



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

For the Ordinary
Meeting of
Council to be
held at Triabunna
Council Offices

27th January, 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 Triabunna Council Offices on Wednesday, 27th January commencing at 5.00pm.



Dated this Thursday 21st January, 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**

Table of Contents

AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL	5
1. OPENING	5
1.1 PRESENT AND APOLOGIES	5
1.2 IN ATTENDANCE	5
1.3 DECLARATION OF PECUNIARY INTERESTS.....	5
2. CONFIRMATION OF MINUTES AND WORKSHOPS	6
2.1 ORDINARY MEETING – DECEMBER 8 TH , 2015	6
2.2 ANNUAL GENERAL MEETING – DECEMBER 8 TH , 2015	6
2.3 WORKSHOP HELD – DECEMBER 8 TH , 2015	6
3. PLANNING AUTHORITY SECTION.....	7
3.1 DA15137 – EXTRACTIVE QUARRY, SALLY PEAK ROAD, BUCKLAND.....	8
3.2 DA15223 – 15 COOKS COURT, SWANSEA	32
3.3 SA14008 – 18589 TASMAN HWY, BICHENO.....	44
3.4 SA15010 – 284B RHEBAN RD, SPRING BEACH	61
3.5 SA15021 – 1 RECTORY STREET, SWANSEA.....	75
3.6 PLANNING APPEALS UPDATE	86
4. PUBLIC QUESTION TIME	88
5. MAYORS' REPORTS.....	90
6. COUNCILLOR REPORTS	92
7. INFORMATION REPORTS.....	93
7.2 MANAGER WORKS, MR TONY POLLARD.....	105
7.3 MANAGER REGULATORY SERVICES, MRS. WINNY ENNISS.....	110
7.4 MANAGER COMMUNITY DEVELOPMENT & ADMINISTRATION, MRS LONA TURVEY	118
7.5 MANAGER BUILDINGS & MARINE INFRASTRUCTURE, MR ADRIAN O'LEARY	121
7.6 MANAGER NATURAL RESOURCE MANAGEMENT, MS MELANIE KELLY.....	124
8. MINUTES OF SECTION 24 COMMITTEES.....	130
8.1 RURAL PRIMARY HEALTH SERVICES ADVISORY COMMITTEE (DRAFT)	131
8.2 TRIABUNNA COMMUNITY HALL COMMITTEE MINUTES (4/11/15)	136
8.3 TRIABUNNA HALL COMMITTEE MINUTES (12/11/15).....	141
9. OFFICERS' REPORTS REQUIRING A DECISION.....	144

9.1	TRIABUNNA COMMUNITY HALL – SECTION 24 SPECIAL COMMITTEE OF COUNCIL TERMS OF REFERENCE.....	144
9.2	TASMANIAN COMMUNITY COALITION	146
9.3	VOLUNTEERING TASMANIA: MOU FOR SPONTANEOUS VOLUNTEERS DURING EMERGENCIES.....	148
9.4	BICHENO PETANQUE CLUB	150
9.5	ORFORD CRICKET CLUB.....	152
10.	NOTICES OF MOTION.....	153
10.1	AUDIT PANEL.....	153
10.2	DIRECTOR OF LOCAL GOVERNMENT REPORT TO COUNCIL	155
10.3	CREDIT CARD POLICY	158
11.	MOTION TRACKING DOCUMENT	159
12.	MISCELLANEOUS CORRESPONDENCE.....	162
13.	QUESTIONS WITHOUT NOTICE	163
14.	CONFIDENTIAL ITEMS (CLOSED SESSION).....	163
15.	CLOSE.....	163

Audio Recording of Ordinary Meetings of Council

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

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

1. Opening

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

1.1 Present and Apologies

1.2 In Attendance

1.3 Declaration of Pecuniary Interests

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

2. Confirmation of Minutes and Workshops

2.1 Ordinary Meeting – December 8th, 2015

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 8th December 2015 be confirmed as a true and correct record.

2.2 Annual General Meeting – December 8th, 2015

Recommendation

That the Minutes of the 2015 Annual General Meeting held Tuesday 8th December 2015 be confirmed as a true and correct record.

2.3 Workshop Held – December 8th, 2015

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, it is reported that a workshop was held at 2pm on Tuesday 8th December in Triabunna. This workshop was facilitated by Damian Mackey from Southern Midlands Council to determine Council's views on the Interim Planning Scheme in order to prepare a 30J report and to give councillors an overview of the Interim Planning Scheme.

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:)
--

3.1 DA15137 – Extractive Quarry, Sally Peak Road, Buckland

Planning Assessment Report

Proposal:	Extractive Quarry (level 2) & Signage
Applicant:	N Ferrar
Owner:	N Ferrar
Location:	168 Sally Peak Road, Buckland Tasman Highway, Buckland (CT100065/1)
Planning Document:	Glamorgan/Spring Bay Planning Scheme 1994
Zoning:	Rural
Application Date:	28 July 2015
Statutory Date:	1 February 2016 by agreement)
Discretions:	Use (Extractive Quarry)
Attachments:	Appendix A – Development Proposal and Environmental Management Plan Appendix B – Environmental Assessment Report prepared by EPA

A. PROPOSAL

The proposal is to develop a Sandstone quarry (with two active faces) across two property titles, jointly known as 'Sally Peak', with a combined annual production of 50,000m³

The south face (Sally Peak South) is located at 168 Sally Peak Road, Buckland and the north face (Sally Peak North) is located on Tasman Highway, Buckland (CT100065/1).

The main quarrying activities will entail the following:

- Surface site preparation by soil removal and stockpiling;
- Marking out and cutting of sandstone blocks;
- Stockpiling of extracted blocks in quarry area;
- Loading trucks with sandstone blocks; and
- Transport of materials by trucks ranging from 12 tonne to 30 tonne capacity.

The quarry should have a lifespan of at least 25 years at full extraction rates for this period, or longer if there are lower extraction levels for some years.

The operation at full production capacity should employ three people on the site. The quarry will largely be developed to the north and north-west of the site. A ring road will be constructed around the quarry and V-drain upslope to divert stormwater from the working area. A sediment pond will be created downslope of the working face.

The quarry will not be open to the general public and operating hours are proposed as 6am to 7pm weekdays, and 8am to 4pm on Saturdays.

The Access Road through to the Tasman Highway provides the best possible route into the quarry. The quarry faces are connected to each other by a gravel road which will be maintained in a good state of repair for the life of the Level 2 activity. The road will be improved in sections to establish culverts and a harder all-weather access track suitable for use by heavy vehicles.

The quarry has an all-weather access road from the Tasman Highway, however the junction will need to be upgraded.

A compacted gravel area outside the extraction zone of Sally Peak South will be installed to allow parking for 3 vehicles.

The proposal also includes signage located to the east of the quarry access track. The sign will be affixed to a sandstone wall which will be 10m long, 1m wide and 2m tall.

Environmental Issues

The proposal is a Level 2 activity under the *Environmental Management and Pollution Control Act 1994* (EMPCA) and the application has been referred to Board of Environmental Management and Pollution Control for assessment.

A Development Proposal and Environmental Management Plan (DPEMP) forms part of the application.

It is the Board's role to assess the environmental related aspects of the application which include:

- Odour emissions
- Liquid Waste
- Groundwater impacts
- Noise emissions
- Solid and controlled waste management; and
- Biodiversity

An assessment of the proposal has been undertaken by the Board in accordance with the Environmental Impact Principles set out under EMPCA and it was concluded that the proposal is capable of being managed in an environmentally acceptable manner subject to permit conditions.

It is Council's role to consider the remaining planning aspects of the proposal. As such, this report does not address the environmental elements of the application.

B. STATUTORY STATUS

The subject site is located within the Rural Zone under the *Glamorgan Spring Bay Planning Scheme 1994* ('the Scheme'). The proposed use is defined as 'Extractive Industry' pursuant to Part 3 Definition of Use or Development Applications, which is a discretionary use in the Rural Zone and the proposal is subject to Clause 4.4 which provides Council with the authority to either grant a permit with or without conditions or refuse to grant such a permit.

Additionally, the proposal is a Level 2 activity under the *Environmental Management and Pollution Control Act 1994* (EMPCA) and the application has been referred to Board of Environmental Management and Pollution Control for assessment. The Board has determined to approve the application and has advised Council of the required environmental conditions to be included in the permit.

C. BACKGROUND

Site and Locality

The proposal relates to two adjoining properties. The northern property is a 445ha property at Tasman Highway, Buckland (CT100065/1), approximately 1km west of the Buckland township. The property is bounded by Tasman Highway to the north.

The adjoining property to the south is a 546.2ha property at 168 Sally Peak Road, Buckland. The property is bounded by Brushy Plains Rivulet to the east and south. A Level 1 sandstone quarry already exists to the south of the proposed Sally Peak South quarry. Access to this property is from Sally Peak Road although the applicant notes that quarry traffic uses the existing informal road to access the Tasman Highway. There is no formal right of way over this land.

“Sally Peak” is operated as a mixed use business enterprise of sheep grazing (meat and wool), conservation (several formal reserves on the property have been established under the Nature Conservation Act 2002), hardwood and pine plantations and quarries.

A dwelling on a smaller title at the end of Sally Peak Road exists within the 168 Sally Peak Road property. The adjoining property to the east, 76 Sally Peak Road, has an approved sandstone processing plant located approximately in the center of the site, near the existing dwelling. The sandstone processing plant is approved as ancillary to the existing Level 1 quarry.

The site is in the Rural Zone, as are all adjoining properties. The Scenic Corridor overlay applies to the northern property along the Tasman Highway.

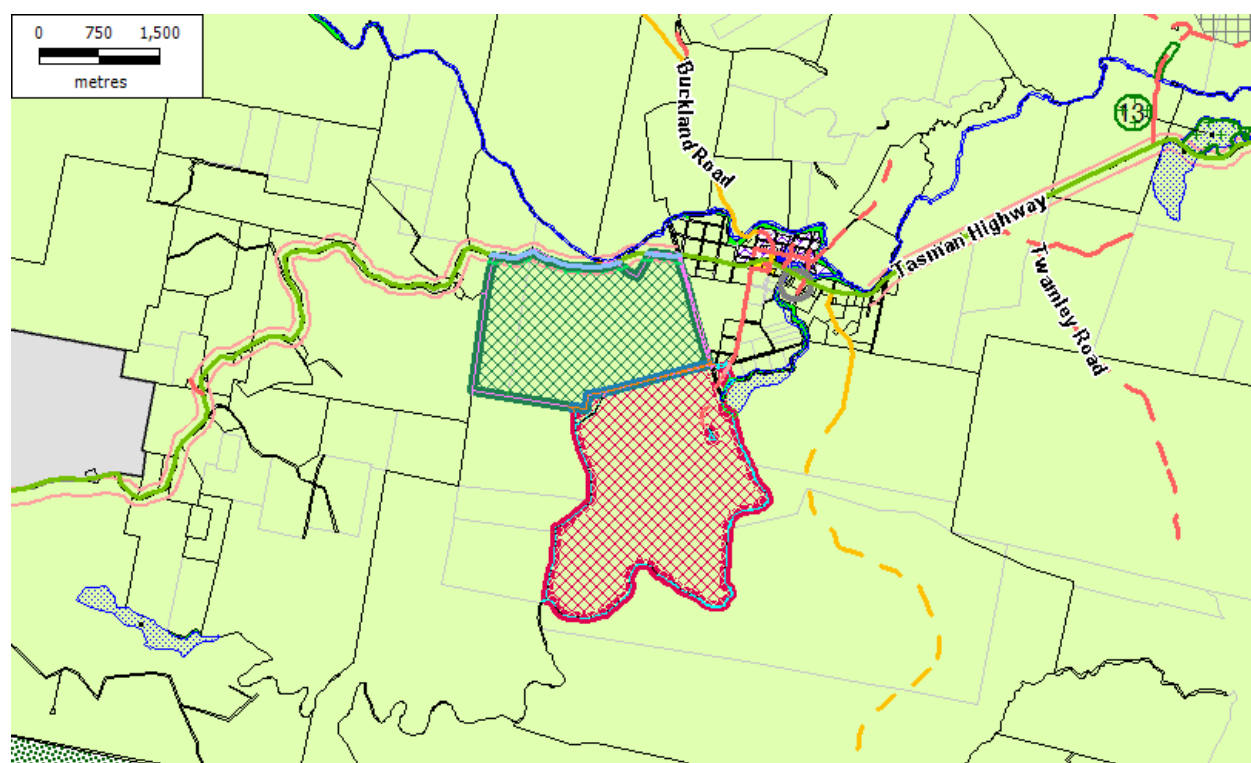


Plate 1: Zoning Map: The subject sites are shown by the hatching. The site is zoned Rural as are the surrounding properties. The Scenic Corridor is the area between the two pink lines which run parallel to the Tasman Highway.

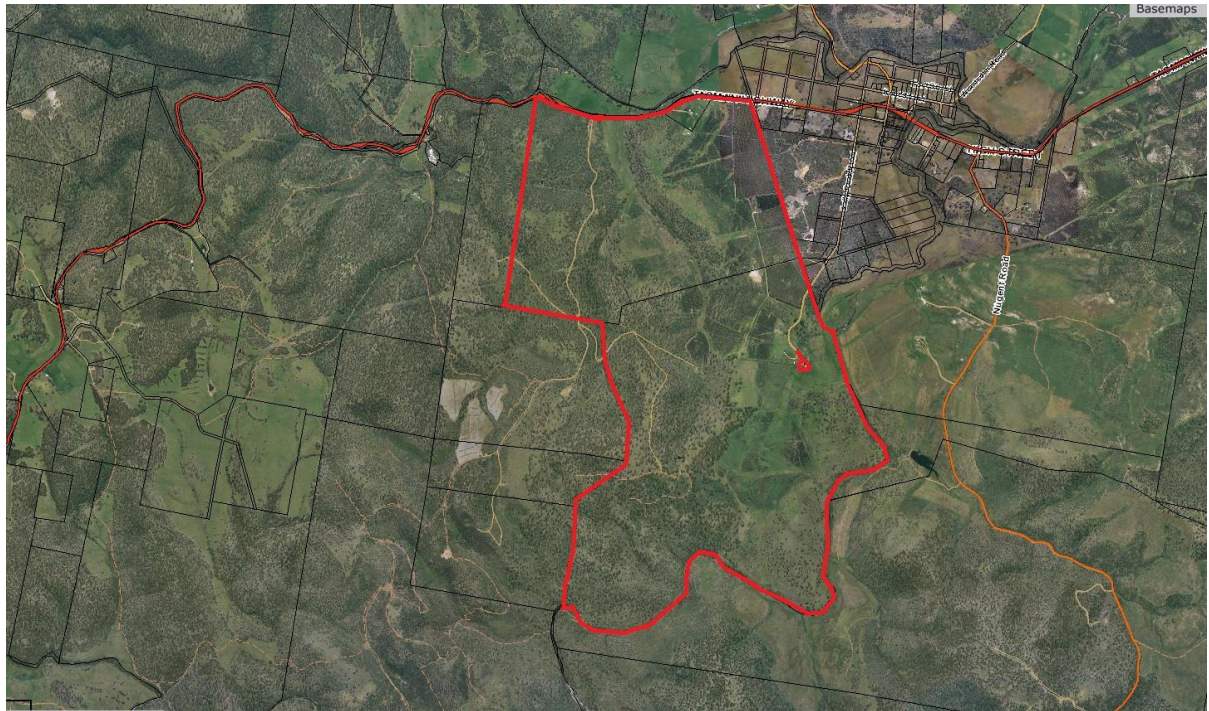


Plate 2: An aerial image of the subject site and surrounding built and natural context.

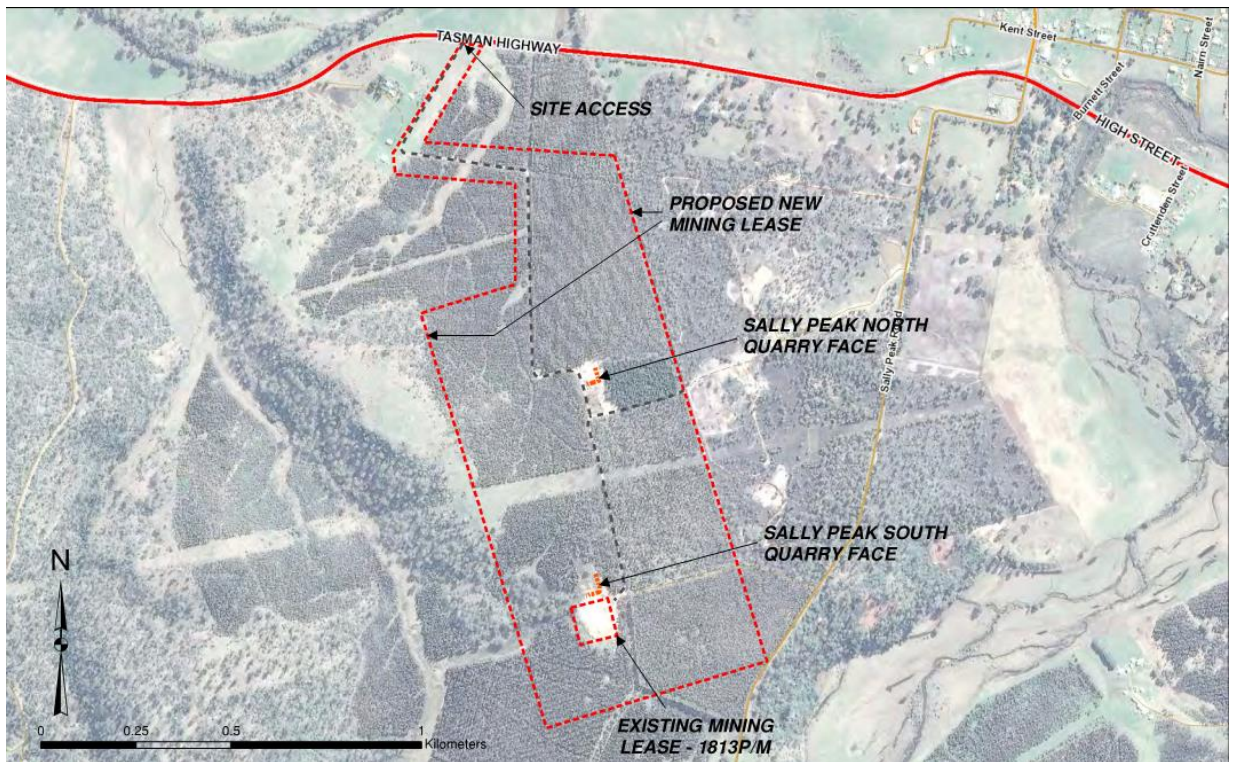


Plate 3: Quarry faces (Figure 1-2 of the DPEMP). The red dotted line shows the proposed new mining lease area and the existing mining lease (1813P/M).

D. ADVERTISING

In accordance with s27G(1)(a) of EMPCA, Council was directed by the EPA to advertise the application for a period of 28 days. The public notification also satisfied the statutory notification period in accordance with section 57(3) of the *Land Use Planning and Approvals Act 1993*. The application was advertised from 5 September 2015 to 3 October 2015.

Nineteen (19) representations were received during the advertising period. Fifteen (15) of the representations were in support of the proposal. Four (4) representations raised issues in relation to the proposal. The representations are discussed later in this report.

E. ASSESSMENT

Clause 8.6 Rural 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 affect 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 subject land is currently within an area of the larger 'Sally Peak' farm used for plantation. The land is classified as Class 5 & 6 land, which is land marginally suited to grazing due to moderate and severe limitations. The proposed quarry will therefore not limit the potential for future agricultural use. The impact on the environment has been assessed as being acceptable by the EPA.

The upgrading of an existing access point to the Tasman Highway is proposed and a TIA has been provided assessing the suitability of the access which is discussed in more detail later in this report.

The proposed development is considered to be consistent with the Rural Zone Intent.

Development Standards

Clause 8.6.2 a) sets out the development standards for the Rural Zone and the only standard relevant to this application is reproduced as follows:

b) Siting

Minimum set back 50m. Where, due to either topography, or size of allotment, the specified setback cannot be met, a lesser setback may be approved at the discretion of Council.

The edge of the mining lease is located along the eastern boundary, however both proposed quarry faces and access roads are located more than 200m from any property boundary. The proposal is considered to satisfy the 50m setback from the property boundary.

Clause 8.15 - Road Zone

An additional 64 traffic movements per day are proposed for the project, which equates to a vehicle approximately every 10 minutes. Upgrading of the existing access on to the Tasman Highway (Category 2 road) is proposed. Under Clause 8.15.6 (a) an existing access shall be deemed to be a new access where it is required to service:

- a change in use or development; or
- an intensification of an existing use resulting in a material change in the use of the access.

Any application for a new access onto a Category II road where it is not within a General Urban Speed Limit is discretionary. Clause 8.15.7 (b) (ii) states that a new access can be approved as discretionary if:

For a use or development where no alternative access is possible; and it can be demonstrated to the road authority and Council that such access will not unduly prejudice the safety and efficiency of the highway.

Clause 8.15.6 is to be referred to when assessing a new access:

- An existing access shall be deemed to be a new access where it is required to service:*
 - a change in use or development; or
 - an intensification of an existing use resulting in a material change in the use of the access.
- A permit is required for the development and use of a new access to a category II or III road irrespective of whether it is associated with any other development or use proposal. The status of the permit is shown for the category of road in the road hierarchy tables.*
- A new access for road categories II and III must, and for road categories IV and V should, comply with the minimum sight distance standards in schedule 4. The safe intersection sight distances shown are the minimum standard.*
- Access to a category II or III road should be located not less than 50 metres from an access located on the opposite side of that road when measured between the centreline of those access points along the centreline of that road.*
- A permit shall not be granted for an access on a side road 100 metres of a junction with a category II or III road.*
- For the purposes of (e) above, the distance shall be measured from the holding line at the junction of the side road with the category II or III road. **Amendment 02/10 14/10/10***
- For category II or III roads, a permit for an access may, as a condition, direct that other existing accesses be permanently closed.*
- Crown Reserves, rights-of-way, or reserved roads of any description are not to be used as accesses other than in conformity with the road hierarchy.*
- Access to the Tasman Highway for any lot within the area defined by Development plan No. 1 in Schedule 7 shall be prohibited unless otherwise specified by reference to the development plan.*

A TIA was submitted with the application as required by clause 8.15.10 (a) of the Scheme.

The TIA identifies that the proposed access location complies with the site distance standards without any modification to the access in accordance with (c) above. There are no access points within 50m from the proposed access located on the opposite side of the road in accordance with (d), nor is it within 100m of a junction (e). There are no other accesses from the property to the Category II road that need to be closed in accordance with (g).

The TIA recommends the following:

- Establish a Complaints Register to record and address complaints received in relation to Access Road usage by quarry related vehicles;
- The Access Road – Tasman Highway junction be upgraded to satisfy the requirements of the IPWEA Rural to Sealed Roads design.
- Loaded trucks should turn westward (left) on exit from the Access Road and not eastwards (right);
- Permanent signs (requiring the approval of the road authority) should be established at locations shown in Figure 4 to the east and west of the Access Road to advise drivers of trucks entering and of concealed entrances; and
- Ensure trucks limit their speed to 40km/h when using access road.

The application was also referred to the State Road Authority (Department of State Growth (DSG)) in accordance with Clause 8.15.10 (v). DSG commented that:

the Department has no objection to the development application, on the condition that the access onto the Tasman Highway be upgraded sufficiently to accommodate the increase in traffic usage.

In particular the Department expects the developer to undertake the following works:

1. *Provide a Basic Right-turn Auxiliary lane (BAR) on the Tasman Highway to allow waiting right turn vehicles to be passed on the left. The facility needs to be upgraded in accordance with Austroads Guide to Road Design Part 4A and the Departments standard specifications,*
2. *The access be widen to accommodate two way traffic flow (in and out) concurrently and to a standard that can accommodate the swept path of a single unit truck,*
3. *Sealed access from property boundary to edge of the highway, and*
4. *Provide an interlocking seal to the Tasman Highway for 15metres either side of the access to protect the road surface against turning forces.*

The applicant has written to DSG requesting that the upgrades only be required when carting occurs at a level higher than 5,000 cubic metres per annum or no more than 40 vehicle movements per day from the Level 2 quarry (whichever occurs first). DSG has agreed to the request.

It is recommended that a condition requiring a permit be obtained from DSG prior to the use commencing is included on any permit granted and that the construction requirements be included as advice.

Schedules

Schedule 1 – Signs

The proposed signage will be located to the east of the quarry access track. The sign will be affixed to a sandstone wall which will be 10m long, 1m wide and 2m tall (See below):



Plate 4: Proposed signage design.

The signage fails to meet the requirements of an exempt or permitted sign and is therefore discretionary.

The following standards relate to Discretionary signs pursuant to Clause S1.5:

S1.5.1 All signs, other than those exempt, permitted or prohibited by this schedule shall be discretionary.

S1.5.2 Any application for a sign within the scenic corridor shall be referred to the Department of Infrastructure Energy and Resources for comment and any other relevant Public Authority that may be applicable (e.g. Parks and Wildlife, Forestry)

S1.5.3 If the sign would be located within the scenic corridor the Council shall, in addition to Clause S1.2, take into consideration:

- I. the likely impact the sign have on the scenic quality of the area;
- II. the size and location of the proposed sign ;
- III. the relationship to other sign (either regulatory or third party);
- IV. whether there is a repetition of sign or messages that is unwarranted or excessive;
- V. any state policies that are adopted from time to time that may control signage; and
- VI. any comments from the Department of Infrastructure Energy and Resources or any other statutory body.

As noted in S1.5.3, Clause S1.2 must also be considered:

In considering an application for a permit for any sign, the Council shall take into account whether the sign would:

- I. affect the amenity of the land in any zone;*
- II. intrude into the appearance of any area or, as a result of its size, colour, movements, illumination, position, shape and/or standard of design or construction, cause a reduction of visual amenity within the area;*
- III. be placed, displayed or erected on, or interfere with a public utility;*
- IV. diminish in any way the visibility or effectiveness of any information, direction, safety warning, traffic control or other like sign of the Council or public authority;*
- V. create a traffic hazard or resemble the flashing lights of an emergency vehicle;*
- VI. achieve a suitable standard of design and construction;*
- VII. respect the character and location of any historic building or site or alter or otherwise affect that which is culturally significant about the building or site listed in the heritage schedule; or*
- VIII. result in the loss of sunlight or daylight within any dwelling or if illuminated cause nuisance to any resident within a dwelling within the vicinity.*

The signage was referred to DSG, who provided no comments relating to the signage.

As shown in Plate 4 the signage is tastefully designed and will not cause a reduction in the visual amenity of the area nor does it resemble any other sign of the Council or other public authority. The sign and associated wall is not considered to be excessive in the rural context and is recommended for approval.

Schedule 3- Off Street Parking

The provisions of Schedule 3 (Off-Street Parking) are applicable as they apply to all new use or development. There is no specific requirements for an extractive quarry, however a compacted gravel area outside the extraction zone of Sally Peak South is proposed to allow parking for 3 vehicles. This is considered to be satisfactory.

Schedule 4 – Site Distance Requirements

The Site Distances for the upgraded access to the Tasman Highway comply with the requirements of the Schedule as discussed above.

Schedule 6 – Scenic Corridor

The Scenic Corridor is provided along the Tasman Highway within 100m either side of the center line. The intent of the Scenic Corridor is to ensure that the high scenic quality of the touring route is not jeopardized by inappropriate development. Any development within the Corridor is discretionary.

The proposed access road and signage will be located within the corridor.

As discussed previously. The signage is considered to be appropriate in the rural context. No buildings are proposed with the Corridor and the development is considered to be consistent with the Schedule.

Schedule 10 - Erosion and Sedimentation Control

The purpose of the schedule is to provide guidance for the control of water quality as a result of runoff from the construction and development phase of any use or development.

The schedule is applicable to all use and development that has the potential for runoff water quality problems (high volumes or contaminated water). As such, a Soil and Water Management Plan should be required through a condition of any permit granted for the upgrades of the Access and access road.

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.

6.2 Distances from Level 2 Activities or Sources of Pollution

6.2.1 *The distance between a proposed use or development and an existing level 2 activity or source of pollution shall be determined by the Council after taking into account advice from the Director of Environmental Management in respect of:*

- a) the likely impact of the level 2 activity's pollutants on the proposed use or development both immediately and in the long term; and*
- b) the immediate and long-term impact on and continued viability and continued operation of the level 2 activities if the proposed use or development is allowed.*

The proposal is considered a Level 2 Activity and has been referred to the EPA to assess the environmental aspects of the proposed facility. The EPA has determined to approve the application, indicating that the expected level of environmental impact is acceptable.

6.4 Scenic Corridor

Addressed above.in response to Schedule 6.

Consideration of Applications for a Planning Permit

The requirements of Clause 4.9.1 of the Planning Scheme of relevance to this proposal are detailed as follows:

- a) the intent and objectives identified in Part 7, the intent of the zoning, any development plan, the development standards, special provisions or other relevant requirements of the scheme;*

As stated in the body of this report, the proposal is considered to be consistent with the above if the recommended permit conditions are adopted.

- b) any comments, reports or requirements of any person;*

The application was referred to the EPA and DSG who have both made comments and recommended conditions of a planning permit which are covered in more detail within this report.

- c) any representations received from the public as a result of the public notification pursuant to section 57 of the Act;*

The proposal was subject to a public consultation period and the representations received have been addressed within this report.

- d) *whether the proposed use or development would now or in the future adversely affect the amenity of the use or development of adjacent or nearby land;*

The proposed development will have no impact on adjacent land due to the reasonably large setbacks. The EPA has determined the proposed environmental management measures will not cause any adverse impact on adjoining properties.

- e) *whether the proposed use or development would require the current level of services including roads, water, sewerage, electricity and the like to be upgraded;*

The proposal requires an upgrade to the access at Tasman Highway This will be done at the developers cost.

No other public utilities will need to be upgraded as part of the development.

- f) *whether the proposed use or development would place an undue burden on ratepayers for the upgrading of services;*

Any infrastructure costs relating to the proposed development will be the responsibility of the developer and this has been conditioned accordingly.

- g) *the access to the site and whether the public roads can cater for the level of traffic generated by the use or development;*

Access and traffic volumes are discussed within the body of this report.

- h) *the impact of the proposed use or development on the natural environment and the requirements of clause 6.11 concerning tree preservation and land clearing;*

The impact on the natural environment was determined to be acceptable by the EPA Board.

- i) *the effect of the proposed use or development on existing site features;*

The proposal will impact the site features in the area of the quarry, but will not be visible from adjoining properties due to vegetation. The EPA has provided conditions relating to rehabilitation of the land.

- j) *the effect of the proposed use or development on the existing streetscape;*

There will be no impact on the existing streetscape.

- k) *the effect of the proposed use or development on areas or items of historic, architectural or scientific interest;*

The site does not contain any known heritage or archeological values.

- l) *the effect on adjacent land of pollutants emanating from the site. The effects of pollutants emanating from adjacent land on the proposed use or development;*

The effect of pollutants emanating from the site has been assessed by the EPA who has determined that the proposal is acceptable.

- p) *the social and economic effect of the proposed use or development in the locality;*

The proposal may provide some economic benefit to the area, but it will not be significant. The social impact will not be significant.

q) *the public interest;*

Nineteen representations were received during the statutory public notification period and have been considered in this report.

s) *the capability of the land for the intended use or development, and the arrangements to minimise erosion and water quality degradation and the eradication of invasive non-endemic flora.*

Erosion and water quality has been addressed by the EPA.

t) *the arrangements to be made for collection and storage of solid and liquid waste.*

Waste has been addressed by the EPA.

F. ENGINEERING REPORT

Access

The upgrades of the access at the Tasman Highway are addressed above in regards to Clause 8.15 – Road Zone.

Access Road

It is proposed to use the existing access road that is utilized by the existing Level 1 quarry. The applicant states that the road is all-weather. A condition requiring the access road to be constructed to Australian Standards is recommended to ensure that the length of the access road is up to standard.

There also appears to be a well-used access track on the northern part of the subject site (CT100065/1) which connects to the a track traversing the adjoining property to the east (76 Sally Peak Road, Buckland – CT119116/1) to provide access to Sally Peak Road. There is no formal right of way over the adjoining land and the access track should be blocked off to prevent the developer being tempted to use Sally Peak Road as an access. A condition to this effect should be included in any permit granted.

Services

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

The EPA has imposed conditions regarding stormwater from the land.

G. ENVIRONMENTAL IMPLICATIONS

The proposal would have a number of environmental implications, including emissions of, noise, odour, and impact on biodiversity.

The application is a Level 2 Activity and has been assessed by the EPA which has determined that the environmental impact of the proposed facility is acceptable if it is managed in accordance with the EER and the EPA's recommended conditions.

H. STRATEGIC PLAN/POLICY IMPLICATIONS

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

I. FINANCIAL IMPLICATIONS

There are no foreseeable financial implications from the development.

J. EXTERNAL IMPACTS

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

K. 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 not located within 1km of the High Water Mark therefore the Policy does not apply to the land.

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 buildings, accesses and other infrastructure that exceeds 250m². As such, a Soil and Water Management Plan will be required for works in relation to roads accessing the property which have not been assessed by the EPA.

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.

There are seven principles to guide outcomes that give effect to the Policy. Principles 1 to 4 deal with Prime Agricultural Land and are not relevant to the consideration of this application given the land is considered Class 6. Principles 5 to 7 state:

5. *All agricultural land is a valuable resource for Tasmania. The protection of other than prime agricultural land from conversion to non-agricultural use will be determined through planning schemes.*
6. *Adjoining non-agricultural use and development should not unreasonably fetter agricultural uses.*
7. *Planning schemes will make provisions for the appropriate protection of the range of non-prime agricultural lands within a specified irrigation scheme.*

The subject land is currently not used for agricultural use and has little value as agricultural land given it is Class 5 and 6. The proposal will not fetter any agricultural use.

The proposal is consistent with the principles of the State Policy on Protection of Agricultural Land.

National Environmental Protection Measures (NEPM's)

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

L. REPRESENTATIONS

Nineteen (19) representations were received during the advertising period.

Fifteen (15) of the representations were in support of the proposal. All of these were provided on the same template stating that they were aware of the development and as a resident of the Buckland they support the development and believe the development will be good for employment opportunities and economic growth in the Buckland area.

Four (4) representations raised issues in relation to the proposal. The representors raised a number of concerns relating to issues which were only applicable to the EPAs assessment. These are addressed in the EPAs Environmental Assessment Report. All the issues raised by 'Representation 1' were addressed by the EPA. The concerns not addressed by the EPA are outlined in the table below.

Concerns raised	
Representation 2	
The plan refers to an annual production limit from two faces of 50,000m ³ . To this must be added the Level 1 activity limit of 5,000m ³ per annum, taking the total to 55,000m ³ . This is a high intensity mining operation.	The sandstone processing facility at 76 Sally Peak Road is approved as ancillary to the existing Level 1 quarry on 'Sally Peak' farm. A condition of the approval for the Level 1 quarry is that the processing facility can only take sandstone extracted from the Level 1 quarry. Adding the Level 1 quarry to this application for a Level 2 quarry would mean that the sandstone processing facility would not be able to operate.
<p>The increased traffic from the activity will create both congestion and safety risks. Relying on the information in the TIA, and adding 2.33 for truck movements and at a guess 10 for smaller vehicle movements daily for the level 1 activity, that means total movements of 78 daily, 50.33 of them trucks from 12 to 30 tonnes.</p> <p>The impact on commuters and tourists is not addressed in the TIA. The journey of the former to and [from] work and school will be lengthened, frequently very considerably so. It only takes a breakdown, a delay, severe weather conditions (ice is common) and there could be two-three of these stone laden trucks in a convoy. This makes the East Coast a less attractive place to live or visit.</p> <p>The impact of this number of heavy stone laden vehicles will damage the highway, and the cost of repair will fall to taxpayers. The TIA proposes that all vehicles no matter how heavy have the option of entering the access road by turning right into it. Traffic to Hobart is sometimes heavy depending on the time of day.</p>	<p>The Tasman Highway is a Category II road managed by DSG. The impact of traffic on this road is out of Council's jurisdiction.</p> <p>It is worth noting that a Category II Road is a major regional road for carrying heavy freight.</p> <p>In regards to the comments about turning right into the development, DSG have indicated that a Basic Right-turn Auxiliary lane (BAR) will be required.</p> <p>In regards to the use of Sally Peak Road, a condition prohibiting access to the development from Sally Peak Road and the adjoining property to the east is recommended.</p>

<p>The quarry traffic will be constant. Inevitably there will be times when there are queues of vehicles, including semi-trailers, blocking the north bound lane of the Tasman Highway while they wait for a sufficient break in oncoming traffic to complete a right hand turn. This will be particularly so for the semi-trailers, as they require more time to complete a turn than other vehicles. It is inevitable quarry vehicles will at times block both lanes of the highway as heavy semis execute a slow right hand turn.</p> <p>More critical are the safety risks. The TIA proposes all sand stone laden trucks turn left because of sight deficiencies – that is, because they can't see or be clearly seen on the right. Yet all the light vehicle movements (these are not necessarily light vehicles just smaller than the big trucks) are permitted to turn right. Some of them will be slow, and will pose much the same risk as a truck.</p>	
<p>Truck movements should be limited to Mon-Fri 8am to 5pm, with movements on Friday to cease at 4pm and no movements on Saturdays.</p> <p>Truck movements will burden residents and tourists outside these hours.</p>	<p>The EPA has approved the proposed operation hours as proposed:</p> <p><i>The quarry will not be open to the general public and operating hours are proposed as 6am to 7pm weekdays, and 8am to 4pm on Saturdays.</i></p> <p>Given noise emissions from the site have been assessed as acceptable and there is nothing preventing trucks using the Tasman Highway at any hour, it is not considered necessary to limit the operating hours for truck movements.</p>
<p>The proponent is a limited private company. We query whether the undertaking re decommissioning and rehabilitation should be appropriately secured.</p>	<p>Mineral Resources Tasmania (MRT) takes a \$10,000 security for rehabilitation and the EPA requires a Decommissioning and Rehabilitation Plan. The security is considered sufficient.</p>
<p>Representation 3</p>	
<p>The representor is a nearby landowner and plans on building a house. They have already relocated the original planned house site so that they are not too close to the nearby sandstone processing plant at 76 Sally Peak Road, but the new house site is located closer to the proposed quarry.</p>	<p>The impact on an unapproved dwelling cannot be assessed. However, under the Glamorgan Spring Bay Interim Planning Scheme 2015, the Attenuation Code will apply and the attenuation distance from the quarry will apply to the representor's property. This would usually result in any future development being subject greater requirements under the Code, however in this situation the Code already applies to the property because of the nearby sandstone processing plant.</p>

	Therefore, no additional restrictions will be created to the land than what already exist. It should be noted that the attenuation distance from the quarry is 300m. The attenuation distance for a quarry is to be measured from the boundary of a mining lease, rather than the edge of the activity. However, the edge of the actual quarry face will be approximately 450m from the representor's property boundary.
Is there a guarantee that there will be no door sales for sandstone?	The DPEMP mentions that the off-cuts will be sold locally when available. However, there has been no assessment of traffic for the possibility of local sales from the site. A condition prohibiting door sales is recommended as a permit condition.
There will be increased heavy vehicle movements on the highway which is advertised as the Great Eastern Drive (for tourism). The stopping & starting to exit/enter the access road will create danger to all road users.	See above response.
Will OH&S policies & regulations be enforced.	This is covered by separate legislation and is not a planning matter.
The permit obligations for the existing Level 1 quarry have not been fulfilled, so how can a second larger application be approved. The system has failed to enforce the rules and regulations of the Level 1 activity which are in place for the protection of others. Will this application be more closely monitored, by another more appropriate authority given the intensity of the operation.	<p>The application is for a separate Level 2 quarry.</p> <p>The Level 1 quarry conditions are to be enforced under a separate permit.</p> <p>The conditions provided by the EPA will be enforceable by the EPA. All other conditions of the permit will be enforceable by Council.</p>
Representation 4	
The additional traffic movements will create traffic hazards and serious consideration should be given to change in land design.	As noted above, DSG have indicated that a BAR treatment will be required.

M. CONCLUSION

The application is for an extractive quarry with an extraction capacity of up to 50,000m³ per annum, on a large rural property to the west of Buckland on two titles that are part of the larger 'Sally Peak' farm.

The proposal is a Level 2 Activity under EMPCA and has been referred to the EPA to assess the environmental impacts of the proposal, including noise, odour, liquid, solid waste and biodiversity. The EPA have determined that the environmental impact of the proposal is acceptable and have provided conditions that are required to be included as part of any planning permit for the application.

Access to the quarry will be from the Tasman Highway, which is a Category II road managed by the Department of State Growth who have indicated that upgrade works will be required and a separate permit will be required to undertake works within the State road reserve.

Council's assessment is limited to the appropriateness of the discretionary use, internal roads, stormwater and signage.

The proposal has been assessed as being satisfactory 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 DA2015/00137 for an Extractive Industry (Quarry) at 168 Sally Peak Road, Buckland (164792/2) and Tasman Highway, Buckland (CT100065/1) be APPROVED subject to the following conditions and advice:

General

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *land Use Planning And Approvals Act 1993*.
3. There is to be no sale of extracted material to the general public from the property.

Environment Protection Authority (EPA) Tasmania

4. The person responsible for the activity must comply with the conditions and restrictions specified in the enclosed Permit Part B, together with the definitions in Schedule 1 and associated attachments to Permit Part B, which the Board of the Environment Protection Authority (EPA) Tasmania has required the planning authority to include in the permit, pursuant to section 25(5) of the *Environmental Management and Pollution Control Act 1994*.

Existing services

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 proposed development. Any work required is to be specified or undertaken by the authority concerned.

Parking and Access

6. Under no circumstances is the quarry to be accessed via Sally Peak Road or any adjoining property that does not form part of this application.
7. The internal driveway (private road), parking and associated turning, loading and unloading areas servicing the development must be designed and constructed to the satisfaction of Council's General Manager and must include:
 - a) Adequate turning space on site to allow that vehicles enter and leave the site in a forward direction.
 - b) An all-weather pavement constructed and surfaced to the satisfaction of the Council's General Manager.
 - c) Stormwater drainage to the satisfaction of the Council's General Manager.

8. The internal driveway accessing the quarry is to be constructed and maintained to avoid erosion and sediment transfer or de-stabilisation of the soil on site, or on adjacent properties, to the standard required by Council's General Manager.
9. Adequate maneuvering space must be provided and any loading and unloading of goods from commercial vehicles must be carried out in accordance with Standards Australia (2002): *Australian Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities*, Standards Australia, Sydney and the requirements of the Council's General Manager. All vehicles including heavy trucks or articulated vehicles must leave the site in a forward direction.
10. All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's General Manager.
11. 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.

State Road

12. The access to the site off the Tasman Highway must be upgraded in accordance with a permit obtained from the Department of State Growth.
13. Prior to the use commencing, the applicant must obtain a permit provided by the Transport Infrastructure Services Division of the Department of State Growth. Any conditions imposed by the Department of State Growth for works affecting the road reserve shall form part of this permit and must be adhered to. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the Roads and Jetties Act 1935.

Engineering Drawings

14. 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.
15. All new public infrastructure 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

16. The developer must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works within a council roadway.
17. Roadworks 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

18. The road works 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.
19. Prior to placing the roadworks 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.

Stormwater

20. The developer is to provide treatment to all stormwater from the site, including the reduction of sediment, gross pollutants and hydrocarbons using best practice environmental management, to the satisfaction of Council's General Manager.

Protection of water quality

21. Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.
22. Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

Construction amenity

23. The road construction 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. |
24. 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.
25. 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 Manager Strategic Planning.

26. 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.
27. 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 Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

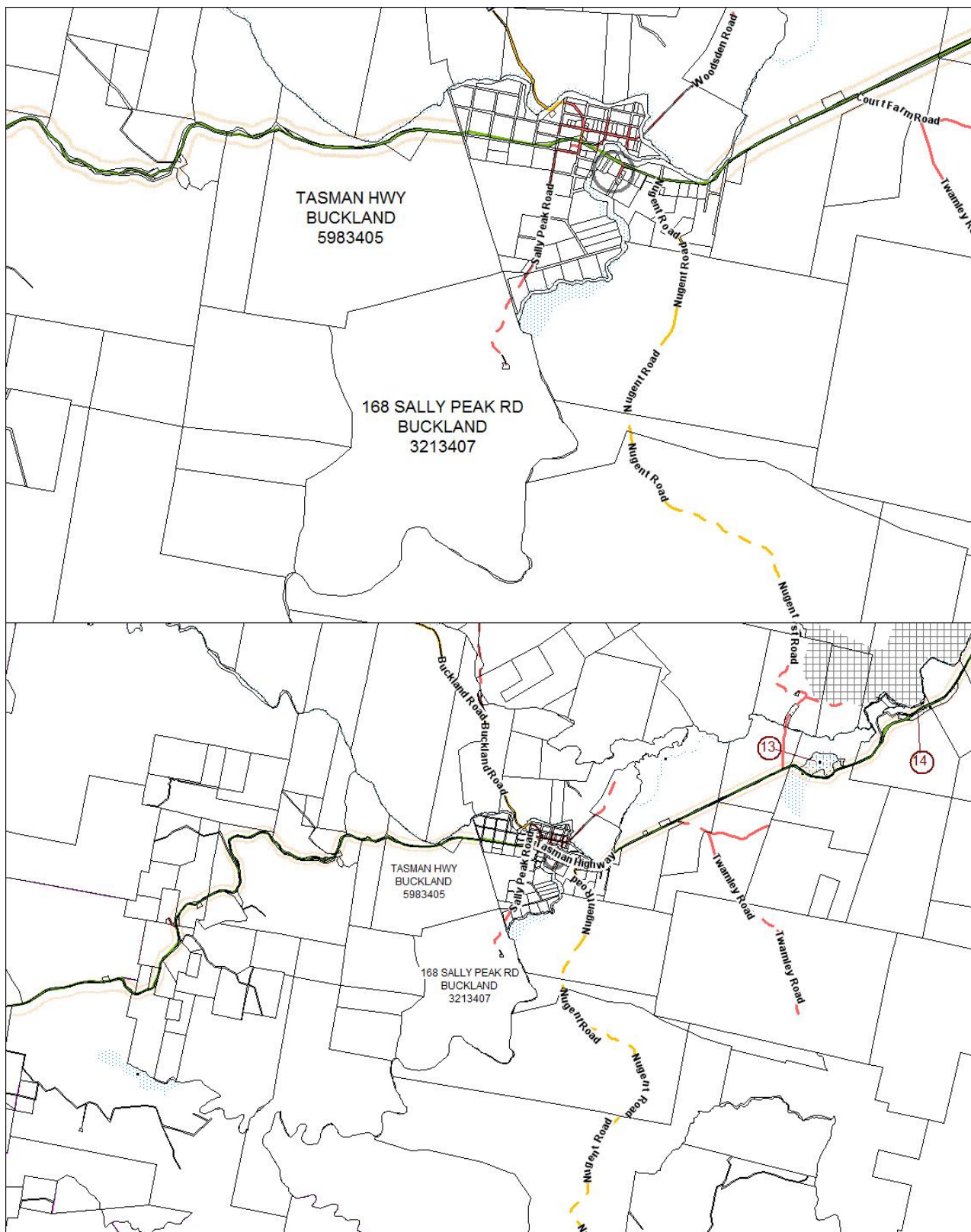
- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. A separate permit is required for any buildings and signs unless otherwise exempt under Council's planning scheme.
- C. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the 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 Threatened Species Unit of the Department of Primary Industry, Water & Environment or the Commonwealth Minister for a permit.
- D. 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.
- E. Works required by the Department of State Growth on the Tasman Highway are likely to include, but not be limited to:
 - a) Provide a Basic Right-turn Auxiliary lane (BAR) on the Tasman Highway to allow waiting right turn vehicles to be passed on the left. The facility needs to be upgraded in accordance to Austroads Guide to Road Design Part 4A and the Departments standard specifications,
 - b) The access be widen to accommodate two way traffic flow (in and out) concurrently and to a standard that can accommodate the swept path of a single unit truck,
 - c) Sealed access from property boundary to edge of the highway, and
 - d) Provide an interlocking seal to the Tasman Highway for 15metres either side of the access to protect the road surface against turning forces.
- F. 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.
- G. The SWMP shall be prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, the State Policy for Water Quality Management 1997 and the requirements of the Council's Municipal Engineer and show the following -
 - Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;

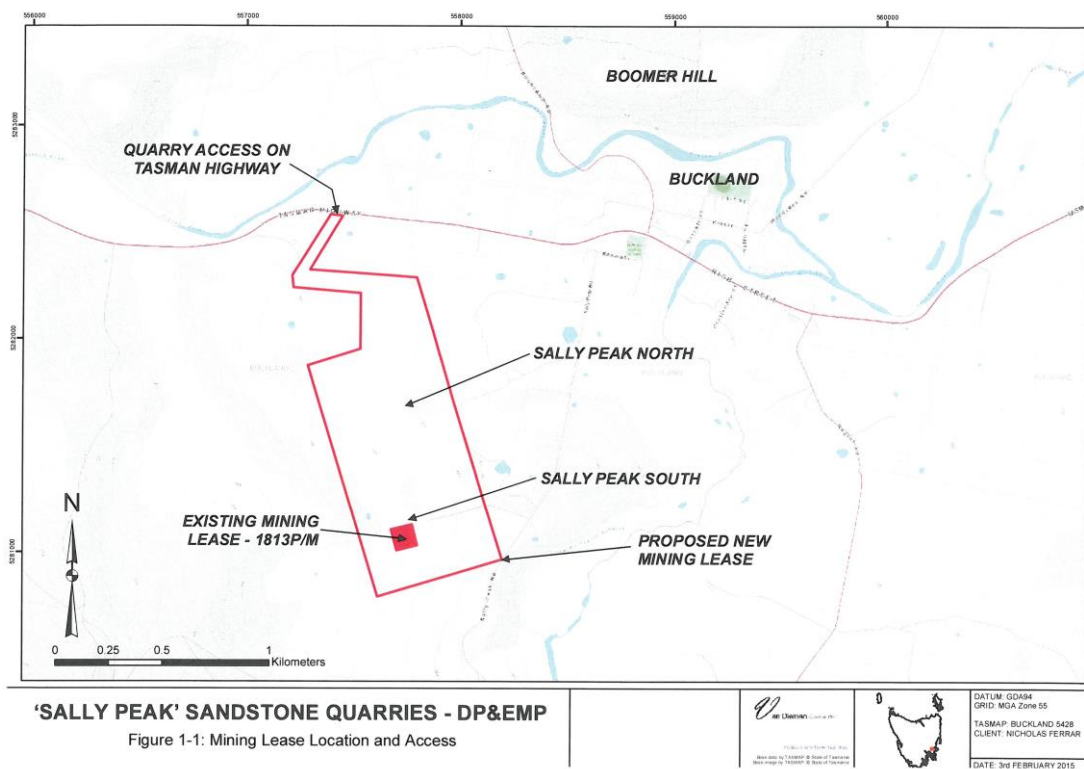
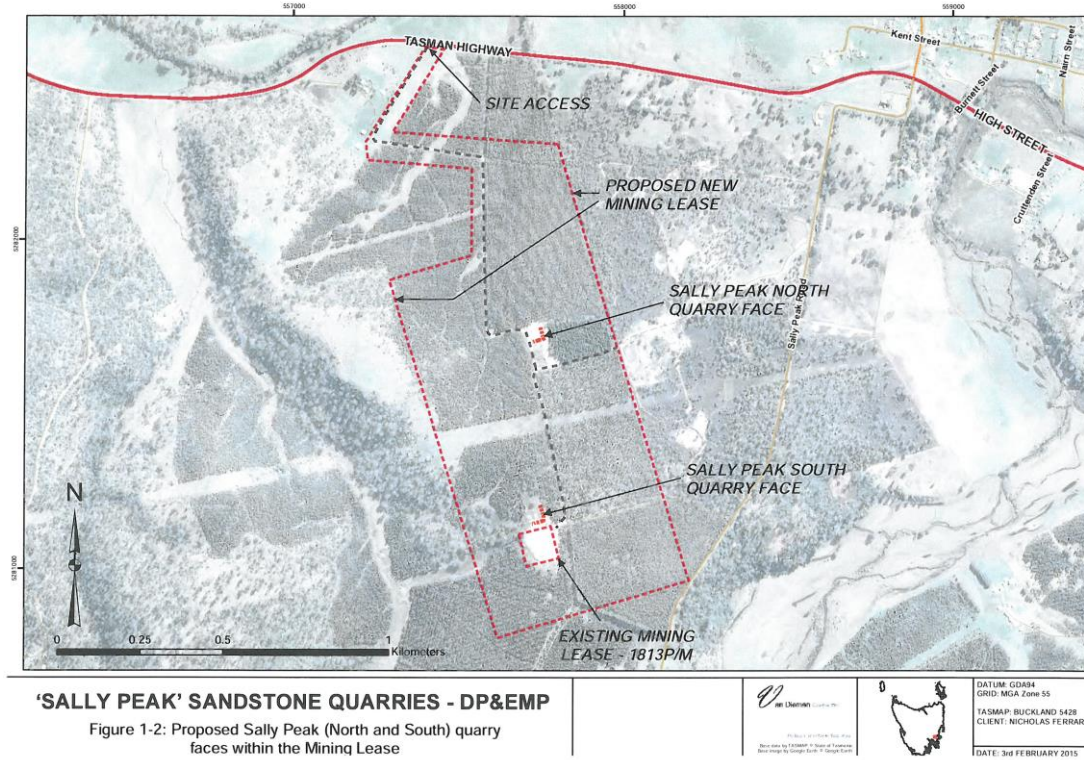
- Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - Estimated dates of the start and completion of the works;
 - Timing of the site rehabilitation or landscape program;
 - Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection;
 - Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion;
 - Temporary erosion and sedimentation controls to be used on the site; and
 - Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia: *AS/NZS 1547: On-site wastewater management*, Standards Australia, Sydney, 2000.
- H. Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -
- Minimise site disturbance and vegetation removal;
 - Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
 - Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;
 - Gutters spouting and downpipes installed and connected to the approved stormwater system before the roofing is installed; and
 - Rehabilitation of all disturbed areas as soon as possible.
- I. **This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.**

DEVELOPMENT APPLICATION 15137

Quarry

RA168 Sally Peak Road, Buckland + Tasman Highway, Buckland





3.2 DA15223 – 15 Cooks Court, Swansea

Planning Assessment Report

Proposal:	Outbuilding
Applicant:	P&J Sheds
Location:	15 Cooks Court, Swansea
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	General Residential Zone
Application Date:	10 November 2015
Statutory Date:	29 January 2016 (by agreement)
Discretions:	Passing Bays (E6.7.3 A1) Driveway Surface (E6.7.6 A1)
Attachments:	Appendix A – Plans
Author:	David Masters, Contract Planner

1. Executive Summary

- 1.1. Planning approval is sought for an outbuilding (garage) at 15 Cooks Court, Swansea.
- 1.2. The application is discretionary due to reliance on performance criteria relating to the access driveway. The proposal was assessed against the Performance Criteria and is considered to meet their requirements.
- 1.3. One representation was received. The representation relates to the site and scale of the proposed shed and the detrimental impact that this shed and similar sheds in the neighbourhood have on residential amenity. The proposed shed meets all Acceptable Solutions in relation to size and setbacks, the only discretion being in relation to the driveway. In that sense, the representation lacks planning merit in that it does not raise issues over which Council can exercise discretion. The Performance Criteria raised in the submission are not relevant considerations because the relevant Acceptable Solutions are met.
- 1.4. The matters raised by the representor may well represent broader community unease and the appropriate course is for them to be further evaluated by Council in ongoing strategic planning reviews. However, Council must consider the application at hand in the context of the standards prevailing now.
- 1.5. There are no significant planning issues for the application. The proposal is recommended for conditional approval.
- 1.6. 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 2015 / 00223.
- 2.2. This determination must be made no later than 29 January 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's recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the Judicial Review Act 2000 and the Local Government (Meeting Procedures) Regulations 2005.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the State Policies and Projects Act 1993.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

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

4. Relevant Background and Past Applications

- 4.1. There are two previous development permits relevant to the site. DA 2013/23 was approved for a garage. DA 2015/66 was approved for conversion of the garage into a dwelling. The dwelling permit included conditions in relation to construction, draining and paving of the driveway.

5. Site Detail

- 5.1. The subject site is an internal 'battle axe' block in the Swansea residential area. The site is a level block with a single dwelling. There are no trees on the site.
- 5.2. The subject site has one existing access, which is gravel and sand, similar to most in the area.
- 5.3. The site has reticulated water, sewer and stormwater.

- 5.4. The adjoining properties are residential with dwellings and associated outbuildings.
- 5.5. The subject site is zoned General Residential, as are all the surrounding properties. The Parking and Access Code is the only relevant planning code.

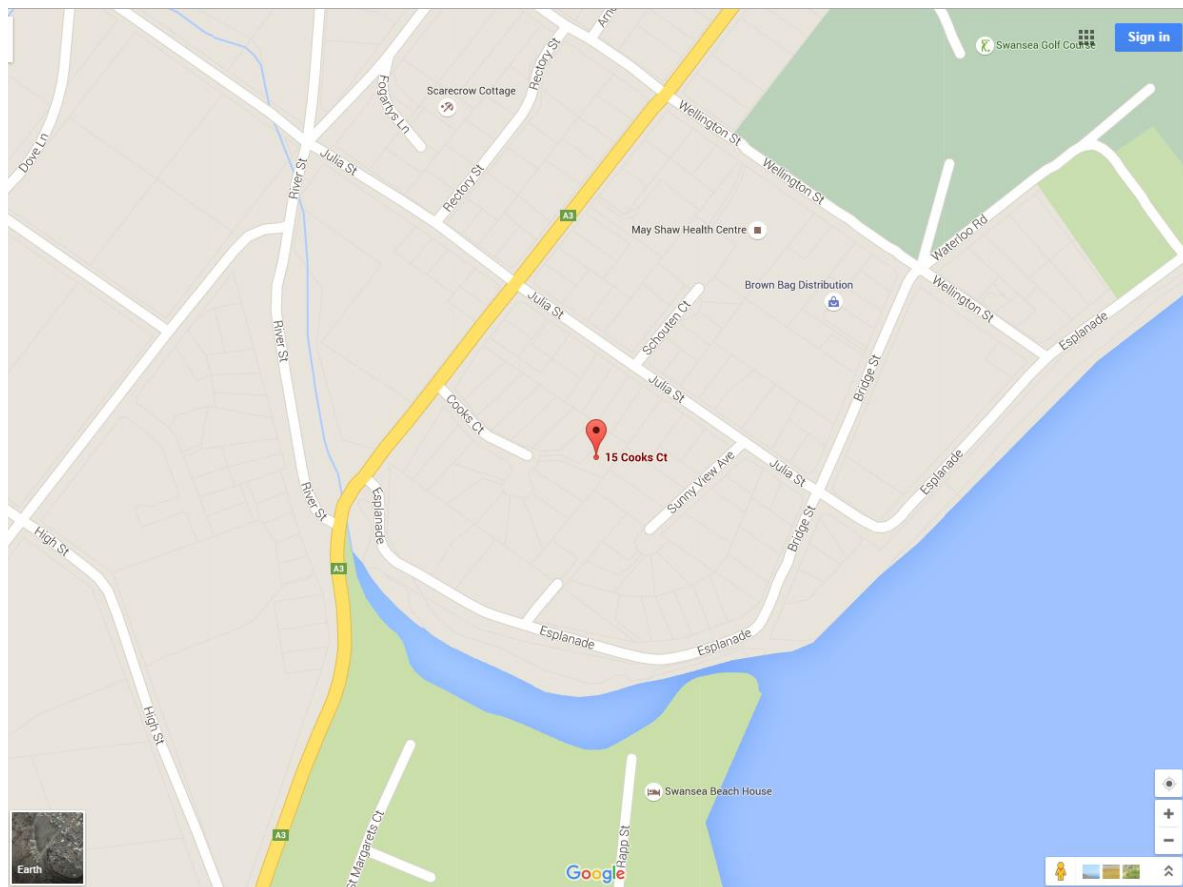


Figure 1: Site location map



Figure 2: An aerial photograph of the subject area.

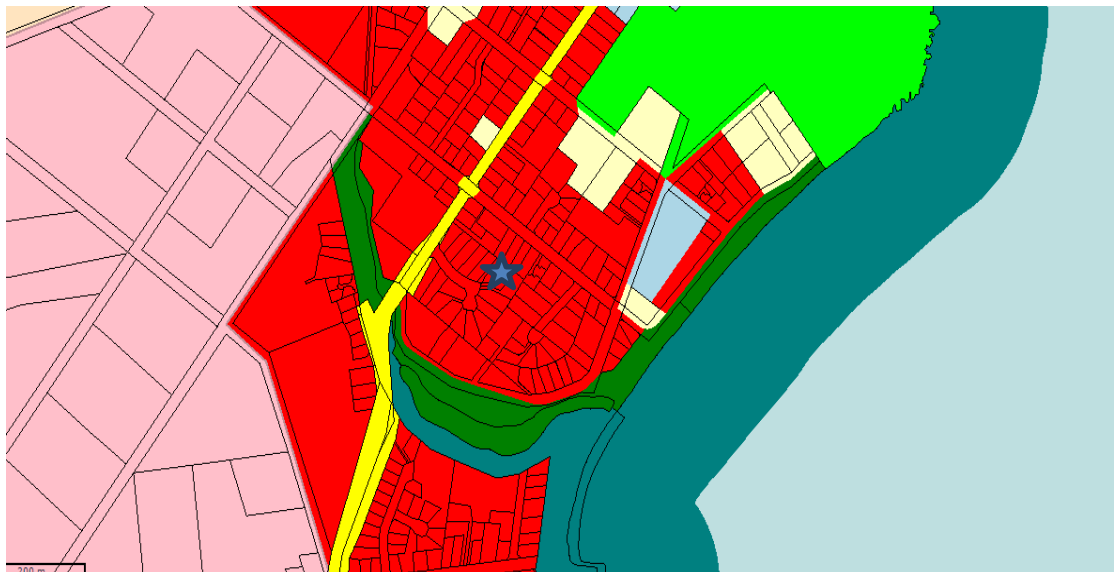


Figure 3. Aerial imagery showing zoning. (Red is the General Residential Zone.)

6. Proposal

- 6.1. The proposal is for a three door (9m x 9m) colorbond garage that is 3.6m high at the wall and 4.65m at the highest point of the roof. There are no other outbuildings on the site.
- 6.2. There are no other outbuildings on the site.

- 6.3. The proposed shed is located in the north-west corner of the block, 5m from the rear boundary and 0.65m from the western (side) boundary
- 6.4. Parking is provided within the proposed shed and it is proposed to use the existing driveway and access.
- 6.5. The application is supported by proposal plans, and a supporting statement responding to a further information request as advertised.

7. Assessment against planning scheme provisions

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

- General Residential Zone
- Code E6.0 – Parking and Access Code

7.2. The following discretions are invoked:

		Requirement	Proposed
1	Passing Bays	Passing bays required for driveways longer than 30m.	Use of existing access.
2	Driveway Surface	Sealed	Unsealed

7.2.1. Discretion 1 – Passing Bays

- 7.2.1.1. The Acceptable Solution for Clause E6.7.3 A1 requires passing bays to be provided for an access that is more than 30m long. Passing bays are to be 6m long and 5.5m and the first passing area is to be constructed at the kerb. No passing bays are proposed on the submitted plans.
- 7.2.1.2. The corresponding Performance Criteria has regard to safety, convenience and suitability of the access. Discretion to relax the above Acceptable Solution so that there are no passing bays is supported as the proposed development is only for a domestic garage and there will be no change of use from the existing residence. Passing bays are to be provided at 30m intervals. The driveway is approximately 40m from the street access to where the lot opens up. The first 20m of the access is 10m wide adjoining rights of way.
- 7.2.1.3. The proposal is considered to satisfy the Performance Criteria.

7.2.2. Discretion 2 – Surface treatment of parking areas

- 7.2.2.1. The Acceptable Solution of Clause E6.7.6 A1 requires parking spaces and vehicle circulation roadways to be paved or treated with a durable all-weather pavement where within 75m of property boundary of a sealed roadway and drained to an approved stormwater system. It is proposed to utilise the existing gravel/sand driveway with no upgrades.
- 7.2.2.2. The corresponding Performance Criteria has regard to parking spaces and driveways detracting from amenity of users and adjoining occupiers or the quality of the environment through mud or dust generation.
- 7.2.2.3. Discretion to relax the above Acceptable Solution is supported as the driveway already services the dwelling and unsealed driveways are a common feature at Swansea.

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

8. Discussion

8.1. Referrals

8.1.1. 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. For consistency, the construction conditions, relating to the driveway, of the previous permit for the dwelling are included in this recommendation.

9. Concerns raised by representors

9.1. The following table outlines the issues raised in the one representation that was received during the public notification period.

<i>Issue</i>	<i>Response</i>
Size, height and setback and resultant negative impact on visual amenity	The proposed building meets all the Acceptable Solutions for size, height and setback. Council is unable to reject the proposal on these grounds.
Proliferation of large 'colorbond' buildings in the locality and resultant cumulative impact on residential amenity.	The proposal meets the standards for this site. The issue of proliferation of large sheds and impact on amenity may well have merit, but is a broader strategic matter for Council to consider in any review of the planning rules and objectives for this locality.

10. Conclusion

10.1. The proposed application for an outbuilding 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 "Residential" (outbuilding) in the General Residential Zone at 15 Cooks Court, Swansea (DA2015/00223), be APPROVED subject to the following conditions:

1. The use and development must be substantially in accordance with the documents and drawings that comprise the Development Application, except where modified below.
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 proposed colours and materials for the walls (“deep ocean”), doors and roof (“surfmist”) of the proposed outbuilding is approved. Any variation in the colours and materials must be submitted to and approved by the Council’s General Manager.
5. The building is not to be used for commercial, industrial or habitable purposes.
6. 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
7. The internal driveway is to be designed and constructed to avoid erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council’s General Manager.
8. 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 1,000 Litres for onsite use.
9. 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.
10. 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.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

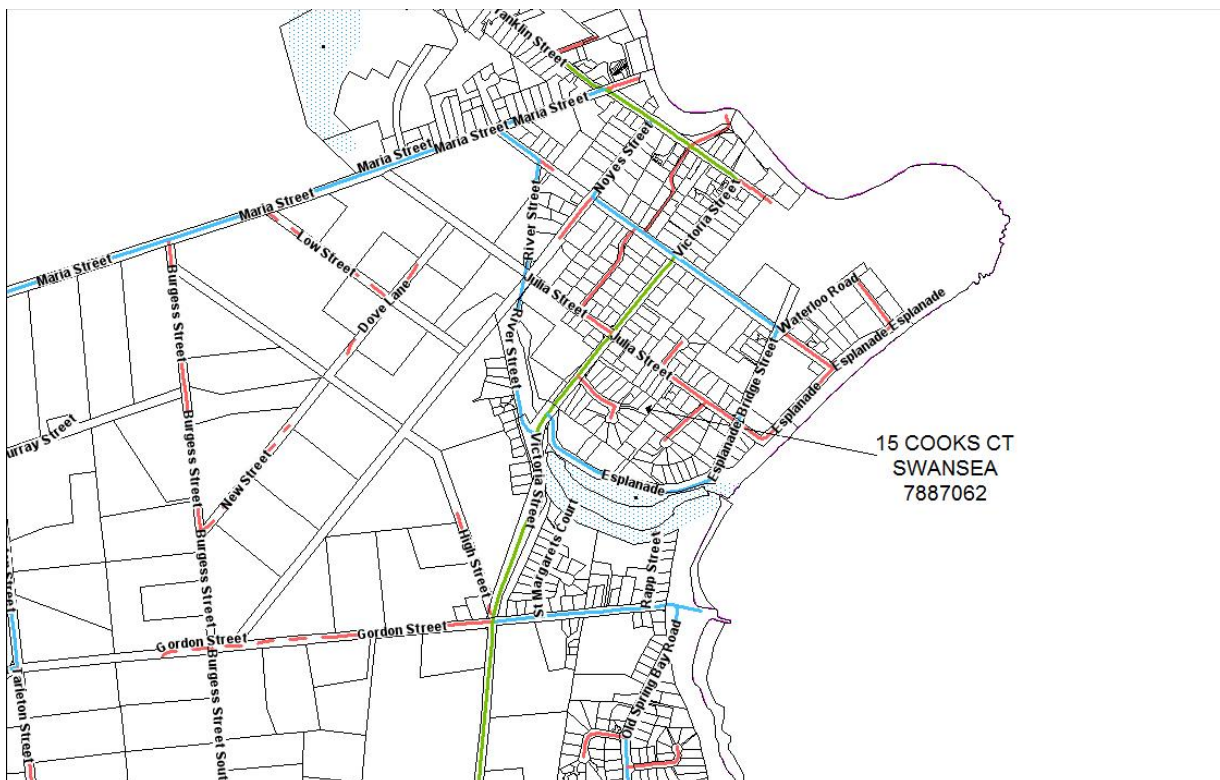
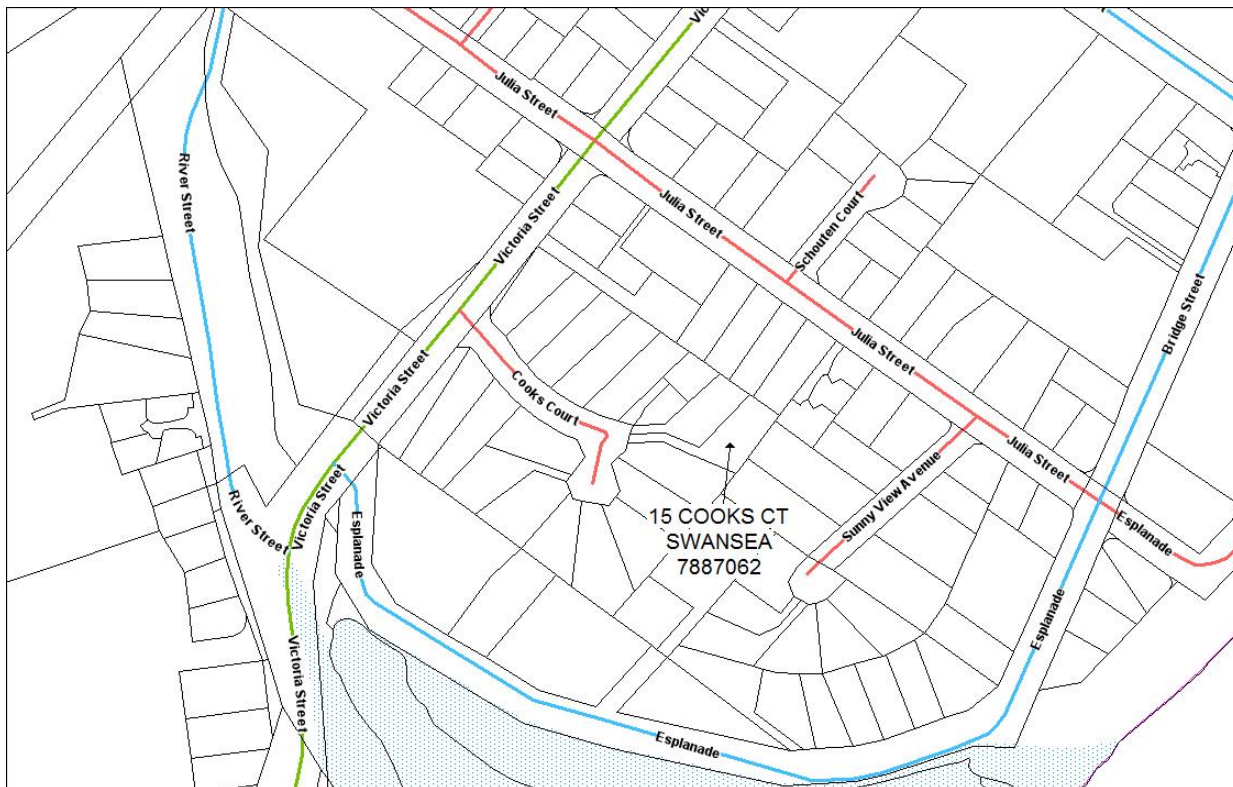
- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. Through the act of granting this permit the Glamorgan Spring Bay Council is not and is in no way to be construed as making any representation, providing any advice, issuing any 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.
- C. Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -
 - Minimise site disturbance and vegetation removal;
 - Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council’s storm water system, a watercourse or road drain);

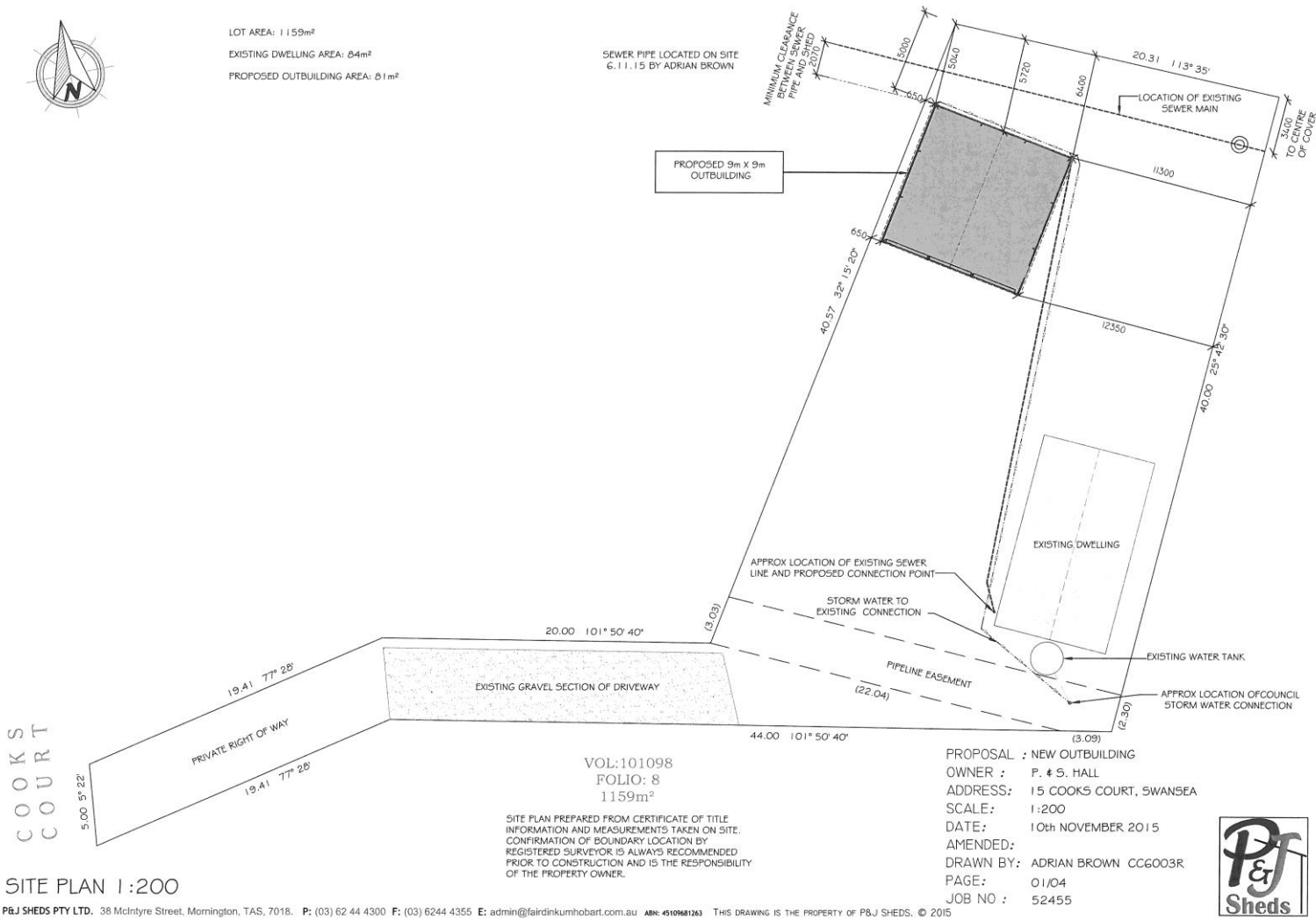
- Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;
 - Gutters spouting and downpipes installed and connected to the approved stormwater system before the roofing is installed; and
 - Rehabilitation of all disturbed areas as soon as possible.
- D. 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.
- E. 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.

DEVELOPMENT APPLICATION 15223

Outbuilding

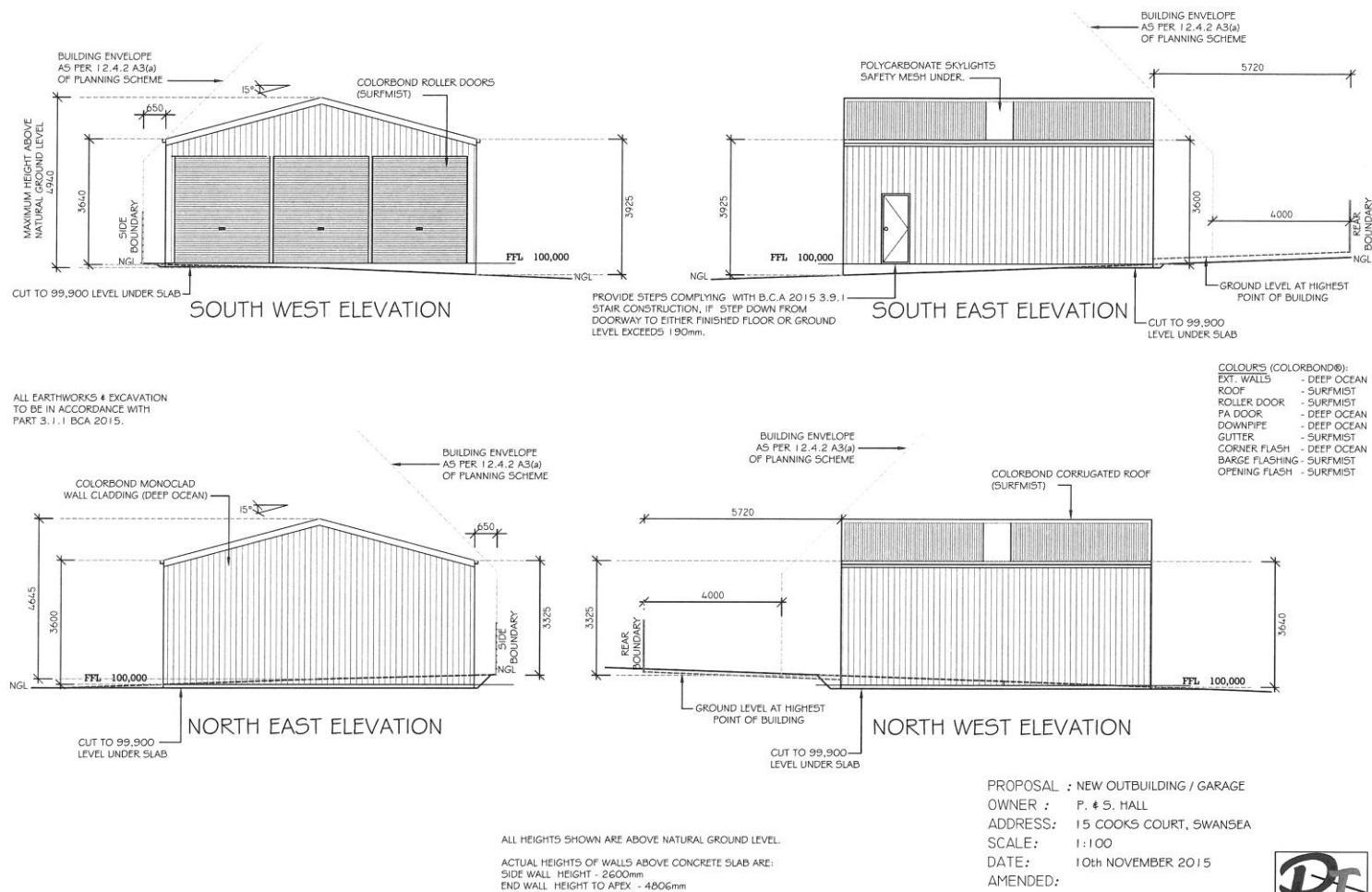
15 Cooks Court, Swansea





SITE PLAN 1:200

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 6244 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 4510961263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2015



ELEVATIONS 1:100

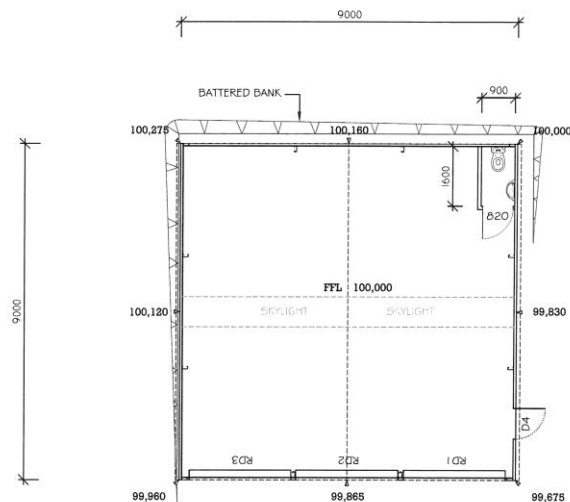
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2015

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : P. # 5. HALL
ADDRESS: 15 COOKS COURT, SWANSEA
SCALE: 1:100
DATE: 10th NOVEMBER 2015
AMENDED:
DRAWN BY: ADRIAN BROWN CC6003R
PAGE: 02/04
JOB NO : 52455





ALL EARTHWORKS & EXCAVATION
TO BE IN ACCORDANCE WITH
PART 3.1.1 BCA 2015.



WINDOW & DOOR SCHEDULE

	ID	HEIGHT	WIDTH
DOOR	D4	2040mm	820mm
ROLLER DOORS	RD1	3100mm	2750mm
	RD2	3100mm	2750mm
	RD3	3100mm	2750mm

FLOOR PLAN 1:100

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2015

PROPOSAL : NEW OUTBUILDING
OWNER : P. & S. HALL
ADDRESS: 15 COOKS COURT, SWANSEA
SCALE: 1:100
DATE: 10th NOVEMBER 2015
AMENDED:
DRAWN BY: ADRIAN BROWN CC6003R
PAGE: 03/04
JOB NO : 52455



3.3 SA14008 – 18589 Tasman Hwy, Bicheno

Planning Assessment Report

Proposal:	Subdivision (4 lots)
Applicant:	Andy Hamilton & Associates Pty Ltd
Owner:	D Freeman
Location:	18589 Tasman Hwy, Bicheno, Tas
Planning Document:	Glamorgan/Spring Bay Planning Scheme 1994
Zoning:	Rural
Application Date:	2 June 2014
Statutory Date:	1 February 2016 (by agreement)
Discretions:	Use (Subdivision) Scenic Corridor
Attachments:	Appendix A – Plans

Author: David Allingham, Contract Planner

A. PROPOSAL

Application is made for a four-lot subdivision at 18589 Tasman Hwy, Bicheno. The proposal will create four sub-minimum lots as follows:

- Lot 1 – 22ha
- Lot 2 – 20.15ha
- Lot 3 – 20 ha
- Lot 4 - 24ha

Lots 3 and 4 have extensive frontage to the Tasman Highway and lots 1, 2 & 4 have frontage to Toxteth Court along a narrow access strip. Reciprocal rights of way to all four lots are proposed across the access strip.

Proposed Lot 1 consists of dense bushland and backs onto Denison Rivulet. Lot 2 contains some bushland to the north-east and cleared pasture and an established vineyard to the south-west. Lot 3 is largely cleared pasture and lot 4 contains an existing dwelling amongst thinned eucalypts and pasture.

The purpose of the subdivision is to subdivide the existing 'Diamond Island' vineyard into four lots for viticulture purposes. An agricultural report is provided with the application supporting the more intensive use of the land.

An Environmental Values Assessment (EVA) was provided supporting the application. The EVA nominates building envelopes and Bushfire Hazard Management Areas (BHMAs) for Lots 1-3 taking into consideration the natural values of the area. The building envelopes for Lot 1 and lot 2 are proposed in the SE part of each lot. The building envelope for Lot 3 is practically the whole lot given that it is already cleared.

Proposed Lot 4 has an existing access to the Tasman Highway and will also have physical access over the access strip from Toxteth Court as will lots 1-3.

No services are available to the lots.

B. BACKGROUND

Site and Locality

The subject land is a 86.22ha parcel of land approximately 6km NW of Bicheno at 18589 Tasman Highway. The land has approximately 800m of frontage to the Tasman Highway and a 32.6m frontage to Toxteth Court. The land backs on to Denison Rivulet.

The land is presently utilized for viticulture and livestock production with the remainder of the title under native forest. A dam straddles the boundary in the western corner of the site, just above the established vineyard. A small creek runs from this dam to two smaller dams near the existing in the eastern part of the site.

The adjoining land to the west is Douglas-Apsley National Park and the adjoining properties to the north and north-east are bush blocks each containing a single dwelling. The adjoining land along the southern boundary is a long narrow lot with no development on it. Barnard Drive is located to the south of this which is a subdivision consisting of similar sized lots to what is proposed in this application. On the opposite side of the Tasman Highway is Old Mines Lagoon, which is bordered by rural properties.

The subject land was zoned Rural under the 1994 Planning Scheme, as are the adjoining properties on all boundaries, except Douglas-Apsley National Park which is not zoned as its managed by Parks & Wildlife Service. The Scenic Corridor area applies to the land along the Tasman Highway.

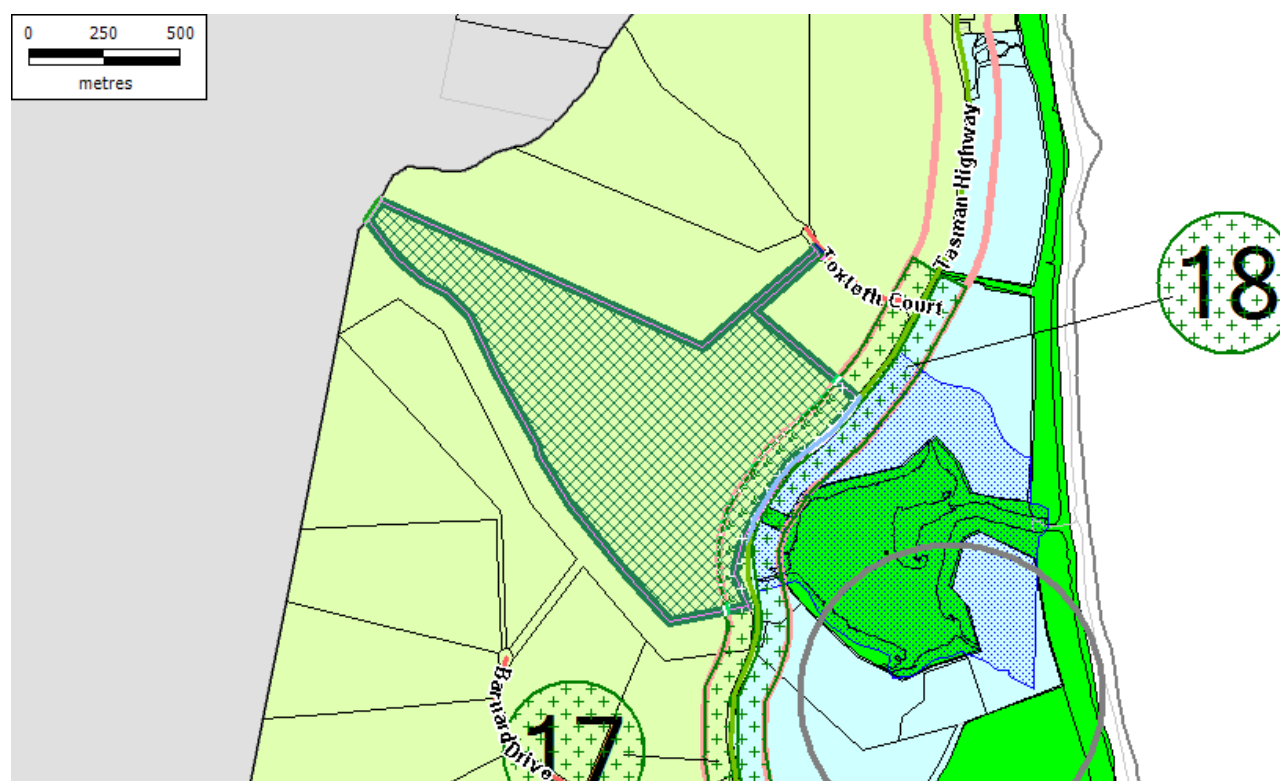


Plate 1: Zoning Map: The subject site is shown with the hatching. The pale green area is the Rural Zone and the area between the thick pink lines around the Tasman Highway is the Scenic Corridor overlays.

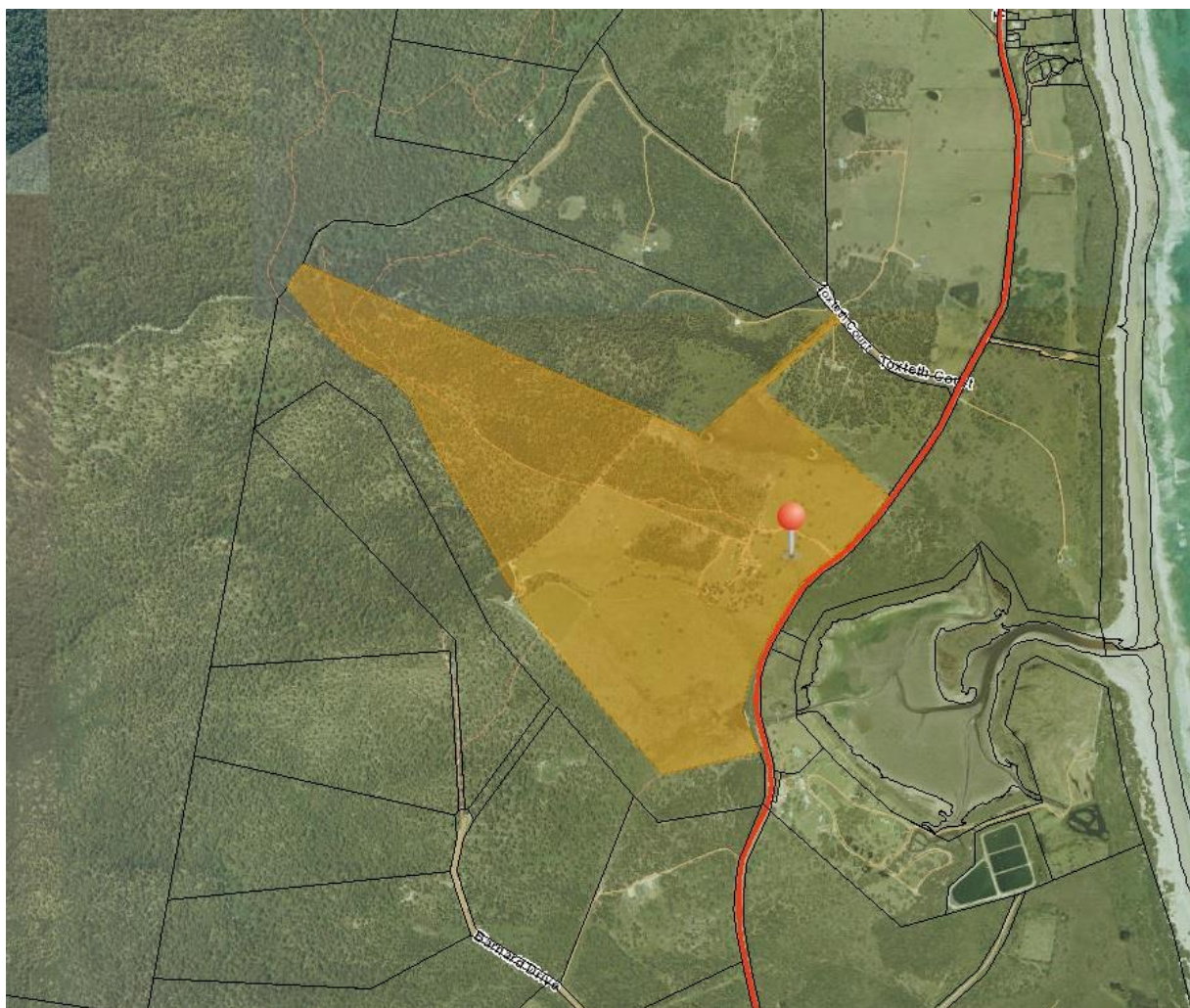


Plate 2: An aerial image of the subject site and surrounding built and natural context.

Environmental Values

The EVA identifies that the vegetation community *Eucalyptus tenuiramis* forest and woodland on sediments occurs in isolated patches on proposed lots 1 and 2. The community is listed as threatened under Schedule 3A of the *Nature Conservation Act 2002*. No individual threatened flora species were located on the site.

The site has habitat suitable for the spotted tailed quoll and Tasmanian devil, particularly towards Denison Rivulet. There is a record of a wedge tailed eagles nest nearby Denison Rivulet but it could not be located and a previous survey of the site also found no record of the site. The most significant natural values contained on the site occur across the western side of the land adjacent to Denison Rivulet and the Douglas-Apsley National Park.

Building envelopes for lots 2 and 3 are to be provided within cleared areas to minimize disturbance on native vegetation. The building envelope on lot 1 has been located to avoid any impacts on the threatened vegetation community that occurs on the site. It is recommended that a condition of any permit granted require the building envelopes be shown on the Final Plan of Subdivision and a covenant prohibiting vegetation removal outside of the building envelopes be registered on the title.

A small infestation of gorse is located at the end of the access strip. The report recommends that this be controlled prior to works commencing because of its highly invasive nature. A condition to this effect is recommended for any permit granted.

C. STATUTORY STATUS

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 second discretion is required under Clause 8.6.2 a) because the proposed lots are less than 80ha.

A third discretion is triggered by the use being located in the Scenic Corridor overlay pursuant to Clause S6.3 of the Scheme.

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 26 November 2015 through to the 11 December 2015.

E. REPRESENTATIONS

No representations were received during the advertising period.

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 affect 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;*

Amendment 07/02 25/3/03

- 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*

Amendment 07/02 25/3/03

- 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.*

An Land Capability Assessment prepared by GES was submitted with the application and responded to the Zone Intent as follows:

- The subdivision is proposed to create manageable sized lots for capital investment into perennial horticulture, primarily viticulture.
- Viticulture ventures have the potential to optimize the capability of the land and provide maximum economic value to the community, particularly through employment opportunities.
- The viticulture enterprises can provide further agricultural advancement and diversification, from that of the typical grazing land.
- Good management practice in small vineyards can lead to long term sustainable enterprises and could enhance the scenic wine route on the East Coast.

The Assessment concludes that the development of pasture grazing systems into viticulture venture(s) has the potential to add economic, social and agricultural productivity from the land.

The proposal is consistent with the Rural Zone intent.

Development Standards

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

a) Subdivision

Proposed lots 1-4 do not comply with 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.*

The Assessment provides evidence that the majority of viticulture ventures in Tasmania are on lots ranging between 5-10 hectares and that the 80ha lot size may hinder the goal of establishing vineyards due to economic restraints. The East Coast of Tasmania is proven as a cool climate viticulture region suitable for such enterprises.

The subject land and land immediately surrounding the property is predominantly classified as Class 5 land, which is generally unsuited to cropping and as such the land is currently utilized primarily for grazing where it has been cleared.

Intensive horticultural developments (such as viticulture or stone fruit production) would be well suited within the area and a vineyard is already established. Land improvement such as rock clearing and drainage improvement can be justified due to the higher value of the crops grown. Once established, perennial crops will also help maintain the soil resource as they have limited erosion pressure.

The Assessment concludes that the land is suitable for subdivision, provided that the identified landscape constraints are addressed with appropriate site specific management strategies.

Given the need for site specific management strategies for future agricultural use of the land, it is recommended that a farm management plan is prepared with any future dwelling application for proposed lots 2 and 3 to ensure they are not just used for hobby farms.

b) Siting

As this application does not involve any construction or other on-ground works, the issue of setbacks is not relevant at this time for lots 1-3. The size and location of the lots and building envelopes provide adequate space to meet the setback requirements specified under the Scheme, which are 50m to each property and road boundary.

The existing dwelling complies with the 50m setback.

Schedules

Schedule 4 – Site Distance Requirements

All access will be from Toxteth Court, which is a 50km/h speed environment. The Sight distance requirement is 90m. The sight distances from the access point comply with the requirement.

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. All proposed lots have potential building areas within the Scenic Corridor. Given the lack of vegetation providing screening to lots 3 and 4, it is recommended that a Part 5 Agreement be registered requiring that no structures are constructed within 100m of the Tasman Highway.

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.

6.5 Coastal Protection

The purpose of this provision is to protect the Coastal zone, which includes all land within 1km of the high water mark as per the *State Coastal Policy 1996*. Council must consider the following matters when approving any use or development:

- a) *demonstration that the use or development is dependent upon a coastal location;*

The proposed subdivision is not dependent on a coastal location.

- b) *adequate provision of public open spaces or reserves as part of a development for subdivision;*

Council's open space policy does not require provision of public open space for rural subdivisions.

- c) *protection of coastal habitat and vegetation from grazing through fencing;*

The land does not directly adjoin the coastal foreshore.

- d) *development occurring in a manner which will not interfere with the ecological and recreational functions of reserves and areas of the foreshore;*

The land is well setback from any reserves or foreshore areas and will not impact on the recreational and ecological functions.

- e) *buildings being sited and designed so as to not directly overlook foreshore areas;*

The subject site is approximately 500m away from the foreshore.

- f) *buildings being located and designed in respect to the size, colour, scale, form, siting style and materials of construction so as to harmonise with the existing or future desired character of the area or existing buildings;*

No buildings are proposed as part of this application and any future proposal will be subject to a further development application.

- g) *use or development promoting the retention of native vegetation;*

A Part 5 Agreement is recommended to ensure the protection of existing native vegetation on proposed lots 1 – 3.

- h) *minimal modification to vegetation as required to reduce fire hazard;*

See above.

- i) *avoidance of the need for cutting and filling as part of road and building development;*

This will be assessed if and when applications are submitted for future buildings.

- j) *avoidance of new private access ways to the sea through the better utilisation of existing or new public jetties and ramps; and*

There are no new private accessways to the sea.

- k) priority shall be given to use or development that permits public access to the foreshore*

There is no way of accessing the public foreshore from/through the development.

6.8 Bushfire Prone Areas

The provisions of this clause apply to an application for use or development on land that is determined by council to be bushfire prone. A Bushfire Hazard Assessment Report has been prepared by Welling Consulting. The Assessment was carried out for the designated building envelopes.

It is recommended that the subdivision be developed in accordance with the Report.

G. ENGINEERING REPORT

The subdivision involves dividing an existing lot with frontage to both Toxteth Court and Tasman Highway into 4 lots.

Lots 1, 2 and 4 will have frontage to Toxteth Court. Lot 3 will have frontage to the Tasman Highway but will gain access via a right of way from Toxteth Court.

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

“State Growth 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.”

It is proposed that shared vehicular access to all lots will be via reciprocal rights of way over an existing gravel access from Toxteth Court. The existing access will need to be upgraded to comply with Councils minimum standards and access driveways will need to be constructed to the lot proper.

There is an existing dam that straddles the boundary between lot 2 and land to the west. An easement or other means of determining the rights of the affected property owners should be provided as part of the subdivision.

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

H. ENVIRONMENTAL IMPLICATIONS

As mentioned previously, it is recommended that a condition of any permit granted requires a Part 5 Agreement prohibiting the removal of any native vegetation outside the building envelopes from lots 1-3 without approval from Council to ensure the protection of the site’s natural values

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).

Compliance with the State Coastal Policy is addressed in detail above under 6.5 Coastal Protection.

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 250 square metres. 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 sections above.

National Environmental Protection Measures (NEPM's)

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

M. CONCLUSION

The application is for a four lot subdivision of a 86.2ha parcel of land at 18589 Tasman Highway, Bicheno. The four proposed lots range between 20 and 24ha in size. Lot 1 is a bush block that will be used for 'lifestyle purposes' and lots 2-4 will be for the purposes of viticulture enterprises which are suited to smaller parcels than the 80ha parcels permitted in the Rural Zone.

The key planning concerns are the protection of the natural values on the western portion of the lot and how to safeguard the agricultural productivity of Lots 2-4 to ensure they are not used solely as residential "lifestyle" properties once titles are issued.

It is recommended that a permit condition require a Part 5 Agreement to be registered that requires a Farm Management Plan to be prepared and submitted for any agricultural use and with any future dwelling application. A Part 5 Agreement should also require that building envelopes be placed on the lot in accordance with the Environmental Values Assessment.

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 SA2014/00008 for Subdivision (4 lots) at 18589 Tasman Highway, Bicheno (CT130296/50) 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*.

Staged development

3. The subdivision development must not be carried out in stages except in accordance with a staged development plan submitted to and approved by Council's General Manager.

Easements

4. 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

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.

Part 5 Agreements

7. 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.
8. A Part V Agreement in accordance with Section 71 of the *Land Use Planning and Approvals Act 1993* is to be entered into between the applicant and Council (and lodged with the Title) to the extent that:-

- a. The owners of lots 2 and 3 will be required to produce a farm management plan for their lot prior to the establishment of any intensive agricultural activity. The farm management plan shall, be prepared by a suitably qualified agricultural consultant, or another person approved by Council's General Manager.
- b. For lots 2 and 3, a dwelling is discretionary only if integral to the agricultural use and will not be approved by Council on any lot unless there is an approved farm management plan for that lot, Council is satisfied that substantial commencement of an intensive agricultural activity has occurred and that the dwelling would not conflict with neighbouring activities. The council must be satisfied that the rural activity shall be the primary activity on that lot.
- c. Building Envelopes be created on the final plan of subdivision for lots 1,2 and 3 as shown in Figure 6 (page 12) of the Environmental Values Assessment prepared by Welling Consulting dated August 2014. The Subdivision Plan must be updated to include setback dimensions to each "building envelope" so that it can be easily located. No buildings are to be constructed outside of the Building envelopes.
- d. No native vegetation other than that necessary for the construction of an approved building, associated access, bushfire hazard management areas and services is to be cleared without the approval of Council within the Building Envelopes.
- e. No new accesses to the Tasman Highway are to be created other than those approved by this permit.

Property Services

9. 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.

Existing services

10. The Subdivider 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.

Bushfire Management

11. The subdivision must be completed and maintained in accordance with the approved *Bushfire Hazard Assessment Report* prepared by Andrew Welling dated 29th September 2014 (Version 2) and must continue to be maintained to the satisfaction of the Council's General Manager.

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 Program 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.

Telecommunications and electrical reticulation

16. 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.

Roadworks

17. A vehicle access must be provided from the road carriageway to the lot proper for each Lot.
18. Vehicle accesses must be constructed or upgraded in accordance with Council's Standard Drawings and to the satisfaction of Council's General Manager, or as otherwise required by the Department of State Growth.
19. The existing vehicular access to lot 4 from the Tasman Highway is to be used for emergency access only. This access must be upgraded to comply with Council and Department of State Growth Standards. and to the satisfaction of Council's General Manager.
20. The driveway carriageway providing shared access must be constructed for the entire shared section in accordance with Section 107 of the Local Government (Buildings and Miscellaneous Provisions) Act 1993 and Council's standard drawings.
21. Unless approved otherwise by Council's General Manager, or as otherwise required by an approved bushfire hazard management plan, vehicular accesses 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 boundary and every 90 metres along the access;
 - (c) an all-weather pavement constructed and surfaced to the satisfaction of the Council's General Manager;
 - (d) sealed surface for a minimum distance of 6 metres from the edge of the road; and
 - (e) stormwater drainage as required.
22. A Part 5 Agreement must be placed on the lots detailing the future management and maintenance obligation of each lot in relation to the shared accesses, to the satisfaction of Council's General Manager.
23. 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

24. 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.
25. 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.
26. All new public infrastructure and subdivision work must be designed and constructed to the satisfaction of Council's Municipal Engineer 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

27. 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
28. 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.
29. 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.
30. 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

31. 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.

32. 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.
33. 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

34. Survey pegs must be stamped with lot numbers and marked for ease of identification.

Maintenance and Defects Liability Period

35. 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.
36. 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: -

- J. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- K. 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.
- L. 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*.
- M. 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.

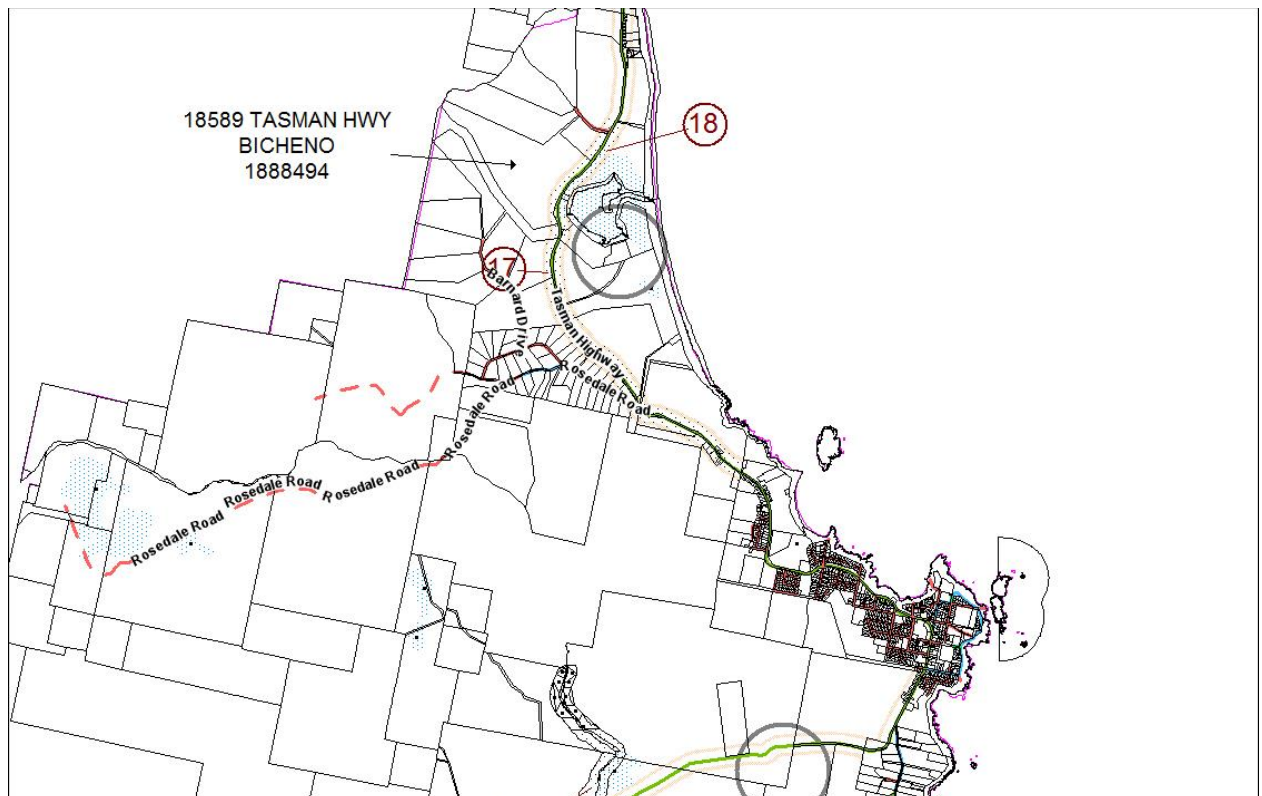
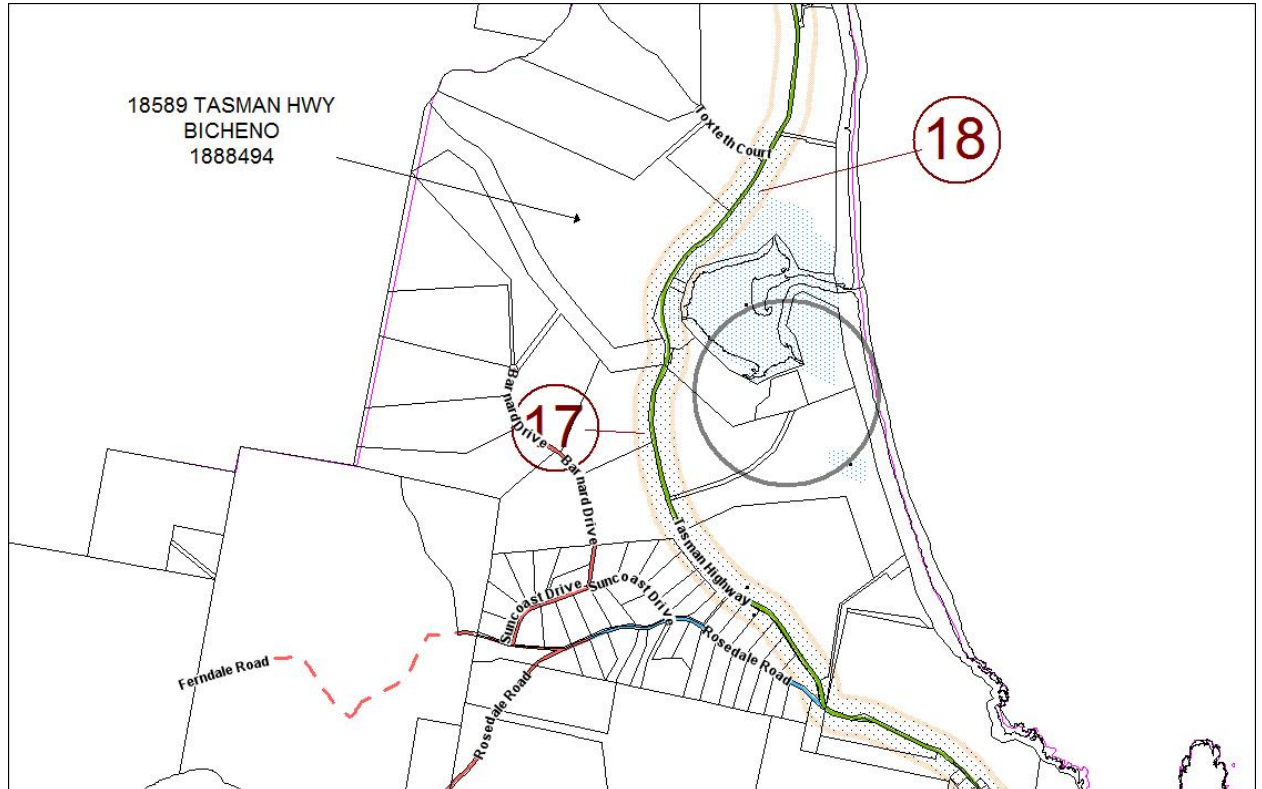
Appropriate temporary control measures include, but are not limited to, the following (refer to brochure attached):

- 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 (e.g. 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.

N. **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 14008 Subdivision into Four (4) Lots RA18427 Tasman Highway, Bicheno



'A'

Andy Hamilton & Associates
CONSULTING LAND & ENGINEERING SURVEYORS & PLANNERS

PO BOX 12 KINGSTON BEACH 7050 53 TASMAN HIGHWAY, BICHENO

PROPOSED SUBDIVISION

OWNER: FREEMAN

GRANTEE:

VICINITY: DENISON RIVULET

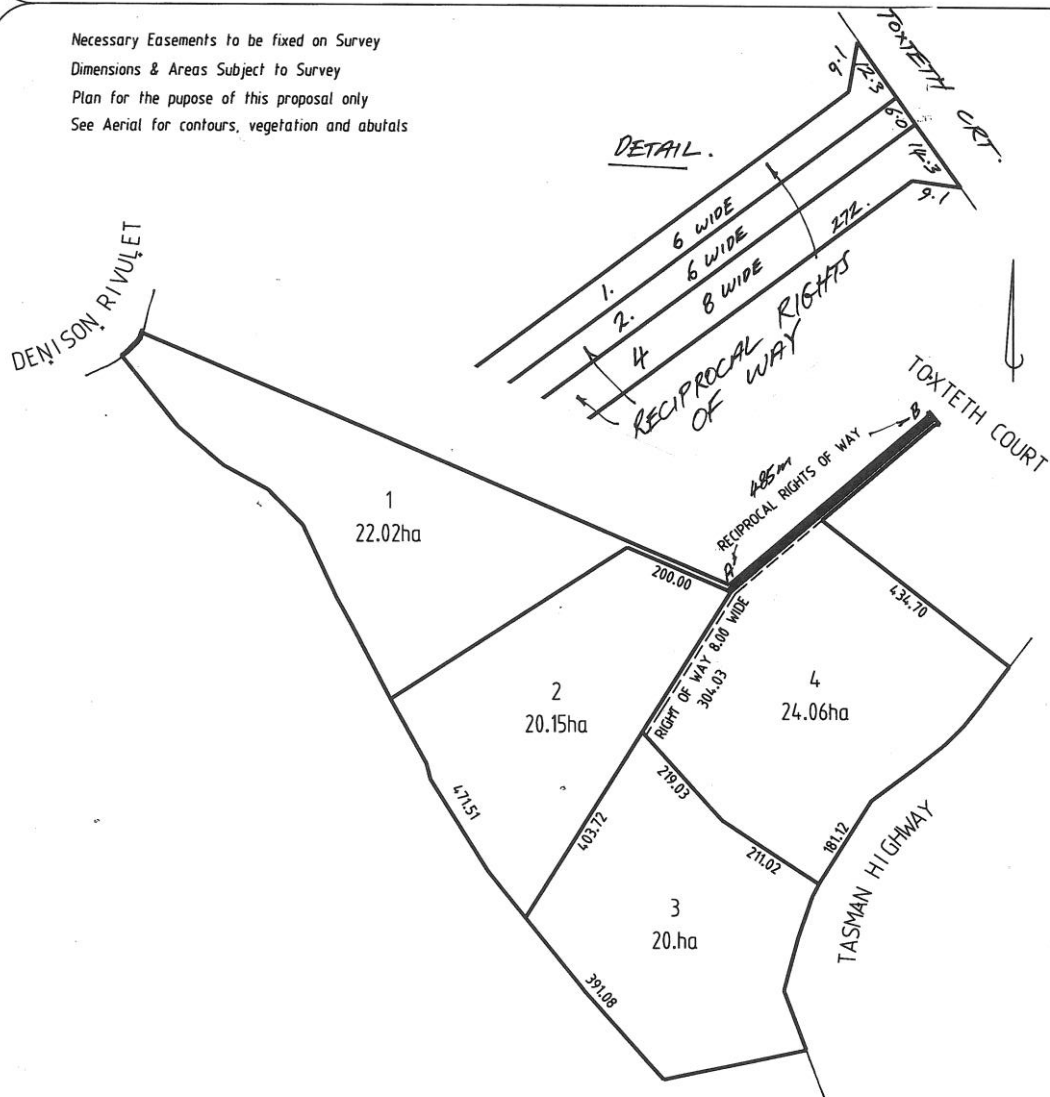
MUNICIPALITY: GLAMORGAN SPRING BAY

MAP REF: LIST

TITLE REF CT 130296-50

SCALE 1-7500 A3

Necessary Easements to be fixed on Survey
Dimensions & Areas Subject to Survey
Plan for the purpose of this proposal only
See Aerial for contours, vegetation and abutals



REF: 5322
DATE: 14-5-14

REGISTERED SURVEYOR

3.4 SA15010 – 284B Rheban Rd, Spring Beach

Planning Assessment Report

Proposal:	Subdivision into two lots												
Applicant:	A. Hamilton												
Location:	284B Rheban Road, Spring Beach (CT169414/3)												
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)												
Zoning:	Low Density Residential												
Application Date:	12 August 2015												
Statutory Date:	1 February 2016 (by agreement)												
Discretions:	<table> <tr> <td>Subdivision</td><td>9.7.2</td></tr> <tr> <td>Internal Lots</td><td>12.5.1 A1</td></tr> <tr> <td>Stormwater</td><td>12.5.4 A3</td></tr> <tr> <td>Ways & Public Open Space</td><td>12.5.3 A1</td></tr> <tr> <td>Cash in Lieu</td><td>12.5.3 A2</td></tr> <tr> <td>Sewerage</td><td>12.5.4 A2</td></tr> </table>	Subdivision	9.7.2	Internal Lots	12.5.1 A1	Stormwater	12.5.4 A3	Ways & Public Open Space	12.5.3 A1	Cash in Lieu	12.5.3 A2	Sewerage	12.5.4 A2
Subdivision	9.7.2												
Internal Lots	12.5.1 A1												
Stormwater	12.5.4 A3												
Ways & Public Open Space	12.5.3 A1												
Cash in Lieu	12.5.3 A2												
Sewerage	12.5.4 A2												
Attachments:	Appendix A – Plans												
Author:	David Masters, Contract Planner												

1. Executive Summary

- 1.1. Planning approval is sought for subdivision of a low density residential lot at 284B Rheban Road, Spring Beach into two lots. The resultant subdivision will produce two new lots: lot 101 of 2069m² and Lot 2 of 2886m².
- 1.2. The application is discretionary due to reliance on a number of different performance criteria.
- 1.3. One representation was received. The representation expressed concern in relation to neighbourhood amenity, increased density, impact of buildings on native plants, impact on nearby property values and additional traffic. The issues raised were taken into account in making an assessment of the proposal.
- 1.4. There are no significant planning issues for the application that would justify refusal. 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 SA 2015 / 00021.
- 2.2. This determination must be made no later than 1st February 2016, which has been extended beyond the normal statutory timeframe with the consent of the applicant.
- 2.3. The relevant legislation is the Land Use Planning and Approvals Act 1993 (LUPAA). The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the Judicial Review Act 2000 and the Local Government (Meeting Procedures) Regulations 2005.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the State Policies and Projects Act 1993.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

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

4. Relevant Background and Past Applications

- 4.1. There are no previous development applications for Lot 3. The parent title was created by a recent subdivision; the title to Lot 3 was approved by the Recorder of Titles with an effective date of 14 May 2014.

5. Site Detail

- 5.1. The subject site is on the southern side of Rheban Road and east of Happy Valley Road. The site slopes evenly from west to east and has scattered mature native vegetation with managed undergrowth.
- 5.2. The site has one existing access from Rheban Road, though the access is sufficiently wide to accommodate dual entries and the internal access is via a shared right-of-way.
- 5.3. The site has no reticulated water, sewer and stormwater. The surrounding properties are mostly developed and single dwellings predominate.

- 5.4. A private covenant exists which creates a building exclusion zone in the southern portion of the site which is shown on the subdivision plans.
- 5.5. The subject site is zoned Low Density Residential, as are all the surrounding properties.

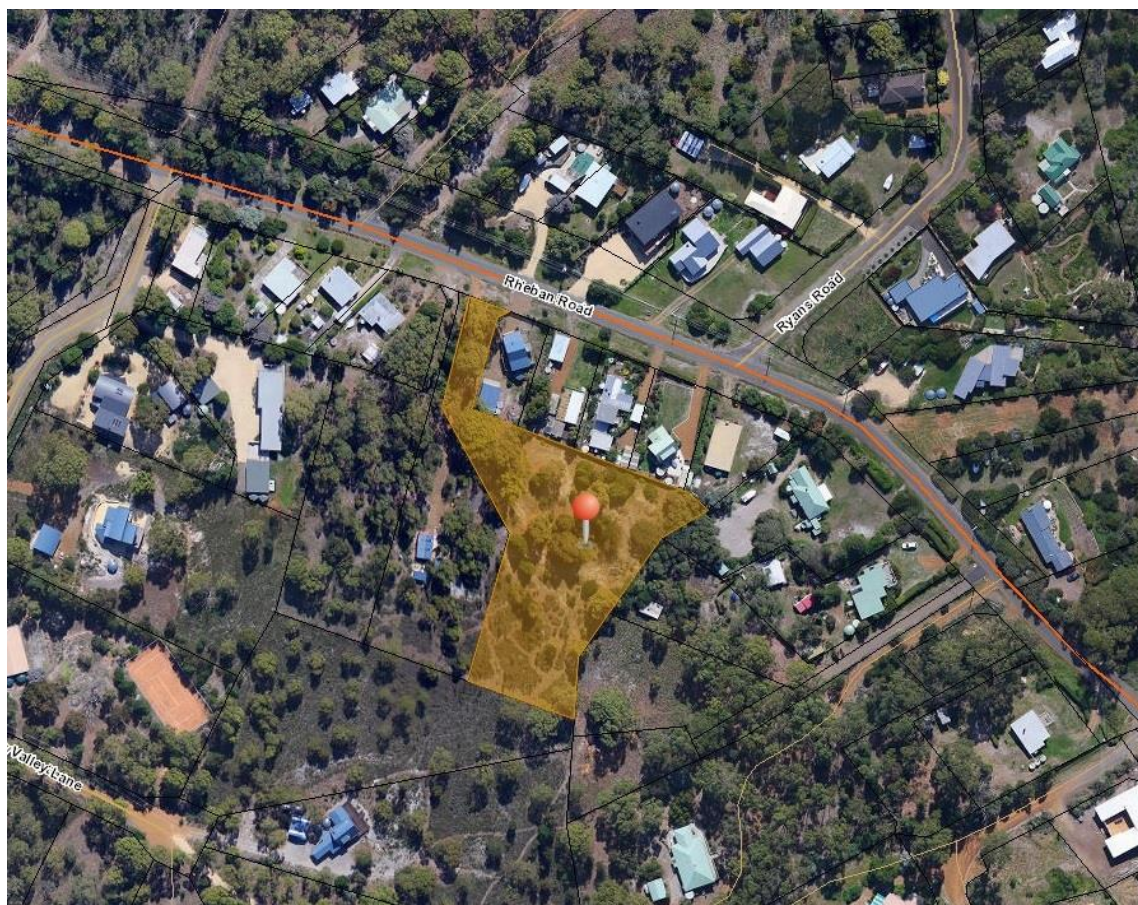


Figure 1: An aerial photograph of the subject area.

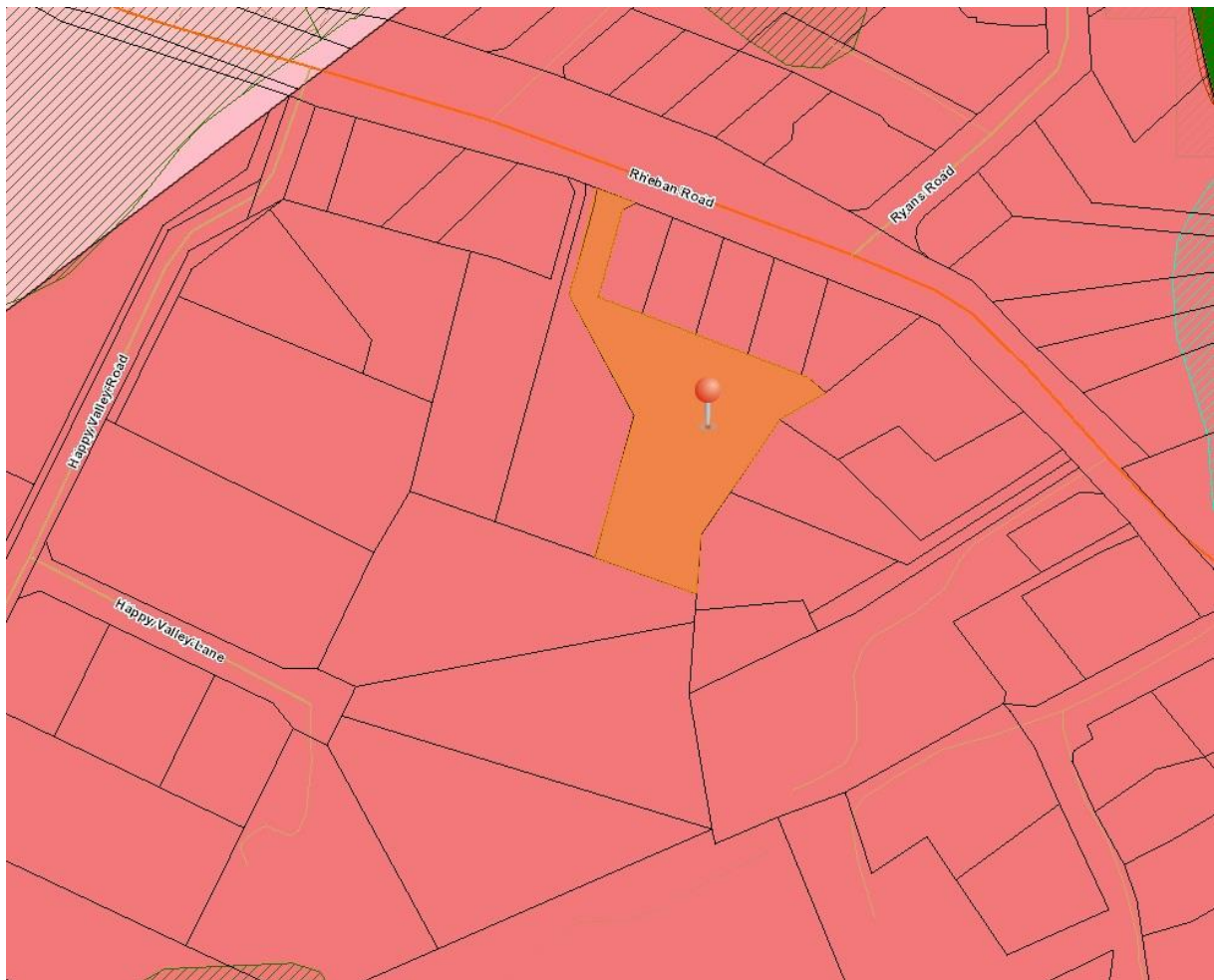


Figure 2: Aerial imagery showing the Low Density Residential zoning

6. Proposal

- 6.1. The proposal is to subdivide an existing vacant 4958m² low density residential lot into two titles. There is a minor discrepancy between the lot area of the parent title indicated on the Title Plan and the two lots in the proposal. This will be corrected at the Final Plan Sealing stage.
- 6.2. Each lot will be an internal lot with access from Rheban Road across a shared right-of-way.
- 6.3. The existing access and driveway is shared with two other residential lots. The shared component is currently gravelled and it is recommended that the access and common component of the driveway be upgraded.
- 6.4. There are no water or sewerage services available to the lots.
- 6.5. The application is supported by proposal plans as advertised.

7. Assessment against planning scheme provisions

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

- 12.0 - Low Density Residential Zone
- 9.7.2 - Subdivision
- Code E1.0 – Bushfire Prone Areas
- Code E6.0 – Parking and Access
- Code E7.0 - Stormwater

7.2. The following discretions are invoked:

		Requirement	Proposed
1	Subdivision	9.7.2 The subdivision is discretionary.	N/A
2	Internal Lots	12.5.1 A1 No lot is an internal lot.	Two internal lots.
3	Stormwater	12.5.4 A3 Each lot must be connected to a stormwater system able to service the building area by gravity.	No stormwater system available.
4	Public Open Space	12.5.3 A1 and A2 There is no Acceptable Solution.	No provision is proposed in the application. A cash-in-lieu contribution is recommended.
5	Sewerage	12.5.4 A2 Each lot must be connected to a reticulated sewerage system where available.	An on-site waste treatment system is proposed.

7.2.1. Discretion 1 – Subdivision

7.2.1.1. A permit for subdivision is discretionary unless the proposal is for a boundary adjustment, prohibited or cannot be approved under S84 of the Local Government (Building and Miscellaneous Provisions) Act1993.

7.2.1.2. The proposal is discretionary.

7.2.1.3. There are no relevant Performance Criteria, however the Zone Purpose should be considered for a discretionary use:

12.1.1 Zone Purpose Statements

12.1.1.1

To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2

To provide for non-residential uses that are compatible with residential amenity.

12.1.1.3

To avoid land use conflict with adjacent Rural Resource or Significant Agricultural zoned land by providing for adequate buffer areas.

The proposed subdivision does not conflict with the Zone Purpose.

7.2.2. Discretion 2 – Internal Lots

- 7.2.2.1. The proposed lots are internal lots and this does not meet the Acceptable Solution and must satisfy the following Performance Criteria:

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 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. The lots have frontage to, and access from an existing public road (Rheban Road).

- 7.2.2.3. The parent title is an existing internal lot and it is not reasonable or practically possible to provide a new road to create a standard frontage.

- 7.2.2.4. The proposed lots exceed the minimum lot size and configuration standards in the relevant Acceptable Solutions.

- 7.2.2.5. The lots have access which is part of the lots, including shared rights-of-way of width greater than 3.6m.
- 7.2.2.6. A passing bay is proposed.
- 7.2.2.7. The accesses are adjacent to two other existing access strips and it is not considered appropriate to construct a public road to provide access.
- 7.2.2.8. A sealed driveway is proposed.
- 7.2.2.9. The proposed lots have no material impact on opportunities for passive surveillance.
- 7.2.2.10. The proposal is considered to satisfy the Performance Criteria.

7.2.3. Discretion 3 – Stormwater

- 7.2.3.1. The Acceptable Solution of Clause 12.5.4 A3 requires that each lot must be connected to a stormwater system able to service the building area by gravity. There is no stormwater system available.
- 7.2.3.2. An assessment report by a suitably accredited geotechnical specialist accompanied the application and provides recommended actions to satisfy the Performance Criteria.
- 7.2.3.3. The proposal is considered to satisfy the Performance Criteria.

7.2.4 Discretion 4 - Public Open Space

- 7.2.4.1. Clause 12.5.3 relates to Ways and Open Space in subdivisions. There are no Acceptable Solutions for this clause.
- 7.2.4.2 The proposal increases the demand for open space because it increases residential density. No pathways are considered necessary.
- 7.2.4.3 The Performance Criteria require that Public Open Space must be provided as land or cash in lieu. As no such provision of land is made, necessary or practical, then a contribution is appropriate.
- 7.2.4.4. A condition is recommended in relation to the provision of a cash-in-lieu contribution. On that basis, the proposal is considered to satisfy the Performance Criteria.

7.2.4 Discretion 5 – Sewerage

- 7.2.4.1. Clause 12.5.4 A3 requires that each lot must be connected to a reticulated sewerage system where available. There is no reticulate sewer in Spring Beach.
- 7.2.4.2 An assessment report by a suitably accredited geotechnical specialist accompanied the application and provides recommended actions to satisfy the Performance Criteria.

8. Discussion

8.1. Referrals

8.1.1.Council's Technical Officer

Councils 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.

9. Concerns raised by representors

9.1. The following table outlines the issues raised in the one representation that was received during the public notification period.

Issue	Response
Neighbourhood amenity.	The proposed subdivision will have little impact on local amenity other than increased density. However, the proposal is consistent with the residential density standards of the Low Density Residential zone. The proposed lot sizes are consistent with other lots in the vicinity.
Impact of buildings on native plants.	The land is zoned for residential development. There are no provisions in the planning scheme standards or overlays that enable consideration of protection of native plants in relation to this proposal.
Previous subdivision consciously limited the number of lots to protect amenity.	The previous subdivision created additional width for the driveway and frontage to the parent title that enables consideration of this proposal. This may be taken to suggest that there was indeed provision for future development of this lot. The proposal can only be assessed against the relevant provisions contained within the planning scheme and these are met.
Negative impact on property values.	Impact on property values is not a valid matter that Council can take into account in making an assessment.
Additional traffic impacts on use of the right-of-way	The proposal and recommendation include conditions for upgrading the construction, surfacing and drainage of the driveway that will mitigate the impact of increased traffic on the access.

10. Conclusion

10.1. The proposed application for subdivision 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 of two lots in the Low Density Residential Zone at 284B Rheban Road, Spring Beach (SA2015/00010), 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, which ever is later, in accordance with section 53 of the Land Use Planning and Approvals Act 1993.

Public Open Space

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 lots 101 and 102 in the plan of subdivision at the date of lodgement of the Final Plan of Survey.
4. The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developer's expense.
5. 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.

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.

Easements

7. 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

8. 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

9. 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.

Services

10. 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.
11. The Subdivider 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

12. 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

13. A vehicle access must be provided from the road carriageway to each lot in accordance with Council's Standard Drawings and to the satisfaction of Council's General Manager.
14. Vehicle accesses must be provided in accordance with the standards shown on standard drawings TSD-R03-v1 Rural Roads Typical Property Access, TSD-R04-v1 Rural Roads Typical Driveway Profile, and TSD-RF01-v1 Guide to Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) or as otherwise required by this permit and to the satisfaction of Council's General Manager.
15. The existing driveway must be extended and upgraded as required 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 shared driveway access must include:
 - a) Constructed with a durable all weather pavement
 - b) Drained to an approved stormwater system
 - c) Surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material may be a spray seal, asphalt, concrete, pavers or other approved material.
 - d) A min sealed width of 3.0m with passing bays 5.5m wide by 6.0m long at the road and every 30.0m along the access to the lot 1 proper.
16. Driveways servicing internal lots are to be constructed with a minimum sealed pavement to the lot proper to the satisfaction of Council's Municipal Engineer.

Rights of Way

17. Rights of Way are to be provided over the driveway access for a sufficient distance to provide access to each lot to the satisfaction of Council's General Manager.
18. A Part 5 Agreement must be placed on each lot detailing the future management and maintenance obligation of each lot in relation to the shared access, to the satisfaction of Council's General Manager.

Engineering drawings

19. 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.
20. 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.
21. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

Construction

22. 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.
23. 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.
24. 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

25. Survey pegs must be stamped with lot numbers and marked for ease of identification.

Maintenance and Defects Liability Period

26. 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.
27. 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.

ADVICE

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.

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.

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, and must address the following:

- 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.
- A fee as otherwise 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.
- Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Glamorgan Spring Bay Council. The security must be in accordance with section 86(3) of the Local Government (Building & Miscellaneous Provisions) Council 1993. The amount of the security shall be determined by the Council's General Manager.
- 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.
- The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

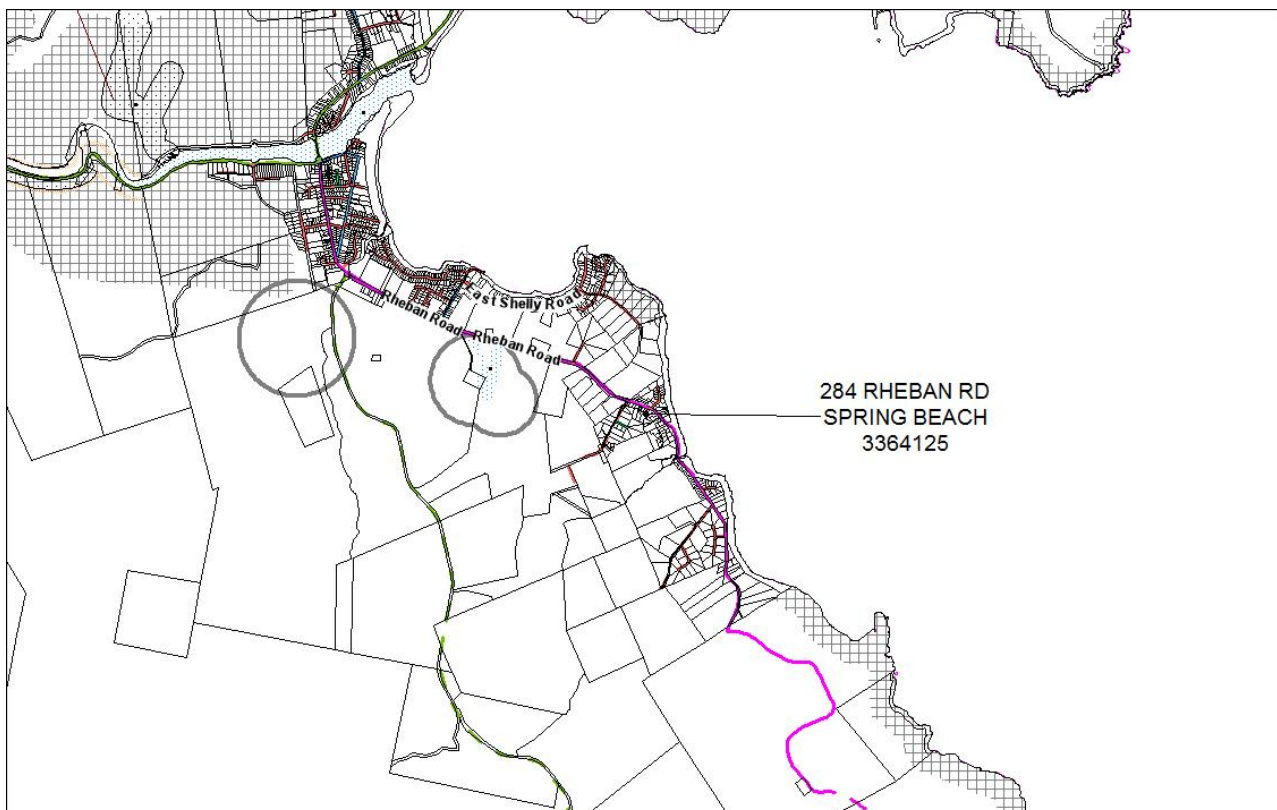
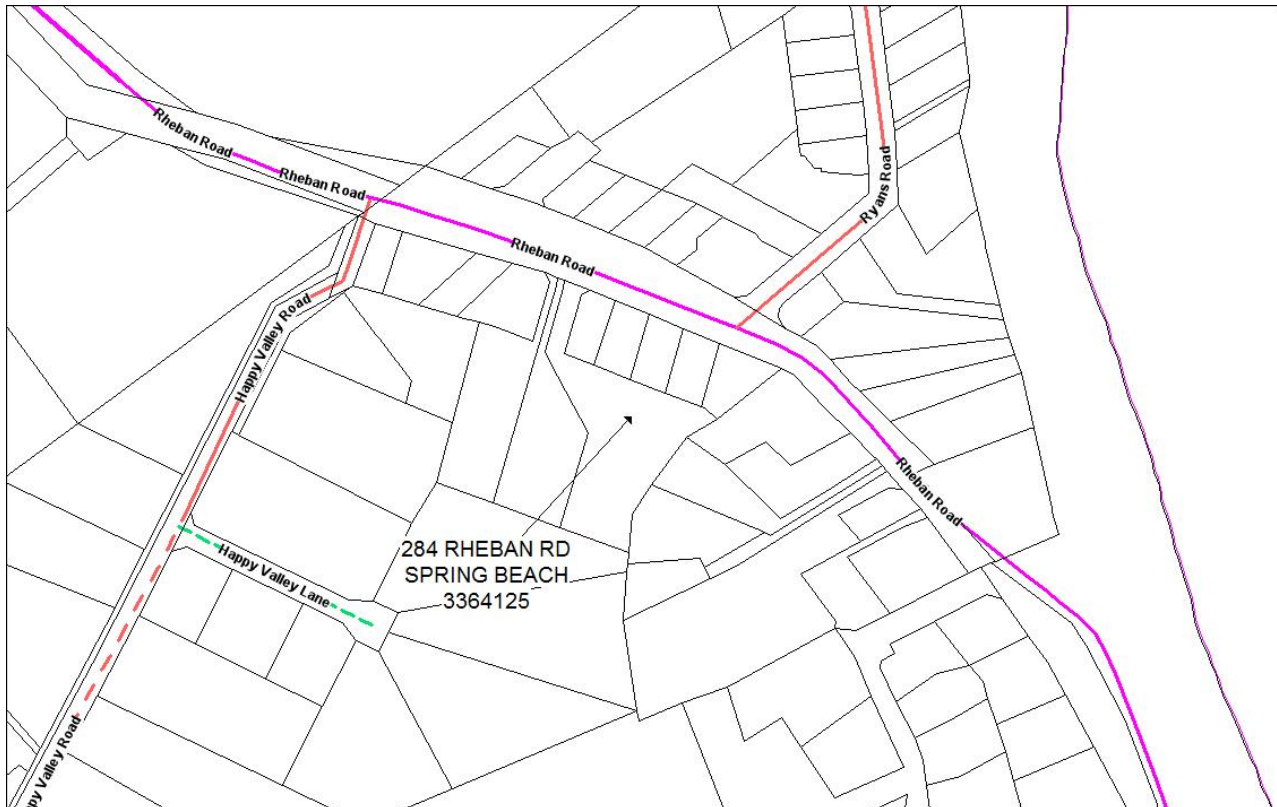
This permit does not imply that any other approval required under any other legislation or by-law has been granted.

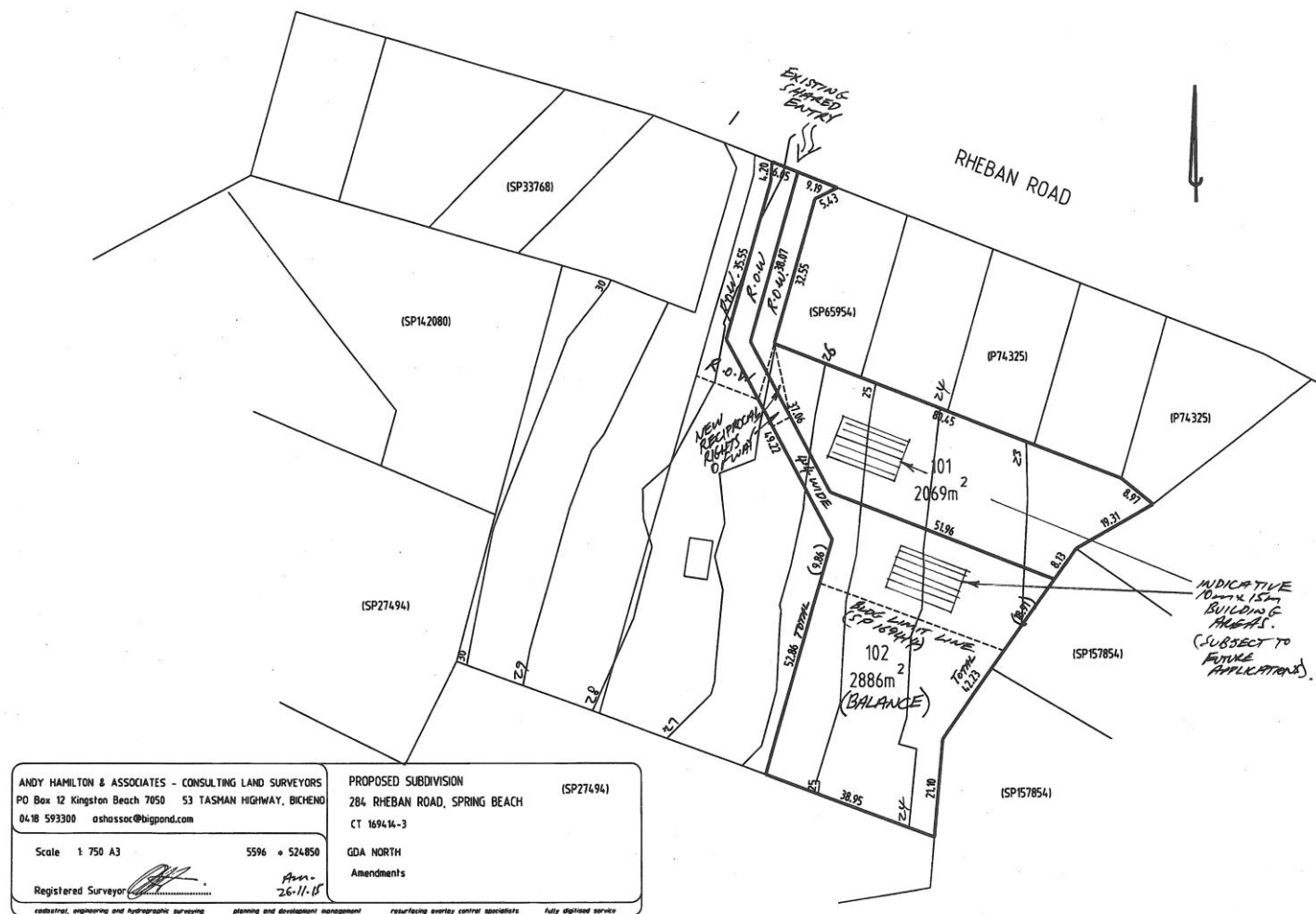
Through the act of granting this permit the Glamorgan Spring Bay Council is not and is in no way to be construed as making any representation, providing any advice, issuing any guarantee or giving any assurance to any person or entity regarding the impact or potential impact of the effects of climate 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.

SUBDIVISION APPLICATION 15010

Subdivision into Two (2) Lots

284 Rheban Road, Spring Beach





3.5 SA15021 – 1 Rectory Street, Swansea

Planning Assessment Report

Proposal:	Subdivision into two lots
Applicant:	R.P.A. Miles
Location:	1 Rectory Street, Swansea
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	General Residential
Application Date:	13 November 2015
Statutory Date:	29 January 2016 (by agreement)
Discretions:	Building area orientation 10.6.1 A2 (e) Frontage width 10.6.1 A3 New road 10.6.2 A1 Public Open Space 10.6.3 A1
Attachments:	Appendix A – Plans
Author:	David Masters, Contract Planner

1. Executive Summary

- 1.1. Planning approval is sought for subdivision of a residential lot at 1 Rectory Street, Swansea into three lots. The resultant subdivision will provide lot 1 (vacant) 463m², Lot 2 (House and outbuildings) 603m² and Lot 3 (road) 6.7m².
- 1.2. The application is discretionary due to reliance on a number of different performance criteria.
- 1.3. One representation was received. The representation expressed concern in relation to the size of the smaller lot and detrimental impact on neighbourhood aesthetics, privacy and views. The issues raised were taken into account in making an assessment of the proposal.
- 1.4. There are no significant planning issues for the application that would justify refusal. 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 SA 2015 / 00021.
- 2.2. This determination must be made no later than 29 January 2016, which has been extended beyond the normal statutory timeframe with the consent of the applicant.
- 2.3. The relevant legislation is the Land Use Planning and Approvals Act 1993 (LUPAA). The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the Judicial Review Act 2000 and the Local Government (Meeting Procedures) Regulations 2005.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the State Policies and Projects Act 1993.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

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

4. Relevant Background and Past Applications

- 4.1. There are no previous development applications for this address on Council records. There are existing buildings on the site: a dwelling and four outbuildings. Each of the buildings likely pre-dates current records. The site has been used for some time as a single private residence.

5. Site Detail

- 5.1. The subject site is on the western side of, and with direct frontage to, Rectory Street. The site is generally flat with usual domestic buildings, fencing and landscaping and good solar orientation.
- 5.2. The subject site has one existing access, which is sealed at the road edge and gravel once inside the property. Rectory Road is sealed with concrete kerb.
- 5.3. The site has reticulated water, sewer and stormwater. The surrounding properties are developed and single dwellings predominate.

- 5.4. The subject site is zoned General Residential, as are all the surrounding properties.



5.5.

Figure 1: An aerial photograph of the subject area.

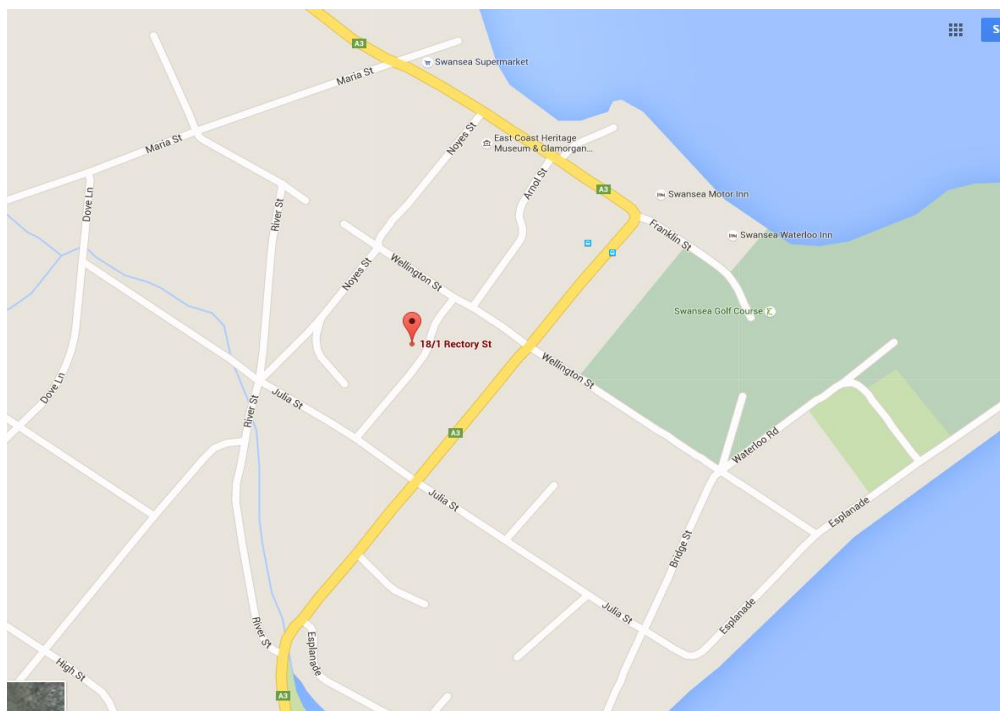


Figure 2: Site map

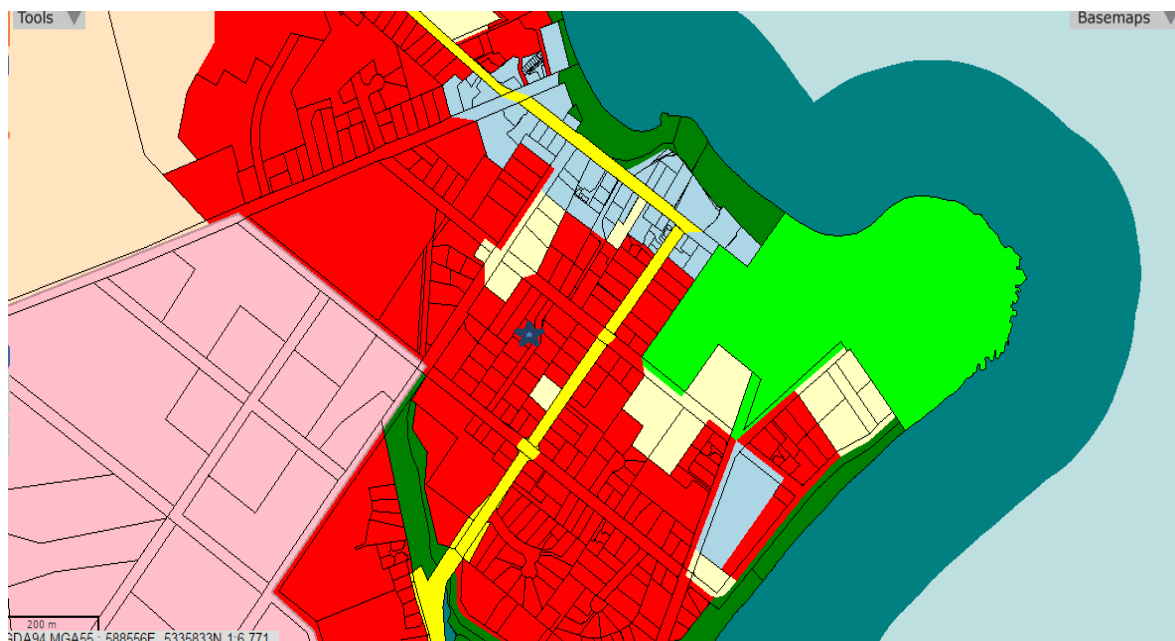


Figure 3: Aerial imagery showing zoning. (The red area is the General Residential Zone)

6. Proposal

- 6.1. The proposal is to subdivide an existing 1072m² residential lot into three titles. Two lots will accommodate residential development and a small lot (6.7m²) is to be provided for road widening.
- 6.2. The two new residential lots will be a new vacant lot (Lot1) of 463m² and a new lot (Lot 2) containing the existing dwelling, garage and two small garden sheds of 603m². Both lots have direct frontage to Rectory Street: Lot 1 has 12.7m frontage and Lot 2 has 27.6m.
- 6.3. There is an existing access and driveway at proposed Lot 2.
- 6.4. New access and services will need to be provided to proposed Lot 1
- 6.5. Reticulated water, sewer, power, communications and stormwater services are available to the site.
- 6.6. The application is supported by proposal plans as advertised.

7. Assessment against planning scheme provisions

- 7.1. The following provisions are relevant to the proposed use and development;
 - General Residential Zone
 - Code E6.0 – Parking and Access Code
 - Code E7.0 - Stormwater Code
- 7.2. The following discretions are invoked:

		Requirement	Proposed
1	Building area orientation	The long axis faces north or within 20 degrees west or 30 degrees east of north.	The long axis is approximately 70 degrees west of north
2	Frontage width	15m	12.7m
3	Roads	There is no Acceptable Solution	A small section of land is set aside for widening of Rectory Street.
4	Ways and Public Open Space	There is no Acceptable Solution	No provision is proposed in the application

7.2.1. Discretion 1 – Orientation of the building area

- 7.2.1.1. The Acceptable Solution for Clause 10.6.1 A2(e) requires that each lot provide a minimum building area that is rectangular in shape with the long axis facing north or within 20 degrees west or 30 degrees east of north.
- 7.2.1.2. The site is generally flat with good sun exposure. The orientation of the lot is consistent with the prevailing residential development in the street. All houses in this locality have similar orientation. The site allows for solar capture through prudent design.
- 7.2.1.3. The proposal is considered to satisfy the Performance Criteria.

7.2.2. Discretion 2 – Frontage Width

- 7.2.2.1. The Acceptable Solution for Clause 10.6.1 A3 requires that each lot have frontage to a public road of 15m. The proposed frontage to Lot 12.7m.
- 7.2.2.2. Proposed Lot 2 has frontage of 27.6m which is well in excess of the Acceptable Solution. Compliance could be achieved by altering the alignment of the boundary between the two lots. However, there is little to be practically gained by this.
- 7.2.2.3. The corresponding Performance Criteria has regard to safety, and practicality of the access and provision of passive surveillance between residential development on the lot and the public road. The absolute minimum frontage is 6m. Discretion to relax the above Acceptable Solution is supported as the proposed development promotes safe access and passive surveillance.
- 7.2.2.4. The proposal is considered to satisfy the Performance Criteria.

7.2.3. Discretion 3 – Roads

- 7.2.3.1. The Acceptable Solution of Clause 10.6.2 A1 requires that no new roads are included in the subdivision. There is a small area of land (lot 3 – 6.7m²) proposed as 'Road'. Technically, this means that the subdivision includes a new road.
- 7.2.3.2. The proposed new area of road is designed to enhance public safety, convenience and connectivity in accordance with the corresponding Performance Criteria.

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

7.2.4 Discretion 4 - Public Open Space

7.2.4.1. Clause 10.6.3 A1 relates to Ways and Open Space in subdivisions. There is no Acceptable Solution for this clause.

7.2.4.2 The proposal increases the demand for open space because it increases residential density.

7.2.4.3 Performance Criteria 10.6.3 P1(h) requires that Public Open Space must be provided as land or cash in lieu. As no such provision of land is made, or practical, then a contribution is appropriate. Lot 3 is proposed for road improvements and is not public open space in that sense.

7.2.4.3. A condition is recommended in relation to the provision of a cash in lieu contribution. On that basis, the proposal is considered to satisfy the Performance Criteria.

8. Discussion

8.1. Referrals

8.1.1. 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.

9. Concerns raised by representors

9.1. The following table outlines the issues raised in the one representation that was received during the public notification period.

<i>Issue</i>	<i>Response</i>
The proposed lot 1 is far too small and contrary to the planning scheme.	The proposed lot is larger than the minimum Lot size for this zone set out in the Planning Scheme.
The dimensions of proposed Lot 1 will be very narrow and restrictive to future residential building development.	<p>The lot is narrower than the Acceptable Solution but only by 2.3m and is considered to meet the relevant Performance Criteria. The Performance Criteria refer only to matters of safety of pedestrian and vehicular access and passive surveillance. The proposed frontage is well in excess of the specified minimum of 6m.</p> <p>The lot dimensions do restrict the capacity for a building area to maximise solar orientation but this is not much different to what might be achievable if the lot met the required Acceptable Solutions for frontage and lot size.</p>

<p>The proposed development is not in keeping with the existing neighbourhood aesthetics and streetscape.</p>	<p>The proposed development is for a subdivision in a residential zone. The proposal meets most Acceptable Solutions and, where Performance Criteria are relied upon; there is no option to account for neighbourhood aesthetics or streetscape.</p> <p>The Planning Scheme provides standards against which future development of the site will be measured. These provisions will mitigate against development that is not consistent with agreed standards of aesthetics and streetscape. These are matters more for consideration against the relevant standards once an application for development of the site is submitted at some future time.</p>
<p>The proposed development will significantly impact on the privacy and views of existing adjoining residences.</p>	<p>Similarly to the above, the subdivision will not, of itself, impact on privacy and views.</p>

10. Conclusion

- 10.1. The proposed application for subdivision 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 of two lots in the Residential Zone at 1 Rectory Street, Swansea (SA2015/00021), be APPROVED subject to the following conditions:

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 lots 1 and 2 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. Lot 3 is to be set aside for road widening and endorsed to that effect on the final plan and transferred to Council at no cost.

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 development must meet all required Conditions of approval specified by TasWater Submission to Planning Authority Notice, dated 18/11/2015 (TWDA 2015/01821-GSB) attached
8. 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.
9. 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.
10. 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.
11. 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.
12. The Subdivider 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.
13. Any shared services between Lots 1 and 2 are to be separated to the satisfaction of Councils General Manager.
14. 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.
15. The developer is to provide a stormwater property connection to each lot, connected to Councils existing stormwater system, in accordance with Council standards and to the satisfaction of Council's General Manager.
16. A separate reinforced concrete vehicle access must be provided from the road carriageway to each lot. The vehicle accesses must located and constructed in accordance with the standards shown on standard drawings TSD-R09-v1 Urban Roads Driveways and TSD-RF01-v1 Guide to Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's General Manager.
17. Existing services must be relocated clear of driveways or provided with trafficable covers to the satisfaction of the relevant authority and Council's General Manager.
18. 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.
19. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
20. The subdivider must provide not less than 48 hours written notice to Council's General Manager before commencing construction works on site or within a council roadway.

21. The subdivider must provide not less than 48 hours 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.
22. Survey pegs to be stamped with lot numbers and marked for ease of identification.
23. Prior to the 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.
24. The subdivision must be placed onto a 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.

ADVICE

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.

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.

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, and must address the following:

- 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.
- A fee as otherwise 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.
- Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Glamorgan Spring Bay Council. The security must be in accordance with section 86(3) of the Local Government (Building & Miscellaneous Provisions) Council 1993. The amount of the security shall be determined by the Council's General Manager.
- 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.
- The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

This permit does not imply that any other approval required under any other legislation or by-law has been granted.

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.

SUBDIVISION APPLICATION 15021

Subdivision into Two (2) Lots

1 Rectory Street, Swansea



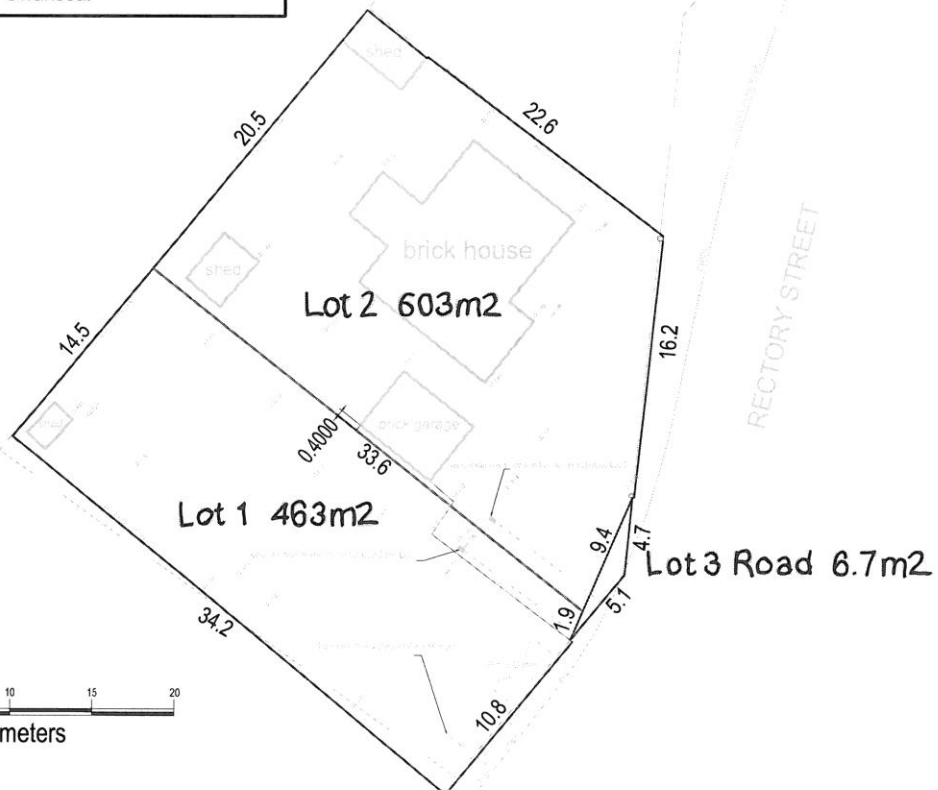
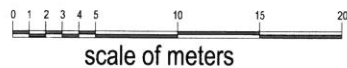


Proposed 2 lot Subdivision

Owner; Mr R. Mies
Title Ref; CT 13599 /2

Location; 1 Rectory Street,
Swansea.

This Plan has been prepared from a detail
survey by
I R Green (Registered Surveyor) and
existing LTO survey records.
Datum; MGA Plane & AHD by connection to
SPM 6078; coordinates 588,928.178E
5,335,630.649N 14,352 AHD
Boundaries are subject to final survey.



3.6 Planning Appeals Update

DATE: JANUARY 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	Currently going through mediation.
DA15158	Distillery	RA6 Hoods Road, Spring Beach	Appeal lodged by 2 representors	Consent agreement signed and effective from 20/1/16

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.

4.1 Mr Keith Pyke

Questions taken on notice at December 2015 Ordinary Meeting of Council

- i. *General Manager my question is to you and is about the medical services and in the budget statements on page 35, I notice that you're showing 8.45% surplus as at the end of 30th November, that's terrific but it's contradictory to what you say on page 31 under Medical Services? So I wondered if you could clarify it for me please?*
- ii. *Would you be able to provide a report that outlines the expenditure of both separate practices – Bicheno and Triabunna instead of combining them as one?*

Response from the General Manager

- i. Through you Mayor it is 8% above budget at the moment but when you consider that we have allowed over \$200K out of the General Rate to cover the medical services it is still not running well. That's what I mean in the preamble.
- ii. Taken on notice by the General Manager (please see following page).

Profit & Loss
Glamorgan Spring Bay Council
Medical-Bicheno
For the month ended 31st December 2015

	YTD Actual	YTD Budget	Var AUD	Var %
<hr/>				
<hr/>				
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$11,988.76	\$12,000.00	-\$11.24	-0.0937%
EMPLOYEE BENEFITS	\$167,765.27	\$148,166.00	\$19,599.27	13.2279%
MATERIALS AND SERVICES	\$100,644.27	\$132,132.00	-\$31,487.73	-23.8305%
Total Operating Expenses	\$280,398.30	\$292,298.00	-\$11,899.70	-4.1%

Profit & Loss
Glamorgan Spring Bay Council
Medical-Triabunna
For the month ended 31st December 2015

	YTD Actual	YTD Budget	Var AUD	Var %
<hr/>				
<hr/>				
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$17,645.31	\$17,502.00	\$143.31	0.8188%
EMPLOYEE BENEFITS	\$41,736.12	\$41,437.00	\$299.12	0.7219%
MATERIALS AND SERVICES	\$222,863.78	\$228,452.00	-\$5,588.22	-2.4461%
Total Operating Expenses	\$282,245.21	\$287,391.00	-\$5,145.79	-1.8%

iii.

5. Mayors' Reports

Mayor Michael Kent AM

2015

3 rd December	Orford	Gave an interview to 7LA Radio regarding the closure of the Bicheno United fuel station for renovations and upgrade.
		Gave an interview to the ABC regarding future plans at the Spring Bay Mill, Triabunna.
5 th December	Orford	Gave an interview to The Mercury regarding the status of the Local Government Director's report on Glamorgan Spring Bay Council.
7 th December	Hobart	Attended the STCA Board Meeting.
8 th December	Orford	Gave an interview to The Mercury regarding the unsuccessful grant submission for the Solis development.
	Triabunna	Attended a Council Workshop followed by the Ordinary Meeting of Council and the Annual General Meeting.
9 th December	Orford	Gave an interview to the ABC regarding the unsuccessful grant submission for the Solis development.
15 th & 16 th December	Orford	Gave an interview to the ABC and The Mercury regarding the Local Government Director's report on Glamorgan Spring Bay Council.

2016

2 nd January	Orford	Gave an interview to The Examiner regarding the Local Government Director's report on Glamorgan Spring Bay Council.
8 th January	Orford	Gave an interview to the ABC regarding potential water restrictions for Swansea, Triabunna and Orford.
10 th January	Orford	Had a telephone conversation with the CEO of TasWater regarding potential water restrictions in Glamorgan Spring Bay and spoke with Eric Hutchinson's office regarding the temporary closure of the United fuel station in Bicheno.
13 th January	Orford	Gave an interview to The Examiner regarding water restrictions and the United fuel station in Bicheno.

15 th January	Orford	Gave an interview to The Examiner regarding the whale watching trail along the Great Eastern Drive.
--------------------------	--------	---

**Councillor Cheryl Arnol – Deputy Mayor
Acting Mayor (December 16th to 28th, 2015)**

1 December	Triabunna	General Manager's performance review with Mayor.
4 December	Orford	Attended opening of Orford Beachside Holiday Park.
8 December	Triabunna	Council planning workshop.
	Triabunna	Council meeting and Annual General Meeting
9 December	Orford	Present Mayoral Achievement Award at Orford Primary School.
10 December	Triabunna	Present Mayoral Achievement Award at Triabunna District School.
14 December	Swansea	Present Mayoral Achievement Award at Swansea Primary School.
17 December	Swansea	Attend Staff Christmas luncheon and present long service awards to two staff members.
3 January	Orford	Meeting with Mayor on various matters.
6 January	Triabunna	Tidy Towns judging at Tasmanian Seafarers' Memorial site.
11 January	Triabunna	Attended Triabunna Community Hall S24 Committee meeting.

Recommendation

That the Mayors' Reports be received and noted.

6. Councillor Reports

Councillor Bertrand Cadart

From the 28th November 2015 until the 15th January 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 Greg Raspin

No report submitted.

Councillor Britt Steiner

No report submitted.

Councillor Debbie Wisby

No report submitted.

Councillor Jenny Woods

From the 28th November 2015 until the 15th January 2016, as an elected councillor of Glamorgan Spring Bay Council, I conducted myself in a manner I deem adequate, appropriate, proper and in accordance with the Tasmanian Local Government Act and the Glamorgan Spring Bay Council agreed Code of Conduct.

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

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

Recommendation
That the Councillors' Reports be received and noted.

7. Information Reports

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 January Council meeting is on Wednesday 27th January 2016 at 5.00pm in Triabunna as Tuesday the 26th of January is a public holiday.

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 and a budget revision in February 2016. A detailed report on excess Council properties is also being prepared for Council's consideration.

Cash and Investments

Cash and Investments at the end of December 2015 were \$1,576k against December 2014 \$2,021k, December 2013 \$2,656k, and December 2012 \$2,255k. Considering the level of capital works being carried out in the last three to five years, and the transfer of cash to enable the purchase of the new Council offices in Triabunna, it is a pleasing result. Council has two properties for sale at present. More properties will be considered for sale at the February 2016 meeting. With the current level of capital works and the lack of sale of properties, it is likely that Council may require short term borrowings at the end of the financial year, as was required last financial year.

Property Information

Property transactions for the YTD December are 20% up on last year, which is reflected in the extra income reported in the Regulatory Services Department.

Health, Safety, Other

There was one lost time injury YTD amounting to 226.7 lost time hours. There have been no motor vehicle claims this year. There have been 4 workplace reported incidents, no community incidents reported and no staff resignations in December.

Rates

As per report.

Visitor Centres

Glamorgan Spring Bay Council operates three visitor centres throughout the municipality. They are all Yellow "I" centres. Visitor numbers through the centres are down by 1.0% on last year to date.

Visitor Numbers

2012/2013 23,597 to December 2012

2013/2014 30,194 to December 2013

2014/2015 30,642 to December 2014

2015/2016 30,418 to December 2015



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		
February	62	37	46	24	27	15	21	11	38	18	49	26		
March	71	32	48	24	25	13	37	22	36	24	48	26		
April	45	32	31	15	24	13	33	18	47	22	37	21		
May	27	14	24	12	36	23	24	14	50	27	58	30		
June	16	10	16	12	14	8	22	9	27	16	24	16		
Total	499	267	429	227	339	183	359	181	442	241	449	250	237	112

Visitor Numbers																
MONTH	BICHENO	BICHENO	BICHENO	BICHENO	SWANSEA	SWANSEA	SWANSEA	SWANSEA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TOTAL	TOTAL	TOTAL	TOTAL
	2012-2013	2013-2014	2014-2015	2015-2016	2012-2013	2013-2014	2014-2015	2015-2016	2012-2013	2013-2014	2014-2015	2015-2016	2012-2013	2013-2014	2014-2015	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		4080	4537	5665		3896	5606	4211		12651	14989	14702	0
FEBRUARY	3746	3848	4257		2714	3369	4469		3646	4272	4044		10106	11489	12770	0
MARCH	3330	3768	3367		2806	3239	3786		3113	4209	3441		9249	11216	10594	0
APRIL	2138	2449	1873	0	1717	2520	2134	0	1922	2641	2144	0	5777	7610	6151	0
MAY	809	934	1082		1003	1160	1115		1530	953	851		3342	3047	3048	0
JUNE	581	605	579		900	739	858		1635	1238	750		3116	2582	2187	0
TOTAL	23856	25994	25184	11049	19697	24114	28284	9255	24285	31019	26626	10114	67838	81127	80094	30418

CURRENT RATES BALANCE 31st December 2015

Balance Brought Forward	\$10,952.16
Plus:	
Interest Charged	\$6,330.32
Rates Levied	\$6,993,090.56
Debit Journals	\$44,635.48
Sub Total	\$7,055,008.52
Less:	
Receipts	\$4,514,686.77
Pension Rebates	\$238,847.31
Credit Journals	\$73,520.53
Supplementary Credits	\$96,067.53
Discounts	\$62,978.91
Rates Balance	\$2,068,907.47
Discount Date/Rate 03/08/2015 3.0%	
Installments	
	7/08/2015
	9/10/2015
	15/01/2016
	8/04/2016



Profit & Loss				
Glamorgan Spring Bay Council				
ADMIN CORP,ECONOMIC,GOVERNANCE,SAFETY & RISK,TOURISM				
For the month ended 31st December 2015				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$23,430.14	\$20,000.00	\$3,430.14	17.2%
GRANTS	\$81,560.00	\$207,500.00	-\$125,940.00	-60.7%
INTEREST	\$23,474.30	\$37,302.00	-\$13,827.70	-37.1%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$120,143.96	\$51,000.00	\$69,143.96	135.6%
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$1,000,000.00	-\$1,000,000.00	-100.0%
OTHER INCOME	\$253,616.03	\$242,020.00	\$11,596.03	4.8%
RATES AND CHARGES	\$863,881.06	\$810,372.00	\$53,509.06	6.6%
STATUTORY FEES AND FINES	\$37,398.47	\$37,500.00	-\$101.53	-0.3%
USER FEES	\$1,750.00	\$0.00	\$1,750.00	
Total Income	\$1,405,253.96	\$2,405,694.00	-\$1,000,440.04	-41.6%
Gross Profit	\$1,405,253.96	\$2,405,694.00	-\$1,000,440.04	-41.5863%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$50,625.82	\$50,000.00	\$625.82	1.3%
EMPLOYEE BENEFITS	\$252,225.56	\$260,305.00	-\$8,079.44	-3.1%
FINANCE COSTS	\$10,289.34	\$14,500.00	-\$4,210.66	-29.0%
IMPAIRMENT OF RECEIVABLES	\$919.72	\$2,000.00	-\$1,080.28	-54.0%
MATERIALS AND SERVICES	\$1,005,995.87	\$1,001,495.00	\$4,500.87	0.4%
OTHER EXPENSES	\$131,347.50	\$106,000.00	\$25,347.50	23.9%
Total Operating Expenses	\$1,451,403.81	\$1,434,300.00	\$17,103.81	1.2%
Operating Profit	-\$46,149.85	\$971,394.00	-\$1,017,543.85	-104.7509%
(1)Excess should be transferred to Planning				
(2) Timing				
(3) Timing				
(4) Timing				
(5) Only 1 minor sale at this time				
(6) Timing				
(7) Contains Internal Audit investigation not budgeted current cost \$29,000				

Profit & Loss					
Glamorgan Spring Bay Council					
Visitor Centres					
For the month ended 31st December 2015					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
OTHER INCOME	\$9,500.00	\$2,400.00	\$7,100.00	295.8%	(1)
RATES AND CHARGES	\$125,000.00	\$125,000.00	\$0.00	0.0%	
USER FEES	\$257,257.02	\$456,300.00	-\$199,042.98	-43.6%	(2)
Total Income	\$391,757.02	\$583,700.00	-\$191,942.98	-32.9%	
Gross Profit	\$391,757.02	\$583,700.00	-\$191,942.98	-32.8838%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$4,827.72	\$6,000.00	-\$1,172.28	-19.5%	
EMPLOYEE BENEFITS	\$129,840.94	\$133,649.00	-\$3,808.06	-2.8%	
MATERIALS AND SERVICES	\$207,292.85	\$332,120.00	-\$124,827.15	-37.6%	(3)
Total Operating Expenses	\$341,961.51	\$471,769.00	-\$129,807.49	-27.5%	
Net Profit	\$49,795.51	\$111,931.00	-\$62,135.49	-55.5123%	
(1) Timing re BODC invoice					
(2) Below budget at this stage mainly Ferry related					
(3) Directly related to sales volume					



Profit & Loss					
Glamorgan Spring Bay Council					
MEDICAL SERVICES					
For the month ended 31st December 2015					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$301,753.19	\$315,439.00	-\$13,685.81	-4.3%	(1)
INTEREST	\$327.35	\$180.00	\$147.35	81.9%	
NET GAIN/(LOSS) ON ASSETS	\$0.00	-\$7,500.00	\$7,500.00	100.0%	(4)
OTHER INCOME	\$427,761.37	\$408,710.00	\$19,051.37	4.7%	(2)
RATES AND CHARGES	\$390,409.76	\$389,298.00	\$1,111.76	0.3%	
USER FEES	\$4,500.00	\$0.00	\$4,500.00		
Total Income	\$1,124,751.67	\$1,106,127.00	\$18,624.67	1.7%	
Gross Profit	\$1,124,751.67	\$1,106,127.00	\$18,624.67	1.6838%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$36,290.71	\$34,302.00	\$1,988.71	5.8%	
EMPLOYEE BENEFITS	\$209,501.39	\$189,603.00	\$19,898.39	10.5%	(3)
MATERIALS AND SERVICES	\$655,175.09	\$696,493.00	-\$41,317.91	-5.9%	
Total Operating Expenses	\$900,967.19	\$920,398.00	-\$19,430.81	-2.1%	
Net Profit	\$223,784.48	\$185,729.00	\$38,055.48	20.4898%	
(1) Timing					
(2) Related to doctors income above budget					
(3) Budget allowed fro Bicheno Doctor to be paid share every few months now paid monthly					
(4) Timing					



Profit & Loss				
COUNCIL TOTAL				
For the month ended 31st December 2015				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$36,320.13	\$42,500.00	-\$6,179.87	-14.5%
GRANTS	\$1,317,410.21	\$975,395.00	\$342,015.21	35.1%
INTEREST	\$23,801.65	\$37,482.00	-\$13,680.35	-36.5%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$120,143.96	\$51,000.00	\$69,143.96	135.6%
NET GAIN/(LOSS) ON ASSETS	\$1,780.05	\$992,500.00	-\$990,719.95	-99.8%
OTHER INCOME	\$889,963.41	\$893,820.00	-\$3,856.59	-0.4%
RATES AND CHARGES	\$6,864,369.64	\$6,753,000.00	\$111,369.64	1.6%
STATUTORY FEES AND FINES	\$220,325.92	\$182,050.00	\$38,275.92	21.0%
USER FEES	\$494,248.95	\$769,790.00	-\$275,541.05	-35.8%
Total Income	\$9,968,363.92	\$10,697,537.00	-\$729,173.08	-6.8%
Gross Profit	\$9,968,363.92	\$10,697,537.00	-\$729,173.08	-6.8163%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$980,149.27	\$980,102.00	\$47.27	0.0%
EMPLOYEE BENEFITS	\$2,102,194.06	\$2,137,595.00	-\$35,400.94	-1.7%
FINANCE COSTS	\$54,529.66	\$62,127.00	-\$7,597.34	-12.2%
IMPAIRMENT OF RECEIVABLES	\$919.72	\$2,000.00	-\$1,080.28	-54.0%
MATERIALS AND SERVICES	\$2,906,422.23	\$3,284,983.00	-\$378,560.77	-11.5%
OTHER EXPENSES	\$131,347.50	\$106,000.00	\$25,347.50	23.9%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$163,325.00	\$165,630.00	-\$2,305.00	-1.4%
Total Operating Expenses	\$6,338,887.44	\$6,738,437.00	-\$399,549.56	-5.9%
Operating Profit	\$3,629,476.48	\$3,959,100.00	-\$329,623.52	-8.3257%
Non-operating Expenses				
CLEARING ACCOUNT - PLANT HIRE RECOVERIES & E	-\$62,502.69	-\$96,630.00	\$34,127.31	35.3175%
CLEARING ACCOUNTS WAGES ON-COSTS ETC.	\$130,507.71	-\$33,172.00	\$163,679.71	493.4273%
Total Non-operating Expenses	\$68,005.02	-\$129,802.00	\$197,807.02	152.4%
Net Profit	\$3,561,471.46	\$4,088,902.00	-\$527,430.54	-12.8991%
(1) Based on activity hard to budget				
(2) Timing				
(3) Timing				
(4) Timing				
(5) Only 1 small sale to date				
(6) Based on activity mainly planning & building				
(7) Mainly visitor centre and timing issues				
(8) Timing				
(9) Timing				
(10) Internal audit investigation not budgeted cost to date \$29,000				



31 DECEMBER 2015 CAPITAL NEW // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	December	On-Site Progress	Comments
Roads, Footpaths, Kerbs						
S - Victoria Street Crossing	Victoria St crossing cnr Victoria St	\$23,000		\$4,098	COMPLETED	
S - Gordon / Old Spring Bay Rd	kerb - Rapp St to Old Spring Bay Rd	\$49,100	March			
S - Swan River Road	Tasman Hwy turn right lane					
C - Freycinet Drive	Kerbing Esplanade to Reserve Rd	\$36,900	April			
C - Coles Bay Road	Roundabout	\$185,000		\$2,423	In Progress	Awaiting State Growth Approval / Design
O - Charles Street	Footpath Prosser to Walpole	\$46,200		\$32,968	COMPLETED	
O - Mary St Kerb and reconst	End of existing to end 80m	\$30,900				Dependent on private subdivision proceeding
O - Tasman Highway Footpath	Gravel Path Alice Street 200m	\$6,500	Feb			
T - Esplanade & Roberts	Extend kerb fix footpath	\$35,000	March			
T - Esplanade East / Side Road	Const 200m b/w Roberts and Lord	\$19,500	Feb			
T - Barton Avenue	Tasman Hwy turn right lane					
T - Henry / Victoria St Footpath	Gravel Tasman to Franklin St west	\$14,500	Feb			
T - Vicary St & Charles St	Streetscape design	\$45,000			In Progress	
T - Marina Views Estate	Subdivision					Commencement subject to Land Sales \$735,000
PG, Walking Tracks, Cemeteries						
S - Cambria Drive Walkway	Recon walkway to Meredith Rv	\$12,000		\$3,191	COMPLETED	
B - Triangle Upgrade Plans	Develop construction plans	\$35,000		\$11,550		From concept to construction plan standard
B - Foreshore	Revegetation Project - Peggys Pt	\$5,000	April			Comm date revised due to penguin breeding
A - Identity Flags and Poles	Flags and Installation	\$16,500	March			
T - Barton Avenue Foreshore	Construct walking track (Stage 1)	\$9,000	Feb			Seeking Approvals
T - Cemetery	New Picket Fence and Entrance	\$18,000	March	\$1,511	In Progress	Ground works only complete
Bu - Recreation Ground	Fenced Dog Exercise Yard	\$20,000	April			
O - Foreshore Track	Access steps safety rails quarry	\$10,000	Feb			
O - Espl / Tasman Hwy area	Paving and seating Esplanade	\$11,000	March			Brick paving availability
C - Council Reserves	Survey parcel boundaries	\$10,100		\$6,172	In Progress	



CAPITAL NEW cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	December	On-Site Progress	Comments
Stormwater, Drainage						
B - Burgess St	SW install - land adj Bakery	\$55,000		\$14,868	COMPLETED	Work did not involve road crossing
S - Gordon St	SW Gordon / Old SB Rd Corner	\$27,200	March			
S - Old Spring Bay Road	Road Culvert Crossing	\$78,500	April			
Bridges & Culverts						
O - East Shelly Ped Bridge	Construct Bridge for track	\$36,000	Feb		In Progress	
Council Bldgs & Marine Infrast						
T - Marina Extension	Stages 3 and 4	\$1,500,000		\$150,068	In Progress	Combined costing
T - Marina CCTV	Installation at wharf and marina	\$45,000			COMPLETED	
T - Wharf and Fuel Facility	Extend main wharf	\$350,000			In progress	
T - Marina Boatramp Toilet	New facility	\$70,000	May			was March - programming
T - Recreation Ground Building	Billard Table Room / facilities	\$0				
T - Depot - Wash down pad	Triabunna Depot	\$18,000	May			
S - Depot - Shelter Bays	Swansea Depot	\$28,000	June			
O - Prosser River	Dredging and construction work	\$125,000		\$79,709	In Progress	
T - Straighter, Deeper Channel	Straighter approach channel	\$50,000				Delayed Funding Application
S - SES Development	Maria Street development	\$380,000		\$408,536	In Progress	Budget exceeded because of extra security requirements Will most likely be recovered from SES
Plant & Equipment						
Excavator Hyd Grab attachment	Excavator attachment	\$14,000			In Progress	
Free Roll	Compaction Roller	\$46,525	March			
Water Tank trailer 1000 litre	Trailer mounted pressure pump	\$12,500	March			
Trailer	Building Department Trailer	\$6,500	March			
Waste Transfer Stations						
S - WTS Lease Extension	Perimeter fencing - lease	\$6,000	May			was Feb - programming
S - WTS Tip Shop	Feasibility study	\$45,000	May			was Feb - programming



31 DECEMBER 2015 CAPITAL RENEWAL // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	December	On-Site progress	Comments
Sealed Road Reseals						
S - Victoria St	Reseal - Wellington to Julia	\$22,500	April			
S - Burgess St	Reseal - Wellington to Change	\$19,200	April			
C - Cosgrove St	Reseal - Harold to Change	\$6,600	April			
C - Cosgrove St	Reseal - Change to Percy	\$5,170	April			
C - Freycinet Drive	Reseal - Change to Visitors	\$19,170	April			Reseals comm date altered due to contract
C - Freycinet Drive	Reseal - Visitors to Culvert	\$9,750	April			
C - Freycinet Drive	Reseal - Culvert to lodge	\$53,750	April			
T - Amelia St	Reseal - Inkerman to End	\$2,430	April			
T - Esplanade East	Reseal - Inkerman to Boyle	\$13,113	April			
T - Inkerman St	Reseal - Amelia to Boyle	\$12,708	April			
O - East Shelly Rd --R2R--	Reseal - Jetty to Manning	\$46,784	April			
Buckland	Jetpatcher	\$10,000	March			Jetpatcher work to co-incide with reseal work
Triabunna	Jetpatcher	\$10,000	March			
Orford	Jetpatcher	\$10,000	March			
Swansea	Jetpatcher	\$10,000	March			
Bicheno	Jetpatcher	\$10,000	March			
Coles Bay	Jetpatcher	\$15,000	March			
Sealed Road Pavements						
S - Road Repairs	General	\$25,000				
S - Maria Street --R2R--	Reconstruction Well to Tarl	\$260,000	March			Comm changed due to Contractor availability
S - Dolphin Sands Rd --R2R--	Reconstruction- Ywest to Yeast	\$270,000	March			Comm changed due to Contractor availability
B - Road Repairs	General	\$25,000		\$25,175	COMPLETED	
C - Road Repairs	General	\$25,000				
BU - Road Repairs - Kent St	Reconst Buck Rd to CH 170	\$49,000	March			
O - Road Repairs	General	\$25,000				
T - Davidson Place	Asphalt Overlay	\$21,500	April			Asphalt comm date altered due to contract
T - Road Repairs	General	\$25,000				



CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	December	On-Site progress	Comments
Unsealed Road Pavements						
S - Unsealed Repair	Old Coach Road 500m	\$50,000	April			
B - Unsealed Repair	Rosedale Road 500m	\$50,000		\$49,342	COMPLETED	
C - Unsealed Repair	Freycinet Drive- Fisheries	\$35,000	May			
T - Unsealed Repair --R2R--	Seaford Road 1000m	\$60,000		\$76,182	COMPLETED	Total expenditure covered by R2R funding - culvert issue
O - Unsealed Repair	Rheban Road 1000m	\$40,000	April	\$31,373	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 -
Footpaths						
S - Wellington St	May Shaw to Esplanade	\$16,200		\$30,964	COMPLETED	(project crossed over 14/15 and 15/16 financial years) Quotation error of length - will reallocate cost diff
Parks & Reserves						
T - Recreation Reserve	Replace 3 Light Poles	\$12,000			COMPLETED	Condemned Timber Poles
T - Seafarers Memorial	Refurbishment of memorial	\$5,530			COMPLETED	
Bu - Recreation Ground	Upgrade Sewer system	\$15,000		\$14,759	COMPLETED	
A - Park Furniture replacement	Replacement Program	\$8,000				
S - Playground Equipment	Replace Duck Park Adult Eq	\$26,000			In Progress	
S - Gorse Control	Follow up weed control	\$5,000	March			
A - Playground Repairs	Upgrade program	\$7,500				
Stormwater & Drainage						
S - Recreation Ground	Establish Outfall Structure	\$7,500	March			



CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	December	On-Site progress	Comments
Council Buildings & Marine						
B - Jetty Road Toilets	Replace doors & section rooms	\$10,000	March			was Dec - staffing issue
B - Gulch Toilet	Refurbish toilet facility	\$5,000	March			was Dec - staffing issue
CB - Community Hall	Build Storage room on rear of Hall	\$25,000		\$2,972	In Progress	design work comm
O - Raspins Beach	Building for storage and showers	\$78,045		\$8,093	In Progress	Permit stage
S - 8 Noyes St House	Renovations for rental	\$30,000		\$2,954	In Progress	
S - Gordon St Boatramp	Extend wall and install buffers	\$20,000	Dec	\$19,370	COMPLETED	
Little Swanport - Hall	Connect power	\$5,000	March			Contractor delay
Bu - Community Hall	side entrance stairs and path	\$9,500	Nov		In Progress	Materials ordered
S - Toilet Replacement	Replace Jubilee Beach toilets	\$210,000	May			
T - Depot Animal Pound	Upgrade existing pound facilities	\$15,000	June			
T - Community Hall - Stage 2	Paint building and renovations	\$120,000	Jan	\$150,481	COMPLETED	
Bridges and Culverts						
Bu - Stonehurst Road	Replace with concrete deck	\$95,000	April			
Earlham - Earlham Road	Replace with concrete culverts	\$75,000	April			
Plant & Equipment						
Small plant replacement	All Depots	\$15,000				
T - Town Mntce Utility - Tipper	Replacement Vehicle	\$32,000	March			
Works Dept Trailers	Repl - tandem and single trailer	\$9,500	March			
S - Town Mntce Utility - Tipper	Replacement Vehicle	\$32,000	March			
Manager Works	Replacement Vehicle	\$25,000			COMPLETED	
Manager Marine and Infrast	Replacement Vehicle	\$25,000			COMPLETED	
Manager Natural Resources	Replacement Vehicle	\$25,000			In Progress	
Works Supervisor	Replacement Vehicle	\$25,000	Jan		COMPLETED	
Doctor Swansea - C17PP	Replacement Vehicle	\$32,000			COMPLETED	
Doctor Bicheno - B05HH	Replacement Vehicle	\$28,000	Jan		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:

- Unsealed road patrol grading has been undertaken at Springvale Road, Swansea - Friendly Beaches Road – Roberts Street, Triabunna.
- Roadside slashing has been completed in the municipal area along the State road network as part of Council's Road Maintenance Contract with Stornoway.
- General roadside slashing on local roads carried out throughout the municipal area.

WASTE TRANSFER STATIONS (WTS):

- All transfer stations are operating within prescribed guidelines.
- Greenwaste burns have been undertaken recently at the Orford and Swansea Waste Transfer Stations in accordance with EPA guidelines. No complaints were received.
- Free Greenwaste disposal was available to all residents at our waste transfer stations during early January, which again was very well utilised.

GARBAGE, RECYCLING SERVICES:

- Minor issues. Toxfree slowly settling into new contract.

TOWN MAINTENANCE:

- Ongoing general maintenance is being carried out in all our town areas to ensure an acceptable level of overall presentation is maintained.
- It was an extremely busy period for street/park rubbish collection and toilet cleaning duties over the Christmas period. Staff were rostered on every day to relieve the townships of accumulated volumes. The quantity was such that additional 'skip bins' were introduced into Bicheno, Coles Bay and Triabunna to alleviate the excess build-up in the streets adjacent existing receptacles. Buckland public bin facility will need to be addressed in the near future.

PARKS, RESERVES, WALKING TRACKS, CEMETERY:

- Continuation of ongoing general maintenance within our townships and foreshores.
- Tree removal and pruning undertaken in the Coles Bay Hall grounds and the Esplanade, Bresnehans Road, Barton Avenue and East Shelly foreshore area in Orford.

STORMWATER, DRAINAGE:

- Side entry pit / culvert cleaning carried out as required.

BRIDGES, CULVERTS:

- Ongoing maintenance, when required.
- TasSpan is currently carrying out Council's biannual inspections of all concrete and timber bridge structures to determine whether any structural issues have arisen since last inspection.
- Repair work has been carried out on the culverts at the Fisheries, Coles Bay.

EMERGENCY MANAGEMENT:

- Three motor vehicle accidents for month again all occupants only received minor injuries, incidents required SES to perform traffic management and vehicle relocations.
- Members attended the Swansea Christmas parade and Swansea twilight fair as part of ongoing community participation.
- Upcoming events to include the Australia Day Fair and Coles Bay 100 Triathlon.
- Training will resume for the unit on the last Monday in January.

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

Kelvin Jones, Unit Manager, Glamorgan Spring Bay SES Unit

2015–2016 CAPITAL WORKS UPDATE

- Triabunna Cemetery – Property boundary cleared and internal road constructed to accommodate the new boundary fence being installed.
- Road sealing / reseal programme for 2015-16 is currently being arranged with the successful contractor – Venarchie Pty Ltd.
- Approval for the roundabout construction at Coles Bay is progressing with the Department of State Growth to enable works to commence.
- State Growth has notified Council that the planned intersection works to be undertaken on the Tasman Highway at two locations, Barton Avenue and Swan River Road are progressing. These two projects have been tendered and works are planned for construction commencement in the coming weeks. The projects are funded by the State Black Spot Programme.

WASTE MANAGEMENT STATISTICS

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

MONTH	BICHENO Collection & WTS	BICHENO WTS only	COLES BAY WTS only	SWANSEA WTS only	ORF-TRIA-CB- SW Collection & ORF WTS	ORFORD WTS only	TOTAL (tonnes)
-	-	-	-	-	-	-	-
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							0.00
FEB							0.00
MARCH							0.00
APRIL							0.00
MAY							0.00
JUNE							0.00
TOTALS	207.96	71.56	100.40	196.34	729.66	159.71	1234.36

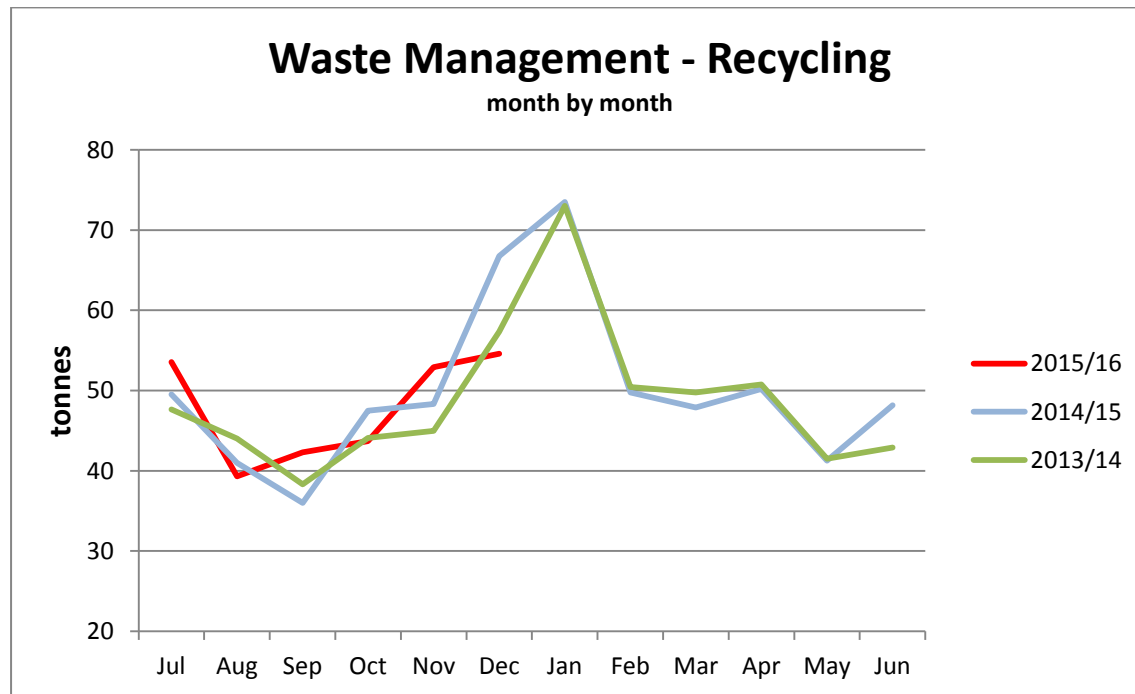
Kerbside Garbage Collected: Bin numbers & tonnages

<u>MONTH</u>	<u>BICHENO</u>	<u>COLES BAY</u>	<u>SWANSEA</u>	<u>TRIABUNNA</u>	<u>ORFORD</u>	<u>TOTAL BINS</u>	<u>TOTAL (tonnes)</u>
JULY '15	1942	1043	1950	1800	2055	9970	119.64
AUG	1934	902	1884	1997	1498	8215	98.58
SEPT	1572	1025	1990	2081	1662	8330	99.96
OCT	2314	1325	2133	2684	2571	11027	132.32
NOV	2356	1449	2288	2126	1518	10337	124.04
DEC	2473	2004	2976	2823	2046	12322	147.86
JAN '16							
FEB							
MARCH							
APRIL							
MAY							
JUNE							
TOTALS	12591	7748	13221	13511	11350	60201	722.40



Kerbside Recycling Collected: Bin numbers & tonnages

MONTH	BICHENO	COLES BAY	SWANSEA	TRIABUNNA	ORFORD	TOTAL BINS	TOTAL (tonnes)
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							
FEB							
MARCH							
APRIL							
MAY							
JUNE							
TOTALS	6334	4010	6604	6098	5057	27099	286.37



Profit & Loss Glamorgan Spring Bay Council WORKS DEPARTMENT For the month ended 31st December 2015				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$837,969.00	\$415,956.00	\$422,013.00	101.5%
OTHER INCOME	\$184,105.95	\$229,590.00	-\$45,484.05	-19.8%
RATES AND CHARGES	\$3,641,419.62	\$3,622,343.00	\$19,076.62	0.5%
USER FEES	\$39,114.12	\$67,740.00	-\$28,625.88	-42.3%
Total Income	\$4,702,608.69	\$4,335,629.00	\$366,979.69	8.5%
Gross Profit	\$4,702,608.69	\$4,335,629.00	\$366,979.69	8.4643%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$671,095.60	\$672,150.00	-\$1,054.40	-0.2%
FINANCE COSTS	\$5,129.89	\$6,000.00	-\$870.11	-14.5%
EMPLOYEE BENEFITS	\$835,182.76	\$868,596.00	-\$33,413.24	-3.8%
MATERIALS AND SERVICES	\$667,968.16	\$902,144.00	-\$234,175.84	-26.0%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$160,065.00	\$162,380.00	-\$2,315.00	-1.4%
Total Operating Expenses	\$2,339,441.41	\$2,611,270.00	-\$271,828.59	-10.4%
Net Profit	\$2,363,167.28	\$1,724,359.00	\$638,808.28	37.0461%
(1) Variance related to timing of actual versus budget in relation to RTR				
(2) Army contribution not invoiced as yet. Tasman Highway contract renegotiation				
(3) Scrap metal not collected as yet				
(4) Timing				
(5) Below budget at this stage				
(6) 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

There was one dog registered in December with 881 YTD total. YTD, 13 dogs have been impounded, 12 infringements issued, 24 warnings given and no dogs surrendered. No dogs have been seized and 2 dogs were euthanized. There have been 5 lost dog calls and 11 complaints received YTD. Random beach patrols were conducted over the Christmas and New Year period, with the majority of dog owners abiding by the Dog Management Plan with regard to dogs on/off lead areas. Random beach patrols will continue over the summer holiday season. This department is operating with a Regulatory Services Officer/Municipal Inspector only.

Engineering & Technical Services

This department provides general engineering and technical advice regarding development applications. The department currently consists of 1 contract engineer, with assistance from the Regulatory Services Officer.

Environmental Health

Seven food business registrations were renewed this month. Two temporary food registrations and no place of assembly licences were issued for the month. Three special plumbing permits were also issued for the month. Nineteen (19) immunizations have been conducted YTD and 4 food business inspections were carried out this month totalling 15 YTD.

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

Statutory Building

Council received 16 applications for December and approved 17 applications. The building department currently consists of a permanent full time Building Administration Officer and two contractors, namely a building surveyor and a plumbing inspector. Applications are being processed within the required timeframes.

Statutory Planning

Council received 11 applications in December and approved 22 applications. Five applications were placed on section 54 for the month. There were 2 NPR applications for the month with 21 YTD (no permits required). The planning department currently consists of 1 permanent part time Planning Administration Officer, a portion of the permanent Manager Regulatory Services and a contract planner for up to 2.5 days a week. Other resources are contracted as required. Whilst applications are taking longer to assess due to the new planning scheme being introduced, they are still being processed within the required timeframes.

The new Interim Planning Scheme was declared by the Minister on 29th July 2015 and became operational from 5th August 2015. The new scheme and maps are available online at www.iplan.gov.au or on 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 34 deposits (278 YTD), 23 withdrawals (149 YTD), 4 transfers (38 YTD), 0 new accounts opened (0 YTD) and 9 general enquiries (88 YTD). There have been no days where no transactions/enquires have occurred for this financial year.

PLANNING	MTD	YTD
Application Received	11	142
Applications Approved	22	117
Placed on Section 54	5	
Applications Refused		
Applications Withdrawn		
NPR – No Permit Required	2	21
BUILDING		
Application Received	16	110
Applications Approved	17	104
ANIMAL CONTROL		
Dogs Registered	1	881
Kennel Licences Issued/renewed		3
Dogs Impounded		13
Dogs Seized		
Dogs Surrendered		
Dogs Euthanised		2
Warnings Issued	5	24
Complaints	1	11
Infringements	1	12
Lost Dog calls	1	5
Other		1
ENVIRONMENTAL HEALTH		
Immunisations		19
Food Business Registrations	7	86
Temporary Food Business Registrations	2	18
Food Business Inspections	4	15
Place of Assembly Licences		2
Environmental Nuisances		
Abatement Notices	1	22
Notifiable Diseases		
Recreational Water Sampling	5	5
Suppliers of Private Water		3
Water Carriers		
Major Incidents notified to DPIPWE		
Special Plumbing Permits Issued	3	17
BENDIGO BANK		
Deposits	34	278
Withdrawals	23	149
Transfers	4	38
New Accounts		
Other	9	88
No of days whereby no transactions/enquiries carried out		

APPLICATIONS RECEIVED AND APPROVED FOR December 2015

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

Planning DA No	Type	Location	Description	Status	Received	Resolved
15139	P	Dolphin Sands Road, Dolphin Sands	Dwelling	Approved		15/12/15
15149	D	Louisville Road, Orford	Addition to tavern	Approved		09/12/15
15150	D	RA374 Rheban Road, Spring Beach	Outbuilding	Approved		14/12/15
15154	D	8 Vicary Street, Triabunna	Fencing, landscaping & seating	Approved		03/12/15
15173	D	86 East Shelly Road, Orford	Demolition of dwelling	Approved		14/12/15
15177	D	RA698 Dolphin Sands Road, Dolphin Sands	Two outbuildings	Approved		10/12/15
15181	D	RA137 Cambria Drive, Dolphin Sands	Dwelling	Approved		16/12/15
15185	D	RA318 Rheban Road, Spring Beach	Dwelling	Approved		03/12/15
15191	D	RA52 Swanwick Drive, Coles Bay	Dwelling & outbuilding	Approved		08/12/15
15201	D	RA207 Cambria Drive, Dolphin Sands	Outbuilding	Approved		03/12/15
15202	D	RA552 Dolphin Sands road, Dolphin Sands	Dwelling	Approved		07/12/15
15209	D	RA674 Dolphin Sands Road, Dolphin Sands	Alterations & additions to dwelling	Approved		15/12/15
15213	P	41 Foster Street, Bicheno	Strata	Approved		03/12/15
15215	D	1 Tasman Highway, Triabunna	3 Outbuildings	Approved		15/12/15
15216	D	5 Banksia Street, Bicheno	Outbuilding	Approved		10/12/15
15219	D	30 Charles Street, Orford	Change of church to dwelling & additions to dwelling	Approved		08/12/15
15224	D	8 Murray Street, Swansea	Outbuilding	Approved		18/12/15
15232	D	2 Kennedia Place, Swansea	Dwelling & outbuilding	Approved	01/12/15	14/12/15
15233	P	RA458 Rheban Road, Spring Beach	Petition to amend sealed plan	Approved		03/12/15
15234	D	RA460 Courland Bay Road, Bicheno	Amendment to a strata	In progress	03/12/15	

15235	D	82 West Shelly Road, Orford	Carport	In progress	02/12/15	
15236	NPR	27 Strawberry Hill Court, Orford	Outbuilding	In progress	03/12/15	
15237	D	4 Lord Street, Triabunna	Addition to existing dwelling	Approved	10/12/15	17/12/15
15238	D	8 Tasman Highway, Bicheno	Visitor accommodation	In progress	11/12/15	
15239	NPR	27 Esplanade East, Triabunna	Addition to dwelling	Approved	15/12/15	17/12/15
15240	D	Crown land, Orford	Retaining walls & stabilisation of river mouth	In progress	18/12/15	

SUBDIVISIONS					
SA No					
15019	10 Morrison Street, Bicheno	Boundary adjustment	Approved		18/12/15
15023	Bresnehans Road, Little Swanport	Boundary adjustment	In progress	01/12/15	
15024	23/31 Murray Street, Bicheno	Subdivision into twelve lots	In progress	09/12/15	
15025	Lot 1 & Lot 4 Lord Street, Triabunna	Boundary Adjustment	In progress	10/12/15	

BUILDING					
BA No					
15167	RA20 Hoods Road, Spring Beach	Garage	Approved		01/12/15
15178	RA30 Cambria Drive, Dolphin Sands	Dwelling	Approved		03/12/15
15182	30 Charles Street, Orford	Alterations & additions & change of use	Approved		08/12/15
15190	70 West Shelly Road, Orford	Garage	Approved		04/12/15
15191	11 Oyster Place, Orford	Dwelling with attached garage, deck & outbuilding	Approved		10/12/15
15192	12 James Street, Bicheno	Dwelling with attached garage & decks	Approved		08/12/15
15193	23 Fraser Street, Bicheno	3 x units/visitor accommodation	Approved		04/12/15
15194	9 Wallace Avenue, Bicheno	2 x dwellings & carports	Approved	01/12/15	16/12/15
15195	15 Cooks Court, Swansea	Outbuilding	In progress	02/12/15	
15196	4 Wellington Street, Swansea	Carport	Approved	03/12/15	08/12/15

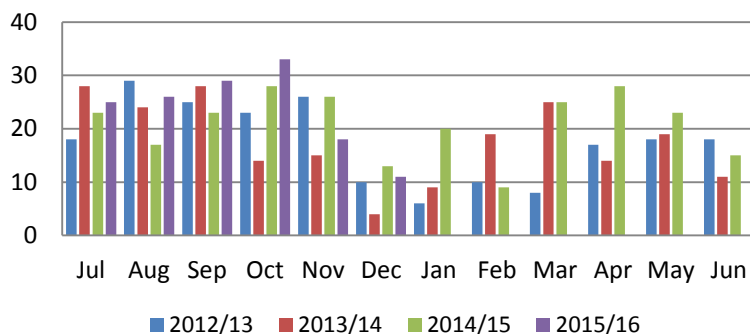


15197	1 Russell Street, Orford	Outbuilding	Approved	04/12/15	10/12/15
15198	1 Trochus Street, Orford	Dwelling	Approved	08/12/15	10/12/15
15199	82 West Shelly Road, Orford	Carport	In progress	08/12/15	
15200	25 Jetty Road, Orford	Dwelling	Approved	10/12/15	15/12/15
15201	4 Lord Street, Triabunna	Additions to dwelling	Approved	10/12/15	18/12/15
15202	8 Murray Street, Swansea	Outbuilding	In progress	11/12/15	
15203	21-23 Charles Street, Triabunna	Storage	Approved	11/12/15	17/12/15
15204	19 Muirs Place, Coles Bay	Septic tank	Approved	11/12/15	18/12/15
15205	RA18027 Tasman Highway, Bicheno	Septic Tank	In progress	11/12/15	
15206	3 Rast Street, Buckland	AWTS	Approved	11/12/15	18/12/15
15207	27 Esplanade East, Triabunna	Addition to dwelling	In progress	15/12/15	
15208	Jetty Road, Coles Bay	Minor works	Approved	15/12/15	16/12/15
15209	28 Tasman Highway, Bicheno	Additions & alterations to service station	In progress	16/12/15	

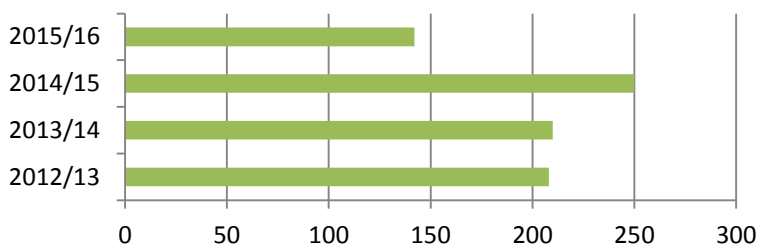


Profit & Loss Glamorgan Spring Bay Council REGULATORY SERVICES For the month ended 31st December 2015					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$12,889.99	\$22,500.00	-\$9,610.01	-42.7%	(1)
OTHER INCOME	\$0.00	\$1,000.00	-\$1,000.00	-100.0%	
RATES AND CHARGES	\$417,877.20	\$420,005.00	-\$2,127.80	-0.5%	
STATUTORY FEES AND FINES	\$182,837.45	\$144,550.00	\$38,287.45	26.5%	(2)
USER FEES	\$10,669.82	\$13,700.00	-\$3,030.18	-22.1%	(3)
Total Income	\$624,274.46	\$601,755.00	\$22,519.46	3.7%	
Gross Profit	\$624,274.46	\$601,755.00	\$22,519.46	3.7423%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$12,541.07	\$12,780.00	-\$238.93	-1.9%	
EMPLOYEE BENEFITS	\$196,343.56	\$204,737.00	-\$8,393.44	-4.1%	(4)
MATERIALS AND SERVICES	\$201,998.85	\$178,314.00	\$23,684.85	13.3%	(5)
Total Operating Expenses	\$410,883.48	\$395,831.00	\$15,052.48	3.8%	
Net Profit	\$213,390.98	\$205,924.00	\$7,466.98	3.6261%	
(1) Difficult to budget. Based upon activity Eg. Subdivisions					
(2) Difficult to budget. Based upon activity refer (5)					
(3) Based on dogs registered					
(4) Below budget at this time					
(5) Based on extra contractor services due to extra workload reflected in extra income					

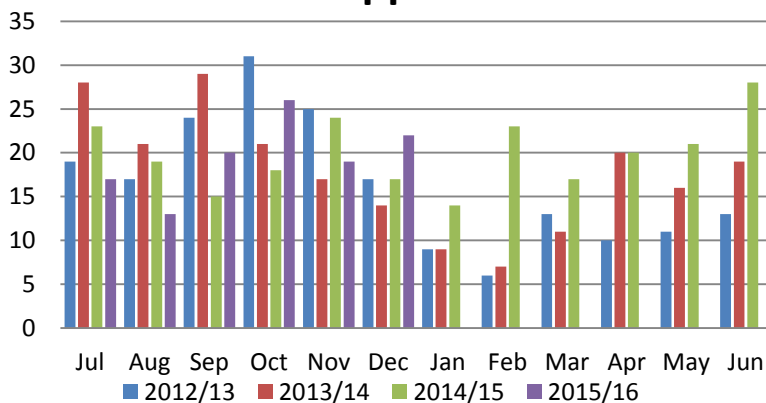
DA's Received



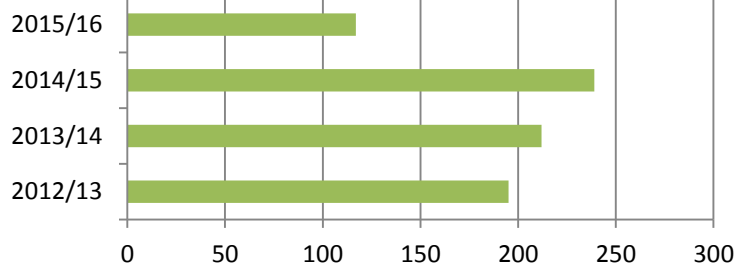
DA Received Financial Year Totals

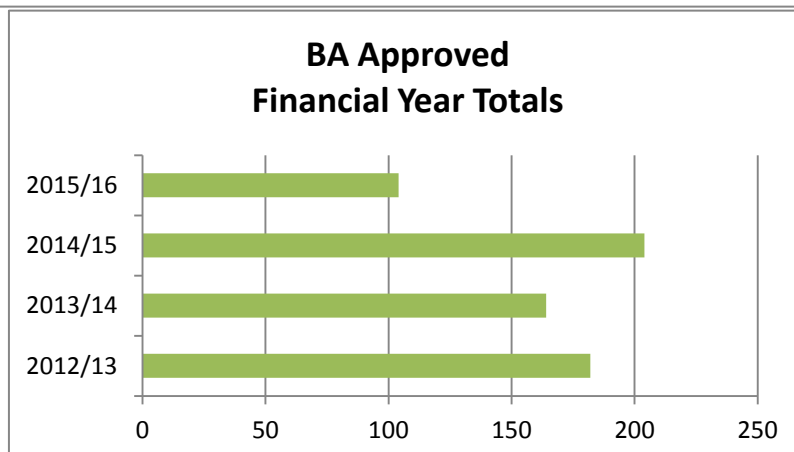
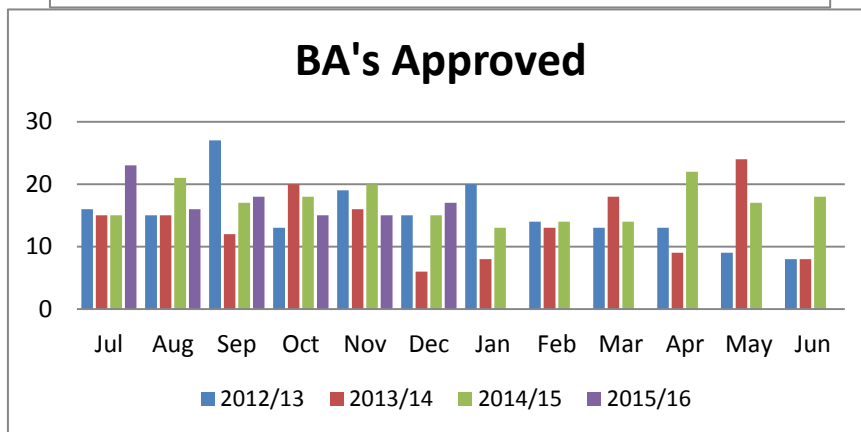
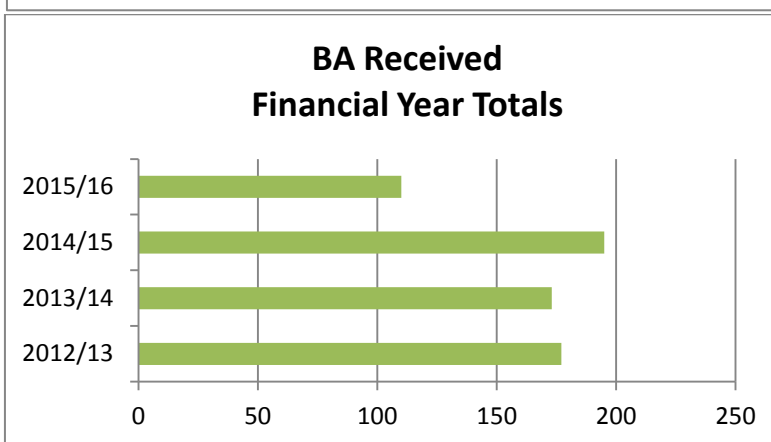
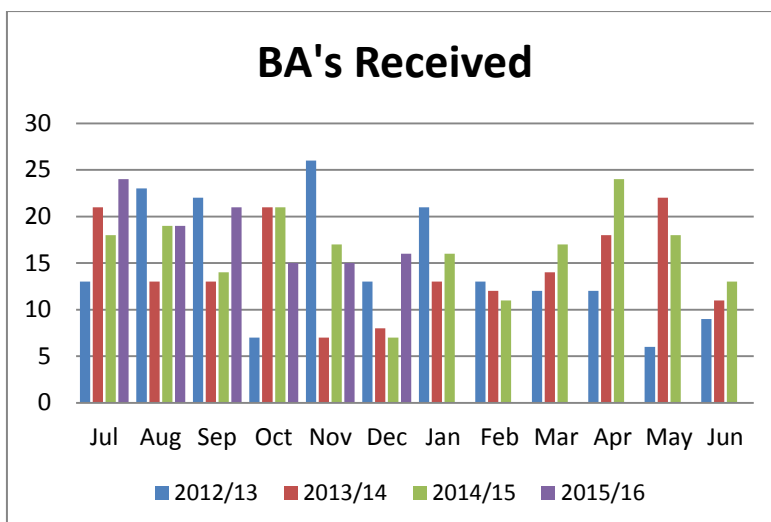


DA's Approved



DA Approved Financial Year Totals





7.4 Manager Community Development & Administration, Mrs Lona Turvey

Community Development · Administration Services ·

Christmas Parade & Carols

The Carols, which were to be held in Triabunna on Friday, 11th December, 2015, had to be cancelled due to inclement weather. This was most unfortunate and especially disappointing for the young singers in the Orford Primary School choir, who had been practising for some time for their performance at the carols.

The Christmas Parade still went ahead but unfortunately the Tasmanian Army Band was unable to lead the parade, however, the band did play under the verandah of the local hotel where most of the people were gathered.

Despite the weather, there were a significant number of floats and quite a few wet and bedraggled people at the end of the parade.

Keep Australia Beautiful Tasmania – Newsletter 2015

The Keep Australia Beautiful Tasmania Newsletter, which includes all the details of the Tasmanian Sustainable Communities Awards for 2015, has been forwarded to Councillors separately.

National Tidy Towns Judging

Keep Australia Beautiful national judge, Jill Grant, was in Triabunna on 6th and 7th January for the judging of Triabunna, which is the state finalist in the National Tidy Towns Awards 2016.

Other national finalists are:

Mundalla, South Australia
Albany, Western Australia
Mt. Liebig, Northern Territory
Orange, New South Wales
Horsham, Victoria
Roma, Queensland

Ms Grant, together with state judge, Lesley Gardner, and Executive Officer, Geoff Marsh, were welcomed to Triabunna by the Mayor.

Following a presentation on Triabunna, Ms Grant, was given a tour of the area and visited a number of sites to see first-hand the exciting projects which are happening in the town.

The 2016 national winner will be announced in Toodyay, WA, in March.

Glamorgan Spring Bay Art Prize 2016

Entries are open for the fifth Glamorgan Spring Bay Art Prize which will be held in Swansea over the long weekend in March. The launch will take place at the Swansea Town Hall on Friday, 11th March and the exhibition will continue over the weekend. Entries close 29th January, 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
Total	12,694	

Profit & Loss				
Glamorgan Spring Bay Council				
COMMUNITY DEVELOPMENT AND ADMINISTRATION				
For the month ended 31st December 2015				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$19,688.02	\$0.00	\$19,688.02	
OTHER INCOME	\$4,026.91	\$5,100.00	-\$1,073.09	-21.0%
RATES AND CHARGES	\$609,500.00	\$609,700.00	-\$200.00	0.0%
Total Income	\$633,214.93	\$614,800.00	\$18,414.93	3.0%
Gross Profit	\$633,214.93	\$614,800.00	\$18,414.93	2.9953%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$10,571.89	\$10,500.00	\$71.89	0.7%
EMPLOYEE BENEFITS	\$245,733.45	\$252,374.00	-\$6,640.55	-2.6%
MATERIALS AND SERVICES	\$43,033.15	\$55,070.00	-\$12,036.85	-21.9%
Total Operating Expenses	\$299,338.49	\$317,944.00	-\$18,605.51	-5.9%
Operating Profit	\$333,876.44	\$296,856.00	\$37,020.44	12.4708%
(1) Additional NBN grant received not expected				
(2) Unexpected Misc Income KAB				
(3) Below budget at this stage				
(4) Below budget at this stage				

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

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

Public Amenities and Buildings:

- General building maintenance to all buildings is carried out when required.
- **Triabunna Community Hall**
Work is complete on the Triabunna Hall extensions and new toilet facilities. The Building Surveyor has issued Council with an occupancy permit. The renovated facility is now ready for use.
- **Swansea Emergency Services Building**
Work is progressing on the new Swansea Emergency Services Building. The main building construction is complete and work has now started on the interior fit-out and security. Work will begin shortly on the wash down bay and car park. The new facility will include a training room, an emergency command room, toilet and shower facilities and a small kitchen. Access to parking at the rear of the building will be one way in and one way out. The hard stand at the front of the building will include a wash down area.

Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.
- **Coles Bay Boat Ramp**
Work is complete on the extension to Freemans Jetty at the Coles Bay boat ramp. This extension will help protect the floating pontoon at the boat ramp and reduce maintenance costs.
- **Triabunna Boat Ramp**
Lighting and CCTV security at the new Triabunna boat ramp is now connected and working.

Triabunna Marina:

- Ongoing general maintenance is carried out as required.
- The railing for the concrete deck walkway adjacent to the Stage 1 of the Marina extension is complete.
- Engineering design is being finalised for the Triabunna Wharf extension between the existing wharf and the new Commercial berths (stage 2). Burbury Consulting is organising an expression of Interest for providing diesel fuel facilities incorporated in the wharf extension. Council is still waiting for the expressions of interest for the fueling facility.
- Application to Crown Land Services to commence work on Stages 3 and 4 of the Triabunna Marina is being prepared. Dredging for the extensions cannot start until after the end of February as per conditions from the Environmental Protection Agency.

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

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



Glamorgan Spring Bay Council				
BUILDINGS AND MARINE INFRASTRUCTURE				
For the month ended 31st December 2015				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
NET GAIN/(LOSS) ON ASSETS	\$1,780.05	\$0.00	\$1,780.05	
OTHER INCOME	\$7,006.09	\$1,500.00	\$5,506.09	367.1% (1)
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	\$173,700.64	\$226,050.00	-\$52,349.36	-23.2% (2)
Total Income	\$595,576.78	\$640,550.00	-\$44,973.22	-7.0%
Gross Profit	\$595,576.78	\$640,550.00	-\$44,973.22	-7.021%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$110,270.87	\$110,250.00	\$20.87	0.0%
EMPLOYEE BENEFITS	\$82,991.30	\$83,626.00	-\$634.70	-0.8%
FINANCE COSTS	\$39,110.43	\$41,627.00	-\$2,516.57	-6.0% (3)
MATERIALS AND SERVICES	\$107,847.96	\$100,572.00	\$7,275.96	7.2% (4)
Total Operating Expenses	\$340,220.56	\$336,075.00	\$4,145.56	1.2%
Net Profit	\$255,356.22	\$304,475.00	-\$49,118.78	-16.1323%
(1) Unbudgeted income re Coles Bay Jetty				
(2) Related to timing. Prepayments to come in				
(3) Timing				
(4) Some capital incorrectly costed				

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.

Planning for delivery of 15/16 NRM South funded projects underway.

Half yearly reporting has been submitted to and accepted by NRM South.

Attended 2015 end of year NRM Facilitators meeting at NRM South.

Bushwatch

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

Continue to implement the GSB Weed Management Plan.

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

Weed Notifications continue to be issued as required. Follow up on Requirement Notices is ongoing

Meeting with Stornaway regarding the weed control for StateGrowth to discuss reporting and review of risk management as a part of their ongoing auditing processes.

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

Work on delivering the Federal Whale Trail grant funding project is underway in consultation with the relevant stakeholders. The coin-free binoculars for Cape Tourville has been installed by PWS Freycinet.

The Moulting Lagoon interpretation panel (developed in partnership with PWS and other stakeholders thanks to funding from NRM South) has been installed at the new lookout at Devils Corner Vineyard. The official opening of the new lookout and cellar door was held on 16th December 2015 and attracted significant media coverage. The new lookout is an excellent location for the new Moulting Lagoon interpretation panel.

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

Ongoing.

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

It is proposed to compile a Significant Tree Code to be included in the final GSB Planning Scheme.

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

The next GSB NRM Committee meeting will be held on February 10th 2016 at the Swansea Town Hall.

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 Swanwick Association and the Orford Community Group as well as individual volunteers.

A Green Army team has assisted The Tasmanian Bushland Garden group at Buckland to t with constructing a new walking track. Track work was completed in two days – Bushland Gardens volunteers were extremely happy with the Green Army crew for working so hard to complete the track in that short time. One other day was spent identifying plants as part of their training. 2016 could see the Green Army back again when we have a worthwhile project for them (other than weeding!!).

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.

Ongoing

Thanks to funding from NRM South, PWS and GSBC are co-hosting World Wetlands Day celebrations at Moulting Lagoon's 'Top Bank' between 12pm and 4pm on Saturday 6th February. This event is part of the Freycinet National Park Centenary Programme.

Parks Rangers, BirdLife Tasmania and Council staff will be on hand to help visitors and locals discover Moulting Lagoon's wonderful plants and animals with telescopes available to watch the myriad of birds living on and around the wetland.

The free event also features children's activities, a free poster for every family, complimentary light refreshments and great door prizes to be won. Our sincere thanks go to the local businesses who have generously donated door prizes.

Fairy Terns (a threatened species) have established a breeding colony at the mouth of the Prosser River at Orford. A shorebird newsletter has been distributed to residents and ratepayers in Orford. This newsletter is being developed in partnership with PWS, BirdLife Tasmania and the Orford Community Group.

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

Communities and Coastal Hazards Project

A Stakeholder Engagement Plan was prepared and Community Forums are currently being developed. Community Forums will be held in Triabunna and Orford on Sunday 6th March. A workshop will be held with Councillors before the next Council meeting.

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

As part of our community engagement activities, GSB NRM exhibits have been on display at the Swansea Country Fair on 6th December, the Coles Bay Community Market on 9th January and the Bicheno Summer Market on 17th January. The NRM team will join with PWS and the Orford Community Group for a display at the Australia Day event at Our Park in Orford.

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

Met with a Keep Australia Beautiful Tasmania representative to learn about the UN's "Eco Schools" programme and how we can help support KAB to promote this programme in GSB.

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.

Home Energy Audit Toolkit is available for loan. It was displayed recently at the Coles Bay Market and inspired people to ask questions about energy efficiency. Requests to borrow the kit are received from throughout the municipality and arrangements are made to deliver the kit to appropriate pick up points. Generally residents borrow the kit for up to two weeks.

Ongoing participation in the Smarter Fleet project.

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

Ongoing.

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

Council staff continue to work in cooperation with the Tasmanian Fire Service on fire management issues as they relate to Council managed reserves.

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

The National KAB Tidy Towns judge spent two days in Triabunna on Weds 6/1 and Thurs 7/1. The process also required council staff to prepare a comprehensive submission and a preliminary presentation. The national judge was accompanied by the CEO of KAB Tasmania and the Tasmanian Tidy Towns judge. Council staff took the KAB group on a tour of Triabunna and introduced them to the many local people and projects which had earned Triabunna the state title. The people of Triabunna were brilliant and presented the judge with a positive and enthusiastic glimpse of the Triabunna community. Winners will be announced in WA in March.

Programs and projects 2014/15

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

Ongoing:

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

Ongoing.

Four staff members continue their Certificate III in Horticulture studies.

Coastal and Marine Education - Seafest 2016

Seafest 2016 will be held on Saturday 2nd April at Triabunna. An exciting new feature for this year's event will be the Seafest cooking demonstrations and the further development of the scheme to pair local food producers/suppliers with local community groups. Most of the food at Seafest 2016 will be provided by community groups which will enable these groups to raise significant funds. Community groups participating include Triabunna District School who will be working with Tassal and selling their own oysters, Buckland Community Group working with Spring Bay Seafoods, Orford Primary School running a Tea Room, Orford Community Group – BBQ and Triabunna Football Club selling donated crayfish and salad. The Stompin Youth Dance Company will also be performing a preview of their show Panorama which will be performed at Spring Bay Mill the week after Seafest.

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

This can now commence in the new year.



Profit & Loss				
Glamorgan Spring Bay Council				
NRM				
For the month ended 31st December 2015				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$71,440.00	\$36,500.00	\$34,940.00	95.7% (1)
OTHER INCOME	\$2,727.27	\$3,500.00	-\$772.73	-22.1%
RATES AND CHARGES	\$223,282.00	\$223,282.00	\$0.00	0.0%
USER FEES	\$4,587.35	\$6,000.00	-\$1,412.65	-23.5%
Total Income	\$302,036.62	\$269,282.00	\$32,754.62	12.2%
Gross Profit	\$302,036.62	\$269,282.00	\$32,754.62	12.1637%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$8,525.59	\$8,520.00	\$5.59	0.1%
EMPLOYEE BENEFITS	\$150,375.10	\$132,385.00	\$17,990.10	13.6% (2)
MATERIALS AND SERVICES	\$17,949.73	\$18,775.00	-\$825.27	-4.4%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$3,260.00	\$3,250.00	\$10.00	0.3%
Total Operating Expenses	\$180,110.42	\$162,930.00	\$17,180.42	10.5%
Operating Profit	\$121,926.20	\$106,352.00	\$15,574.20	14.644%
(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 Rural Primary Health Services Advisory Committee (Draft).

8.2 Triabunna Community Hall Committee Minutes (4/11/15).

8.3 Triabunna Community Hall Committee Minutes (12/11/15).

David Metcalf
General Manager

Recommendation:

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

8.1 Rural Primary Health Services Advisory Committee (Draft)

RURAL PRIMARY HEALTH SERVICES ADVISORY COMMITTEE

Draft Minutes of meeting 19th November 2015

Held at Swansea Town Hall 3.30pm-4.45pm

Chairperson for meeting: Clr. Britt Steiner who welcomed all present.

Present: Clr. Britt Steiner, Nadine Ozoles, Puck Vaughan, Lyn Taylor, Daph Richardson.

Apologies: Pam Devine, Lona Turvey and Annie Browning.

Resignations: Jenny Crawford, Dorothy Duncan-Jackson and Cherie Hill

Previous minutes: Forwarded to Council

Business arising: Nil

Election of office bearers: Nomination for chairperson: Clr. Britt Steiner
Approved and carried by all in attendance.

Minute taking: To be on a rotational basis.....carried by all

Healthy Together Programme update: (Nadine Ozoles)

- A very comprehensive and exciting overview of programmes including new staff and visiting services for 2015/2016, which she will forward to committee members.
- Final 12months of 3year contract allocated from Commonwealth.
- Should hear back re: future funding confirmation Feb/March 2016

Committee terms of reference: Copies of 'Guidelines for Section 24 Special Committees of Council' given to all present by Clr. Britt Steiner as reference for Advisory Committee Members. These are to be read and discussed at the next meeting along with signed Confidentiality Agreement.

New members: Discussion re: using local newsletters to assist with promotion of RPHSAC. Lyn Taylor has offered to run with notice distribution ie: Bicheno Forward, Central Coast Courier, Swansea Community News, Triabunna Health Newsletter (Jan Sweet) and School Newsletters

Meeting closed at 4.45pm, Next meeting Feb 4th 2016 at 3.30 pm at the Swansea Town Hall, thereafter Quarterly to be confirmed

Attachment: Healthy Together 2015 – Program Overview



Healthy Together 2015 – Working with the Community to undertake life-long, self-directed healthy lifestyle choices

Healthy Together - Bichenno to Buckland' is the project title for the Rural Primary Health Services program in Glamorgan Spring Bay. The program is a national program aimed at improving the health and wellbeing of people in rural and remote Australia. The Rural Primary Health Services Program is funded in Tasmania by Primary Health Tasmania under the Primary Health Networks Programme - An Australian Government initiative. The program began in July 2010 and is currently funded until June 2016 with funding received locally by Glamorgan Spring Bay Council who contract May Shaw Health Centre Inc as Service Provider for the municipal area. Prior to 2010 a similar program operated for a few years under a different funding program entitled Regional Health Services.

At this stage funding beyond June 2016 is unknown, the Program Coordinator maintains contact with Primary Health Tasmania who hope to have further information early in 2016.

Program Coordinator - Nadine Ozols

Nadine will commence in a new role as Facility Manager for Aminya in Scottsdale through May Shaw Health Centre Inc. At this stage Nadine will continue as the Program Coordinator for Healthy Together in a reduced capacity for a couple of months (Victoria Headlam will pick up aspects of the Coordinator role) until correspondence is received in relation to funding. This model has been negotiated with and approved by Primary Health Tasmania.

Contact Details: p: (03) 6257 9126, 0427 303 623 e: rphs1.mayshaw@iwwt.com.au
or www.facebook.com/htb2b

Community Youth Worker - Meaghan Harvey

Hours: Tuesday to Thursday and every second Friday.

Contact Details: p: (03) 6257 9126, 0439 900 977 e: rphs3.mayshaw@iwwt.com.au
or www.facebook.com/htb2b

Community Social Work - Sara France

Covers Bicheno, Coles Bay, and Swanea

Hours: Monday-Wednesday 9am-5pm

Contact Details: p: (03) 6257 9126, 0434 741 517e: rphs2.mayshaw@iwwt.com.au

p: (03) 6257 9126 e: rphs4.mayshaw@iwwt.com.au

Community Social Work – Victoria Headlam (was on placement for a few months as final placement Social Work Student through UTAS and just commenced as an employee)

Covers Swansea and Triabunna/Orford

Hours: Tuesday-Thursday and every second Friday 9am-5pm

Contact Details: p: (03) 6257 9126 e: rphs4.mayshaw@iwwt.com.au

All roles place importance on peoples own capacity and confidence, agency and autonomy in making healthy choices and work to provide information, strategies or connections to support this through individual, group or community activities.

Additional contracted services:

Podiatry: 6 weekly to Swansea and Bicheno (Lightfoot Podiatry), monthly to Triabunna (Jon Hargreaves-Morris)

Physiotherapy: One day a week service to Bicheno (BodyTech Physio) Plus 3 small group sessions ran by Yoga Instructor Helen Wise – participants referred by physio with preapproved exercises.

Funding for Healthy Together:

The program is currently funded till June 2016 through

Examples of some notable Projects/Activities provided in 2015:

- **Dance for Young People:** TasDance visit in partnership with Waubs Bay Gallery (on going partnership developed with the Gallery by Community Youth Worker to provide a Youth Arts Program in 2016).
- **BAM:** Bicheno at the Movies
- **National Youth Week:** Support for young people to attend Youth Week conference in Launceston.

- **Learn to Surf day for Young People:** 2 groups held in summer holidays.
- **National Youth Week 2015 – East Coast Adventure:** An event for National Youth Week organised by a committee of young people from the Break O Day and Glamorgan Spring Bay municipal areas and facilitated in partnership with the Break O Day Council, St Helens Neighbourhood House and Healthy Together – Bicheno to Buckland. The event was a taster day of outdoor activities hosted in Coles Bay. Over 50 participants with high numbers from Glamorgan Spring Bay – participant break downs – St Helens: 2, Scamander: 1, St Marys: 7, Triabunna: 4, Swansea: 16, Coles Bay: 9, Bicheno: 11.
- **RUOK Day, Triabunna District School:** project coordinated with student leaders to make milkshakes, participate in activities and and discuss ways to support peers in situations of difficulty.
- **Transition Project:** Working with Grade 6 and 7 students at Bicheno and St Marys around transition to secondary school. Activities and supports coordinated with both schools resulted in whole-year workshops at St Marys.
- **Relaxation:** •The Relaxation Group in Orford continued strongly – running for 5 years.
- **Bare Breast Project:** The aim of Bare Breast" was to raise awareness about breast cancer, the importance of screening and early detection in a fun and creative way. Alongside to these important messages there was also a strong focus that developed throughout the project around the promotion of positive body image. Voluntary participants were asked to be models for moulds of their own breasts. The resulting plaster casts were displayed in Waubs Bay Gallery, Bicheno. Participants also wrote about their experiences with breasts, motherhood, cancer or body image and these writings were displayed alongside their casts. A highly successful exhibition launch was held.
- **Women's Emotional Strength Building Group (Bicheno):** Aimed specifically at women experiencing depression and anxiety, this 6 week program aimed to provide information, support and strategies. Participants undertook a variety of activities by guest speakers and community social working using a strengths-based philosophy. This project had many enquiries but limited space, pointing to support for running similar programs in the future in different parts of the municipality. Participants: 7
- **Mental Health Week:** Saw all workers running a "mindfulness roadshow" in each town. An information tent held activities for members of the public to try, with the invitation to participate in a 6-week mindfulness challenge to work towards greater coping skills and positive impact on lifestyle/mental health.
- **Student mentoring:** Healthy Together undertook support for Year 9 and 10 students for work experience this year as well as supervision of a UTAS Social Work student for 5 months.
- **Strength-to-Strength Program:** supported program alongside physio and PT.

- **Small group targeted Yoga/Stretching program:** program alongside physio to alleviate pressure on one to one physio appointments. Participants referred by physio

Healthy Together staff members regularly network with services and agencies in our community and state-wide to ascertain and advocate for community health needs.

8.2 Triabunna Community Hall Committee Minutes (4/11/15)

Triabunna Community Hall (TCH) Committee Meeting		
4/11/15	06:00pm	Blue Waters Hotel
Meeting called	Committee	
Type of meeting	Committee Meeting	
Facilitator	Malcolm Bishop	
Minutes	Gavan Barber	
Timekeeper		
Attendees	Malcolm Bishop, David Kirk, Keri Handley, Gavan Barber, Dorothy Duncombe-Jackson, Howard Harris, Tony Pollard, Judy Mollineaux	
Apologies	Mel Kelly, Jenny Woods	

Minutes of last Meetings 16/9/15		
Discussion		
Conclusions		
Letter to Orford Odeon sent Malcolm had initial meeting with Orford Odeon – still to finalise hire rate Grant application to TCF submitted		
Action Items	Person	Deadline
Minutes accepted MOVED SECONDED	Keri Handley David Kirk	CARRIED

Correspondence		
Discussion		
Conclusions		
Letter to Orford Odeon Inc. accepting their 2016 proposal. Grant application to TCF submitted. Letter from Jenny Woods re 16/9/15 meeting Letter of apology from David Kirk		
Action Items	Person	Deadline
Correspondence accepted Moved Seconded	David Kirk Keri Handley	

Welcome by Chairperson & Introductions		
Discussion	<ol style="list-style-type: none"> 1. Malcom Bishop welcomed new members of Committee and expressed his vision for TCH 2. Each member of Committee made a statement of their vision for TCH 	
Conclusions	<ol style="list-style-type: none"> 1. Malcolm thanked the previous Committee (and a special mention for Marie Castle) for their hard work and dedication over the years, and expressed his desire that the new Committee would continue with the previous Committee's vision for the TCH, that the Committee's efforts must be about the TCH and the Community – work together so that at the TCH 'Things Can Happen'. 2. The general consensus from other member's statements was to make the hall available to the whole Community, have it used as much as possible, make it a focal point for the Community and make the TCH part of the rejuvenation of Triabunna 	
Action Items	Person	Deadline

Hall Update		
Discussion	<ol style="list-style-type: none"> 1. Completion date 2. Outline of work yet to be finished 	
Conclusions	<ol style="list-style-type: none"> 1. There is still no firm completion date at this stage, but the middle of December is the closest that Adrian O'Leary can give us 2. David Kirk outlined the works still to be completed, provided by Adrian O'Leary, which included: <ul style="list-style-type: none"> • Complete electrical work – some light fittings to be installed • Complete painting – architraves around doors to be finished • Plumbing – install fittings • Install toilet partitions 	
Action Items	Person	Deadline

Enquiries for use of TCH		
Discussion	Gavan Barber presented a list of parties who have already contacted him expressing interest in using the TCH when completed	
Conclusions	<p>These include:</p> <ul style="list-style-type: none"> • Tony Wright asking about advertising conference/accommodation packages • Janelle Hall – tap dancers (very keen to return ASAP) • Spring Bay Painters Studio – use of backstage area for gallery space • Sue Nettlefold – yoga classes • RSL – functions & events • Bootscooters • Orford Odeon – film screenings (programme already accepted for 2016, 15 nights) 	
Action Items	Person	Deadline

Vicary Street Upgrade		
Discussion	Tony Pollard talked about the upgrading of Vicary Street	
Conclusions	<p>Tony informed the meeting that there will be a meeting at Council in early December to look at the Streetscape Concept Plan – this will entail the sections of Vicary St from Tasman Highway to Charles Street and from Charles Street to the Marina.</p> <p>It was suggested that the RSL area includes kerbing and disabled parking at the TCH, similar to the drop-off zone at Orford Primary School.</p> <p>He suggested that the street scaping will depend on available funding and could be split into Stage 1 and Stage 2.</p>	
Action Items	Person	Deadline

Website & Facebook		
Discussion	Gavan Barber talked about the TCH website & Facebook page	
Conclusions	<p>The Facebook page is currently being used as a gallery of photos during the renovation process of the TCH and visits to the site are increasing steadily.</p> <p>The website is a work in progress and at one stage was accidentally live on-line, it has since been taken off of public viewing. The website and Facebook page will eventually showcase the TCH, what facilities are available and what events are scheduled.</p> <p>The website can potentially be enabled to allow booking requests and, eventually, ticket sales for events.</p>	
Action Items	Person	Deadline

Official Opening of TCH		
Discussion	Short discussion about who to invite to officiate and VIPs to invite	
Conclusions		
<p>This will be workshopped when we settle on a date for an official opening. Some suggestions for VIPs were:</p> <ul style="list-style-type: none">• Will Hodgman (Premier)• Lyn Mason (TCF Chairperson)• Lara Giddings (Previous Premier who gave the TCH a \$10,000 grant)• Marie Castle (Committee member for approx. 30 years)		
Action Items	Person	Deadline
Further discussion/planning required	Committee	
Other Business		
Discussion	<ol style="list-style-type: none">1. TCF Grant Application2. Terms of Reference3. Election of Office Holders	
Conclusions		
<p>1. Tony Pollard handed out a paper with some ‘Discussion Items’ suggesting that some items applied for in the latest TCF Grant application were of low priority, specifically:</p> <ul style="list-style-type: none">• Disability lift for stage – it was claimed that this was not needed for a ‘Certificate of Occupancy’, but still required for a ‘Certificate of Completion’• Cinema Screen and Movie Projector• Comfortable/upholstered Chairs <p>It was suggested that the funding of the above items (if the grant application is successful) could be diverted to a kitchen upgrade instead.</p> <p>Tony MOVED that: “If the Triabunna Community Hall Committee is successful in securing monies from the Tas Community Fund – Round 31 later this year, before any items are either ordered or purchased, the Committee must be presented with a full detailed list, including quotations, to enable discussion and final approval to proceed”.</p> <p>SECONDED by Dorothy Duncombe-Jackson</p> <p>2. Tony Pollard handed each member of the Committee a copy Terms of Reference of the Special Committees of Council, these apparently should have been sent to each Chairperson of Section 24 Committees. The Chairperson, Malcolm Bishop, stated that he had not received a copy of them and had never seen them before and he was not aware of the TCH having ever had any.</p> <p>3. Tony Pollard and Judy Mollineaux suggested that because Terms of Reference were now available, the election of Office Bearers could take place. After some discussion it was MOVED by Howard Harris and SECONDED by David Kirk that elections be postponed until the Committee had had a chance to read the Terms of Reference for the TCH.</p> <p>It was then decided to hold another meeting on 12/11/15 to discuss and make necessary amendments to the document.</p>		



Action Items	Person	Deadline
1. Moved Seconded	Tony Pollard Dorothy Duncombe- Jackson	CARRIED
2. NIL Action		
3. Moved Seconded	Howard Harris David Kirk	CARRIED

Next Meeting		
Discussion		
Conclusions	12/11/15 Council Chambers – Melbourne Street, Triabunna	
Action Items	Person	Deadline

Meeting Closed		
Discussion		
Conclusions	At the close of the meeting Malcolm Bishop resigned as Chairperson and as a member of the Committee – saying that he had served on the TCH Committee for 30 years, but said he could no longer continue and did not wish to be part of this new Committee.	
Action Items	Person	Deadline
Meeting closed at 08:15pm		

8.3 Triabunna Hall Committee Minutes (12/11/15)

Triabunna Community Hall (TCH) Committee Meeting		
12/11/15	06:00pm	Council Chambers
Meeting called	Committee	
Type of meeting	Committee Meeting to set Terms of Reference	
Facilitator	Jenny Woods	
Minutes	Gavan Barber	
Timekeeper		
Attendees	Jenny Woods, David Kirk, Keri Handley, Gavan Barber, Mel Kelly, Howard Harris, Tony Pollard, Judy Mollineaux	
Apologies		

Selection Of Chairperson for Meeting		
Discussion	It was proposed that Jenny Woods chair the meeting.	
Conclusions	<p>It was proposed that Jenny Woods chair the meeting for the evening. MOVED – David Kirk SECONDED – Keri Handley CARRIED</p>	
Action Items	Person	Deadline
Meeting declared open at 6:08pm	Jenny Woods	

Terms of Reference		
Discussion	The chairperson went through the Terms of Reference (from the 15/11/2005 document) point by point	
Conclusions	<p>Discussion ensued with the wording of each point being decided upon (copy of amended document attached to Minutes). It was moved to accept the draft, amended Terms of Reference and that Gavan would send out the amended document by Friday (13/11/15) MOVED – Gavan Barber SECONDED – Mel Kelly CARRIED</p>	
Action Items	Person	Deadline
Send draft, amended Terms of Reference	Gavan	13/11/15

Election of Office Bearers	
Discussion	<p>Howard Harris pointed out that he thought that after the Terms of Reference were decided upon, that there would be election of Office Bearers.</p> <p>Jenny Woods checked the Guidelines for Section 24 Special Committees of Council and declared that elections could take place. The motion was put, that election of Office Bearers be discussed.</p> <p>MOVED – Mel Kelly SECONDED – Judy Mollineaux CARRIED</p> <p>David kirk suggested that the position of Secretary /Treasurer be retained and that Gavan Barber continue in that role as he has the experience and that he has still to write the final report for the current TCF grant.</p> <p>Jenny Woods, on behalf of the Committee thanked Malcolm Bishop for his 30 years of dedication to the Hall and formally accepted his resignation.</p> <p>Dorothy Duncombe-Jackson’s resignation was also formally accepted.</p> <p>It was decided that all positions be made available for election – Chairperson, Secretary and Treasurer. Mel Kelly suggested that to have 3 separate Office Bearers might provide an opportunity to share the work load as there is now a larger Committee.</p> <p>Jenny Woods then declared all Office Bearer positions vacant and called for nominations.</p>

Conclusions		
<p>Chairperson Jenny Woods NOMINATED by Judy Mollineaux, SECONDED by Mel Kelly Jenny Woods ELECTED</p> <p>Secretary Gavan Barber NOMINATED by David Kirk, SECONDED by Keri Handley Tony Pollard NOMINATED by Mel Kelly, SECONDED by Judy Mollineaux Gavan Barber 4 VOTES Tony Pollard 4 VOTES Jenny Woods said that as Chairperson of the Triabunna Hall Committee she will take the matter to Council for direction.</p> <p>Treasurer Gavan Barber NOMINATED by Mel Kelly, SECONDED by Judy Mollineaux Gavan Barber ELECTED</p>		
Action Items	Person	Deadline

Next Meeting		
Discussion	It was decided that as the results of the changes to the Terms of Reference will not be known until after the Council meeting on 24/11/15 and that we would not know until mid-December whether we were successful or not with the TCF grant application, we would not be able to fit a meeting in before Christmas. It was therefore decided to have a meeting in early January 2016.	
Conclusions	11/1/16 at the Triabunna Community Hall or venue TBA	
Action Items	Person	Deadline

Meeting Closed		
Discussion		
Conclusions		
Action Items	Person	Deadline
Meeting closed at 08:00pm		

9. Officers' Reports Requiring a Decision

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

Responsible Officer – General Manager

Comments

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

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

The Triabunna Community Hall Committee has reviewed the Terms of Reference for this Section 24 Special Committee of Council. The revised Terms of Reference dated 11th January 2016 have been submitted here for Council's review and endorsement.

Statutory Implications

Nil.

Budget Implications

Nil.

Recommendation

That Council endorses the Triabunna Community Hall Terms of Reference for a Special Committee of Council dated 11th January, 2016.

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

**Attachment: Item 9.1 Terms of Reference Special Committee of Council – Triabunna
Community Hall, 11 January 2016**

9.2 Tasmanian Community Coalition

Responsible Officer – General Manager

Comments

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

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

Please see the attached Terms of Reference for the Coalition of Community Organisations Concerned About Gambling.

Statutory Implications

Nil.

Budget Implications

Nil.

Recommendation

For Council's consideration.

Attachments:

- 1. Letter from Mayor Tony Foster, Brighton Council.**
- 2. Terms of Reference for the Coalition of Community Organisations Concerned About Gambling.**
- 3. Statement on Public Policy Principles and Recommendations.**

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

9.3 Volunteering Tasmania: MOU for spontaneous volunteers during emergencies

Responsible Officer – General Manager

Comments

LGAT has been in discussions with Volunteering Tasmania (VT) about providing Councils with the ability to access spontaneous volunteers during an emergency through their new EV CREW system. Volunteering Tasmania received funding through the National Disaster Resilience Grant Program to implement the system in Tasmania. The system was developed in Queensland and capitalises on the community goodwill that follows a disaster by providing a coordinated system to match volunteers' skills, availability and location with the needs of organisations supporting recovery efforts (see attached one pager for more background).

The system has been frequently used in Queensland following floods and cyclones and has been well received. The State Government has also signed an MOU with Volunteering Tasmania to access the system during an emergency. It is more than likely that during a large scale emergency that the State Government will activate the CREW system, however, it would be good to have a mechanism to allow councils to activate the system should there be a more localised event.

LGAT and VT have drafted an MOU based on the MOU developed with the State (see attached). The draft MOU was provided to Municipal Emergency Management Coordinators for comment late last year. The feedback from the Co-coordinators has been supportive.

The draft MOU, once endorsed by councils, will be signed by the CEO of LGAT on behalf of councils.

LGAT have requested that Councils advise as to whether they endorse the MOU for signing by **29 January 2016**.

Statutory Implications

Nil.

Budget Implications

Nil.

Recommendation

That Council endorses the DRAFT MOU between LGAT and Volunteering Tasmania Inc. as presented and provided by LGAT to Council on the 14th of January 2016.

Attachments:

- 1. Overview Emergency Volunteering Crew**
- 2. DRAFT MOU between LGAT and Volunteering Tasmania Inc.**

Attachments: Item 9.3

9.4 Bicheno Petanque Club

Responsible Officer – Manager Community Development & Administration

Comments

An application has been received from the Bicheno Petanque Club, seeking financial assistance of \$1,000 towards the cost of providing drainage for the piste, which is currently being undermined by water.

A quote for the supply and installation of drainage to remedy the situation has been received from East Coast Property Maintenance Service (copy attached).

The Petanque Club currently has a membership of twenty and is growing. Petanque clubs from Hobart and northern Tasmania also visit throughout the year to play some competition games.

Petanque is a low impact, therapeutic exercise that provides a number of health benefits, particularly for older people, including improving fitness, co-ordination and confidence, enhancing mental wellbeing and community connectedness and support. In fact, the local general practitioner is recommending the sport to his older patients to assist with their physical and mental wellbeing.

The total cost of the project is \$2,062.00 and if successful with this application, the Club will pay the balance of \$1,062.00.

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 \$7,306 is remaining.

Recommendation

That Council approves a grant of \$1,000 to the Bicheno Petanque Club towards providing drainage for the piste.

Attachment: Quotation from East Coast Property Maintenance Service

Attachment: Item 9.4



1st January 2016
John Levitt
East Coast Property Maintenance Service
enquiry@eastcoastpropertymaintenanceservice.com
0474 94 30 30
Bicheno 7215
Tasmania

Bicheno Petanque Club
Bicheno TAS 7215

Re- Quotation for Bicheno Petanque Club, Bicheno Tas. 7215

To whom it may concern,
You recently requested pricing information from East Coast Property Maintenance Service

Qty.	Item Description	Unit Price	Price
	Supply and installation of drainage along the front perimeter of playing field using Everhard Easydrain Channel and Grate system Aprox. 30 metres.		
	Supply and installation of drainage pits at 2 specified points on playing surface to divert excess water issues;		
	Materials and Labour.		
Sub Total			1874.55
GST			187.45
Total			2062.00

Thank you for giving us the opportunity to provide a quotation for the work required at your premises. We look forward to hearing from you soon.

Regards



John Levitt.
If you would like to change any of the quantities or items in this quote, please contact me personally at 0474943030, and I will recalculate it for you. All payments to be made out to Global investment Trading Group Pty Ltd.

9.5 Orford Cricket Club

Responsible Officer – Manager Community Development & Administration

Comments

An application has been received from the Orford Cricket Club, seeking financial assistance of \$1,000 towards the cost of a new toilet block/change rooms to incorporate ladies, men's and disabled facilities for all community users of the Orford Cricket Ground. The existing toilet facilities are totally inadequate and non-compliant for community use. The proposed new facility will encourage more community groups to utilize the ground.

The Orford Cricket Club applied for a Tasmanian Community Fund grant and indicated in their application that they were applying for a grant of \$1,000 under Council's Community Small Grants programme. The applicant also suggested that the Community Small Grant application not be submitted until they were notified whether or not their TCF grant was successful. The Orford Cricket Club has recently been advised that their grant application was successful.

The total cost of the project is approximately \$60,000 and the Tasmanian Community Fund has approved a grant of \$48,000. The balance of funds will be made up of contributions from other organisations such as Council's Community Small Grants Programme (if approved), Rotary, Lions, Community Bank and the Orford Pony Club. The Orford Cricket Club will contribute \$6,000.

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 \$7,306 is remaining.

Recommendation

That Council approves a grant of \$1,000 to the Orford Cricket Club towards the cost of a new toilet block/change rooms.

10. Notices of Motion

10.1 Audit Panel

Deputy Mayor, Cllr Cheryl Arnol

Comments

Council is aware that the Minister for Planning and Local Government recently made an amendment order changing the eligibility requirements for membership of Council audit panels (*Local Government (Audit Panels) Amendment Order 2015*).

This order took effect from 1 January 2016 and now precludes Councils from having employees from other Councils as members of Audit Panels from that date.

The Chairman of our Audit Panel has written to Ms Gillian Browne and Ms Tina House advising them that their tenure on the Glamorgan Spring Bay Council audit panel will be terminated with immediate effect due to this amendment to the legislation. Both Ms Brown and Ms House were effective members of the Audit Panel and Mr Derbyshire has thanked them for giving up their time during the past year and for their valuable contribution to the issues dealt with by the Audit Panel.

The *Local Government (Audit Panels) Order 2014* requires a Council to have an Audit Panel consisting of a minimum of 3 members and a maximum of 5 members. Council's Audit Panel Charter specifies that our Audit Panel shall consist of 5 members.

Council's current Audit Panel of three members is compliant with the legislation but not with the Audit Panel Charter. Council needs to determine whether they still require 5 members on the Audit Panel and if not, then make the necessary amendment to the Charter. If Council wishes to continue with 5 members then expressions of interest will need to be called for panel members.

Part 5 of the (*Local Government (Audit Panels) Amendment Order 2015*) defines the eligibility of members –

5. Membership of audit panel

- (1) The audit panel of a council is to be constituted by a minimum of 3 and a maximum of 5 members of whom –
 - (a) if the panel has 4 or 5 members, at least 2 must be independent persons; or
 - (b) if the panel has 3 members, at least one must be an independent person.
- (2) Without limiting who may be members of an audit panel, the following persons are eligible to be members of an audit panel:
 - (a) a councillor, other than the mayor, of the relevant council;
 - (b)
 - (c) a member of an audit panel of another council, if he or she is an independent person in respect of the other council.
- (2A) A councillor, or employee, of a council is not eligible to be a member of an audit panel of another council.
- (3) A person who is an employee, or the general manager or the mayor, of a council is not entitled to be a member of the audit panel of that council.
- (4) The council is to appoint the members of its audit panel.

- (5) In appointing an independent person as a member of an audit panel, the council –
- (a) is to ensure that the person possesses good business acumen and sound management and communication skills; and
 - (b) may take into account any other relevant knowledge, abilities and skills of the person including, but not limited to –
 - (i) knowledge and expertise in the areas of audit practices and financial management; and
 - (ii) knowledge of and experience in relevant industries; and
 - (iii) experience with governance processes including, but not limited to, risk management.

(Note 2(b) is blank as it relates to eligibility of officers of other Councils which has now been removed from the legislation)

If Council determines that the Audit Panel should consist of 4 or 5 members, it would be appropriate for a sitting fee to be paid to the new independent members to encourage people with the appropriate skills to apply. It should be noted that community members who have been an employee of Council in the past 3 years, or who have a current business relationship with Council, would be ineligible to sit on the Audit Panel. These are the only two areas where a perceived conflict would arise if a local resident or ratepayer were to be appointed.

Statutory Implications

Compliance with the *Local Government (Audit Panels) Amendment Order 2015*.

Budget Implications

Expenses for new Audit Panel members may need to be paid.

Recommendation:

1. That Council determines the number of Audit Panel members it requires.
2. That the Audit Panel Charter be amended as necessary to ensure compliance with the *Local Government (Audit Panels) Order 2014* and the *Local Government (Audit Panels) Amendment Order 2015*.
3. That Council determines the process to call for expressions of interest (if necessary).

10.2 Director of Local Government Report to Council

Deputy Mayor Cllr Cheryl Arnol

Comments

In recent correspondence to the Mayor, the Director of Local Government asked that the Council develop an implementation plan outlining timeframes and responsibilities for implementation of the recommendations of my report adopted by the Council.

Given the enormity of the project and the scope of items to be considered, it would be prudent for Council to consider creating a timeline for each recommendation. The recommendations have been reproduced here with suggested timeframes and responsibilities for Council's consideration.

Council meetings

1. All councillors undertake a specifically designed training course, such as that provided by the Australian Institute of Company Directors or the local Government Association of Tasmania, or one delivered by an appropriately experienced/qualified person/consultant focusing on leadership and the roles and functions of Councillors.

Responsibility: Councillors Timeframe: First available training course by June 2016

2. The Mayor and General Manager meet with each councillor, and as a group, at least twice a year to discuss concerns and provide appropriate support where required;

Responsibility: Mayor/General Manager Timeframe: by December 2016

3. The Mayor and General Manager explore options for restructuring the Council meeting agenda to ensure the focus of debate is on broad policy and strategic matters;

Responsibility: Mayor/General Manager Timeframe: By April 2016

4. Where Councillors seek detailed information on budget and what could be interpreted as operational matters, they should first liaise with the General Manager or the senior financial manager. Additionally, the Council should be provided with a quarterly update on progress of its Annual Plan;

Responsibility: Councillors/General Manager Timeframe: On-going

5. The Council ensures it complies with Section 82 (Estimates) of the *Local Government Act 1993*; and

Responsibility: General Manager/Councillors Timeframe: On-going

6. All reports to Council are informative, relevant, accurate and up-to-date

Responsibility: General Manager/Senior Staff Timeframe: On-going

Council policies

7. A schedule of Council policies, processes and delegations to be reviewed by the Council be developed and implemented in a timely manner;

Responsibility: General Manager/Senior Staff Timeframe: June 2016

8. The Council's Tendering and Contracts Policy is amended to facilitate the best outcome in selling Council property and assets; and

Responsibility: General Manager/Councillors Timeframe: June 2016

9. The Council considers listing assets that are for sale on its website and local newspaper/newsletters.

Responsibility: General Manager Timeframe: On-going

Financial performance

10. A full copy of the Auditor-General's Annual Report, including key findings, assessments of financial sustainability and management responses, is tabled at the next available Council meeting following its completion;

Responsibility: General Manager Timeframe: No later than November 2016 (and on-going)

11. On the advice of the Audit Panel, the Council develop a schedule for addressing the findings of the Auditor General's Report; and

Responsibility: Audit Panel/Councillors Timeframe: On-going

12. Progress in implementing the Auditor General's findings be reported to the Audit Panel and to the Council as part of the regular financial reports.

Responsibility: General Manager Timeframe: On-going

Financial systems and processes

13. Appoints a full-time senior financial officer to manager the financial affairs of the organisation;

*Responsibility: Councillors/General Manager Timeframe: 1 May 2015
(Note – separate agenda item to deal with this matter is tabled at this meeting)*

14. Asks the Audit Panel to conduct a review of the Council's credit card and/or expenses policies to ensure it complies with best practice and refer it to the Council for approval and implementation;

*Responsibility: Councillors/Audit Panel Timeframe: April Council meeting
(Note – separate agenda item to deal with this matter is tabled at this meeting)*

15. Conducts a review of the financial management processes and procedures for Council committees;

Responsibility: General Manager Timeframe: On-going

16. Reviews its strategic plan, long-term financial management plan and strategic asset management plan, ensuring that all three extend for a period of at least 10 years; and

Responsibility: Councillors and General Manager Timeframe: By September 2016

17. Conducts a review of its financial management or accounting system – Xero. The review should, as a minimum, address the following:
- (a) Staff access and approval abilities within the system
 - (b) Delegation limits given to staff including automated control within the system;
 - (c) Appropriate segregation of duties for staff with access to the finance system; and
 - (d) Capacity for regular review of the system's audit trail

Responsibility: General Manager/Senior Finance Officer Timeframe: On-going

Human resource management

18. The Council either continue its engagement of the human resource consultant on a permanent basis, or employ a human resource manager, and that, as a matter of priority, the human resource consultant or the human resources manager
- (a) Finalises the Enterprise Bargaining Agreement for Council;
 - (b) Formalises a performance review process for Council staff;
 - (c) Reviews and updates the Council's policies and procedures that relate to the workplace health and safety and wellbeing of the Council's staff; and
 - (d) Reviews and updates the Council's employment policies and procedures.

Responsibility: General Manager/HR Consultant Timeframe: On-going

Statutory Implications

Not applicable

Budget Implications

There may be a number of implications to the budget that will need to be considered during the next Budget sessions.

Recommendation

That Council considers the suggested timeframes for the implementation of the recommendations in relation to the Director of Local Government's report to Council and reports the agreed timeframes to the Director of Local Government.

10.3 Credit Card Policy

Deputy Mayor, Cllr Cheryl Arnol

Comments

Recommendation 14 of the Director of Local Government's Report to Council states '*ask the Audit Panel to conduct a review of the Council's credit card and/or expenses policies to ensure it complies with best practice and refer it to the Council for approval and implementation*'.

To ensure compliance with the recommendations of the report in a timely manner, Council should start considering recommendations as soon as possible.

Statutory Implications

Not applicable

Budget Implications

Not applicable

Recommendation

That Council requests the Audit Panel to develop a Credit Card Policy and present it to Council for approval and implementation no later than the April Council meeting.

11. Motion Tracking Document

Last updated 21/01/2016

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

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

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

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

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
27 th October	9.1	152/15	Section 137 – Notice of Intention to Sell Land	GM	Process according to Section 137 under way.	In Progress
27 th October	9.2	153/15	Submissions on Draft Structure Plans for Swansea and Coles Bay	MRS	See 28 th April, Item 9.3	In Progress
8 th December	9.1	176/15	Ordinary Meeting of Council Dates & Venues for 2016	GM	Dates sent to all Councillors, staff and published on Council's website.	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.	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. Miscellaneous Correspondence

12.1 Letter from The Pop Up Book Stall



PO Box 294
Orford 7190 Tasmania

Mr David Metcalf
General Manager
Glamorgan Spring Bay Council

9 December 2015

Dear David,

On behalf Judy Mollineaux, Jane Pollard and myself from the Spring Bay Pop Up Book Stall (PUBS) we would like to thank you for the Council grant provided to PUBS to cover the cost of our stall holders insurance.

This grant has enabled us to commence the operation of our stall without need to draw from the monies raised which is of direct benefit to the organisations that we support.

As you would be aware PUBS is a grass roots community initiative to raise money for local volunteer organisations within the Orford / Triabunna area. Currently the groups we support are:

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

The community response to and support of the stall to date has been overwhelming and is growing. From our initial three stalls and sales from 'Sew Crafty' in Triabunna we have raised over \$900.

Once again we would like to thank you for the Council's generosity.

Yours Sincerely



Joint Stall Holder
Spring Bay Pop Up Book Stall

13. Questions Without Notice

14. Confidential Items (Closed Session)

The Mayor will declare the meeting closed to the public in order to discuss four confidential items.

It is expected that the following items will be dealt with in a closed session.

- *Under regulation 15 of the Local Government Act 1993, the meeting will be closed to the public according to the following regulations:*
 1. Mediation Proposal – Land Acquisition (Regulation 15 (2) (e))
 2. General Manager's Performance Review (Regulation 15 (2) (a))
 3. Appointment of Senior Finance Officer (Regulation 15 (2) (a))
 4. Tasmanian Audit Office – Final Management Letter – Audit of Financial Report for the Year Ended 30 June 2015 (Regulation 15 (2) (f))

RECOMMENDATION

That Council moves into a closed session (Time).

15. Close

The Mayor declared the meeting closed at (Time)

CONFIRMED as a true and correct record.

Date:

Clr Michael Kent AM, Mayor