	Remove the reference to Part 5 Agreements.

20.5.2 Rural Zone Water reticulation connection.	Rural-zoned land is very unlikely to be connected to reticulated water. If it is, it should be potentially be zoned otherwise to make more efficient use of the resource. If it is in a serviced area, the scheme should leave the choice of whether to connect to the subdivider.	Delete 20.5.2 in its entirety.
21.2 Ag Zone Use Table	The full range of residential use types is allowable, under discretion, subject to meeting the applicable use standard. This is too broad and a qualification should be inserted into the Use Table.	Add a qualification to the Use Table: 'Only if ancillary to Resource Development, such as seasonal workers accommodation and rural workers' dwellings'.
21.5.1 P1 Ag Zone Subdivision	The subdivision provisions have great potential for abuse wherein rural living lots are created under the guise of agricultural lots. In Southern Tasmania, many examples exist where similar provisions in some previous planning schemes have been used this way, with proponents prepared to fund any and all necessary reports from suitably qualified persons to achieve approval. Once the subdivision is approved and the lots sold, it is common for the mooted agricultural enterprises to never commence.	It is very difficult, if not impossible, to tighten these types of clauses to minimise abuse. The need for these types of clauses should be reconsidered. In reality, in most agricultural areas of the state there are numerous existing small lots. People with genuine intent to establish new agricultural enterprises that require only small areas of land tend to find these.
21.3 P3 (b) (ii) Ag Zone	Clause 21.3 P3 (b) (ii) states that a lot "is not capable of being included with other agricultural land (regardless of ownership) for agricultural use". The meaning is unclear.	Amend to: "is isolated from any agricultural land and incapable of adhesion or other means of conglomeration with agricultural land"

24 Major Tourism Zone	<p>The “Major Tourism Zone” should be modified to become just a “Tourism Zone”.</p> <p>The rejection of many Major Tourism Zone sites by the State that were put forward in the southern draft interim schemes has resulted in substantial tourism sites being inappropriately zoned Low Density Residential.</p> <p>Whilst small-to-medium sized tourism ventures should be appropriately accommodated in most zones, more substantial tourism sites should be recognised by a specific zoning that provides clear strategic purpose, enables reasonable additions and expansion to have permitted statutes and provides certainty to investors.</p>	<p>Amend the ‘Major Tourism Zone’ to the ‘Tourism Zone’ and direct that it may be applied more generously than the existing ‘Major Tourism Zone’ in the interim schemes.</p>
On-site wastewater	<p>On-site wastewater needs to be considered at the planning application stage on lots below a certain sizes in zones with no reticulated services</p> <p>This could be achieved in a ‘light’ (but possibly deficient) approach by including an AS/PC in relevant zones.</p> <p>Or, as an alternative, a reduced statewide scope code (in comparison to the southern IPS code), could recognise the potential to consider cumulative impacts and should be strict in its application to residential or visitor accommodation, given the potential for complex scenarios associated with non-residential use to be address solely through the normal plumbing process, given potential for trade-waste and more complicated issues that cannot be addressed well by uniform planning language and processes</p>	<p>Add AS to relevant zones: ‘For lots less than 1500m2 it must be demonstrated that an on-site wastewater system can be contained within the property.’ Add PS: There is no Performance Criteria.</p> <p>An alternative:</p> <p>Add a small-scope onsite wastewater management code with application to smaller, e.g. <1500m2 lots, that enables the planning process to formally and simultaneously consider the physical design of both buildings and onsite wastewater systems and their potential for offsite impacts. .</p>
Landscaping	<p>There is a need for landscaping across multi-dwellings and other non-dwelling developments in urban zones.</p>	<p>Include a landscaping general clause within 7.0 General Provisions specifying that certain kinds of development (e.g. multiple</p>

	<p>Landscaping could be done under 6.11.2 'Conditions and Restrictions on a Permit', however this may not provide planning authorities with a sufficient level of control. , however developers should know it's a requirement and it should have its own standard.</p> <p>Alternatively, a landscaping clause could be inserted in 7.0 General Provisions, which would provide planning authorities with greater ability to proactively require landscaping within appropriate developments in appropriate zones.</p>	dwelling development for three or more dwellings) in certain zones (i.e. the 'urban zones') need to include landscaping.
Stormwater	<p>Council staff have assisted with the preparation of a draft stormwater code by the Derwent Estuary Program. The code has merit and would seem necessary to provide an immediate response to legislative issues that do not appear to enable a drainage authority to adequately preform its functions during the development process. An alternative, (and preferable), approach is to pursue legislative amendment to create a TasWater-like referral and decision making role for drainage authorities. Any code will have issues as it necessitates providing a decision making path in planning language on an issue that is purely technical in nature. A referral process would retain appeal rights if the managers of the planning system deem that to be a necessary limit on a drainage authority's authority.</p>	Add a stormwater code (DEP-developed) or pursue legislative amendments (preferred).

ATTACHMENT 3

PART C – NATURAL ASSETS CODE NRM SUBMISSION

(Not yet considered in a Council Workshop)

Natural Assets Code (NAC)

Summary

The purpose and intent of the NAC is provided in the draft Code itself and in the Explanatory Document, which provides:

The Natural Assets Code aims to minimise impacts on water quality, natural assets, coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast. It also aims to protect vulnerable coastal areas to enable natural processes to continue to occur. Finally, the Code aims to protect identified threatened native vegetation communities and threatened flora specials, and manage impacts on threatened fauna species by minimising clearance of significant habitat (p. 179).

As stands the SPPs do not adequately achieve the purpose and intent of the NAC or incorporate the approaches recommended by the Regional Land Use Strategies, as required under the State Planning Provisions¹ (refer to Table 1 for detail).

It is likely to also be in conflict with the following legislation:

- Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBCA); and the
 - Tasmanian *Threatened Species Protection Act 1995* (TSPA); and
 - *Nature Conservation Act 2002* (NCA)
 - Forest Practices Act 1995 and Regulations 2007
- This potential conflict and the confusion likely to result undermines the premise of a simpler planning system.***
- 'It is not the intent of the Code to purport to override State or Commonwealth laws in relation to listed threatened species or threatened communities.'* (DPIPWE Senior Policy Analyst – Legal; email correspondence dated 2.5.16)**

Background context

The Glamorgan Spring Bay Council (GSBC) has long taken a proactive approach to natural resource management (NRM).

¹ We note that the Statewide Planning Provisions state that requirement of the Drafting of the SPPs

'The draft of the SPPs is also to be developed with regard to the following documents: The three Regional Land Use Strategies in place under the Act;'
and

'The following matters are also to be considered in preparing the draft of the SPPs:

- *minimising duplication of regulation between different levels of Government, including State and local government and facilitating efficient integration between this regulation where appropriate; and*
- *providing for consistency with the requirements of other legislation and regulation, including Commonwealth regulation of particular matters;'*

A key objective of GSBC NRM as detailed in the 2015-16 Annual Plan is to:

Review and enhance the communication mechanisms and events that enable Councillors, staff, residents and visitors to understand and appreciate the value and benefit of Commonwealth and State legislation, as well as relevant regional and local plans, policies and practices as they pertain to Natural Resource Management.

This submission has been prepared after attending two workshop organised by the Tasmanian Local Government Association (LGAT) in collaboration with other key stakeholders to discuss the draft Statewide Planning Provisions (SPPs) of the Tasmanian Planning Scheme (TPS). There have been many discussions and sharing of knowledge and information across councils and with other key stakeholders pre and post workshops.

The first workshop organised by LGAT in collaboration with the Derwent Estuary Program (DEC) and NRM North focused on the need for and the development of a draft Stormwater Code to be included in the SPPs. It also provided an opportunity to review those sections of the Natural Assets Code (NAC) in the SPPs that consider coastal, marine and waterway issues and to discuss other important issues not considered at all in the SPPs, in particular acid sulphate and dispersive soils, and salinity.

The second workshop was organised by GSBC together with Kingborough Council and LGAT with support from NRM North and South. The focus was on those aspects of the NAC that related to terrestrial biodiversity, native vegetation, flora and fauna habitat.

As much information has been shared by key stakeholders, where there is consensus and agreement similar issues will be identified and wording used, as will suggested changes to the proposed amended NAC. The proposed Stormwater Code attached may also be similar to what is put forward by other councils and relevant stakeholders such as the NRM regional bodies. We hope that having this consistency across submissions will strengthen the case for making changes to the TAC necessary *to achieve the outcomes of a simpler and fairer planning system.*

This document identifies:

- current situation in Glamorgan Spring Bay;
- critical legal and technical issues within the draft Natural Assets Code in particular conflicts with other legislation and regulation; and
- the need for a Stormwater Code; and
- for acid sulphate and dispersive soils, and salinity to be addressed somehow in the TPS.

This document is to be read in context of the amended NAC and draft Stormwater Code (attached as Appendix 1 and 2).

Managing natural assets in GSB

The Glamorgan Spring Bay Municipality is renowned for its high biodiversity values and would consider them to be one of its greatest drawcards. Protecting, enhancing and maintaining the quality of these values is essential for sustaining the economic, social and environmental wellbeing of our community. The pressure on our biodiversity values is ever increasing as more people come to realise what a great place our municipality is, not only to visit but also to live.

As in many municipalities across Australia the pressure is forever increasing on our coastal fringe. The additional complexity posed by climate change further escalates the challenges we face. It is particularly along our coastal fringe that we have many significant biodiversity values, some unique on a national and international scale but many locally critical for maintaining the ecosystem services we often take for granted. For example, the estuaries and saltmarshes which are the fish 'nurserys' supplying future stock for the recreational and commercial fisheries the east coast of Tasmania is renowned for.

Hence the crucial need for an evolving and increasingly rigorous means of managing our natural assets. Not only for present users to utilise and enjoy but also so future generations have the same opportunities.

Biodiversity Offsets

Given the biodiversity values and the dependence of the social, economic and environmental wellbeing of the community on these values it was considered appropriate for GSBC to participate in the Biodiversity Offset Guidelines Project commenced by the Southern Tasmanian Councils Authority in 2009.

GSBC was on both the working and technical group that guided the development of the (Southern Tasmanian Councils Authority 2013) *Guidelines for the use of Biodiversity Offset in the local planning approval process (the Guidelines)*. The elected representatives of Council were regularly updated on the progress of *the guidelines* as this project rolled out. Councillors received a report requesting endorsement of the public consultation process and subsequently were presented with an overview of the draft guidelines by the Manager Natural Resources at a Council workshop. Feedback on and support for the draft *Guidelines* were endorsed by Council at the meeting in September 2012.

It is recognised that the objective of *the guidelines* is to provide 'principals' for offsetting, and that these principals reflect current best practice nationally. Following these 'principals' will assist planners, specialists and decision makers in providing consistency in advising proponents and improving decision making in regards to strategic development. Obviously the end decisions will be based upon a much more complex set of considerations - legal, practical and, or ethical. It is also well known that there are many gaps in the base data required for decision making around biodiversity which will also result in often imperfect outcomes. *The guidelines* fill only one gap at this point in time but a valuable one.

Given GSBC participation in the development of and their support for the draft guidelines it was considered appropriate to include offsets as an option in the Biodiversity Code of the GSB Interim Planning Scheme (IPS).

GSB Interim Planning Scheme

The Glamorgan Spring Bay Council currently has the head of power to address biodiversity issues within the context of the Interim Planning Scheme (IPS), in particular through the use of the Biodiversity Code (BC).

The BC enables Council to ask a proponent to submit a 'Natural Values Survey Report' (also known as an 'Ecological Assessment' or 'Flora and Fauna Report') along with the Development Application in areas that are covered by the Biodiversity Protection Area (BPA).

The current BPA was created as follows:

1. Based on Tasveg (v3) native vegetation communities only (i.e. it excludes the non-native vegetation mapping units: "*Agricultural, urban and exotic vegetation*" and "*Other natural environments*").² From this base layer it then:
2. Excludes public land, reserves and forestry land (i.e. Public Land Classifications and Private Reserves which are covered by the *Nature Conservation Act 2002* (NCA) and forestry land covered by the *Forest Management Act* (FMA)), and
3. Excludes some Planning Zones (specifically zones 10, 16, 20, 24, 27).

The purpose of a 'Natural Values Survey Report' is to determine the species and communities present in relation to the location of a proposed development and to provide recommendations including:

- How any potential impacts on natural values can be avoided, minimised or remedied on site;
- If the above is not feasible, then how potential impacts can be mitigated and how any residual impacts can be offset (in line with the Hierarchy of Actions and the Principles of the Biodiversity Offset Guidelines);
- Advises whether you will require permits under other legislation.

Determination of appropriate development and provision of advice, including conditions if and when required is provided by professional Council staff, which is duly informed by information provided by the applicant (generally in the form of a 'Natural Values Survey Report') as well as advice provided by specialists in Department of Primary Industries Water and Environment (DPIPWE) Biodiversity and Conservation Branch when necessary.

An internal review of the GSB BPA within the IPS was undertaken in early 2016. The following issues indicate that biodiversity values are not always adequately represented within the current BPA:

1. Non-native vegetation mapping units (currently excluded from the BPA) often include patches of native vegetation, regenerating native vegetation, habitat trees and/or other significant habitat including threatened species habitat.
2. Some of the Planning Zones that are excluded from the BPA incorporate various size patches of native vegetation, including patches of vegetation communities that are listed as threatened under the NCA and/or the EPBCA.
3. Eagle nests (of the threatened wedge-tailed eagle and white-bellied sea-eagle) are present throughout the municipality. The Forest Practices Code requires an

² It is important to understand that TasVeg mapping is indicative and has not always been ground truthed AND flora / fauna is transient in time and space. Therefore it is most logical to have Development Applications assessed by local officers who can determine if a Natural Values Survey Report is in fact actually required as it may not always be the case.

exclusion zone of 500m or 1km line of sight around each nest during the breeding season. These exclusion zones for a few of the nests in the municipality extend outside the current BPA.

Recommendations from BPA review

The recommendations provided below, in summary, propose an extension of the BPA to areas not currently covered. The intention is to ensure that biodiversity values are considered together with economic, social values and cultural values (considered using other instruments in the IPS). This accord with LUPAA (1993) which states that 'in determining an application for a permit, a planning authority must (*amongst other things*) seek to further the objectives set out in Schedule 1'. Schedule 1 includes 'The objectives of the resource management and planning system of Tasmania' which are (*amongst other things*):

'To promote sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity'.

The extension of the BPA represents a precautionary approach and, in most cases, is unlikely to add any constraints to development. It provides Council with the opportunity to assess the current status of the vegetation, its potential to support biodiversity values and to provide recommendations such as alternatives or actions that can provide beneficial outcomes for biodiversity values. Any potential impacts on biodiversity values would be assessed according to the hierarchy of 'avoid', 'mitigate' and then 'offset' as described in *the Guidelines*.

The extension of the BPA also provides the opportunity for an approach that is consistent across the municipality as a whole in the protection of biodiversity values and in addressing the relevant associated legal obligations under various Acts, including the NCA, FPA, EPBCA and TSPA.

The following recommended amendments to the BPA addresses each of the issues detailed above. Justification for each of these recommendations is discussed and referenced to accepted procedures and legislation across Tasmania, for example: the Forest Practices Code; legislation relating to threatened species and threatened vegetation communities; and precedence set in other Tasmanian municipalities.

1. Tasveg – non-native vegetation mapping units

- Extend the current BPA to include the following Tasveg (v3) non-native vegetation mapping units in non-intensive use planning zones (i.e. excluded from the intensive use planning zones):
 - *Agricultural, urban and exotic vegetation*
 - FRG – Regenerating cleared land
 - FAG – Agricultural land
 - FPF – *Pteridium esculentum* fernland
 - FMG – Marram grassland
 - FWU – Weed infestations
 - *Other natural environments*
 - ORO – Lichen lithosphere
 - OSM – Sand, mud
 - OAQ – Water, sea.

Justification re: Agricultural, urban and exotic vegetation

The inclusion of these mapping units in the BPA in the non-intensive use planning zones is consistent with the approach adopted in the Kingborough municipality.

The BPA is a static layer whereas, in contrast, the FRG, FAG, FPF, FMG and FWU mapping units support vegetation (either introduced, native or a mix of both) which is subject to dynamic processes.

The FRG unit by its very definition is in the process of regeneration to mainly native vegetation, and, the FAG, FPF, FMG and FWU units often contain some remnants of native vegetation or at least remnant trees, shrubs, grasses, sedges and/or herbs, and often including threatened plant species. Provided the land is not continually ploughed, grazed or disturbed in some other way any of these mapping units may change significantly over time. All have, or are likely to have, at least some potential to regenerate/revert back to native vegetation. This process is often assisted through weed control and revegetation projects. These are areas in which the NRM Department of Council is very pro-active including through providing support to community groups and individual land owners in such activities.

Furthermore, many areas that occur in these mapping units support large mature, old-growth and senescent trees. Such trees very often contain hollows that only form when trees reach maturity and beyond. In Tasmania many fauna species depend on hollows of varying dimensions and characteristics. For example, the threatened masked owl ('endangered' under the TSPA and 'vulnerable' under the EPBCA) requires large hollows (at least 15 cm entrance diameter) in a range of vegetation types including in agricultural areas with paddock trees (FPA 2014a).

Another example of a species which can often depend on large remnant trees is the swift parrot ('endangered' under both the TSPA and EPBCA). These parrots breed exclusively in Tasmania, mainly in the eastern part of the State and commonly within the Glamorgan Spring Bay municipality. They nest in eucalypt trees, with specific hollow characteristics, but which are within a few kilometres of their feeding resource. One of the main feeding resources for the parrots is the flowers of Tasmanian blue gums. They follow the flowering patterns of the blue gums but this is unpredictable from year to year.

The parrots have been observed feeding in a variety of environments including isolated trees in agricultural landscapes and many of the large remnant trees in the municipality are blue gums. These large trees often produce a significant amount of flowers and therefore provide a significant food resource in one place which in turn means that the parrot spends less energy foraging over large distances and consequently has a greater potential for breeding success (FPA 2014b).

Justification re: Other natural environments

The ORO, OSM and OAQ mapping units are unlikely to provide suitable environments for most development but they do provide habitat for various species and are therefore important areas for biodiversity.

ORO are rocky areas such as scree slopes, cliffs, rocky foreshores and rock slabs. For example, in the municipality the rocky foreshore around Bicheno provide nesting habitat for little penguins and cliffs around Spring Bay provide perching habitat for various birds including sea-eagles.

OSM includes sandy beaches and mud-flats. In the municipality these provide important nesting and feeding habitats for a variety of shore birds and waders.

OAQ is areas of fresh or saline water with no emergent aquatic plants. In the municipality these include marine algae and seagrass bed communities.

2. Tasveg - native vegetation

- Extend the current BPA to include all Tasveg (v3) native vegetation in the intensive use Planning Zones that are currently excluded from the BPA.

Justification:

The inclusion of these mapping units in the BPA in the intensive use planning zones is consistent with the approach adopted in the Kingborough municipality.

A review, using a GIS, of the planning zones currently excluded from the BPA revealed that some of the polygons, particularly in Zone 27, contain various sized patches of native vegetation, including threatened vegetation communities listed under the NCA or the EPBCA, as well as many records of threatened plants and animals.

By including native vegetation in these zones it enables Council to inform landowners of, and help them meet, their legal obligations under various Acts, including not only the NCA and EPBCA but also the TSPA and FPA.

3. Wedge-tailed eagle and white-bellied sea eagle

- Extend the current BPA to include a 1 km buffer around each known eagle nest.

Justification: The Tasmanian sub-species of the wedge-tailed eagle and the white-bellied sea-eagle are both listed as threatened under State and/or Federal legislation. The wedge-tailed eagle is listed as 'endangered' under both the TSPA and EPBCA. The white-bellied sea-eagle is listed as 'vulnerable' under the TSPA.

In order to ensure that the breeding success of these eagles are not unnecessarily impacted the Forest Practices Code requires a reserve of no less than 10 hectares around each eagle nest (shape dependent upon the slope and prevailing wind direction). Furthermore any disturbance by human activity during the breeding cycle should be confined to a minimum of 500 m or 1 km line of site from each nest (FPA 2014c; Threatened Species Section 2006). Many nests already include a 1km buffer by virtue of their location within extensive areas of native vegetation but a few are within 1km of areas outside of the current BPA.

Note that: it may often be the case that development can proceed but that construction works be confined to the months outside the eagle breeding season.

Where to from here?

Council is working consistently towards improving our access to and interpretation of quality biodiversity data and processes to enable the timely use of this information for the assessment of applications.

When considered appropriate and when the necessary data is unavailable applicants will be asked to provide the information required to enable development applications to be properly assessed to ensure all legislative obligations, including the provisions within the planning scheme, are met.

Although the current situation is demonstrating to be workable in the short term, it is not addressing the complexity of biodiversity conservation at a broader landscape or temporal scale, or even in some instances in a practical delivery sense.

It is hoped that the SPPs and the development of a TPS provides the opportunity to build upon the BC and the BPA to improve the management of natural assets and to streamline the planning process. If this is too occur the following legal and technical issues need to be addressed as the NAC is a ***significant change from the current process and will not achieve the purpose and intent of the NAC.***

The proposed amended NAC and draft Stormwater Code (attached as Appendix 1 and 2) we believe provide a way forward to achieve this.

Table 1 at the end of this submission highlights where the SPPs fails to meets the Regional Policies and Actions in the Regional Land Use Planning Strategies and other legislation and strategies and guidelines.

Natural Assets Code

Major issues with the current Code are summarised below.

Priority vegetation

- The current definition of priority vegetation is very limited, focusing entirely on threatened species and communities identified under the Tasmanian *Nature Conservation Act 2002* (NCA) and the TSPA.

Limiting protection provided by the NAC and the TSPA to threatened species and vegetation communities will not provide adequate protection for biodiversity.

- In order to protect biodiversity, planning and land use decisions must consider connections between remnant native vegetation, providing protection for wildlife corridors and avoiding fragmentation of remnants, whether threatened native species form part of this vegetation or not.

The lack of protection of wildlife corridors and provision of buffers and setbacks around threatened species and communities will undermine the resilience of these systems.

Fragmentation of remnant vegetation is a key threat to the resilience of ecological communities, limiting the ability of flora and fauna species to relocate to new areas as climate changes.

- There is no acknowledgment of vegetation that is of local or regional significance in the current definition. Flora and fauna species and ecological communities can have significant local and bioregional value, representing for example a significant proportion of vegetation or communities of a particular type.

Not allowing for adequate protection of this vegetation will potentially lead to major losses in locally and bioregionally significant species and communities.

- The definition of priority vegetation does not allow for the application of buffers or setbacks to properly protect reserved land and other priority vegetation.
- The current definition excludes (non threatened) native vegetation. Current mapping of threatened species is based upon snapshots in space and time and will certainly not include all threatened flora and fauna species and their habitat.

Threatened species are often found in (not threatened) native vegetation.

- There is no consideration of the impacts of development on migratory birds.
- There is no consideration of the impacts of development on eagles nests and threatened species dependent upon tree hollows and foraging trees (such as Swift Parrots).
- The Forest Practices Act limits all clearing on 'vulnerable land'. The current definition of priority vegetation does not include any consideration of vulnerable land.

Exemptions

The many blanket exemptions to the NAC have the potential to cause significant damage to natural assets if applied to priority vegetation (regardless of the definition) or waterway and coastal protection areas. In addition, where salinity, acid sulfate soils or dispersive soils are an issue, then these exemptions could lead to impacts on built infrastructure as well as the environment:

- Exemptions for minor infrastructure
 - Exempting infrastructure such as cycle paths or footpaths without any permit could lead to clearing of threatened species and communities or riparian corridors that would otherwise be protected by the NAC. Adding the vegetation exemption under 'vegetation removal for safety or in accordance with other statutes' part (f) which allows a further clearance of 2m for the maintenance, repair or protection of these works could mean for example, a 6m wide clearance of vegetation alongside a stream for provision of a cycle path. This would entirely destroy the value of this riparian corridor and would defeat the purpose of the NAC.
 - Minor infrastructure has the ability to be impacted on and cause impacts associated with salinity, acid sulfate soils and dispersive soils.
- Exemptions for: Outbuildings and garden structures; outbuildings in rural Zones; and, agricultural buildings and works
 - Poor placement of outbuildings and agricultural buildings could lead to impacts on waterway and coastal protection areas, future coastal refugia and priority vegetation.
 - There is potential for off-site impacts and the significant costs associated with these where acid sulfate or dispersive soils are an issue.

- Fences – within 4.5m of a frontage; not within 4.5m of a frontage; for security purposes; and in rural zones
 - Clearing for fences has the potential to lead to loss of threatened species and communities, fragmentation of remnants and impacts on wildlife corridors.

- Another exemption in Section 4 that requires modification is for vegetation rehabilitation works. This states:

The planting, clearing or modification of vegetation for:

- (a) soil conservation or rehabilitation works including Landcare activities and the like, provided that ground cover is maintained and erosion is managed; or
- (b) the removal of destruction of declared weeds or environmental weeds listed by council under an approved local strategy or management plan;
- (c) water quality protection or stream bank stabilisation works; or
- (d) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan provided the agreement or plan has been endorsed or approved by the relevant agency;
- (e) the implementation of a mining and rehabilitation plan approved under the terms of an Environment Protection Notice, or rehabilitation works approved under the Mineral Resources Development Act 1995.

This is fine but Part (c) should be amended to say ‘*water quality protection or stream bank stabilisation works carried out in accordance with Wetlands and Waterways Works Manual (DPIWE, 2003), as amended from time to time and Tasmanian Coastal Works Manual (DPIPWE, Page and Thorp, 2010), as amended from time to time*’. This will ensure that waterway works are undertaken using best practice principles and minimise negative impacts on the environment.

- The Code allows automatic exemption for the clearance of threatened species and communities, and significant habitat.
 - For example within the Rural Living Zone an Acceptable solution is the clearance of 3000m² for a development.

There is no technical or scientific justification provided for why 3000m² was decided as an acceptable solution for vegetation clearance in this zone.

- Exemptions for clearing priority vegetation in agricultural zones, urban zones, and for public and private gardens will enable broad scale clearing of threatened species and priority vegetation that will undermine the stated objectives of the Code.

This exemption will conflict with the other legislation as there is known threatened vegetation communities and threatened species & habitat within the agricultural zone in Glamorgan Spring Bay; and

As there is currently no definition of public and private gardens this may conflict with the other legislation unless a definition is provided that mirrors what exists within the other relevant acts.

- Allowing clearing of non-priority vegetation in priority vegetation areas without a permit has the potential to lead to significant edge effects, where use and development impacts on adjoining areas which have not been cleared.
- Clearance of any listed threatened vegetation community (including disturbance of understorey) or vulnerable land (such as riparian vegetation) *is not permitted under the Forest Practices legislation*. Similarly, clearance of 1 ha or more of non-priority vegetation (i.e. vegetation that is not a listed community) requires a permit through the forest practices process or the planning process. As such, a landowner must obtain a permit to allow clearance of any threatened vegetation or vulnerable land to avoid possible prosecution.
Depending on the “purpose” of clearance, the permit can be provided through
 - (a) an approved Forest Practices Plan, or
 - (b) an approved planning permit (through LUPPA), which must explicitly permit the clearance as a part of a development.

If clearance is undertaken without either of these permits, a landowner or developer will be in breach of the Forest Practices legislation and may be prosecuted.

In conclusion a Forest Practices Plan completed for the purposes of development should be excluded from consideration. The Forest Practices Regulations exempt landholders from requiring a Forest Practices Plan for the purposes of development and note that clearance should be assessed under LUPAA by Local Government. However as the plans are certified by individual Forest Practices Officers (and not by the authority itself), a Forest Practices Plan can still be certified for development. This is contrary to the intent of the exemption in the Forest Practices Regulations, and is not considered best practice by the industry. However in some cases, this can occur (potentially to avoid consideration by Local Government as part of the planning process). To formally close this loophole and avoid duplication of assessment, possible conflicting condition requirements, and also conflicting zoning and planning requirements, the Code should state that Forest Practices Plans completed for the purposes of development will be excluded from consideration. This will avoid confusion as to the certification process and apparent conflict with the Forest Practices Regulations.

- “Special circumstances” are not consistent with other legislation. Special circumstances should be structured around a mitigation hierarchy (eg *the guidelines*). Section (c) relating to condition and viability is highly subjective – clarity should be provided on how this can be assessed at a high level – in a consistent and robust manner. Options may be that the consultant is required to use recognised state methodology (e.g. Vegetation Condition Assessments) and that the Council receives advice from DPIPW on the appropriateness of any recommendation regarding viability. Section (d) refers to onsite offsetting, however a broader definition and application of offsets is not provided. The NAC does not provide clarity on what offsetting options are available, or in what circumstances they may (or may not) be appropriate.

The NAC does not provide clarity in the relationship between various legislation. Threatened species and some communities are protected through other legislation, regardless of zoning – it is not clear that Authority is provided under other legislation to allow for exemption.

Other permits may still be required where an exemption is granted through the development assessment process – these may still be required under the TSPA or the EPBC.

There are considerable gaps remaining (due to stated “exemptions” and “special circumstances”), which provide no mechanism for approval (or permitting), and therefore brings developers and landholders at risk of other legislation.

This lack of clarity creates a more complex planning environment for developers, rather than a simpler and faster system.

Application of the NAC to use

The NAC does not apply to Use. Change of use has potential to have significant impacts on biodiversity but is considered nowhere in the NAC. Excluding change of use means that appropriate buffers and setbacks from boundaries with reserved land from inappropriate uses cannot be applied as is recommended by the Regional Land Use Strategies.

The intention of the NAC is to limit development in coastal protection areas to those activities requiring a coastal location. However, under the current NAC it is feasible that use could be changed in waterway and coastal protection areas such that there is no requirement for a coastal location given that the NAC does not apply to use. This omission could see incremental development and subsequent change of use to avoid requirements. For example a development could be undertaken that requires a coastal location and meets the performance criteria. A year later the use could be changed to any other use not requiring a coastal location opening up a loophole that allows substantial development of inappropriate uses in the coastal zone.

Changing use within waterway protection areas could lead to significant impacts on water quality. The NAC does not provide any opportunities to consider potential impacts.

Mapping of biodiversity values

TasVeg mapping is indicative but not comprehensive. There is variation across the state and to which the mapping has been ground truthed and to what scale.

Knowledge of threatened flora and fauna is limited to locations that have been surveyed and also in spatial and temporal scales. The Natural Values Atlas is one source of this data but this information is held by different organisations with different availability of access (for example shorebird information publicly available on the NVA is only a subset of the full data base held by Birdlife Tasmania).

The mapping to be made available by DPIPW would not be comprehensive and Councils across Tasmania have different capacities to provide more detailed mapping for determining local provisions.

Knowing these mapping limitations that the most logical approach it to ensure that there is the capacity for councils to request further information through a 'Natural Values Survey Report' by a suitably qualified consultant to undertake a survey and provide you with a report that is consistent with DPIPWE's 'Guidelines for Natural Values Surveys – Terrestrial Development Proposals'. There would need to be justified circumstances when this was requested outside of the BPA (or equivalent under the NAC).

Class 4 streams

The current Code allows for piping of all Class 4 streams as an Acceptable solution, which would entirely destroy the natural drainage system present in these streams. Class 4 streams provide an important function in slowing down and filtering runoff before it enters higher order streams. Without this filtering, water quality can be expected to decline. In addition piping Class 4 streams is likely to increase flow rates and lead to erosion of areas downstream of the pipe, further damaging water quality and ecological function of the stream.

Biodiversity Offsets

The following Principles for the use of Biodiversity Offsets (as detailed in *the guidelines*) have not been considered:

- Offsets are the final component of a mitigation hierarchy (avoid; minimise; **then** offset);
- Offsets must deliver a net benefit for biodiversity conservation;
- An offset must aim to be permanent;
- Offsets must aim to 'like for like';
- Indirect offsets are acceptable in limited circumstances only;
- Retention of native vegetation onsite is preferred.
- Offsets are formulated and approved in the context of the established planning system.

Recommendation:

The attached amended Natural Assets Code is considered to address some of the key concerns identified above. It enables the process of managing natural assets to be streamlined overall thus improving the management of biodiversity as well improving certainty for development.

Note that appropriate Use standards would need to be developed and incorporate in this Code to address concerns about the impacts about change of use and potential loopholes created by exempting use from the Code. Recommended changes address all of the concerns raised above.

Stormwater, Acid Sulphate Soils, Salinity and Dispersive Soils

Please note the following has been directly taken from the submission prepared by the three NRM regions. All of these issues have direct implications for the Glamorgan Spring Bay Municipality and need to be appropriately addressed in final SPPs.

Stormwater

- The Tasmanian Planning Scheme explanatory notes state that a Stormwater Code is not required as aspects relevant to the needs of a planning scheme in regards to stormwater are covered in, where appropriate, Zone provisions and the Natural Assets Code with regard to the waterway and coastal protection area. This is not the case.
- The Natural Assets Code as currently drafted enables the piping of Class 4 waterways, which does not encourage retention of overland flood flow pathways and will result in poor water quality in waterways.
- A lack of a clear stormwater provisions appears legally inconsistent with State Policy on Water Quality Management 1997, which would be remedied by the creation of a State Stormwater Code. Specific clauses that are inconsistent with the lack of clear stormwater provisions in the Draft Planning Scheme are:
 - Clause: 33.1 Regulatory authorities must require that erosion and stormwater controls are specifically addressed at the design phase of proposals for new developments, and ensure that best practice environmental management is implemented at development sites in accordance with clause 31 of this Policy.
 - Clause: 33.2: State and Local Governments should develop and maintain strategies to encourage the community to reduce stormwater pollution at source.
 - Clause: 31.5 Planning schemes must require that land use and development is consistent with the physical capability of the land so that the potential for erosion and subsequent water quality degradation is minimised.
 - Clause 32.1: Planning schemes should require that development proposals with the potential to give rise to off-site polluted stormwater runoff which could cause environmental nuisance or material or serious environmental harm should include, or be required to develop as a condition of approval, stormwater management strategies including appropriate safeguards to reduce the transport of pollutants off-site.
- The Urban Drainage Act 2013 and State Policy on Water Quality Management 1997 (SPWQM 1997) both make reference to need to manage for stormwater quality in accord with RMPs Schedule 1 of the State Policies and Projects Act 1993. However, this Schedule is not prescriptive enough for local government to enable consistent statewide application.
- The DPIWPE State Stormwater Strategy 2010 provided guidance on how this could be achieved and state that this would be possible through a State Stormwater Code with

reference to water quality targets. Additionally the Urban Drainage Act 2013 only applies to urban areas, and as such does not enable Council to have jurisdiction on stormwater matters outside of these areas. A State Stormwater Code should contain acceptable solutions and performance criteria for all land zones.

- At a meeting organised by LGAT, there was majority consensus that the Tasmanian Planning Scheme draft lack of Stormwater code, and lack of clarity within zone provisions, would result in councils undertaking a planning process similar to that resulting from the interim planning Scheme in the north-west of Tasmania. The lack of a clear Code in north-west Tasmanian outcome has resulted in the need for individual councils to issue a 'certificate of compliance', prior to development application submission. This leads to an extra level of handling of applications by council, and may also cause different standards being imposed by different councils (inconsistent with the intent of a Tasmania Planning Scheme).
- Stormwater is essentially the same as water and sewerage in that it needs to be considered at the time of an application for development. Taswater is able to consider water and sewerage at the time of an application and is able to request additional information if necessary. Section 54 of LUPAA is sufficiently wide to enable a Council to request such information but the inconsistency with clause 6.1.3 in the Tasmanian Planning Scheme draft and is likely to lead to confusion and conflict. The Planning scheme should include provisions within a Stormwater Code that requires information to be provided with an application to demonstrate compliance. It should not be left to requests for additional information as that inevitably slows down the whole application process and can create solutions that are not fair and consistent.

Recommendation: *a Stormwater Code be added that addresses issues around stormwater quality and quantity and includes targets for stormwater quality from the Statewide Stormwater Strategy. A Draft Code developed as the outcome from the DEP workshop is attached to this submission. Given the short time frame available this is considered a starting point for further development in consultation with technical specialists.*

Acid sulphate soils

- Disturbance of Acid Sulfate soils has the potential to lead to significant onsite and offsite impacts, including: environment impacts such as degraded water quality, fish kills and destruction of aquatic habitat; impacts on human and animal health; corrosion of infrastructure; subsidence; and, loss of production and income from aquaculture and agricultural. These impacts carry a significant economic impact for both the developer and for those impacted by acid drainage from the development.
- Very good information on the location and hazards associated with acid sulfate soils is available in Tasmania. This information is well known to government, including Local Government. It is arguable that given the existence of high quality information on the likely location and risks associated with acid sulfate soils, Local Government have a duty of care to advise developers of the potential hazards of development and to adopt an 'avoid, minimise and mitigate' approach to development on these soils.
- Failure to adequately disclose and manage the risks on the part of Council could open Councils up to law suits to recover the potentially very large economic costs associated with acid drainage resulting from poor zoning and planning decisions.

- The role of good planning in minimising the risks associated with natural hazards in general and specifically acid sulfate soils has been emphasised in National Strategies:
 - The National Strategy for Disaster Resilience states that community resilience to hazards should be encouraged through *'Responsible land use planning [to] prevent or reduce the likelihood of hazards impacting communities. Building standards can mitigate the likelihood of loss of life, as well as damage to and/or destruction of property and infrastructure.'*
 - The National Strategy for the Management of Coastal Acid Sulfate Soils states that the role of Local Government in implementing the Strategy is to, *'in conjunction with relevant State and Territory agencies:*
 - *Prepare local planning instruments that incorporate ASS issues into environmental assessment processes and development controls.'*
- The explanatory notes justify exclusion of acid sulfate soils in the Planning scheme as follows: *'This issue is not appropriate to be regulated through a Code under a planning scheme. Modifications have been made to the list of conditions and restrictions in Clause 6.11.2 that may be included on a permit for the management of potential acid sulfate soils. The matter is also covered in the Building regulations'.*
 - There is no mention of acid sulfate soils in the Building Regulations 2014. A search found no generic documents relating to acid sulfate soils using the phrase 'Building regulations Tasmania'. It is unclear where these are covered.
 - Acid sulfate soils are an issue that is frequently dealt with in Planning schemes. Leaving the management of acid sulfate soils to local provisions and discretionary condition on a planning permit creates a lack of clarity about the potential risks and management strategies for these soils. This undermines the aim of a simpler and faster planning system. Considerable damage could also be created by developments not requiring a permit where acid sulfate soils are not an issue unless blanket exemptions development in these areas are removed.
 - Management of acid sulfate soils through building regulations alone is not adequate to addressing the risks posed. Poor planning of developments on acid sulfate soils has the potential to lead to significant off-site impacts.
- Not including a Code that provides a clear pathway with acceptable solutions for the management of acid sulfate soils has the potential to create confusion for developers in terms of their responsibilities and potential liabilities for offsite impacts. Inclusion of a Code that provides this pathway will support the aim of a faster, simpler, cheaper and fairer planning scheme.

Recommendation: *An Acid Sulfate Soils Code should be developed based on previous Codes that operated as part of the Interim Planning schemes eg. in Glenorchy, Brighton, Huon Valley etc. This should be consistent with the Tasmanian Acid Sulfate Soil Management Guidelines. Alternatively Acid Sulfate Soils may be addressed in the Potentially Contaminated Soils Code.*

Salinity

- Poor planning and development has the potential to lead to significant on and offsite impacts associated with salinity. Land clearing and increased infiltration in recharge zones can lead to increasing water tables and surface salinity expression in associated discharge areas.

- Poor planning controls, for example allowing roads or other hard infrastructure to be built in a way that impedes groundwater movement can lead to groundwater bulges and saline discharges that affect other properties. Discharges will also have impacts on soil and water quality and can lead to a range of environmental, economic and social impacts.
- In many areas affected by salinity, Councils already have a good knowledge of problem areas and the potential impacts of poor development and planning controls. As was the case for acid sulfate soils, it is arguable that Councils have a duty of care to disclose this knowledge and to provide adequate protection for developers and those likely to be impacted off-site through the planning scheme.
- In reference to Urban salinity the explanatory notes state *'This issue is not appropriate to be regulated under a planning scheme. It is covered by Building Regulations'*.
 - The term 'salinity' does not appear anywhere in the Building regulations.
 - Salinity is not able to be adequately addressed through building regulations. Council planning schemes are an appropriate mechanism for providing potential developers with knowledge of possible salinity hazards posed by the development, both on and offsite and through which an 'avoid, minimise and mitigate' approach can be applied.
- The Tasmanian Salinity Strategy identifies Priority Strategic Actions including '3.5 Encourage Local Government to develop appropriate planning and development protocols for the effective management and prevention of salinity'. Excluding salinity from the Planning scheme clearly conflicts with this Strategy.
- Not including a Code that provides a clear pathway with acceptable solutions for the management of the risks of salinity has the potential to create confusion for developers in terms of their responsibilities and potential liabilities for offsite impacts. Inclusion of a Code that provides this pathway will support the aim of a faster, simpler, cheaper and fairer planning scheme.

Recommendation: A Salinity Management Code is developed which considers both vegetation clearing and increased infiltration to groundwater on recharge sites as well as managing infrastructure impacts of salinity on discharge sites. This Code should be consistent with the Tasmanian Salinity Strategy. The Urban Salinity Code developed in the Interim Planning Scheme for the Meander Valley Council should be considered in the development of this Code.

Dispersive soils

- There is no Code for managing dispersive soils. The explanatory notes state *'This issue is not appropriate to be regulated under a planning scheme. It is covered by Building Regulations'*.
 - There is no mention of dispersive soils in the Building Regulations 2014. The Department of Justice does have a webpage 'Problem building sites, reactive soils and subsidence' that mentions reactive soils but there is no detail given there and it's unclear how this information relates to the Building Regulations.

- The only prescriptive statement is that *'Where building work includes footings, the building designer and building surveyor will require a site soil test. Tests will establish the capacity of the site to bear a building and will provide guidance to the designer on the type of footing or slab needed and the number of storeys that could be safely supported.'*
 - Dispersive soils are regularly managed through Codes or Implementation Guidelines under a planning scheme (see for example Ipswich City Council).
- Dispersive soils cannot be adequately managed through Building regulations alone. As was the case with acid sulfate soils and salinity, dispersive soils are a natural hazard that potentially have significant on and offsite economic, social and environmental impacts. The potential hazards from building collapse and movement as a result of poorly managed dispersive soils are clearly a very significant issue. Good planning is essential to the management of dispersive soils. It can also be argued that Local Government has a duty of care to advise developers of potential hazards associated with dispersive soils and to ensure the application of an 'avoid, minimise, mitigate' hierarchy development on these soils.
- Not including a Code that provides a clear pathway with acceptable solutions for the management of dispersive soils has the potential to create significant confusion for developers as to the requirements and risks posed by developing on these soils. Inclusion of a Code that provides this pathway will support the aim of a faster, simpler, cheaper and fairer planning scheme.

Recommendation: *It is recommended that a Dispersive Soils Code (or possibly 'Soil management Code' covering several soils related issues) be developed. This could be based on the Codes already developed as part of the Interim Planning schemes in eg. Glenorchy, Huon Valley. It should be consistent with DPIWs Technical Reference Manual 'Dispersive Soils and their management'.*

Table 1: Conflicts between the NAC the
Regional Land Use Strategies and other key relevant
strategies and guidelines

Please note that this table has been developed from the submission prepared by the three regional NRM bodies with additions added.

Document	Conflicts with the current Code
Southern Regional Land Use Scheme	<p>BNV1.2 Recognise and protect biodiversity values deemed significant at the local level and ensure that planning schemes:</p> <ul style="list-style-type: none"> - specify the spatial area in which biodiversity values are to be recognised and protected (either by textural description or map overlay); and - implement an 'avoid, minimise, mitigate' hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values. <p>BNV1.4. Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.</p> <p>BNV2. Protect threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these.</p> <p>BNV2.4. Ensure potential applicants are advised of the requirements of the Threatened Species Protection Act 1995 and their responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999.</p> <p>BNV3.1. Include within Planning Schemes requirements to setback use and development from boundaries with reserved land.</p> <p>BNV-A02 Implement a planning assessment approach consistent with the 'avoid, minimise, mitigate, offset' hierarchy.</p> <p>BNV-A03 Include requirements in planning schemes for environmental assessments where a development application may impact on the habitats of native species.</p>
Northern Regional Land Use Strategy	<p>BNV-A04 Accept offsets as a last resort and only where there is a net conservation benefit, security of the offset in perpetuity and based upon the relevant State Guidelines.</p> <p>CW-A03 Allow new use or development within areas of intact coastal environments only when they are dependent on a coastal location for operational efficiency.</p> <p>CW-P06 Ensure that development adopts best practice Water Sensitive Urban Design (WSUD) principles where appropriate in new and redevelopment areas.</p> <p>NH-P04 Ensure that future land use and development minimises disturbance of Acid Sulfate Soils</p> <p>NH-P05 Minimise the impacts of land salinity to and from development by taking a risk based approach to land management.</p>

	<p>NH-A07 Ensure that development of land identified for acid sulfate soils or potential acid sulfate soils is undertaken in accordance with the Tasmanian Acid Sulfate Soil Guidelines prepared by DPIPW and available datasets such as the Tasmanian Acid Sulfate Soils Information (TASSI).</p> <p>NH-A08 Develop regional mapping of land salinity and strategies for mitigating and minimising the impacts of salinity in conjunction with state agencies such as DPIPW, and the National Action Plan for Salinity and Water Quality and NRM North.</p>
North west Regional Land Use Strategy	<p>2.4 d) Limit modification of natural drainage systems, including change in channel alignment and in the nature of the stream beds and flow rates.</p> <p>2.4.e) Impact on water quality by runoff from adjacent use or development.</p> <p>2.4. f) Promote sustainable water use practices including water harvesting and recycling such as Water Sensitive Urban Design for stormwater and waste water.</p> <p>2.5.h) Require urban and rural land use or development incorporate measures to manage diffuse and point source pollution from stormwater and waste water discharge in accordance with the <u>Tasmanian State Policy on Water Quality Management 1997</u> and the <u>Tasmanian State Stormwater Strategy 2010</u>.</p> <p>2.7.f) Require settlement development and growth has regard to likely adverse effect on areas of natural conservation value, including remnant vegetation, waterways and water bodies, and coastal systems.</p> <p>2.7.h) Avoid fragmentation and bisection of areas of identified natural conservation value and retain appropriate connecting habitat corridors between individual areas of natural conservation value.</p> <p>2.8.b) Require new use or development within areas of intact coastal environment are dependent on a coastal location for operational efficiency.</p>
Tasmanian Salinity Strategy	3.5 Encourage Local Government to develop appropriate planning and development protocols for the effective management and prevention of salinity.
EPBC Act	<p>(1) A person must not take an action that:</p> <ul style="list-style-type: none"> (a) has or will have a significant impact on a listed migratory species; or (b) is likely to have a significant impact on a listed migratory species.
Forest Practices Act	<p>'(4) A person who is a responsible person in relation to any land must not carry out, or cause or allow the carrying out of, an activity of the following kind on that land unless a certified forest practices plan exists in respect of that land when that activity is being carried out:</p> <ul style="list-style-type: none"> (a) the establishment of forests; (b) the harvesting of timber; <ul style="list-style-type: none"> (ba) the clearing of trees; (bb) the clearance and conversion of a threatened native vegetation community; (c) the construction of a road in connection with an activity referred to in paragraph (a), (b) or (ba); (d) the operation of a quarry in connection with an activity referred to in paragraph (a), (b) or (ba).'

Guidelines for the use of Biodiversity Offsets	<p>The Principles for the use of Biodiversity Offsets:</p> <p>Offsets are the final component of a mitigation hierarchy;</p> <p>Offsets must deliver a net benefit for biodiversity conservation;</p> <p>An offset must aim to be permanent;</p> <p>Offsets must aim to 'like for like';</p> <p>Indirect offsets are acceptable in limited circumstances only;</p> <p>Retention of native vegetation onsite is preferred;</p> <p>Offsets are formulated and approved in the context of the established planning system.</p>
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C7.0 Natural Assets Code

C7.1 Code Purpose

The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To protect biodiversity values and ecological function including identified threatened native vegetation communities and threatened flora species.

C7.1.5 To manage impacts on threatened fauna species by minimising disturbance of significant habitat.

Comment [M1]: A Natural Assets Code must be about protecting biodiversity values and ecological function and not only what is already threatened (as this is basically impossible anyway in an increasingly fragmented landscape). Not including this makes the Code Purpose contradictory to the definition of 'natural assets' in the Definition Of Terms.

Comment [M2]: Fragmentation of vegetation and significant change in use will result in impacts on threatened fauna. For example fragmented vegetation is more vulnerable to weed and pest invasion which will impact upon threatened fauna species.

Comment [MC3]: Use should also be covered in the Code as change in use may have impacts on natural assets. For example change of use to Visitor Accommodation (a regular occurrence in GSB may result in a requirement to increase septic capability in unsewered locations which may impact on waterways, coastal and biodiversity).

Comment [MC4]: Remove zone limitations but allow Local Councils to exclude specific zones in their Local Provision Schedule based on their own mapping to capture special circumstances.

Comment [a5]: Agriculture must be included in GSBC as there is a lot of threatened vegetation, threatened plants and threatened fauna habitat / trees within this zone.

C7.2 Application of this Code

C7.2.1 This Code applies to use and development on land within the following areas:

(a) a waterway and coastal protection area;

(b) a future coastal refugia area; and

(c) a priority vegetation area only if within the following zones:

(i) Rural Living Zone;

(ii) Rural Zone;

(iii) Landscape Conservation Zone;

(iv) Environmental Management Zone;

(v) Major Tourism Zone;

(vi) Utilities Zone;

(vii) Community Purpose Zone;

(viii) Recreation Zone;

(ix) Open Space Zone;

(x) Particular Purpose Zone; or

(xi) General Residential Zone and Low Density Residential Zone only where application is for subdivision.

C7.2.2 This Code does applies to use.

Comment [M6]: As per comment MC3. This will require Use Standards to be developed.

C7.3 Definition of Terms

C7.3.1 In this Code, unless the contrary intention appears:

Term	Definition
coastal values	means the values of coastal areas derived from their coastal habitat and vegetation, physical elements, landscape values, recreational values and economic values and the processes and functions that underpin them.
disturbance	means the alteration of the structure and species composition of a native vegetation community through actions including cutting down, felling, thinning, logging, removing or destroying of a native vegetation community
forest operations	means work connected with – (a) seeding and planting trees; or (b) managing trees before they are harvested; or (c) harvesting, extracting or quarrying forest products – and includes any related land clearing, land preparation, burning-off or access construction; as defined in the Forest Management Act 2013
future coastal refugia	means land where coastal processes are likely to occur naturally and can continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes, and other sensitive coastal habitats due to sea-level rise.
future coastal refugia area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within a future coastal refugia area.
littoral vegetation	means vegetation adjacent to a sea, lake or river that is close to the shore. It includes the intertidal Zone to high water mark and can include wetlands.
natural streambank and streambed condition	means the natural rate of erosion or accretion of the bank and bed of a watercourse and natural hydrological processes, as determined using The Tasmanian River Condition Index (TRCI): Physical Form Field Manual and Hydrology User's Manual (NRM South 2009), as amended from time to time.
natural assets	means biodiversity, environmental flows, natural streambank and stream bed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values.
priority vegetation	means native vegetation where any of the following apply: (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the <i>Nature Conservation Act 2002</i> , vulnerable land under the <i>Forest Practices Act</i> or is a threatened ecological community under <i>Environmental Protection or Biodiversity Conservation Act 1999</i> ; (b) is a threatened flora species; or (c) it forms a significant habitat for a threatened fauna species. (d) forms part of a habitat corridor; or (e) forms part of a vegetation community which is threatened at the bioregional scale; or (f) it is local priority vegetation, flora or fauna habitat or (g) it includes an appropriate buffer to minimise impacts on the priority vegetation types above
priority vegetation	means land shown on an overlay map in the relevant Local Provisions Schedule, as

Comment [MC7]: Definition as per the Forest Practices System (FPS).

Comment [M8]: As above

Comment [WJ9]: These maps need to be completed for inclusion
Existing state wide mapping will need to reviewed at a municipal scale.

Comment [MC10]: It is vital that local government has the option to protect natural heritage values significant at a local scale – no different to protecting locally significant historical / cultural heritage.

area	within a priority vegetation area.
residual impacts	means those environmental effects predicted to remain after the initial effects of development have been avoided or minimised through design.
riparian vegetation	means vegetation found within or adjacent to watercourses, wetlands, lakes and recharge basins.
river condition	means condition of a waterway as determined using the Tasmanian River Condition Index (TRCI) (NRM South 2009), as amended from time to time.

Comment [MC11]: Buffer included in priority vegetation area then clearing and conversion of buffer will constitute disturbance of priority vegetation

Term	Definition														
significant habitat	means the habitat within the known or core range of a threatened fauna species, where any of the following applies: (a) is known to be of high priority for the maintenance of breeding populations throughout the species' range; or (b) the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species.														
threatened fauna species	means listed under the <i>Threatened Species Protection Act 1995</i> or listed as threatened or migratory under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .														
threatened flora species	means listed under the <i>Threatened Species Protection Act 1995</i> or as threatened under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .														
waterway and coastal protection area	means land: (a) shown on an overlay map in the relevant Local Provisions Schedule, as within a waterway and coastal protection area; or (b) within the relevant distance from a watercourse, wetland, lake or the coast shown in the Table 1 below, but does not include a piped watercourse or a newly created drainage line or a watercourse with an impervious constructed base and banks (note: artificially realigned Class 1, 2, 3, 4 watercourses are not exempt from Table 1) Table 1:														
	<table> <tr> <th>Spatial Extent and Coastal Protection Areas</th><th>Width</th></tr> <tr> <td>Class 1: Watercourses named on the 1:100,000 topographic series maps, Lakes, artificial water storages (other than farm dams) and the high water mark of tidal waters</td><td>40m</td></tr> <tr> <td>Class 2: Watercourses from the point where their catchment exceeds 100ha</td><td>30m</td></tr> <tr> <td>Class 3: Watercourses carrying running water for most of the year between the points where their catchment is from 50ha to 100ha</td><td>20m</td></tr> <tr> <td>Class 4: All other watercourse carrying running water for part or all of the year for most years</td><td>10m</td></tr> <tr> <td>Ramsar Wetlands: Wetlands listed under the Convention on Wetlands of International Importance, (the Ramsar Convention)</td><td>100m</td></tr> <tr> <td>Other Wetlands:Wetlands not listed under the Ramsar Convention</td><td>50m</td></tr> </table>	Spatial Extent and Coastal Protection Areas	Width	Class 1: Watercourses named on the 1:100,000 topographic series maps, Lakes, artificial water storages (other than farm dams) and the high water mark of tidal waters	40m	Class 2: Watercourses from the point where their catchment exceeds 100ha	30m	Class 3: Watercourses carrying running water for most of the year between the points where their catchment is from 50ha to 100ha	20m	Class 4: All other watercourse carrying running water for part or all of the year for most years	10m	Ramsar Wetlands: Wetlands listed under the Convention on Wetlands of International Importance, (the Ramsar Convention)	100m	Other Wetlands:Wetlands not listed under the Ramsar Convention	50m
Spatial Extent and Coastal Protection Areas	Width														
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Ramsar Wetlands: Wetlands listed under the Convention on Wetlands of International Importance, (the Ramsar Convention)	100m														
Other Wetlands:Wetlands not listed under the Ramsar Convention	50m														

Term	Definition
	<p>(a) For the purpose of spatially defining 'width' in Table:</p> <p>(i) Width is measured from the top of bank or high water mark of tidal waters, watercourses or freshwater lakes.</p> <p>(ii) In the case of watercourses, the waterway and coastal protection area includes the waterway itself, being between the top of the banks on either side.</p> <p>(b) For the purpose of defining a Class 4 watercourse in Table, it means the watercourse is within or adjoining any of the following zones:</p> <p>(i) Inner Residential Zone;</p> <p>(ii) General Residential Zone;</p> <p>(iii) Lower Density Residential Zone;</p> <p>(iv) Urban Mixed Use Zone;</p> <p>(v) Local Business Zone;</p> <p>(vi) General Business Zone;</p> <p>(vii) Central Business Zone;</p> <p>(viii) Commercial Zone;</p> <p>(ix) Light Industrial Zone;</p> <p>(x) Major Tourism Zone;</p> <p>(xi) Port and Marine Zone; or</p> <p>(xii) Particular Purpose Zone.</p> <p>If an inconsistency in regards to width exists between Table 1 and the area shown on the overlay map, the greater distance prevails.</p> <p>The depiction of a watercourse, or a section of a watercourse on an overlay map in the relevant Local Provisions Schedule is definitive regardless of the actual area of the catchment.</p>
waterway values	means the values of watercourses and wetlands derived from their aquatic habitat and riparian vegetation, physical elements, landscape function, recreational function and economic function.
Watercourse	means a freshwater-dependent ecosystem characterised by flowing water (for all or part of the year) that empties into the ocean, estuaries, lakes and waterbodies or another watercourse.
Other Wetlands	<p>as described and defined in <i>A Wetlands Strategy for Tasmania</i> (DPIWE) and includes, but not limited to wetland and saltmarsh TASVEG mapping categories in Harris and Kitchener (2005):</p> <p>Freshwater aquatic hermland (AHF);</p> <p>Freshwater aquatic sedgeland and rushland (ASF);</p> <p>Lacustrine hermland (AHL);</p> <p>Saline aquatic hermland (AHS);</p>

Comment [WJ12]: Class 4 streams need to be considered in whatever zone they occur.

Comment [WJ13]: The proposed definition has been largely based upon that within the DPIPWE CFEV Technical manual (page 51), but expanded to ensure Class 4 waterways are included in the definition and discharge inclusive of estuaries.

NOTE: the proposal here differs to the TPS definition that requires a 'defined channel'. The CFEV definition is inclusive of watercourse where the channel is not defined (as may occur in some Class 4 watercourses)

Comment [WJ14]: Referred to in Table 1 but no definition provided. A proposed definition has been provided here and was created during discussion of Southern Interim Planning Scheme drafts and included input from DPIPWE staff.

	Saline sedgeland/rushland (ARS); Saltmarsh (undifferentiated) (AUS); Succulent saline herbland (ASS); Wetland (undifferentiated) (AWU); and associated scrub, forest, woodland communities when occurring in association with wetland and saltmarsh.
Suitably Qualified Person	means a professional engineer currently practising with relevant CPEng or NPER accreditation, or a person who in respect to the type of work to be undertaken can adequately demonstrate relevant academic qualification, and an appropriate level of professional indemnity and public liability insurance.

Harris, S and Kitchener, A (2005). *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation*. Department of Primary Industries, Water and Environment, Printing Authority of Tasmania. Hobart

C7.4 Development Exempt from this Code

C7.4.1 The following development is exempt from this Code:

(b) development assessed as a Level 2 Activity;

(d)

(e) forest operations or clearing and conversion for agriculture in accordance with a forest practices plan certified under the *Forest Practices Act 1985*;

) and

(h) consolidation of lots.

Comment [MC15]: Remove forest practices to avoid people cherry picking approvals eg seeking FPP for subdivision
ALSO Upfront needs to change from FPP to Forestry operations at front of scheme

Comment [MC16]: Need to include definitions for forest operations and forest practices for the layman - done

C7.X Application Requirements

C7.X.2 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

(a) a natural values determination

(b) a natural values assessment

(c) a report detailing how impacts on priority vegetation values will be avoided, minimized, and/or mitigated

(d) a special circumstances justification report

(e) a biodiversity offsets plan.

Comment [a17]: From Regional Interim Model Scheme and in the GSB Biodiversity Code.

C7.5 Use Standards

C7.5.1 There are **no Use** Standards in this Code.

Comment [WJ18]: Use Standards need to be developed as these can have major impacts upon i) Waterway & Coastal Protection Areas, ii) Future Coastal Refugia Areas, and iii) Priority Vegetation Areas

C7.6 Development Standards for buildings and works

C7.6.1 Buildings and works within a Waterway and Coastal Protection Area or a Future Coastal Refugia Area

Objective:	To ensure that buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings and works within a waterway and coastal protection area must be within a building area on a sealed plan approved under this planning scheme or be a class 4 watercourse crossing (<5m wide) to access a single dwelling development.</p> <p>(a) for a Class 1, 2 or 3 watercourse, be within a building area on a sealed plan approved under this planning scheme.</p> <p>(b) for a Class 4 watercourse, not impede the flow of water.</p>	<p>P1</p> <p>Buildings and works within a waterway and coastal protection area for a Class 1, 2, 3 or 4 watercourse must:</p> <p>(a) avoid or minimise impacts on natural assets;</p> <p>(b) minimise and manage adverse erosion, siltation, sedimentation and runoff impacts on natural assets;</p> <p>(c) avoid or minimise impacts on riparian or littoral vegetation;</p> <p>(d) if within the spatial extent of a Class 1, 2 or 3 watercourse, maintain natural streambank and streambed condition (where it exists) except when building a watercourse crossing or bridge, or mitigating erosion hazard to infrastructure or natural assets or preventing erosion near a stormwater outfall;</p> <p>(e) minimise impact on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</p> <p>(f) avoid significantly impeding natural flow and drainage;</p> <p>(g) maintain fish passage where known to exist;</p> <p>(h) avoid land filling of wetlands; and</p> <p>(i) be undertaken generally in accordance with Wetlands and Waterways Works Manual (DPIWE, 2003), as amended from time to time and Tasmanian Coastal Works Manual (DPIPWE, Page and Thorp, 2010), as amended from time to time, and the unnecessary use of machinery within watercourses or wetlands is avoided.</p> <p>(j) minimise the need for future works to ensure protection of natural assets and infrastructure and property.</p>

Comment [WJ19]: Class 4 water ways should be retain with appropriate buffers and piping should be discouraged to enable overland flow pathways to be retained left un-piped to improved water quality.

Comment [WJ20]: Should apply to all watercourse classes (including Class 4)

Comment [WJ21]: Should be defined

<p>A2</p> <p>Buildings and works within a waterway and coastal protection area, excluding for a Class 4, 2, 3 or 4 watercourse, must:</p> <p>(a) be within a building area on a sealed plan approved under this planning scheme; or</p> <p>(b) be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date of this planning scheme.</p>	<p>P2</p> <p>Buildings and works within a waterway and coastal protection area, excluding that for a Class 4, 2, 3 or 4 watercourse, must:</p> <p>(a) satisfy the following:</p> <p>(i) not be for Residential or Visitor Accommodation use and must be for a use which relies upon a coastal location to fulfil its purpose for one or more of the following reasons:</p> <p>a. to access a specific resource, other than land, in a coastal location;</p> <p>b. for a marine farming shore facility;</p> <p>c. to access infrastructure available in a coastal location;</p> <p>d. to service a marine or coastal related activity;</p> <p>e. to provide an essential utility or marine infrastructure; or</p> <p>f. to provide for marine-related educational, research, open space or recreational facilities;</p> <p>(ii) new facilities are grouped with existing facilities, where reasonably practical;</p> <p>(iii) native vegetation is retained, replaced or re-established so that overall impact on native vegetation is negligible;</p> <p>(iv) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill; and</p> <p>(v) impacts on coastal processes, including sand movement and wave action, are</p>
	<p>minimised and any potential impacts are mitigated so that there are no significant long-term impacts; or</p> <p>(b) satisfy the following:</p> <p>(i) avoid or minimise impacts on natural assets;</p> <p>(ii) minimise and manage adverse erosion, siltation, sedimentation and runoff impacts on natural assets;</p> <p>(iii) avoid land filling of wetlands; and</p> <p>(iv) works are undertaken generally in accordance with Wetlands and Waterways Works Manual (DPIWE, 2003), as amended</p>

Comment [WJ22]: Remove Class 1, as the definition of Class 1 includes coastal areas which should be considered under this part of the code

Comment [WJ23]: As in above comment WJ6

Comment [WJ24]: Query: Propose removal if 'activity' relates to 'use' rather than development. Can stay if the Code is changed to also address use – cannot have it both ways.

Comment [WJ25]: Remove 'OR' therefore propose the Performance Criteria P2 comply with both (a) and (b).

	<p>from time to time and Tasmanian Coastal Works Manual (DPIPWE, Page and Thorp, 2010), as amended from time to time, and the DPIPWE Acid Sulphate Soil Management Guidelines, as amended from time to time and DPIPWE Dispersive Soils and their Management – Technical Reference Manual, as amended from time to time and the unnecessary use of machinery within watercourses or wetlands is avoided.</p>
<p>A3</p> <p>Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.</p>	<p>P3</p> <p>Buildings and works within a future coastal refugia area must:</p> <p>(a) satisfy the following:</p> <p>(i) not be for Residential or Visitor Accommodation use and must be for a use which relies upon a coastal location to fulfil its purpose for one or more of the following reasons:</p> <p>a. to access a specific resource in a coastal location;</p> <p>b. for a marine farming shore facility;</p> <p>c. to access infrastructure available in a coastal location;</p> <p>d. to service a marine or coastal related activity;</p> <p>e. to provide an essential utility or marine infrastructure; or</p> <p>f. to provide for marine-related educational, research, open space or recreational facilities;</p> <p>(ii) new facilities are grouped with existing facilities, where reasonably practical;</p> <p>(iii) native vegetation is retained, replaced or re-established so that overall impact on native</p>

Comment [WJ26]: Propose reference to DPIPWE Acid Sulphate Soil Management Guidelines

Comment [WJ27]: Propose reference to DPIPWE Dispersive Soils and the Management - Technical Reference Manual

Comment [WJ28]: Query: Propose removal if 'activity' relates to 'use' rather than development. This Code does not apply to use.

	<p>vegetation is negligible;</p> <p>(iv) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill; and</p> <p>(v) impacts to coastal processes are minimised and any potential impacts are mitigated so that there are no significant long-term impacts; or</p> <p>(b) satisfy the following:</p> <p>(i) allow for the landward colonisation of wetlands and other coastal habitats from adjacent areas;</p> <p>(ii) avoid creation of barriers or drainage networks that would prevent future tidal inundation;</p> <p>(iii) allow the coastal processes of deposition or erosion can continue to occur;</p> <p>(iv) avoid or minimise impacts on natural assets; and</p> <p>(vi) works are undertaken generally in accordance with Wetlands and Waterways Works Manual (DPIWE, 2003), as amended from time to time and the Tasmanian Coastal Works Manual (DPIPWE, Page and Thorp, 2010), as amended from time to time and the DPIPWE Acid Sulphate Soil Management Guidelines, as amended from time to time and DPIPWE Dispersive Soils and their Management – Technical Reference Manual, as amended from time to time and the unnecessary use of machinery within watercourses or wetlands is avoided..</p>
<p>A4</p> <p>Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into tidal waters, a watercourse, wetland or lake.</p>	<p>P4</p> <p>Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into tidal waters, a watercourse, wetland or lake must:</p> <p>(a) minimise risk of erosion and sedimentation;</p> <p>(b) mitigate and manage any impacts on natural assets likely to arise from erosion, sedimentation and runoff; and</p> <p>(c) avoid or reduce significant adverse impact on</p>

Comment [WJ29]: Remove 'OR' therefore propose the Performance Criteria P3 comply with both (a) and (b).

Comment [WJ30]: Propose reference to DPIPWE Acid Sulphate Soil Management Guidelines

Comment [WJ31]: Propose reference to DPIPWE Dispersive Soils and the Management - Technical Reference Manual

Comment [WJ32]: Significant adverse impact is not quantified

	<p>natural assets through measures consistent with DPIPWE State Stormwater Strategy; and</p> <p>(d) works are undertaken generally in accordance with Wetlands and Waterways Works Manual (DPIWE, 2003), as amended from time to time and the Tasmanian Coastal Works Manual (DPIPWE, Page and Thorp, 2010), as amended from time to time. and the DPIPWE Acid Sulphate Soil Management Guidelines, as amended from time to time and DPIPWE Dispersive Soils and their Management – Technical Reference Manual, as amended from time to time and the unnecessary use of machinery within watercourses or wetlands is avoided.</p>	<p>Comment [WJ33]: Propose reference to DPIPWE State Stormwater Strategy</p> <p>Comment [WJ34]: Propose reference to DPIPWE Acid Sulphate Soil Management Guidelines</p> <p>Comment [WJ35]: Propose reference to DPIPWE Dispersive Soils and the Management - Technical Reference Manual</p>
<p>A5</p> <p>No Acceptable Solutions for dredging and reclamation within a waterway and coastal protection area or a future coastal refugia area.</p>	<p>P5</p> <p>Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area, must:</p> <p>(a) be necessary to establish a new development or expanded use or development, continue or expand an existing use or development on adjacent land; and</p> <p>(b) minimise and manage potential impacts on coastal and riverine processes that may lead to increased risk of inundation on adjacent land, including sand sediment movement, current action, and wave action, so that there are no impacts on adjoining or downstream infrastructure no significant long term impacts, and</p> <p>(c) satisfy the following:</p> <p>(i) not be for Residential or Visitor Accommodation use and must be for a use which relies upon a coastal or waterway location to fulfil its purpose for one or more of the following reasons:</p> <p>a. to access a specific resource in a coastal or waterway location;</p> <p>b. for a marine farming shore facility;</p> <p>c. to access infrastructure available in a coastal location;</p> <p>d. to provide an essential utility or marine infrastructure; or</p>	<p>Comment [WJ36]: Planning scheme does not include 'use'. Perhaps remove adjacent land use. OR Reword to enable continue use on adjacent areas where need demonstrated (e.g. dredging of boat slipyards)</p> <p>Comment [WJ37]: Not quantifiable, suggest removal</p> <p>Comment [WJ38]: propose the following criteria are satisfied as the original dredging and reclamation Performance Criteria from the Southern Interim Planning Schemes, where this has come from, were for developments that needed to demonstrate a need for a coastal location.</p>

	<p>e. to provide for marine-related educational, research, open space or recreational facilities;</p> <p>(ii) new facilities are grouped with existing facilities, where reasonably practical;</p> <p>(iii) allow for the landward colonisation of tidal wetlands and other coastal habitats in adjacent areas;</p> <p>(iv) avoid creation of barriers or drainage networks that would prevent future tidal inundation on adjacent areas;</p> <p>(v) allow natural coastal processes of deposition or erosion to continue to occur on adjacent areas;</p> <p>(vi) avoid or minimise impacts on natural assets on adjacent land; and</p> <p>(vii) works are undertaken generally in accordance with Wetlands and Waterways Works Manual (DPIWE, 2003), as amended from time to time and the Tasmanian Coastal Works Manual (DPIPWE, Page and Thorp, 2010), as amended from time to time. and the DPIPWE Acid Sulphate Soil Management Guidelines, as amended from time to time and DPIPWE Dispersive Soils and their Management – Technical Reference Manual, as amended from time to time and the unnecessary use of machinery within watercourses or wetlands is avoided.</p>
<p>A6</p> <p>No Acceptable Solutions for coastal and watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area.</p>	<p>P6</p> <p>Coastal Erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area must;</p> <p>(a) be designed by a suitably qualified person; and</p> <p>(b) minimise adverse impact on coastal and watercourse processes that may lead to increased risk of inundation, including wave action and behaviour, sediment dynamics, current and tidal flows in the area.</p>

C7.6.2 Clearance and Conversion or Disturbance within a Priority Vegetation Area

Objective:	To ensure that clearance and conversion or disturbance of priority vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.	
Acceptable Solutions	Performance Criteria	
A1 Clearance and conversion or disturbance of priority vegetation within a priority vegetation area must: (a) be within a building area on a sealed plan approved under this planning scheme; or	P1 Clearance and conversion or disturbance of priority vegetation within a priority vegetation area must satisfy all of the following: (a) the 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; and (b) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings; and (c) additional mitigation measures are to be implemented to minimise the remaining impacts on priority vegetation values on the site from the development; and (d)	
	(e) special circumstances exist; and (f) residual adverse impacts are offset in accordance with Council endorsed policy : a	

Comment [MC39]: Add to definitions

Comment [MC40]: These cover the deleted options

Comment [MC41]: Look in parking code for words where Council has a policy comply with the policy

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a Waterway and Coastal Protection Area or a Future Coastal Refugia Area

Objective:	To ensure that: (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.	
Acceptable Solutions		Performance Criteria
A1 Each lot, wholly or partly within a waterway and coastal protection area or a future coastal refugia area, must: (a) be for the creation of separate lots for existing dwellings; (b) be required for public use by the State Government, a Council, a Statutory authority, or a corporation all the shares of which are held by or on behalf of the State, Council or by a statutory authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; (e) not include works, other than boundary fencing, within a waterway and coastal protection area or future coastal refugia area; or (f) have any building area, services, bushfire hazard management area and vehicular access located outside a waterway and coastal protection area or a future coastal refugia area.		P1 Each lot, wholly or partly within a waterway and coastal protection area or a future coastal refugia area, must: (a) minimise impact on natural assets; and (b) provide for any building area and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area.

C7.7.2 Subdivision within a Priority Vegetation Area

Objective:	To ensure that: (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.	
Acceptable Solutions		Performance Criteria
A1 Each lot, wholly or partly within a priority vegetation area, must: (a) be for the purposes of creating separate lots for existing dwellings; (b) be required for public use by the State		P1 Each lot, wholly or partly within a priority vegetation area, must:

<p>Government, a Council, a Statutory authority, or a corporation all the shares of which are held by or on behalf of the State, Council or by a statutory authority;</p> <p>(c) be required for the provision of Utilities;</p> <p>(d) be for the consolidation of a lot;</p> <p>(e) not include works within a priority vegetation area; or</p> <p>(f) include any building area, bushfire hazard management area, services and vehicular access outside the priority vegetation area.</p>	
	<p>(a) the 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; and</p> <p>(b) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings; and</p> <p>(c) additional mitigation measures are to be implemented to minimise the remaining impacts on priority vegetation values on the site from the development; and</p> <p>(e) special circumstances exist; and</p> <p>(f) residual adverse impacts are offset in accordance with Council endorsed policy</p>

Comment [MC42]: Add to definitions

Comment [MC43]: These cover the deleted options

Comment [MC44]: Look in parking code for words where Council has a policy comply with the policy

CX.0 Stormwater Management Code

CX.1 Code Purpose

The purpose of the Stormwater Management Code is:

CX.1.1 To ensure that stormwater from development, in both construction and operational phases, is of a quality and quantity that enables protection of natural assets, infrastructure and property.

C7.2 Application of this Code

CX.2.1 This Code applies to changes of use to long-term industrial vehicle storage, or a regular use carpark for 6 or more vehicles, or long-term un-bunded outdoor chemical storage;

CX.2.2 This Code applies to development.

CX.3 Definition of Terms

CX.3.1 In this Code, unless the contrary intention appears:

Term	Definition
annual exceedance probability (AEP)	means the probability of an event with a certain magnitude being exceeded in any one year.
stormwater	Rain (or snow and ice melt) runoff from impervious or pervious surfaces that is not trade waste, industrial waste, or waste water effluent. Includes runoff water that has been concentrated by means of a drain, surface channel, subsoil drain or formed surface (as per UDA).
typical urban stormwater	Runoff from urban areas containing impervious roads, paths and roof surfaces that drain into a stormwater drainage system without prior detention and water quality treatment
impervious surface	Includes any roof or external paved or <u>hardstand</u> area, including for a <u>road</u> , driveway, a vehicle loading, parking and standing apron, cycle or pedestrian pathway, plaza, uncovered courtyard, deck or balcony or a <u>storage</u> and display area.
Potential stormwater contamination	Use or developments likely to result in waterborne contaminant concentrations or loads exceeding local water quality objectives, or ANZECC (2000) guideline levels in the absence of local water quality objectives, for receiving waters.
major stormwater drainage system	means the combination of overland flow paths (including roads and watercourses) and the underground reticulation system designed to provide safe conveyance of stormwater runoff and a specific level of flood mitigation.
minor stormwater drainage system	means the stormwater reticulation infrastructure designed to accommodate more frequent rainfall events (in comparison to major stormwater drainage systems) having regard to convenience, safety and cost.
stormwater drainage system	means a major or <u>minor stormwater drainage system</u> .
natural assets	means biodiversity, environmental flows, natural streambank and stream bed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values.

Term	Definition			
suitably qualified person	means a professional engineer currently practising with relevant CPEng or NPER accreditation, or a person who in respect to the type of work to be undertaken can adequately demonstrate relevant academic qualification, and an appropriate level of professional indemnity and public liability insurance.			
Stormwater Service Provider	As under the Urban Drainage Act 2014			
water sensitive urban design (WSUD)	means the integration of urban planning with the management, protection and conservation of the urban water cycle to ensure that urban water management is sensitive to natural hydrological and ecological cycles.			
Acceptable Stormwater Quality and Quantity Targets	<p>means stormwater quantity and quality targets:</p> <p>(a) other than area specific stormwater quantity and quality targets within relevant Local Provisions Schedules, legislated water quality targets, or licenced operational targets.</p> <p>Table 1 (see also Footnote R1):</p> <table><tr><td>80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations.</td></tr><tr><td>45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations.</td></tr><tr><td>45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.</td></tr></table> <p>Stormwater treatment and risk minimisation of potential stormwater contamination associated with carparks, roads, recreational, commercial and industrial sites, that are acceptable to the:</p> <ul style="list-style-type: none">i) Stormwater Service Provider,j) Local Provision Schedules,k) Urban Drainage Plan (or similar) created or accepted by the Stormwater Service Provider,l) legislated water quality targets,m) licenced operational targets. <p>Stormwater quantity requirements must always comply with requirements of the local authority including catchment-specific standards. All stormwater flow management estimates should be prepared according to methodologies described in Australian Rainfall and Runoff (Engineering Australia, current version) or through catchment modelling completed by a <u>suitably qualified person</u>.</p>	80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations.	45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations.	45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.
80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations.				
45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations.				
45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.				

CX.4 Development Exempt from this Code

CX.4.1 The following development is exempt from this code:

- (a) Single dwelling connected to existing stormwater infrastructure are exempt from this code;
- (b) Subdivision creating new lots greater than 5000m² in area and with new roads and paths less than 500m² in area.

CX.X Application Requirements

In addition to any other application requirements, the planning authority must require the applicant to provide a report from a suitably qualified person if considered necessary to determine compliance with performance criteria, as specified:

- (a) a report demonstrating the suitability of private and public stormwater systems for a proposed development or use;
- (b) a report that demonstrates stormwater treatment meets acceptable stormwater quality and quantity targets;
- (c) a report that demonstrates the suitability of a site for an on-site stormwater disposal system, which includes topography, soil analysis, geohazards, and may consider other pressures and risks.

CX.5 Use Standards

CX.5.1 Objective:	To ensure altered pollutant types and/or loadings are managed appropriately to protect natural values, infrastructure and property.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>(a) use of a site does not include long-term un-bunded outdoor chemical storage, or</p> <p>(b) use of a site does not include long-term industrial vehicle storage, or a regular use carpark for 6 or more vehicles, within any of the following zones:</p> <ul style="list-style-type: none"> i) General Residential Zone ii) Inner Residential Zone iii) Village Zone iv) Urban Mixed Use Zone v) Local Business Zone vi) General Business Zone vii) Central Business Zone viii) Commercial Zone ix) Light Industrial Zone x) General Industrial Zone xi) Landscape Conservation Zone xii) Environmental Management Zone xiii) Major Tourism Zone xiv) Port and Marine Zone xv) Utilities Zone Community Purpose Zone xvi) Recreation Zone xvii) Open Space Zone; 	<p>P1</p> <p>Use of site that include long-term industrial vehicle storage, or a regular use carpark for 6 or more vehicles, or long-term un-bunded outdoor chemical storage must demonstrate stormwater treatment is suitable for the site and is designed such that stormwater volume, pollutant load and pollutant concentrations are minimised to Acceptable Stormwater Quality and Quantity Targets.</p>

CX.6 Development Standards for Buildings and works

CX.6.1 Objective:	To ensure that buildings, works and stormwater drainage and disposal creates stormwater of a quality and quantity that enables protection of natural assets, infrastructure and property.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Stormwater from new impervious surfaces must be disposed of by one or both of the following:</p> <ul style="list-style-type: none"> (a) gravity to public stormwater infrastructure. (b) on site if an existing residential or rural development at the effective date of this planning scheme and is consistent with the current disposal method and within any of the following zones: <ul style="list-style-type: none"> i) Low Density Residential Zone, ii) Rural Living Zone, iii) Rural Zone, iv) Agricultural Zone, v) Landscape Conservation Zone, vi) Environmental Management Zone 	<p>P1</p> <p>Stormwater from new impervious surfaces must be disposed of by one or both of the following:</p> <ul style="list-style-type: none"> (a) on-site, if a report by a suitably qualified person demonstrates that the site is suitable and that the onsite disposal system is designed, and will be maintained and managed to minimise the risk of failure to the satisfaction of the Council. (c) to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of Stormwater Service Provider.
<p>A2</p> <p>Building and works that does not increase stormwater pollutants concentrations or loads, or changes pollutant type. The proposal must not include any of the following:</p> <ul style="list-style-type: none"> a) an increase in potential stormwater contamination; b) more than 500m² additional impervious area; c) 6 or more car parks. 	<p>P2</p> <p>Building or works must comply with one of the following:</p> <ul style="list-style-type: none"> a) Acceptable Stormwater Quality Targets (Table 1; Footnote R1) are achieved, and the proposed treatment is suitable for the site, and includes an acceptable ongoing maintenance burden (including site access), b) If alternate solution (a), is proven to be unsuitable, stormwater may be captured and held for later removal and disposal to public sewer if to TasWaters satisfaction; or c) The Stormwater Service Provider may, at their discretion, accept a cost contribution for stormwater quality in lieu of meeting the targets that are linked to an Urban Drainage Plan (or similar) created or accepted by the Stormwater Service Provider or is a provision of any developer contribution required pursuant to policy adopted by

	Council for stormwater treatment.
<p>A3 Building and works must comply with one of the following:</p> <ul style="list-style-type: none"> a) results in no change in the fraction of total impervious areas (roof, roads, paths) to pervious area for the whole site; b) the fraction of total impervious areas (roof, roads, paths) to pervious area for the whole site, for a non-commercial or non-industrial development is less than 50% of the site; c) the fraction of total impervious areas (roof, roads, paths) to pervious area for the whole site for a commercial or industrial development is less than 70% of the site; d) the quantity and conveyance of stormwater caused is compliant with stormwater drainage system requirements within the relevant Urban Drainage Plan (or similar) created or accepted by the Stormwater Service Provider. 	<p>P3 Building and works must comply with one of the following:</p> <ul style="list-style-type: none"> a) Any increase in stormwater runoff can be accommodated within an existing stormwater drainage system (or infrastructure upgraded as part of the development proposal) to the satisfaction of the Stormwater Service Provider, and the Stormwater Service Provider may, at their discretion, accept a cost contribution for a future improvement of the public stormwater system for infrastructure upgrades that are linked to an Urban Drainage Plan (or similar) created or accepted by the Stormwater Service Provider; b) a new minor stormwater drainage system must be sized in accordance with the requirements of the Stormwater Service Provider; c) a new major stormwater drainage system must be designed to accommodate a 1% AEP storm event (and having regards to climate change).

CX.7 Development Standards for Subdivision

CX.6.1 Objective:	To ensure that subdivision storm water drainage and disposal creates stormwater of a quality and quantity that enables protection of natural assets, infrastructure and property.
Acceptable Solutions	Performance Criteria
<p>A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</p>	<p>P1 Stormwater from new impervious surfaces may be disposed of on-site if a report to the local planning authority demonstrates that the site is suitable and that the onsite disposal system is designed, and will be maintained and managed to minimise the risk of failure to the satisfaction of the Council.</p>

<p>A2</p> <p>Subdivision must not include any of the following:</p> <ul style="list-style-type: none"> a) more than 500m² impervious area unless in the flowing zones: <ul style="list-style-type: none"> i) Rural Living Zone ii) Rural Zone, iii) Agricultural Zone, b) more than 1 new internal lot, unless in the following zones: <ul style="list-style-type: none"> i) Rural Living Zone ii) Rural Zone, iii) Agricultural Zone, iv) Community Purpose Zone, v) Recreational Zone, vi) Open Space Zone 	<p>P2</p> <p>Subdivision must be designed such that stormwater quality from the proposed impervious surfaces and likely future impervious surfaces following development of the lots (taken to be up to 500m² per lot) is maintained and must comply with one of the following:</p> <ul style="list-style-type: none"> a) Acceptable Stormwater Quality Targets (Table 1; Footnote R1) are achieved, and the proposed treatment is suitable for the site, and includes an acceptable ongoing maintenance burden (including site access); b) the Stormwater Service Provider may, at their discretion, accept a cost contribution for stormwater quality in lieu of meeting the targets that are linked to an Urban Drainage Plan (or similar) created or accepted by the Stormwater Service Provider or is a provision of any developer contribution required pursuant to policy adopted by Council stormwater treatment.
<p>A3</p> <p>Subdivision must comply with one of the following:</p> <ul style="list-style-type: none"> e) for one new lot created for a single residential dwelling, or a) the quantity and conveyance of stormwater from the subdivision is compliant with stormwater drainage system requirements within the relevant Urban Drainage Plan (or similar) created or accepted by the Stormwater Service Provider. 	<p>P3</p> <p>Subdivision must comply with one of the following:</p> <ul style="list-style-type: none"> a) any increase in stormwater runoff can be accommodated within an existing stormwater drainage system (or infrastructure upgraded as part of this proposal) to the satisfaction of the Stormwater Service Provider, and The Stormwater Service Provider may, at their discretion, accept a cost contribution for a future improvement of the public stormwater drainage system for infrastructure upgrades that are linked to an Urban Drainage Plan (or similar) created or accepted by the Stormwater Service Provider; b) a new minor stormwater drainage system must be sized in accordance with the requirements of the

Comment [WJ45]: Receiving capacity is not dealt with by Plumbing Regulations or the Urban Drainage Act (excepting if a new connection is required). It is likely a number of Councils will be assessing their piped systems as part of their obligations under the Urban Drainage Act (by Dec 2019), however this level of detail is not required by this legislation. In the meantime, a development size trigger is required to provide smaller developments an easy path through the system. Determining appropriate size trigger is tricky.

	<p>Stormwater Service Provider;</p> <p>c) a new major stormwater drainage system must be designed to accommodate a 1% AEP storm event (and having regards to climate change).</p>
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Footnotes

R1

Advice can be obtained from the Derwent Estuary Programs Water Sensitive Urban Design Engineering Procedures for Stormwater Management

<http://www.derwentestuary.org.au/wsudengineeringinfo/>

The *DPIPWE State Stormwater Strategy 2010*

<http://epa.tas.gov.au/epa/document?docid=721>

The Model for Urban Stormwater Improvement Conceptualisation (MUSIC),

<http://ewater.org.au/products/music/>

a nationally recognised stormwater modelling software package used to assess land development proposals based on local conditions including rainfall, land use and topography, is recognised as current best practice

R2

Advice can be obtained for preparing sediment and water management plans from the Derwent Estuary Program:

<http://www.derwentestuary.org.au/stormwater-factsheets/>

and International Erosion Control Association:

<http://www.austieca.com.au/publications/best-practice-erosion-and-sediment-control-bpesc-document>

9.7 Long Term Financial Plan

Please note: This item will be provided as a late agenda item.

10. Miscellaneous Correspondence

10.1 Rural Communities Program – Thank you

From: Anne Barker [<mailto:anne.barker@utas.edu.au>]
Sent: Monday, 11 April 2016 3:09 PM
Subject: SoM - Rural Communities Program - THANK YOU!

Dear all

On behalf of the School of Medicine and students involved we wish to sincerely thank you for your support of the 2016 Year 2 Rural Communities Program held during the week 4th to 8th April 2016.

Your generous contribution of time and expertise along with your genuine hospitality for our medical students has ensured that the program has been successful and enabled the students to gain valuable insights into rural health and life in rural communities.

The students have come away with very positive attitudes and impressed with the way in which the rural community pulls together to deliver health solutions. Some students have indicated a desire to return to their community for placements in Year 3; hopefully this will translate into future practice in rural Tasmania.

Once again, thank you, we look forward to working with you in future programs.

Dr Kristen Fitzgerald
Senior Lecturer – Rural Health

Anne Barker
Team Leader, External Liaison

Kind Regards
Anne

Anne Barker
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CRICOS 00586B

11. Motion Tracking Document

Last updated 18/05/2016

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. Discussions on this and a way forward agreed at February 23, 2016 Council Workshop. A policy to be developed.	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 now scheduled for the 24 th May, 2016 with papers investigating this to be provided by Launceston and Hobart City Councils.	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. Amendments provided to Council at a March Council Workshop and final plans to be endorsed at April 2016 Ordinary Meeting of Council.	Complete
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	Complete
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 endorsed by Council at Feb 16. Working Group has been formed and first meeting has taken place in April 2016.	In Progress
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. Independent member appointed.	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. Provided to Audit Panel 16/05/16.	In Progress
23 rd February	9.3	30/16	Sale of Council Properties	GM	Process to commence according to Section 177/178 with amendment to advertising as per motion.	In Progress
23 rd February	9.6	33/16	Signage Working Group	MRS	See Item 9.2 from December 2015 OMC.	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
22 nd March	9.1	43/16 44/16	Final Adoption of the Structure Plans for Swansea and Coles Bay	MRS	Further minor amendments to be made to document. Final endorsement proposed for April 2016 OMC.	Complete
22 nd March	9.2	45/16	Establishment of a Triabunna Recreation Ground Section 24 Special Committee of Council	GM	Council endorsed the establishment of this committee with Cllr Steiner as the nominated Councillor representative. Manager Works to notify the potential members of the committee and schedule the first meeting.	In Progress
22 nd March	9.3	46/16	Seafest	GM	Council approved closure of Triabunna Marina carpark for Seafest and requested a review of the festival for the June 2016 OMC.	In Progress
22 nd March	9.4	47/16	Honour Board for Australia Day Citizenship Award Recipients	GM	MCD to research Council records and organise the Honour Board to be placed in the Triabunna Council Offices.	In Progress
26 th April	9.1	52/16	Sale of Council Property (12 Franklin St, Swansea)	GM	Motion lost for want of an absolute majority.	
26 th April	9.2	53-56/16	Council Representation on S24 Committees	GM	New Council reps endorsed to replace Cllr Raspin and relevant committees notified.	Complete
26 th April	9.3	57/16	Solar Panels at Spring Bay RSL	GM	Solar panels supported by Council on eastern and western side of RSL roof	Complete
26 th April	9.4	58/16	Final adoption of the structure plans for Swansea and Coles Bay	MRS	Endorsed by Council	Complete
10 th May (Special Meeting)	2	60-61/16	Sale of Council Property (12 Franklin St, Swansea)	GM	Previous decision rescinded and motion passed unanimously.	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.

12. Questions Without Notice

13. Close

The Mayor declared the meeting closed at (Time).

CONFIRMED as a true and correct record.

Date:

Mayor Michael Kent AM