



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

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

28th February, 2017

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 Tuesday, 28th February, 2017 commencing at 5.00pm.



Dated this Thursday 23rd February, 2017

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 – JANUARY 24 TH , 2017	6
2.2 WORKSHOP HELD – JANUARY 17 TH , 2017.....	6
3. PLANNING AUTHORITY SECTION.....	7
3.1 DA16189 – 20 PYKE COURT, SWANSEA (MEDIATION PROPOSAL)	8
3.2 DA17005 – FISH VAN, TRIABUNNA FORESHORE (ADJACENT SPRING BAY HOTEL)	16
3.3 SA16016 – 24 LOT SUBDIVISION, 41 HAPPY VALLEY RD, SPRING BEACH	30
4. PUBLIC QUESTION TIME	53
5. MAYOR'S REPORT	59
6. INFORMATION REPORTS	61
6.1 GENERAL MANAGER, DAVID METCALF	61
6.2 MANAGER WORKS, MR TONY POLLARD.....	72
6.3 MANAGER REGULATORY SERVICES, MRS. WINNY ENNISS	77
6.4 MANAGER COMMUNITY DEVELOPMENT & ADMINISTRATION, MRS LONA TURVEY	84
6.5 MANAGER BUILDINGS & MARINE INFRASTRUCTURE, MR ADRIAN O'LEARY	88
6.6 MANAGER NATURAL RESOURCE MANAGEMENT, MS MELANIE KELLY.....	93
7. MINUTES OF SECTION 24 COMMITTEES.....	102
7.1 TRIABUNNA RECREATION GROUND COMMITTEE MEETING MINUTES, 7 TH DECEMBER 2016 (DRAFT).....	103
7.2 ORFORD COMMUNITY HALL COMMITTEE MEETING MINUTES, 14 TH FEBRUARY 2017 (DRAFT).	105
8. OFFICERS' REPORTS REQUIRING A DECISION.....	107
8.1 TRIABUNNA RECREATION GROUND SECTION 24 COMMITTEE – DRAFT TERMS OF REFERENCE	107
8.2 WATER TANK POLICY	116
8.3 SIGNAGE WORKING GROUP	117

9.	NOTICE OF MOTION	119
9.1	SALE OF COUNCIL PROPERTIES.....	119
10.	GSBC AUDIT PANEL MEETING MINUTES.....	121
10.1	MINUTES - 31 ST OCTOBER 2016	121
11.	SWANSEA COURTHOUSE MANAGEMENT COMMITTEE REPORT	125
11.1	REPORT TO GLAMORGAN SPRING BAY COUNCIL, DECEMBER 2016	125
12.	MISCELLANEOUS CORRESPONDENCE.....	129
12.1	PROJECT 2018 – NEW PUBLIC TRANSPORT NETWORK (LETTER FROM MINISTER HIDDING)	129
13.	MOTION TRACKING DOCUMENT.....	133
14.	QUESTIONS WITHOUT NOTICE	137
15.	CLOSE.....	137

Audio Recording of Ordinary Meetings of Council

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

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

1. Opening

The Mayor to welcome Councillors, staff and members of the public and declare the meeting open at (Time).

1.1 Present and Apologies

1.2 In Attendance

1.3 Declaration of Pecuniary Interests

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

2. Confirmation of Minutes and Workshops

2.1 Ordinary Meeting – January 24th, 2017

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 24th January, 2017 be confirmed as a true and correct record.

2.2 Workshop Held – January 17th, 2017

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, it is reported that a workshop was held at 3pm on Tuesday 17th January in Triabunna. This workshop was held to have a final discussion on the sale of council properties and review representations and valuations.

Recommendation

That Council notes this information.

3. PLANNING AUTHORITY SECTION

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

<p>Recommendation</p>

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

3.1 DA16189 – 20 Pyke Court, Swansea (Mediation Proposal)

Proposal:	Dwelling
Applicant:	GH Design & Drafting
Location:	20 Pyke Court, Swansea
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015
Zoning:	General Residential Zone
Attachments:	Appendix A – Revised Plans

A. BACKGROUND

At its December 2016 meeting, Council refused the application for a dwelling at 20 Pyke Court, Swansea for the following reasons:

- The application doesn't comply with the provisions of 10.4.2 P1, setback from frontage that is compatible with existing dwellings and;
- Provisions 10.4.6 P1, concerns with privacy for other adjoining private lot and walkway users.

There is some confusion with the refusal grounds as it is understood that the concern lay more with the rear setback than the front setback.

The applicant appealed the refusal. A directions hearing was held on 3 February 2017 which was attended by the representor. The representor has not requested to formally join the appeal proceedings and therefore the appeal is between Council and the applicant. The appeal is currently at the mediation stage.

B. MEDIATION PROPOSAL

A revised drawing has been prepared and the applicant requests that the original refusal be overturned and that a permit be issued for the revised drawing.

The revision relocates bedroom one and the attached deck a further 0.84m from the rear boundary.

No changes are proposed on the elevation facing the walkway. However, it is noted that the original recommendation to Council would see the part solid part glass balustrade be made entirely of a solid material for additional privacy.

Irrespective of the revised drawing, Council staff have sought the advice of a consultant planner to review the original plans and the recommendation for approval originally given to Council. The advice reiterates that the application satisfies the performance criteria.

Options

There are two options available at this time.

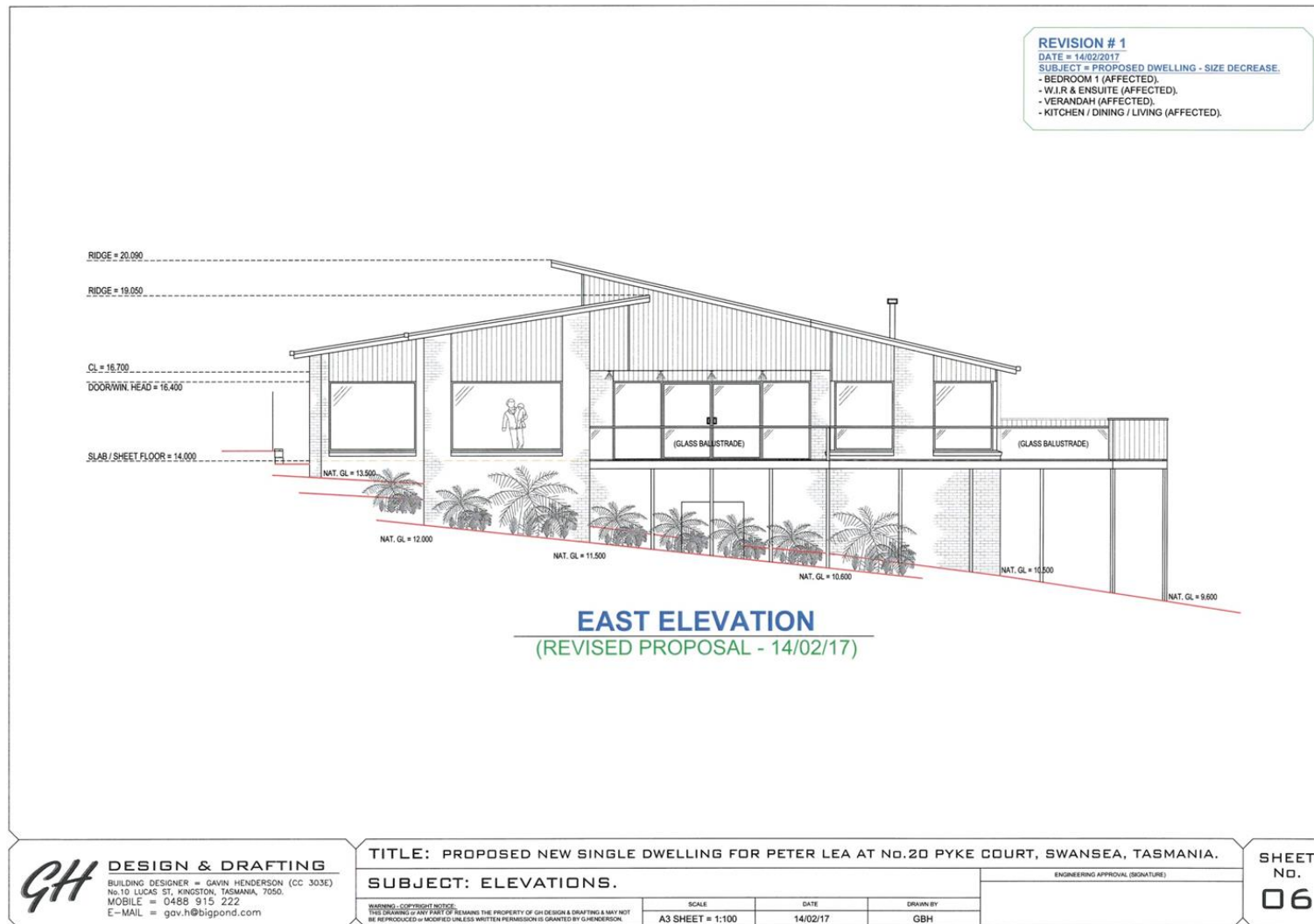
1. Not agree to mediate. This would mean that the matter proceed to a full hearing for which Council may not be represented.
2. Agree to mediate. This would mean a draft consent agreement is provided to the Resource Management and Planning Appeal Tribunal which would ultimately lead to a permit for the dwelling.

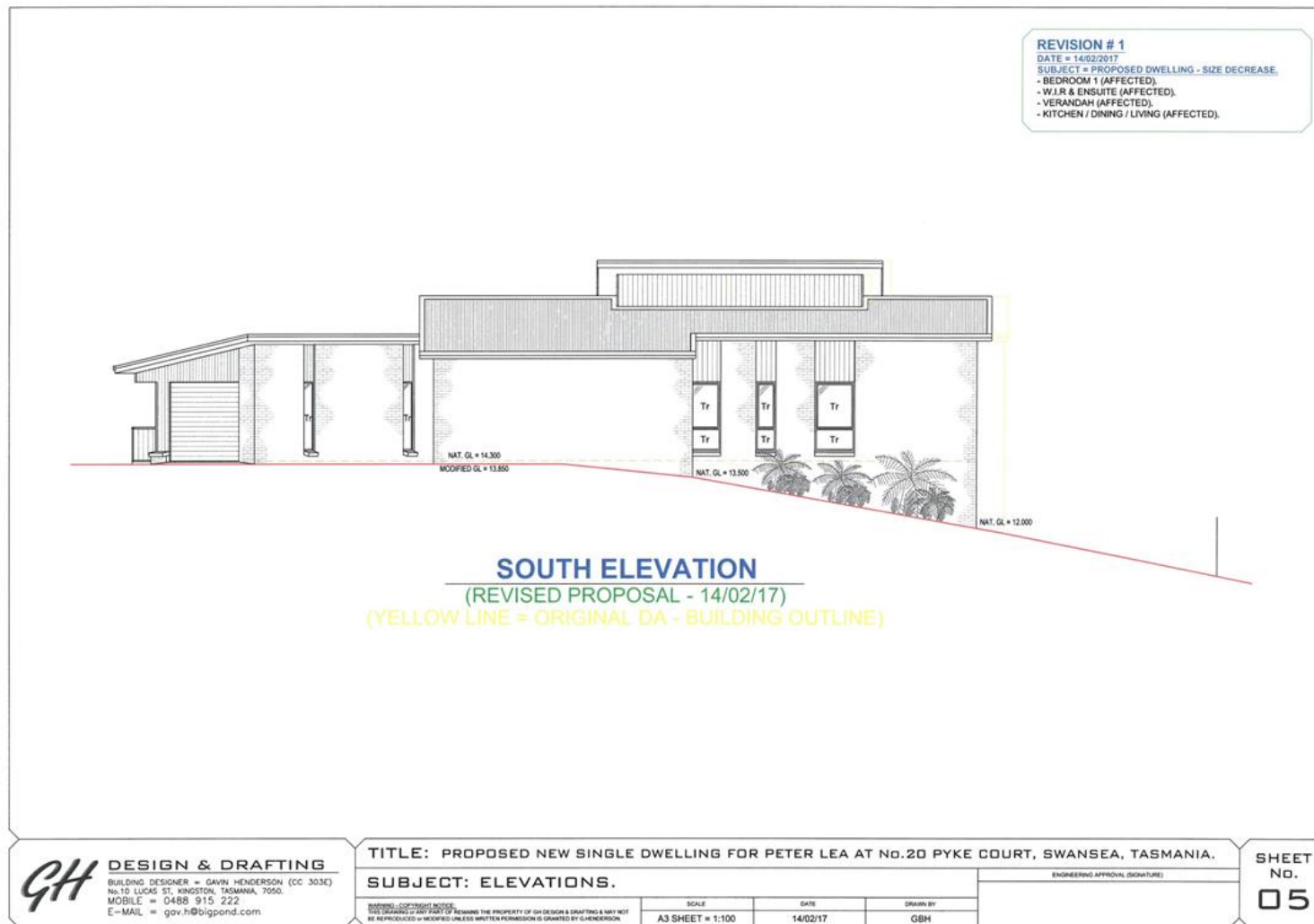
C. CONCLUSION

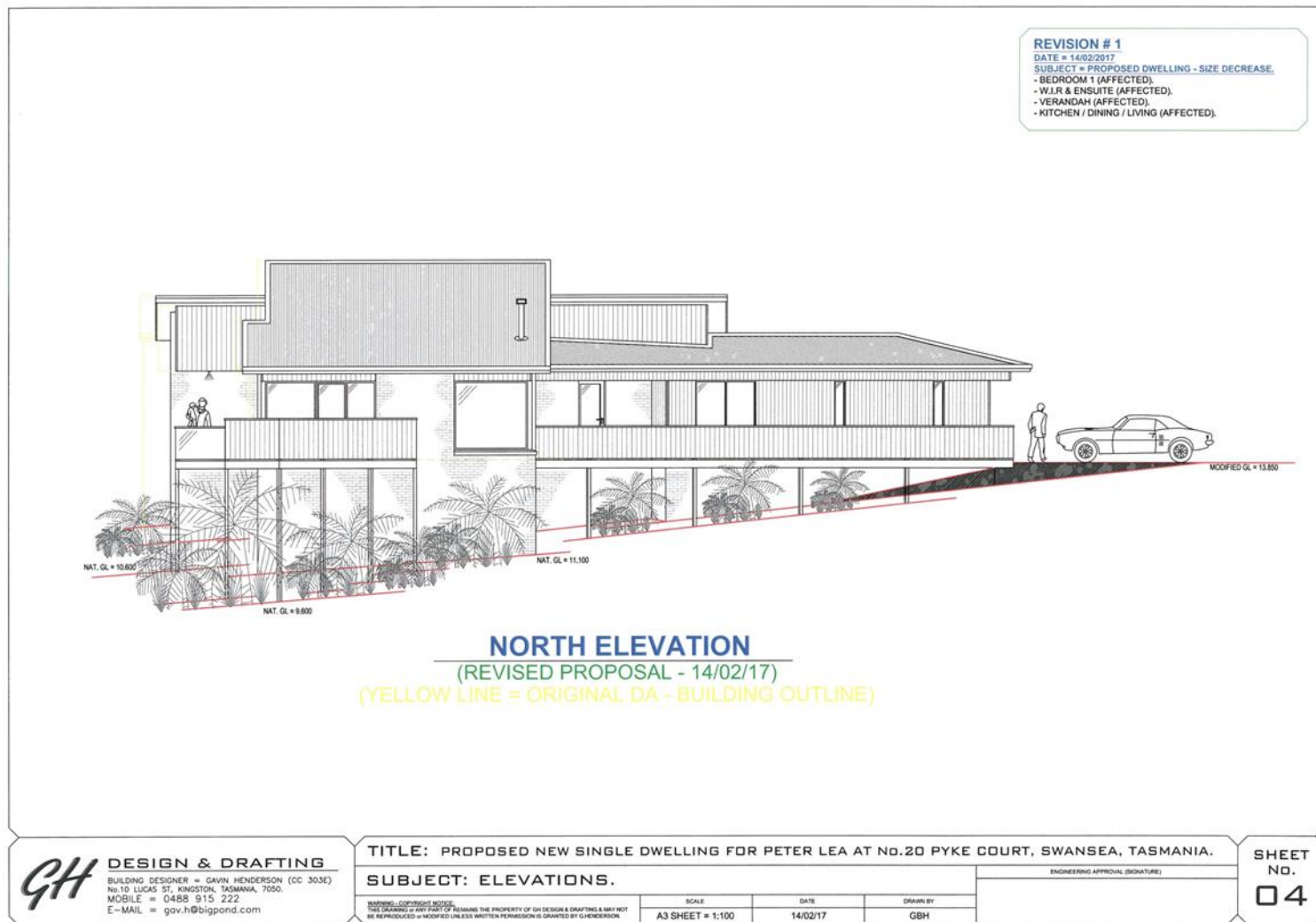
The mediation proposed by the applicant is considered reasonable and appropriate.

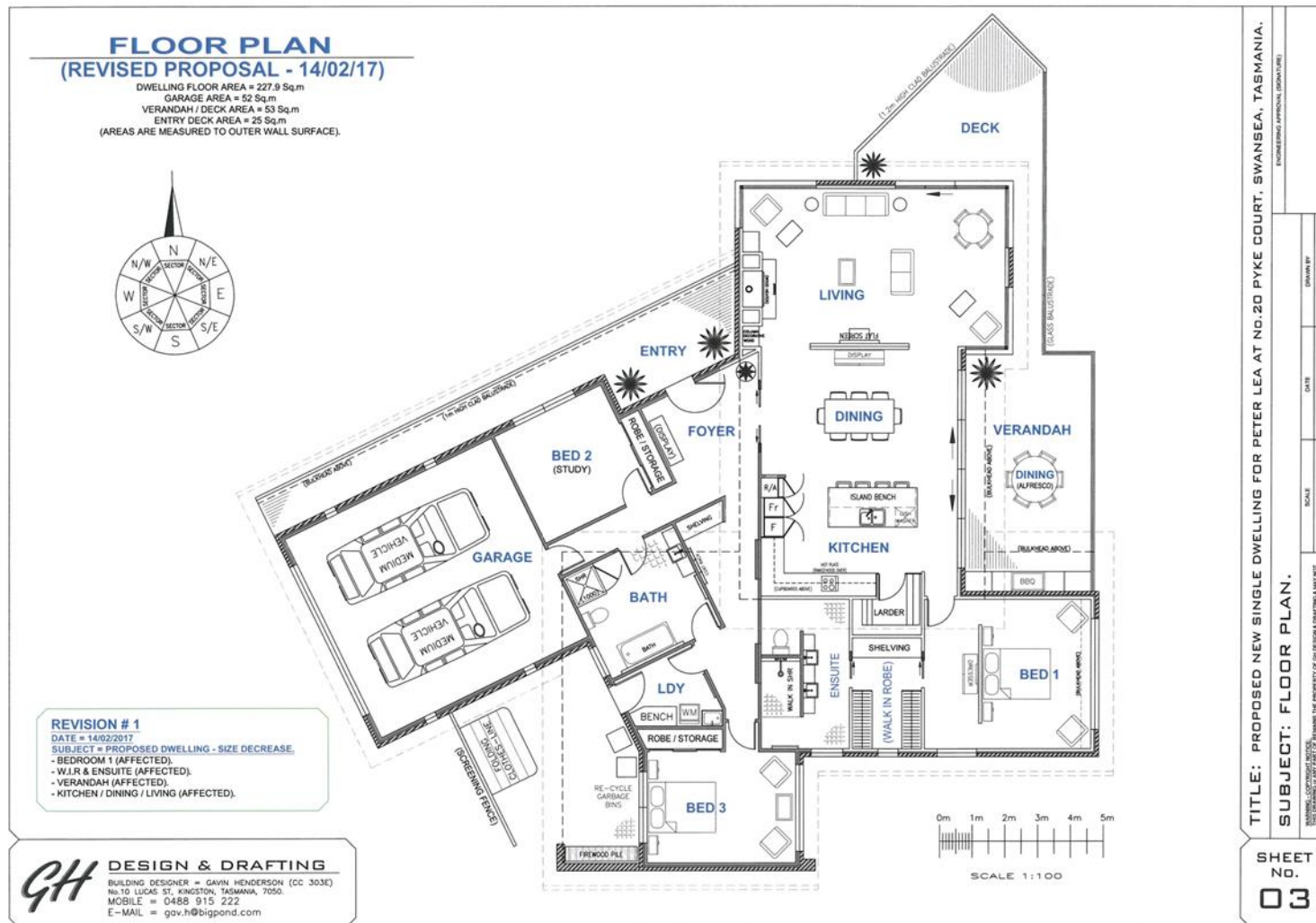
D. RECOMMENDATION

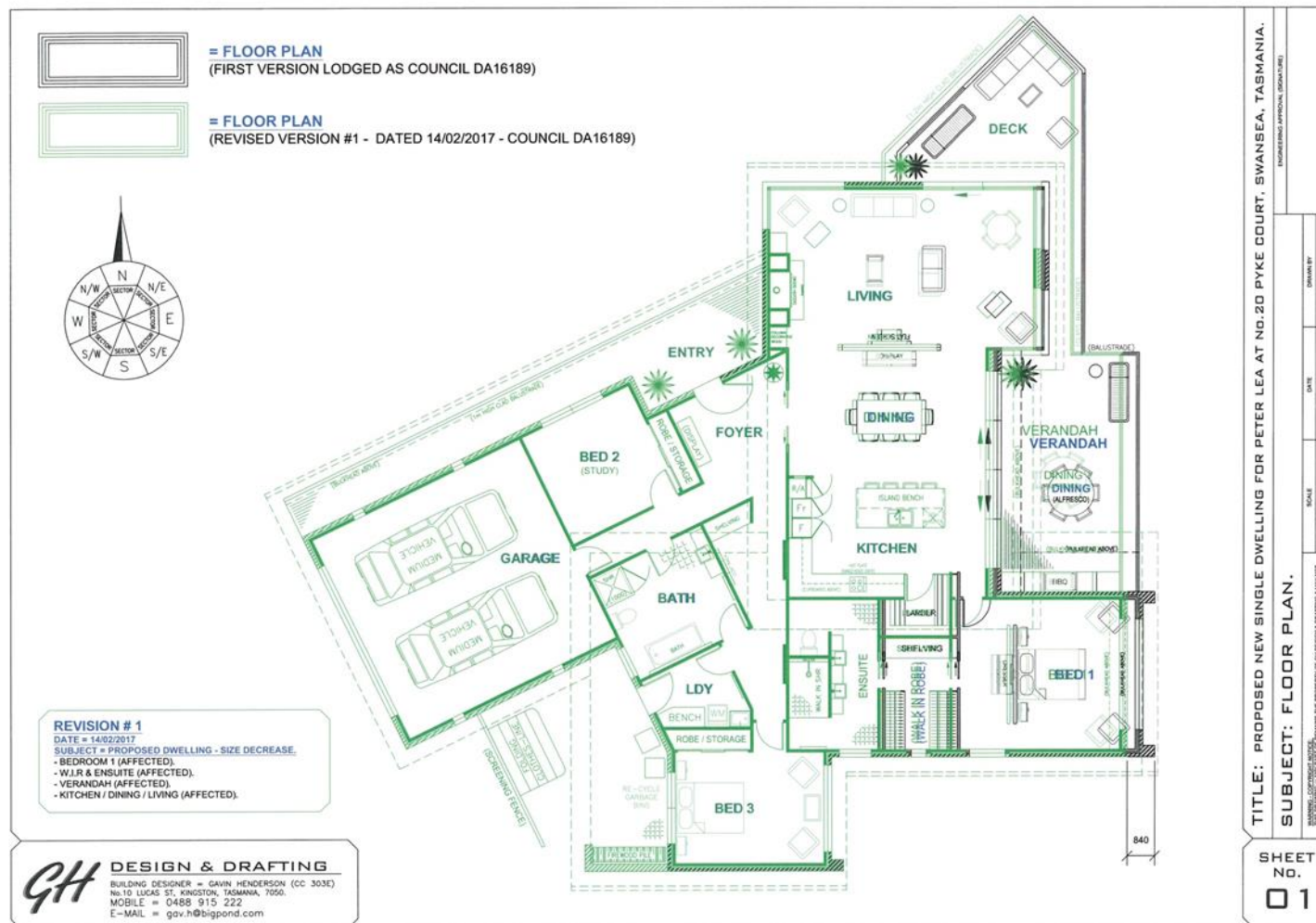
That pursuant to Section 17 of the Resource Management and Planning Appeal Tribunal Act 1993 Council agrees to a consent memorandum being endorsed by Council staff that has the effect of approving DA 2016/189 subject to the revised drawing and to originally recommended conditions of approval.

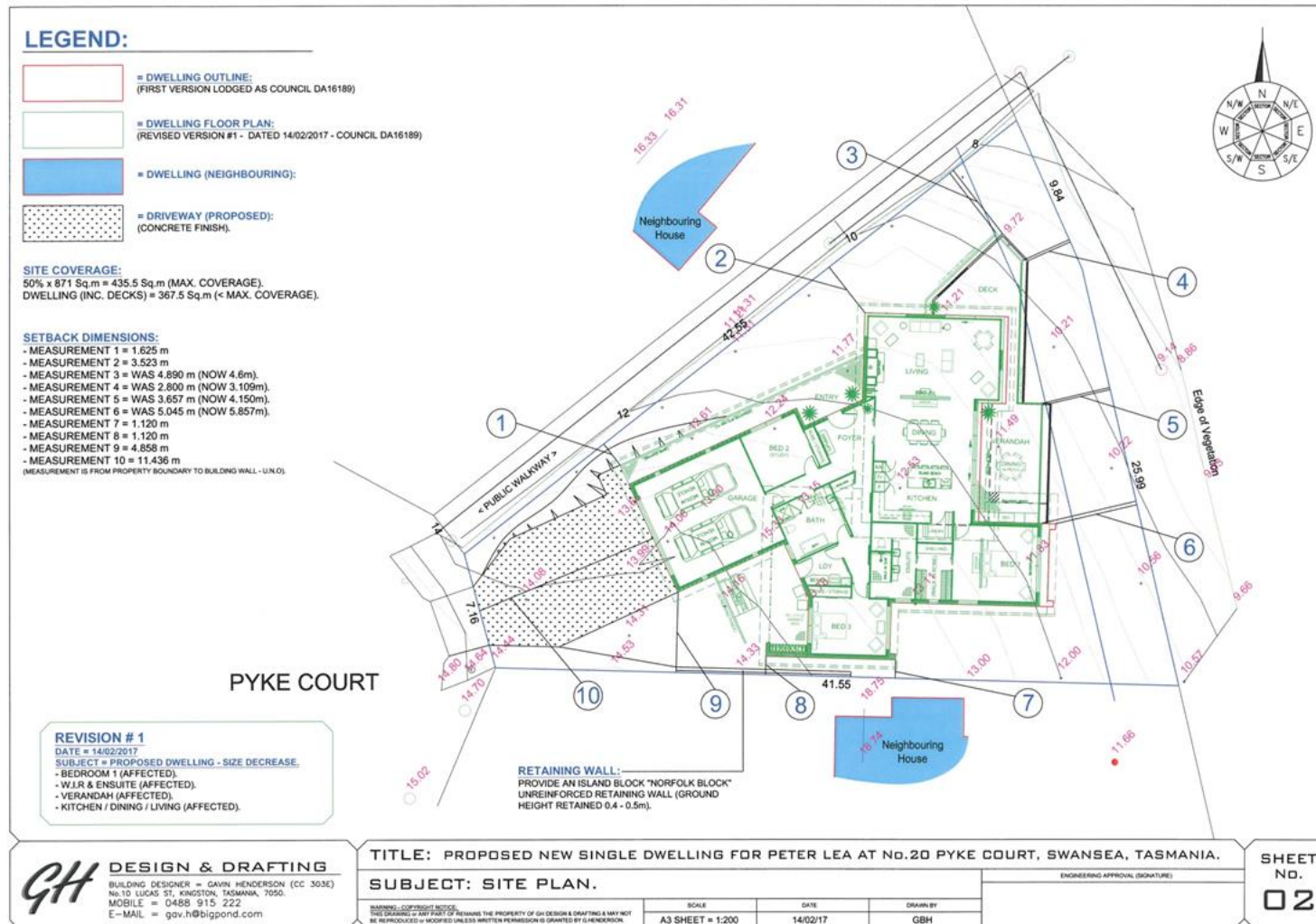












3.2 DA17005 – Fish Van, Triabunna Foreshore (adjacent Spring Bay Hotel)

Planning Assessment Report

Proposal:	Food services with additions and alterations to buildings
Applicant:	C Wilson
Location:	Triabunna foreshore adjacent to Spring Bay Hotel
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Open Space Zone
Application Date:	16 January 2017
Statutory Date:	3 March 2017 (by consent of applicant)
Discretions:	Four
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for the existing food van operation at the Triabunna foreshore including the placement of two shipping container structures to replace the existing van and construction of a low level deck with shade sail coverings to provide seating area of the existing annex.
- 1.2. The application is a discretionary use in the zone and also due to relying on a number of different performance criteria.
- 1.3. Four representations were received. One representor provided two submissions.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The key planning issue is in relation to car parking for the use. The use is reliant on public car parking nearby. The need to upgrade car parking has been identified and Council officers are currently seeking plans for a revised layout catering for all users of the car park. The reliance on public car parking nearby is considered appropriate.
- 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 2017 / 00005.
- 2.2. This determination must be made no later than 3 March 2017, which has been extended beyond the normal statutory timeframe with the consent of the applicant.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

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

4. Relevant Background and Past Applications

- 4.1. Nil

5. Site Detail

- 5.1. The site is located at the Triabunna foreshore generally adjoining the Spring Bay Hotel, and is within the Open Space Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The development is contained within a 266m² lease of Crown land south-west of a crossover and gravel driveway leading to the rear of the Spring Bay Hotel. The site is a relatively flat grassed area with the existing food van and seating.
- 5.3. The site adjoins Local Business zoned properties to the north (Spring Bay Hotel) and west (a private dwelling). The marina and car parking area is within the Open Space Zone

- 5.4. The site is fully serviced.



Figure 1: An aerial photograph of the subject area.

6. Proposal

- 6.1. Planning approval is sought for the existing food van operation at the Triabunna foreshore including the placement of two shipping containers and construction of a low level deck with shade sail coverings to provide seating area of the existing annex.
- 6.2. The shipping containers are proposed to be aligned side by side and located between the existing annex and adjoining fenceline. The containers will provide kitchen and storage areas with a total footprint of approximately 50m². The site currently contains one shipping container with a van in front of this, and essentially the proposal would see the van replaced with a second container.
- 6.3. The bulk of the remaining lease area is to be developed by a low level deck. The shape of the deck is irregular but is generally 20m x 8m in dimensions. Provision is made for two shade sails. The deck is to provide seating for five fixed bench seats each generally 4.8m. The edge of the deck will be fenced by a combination of two fencing types: one made of 1.2m high x 1.2m wide glass panels and the other made of 0.9m high x 1.2m wide glass panels on top of 0.9m high x 1.2m wide timber panels.

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.
- 7.2. The following provisions are relevant to the proposed use and development;
- Open Space Zone
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
- 7.3. The proposal complies with all applicable acceptable solutions other than the following where the proposal is reliant on the associated performance criteria.

		Acceptable Solution Requirement	Proposed
1	Use Clause 19.2	Food services is a discretionary use in the Open Space Zone.	The outbuilding has a zero setback to the street.
2	Discretionary use Clause 19.3.5	<i>No acceptable solution provided.</i>	All discretionary use must satisfy a performance criteria that considers how the use supports uses that are permitted in the zone.
3	Car parking spaces Clause E6.6.1 A1	15 spaces for each 100m ² of floor area or 1 space for each 3 seats, whichever is the greater. Assuming 40 seats provided, 1 per 3 seats equates to 14 spaces. This is the lesser amount of 15 spaces for 100m ² of floor area (which by definition excludes the deck area). Thus 15 spaces is the acceptable solution requirement.	Nil spaces proposed. There is room for one staff space to the side of the containers.
4	Bicycle parking spaces Clause E6.6.4 A1	1 employee space per 100m ² of floor area available to the public and 1 customer space per 50m ² of floor area, equating to 2 spaces in total.	Nil spaces proposed.

7.4. Discretion 1 & 2 – Use

- 7.4.1. Food Services is a discretionary use in the zone. The scheme provides the following performance criteria for discretionary uses:

Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.

- 7.4.2. The Open Space Zone applies to the foreshore throughout Triabunna and includes the Marina area. The number of commercial, recreational and tourist based vessels in the Marina brings a large number of persons in the area on a daily basis. The provision of food services provides a service that supports the use of the area.

7.5. **Discretion 3 – Car parking spaces**

- 7.5.1. The acceptable solution in the planning scheme is to provide 15 car parking spaces. The car parking code requires 15 spaces for each 100m² of floor area or 1 space for each 3 seats, whichever is the greater. Assuming 7 people per bench seat (32 seats in total), 1 per 3 seats equates to 11 spaces. This is the lesser amount of 15 spaces for 100m² of floor area (which by definition excludes the deck area). Thus 15 spaces is the acceptable solution requirement.
- 7.5.2. The car parking code uses the same calculation of car parking demand for all forms of food services use which include restaurants and take-aways despite obvious differences between such businesses.
- 7.5.3. It is highly doubtful that the planning scheme's acceptable solution requirement realistically represents likely car parking demand for a venue of this kind. Council's former planning scheme required 1 space per 15m² of floor area. The floor area is made up of 22.5m² of annex 59.5m² of shipping containers. The requirement under the former scheme would have been 6 spaces.
- 7.5.4. Estimating the demand for car parking generated by this activity is complicated by the overlap between other businesses in the area. For instance, patrons of the fish van are often patrons of other business in the marina.
- 7.5.5. Car parking is sometimes limited in the area. Council has engaged consultant advice on future car parking provision pending the completion of marina upgrades. Whilst no plan of works is yet available the initial consultant advice is that sufficient car parking can be accommodated in the area for all current and future users. Users of the marina make no direct contribution to costs of car parking.
- 7.5.6. The performance criteria provides:

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

- (a) *car parking demand;*
- (b) *the availability of on-street and public car parking in the locality;*
- (c) *the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) *the availability and likely use of other modes of transport;*
- (e) *the availability and suitability of alternative arrangements for car parking provision;*

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

7.5.7. Of these criteria, (a), (b) and (i) are relevant.

7.5.8. Car parking demand is difficult to estimate. The ratio of 1 space per 3 seats is considered to be the most practicable of the measures provided. On this basis, 11 spaces represents the demand generated by this use. One staff space could be located within the lease boundary however this would be non-compliant in terms of design.

7.5.9. Council Policy *Development Assistance – Parking in Lieu Payments* provides that Council may accept a cash payment in lieu and sets out that such payment may be for a portion of the on-site provision required by the scheme or some other number of spaces determined by Council. The policy also has an expectation that the use shall accommodate half of the spaces generated. Payments shall only be made where Council has agreed to or has already established public parking and where additional car parking can be integrated with the existing arrangements. Amounts are set by the annual fees and charges which are \$3,500 per space.

7.5.10. The need to undertake car park improvements has been previously identified by Council and is driven primarily by the expansion of the marina. The use does contribute to the demand for car parking spaces but to a lesser degree. Users of the marina do not contribute to the future car park upgrades. It is considered inappropriate that this operator, which provides a minor component of the car parking demand in the area, contribute financially to upgrade works.

7.5.11. It is considered that there is and will continue to be adequate public spaces available to provide for the use and that the performance criteria is satisfied.

7.6. Discretion 4 – Bicycle parking spaces

7.6.1. Bicycle parking is not proposed. The performance criteria provides:

The number of on-site bicycle parking spaces provided must have regard to all of the following:

- (a) *the nature of the use and its operations;*
- (b) *the location of the use and its accessibility by cyclists;*
- (c) *the balance of the potential need of both those working on a site and clients or other visitors coming to the site.*

7.6.2. It is considered that any bicycle parking necessary be considered as part of Councils general improvements to car parking in the area.

8. Referrals

8.1. TasWater

8.1.1. TasWater have provided conditions that must be included in any permit granted.

8.2. Council's Technical Officer

8.2.1. Council's Technical Officer has reviewed the application and has no comments or recommended conditions.

8.3. Council's Environmental Health Officer

8.3.1. Council's Environmental Health Officer has no concerns with the proposal.

9. Concerns raised by representors

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

Issue	Response
Traffic congestion.	The representor does not elaborate of the nature of the congestion concern and it is difficult to provide any meaningful comment.
Limited parking, increased traffic and adequacy of roadways	The issue of car parking has been discussed earlier in the report.

Customers using Spring Bay Hotel land as access to Charles Street (via the rear of the hotel) with associated safety concerns. This issue is worse since a crossover was installed as what was irregularly used to trucks now appears to be a lawful and proper access point to the hotel.	<p>There is no legal means of access around the rear of the Spring Bay Hotel. The crossover was installed by Council at the request of the late owner of the Spring Bay Hotel at the time of the Marina redevelopment. There are no concerns with the removal of this crossover and this will be considered as part of Council's future upgrades to the area.</p> <p>The operator of the fish van has issues with dust generated from vehicles using this route.</p>
Lack of toilet facilities on site and adequacy of Council's facilities. Why should rate payments from businesses be used to support a competitor?	<p>The provision of amenities for the business is a matter ultimately determined by a building surveyor who is tasked with implementing the National Construction Code. The application is made to Council on the basis that no facilities are necessary given public facilities nearby.</p> <p>Council intends to upgrade the existing toilet facilities to address general increase in usage of the area and to provide higher service levels.</p> <p>It should be noted that as this issue is a matter regulated by the National Construction Code, Council is precluded by the Building Act 2016 from conditioning any planning permit to stipulate any related condition.</p>
Blocking of access to 19 Esplanade West, Triabunna. Conflict with pedestrians.	<p>Images have been provided to Council of vehicles park over the entrance to the side road that in turns provides access to this property. It is difficult from the images to determine if the vehicles were for patrons of the fish van business.</p> <p>It is considered unreasonable to lay fault on the operator of the business for behaviour of their customers.</p> <p>There is a risk that pedestrians would not anticipate car movements from the road that provides access to this property as the road is not well utilised. Council's upgrades should have regard to this issue.</p>
The original approval process.	The business was originally permitted via a road-side vendor's licence in the current Crown Land Lease site.
Changes to drainage causing sewerage discharge.	The nature of the event is not known however it is understood that the matter is now rectified.
Visual impact.	It is considered that the proposal will have a positive contribution to the appearance of the area.
Loss of property values of 19 Esplanade West.	<p>Impact to property values are difficult to establish even where specifically assessed by qualified valuers. This property is zoned Local Business. Patronage could well have positive impact on market value.</p> <p>Irrespective of the above, values are not a relevant matter for consideration.</p>
Comments on the operator.	Views on the behaviour of individual people are not relevant matters for consideration.

Hours of operation.	The specific nature of the concern with hours of operation is not provided in the representation and it is difficult to provide any meaningful comment.
Noise and odour problems.	The specific nature of the noise and odour problems is not provided in the representation and it is difficult to provide any meaningful comment.
Shipping containers will detract from the appearance of the area.	This concern is partially supported. Some parts of the shipping containers will extend beyond the southern edge of the annex. It is considered appropriate that the containers be suitably painted and partially screened by landscaping. Landscaping should be via pot based plantings given the small space available within the lease
Potential for increased food waste to cause odour and attract seagulls.	The proposed deck arrangement would likely ensure customers eat within the lease boundaries and it is considered that the operator can adequately manage this land.
Risk of LPG storage.	The operator will need to appropriately manage this to comply with workplace safety requirements.
Existing premises should be used rather than a food van.	This is not a relevant matter for consideration. The planning scheme provides no ability to consider alternatives to what is proposed and the application must be either approved or refused based on the information submitted with the application.

10. Conclusion

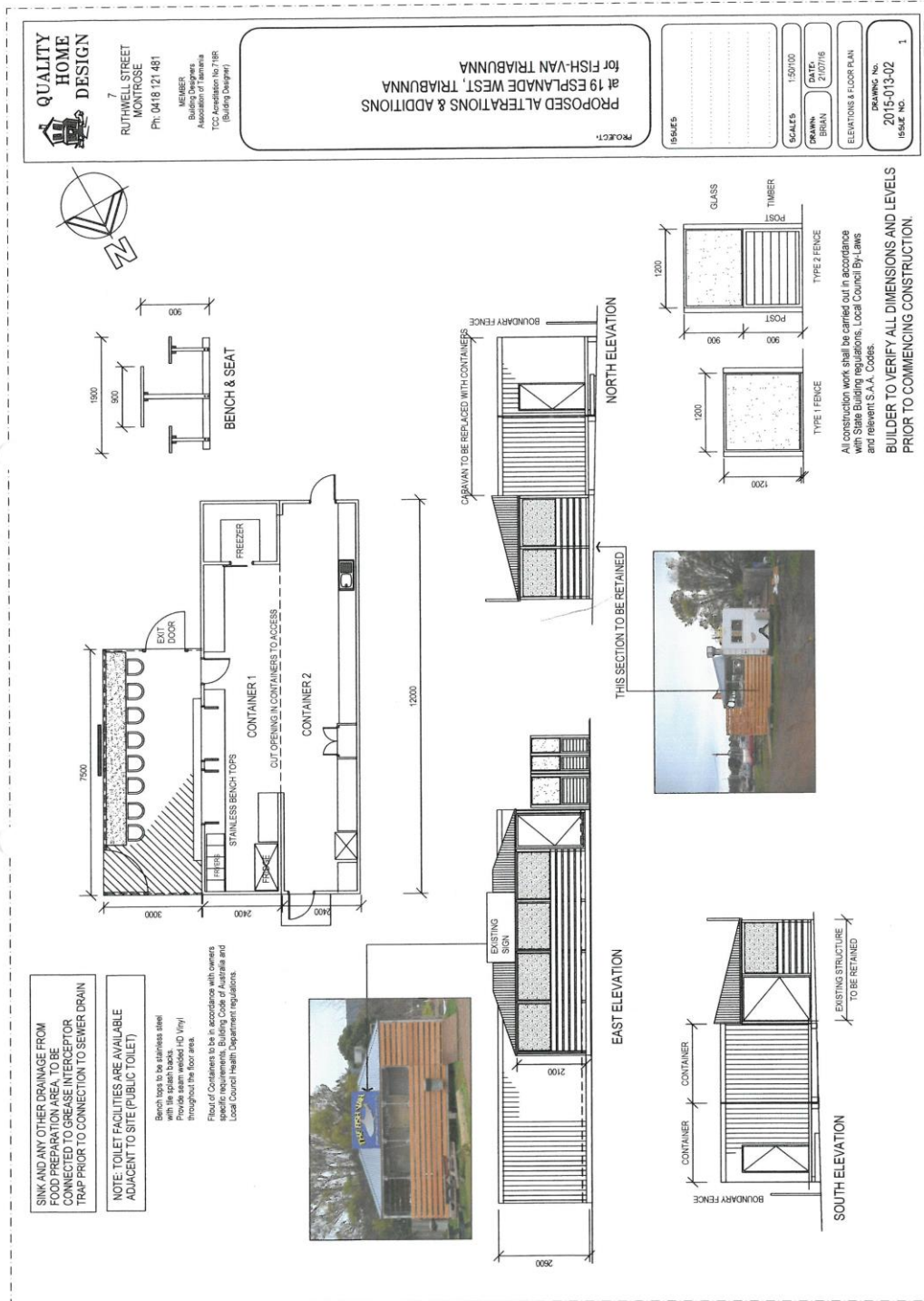
10.1. The application satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for approval.

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 food services with additions and alteration to building at the Triabunna foreshore (DA2017/00005), be APPROVED subject to the following conditions:
 1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
 2. The shipping container must be one colour and must not show any logos or shipping information. If necessary both containers must be painted within one week of being placed on site.
 3. Signage must not be illuminated.
 4. The operator must maintain the site in a clean and hygienic manner to the satisfaction of Council's General Manager.

5. The shipping containers shall be partially screened as viewed from the marina by landscaping, either in ground or pot-based plantings, which must be placed within 3 months of the two shipping containers being placed on site or alternatively be re-clad in timber slats or equivalent to the satisfaction of Council's General Manager.
6. Plans and specifications demonstrating compliance with conditions 2 and 5 must be submitted to Council's General Manager prior to the commencement of construction works for the deck or the placement of the second shipping container.





LOCALITY PLAN

PLAN OF SURVEY

CPR9828

LOCALITY PLAN
SCALE 1:2500

Lot 1

SPRING BAY

MELBOURNE STREET

CHARLES ST

ESPLANADE

WEST

ESPLANADE EAST

TASMAP 5629 - TRIABUNNA

(C183 L.O.)

(D35878 L.O.)

(P5549 L.O.)

(P200000 L.O.)

(S5329 L.O.)

19 ESPLANADE
PID: 5971279

Lot 1
266 m²

NEW 20mm ID WATER
CONNECTION & METER
BY TASWATER.

NEW DN100 SEWER
CONNECTION BY
TASWATER.

DN100 WATER MAIN

150mm SEWER

ESPLANADE WEST

1:300

Metres

Co-ords M.G.A.

Luke Downham
Surveyor

16/10/2014

INFORMATION AND LAND SERVICES - DEPARTMENT OF PRIMARY INDUSTRIES, PARKS, WATER & ENVIRONMENT

Locality TRIABUNNA

Municipality GLAMORGAN-SPRING BAY

Situate in the TOWN OF TRIABUNNA

CROWN LEASE PURPOSES

GDA

Inter sheet

TRIABUNNA

1:25000 map sheet

5629

SURVEY REFERENCE		PLAN AMENDED		The plan of survey is correct for the purpose required and may be acted upon.	CPR No. 9828 F.B. No. 9328
Plan No.	80406	Drawn by	Preli		
Commenced	24/07/2014	Authority	Authority		
Completed	24/07/2014	Approved	Date		
No.	218085	Drawn by	Preli	Surveyor General	
AD No.	G18201400051	Authority	Authority	Date	16/10/2014
Gazetted		Approved	Date		
No.					



3.3 SA16016 – 24 Lot Subdivision, 41 Happy Valley Rd, Spring Beach

Planning Assessment Report

Proposal:	24 Lot Subdivision
Applicant:	JMG Engineers and Planners
Location:	41 Happy Valley Road, Spring Beach with bushfire management on adjoining land (CT42561/1) to the south
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Low Density Residential Zone
Application Date:	6 October 2016
Statutory Date:	3 March 2017 (by consent of applicant)
Discretions:	Seven
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for a 24 lot subdivision at 41 Happy Valley Road, Spring Beach with works to the adjoining land to the south.
- 1.2. All subdivision applications are discretionary. The application also relies on a number of different performance criteria.
- 1.3. Six representations were received as well as one late submission.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The key planning issues relate to the design of the subdivision and infrastructure including roads and stormwater. The proposal satisfies all relevant provisions of the planning scheme.
- 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 SA 2016 / 00016.
- 2.2. This determination must be made no later than 3 March 2017, 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.
- 3.3. The land drains to an existing culvert in Rheban Road and eventually discharges in the vicinity of the car park adjacent to the beach and near the public toilets. Council will shortly replace the nearby bridge on Rheban Road and realign the road which will see an improvement to the drainage network downstream of the site. As this work is budgeted for and is necessary irrespective of the subdivision no contribution from the developer is considered necessary.

4. Relevant Background and Past Applications

- 4.1. A previous staged subdivision application was approved in 1992 for 18 lots of which 2 lots have been created.

5. Site Detail

- 5.1. The site is located at 41 Happy Valley Road, Spring Beach, and is within the Low Density Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is 7.3ha in size located behind existing low density development along Happy Valley Road and Rheban Road. The site has a 22m frontage to Happy Valley Road located between two lots that were subdivided from the site under a 1992 subdivision permit. This permit, which remains valid and lawful, provided for 18 lots with a comparable road design. The site also has a 3m frontage to Rheban Road via a strip of land that current provides right of way for the Spring Beach Holiday Villas complex for pedestrian access.

- 5.3. The land has an east to north-east aspect with a typical gradient in the order of 1 in 11. The land is vegetation with native woodland and forest vegetation. Large areas of the site have had much of the understorey removed or modified by regular slashing. The site is vacant.
- 5.4. Consistent with the Triabunna / Orford Structure Plan the land is zoned Low Density Residential. The zoning under the previous scheme was future residential.
- 5.5. The Biodiversity Protection Area applies to a small area along the western and southern boundary and to a small area along the northern boundary. No other overlays apply to the site.
- 5.6. The site does not have reticulated water and sewer. The site is serviced for stormwater via an open drain running along the northern boundary of the Spring Beach Holiday Villas site. Fixed line NBN infrastructure is currently being rolled out.



Figure 1: An aerial photograph of the subject area.

6. Proposal

- 6.1. Planning approval is sought to create 24 lots. Most lots are 2500m² in size excluding lots 21 and 22 which are less than 2000m² and the balance lot which is close to 1ha in size.
- 6.2. A new public road is proposed of approximately 370m length which will provide access to all lots and will terminate in a cul-de-sac. An 18m wide right of way is proposed through the balance lot in order to provide future road connectivity to the adjoining land in the same zone.
- 6.3. A drainage easement is proposed along the northern boundary. This easement would provide existing lots off Happy Valley Lane with a lawful means of stormwater discharge and capture surface run-off from these lots.

This leads to an existing 3m drainage easement which runs through to Rheban Road.

- 6.4. A footway is proposed from the end of the cul-de-sac through to Rheban Road. The existing lots within the Spring Beach Holiday Villas complex have a right of way and drainage easements over part of this proposed footway.

- 6.5. The application is supported by the following:

- 6.5.1. Planning report prepared by JMG Engineers and Planners dated September 2016

- 6.5.2. Geotechnical Assessment prepared by William C Cromer Pty Ltd dated 29 September 2004 and addendum dated 27 May 2016.

This assessment identifies that each lot is suitable for onsite wastewater management by standard trenches or aerated wastewater management systems and that each lot is suitable for building.

- 6.5.3. Concept services report prepared by Ross Cumming Engineering dated 31 May 2016

This report proposes a standard 5.5m wide sealed road surface with 0.5m wide gravel shoulders with minimal (less than 0.5m) cut and fill with stormwater drainage via road table drains and open drains. No significant constraints on service provision were identified. The additional hardstand area has been calculated as having a minor (2%) increase in peak 20 year storm flows from the land.

- 6.5.4. Natural Values Assessment prepared by North Barker Ecosystem Services dated 6 December 2016.

The assessment identifies that the site contains two native vegetation communities both of which are listed under the Nature Conservation Act 2002. These communities are substantially larger in area than the Biodiversity Protection Area, which applies to particularly small areas of the site only. The condition of the vegetation communities is mixed with much of the site being regularly slashed for a number of years. The site provides habitat for a number of threatened species and may require approval under the *Threatened Species Protection Act 1995*.

- 6.5.5. Bushfire Report prepared by JMG Engineers and Planners dated December 2016.

The bushfire report shows that each lot is suitable for development. It shows that dwellings can be built to the BAL 19 construction standard if setback between 23m and 27m from boundaries. Any building closer would need a separate bushfire hazard management plan in the future.

The report identifies the need for a temporary permit fire trail to be constructed on the adjoining land to the south.

Section 51 (2) of LUPAA provides that a Planning Authorities must accept any bushfire hazard management plan certified by an accredited person.

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.
- 7.2. The following provisions are relevant to the proposed use and development;
 - Low Density Residential Zone
 - E1.0 Bushfire-Prone Areas Code
 - E5.0 Road and Rail Asset Code
 - E7.0 Stormwater Management Code
 - E10.0 Biodiversity Code
- 7.3. The proposal complies with all applicable acceptable solutions other than the following where the proposal is reliant on the associated performance criteria.

		Acceptable Solution Requirement	Proposed
1	Lot frontage Clause 12.5.1 A3	Frontage of 30m.	Lots 8 – 13, 23 and 24 have less than 30m frontage.
2	Internal lot Clause 12.5.1 A4	No internal lot.	Lot 20 is an internal lot.
3	New road Clause 12.5.2 A1	No new roads.	All new roads must be assessed against the performance criteria.
4	Ways and open space Clause 12.5.3 A1	The provision of ways and open space is assessed against the performance criteria in all subdivisions.	A walkway is proposed.
5	Traffic	Increase in traffic is no less than 20% or 40 vehicle movements per day.	Approximately 185 additional vehicle movements per day.
6	Stormwater	Subdivision of more than 5 lots is subject to the performance criteria.	Stormwater is proposed via a series of road table drains and open drains and will achieve stormwater targets for quantity and quality.
7	Biodiversity Code	The Code requires all subdivision within the overlay to be assessed against the performance criteria.	

7.4. Discretion 1 – Lot frontage

7.4.1. Lots 8 – 13, 23 & 24 have less than 30m frontage. The relevant performance criteria provides:

The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than 6 m.

Lots 8 to 13 are located at the cul-de-sac turning head. It is not possible for lots at the turning head to have compliant frontages in a cul-de-sac based road design, and there is no practical alternative to the road as proposed. Vehicular access is considered reasonable and only lot 12 has the minimum 6m frontage.

Lots 23 and 24 have 15m and 10m frontage respectively which provides reasonable vehicular access.

7.5. Discretion 2 – Internal lots

7.5.1. Lot 20 in an internal lot. The relevant performance criteria provides:

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.*

7.5.2. Lot 20 is designed to provide a right of way in favour of the adjoining land in order to facilitate future road connectivity. If a road is built the lot will no longer be an internal lot. This is a practical approach to the issue of providing for future road connectivity and raises no concerns.

7.5.3. Discretion 3 – Road Design

The relevant Performance Criteria states:

The arrangement and construction of roads within a subdivision must satisfy all of the following:

- (a) *the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;*
- (b) *the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority;*
- (c) *the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;*

- (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;*
- (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;*
- (f) connectivity with the neighbourhood road network is maximised;*
- (g) the travel distance between key destinations such as shops and services is minimised;*
- (h) walking, cycling and the efficient movement of public transport is facilitated;*
- (i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;*
- (j) multiple escape routes are provided if in a bushfire prone area.*

It is considered that the cul-de-sac based design is the only practical option given the dimensions of the lot and the surrounding development. The road will be constructed to a standard rural sealed road and will provide a suitable means of access. Connectivity with adjoining land has been provided for.

It should be noted that the requirement for multiple escape routes is not a requirement of the bushfire hazard management code. The code, being more specific, overrides the general zone standards where there is a conflict.

7.5.4. Discretion 4 – Ways and Open Space

The relevant Performance Criteria state:

The arrangement of ways and public open space within a subdivision must satisfy all of the following:

- (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;*
- (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;*
- (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;*
- (d) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;*
- (e) topographical and other physical conditions of the site are appropriately accommodated in the design;*
- (f) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;*

- (g) *new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:*
- (i) *the width of the way;*
 - (ii) *the length of the way;*
 - (iii) *landscaping within the way;*
 - (iv) *lighting;*
 - (v) *provision of opportunities for 'loitering';*
 - (vi) *the shape of the way (avoiding bends, corners or other opportunities for concealment).*
- (h) *the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.*

And

Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

The subdivision layout includes a walkway from the proposed road network through to Rheban Road. No other open space is proposed. The opportunity to provide land for open space is considered minimal given the siting of the site and no need for open space, other than for connectivity, has been identified as necessary. The larger nature of lots in the area place less demand on public open space as much recreation opportunities can be provided within each lot or may be preferred to be provided in a coastal location.

Consistent with Council policy it is recommended that any permit granted include a condition to require cash in lieu of open space for each lot within the subdivision. This condition however needs to be restricted as the subdivider has previously paid a contribution for the earlier approval. This is reflected in the proposed condition.

7.6. Discretion 5 – Traffic

7.6.1. The relevant performance criteria is:

Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) *the increase in traffic caused by the use;*
- (b) *the nature of the traffic generated by the use;*
- (c) *the nature and efficiency of the access or the junction;*
- (d) *the nature and category of the road;*
- (e) *the speed limit and traffic flow of the road;*

- (f) *any alternative access to a road;*
- (g) *the need for the use;*
- (h) *any traffic impact assessment; and*
- (i) *any written advice received from the road authority.*

7.6.2. There are no identified constraints with Happy Valley Road that give rise to concerns with the capacity to accommodate additional traffic movements. The new road and junction will be designed to meet current standards and which satisfy all relevant provisions in the planning scheme, including sight distance.

7.7. **Discretion 6 – Water Sensitive Urban Design**

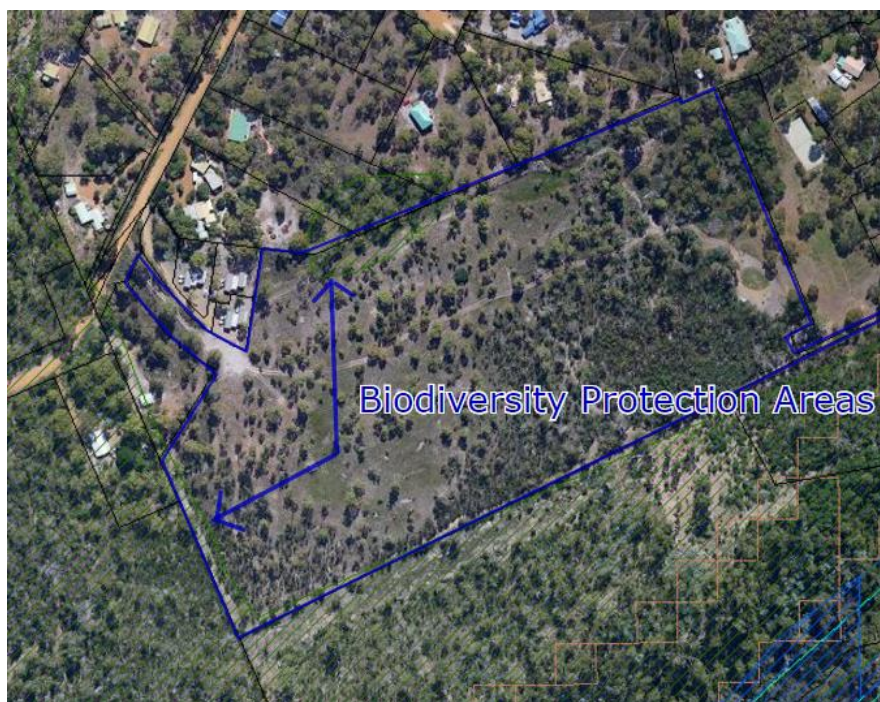
7.7.1. As the subdivision involves more than 5 lots, the following performance criteria is applicable:

A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.

7.7.2. The concept servicing report shows that quality and quantity targets can be achieved via the proposed open drain network.

7.8. **Discretion 7 – Biodiversity Code**

7.8.1. The Biodiversity Protection Area applies to three small areas of the site that represent, in total, a minor proportion of the site, as shown below.



- 7.8.2. The Biodiversity Protection Area is based on State Government mapping (TASVEG), which is the best available mapping. Nevertheless, it is well known that the mapping is not accurate or reliable.
- 7.8.3. The Natural Values Assessment identifies two different vegetation communities on the site, both of which are listed in the *Nature Conservation Act 2002*. These communities apply throughout the site. The communities are E. amygdalina forest and woodland on sandstone which applies for the majority of the land, and E. viminalis coastal forest which is contained in the south-east corner.
- 7.8.4. As such, there is a conflict between the statutory requirements of the planning scheme, which apply to a minimal area only, and the conditions on grounds which show a broader extent of native vegetation. The Biodiversity Code applies only to the area of the Biodiversity Protection Area. The provisions of the Code cannot apply outside the Biodiversity Protection Area.
- 7.8.5. The Biodiversity Code requires values to be classified as high, medium or low. The two vegetation communities are high values. The relevant performance criteria is:
- (c) *if high priority biodiversity values:*
- (i) *development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;*
 - (ii) *impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;*
 - (iii) *remaining high priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;*
 - (iv) *special circumstances exist;*
 - (v) *residual adverse impacts on high priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Councils Authority 2013 and any relevant Council policy.*
- 7.8.6. The subdivision layout minimises impact to the Biodiversity Protection Area as the lots can be developed and maintained without encroaching into these areas with the exception of the temporary fire perimeter trail on land to the south. The perimeter trail will largely be re-established and formalised rather than created. The area of the Biodiversity Protection Area is small and any loss is considered to be insignificant. The land has been identified and zoned for residential

development. Most lots are 1000m² for than the minimum for the zone and each lot could maintain some vegetation.

7.8.7. Referrals to Councils NRM Unit and the State Government are detailed later in the report. It is evident that the loss of values identified is not significant.

7.8.8. The development may be subject to requirements under other legislation including the *Threatened Species Protection Act 1995*.

8. Referrals

8.1. TasWater

8.1.1. The application was not referred to TasWater.

8.2. Department of State Growth

8.2.1. The application was not referred to the Department.

8.3. Councils NRM Department

8.3.1. Councils NRM Department have recommended that a number of conditions be included in any permit granted. NRM also referred the application to the relevant State Government agency who provided the following comments.

Thank you for the request for advice and the opportunity to provide feedback on the above proposal. The Policy and Conservation Advice Branch (PCAB) has assessed the information provided including the report by North Barker Ecosystem Services dated 16 January 2017 and has the following comments.

Flora

The North Barker report did not find any threatened flora species on site and therefore, no further action is required.

Fauna

The North Barker report has determined that whilst the property contains potential habitat for several threatened fauna species, there is no suitable denning or nesting habitat on the property. Therefore, the impact to threatened fauna is considered to be very low and no further action is required.

Threatened Native Vegetation

The property supports threatened native vegetation communities Eucalyptus amygdalina forest and woodland on sandstone (DAS) and Eucalyptus viminalis – Eucalyptus globulus coastal forest and woodland (DVC). PCAB can advise that based on vegetation mapping that the loss of this small amount of these communities due to the proposed development will not represent a significant impact but would recommend minimising vegetation clearance where practicable to minimise loss.

Weeds and Diseases

A number of weeds declared under the Weeds Management Act 1999 occur on, or nearby, the property. These include Pampas grass (Cortaderia spp.), Spanish Heath (Erica lusitanica) and Blackberry Rubus fruticosus. It should also be noted that the plant fungal disease

Phytophthora cinnamomi (root rot) occurs within 1000 m of the property. PCAB recommends that the DPIPWE (2015) Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania be adhered to during any development activities to prevent the spread of any weeds and that any weeds present on the property be properly managed. The guidelines can be found at:

<http://dpiuwe.tas.gov.au/Documents/Weed%20%20Management%20and%20Hygiene%20Guidelines.pdf>

8.4. Council's Technical Officer

- 8.4.1. The application has been referred to Council's Technical Officer, who has provided the following comments which are reflected in the recommended permit conditions.

The subdivision involves the creation of 24 low density residential lots on a vacant parcel of land south at 41 Happy Valley Road, Spring Beach.

All lots will have frontage and gain access from the new cul-de-sac off Happy Valley Rd. The proposal includes provision by means of a Right Of Way for a future road to access the land to the south.

A footway is proposed from the end of the cul-de-sac to Rheban Road. There is an existing gravel path, including some steps, within the walkway at the Rheban Road end. The existing and steps should be upgraded to comply with Council's standards and the remainder of the path constructed.

The subdivision is expected to generate traffic movements of up to 185 AADT.

A Traffic Impact Assessment was not submitted with the application. Council have recently upgraded Happy Valley Road and works to improve sight distances at the intersection of Rheban Road by removal of a tree are proposed.

No reticulated sewer or water services are available to the land.

A geotechnical report submitted with the application concluded "There will be an acceptable solution to on-site wastewater management to each of the lots."

A Concept Services Report prepared by Ross Cumming Engineering was submitted with the application. The report addressed roads and stormwater control.

The applicant proposes a rural style sealed road with a 5.5m sealed width with gravel shoulders and open drains as per Councils Standard Drawings. The report determined that the road design can comply with Council design standards. The report states that the use of grass and stone lined table drains "reduces the concentration of stormwater runoff and will eliminate end of pipe impact of piped stormwater systems".

Road design will also need to comply with Table E3 of the interim planning scheme. This requires a minimum carriageway width of 7m for a cul-de-sac greater than 200m in length and a cul-de-sac with minimum outer radius of 12m.

A Bushfire report was submitted with the application. The report recommends

compliance with standards in excess of Council's normal minimum standards for road and access construction. Namely 7m minimum carriageway width for the cul-de-sac road, 12m radius for the turning head and 4m min width vehicular accesses. A condition requiring compliance with the Bushfire report is recommended.

No reticulated system is proposed to provide stormwater drainage to the lots. As no reticulated water supply is available to the lots future dwellings will need to collect rainwater for domestic use. Excess stormwater from tanks and impervious areas from future development on the lots will need to be disposed of on site.

A table drain will be provided on the top (southern) side of the proposed road. This will collect overland flow and provide protection to the road pavement. The developer proposes that road runoff will sheet flow to the low side of the adjacent road reservation.

The open drain network will discharge to an existing open drain at the north eastern corner of lot 10 which conveys runoff via an open drain through private property to Rheban Road. The concept services report concludes that the increase in peak runoff for a 20 year event as a result of the subdivision is insignificant at only 2%.

The applicant concludes that existing open drain from Lot 10 through to Rheban Road is "capable of conveying the flood runoff from the proposed subdivision, including the existing catchment" and that "the development will have no significant impact on downstream infrastructure."

9. Concerns raised by representors

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

Issue	Response
Subdivision does not consider the environmentally sensitive nature of Spring Beach and impact to native flora and fauna, and weeds.	These values have been assessed earlier in the report in relation to the Biodiversity Code. It is noted that the proposal is considered to satisfy the provisions of the performance criteria.
Introduction of domestic pets.	This is not a relevant matter for consideration under the planning scheme.
Groundwater quality and impact to a water bore serving private property and Councils public toilets	On receipt of this representation the applicant was requested to provide a response from William Cromer who authored the Geotechnical Assessment. This advice notes that there is no Tasmanian example of bore's being contaminated by onsite wastewater management system and considered that this is unlikely to happen in this instance.
Stormwater disposal, with flooding and damage to two properties within the Spring Beach Holiday Villas complex over the past 18 months, and risk to bore water	Engineering advice provided with the application strongly suggests that the open drain network will be sufficient for the proposal. Councils engineer supports this view. It is noted that some particularly significant rain events have occurred of late that are significantly above a 1 in 100 year event. The planning scheme requires that a minor (open drain) and

	<p>major (overland flow path) system to be designed to cater for 20 year and 100 year events respectively are recommended.</p> <p>Runoff from the land will change significantly post the subdivision from unmanaged surface runoff to a captured and controlled stormwater network, which will alleviate any issue of flooding. The open drain network will achieve stormwater quality targets set out in the planning scheme and State government policy and will have no risk to groundwater.</p>
Lots should be covenanted to preclude further subdivision or multiple dwelling development.	A covenant to this effect would override the planning scheme and should therefore not be supported.
Multiple escape routes in bushfire prone area and conflict between zone and code provisions	This issue has been discussed earlier in the report. The key consideration is the Section 51 (2) of LUPAA provides that a Planning Authorities must accept any bushfire hazard management plan certified by an accredited person. There is no scope to consider the management plan and it is considered that there is no need to do so.
Application does not acknowledge existing benefitting rights that the Spring Beach Holiday Villas have over the proposed footway.	Noted. Those rights are not adversely impacted by the proposal.
Inconsistencies between the Planning Report and other reports.	Noted. Some reports were revised post lodgement. This does not affect the adequacy of the application to any significant extent.
Inconsistencies in staging between the plan and planning report and uncertainty over whether one stage must be completed before proceeding to another.	Two stages are shown on the plan. Consistent with standard practice any variation to this staging needs to be approved by Councils General Manager to ensure that any implications for infrastructure provisions are considered.
The land to the south should be included and a larger subdivision considered that avoids cul-de-sac.	There is no power to include other land within an application. The scheme requires the provision of connectivity and that has been provided. The subdivision potential of the adjoining land has not been explored however that lot does not have sufficient frontage to Rheban Road to provide a through road. If Two Mile Creek is crossed further south connectivity to Rheban Road could be established but that involves land in a different ownership. In short, the potential to subdivide the subject site without a cul-de-sac is subject to a number of constraints and, if resolvable, would only occur in the long term.
Traffic movements are 185 per day and allow the 40 per day standard of the acceptable solution and therefore the subdivision should be refused.	<p>Each planning scheme standard can be met either by the acceptable solution or the performance criteria. Non-compliance with the quantitative test of the acceptable solution is no sound means for refusal but requires consideration of the performance criteria, which has occurred earlier in the report.</p> <p>In response to this concern the Technical Officer has advised:</p> <p><i>The application relies on the performance criteria. An application does not necessarily need a TIA to demonstrate</i></p>

	<i>meeting the criteria of being safe and not unreasonably impact on the efficiency of the road. The new intersection will be designed to comply with Council standards. Happy Valley Road has recently been upgraded by Council.</i>
Stormwater works to be at the subdividers costs.	Noted.
Visual/privacy impact generally to 308 Rheban Road due to shape of lots 9 and 10 which push buildings to the rear of these lots. Suggestion for boundary nature corridor to protect semi-bush feel of the area and for lot sizes to match adjoining lot sizes.	<p>There is not a consistent lot size in the adjoining area. Some lots in Happy Valley Lane and Happy Valley Road are 5000m² in size yet there are examples of lots less than 2000m². The site also adjoins two strata complexes at Spring Beach Holiday Villas and 39 Happy Valley Road.</p> <p>The planning scheme provides setbacks for future buildings. The bushfire report outlines that significant greater setbacks are necessary for buildings to be built to BAL-19 standard. It is considered that there will be no significant impact to adjoining land through loss of privacy.</p>

10. Conclusion

The proposed 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 a 24 lot subdivision at 41 Happy Valley Road, Spring Beach (SA2016/016), be APPROVED subject to the following conditions:
 1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
 2. The subdivision is to proceed in accordance with the stages shown on the endorsed plans unless otherwise agreed to in writing by Councils General Manager.
 3. The subdivision must be undertaken in accordance with the recommendations and commitments detailed in the following report unless where modified by a condition of this permit:
 - Geotechnical Assessment prepared by William C Cromer Pty Ltd dated 29 September 2004 and addendum dated 27 May 2016.
 - Statement dated 11 February 2017 from William C Cromer Pty Ltd in relation to risk of groundwater quality and nearby operating water bore.
 - Concept services report prepared by Ross Cumming Engineering dated 31 May 2016
 - Natural Values Assessment prepared by North Barker Ecosystem

Services dated 6 December 2016.

- Bushfire Report prepared by JMG Engineers and Planners dated December 2016.
4. 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 lots 1 to 8 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.
 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, and be commensurate with the number of lots in the stage being sealed.
 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.

Natural Resource Management

7. The subdivider must minimise the extent of clearing and disturbance to native vegetation to that indicated in the final planning drawings and required for approved fire management activities.
8. Prior to any works, the subdivider must develop management plans in order to avoid the introduction, spread and establishment of weeds and diseases during construction - refer to DPIPWWE *Weed and Disease Planning and Hygiene Guidelines – Preventing the spread of weeds and diseases in Tasmania* (2015) which can be found at: <http://dpiuwe.tas.gov.au/Documents/Weed%20%20Management%20and%20Hygiene%20Guidelines.pdf>

Transfer of reserves

9. All roads or footways must be shown as "Road" or "Footway" on the Final Plan of Survey and transferred to the Council by Memorandum of Transfer submitted with the Final Plan of Survey,

Easements

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

Services

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.

Drainage

13. The developer is to provide an underground stormwater drainage system capable of accommodating a storm with an ARI of 20 years, when the land serviced by the system is fully developed.
14. The developer is to provide a major stormwater drainage system designed to accommodate a storm with an ARI of 100 years.
15. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with the *Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania* or *The Model for Urban Stormwater Improvement Conceptualisation (MUSIC)* and to the satisfaction of the Council's General Manager.
16. The developer must provide a financial contribution to Council for any necessary upgrade of the stormwater drainage network(s) downstream of the proposed subdivision to provide for the conveyance and treatment of the flows generated by the subdivision and expected future development of the lots. The contribution is to be based on detailed design plans and approved by Council's General Manager. Payment of the contribution must be made prior to the sealing of the Final Plan of Survey for any relevant stage.

ADVICE: The concept services report estimates a 2% increase in peak flows from the subdivision, however this may increase depending on detailed design, in which case a contribution may be required.

Telecommunications and electrical reticulation

17. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.
18. Where electrical and fixed line telecommunications services are provided they must be installed underground to the requirements of the responsible authority unless approved otherwise by Council's General Manager.
19. Prior to the work being carried out a drawing of the electrical reticulation and street lighting, and telecommunications reticulation in accordance with the appropriate authority's requirements and relevant Australian Standards must be submitted to and endorsed by the Council's General Manager.
20. A Letter of Release from each authority confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed, must be submitted to Council prior to the sealing of the Final Plan of Survey.

Roads

21. 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. Roadworks must include -

Proposed Subdivision Road

- a) Minimum road reserve of 18m increased to 25m at the cul-de-sac.
- b) Fully sealed, paved and drained carriageway with a minimum seal width of 5.5m with 0.5m gravel shoulder and 0.5m verge;
- c) Cul-de-sac turning head with a minimum 9.0m radius to the edge of seal; and
- d) Construction of stormwater table drains.

Or as otherwise required by Table E3 of the Glamorgan Spring Bay Interim Planning Scheme 2015, whichever is greater.

ADVICE: Table E3 requires a minimum carriageway width of 7m for a cul-de-sac greater than 200m in length and a carriageway with an outer radius of 12m at the turning head.

22. With the exception of the turning head all carriageway surface courses must be constructed with a two-coat seal in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager unless approved otherwise by the Council's General Manager. The carriageway surface for the turning head must be 10 mm nominal size hotmix asphalt with a minimum compacted depth of 35 mm in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager unless approved otherwise by the Council's General Manager.
23. A vehicle access, with a minimum carriageway width of 4.0m, must be provided from the road carriageway to each Lot.
24. The proposed vehicle accesses must be constructed in accordance with the standards shown on standard drawings TSD-R03-v1 Rural Roads Typical Property Access and TSD-R04-v1 Rural Roads Typical Driveway Profile prepared by the IPWE Aust. (Tasmania Division) and to the satisfaction of Council's General Manager.
25. The vehicular access for all internal lots, including lot 20, must be constructed for the full length of the access strip, to the lot proper, and include:
 - a) 4.0 metre min. width carriageway
 - b) Constructed with a durable all weather pavement
 - c) Sealed Surfaced (minimum 2 coat seal)
 - d) Stormwater drainage.
26. The developer must provide a 1.5m wide footpath and stairs within the footway from the proposed cul-de-sac to Rheban Road to Council standards.

ADVICE: The footpath may be compacted gravel where longitudinal grades are minimal subject to detailed design.

Engineering drawings

27. 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.
28. 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 -
 - (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.
29. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

Water quality

30. A soil and water management plan (here referred to as a '**SWMP**') prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences.
31. 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.
32. 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.
33. 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.

Construction

34. The developer 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.
35. The developer 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.
36. 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

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

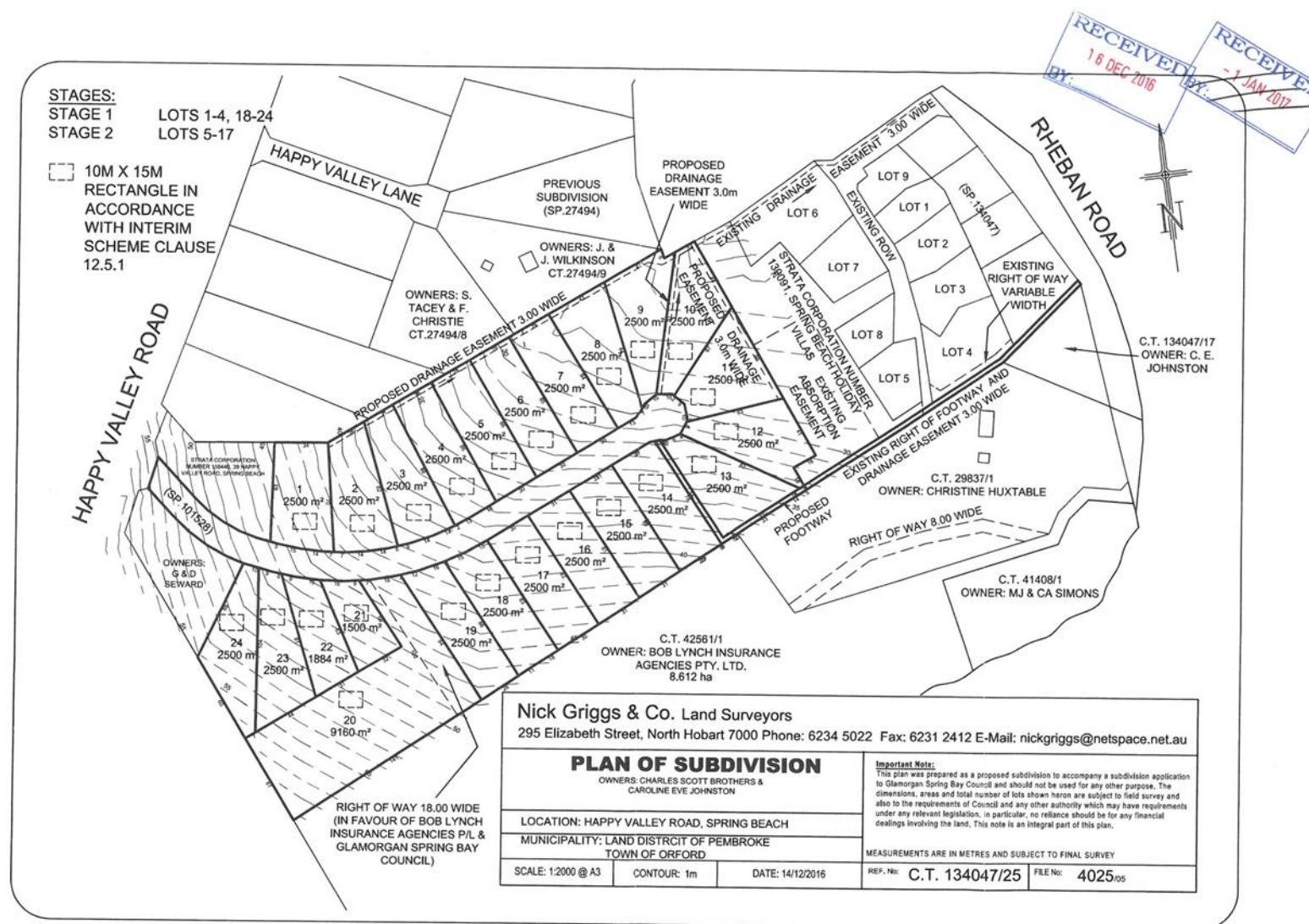
'As constructed' drawings

39. Prior to the works being placed on the maintenance and defects liability period an "as constructed" drawing of all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's General Manager. These drawings and data sheets must be prepared by a qualified and experienced civil engineer or other person approved by the General Manager in accordance with Council's *Guidelines for As Constructed Data*.

Maintenance and Defects Liability Period

40. 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.
41. 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.



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 on Notice)

Mr David Metcalf

General Manager,

Glamorgan /SpringBay Council

Keith Pyke

6 Henry St

Triabunna 7190

30th January 2017

Phone 0478 151 351

Dear David,

Attending and observing the First 2017 Council meeting last Tuesday evening the 24th January it appears this is going to be another interesting year ahead for us all as a Community.

Again Sir, you will note this letter is on notice for the next Council meeting agenda in February, while addressed to you personally, has been cc'd to each of the Councillors for their information and personal follow up if they deem that necessary in their “questions without notice” time at future meetings.

Around October last year 2016, I really only became fully aware of the planning and work being undertaken by Council to review the possibility of the construction of a new dam across the tea tree rivulet running through Twamley Farm at Buckland which then runs on into the Prosser river.

I became aware of water supply issues for the community when I moved here 3yrs ago. I have been informed Brockley Dam could not be made any larger so I can certainly recognise the need to address our water needs well into the future.

I can see also, if the dam, the size proposed, is approved by Council and were to go ahead it could be beneficial to the Community in several ways.

- A) It would guarantee a future water supply for the Community as back up to the current Orford Dam water supply.
- B) With the planned new piping infrastructure from the Orford Dam it would be able to support the future water needs of the Solis Residential Golf Course.
- C) It would then be able to run along Louisville Point across Spring Bay underwater using the current infrastructure that was and is still in place to feed the Woodchip Mill site reservoir, I am then guessing as shown on the aerial map this would become a water source required for the Tassal Farm Proposal in Okehampton Bay if it were to go ahead also. *(David Metcalf) There would need to be a new pipeline. The existing pipeline is owned by TasWater and delivers potable water.*

I observed at the Council meeting many people asking numerous questions of you and the Council about the proposed dam and costings. I was pleased to see a written report from you also in the agenda for Council's Water Management plan at the meeting.

(2)

Whilst I am pleased to note information is now coming through, as you approve it to be released I still have a great concern over the processes and steps that Council is allowing you to follow! To achieve the outcome of the recommendation in your report, not a lot of answers were forth coming between you, the Councillors or the public at question time last Tuesday night. *(David Metcalf) These are your comments. I have released as much information as is known at the time*

Sometimes the answers you provide, are like the Gospel according to Tassal! because almost every answer you made to a question from the Councillors or the public was referred back to Tassal's letters or communications that you receive. Do you Mr Metcalf ever! question some of the information and plans they are providing you with? in particular, what they will be responsible for? because it appears too good to be true in some cases. *(David Metcalf) I am always questioning responses as I have to sign off on items. I have had professional advice. The CEO of Tassal has signed all documentation.*

I am not sure what type or how much more information the Councillors received before last Tuesdays meeting which would allow them to make an informed choice about this proposal and the recommendation following your report, however that may be a question I need to address to them as a full Council for an answer.

(David Metcalf) The document was workshopped with them in confidence. The Mayor and the Deputy Mayor were kept up to date with what was happening.

Mr Metcalf how do you and the Council think you all keep the public informed fully please? let me know. I do not feel fully informed by Council, my information comes from what I read on Councils website, I hear out socially in the community and I read meeting reports and agendas. I also do my own investigations as well if necessary with Key stakeholders. *(David Metcalf) We communicate via newsletters, the public agenda, and the website. As you can appreciate from your past managerial roles that some information cannot always be made public.*

It has been explained to me before by Councillors the public are not privy to all decisions taken in workshops held between monthly Council meetings.

You and the Councillors realise by workshopping plans and proposals this does not allow information and strategies to be known by the Community and if it is not confidential then I have no idea why this information is not provided? I understand if workshopping and debating was included in Council meetings the meetings would go on forever. *(David Metcalf) Agree. Workshops are discussions not decisions. Decisions are made at the Council meeting.*

There really is no opportunity for input for interested members of the public like myself. Yes we get to read the agenda and ask a question at the Councils meetings. The only real debating we witness at meetings is the small amount that may occur around a recommendation requiring a mover and a seconder. I note some discussions for and against and around the recommendation and then a vote is taken.

How informed does that make us as community members? Not a lot of this type of Information is available on Council website either. *(David Metcalf) There is no open forum currently, can you suggest an approach?*

(3)

I am including here a cut and paste from Council's own policies. I have not witnessed very much of this performance or governance being conducted in the current business plan of the Twamley Farm Dam proposal or very little from both yourself, and most of the councillors:

I am aware that the allowed Public Question time is support, also being able to attend meetings, however as I stated earlier most of the debate work is done in workshops privy to only the Councillors.

8.

Representation: A councilor is to represent himself or herself and the Council appropriately and within the ambit of his or her role, and clearly distinguish between his or her views as an individual and those of the Council.

Principles of good governance by adopting this Code of Conduct,

Councillors commit to the overarching principles of good governance by being:

Accountable – Explain, and be answerable for, the consequences of decisions made on behalf of the community.

Transparent – Ensure decision making processes can be clearly followed and understood by the community.

Law - abiding – Ensure decisions are consistent with relevant legislation or common law, and within the powers of local government.

Responsive – Represent and serve the needs of the entire community while balancing competing interests in a timely, appropriate and responsive manner.

Equitable – Provide all groups with the opportunity to participate in the decision making process and treat all groups equally.

Participatory and inclusive – Ensure that anyone affected by or interested in a decision has the opportunity, to participate in the process, for making that decision.

Effective and efficient – Implement decisions and follow processes that make the best use of the available people, resources and time, to ensure the best possible results for the community.

Consensus oriented – Consider the different views and interest's in the community, to reach a majority position on what is in the best interests of the whole community, and how it can be achieved.

(4)

I was happy as most people in our Community are, that Council has been able to locate and identify what may be an excellent water catchment area near Buckland. Its location has raised concerns for me on how we may address any issues that arise.

Then positive turned to frustration when I read that the Tassal's CEO, Mr Derek Turvey owner of Twamley and yourself as the General Manager had signed off back in Feb 2016 as the three new water Licence holders who can access water which will be held in the Dam from Tea Tree rivulet if it is built. *(David Metcalf) The water license is not approved. The license application was lodged as part of the process. It was lodged in three names so the final owner operator of the dam can be issued the full license in their name only. The Council were aware of this application and it cost \$500 to lodge.*

This is where the confusion, of a clear and transparent process is frustrating for me and many others in our Community, why was the Licence so important it had to be signed off in Feb 2016 before last Tuesday night's 24th January 2017 meeting a year later and a recommendation vote for the planning, finance borrowing and building of a new dam to occur placed on the agenda?

(David Metcalf) As above

I would have expected that you Mr Metcalf and your planning Department would have brought the Dam proposal to Council first to have it discussed and approved before signing a new water licence? It makes more sense to me, isn't this putting the cart before the horse? or is Council being pressured here in this business venture?

(David Metcalf) As above what use is a water license without the infrastructure to go with it.

Back to my concern of the dam location, when I first saw it was Twamley Farm and then Mr Turvey's signature on the water licence I immediately perceived this site and business plan a Conflict of Interest! Being transparent and as you have reported two of the Turvey family are permanent employees of Glamorgan Spring Bay Council.

I am sure you, yourself thought about this as well when you were briefed last year. I would have held the same concerns of a possible conflict of interest if it were two of my staff being involved. I also noted another community member during question time on Tuesday night also raised this as a perceived conflict of interest situation as well. Whilst you use the term as being transparent in your report when you are acknowledging that two family members are permanent Council Employees it can still be perceived as a Conflict of Interest. *(David Metcalf) There is no conflict of interest the dam site was selected by desktop analysis by DPIPWE as the best site.*

While I empathise, these situations occur during business dealings, I also feel it is a hard situation for the Turvey family to be in. I assume yourself and the Councillors have discussed and addressed the community perceived "conflict of interest" using **Council's Policy 4.8, Section 3.4, dot point 3, "identify and deal with conflicts of interest"**.

In a full democracy in which we live and to maintain our values and principles as a community and to maintain faith in all of you, Mr Metcalf you sir need to represent in writing please, how you and Council addressed this **perceived "conflict of interest"**. *(David Metcalf) As above.*

With the 6 votes fore and to 2 votes against the recommendation was passed. Council's policy 4.8, section 3.4, dot point 3 would have needed to be workshopped with the Councillors to address and deal with it appropriately on behalf of the Turvey family.

(5)

If this workshop or discussion did not occur, then in my experience Councillors did not have or discuss all relevant information pertaining to the recommendation and **could not** have made, an **“informed choice”** on the **Communities behalf** about it, which brings into question the validity of the vote?

I remain yours sincerely Sir,

Keith Pyke

5. Mayor's Report

Mayor Michael Kent AM

16 th January	Triabunna	General Manager and myself met with Minister Rene Hidding to update on potential infrastructure projects in the municipal area.
17 th January	Triabunna	Attended a Council Workshop.
19 th January	Swansea	Gave an interview to The Mercury regarding the Spring Bay Mill development and the approval of the DA.
	Hobart	Attended the AWU launch of the Support Tasmanian Salmon Industry campaign on the Parliament House lawns. Had a discussion with Stayz regarding the proposed changes to visitor accommodation regulations.
21 st January	Orford	Gave an interview to The Mercury regarding the proposed fish farm at Okehampton Bay.
22 nd January	Orford	Gave an interview to The Mercury regarding the potential danger of sharks in the waters off Triabunna and Orford.
24 th January	Triabunna	Attended the Ordinary Meeting of Council. Gave an interview to Southern Cross regarding the proposed dam on the Tea Tree Rivulet at Buckland.
26 th January	Swansea	Presented the Glamorgan Spring Bay Council Australia Day Citizen awards.
31 st January	Triabunna	Meeting with Triabunna Practice Manager to discuss East Coast Health.
5 th February	Buckland	Attended the Louisa Anne Meredith theatrical readings and musical performance at Twamley Farm, one of Louisa Anne Meredith's former homes.
6 th February	Hobart	Attended the STCA Board Meeting.
9 th February	Orford	Gave an interview to ABC radio regarding graffiti using the 'No Fish Farms' slogan at Raspins Beach on the new Triabunna School boat shed facility and a shorebird information sign.
8 th February	Bothwell	Attended Mrs Deirdre Flint's funeral, former Mayor of Central Highlands Council.

14 th February	Hobart	Attended an information seminar/meeting in Hobart conducted by Stayz with the Manager Regulatory Services regarding the new regulations around visitor accommodation.
15 th February	Triabunna	Met with Ms Cassy O'Connor MP and Dr Rosalie Woodruff MP to discuss a range of issues within our municipal area.
	Triabunna	Attended the elected member's Information Session run by the Department of Justice on the new building regulatory framework.
16 th February	Orford	Lunch meeting with the General Manager.

Recommendation

That the Mayor's Report be received and noted.

6. Information Reports

6.1 General Manager, David Metcalf

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

Council Governance

Council meetings are being conducted monthly with special meetings being called by the Mayor or Councillors when required. Council meetings are usually held on the fourth Tuesday of the month and commence at 5.00pm. Generally workshops are scheduled on the second Tuesday of each month and on the day of a Council meeting, unless otherwise required. The February Council meeting is on Tuesday 28th February 2017 at 5.00pm in Triabunna.

Medical Services

Council operates administration services for the Bicheno General Practice and Dr Winston Johnson in Triabunna

Corporate Services

Work beginning on next year's budget templates.

Cash and Investments

Cash and Investments at the end of January 2017 were \$1,794k against January 2016 \$2,038k, January 2015 \$1,876k and January 2014 \$2,910k. Considering the level of capital works carried out in the last five years, and the transfer of cash to enable the purchase of the new Council offices in Triabunna settled on 20th December 2013 and the building of the new Emergency Services building in Swansea completed in 2016, it is a pleasing result. This has caused a cash drain of over \$2 million whilst other capital and new renewal works have been above the KPI set by the audit office. Property sales were presented to Council at the January meeting and if further delays are encountered with selling these properties due to appeals or non-sale, Council may require short term borrowings as in prior years to cover the cost of the Triabunna building and emergency services building in Swansea until equivalent monies are replaced.

Statement of Cash Flows

Glamorgan Spring Bay Council
For the 7 months ended 31 January
2017

Account Jul 2016-Jan 2017

Cash Flows from Operating Activities

Receipts from customers	10,148,418.34
Payments to suppliers and employees	(6,720,584.65)
Cash receipts from other operating activities	75,462.26
Total Cash Flows from Operating Activities	3,503,295.95

Cash Flows from Investing Activities

Payment for property, plant and equipment	(208,786.54)
Other cash items from investing activities	(3,063,798.87)
Total Cash Flows from Investing Activities	(3,272,585.41)

Cash Flows from Financing Activities

Other cash items from financing activities	53,000.72
Total Cash Flows from Financing Activities	53,000.72

Net Cash Flows 283,711.26

Cash Balances

Cash and cash equivalents at beginning of period	1,509,947.35
Cash and cash equivalents at end of period	1,793,658.61

Net change in cash for period 283,711.26

Property Information

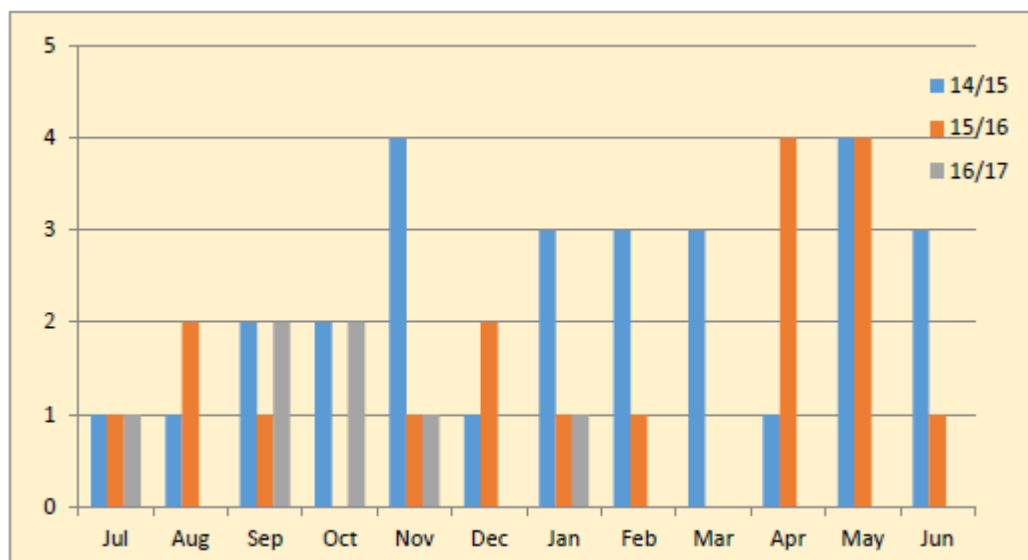
Property transactions for the YTD January are 5% up on last year. At this very early stage this is showing a very pleasing trend as investors and families invest in our area. There is an extra 19 property transactions this financial year compared to the year before.

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	132-2016	337-2016
July	46	21	36	17	30	16	32	13	36	18	14	6	42	17	42	18
August	33	20	30	17	22	12	21	10	23	11	16	11	30	14	50	26
September	48	26	44	22	27	15	33	14	22	13	38	21	34	18	43	20
October	35	16	38	20	24	11	47	26	49	24	40	24	40	18	37	18
November	35	19	42	22	34	17	32	15	42	25	42	23	43	24	53	30
December	34	18	33	19	28	14	18	8	33	17	37	20	48	21	35	17
January	47	22	41	23	48	26	39	21	39	26	46	26	62	28	46	23
February	62	37	46	24	27	15	21	11	38	18	49	26	45	26		
March	71	32	48	24	25	13	37	22	36	24	48	26	46	21		
April	45	32	31	15	24	13	33	18	47	22	37	21	39	24		
May	27	14	24	12	36	23	24	14	50	27	58	30	58	31		
June	16	10	16	12	14	8	22	9	27	16	24	16	26	10		
Total	499	267	429	227	339	183	359	181	442	241	449	250	513	252	306	152

Health, Safety, Other

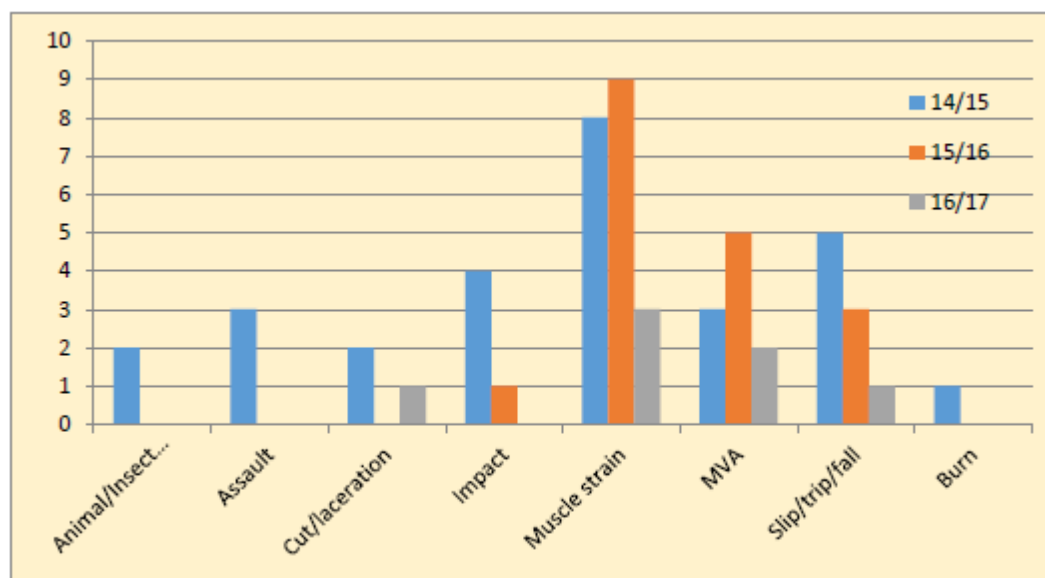
There was one lost time injury YTD amounting to 260 lost time hours. There has been one motor vehicle claim this year. There have been 6 workplace reported incidents YTD, no community incidents reported YTD and there were 2 staff resignations in January.

Incident/Accident Reporting Numbers 2014-January 2017



Please note: Incident/accident reports for this year are trending as per last year.

Incident/Accident Reporting by Type 2014-January 2017



Please note: The incident/accident reporting for this financial year, mirrors the types from previous years. The only identifiable trend in the reporting for 2016/17 is that muscle strain and MVA remains the main incident/accident area.



Visitor Centres

Glamorgan Spring Bay Council operates three visitor centres throughout the Municipality. They are all Yellow "I" centres. Visitor numbers through the centres are up by 5.92% on last year to date.

Visitor Numbers																
MONTH	BICHENO	BICHENO	BICHENO	BICHENO	SWANSEA	SWANSEA	SWANSEA	SWANSEA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TOTAL	TOTAL	TOTAL	TOTAL
	2013-2014	2014-2015	2015-2016	2016-2017	2013-2014	2014-2015	2015-2016	2016-2017	2013-2014	2014-2015	2015-2016	2016-2017	2013-2014	2014-2015	2015-2016	2016-2017
JULY	572	657	765	819	762	992	774	749	1388	1645	905	1095	2722	3294	2444	2663
AUGUST	564	573	609	659	640	769	686	634	1388	1409	729	924	2592	2751	2024	2217
SEPTEMBER	1175	1003	1447	1405	1225	1200	1106	1143	1165	1126	1095	1317	3565	3329	3648	3865
OCTOBER	1858	1668	2133	2112	1616	1815	1617	1635	2062	1707	1824	2192	5536	5190	5574	5939
NOVEMBER	2205	2219	2686	2493	1924	2701	2474	2208	2525	2304	2696	2414	6654	7224	7856	7115
DECEMBER	3170	3080	3409	2877	2383	2780	2598	2633	3572	2994	2865	3338	9125	8854	8872	8848
JANUARY	4846	4826	5073	4886	4537	5665	3968	4670	5606	4211	4695	6567	14989	14702	13736	16123
FEBRUARY	3848	4257	4245		3369	4469	5141		4272	4044	5290		11489	12770	14676	0
MARCH	3768	3367	3414		3239	3786	3794		4209	3441	4044		11216	10594	11252	0
APRIL	2449	1873	2183		2520	2134	2146		2641	2144	2766		7610	6151	7095	0
MAY	934	1082	1085		1160	1115	1048		953	851	1124		3047	3048	3257	0
JUNE	605	579	707		739	858	784		1238	750	1077		2582	2187	2568	0
TOTAL	25994	25184	27756	15251	24114	28284	26136	13672	31019	26626	29110	17847	81127	80094	83002	46770

CURRENT RATES BALANCE 31st January 2017	
Balance Brought Forward	\$9,797.99
Plus:	
Interest Charged	\$6,916.08
Rates Levied	\$7,264,572.28
Debit Journals	\$41,621.01
Sub Total	\$7,322,907.36
Less:	
Receipts	\$5,541,673.70
Pension Rebates	\$242,551.22
Credit Journals	\$87,084.37
Supplementary Credits	\$67,441.57
Discounts	\$66,827.49
Rates Balance	\$1,317,329.01
Discount Date/Rate 01/08/2016 3.0%	
Installments	
	5/08/2016
	7/10/2016
	13/01/2017
	7/04/2017



Profit & Loss					
Glamorgan Spring Bay Council					
MEDICAL SERVICES					
For the month ended 31st January 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$229,321.45	\$192,209.00	\$37,112.45	19.3%	(2)
INTEREST	\$97.83	\$113.00	-\$15.17	-13.4%	
OTHER INCOME	\$517,227.64	\$511,000.00	\$6,227.64	1.2%	
RATES AND CHARGES	\$297,820.46	\$297,319.13	\$501.33	0.2%	
SHARE OF GENERAL RATE	-\$17,100.00	-\$17,100.00	\$0.00	0.0%	
USER FEES	\$6,000.00	\$3,000.00	\$3,000.00	100.0%	(1)
Total Income	\$1,033,367.38	\$986,541.13	\$46,826.25	4.7%	
Gross Profit	\$1,033,367.38	\$986,541.13	\$46,826.25	4.7465%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$30,583.00	\$31,416.00	-\$833.00	-2.7%	
EMPLOYEE BENEFITS	\$277,411.65	\$287,711.00	-\$10,299.35	-3.6%	
MATERIALS AND SERVICES	\$607,629.43	\$606,406.00	\$1,223.43	0.2%	
Total Operating Expenses	\$915,624.08	\$925,533.00	-\$9,908.92	-1.1%	
Net Profit	\$117,743.30	\$61,008.13	\$56,735.17	92.9961%	
(1) Unexpected locum coverage charge					
(2) Extension of RPHS grant					



Profit & Loss					
Glamorgan Spring Bay Council					
Visitor Centres					
For the month ended 31st January 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
OTHER INCOME	\$11,000.00	\$9,500.00	\$1,500.00	15.8%	(1)
SHARE OF GENERAL RATE	\$147,500.00	\$147,500.00	\$0.00	0.0%	
USER FEES	\$332,845.12	\$359,000.00	-\$26,154.88	-7.3%	(2)
Total Income	\$491,345.12	\$516,000.00	-\$24,654.88	-4.8%	
Gross Profit	\$491,345.12	\$516,000.00	-\$24,654.88	-4.7781%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$7,000.00	\$7,000.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$186,172.13	\$175,247.00	\$10,925.13	6.2%	(3)
MATERIALS AND SERVICES	\$245,044.44	\$289,270.00	-\$44,225.56	-15.3%	(4)
Total Operating Expenses	\$438,216.57	\$471,517.00	-\$33,300.43	-7.1%	
Net Profit	\$53,128.55	\$44,483.00	\$8,645.55	19.4356%	
(1) Income above budget at this stage					
(2) Below budget at this stage.					
(3) Need adjusting re casual labour					
(4) Seasonal related to stock in the main					



Profit & Loss					
Glamorgan Spring Bay Council					
ADMIN CORP,ECONOMIC,GOVERNANCE,SAFETY & RISK,TOURISM					
For the month ended 31st January 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$30,457.56	\$20,000.00	\$10,457.56	52.3%	(1)
GRANTS	\$167,633.50	\$168,000.00	-\$366.50	-0.2%	
INTEREST	\$35,702.30	\$42,300.00	-\$6,597.70	-15.6%	(2)
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$155,325.09	\$102,000.00	\$53,325.09	52.3%	(3)
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$292,991.60	\$243,200.00	\$49,791.60	20.5%	(4)
RATES AND CHARGES	\$1,650,901.09	\$1,616,000.00	\$34,901.09	2.2%	
SHARE OF GENERAL RATE	\$814,854.00	\$814,854.00	\$0.00	0.0%	
STATUTORY FEES AND FINES	\$44,531.20	\$45,000.00	-\$468.80	-1.0%	
USER FEES	\$0.00	\$0.00	\$0.00		
Total Income	\$3,192,396.34	\$3,051,354.00	\$141,042.34	4.6%	
Gross Profit	\$3,192,396.34	\$3,051,354.00	\$141,042.34	4.6223%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$58,800.00	\$58,700.00	\$100.00	0.2%	
EMPLOYEE BENEFITS	\$346,165.24	\$318,490.00	\$27,675.24	8.7%	(6)
FINANCE COSTS	-\$59.82	\$503.00	-\$562.82	-111.9%	(7)
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00		
MATERIALS AND SERVICES	\$1,164,393.90	\$1,203,036.00	-\$38,642.10	-3.2%	
OTHER EXPENSES	\$114,328.16	\$100,800.00	\$13,528.16	13.4%	(8)
Total Operating Expenses	\$1,683,627.48	\$1,681,529.00	\$2,098.48	0.1%	
Operating Profit	\$1,508,768.86	\$1,369,825.00	\$138,943.86	10.1432%	
(1) Hard to budget property contributions					
(2) Timing Problems					
(3) Timing of dividend payments					
(4) Utas live site catalyst money received & timing					
(6) Above budget at this stage with archival costs will balance over the year					
(7) Needs adjusting minimal dollars					
(8) Timing of audit payment					



Profit & Loss					
COUNCIL TOTAL					
For the month ended 31st January 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$50,102.56	\$37,500.00	\$12,602.56	33.6%	(1)
GRANTS	\$893,121.89	\$1,392,209.00	-\$499,087.11	-35.8%	(2)
INTEREST	\$35,800.13	\$42,413.00	-\$6,612.87	-15.6%	(3)
INVESTMENTS/DIVIDENDS WATER CORPORATION	\$155,325.09	\$102,000.00	\$53,325.09	52.3%	(4)
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$992,927.86	\$985,820.00	\$7,107.86	0.7%	
RATES AND CHARGES	\$3,122,375.17	\$3,076,553.13	\$45,822.04	1.5%	
SHARE OF GENERAL RATE	\$4,040,847.00	\$4,004,847.00	\$36,000.00	0.9%	
STATUTORY FEES AND FINES	\$224,466.26	\$240,850.00	-\$16,383.74	-6.8%	(9)
USER FEES	\$600,403.86	\$624,061.00	-\$23,657.14	-3.8%	
Total Income	\$10,115,369.82	\$10,506,253.13	-\$390,883.31	-3.7%	
Gross Profit	\$10,115,369.82	\$10,506,253.13	-\$390,883.31	-3.7205%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$1,069,463.00	\$1,071,859.00	-\$2,396.00	-0.2%	
EMPLOYEE BENEFITS	\$2,560,377.49	\$2,456,351.00	\$104,026.49	4.2%	
FINANCE COSTS	\$59,809.03	\$73,528.00	-\$13,718.97	-18.7%	(6)
IMPAIRMENT OF RECEIVABLES	\$645.38	\$0.00	\$645.38		
MATERIALS AND SERVICES	\$3,482,688.85	\$3,419,044.00	\$63,644.85	1.9%	
OTHER EXPENSES	\$114,328.16	\$100,800.00	\$13,528.16	13.4%	(7)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$219,480.00	\$216,375.00	\$3,105.00	1.4%	
Total Operating Expenses	\$7,506,791.91	\$7,337,957.00	\$168,834.91	2.3%	
Operating Profit	\$2,608,577.91	\$3,168,296.13	-\$559,718.22	-17.6662%	
Non-operating Expenses					
CLEARING ACCOUNT - PLANT HIRE RECOVERIES & E	-\$126,299.06	-\$120,000.00	-\$6,299.06	-5.2492%	
CLEARING ACCOUNTS WAGES ON-COSTS ETC.	-\$110,425.00	-\$105,000.00	-\$5,425.00	-5.1667%	
Total Non-operating Expenses	-\$236,724.06	-\$225,000.00	-\$11,724.06	-5.2%	
Net Profit	\$2,845,301.97	\$3,393,296.13	-\$547,994.16	-16.1493%	
(1) Hard to budget related to development					
(2) Roads to recovery grants not received					
(3) Timing Issues					
(4) Timing Issues					
(6) Timing					
(7) Timing					
(9) Below budget at this time					



As at 31 January 2017		CAPITAL NEW // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS					
Department	Project Code	Description	Budget Est	Timing	YTD	On-Site Progress	Comments
Roads, Footpaths, Kerbs							
S - Gordon / Old Spring Bay Rd	Capital Works 16-17 - CapRF-Ksgord	kerb - Rapp extg to Old Spring Bay Rd	\$49,100	Feb		In Progress	
C - Freycinet Drive	Capital Works 16-17 - CapRF-Kcfrey	Kerbing Esplanade to Reserve Road	\$36,900	April			
B - Foster Street Kerb	Capital Works 16-17 - CapRF-Kbfost	Murray St to Barrett Ave - North Side	\$28,500				
B - Foster Street Kerb	Capital Works 16-17 - CapRF-Kbfost	Barrett Ave to Lovett St - North Side	\$28,500				
B - Foster Street Kerb	Capital Works 16-17 - CapRF-Kbfost	Barrett Ave to Lovett St - South Side	\$28,500				
B - Foster Street Footpath	Capital Works 16-17 - CapRF-Fbfost	Barrett Ave to end (medical centre)	\$23,100				
B - Foster Street Footpath	Capital Works 16-17 - CapRF-Fbfost	Murray St to Barrett Ave - North Side	\$23,100				
S - Dolphin Sands Information Bay pull-over	Capital Works 16-17 - CapRF-DSInfo	Swan River Road as per DSRA request	\$6,500		\$6,829	COMPLETED	
O - Mary St Kerb and reconstruction	Capital Works 16-17 - CapRF-Rousmary	End of existing to end 80m	\$30,900				Dependant on private subdivision proceeding
T - Esplanade & Roberts	Capital Works 16-17 - CapRF-Rtsesple	Extend kerb fix footpath	\$35,000				
T - Vicary St & Charles St	Capital Works 16-17 - CapRF-Rtgen	Streetscape design	\$100,000	July	\$9,362	In Progress	
PG, Walking Tracks, Cemeteries							
Township Identity Flags and Poles	Capital Works 16-17 - CapPR-Flag	Flags and Installation	\$16,500				
T - Barton Avenue Foreshore	Capital Works 16-17 - CapPR-Wtbtarta	walking track (Stage 1)	\$9,000	Feb		In Progress	
T - Cemetery	Capital Works 16-17 - CapPR-Triacem	Two concrete burial beams	\$3,500			COMPLETED	
Municipal Area - TBA Dog Exercise Yard	Capital Works 16-17 - CapPR-Buckland	Fenced Dog Exercise Yard	\$20,000				
O - Foreshore Track	Capital Works 16-17 - CapPR-Wtorqua	Access steps to quarry	\$10,000		\$8,960	COMPLETED	
O - Probation Station	Capital Works 16-17 - CapPR-Prob	Signage and track work	\$14,000				
Stormwater, Drainage							
S - Gordon St	Capital Works 16-17 - CapSD-Sws	Stormwater Gordon	\$27,200	Feb		In Progress	
T - Lord St	Capital Works 16-17 - CapSD-Swtr	Stormwater line extension 100m	\$14,500				
T - Esplanade & Roberts	Capital Works 16-17 - CapSD-Swtr	Stormwater installation	\$18,000				
Council Bldgs & Marine Infrast							
T - Marina Extension	Capital Works 16-17 - CapTM-Marina	Stages 3 and 4	\$1,300,000	July	\$482,898	In Progress	Loan funds - Combined costing
T - Wharf and Fuel Facility	Capital Works 16-17 - CapTM-Marina	Extend main wharf	\$250,000	July		In Progress	Loan Funds
T - Gatehouse Development	Capital Works 16-17 - CapCB-Gatehouse	Building and Surrounds	\$200,000	July	\$219,337	In Progress	Council Cash \$100k - Tourism Infrastructure Grant \$100k
O - Prosser River	Capital Works 16-17 - CapBR-Brorpros	Dredging and construction work	\$125,000				Council Cash - Council Motion
Plant & Equipment							
Free Roll	161 Dep WorksRF Project WorksRF-Depr	Compaction Roller	\$46,525				
Water Tank trailer 1000 litre	161 Dep WorksRF Project WorksRF-Depr	Trailer mounted pressure pump	\$14,000				
Waste Transfer Stations							
S - WTS Lease Extension	Capital Works 16-17 - CapWM-Swts	Perimeter farm fencing	\$7,000				
S - WTS Tip Shop	Capital Works 16-17 - CapWM-Swts	Feasibility study	\$45,000				



As at 31 January 2017		CAPITAL RENEWAL // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS					
Department	Project Code	Description	Budget Est	Timing	YTD	On-Site progress	Comments
Sealed Road Reseals							
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - Seal Change to Merideth	\$11,456	Nov	\$19,500	Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - Merideth to Pyke	\$3,720	Nov		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - Pyke to Francis	\$5,224	Nov		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - Francis to End Kerb	\$7,280	Nov		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - End Kerb to Aqua Sands	\$5,856	Nov		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - Aqua Sands to End Kerb	\$8,400	Nov		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - End Kerb to Kennedia	\$5,520	Nov		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - Kennedia to End Seal	\$10,384	Nov		Council Cash funded from RTR funds
S - Kennedia Place		Capital Works 16-17 - CapRF-Rsskenn	Reseal	\$8,960	Feb		
B - Foster Street		Capital Works 16-17 - CapRF-Rsbfbost	Reseal - Lovett to Barrett	\$4,400	Feb		
B - Foster Street		Capital Works 16-17 - CapRF-Rsbfbost	Reseal Barrett to Murray	\$4,456	Feb		
T - Davidson Place		Capital Works 16-17 - CapRF-Rtsdavi	Asphalt Overlay	\$22,680	Feb		
O - West Shelly Road	R2R	Capital Works 16-17 - CapRTR-Roswest	Reseal - Jetty to Vernon	\$34,320	Feb		Council Cash funded from RTR funds
O - West Shelly Road	R2R	Capital Works 16-17 - CapRTR-Roswest	Reseal - Vernon to End	\$5,616	Feb		Council Cash funded from RTR funds
O - Rudd Avenue		Capital Works 16-17 - CapRF-Rosrudd	Reseal - Walpole to Change	\$1,168	Feb		
O - Rudd Avenue		Capital Works 16-17 - CapRF-Rosrudd	Reseal - Change to End	\$10,544	Feb		
O - Walters Drive		Capital Works 16-17 - CapRF-Roswalt	Reseal	\$10,912	Feb		
Bu - Buckland Road	R2R	Capital Works 16-17 - CapRTR-Rbsbuck	Reseal - Sand River to Change	\$63,616	Feb		Council Cash funded from RTR funds
Bu - Buckland Road	R2R	Capital Works 16-17 - CapRTR-Rbsbuck	Reseal - Change to Change	\$69,616	Feb		Council Cash funded from RTR funds
Buckland		Capital Works 16-17 - CapRF-Rbugen	Jetpatcher Costs	\$15,000	Nov	In Progress	
Triabunna		Capital Works 16-17 - CapRF-Rtgen	Jetpatcher Costs	\$15,000	Nov	\$8,977	In Progress
Orford		Capital Works 16-17 - CapRF-Rogen	Jetpatcher Costs	\$15,000	Nov	\$12,068	In Progress
Swansea		Capital Works 16-17 - CapRF-Rsgen	Jetpatcher Costs	\$15,000	Nov		In Progress
Bicheno		Capital Works 16-17 - CapRF-Rbgen	Jetpatcher Costs	\$15,000	Nov	\$2,652	In Progress
Coles Bay		Capital Works 16-17 - CapRF-Rcgen	Jetpatcher Costs	\$15,000	Nov	\$16,551	In Progress
Sealed Road Pavements							
S - Road Repairs		Capital Works 16-17 - CapRF-RRS	General Road Repairs Swansea	\$25,000	Aug	\$24,604	In Progress
S - Dolphin Sands Road	R2R	Capital Works 16-17 - CapRTR-Rssdolph	Y Intersection to End - 1400m	\$295,000		\$392,514	COMPLETED
B - Road Repairs		Capital Works 16-17 - CapRF-RRB	General Road Repairs Bicheno	\$25,000	Dec	\$16,281	In Progress
C - Road Repairs		Capital Works 16-17 - CapRF-RRCB	General Road Repairs Coles Bay	\$25,000		\$20,811	COMPLETED
B - Kent Street		Capital Works 16-17 - CapRF-RRBU	Reconstruction	\$55,000	Dec		
O - Road Repairs		Capital Works 16-17 - CapRF-RRO	General Road Repairs Orford	\$25,000		\$23,920	COMPLETED
O - Jetty Road	R2R	Capital Works 16-17 - CapRTR-Rosjett	Jetty Road Reconstruction	\$135,000			Council Cash funded from RTR funds
O - Rheban Rd	R2R	Capital Works 16-17 - CapRTR-Rosrheb	Reconstruction - Ryans to Creek	\$220,000			Council Cash funded from RTR funds
T - Lord Street		Capital Works 16-17 - CapRF-Rtuslord	Section of Lord Street	\$11,500			
T - Road Repairs		Capital Works 16-17 - CapRF-RRT	General Road Repairs Triabunna	\$25,000	Oct	\$23,432	COMPLETED



CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS							
Department	Project Code	Description	Budget Est	Timing	YTD	On-Site progress	Comments
Unsealed Road Pavements							
S - Old Coach Road	Capital Works 16-17 - CapRF-Rsuscoac	Resheet 500m	\$50,000	April			
B - Rosedale Road	Capital Works 16-17 - CapRF-Rbusrosed	Resheet 500m	\$50,000	May			
Kerb & Gutter							
C - Garnet Ave	Capital Works 16-17 - CapRF-Kcsgarn	Jetty Rd to Espl (east side)	\$40,000		\$38,828	COMPLETED	
T - Charles Street	Capital Works 16-17 - CapRF-Ktscharl	Franklin to Victoria (part)	\$35,000	Oct	\$279	In Progress	
Footpaths							
C - Garnet Ave	Capital Works 16-17 - CapRF-Fcsgarn	Jetty Rd to Espl (east side)	\$19,000		\$26,287	COMPLETED	
Parks & Reserves							
A - Park Furniture replacement	161 Dep WorksPR Project WorksPR-Depr	Replacement	\$8,000	Nov		In Progress	
A - Playground Repairs - General	161 Dep WorksPR Project WorksPR-Depr	Replacement	\$7,500	Nov		In Progress	
Stormwater & Drainage							
O - Upgrade culvert crossing Holkam Crt	Capital Works 16-17 - CapSD-Culvert	Upgrade pipe size	\$42,000				
C - Freycinet Drive- Fisheries	Capital Works 16-17 - CapRF-Rcusfish	Upgrade part	\$43,000				
Council Buildings & Marine							
C - Community Hall	Capital Works 16-17 - CapCB-Hallcb	Extension Annexe Replacement	\$60,000	July	\$50,499	In Progress	
O - Raspins Beach	Capital Works 16-17 - CapCB-Prttwo	Replace building for storage/showers	\$78,045	Sept	\$107,914	In Progress	\$38,045 - GRANT - rest Council cash **
S - Toilet Replacement	Capital Works 16-17 - CapCB-Sw Toilet	Jubilee Beach toilets loo with a view	\$210,000	Aug	\$8,331	In Progress	** Building Surveyor required upgrade from class 10A to Class 7B because of the children using the facility. **
Bridges and Culverts							
S - Glen Gala Creek, Glen Gala Road	Capital Works 16-17 - CapBC-Gleng2	Replacement	\$140,000				Deferred due to Jack Gray Ck structure replacement
S - Unnamed Creek, Old Coach Road	Capital Works 16-17 - CapBC-Oldc1	Replacement	\$113,000				Tender T002-2016
Spring Beach - Two Mile Creek, Rheban Road	Capital Works 16-17 - CapBC-Rheb5	Replacement	\$190,000	Jan	\$3,418	In Progress	Tender T002-2016
Earlham - Earlham Creek, Earlham Road	Capital Works 16-17 - CapBC-Earl1	Replacement	\$126,000				Tender T002-2016
Rheban - Jack Gray Ck, Rheban Road	Capital Works 16-17 - CapBC-Rheb2	Replacement	\$105,000		\$107,795	COMPLETED	Flood damaged
Plant & Equipment							
Small plant replacement	161 Dep WorksTM Project WorksTM-Depr	Replacements	\$20,000			In Progress	
Swansea Town Mntce Utility	Account 165 Dep -REGONUMBER	Replacement	\$32,000		\$31,812	COMPLETED	
Replacement Vehicles/Policy	Account 165 Dep -REGONUMBER	Replacements	\$200,000				Finance Lease as per policy
Avaya Network Phone System		Replacement	\$55,000	Oct	\$55,000	In Progress	Council Cash - Savings \$50,000 per annum

6.2 Manager Works, Mr Tony Pollard

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

ROADS, FOOTPATHS, KERBS:

- Unsealed road network:

NORTH

Grading and resheeting works undertaken along Old Coach Rd, McNeils Rd and Rosedale Rd – Bicheno.

Shouldering works and vegetation trimming undertaken generally on road network where required.

SOUTH

Grading and resheeting works undertaken along Nugent Rd - Buckland, Happy Valley Road – Spring Beach and Okehampton Road – Triabunna.

Shouldering works and vegetation trimming undertaken generally on road network where required

- Sealed road network:
The majority of our sealed road pavement failures have now been addressed and pavements are generally in good condition throughout the municipal area.

WASTE TRANSFER STATIONS:

- All waste transfer stations are operating within prescribed guidelines.
- Greenwaste Disposal
Council conducted the following greenwaste burns.
Bicheno - waste transfer station on Monday 6th February 2017 at 8.00am
Swansea - waste transfer station on Monday 6th February 2017 at 8.00am
Orford - waste transfer station on Monday 6th February 2017 at 8.00am
The activities were in accordance with EPA guidelines.

GARBAGE, RECYCLING SERVICES:

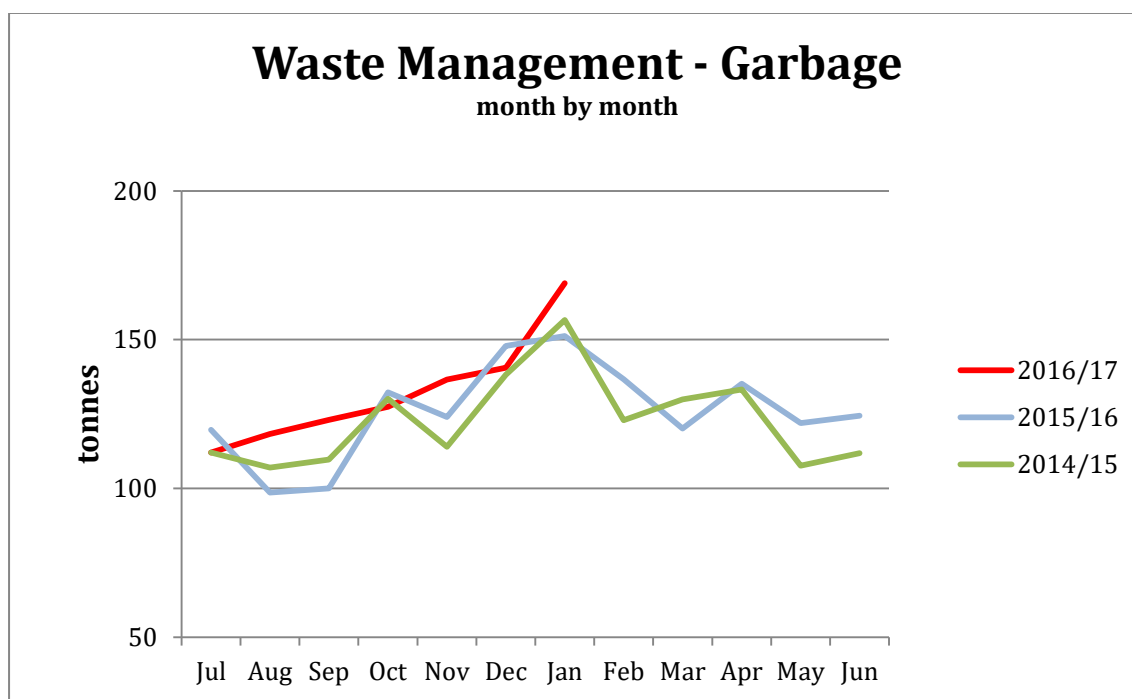
- Nil issues

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

<u>MONTH</u>	<u>BICHENO Collection & WTS</u>	<u>BICHENO WTS only</u>	<u>COLES BAY WTS only</u>	<u>SWANSEA WTS only</u>	<u>ORF-TRIA-CB- SW Collection & ORF WTS</u>	<u>ORFORD WTS only</u>	<u>TOTAL (tonnes)</u>
-	-	-	-	-	-	-	-
JULY '16	34.16	9.90	22.06	32.14	98.20	10.42	186.56
AUG	33.76	4.71	12.52	31.08	96.50	7.21	173.86
SEPT	39.40	13.85	16.10	37.96	134.34	36.78	227.80
OCT	38.50	4.41	27.18	47.14	122.12	28.74	234.94
NOV	43.08	14.77	16.54	46.28	133.22	24.90	239.12
DEC	43.52	14.98	34.54	69.34	141.32	29.33	288.72
JAN '17	58.98	15.95	48.32	63.20	152.23	26.30	322.73
TOTALS	291.40	78.57	177.26	327.14	877.93	163.67	1673.73

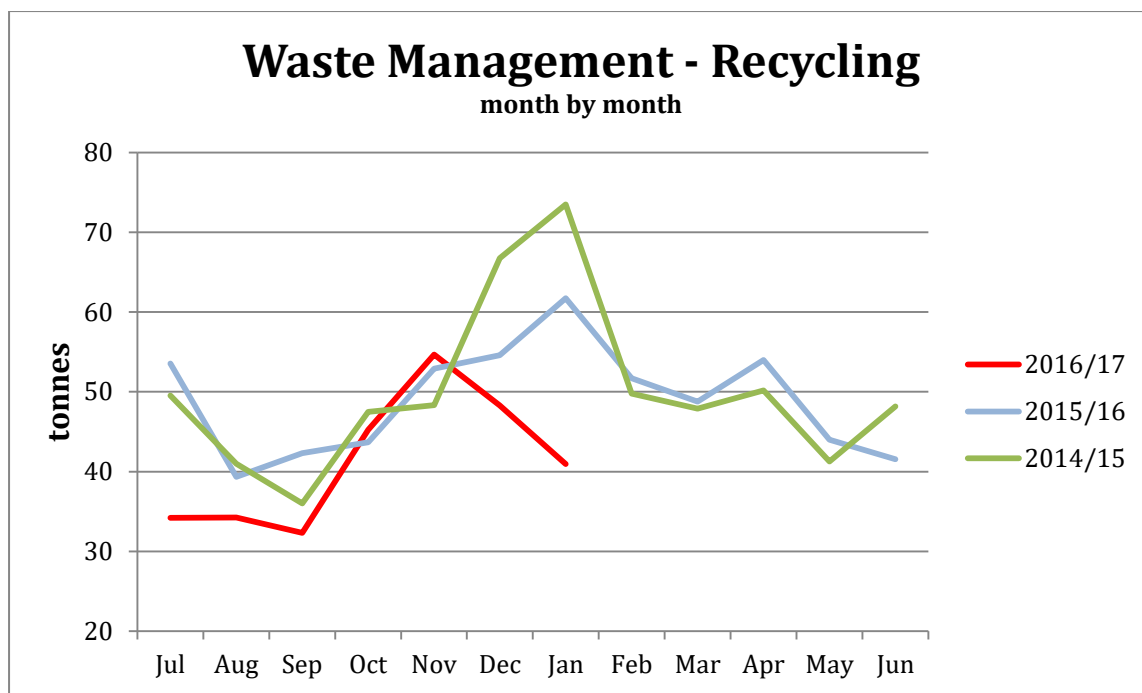
Kerbside Garbage Collected: Bin numbers & tonnages

<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 '16	2022	1166	1995	2020	2134	9337	112.05
AUG	2421	1300	2491	2080	1570	9862	118.34
SEPT	2129	1239	2153	2609	2165	10295	123.00
OCT	2841	1442	2249	2194	1897	10623	127.47
NOV	2359	1901	2977	2223	1926	11386	136.63
DEC	2378	1650	2490	2885	2308	11711	140.53
JAN '17	3586	2602	2665	2315	2912	14080	168.96
TOTALS	17736	11300	17020	16326	14912	77294	926.98



Kerbside Recycling Collected: Bin numbers & tonnages

<u>MONTH</u>	<u>BICHENO</u>	<u>COLES BAY</u>	<u>SWANSEA</u>	<u>TRIABUNNA</u>	<u>ORFORD</u>	<u>TOTAL BINS</u>	<u>TOTAL (tonnes)</u>
JULY '16	827	567	861	780	1015	4050	34.22
AUG	676	501	910	852	590	3529	34.26
SEPT	910	578	937	885	856	4166	32.30
OCT	1533	817	1081	893	773	5097	45.23
NOV	1155	1158	1644	920	867	5744	54.67
DEC	904	869	637	1138	978	4526	48.30
JAN '17	516	482	612	1036	1149	3795	40.96
TOTALS	6521	4972	6682	6504	6228	30907	289.94



TOWN MAINTENANCE:

- Ongoing general maintenance is being carried out in all our town areas to ensure an acceptable level of overall presentation is maintained.

PARKS, RESERVES, WALKING TRACKS, CEMETERY:

- Continuation of general maintenance within our townships and along the foreshore areas.
- Staff is currently very busy keeping up with general mowing/whipping duties to ensure all our towns are kept in a presentable manner.
- Raspins Beach new sailing boat storage facility outside area clean up following construction works, realign existing gravel walking track and upgrade adjacent garden beds, including planting with assistance from NRM.

STORMWATER, DRAINAGE:

- Undertaking culvert and drain cleanout works along various parts of the road network.
- Jetty Road, Orford - culvert extension to eliminate erosion of walking track.
- Roadside drains reshaped at Bernacchi Drive, Orford and Esplanade West - Triabunna

BRIDGES, CULVERTS:

- Ongoing maintenance when required.
- Maintenance work undertaken on Old Coach Road at the ford crossing and adjacent road area due to water erosion.

EMERGENCY MANAGEMENT:

- Five motor vehicle accidents mainly due to gravel road verges and drivers over correcting when getting onto gravel road shoulders.
- Volunteers attended a fatality on Lake Leake Road in early January.
- Training has started back with unit equipment audits and equipment maintenance schedules being completed.
- 4 x 4 training saw a group of our members travelling along McNeils Road to McKays and Long Marsh Dam, both as a driving appreciation exercise and a reconnaissance of the area to better familiarise ourselves with the back roads in our area. All roads were passable.

- With the use of the old emergency services building in Arnol Street, we have made a stock pile of filled sand bags. Currently there are 2 pallets of filled bags and our storm damage trailer stored in the building ready to be used.

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

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

2016–2017 CAPITAL WORKS UPDATE

- Charles Street, Triabunna - kerb replacement has commenced between Franklin St and Victoria St (part). The existing kerb has been removed and the area currently being prepared to place the new kerb and gutter. Excavation has found a large volume of heavy clay under the existing kerblines which is being removed to prevent future failures.
- Triabunna Cemetery – A concrete burial beam has been poured as the commencement of the new lawn section of the cemetery. This will formalise future burials and with the future addition of a perimeter fence and garden beds should improve the general aesthetics of the site.
- Stormwater construction works are underway at the intersection of Old Spring Bay Road and Gordon Street, Swansea. This work is required prior to the placement of new kerb and gutter in Gordon Street from Rapp Street to the existing kerb around in Old Spring Bay Road. Stormwater runoff has always been an issue at the intersection at the bottom of the hill due to the road gradient of Gordon Street. The unmanageable road verge in Gordon Street will also be addressed to enable future maintenance to take place.



Profit & Loss				
Glamorgan Spring Bay Council				
WORKS DEPARTMENT				
For the month ended 31st January 2017				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$458,136.00	\$913,000.00	-\$454,864.00	-49.8%
OTHER INCOME	\$141,193.30	\$208,350.00	-\$67,156.70	-32.2%
RATES AND CHARGES	\$1,091,223.12	\$1,079,594.00	\$11,629.12	1.1%
SHARE OF GENERAL RATE	\$1,499,553.00	\$1,499,553.00	\$0.00	
USER FEES	\$57,389.74	\$57,811.00	-\$421.26	-0.7%
Total Income	\$3,247,495.16	\$3,758,308.00	-\$510,812.84	-13.6%
Gross Profit	\$3,247,495.16	\$3,758,308.00	-\$510,812.84	-13.5916%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$788,500.00	\$789,663.00	-\$1,163.00	-0.1%
FINANCE COSTS	\$3,958.31	\$6,727.00	-\$2,768.69	-41.2%
EMPLOYEE BENEFITS	\$966,350.25	\$923,638.00	\$42,712.25	4.6%
MATERIALS AND SERVICES	\$1,035,498.49	\$965,871.00	\$69,627.49	7.2%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$222,877.50	\$212,581.00	\$10,296.50	4.8%
Total Operating Expenses	\$3,017,184.55	\$2,898,480.00	\$118,704.55	4.1%
Net Profit	\$230,310.61	\$859,828.00	-\$629,517.39	-73.2143%
(1) Roads to Recovery Monies not received as yet				
(2) Contract amendment with Stornoway less maintenance				
(3) Minimal dollar difference				
(4) More usage of internal plant than budgeted at this stage				
(5) Will investigate possible capital items in expenses				

6.3 Manager Regulatory Services, Mrs. Winny Enniss

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

Animal Control

Sixteen (16) dogs were registered in January with 976 YTD total. YTD, 4 dogs have been impounded, 38 infringements issued, 7 warnings given, 1 dog surrendered, 2 dogs seized and 1 dog has been euthanized. There have been 3 lost dog calls and 21 complaints received YTD. This department is operating with a Regulatory Services Officer/Municipal Inspector only.

A contractor conducted a dog registration audit in December resulting in over 200 unregistered dogs being identified. Letters and infringement notices will be issued in January/February 2017.

Engineering & Technical Services

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

Environmental Health

No food business registrations were renewed this month. No temporary food registrations and 2 special plumbing permits were issued for the month. YTD 2 place of assembly licences have been issued, 14 immunizations have been conducted and there are 10 supplies of private water. Five (5) food business inspections were carried out this month totalling 49 YTD. Recreation water sampling commenced in December with 14 samples being taken YTD.

Council commenced its normal yearly round of inspections in November with 14 fire abatement notices being issued for the month and 75 YTD. This department consists of a permanent full time Health Administration Officer and a part time Environmental Health Officer, with assistance from the Regulatory Services Officer conducting abatement inspections.

Statutory Building

Council received 13 applications for January and approved 4 applications. The building department currently consists of a permanent full time Building Administration Officer and 2 contractors, namely a building surveyor and a plumbing inspector. Applications are being processed within the required timeframes.

Statutory Planning

Council received 18 applications in January and approved 24 applications. Four (4) applications were placed on section 54 for the month. There were 6 NPR applications for the month with 37 YTD (no permits required). The planning department consists of 1 permanent Manager Planning and Special Projects, 1 permanent part time Planning Administration Officer and a portion of the permanent Manager Regulatory Services. 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 January 2015 and became operational from 5th January 2015. The new scheme and maps are available online at www.iplan.gov.au or you can go via Council's website at www.gsbc.tas.gov.au.

Bendigo Bank

The Bendigo Bank Agency opened on 21st August 2013 and operates from the Regulatory Services Department. Five staff members are trained to perform the Agency requirements of the Bank. This month there were 82 deposits (474 YTD), 34 withdrawals (226 YTD), 10 transfers (30 YTD), 2 new account enquiries (6 YTD) and 21 general enquiries (98 YTD). There have been 4 days where no transactions/enquires have occurred for this financial year.

General

A trainee commenced employment within the Regulatory Services Department on 24th January 2016 undertaking Certificate III in Business Administration.

PLANNING	MTD	YTD
Application Received	18	177
Applications Approved		161
Placed on Section 54		
Applications Refused		1
Applications Withdrawn		2
NPR – No Permit Required		31
Visitor Accommodation Approvals		34
BUILDING		
Application Received		104
Applications Approved		101
ANIMAL CONTROL		
Dogs Registered	16	976
Kennel Licences Issued/renewed		
Dogs Impounded	1	4
Dogs Seized		2
Dogs Surrendered		1
Dogs Euthanized		1
Warnings Issued	3	7
Complaints	2	21
Infringements	34	38
Lost Dog calls		3
Other		6
ENVIRONMENTAL HEALTH		
Immunisations		14
Food Business Registrations		114
Temporary Food Business Registrations		14
Food Business Inspections	5	49
Place of Assembly Licences	1	2
Environmental Nuisances		
Abatement Notices		61
Notifiable Diseases		
Recreational Water Sampling	9	14
Suppliers of Private Water		10
Water Carriers		
Regulated System Registration		
Major Incidents notified to DPIPWE		
Special Plumbing Permits Issued	2	25
BENDIGO BANK		
Deposits	82	474
Withdrawals	34	226
Transfers	10	30
New Accounts	2	6
Other	21	98
No of days whereby no transactions/enquiries carried out		4

APPLICATIONS RECEIVED AND APPROVED FOR January 2017

Type: D – Discretionary P – Permitted E – Exempt NPR – No Permit Required

Planning DA No	Type	Location	Description	Status	Received	Resolved
16133	D	RA13110 Tasman Highway, Swansea	Visitor Accommodation x 4 and 36 RV Sites	Approved		24/01/17
16138	D	RA12005 Tasman Highway, Rocky Hills	Outbuilding and masonry fence	Approved		24/01/17
16192	D	Mary Street, Orford	Telecommunication Facility	Approved		17/01/17
16197	D	Sinclair Street, Bicheno	Addition to clubroom	Approved		19/01/17
16215	D	Pearl Court, Orford	Outbuilding	Approved		03/01/17
16202	D	Freestone point Road, Triabunna	Change of use of multiple buildings to restaurant, function centre, hotel and visitor accommodation uses together with building additions and alterations and construction of four buildings for visitor accommodation us	Approved		04/01/17
16214	D	Beattie Avenue, Bicheno	Outbuilding, addition to dwelling & front fence	Approved		24/01/17
16216	D	Rheban Road, Spring Beach	Partial change of use to Visitor Accommodation	Approved		05/01/17
16218	D	Ryans Road, Spring Beach	Dwelling	Approved		09/01/17
16220	D	Noyes street, Swansea	Dwelling	Approved		03/01/07
16224	D	Earlham Road, Rheban	Outbuilding	Approved		05/01/17
16225	D	Cambria Drive, Dolphin Sands	Dwelling	Approved		17/01/17
16229	D	16 Meika Place, Coles bay	Partial change of use to visitor accommodation	Approved		16/01/17
16231	D	RA11257 Tasman Highway, Little Swanport	Partial change of use to visitor accommodation	Approved		19/01/17
16232	D	54A Charles Street, Orford	Change of use to visitor accommodation	Approved		31/01/17
16237	P	2 James Street, Bicheno	Car park redevelopment	Approved		19/01/17

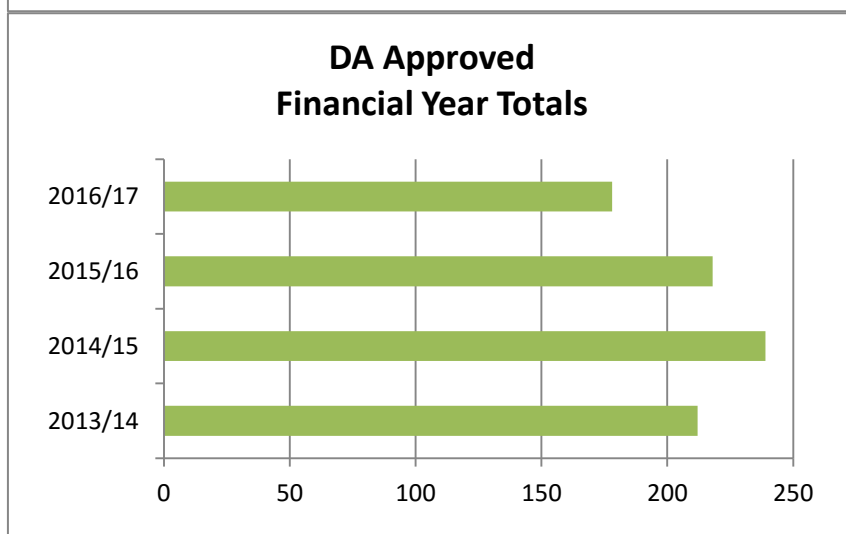
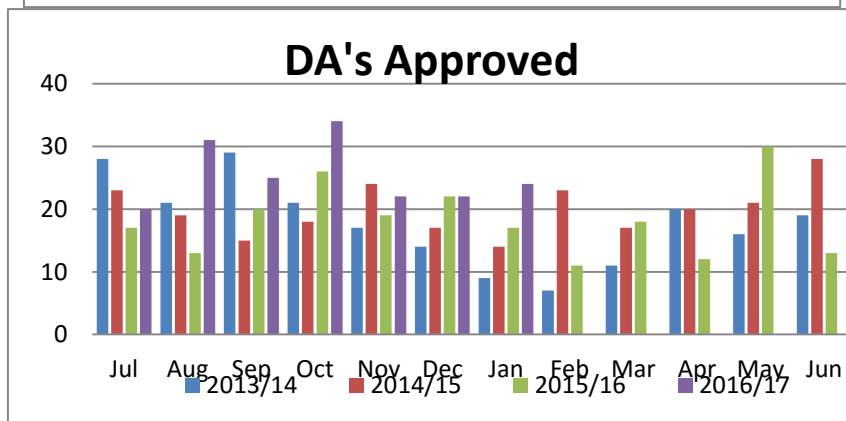
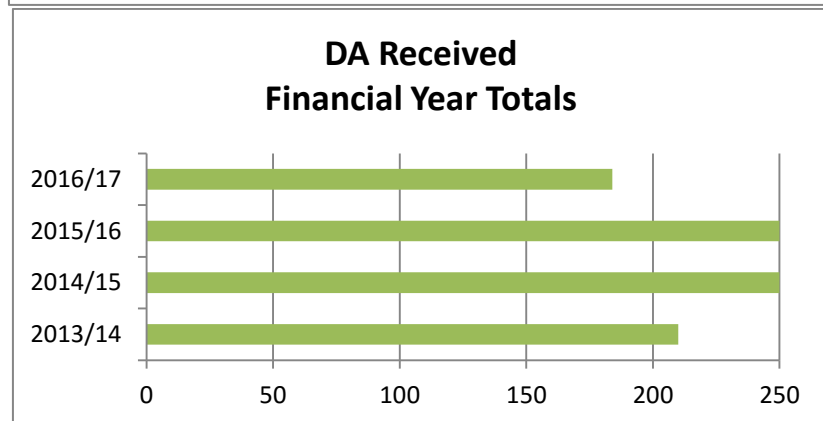
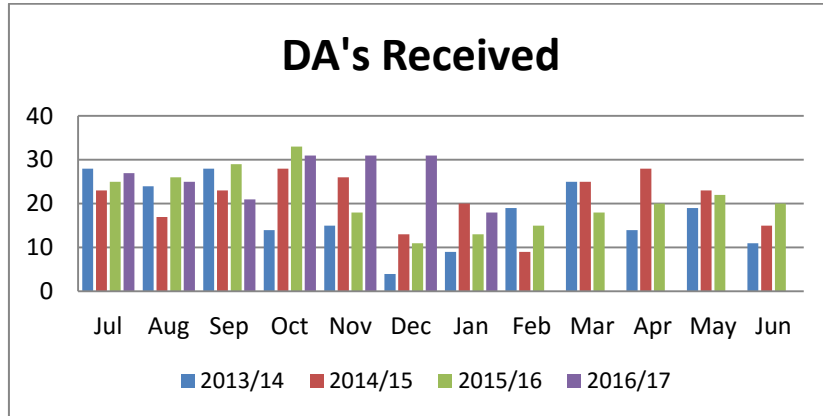


16238	P	9 Florence Street, Coles bay	Change of use to visitor accommodation	Approved		05/01/17
16241	D	RA101 Sally Peak Road, Buckland	Dwelling	Approved		19/01/017
16244	D	Freycinet Drive, Coles Bay	Additions and alterations to lodge and staff accommodation, demolition of visitor accommodation buildings and construction of new visitor accommodation buildings	Approved		24/01/17
16245	NPR	Esplanade East, Triabunna	Dwelling	Approved		10/01/17
16247	P	3 Cross Street, Orford	Change of use to visitor accommodation	Approved		17/01/17
17001	P	RA371 Rheban Road, Spring Beach	Change of use to visitor accommodation	In Progress	04/01/17	
17002	P	15 French Street, Orford	Partial Change to visitor accommodation	In progress	04/01/17	
17003	D	2A Tarelton Street, Swansea	Outbuilding	In progress	16/01/17	
17004	D	961 Coles bay Road, Coles bay	Paintball field & reception building	In progress	11/01/17	
17005	D	Crown Land, Triabunna	Additions & Alterations to food services	In progress	16/01/17	
17006	P	RA1182 Dolphin Sands Road, Dolphin Sands	Change of use to visitor accommodation	In progress	18/01/17	
17007	NPR	41a Tasman Highway, Orford	Outbuilding	Approved	18/01/17	23/01/17
17008	D	18 Alma Road, Orford	Multiple dwellings	In progress	19/01/17	
17009	NPR	12 Addison Street, Swansea	Additions to dwelling & outbuilding	IN Progress	19/01/17	
17010	P	RA32 High Street, Pontypool	Partial change of use to visitor accommodation	In progress	19/01/17	
17011	NPR	46 East Shelly Road, Orford	Addition to dwelling	In progress	24/01/17	
17012	P	2/37 Hazards View drive, Coles bay	Change of use to visitor accommodation	In progress	24/01/17	
17013	NPR	6 Oyster Place, Orford	Change of use to visitor accommodation	In progress	25/01/17	

17014	D	RA1309 Dolphin Sands road, Dolphin Sands	Alterations & additions/demolition to existing dwelling for visitor accommodation	In progress	25/01/17	
17015	NPR	1 Sebastian Rise, Swansea	Dwelling	In Progress	25/01/17	

SUBDIVISIONS						
SA No						
16011	R39 Ferndale Road, Bicheno	Subdivision into 2 lots	Approved			17/01/17
16021	RA92 Alma Road, Orford	Subdivision into four lots	Approved			24/01/17
17001	119 Harveys Farm Road, Bicheno	Subdivision into 6 lots	In progress	05/01/17		
17002	RA452 Strip Road, Little Swanport	Subdivision into two lots	In progress	10/01/17		
17003	RA489 Old Coach Road, Cranbrook	Subdivision into 5 Lots	In progress	24/01/17		

BUILDING BA No					
16152	8 Redbill Drive, Bicheno	Awning addition	Approved		10/01/17
16175	RA60 Kent Street, Buckland	Outbuilding	Approved		05/01/17
16180	RA202 Cambria Drive, Dolphin Sands	Relocated Dwelling	Approved	18/01/17	
16183	RA199 Rosedale Road, Bicheno	Dwelling	In Progress	04/07/17	
16184	212 Gordon Street, Swansea	Dwelling & Deck	In progress	04/01/17	
16185	14 Walpole Street, Orford	Alterations & Additions	In progress	04/01/17	
16186	RA1110 Dolphin Sands Road, Dolphin Sands	Additions	In Progress	05/01/17	
16187	RA81 Rosedale road, Bicheno	Dwelling	In progress	01/07/17	
16188	Seaeagle Drive, Bicheno	Dwelling	Approved	05/01/17	31/01/17
16189	2 Harvey Avenue, Bicheno	Building certificate	Approved	05/01/17	05/01/17
16190	180 Tasman Highway, Bicheno	Change of use	In progress	05/01/17	
16191	RA13571 Tasman Highway, Swansea	Rumpus room & shed	In progress	10/01/17	
16192	18 Tribe Street, Bicheno	Youth Castle	In Progress	13/01/17	
17002	RA525 Earlham Road, Rheban	Shed	In progress	4/01/17	
17003	RA106 Harvey's farm Road, Bicheno	Shed extension, freezer, tractor shed	In progress	19/01/17	





Profit & Loss				
Glamorgan Spring Bay Council				
REGULATORY SERVICES				
For the month ended 31st January 2017				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$19,645.00	\$17,500.00	\$2,145.00	12.3%
OTHER INCOME	\$18,716.23	\$850.00	\$17,866.23	2101.9%
RATES AND CHARGES	\$82,430.50	\$83,640.00	-\$1,209.50	-1.4%
SHARE OF GENERAL RATE	\$363,060.00	\$357,740.00	\$5,320.00	1.5%
STATUTORY FEES AND FINES	\$179,935.06	\$195,850.00	-\$15,914.94	-8.1%
USER FEES	\$11,380.40	\$11,250.00	\$130.40	1.2%
Total Income	\$675,167.19	\$666,830.00	\$8,337.19	1.3%
Gross Profit	\$675,167.19	\$666,830.00	\$8,337.19	1.2503%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$14,080.00	\$14,056.00	\$24.00	0.2%
EMPLOYEE BENEFITS	\$272,722.97	\$266,177.00	\$6,545.97	2.5%
MATERIALS AND SERVICES	\$217,424.06	\$199,540.00	\$17,884.06	9.0%
Total Operating Expenses	\$504,227.03	\$479,773.00	\$24,454.03	5.1%
Net Profit	\$170,940.16	\$187,057.00	-\$16,116.84	-8.616%
(1) Public Open Space contrlbutions above budget				
(2) Unexpected commission received re bank				
(3) Timing issue re food premise licensing				
(4) Dog audit expenses. Expect recovery in income once fines are paid				

6.4 Manager Community Development & Administration, Mrs Lona Turvey

Community Development · Administration Services ·

Australia Day 2017

More than sixty people attended the 2017 Australia Day Citizen Awards ceremony at the Swansea Town Hall on Thursday, 26th January to honour recipients Colin Barney and Katelyn Read (Young Citizen).

The Mayor welcomed everyone to the ceremony and acknowledged all the wonderful volunteers who give so much of their time to help others.

It was also a privilege to have Australia Day Ambassador, Diana Butler OAM, at the event to give the Australia Day address. Diana is Chief Executive Officer and Co-Founder of the Care for Africa Foundation and she spoke of the work being done by Care Africa in Tarime a district in Tanzania. Diana's address was very inspirational and demonstrated how much can be achieved with commitment and dedication.

Entertainment was provided by local vocalist, Jane Germain. Jane sang *Home on the Hill*, a song she has written herself about Tasmania and which will be released in March this year. Jane also sang *Under the Milky Way* and *I Still Call Australia Home*.

Dorothy Duncombe-Jackson read a very fitting poem by Mick Collis called *Australia Day Poem* which she read with much expression.

The finale of the event was the unveiling by the Mayor of an Honours Board recognizing the Glamorgan Spring Bay Australia Day Citizens and Young Citizens since amalgamation in 1993.

Thank you to Martin Crawford who kindly undertook the role of Master of Ceremonies and Jane and Tony Pollard and Angela Higgs who gave up their public holiday to assist with setting-up and clearing-up after the event.

Elisabeth (Beth) Bennett

Beth Bennett, a former resident of Orford for more than forty years and a former Councillor of the Spring Bay Council from 1980 – 1990, has been recognised with an Order of Australia (OAM) for her tireless community work during her lifetime.

Beth, who is now 93, has relocated to Victoria and is living at Peninsula Grange Aged Care to be closer to her family.

Beth received the Spring Bay Citizen of the Year award in 1990.

Some of Beth's community service includes: Chair, East Coast Branch, War Widows Guild of Australia 1986 – 2011 and Member, State Committee, 1986 – 1991, and Member, since 1984 and Life Member. Vice Chair, Prosser House Board, Founding Member. Chair, Board of Management, Prosser House, 1995 – 2003. District Commissioner, East Coast Tasmania, Girl Guides. Member, Positive Ageing Consultative Committee, 2004- 2012. Member, Glamorgan Spring Bay Municipal Health Advisory Committee. Committee Member, Orford Hall. Concert Organiser, Seniors Week. Justice of the Peace.

Awards and recognition include: Recipient, Spring Bay Citizen of the Year, 1990. Honouree, Tasmanian Honour Roll for Women 2007. Tasmanian State Finalist, Senior Australia of the Year, 2008.

Congratulations and flowers have been sent to Beth on behalf of Council.

Readings from Louisa Anne Meredith's *My Home in Tasmania* (1852)

This event, which was held at Twamley, Buckland, a former home of Louisa Anne Meredith, was attended by a total of more than 120 people, many travelling up from Hobart for the performances.

Well-known Melbourne actor, David Tredinnick, read parts of Louisa's book *My Home in Tasmania*. David brought Louisa's descriptive writings to life and kept the audience's attention throughout.

Cellist, Sarah Matthew, played beautiful music between readings and the Deep South Men's Choir sang a number of songs at the end, one being a song written about Tasmania by Alwyn and Laurie Lewis.

The audience also enjoyed entertainment from violinist Charlie McCarthy and vocalist Jane Germain during morning and afternoon tea.

National Tidy Towns Awards

The National Tidy Towns Awards will be held in Triabunna on 11th and 12th May, 2017. Council's Sustainability Officer, Executive Officer and Community Development Manager are currently working closely with the Keep Australia Beautiful Programs Co-ordinator to organise this event.

Finalists in this year's National Awards are:-

Horsham, Victoria; Maitland, NSW; Greenbushes, Western Australia; Barmera, South Australia; Stanley, Tasmania; Areyonga, Northern Territory.

This event will provide a wonderful opportunity to showcase Triabunna to delegates from every State in Australia and no doubt many will extend their visit to take in more of our picturesque east coast and to sample our food and wine.

Rural Week 2017

Second year medical students will again be spending a week in Triabunna from 3rd – 7th April as part of the University of Tasmania's School of Medicine Rural Communities Program. This will be the seventh year the students have been participating in this program in Glamorgan Spring Bay.

Learning outcomes from the program are:-

- Understanding the health care system
- Understanding the role of the doctor in rural communities
- Understanding health care networks in rural communities
- Understanding how rural life impacts on access and provision of health care.

As in past years, Council will host a welcome morning tea on Monday, 3rd April.

The Dame' at the May Shaw

On Monday, 20th March, Council is sponsoring a show at the May Shaw for the residents. It will be Vera Lyn's 100th birthday on that date and "The Dame", Mervyn Magee, will again entertain the residents with wartime hits, including a selection of songs associated with Vera Lyn.

Pianist Mary-Anne Johnson will accompany The Dame on the piano and will also sing.

There will be a special afternoon tea for the residents.

COMMUNITY SMALL GRANTS PROGRAM

NAME	DONATED	COUNCIL MINUTE
Buckland Community Bush Dances	1,000	103/16
Orford Bowls Club	850	104/16
Orford Golf Club	1,000	105/16
Pademelon Park Wildlife Refuge	1,000	106/16
Winter Challenge	1,000	107/16
Eastcoast Regional Development Organisation	1,000	113/16
Ten Days on the Island Festival 2017	1,000	114/16
Bicheno Sesquicentennial Celebration	1,000	132/16
Earth Ocean Network Inc.	1,000	133/16
Lions Club of Spring Bay	800	
Glamorgan Lions Club	800	
Riversdale Events	1,000	
Bicheno Men's Shed	400	
Freycinet Association Inc.	1,000	
Freycinet Sports and Community Club Inc.	1,000	19/17
Total	13,850	



Profit & Loss				
Glamorgan Spring Bay Council				
COMMUNITY DEVELOPMENT AND ADMINISTRATION				
For the month ended 31st January 2017				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$5,272.01	\$4,800.00	\$472.01	9.8%
SHARE OF GENERAL RATE	\$584,300.00	\$584,300.00	\$0.00	0.0%
Total Income	\$589,572.01	\$589,100.00	\$472.01	0.1%
Gross Profit	\$589,572.01	\$589,100.00	\$472.01	0.0801%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$14,000.00	\$14,000.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$225,915.21	\$244,551.00	-\$18,635.79	-7.6%
MATERIALS AND SERVICES	\$61,270.85	\$50,200.00	\$11,070.85	22.1%
Total Operating Expenses	\$301,186.06	\$308,751.00	-\$7,564.94	-2.5%
Operating Profit	\$288,385.95	\$280,349.00	\$8,036.95	2.8668%
(1) Minimal dollar variance				
(2) Timing differences related to payments				
(3) Below budget at this time				

6.5 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 Gatehouse**
Construction is continuing on the development to build the Triabunna Gatehouse at the Highway entrance to Triabunna. The main building frame and cladding is complete. Roof material installed and the glass panels for the display area are installed. We are currently waiting for the steel fabricators to complete the supply and installation of stainless steel wall paneling and sliding door to the display area as per the design.

Landscaping for the site has commenced, steel edging has been ordered and the plants have been purchased.

This new building when complete will have a large glass front display area, toilet facilities including disabled accessible facilities, a satellite visitor information hub and an undercover sitting area. The stylish design of the building should encourage visitors to turn off the highway into Triabunna. The displays at the Gatehouse will encourage visitors to explore further into the township and port complex.



Image: Triabunna Gatehouse under construction

- **Raspins Beach**

Construction of a new sailing boat storage facility with amenities at Raspins Beach Orford is continuing. The main building frame with roof and cladding is complete. The building is to lock up stage with the roller doors and entrance door installed. Work on the internal fit out and plumbing is under way. The external and internal painting is complete.

This facility will house the Triabunna District High School's training sail boats. Toilets and change rooms are included in the design.



Image: Orford sailing boat storage shed nearing completion. The public walkway incorporated in the front concrete wash down area.

- **Swansea Loo with a View**

Preliminary plans for the Swansea Loo with a View toilet facility at Jubilee beach are currently being finalised. A planning application will be lodged soon. The Council is still currently waiting for consent from Crown Land Services to lodge the Development Application.

Engineering specifications are being designed.

- **Swansea Noyes Street House**

Renovations have begun on the old Historical Society house at 8 Noyes Street, Swansea. The building has been fenced off from the community garden. The interior will be repainted and the kitchen and bathroom will be renovated.

Council Buildings			
Category	No.	Sub-Category	No.
Community Facility	27	Halls	9
		Community Service Buildings	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
		Misc. Structures	4
Public Toilets	17	Toilets	17
Shelters & Monuments	13	Monuments	1
		Public Shelters	12
Waste Management Facility	4	Buildings & Sheds	4
Total Buildings Listed	88		88

MARINE INFRASTRUCTURE:

Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.
- **Swansea Elevated Boat Ramp**
MAST has secured funding from the Federal Government for the additional funds required to build the new elevated boat ramp at Swansea. Tas Marine Construction has won the tender to construct this new boat ramp. It is expected work will commence after the summer season. This new boat ramp will provide recreational boaters with an all tide launching and retrieval facility. The elevated two lane road access to the launching facility will run alongside the existing pier to deeper water. MAST is also intending to install a wave screen extension to the existing Swansea pier. This will give better protection to recreational boats at both the pier and the new boat ramp.
- **All Boat Ramps**
All boat ramps in the municipality have been inspected post-Christmas period with only minor damage reported.

Triabunna Wharf and Marina:

- Ongoing general maintenance and inspections are carried out as required.
- Construction work to extend the Triabunna Wharf between the existing loading wharf and the new commercial berths (stage 2) has commenced. A deed of agreement between the Federal Government and the Glamorgan Spring Bay Council has now been executed which allows construction to go ahead. Excavation work for this project has been already been completed. Tas Marine Construction won the tender to do the installation work.

Bennett's petroleum has been awarded the contract to supply the diesel fueling facility at the new wharf extension. They will be installing a 30,000 litre diesel holding tank above ground adjacent to the wharf extension near the Southern spill kit cage. The fuel will be dispensed via a bowser on the wharf with a 20 metre retractable hose. Payment will be by Credit card or Bennett's petroleum fuel card.

- Excavating work to deepen the channel for Stages 3 and 4 of the Triabunna Marina expansion is continuing. A large quantity of silt and sandstone material is being removed to give sufficient depth needed for the berths to be installed. Once this work is complete Piling for the floating pontoons will begin. These stages will provide an additional 35 berths to the marina when completed as well as an additional 19 berths for small vessel casual berthing.
- Crown Land Services and the Environmental Protection agency have given Council approval for these works.
- Navigators have been awarded the Government contract to operate the ferry service to Maria Island and will begin their service at the end of March 2017. The company has asked Council to provide a berthing facility for them adjacent to the Triabunna Visitor Information Centre. This will require some adjustments to the position of some existing berths. In the meantime we will temporarily position the new ferry at the wharf.

Prosser River:

- **Prosser River Stabilisation Project** - This project has now been approved.

Council Marine Infrastructure	
Public Boat Ramps throughout Municipality	14
Fishing Boats paying yearly fee at the Triabunna Wharf	7
Marina Berths occupied by Commercial Fishing Boats (Triabunna)	20
Marina Berths occupied by Recreational Boats (Triabunna)	32
Marina Berths occupied by Ferries or Tour Boat operators	3
Waiting list for Commercial Fishing Boat Berths (Triabunna)	1
Waiting list for Recreational Boat Berths (Triabunna)	29



Glamorgan Spring Bay Council					
BUILDINGS AND MARINE INFRASTRUCTURE					
For the month ended 31st January 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
OTHER INCOME	\$540.90	\$5,320.00	-\$4,779.10	-89.8%	(1)
SHARE OF GENERAL RATE	\$421,680.00	\$421,680.00	\$0.00	0.0%	
STATUTORY FEES AND FINES	\$0.00	\$0.00	\$0.00		
USER FEES	\$166,429.60	\$179,840.00	-\$13,410.40	-7.5%	(2)
Total Income	\$588,650.50	\$606,840.00	-\$18,189.50	-3.0%	
Gross Profit	\$588,650.50	\$606,840.00	-\$18,189.50	-2.9974%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$146,500.00	\$147,105.00	-\$605.00	-0.4%	
EMPLOYEE BENEFITS	\$76,491.58	\$74,269.00	\$2,222.58	3.0%	
FINANCE COSTS	\$61,681.16	\$66,298.00	-\$4,616.84	-7.0%	(2)
MATERIALS AND SERVICES	\$123,428.93	\$119,400.00	\$4,028.93	3.4%	
Total Operating Expenses	\$408,101.67	\$407,072.00	\$1,029.67	0.3%	
Net Profit	\$180,548.83	\$199,768.00	-\$19,219.17	-9.6207%	
(1) Minimal Dollars					
(2) below budget at this time					

6.6 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.

World Wetlands Day

The World Wetlands Day event held at Devils Corner Vineyard on Saturday 28th January was very successful with nearly 300 people engaged during this celebration of Moulting Lagoon Ramsar Wetland – our local wetland of international importance.

Our sincere thanks go to the Brown Brothers Devils Corner team and NRM South, and our partners the Parks & Wildlife Service, BirdLife Tasmania and the Tasmanian Land Conservancy. Events such as this would not be possible without collaborations and partnerships.

The Australian Government Department of the Environment and Energy invited us to make a submission for consideration for publication in the 2017 edition of the *Wetlands Australia* e-magazine. Our submission was accepted and the magazine has recently been released to coincide with World Wetlands Day. The magazine can be found online on the Department of the Environment and Energy website: www.environment.gov.au

In addition to this, the Commonwealth Environmental Water Office in Canberra have asked us to provide some photos and a short summary of our World Wetlands Day event to include in a 'collage' of Australian World Wetlands Day activities to send to the Ramsar Wetlands Convention Secretariat in Switzerland.

Catchment Plans

Workshop dates for the review of the draft Prosser Catchment Plan have been determined in consultation with the facilitator David Hunn. The first Workshop will be held in Levendale on Wednesday 29th March, the second in Buckland on Thursday 25th March and the third in Orford on Thursday 29th June 2017. Please see attached an information sheet on the review. Feedback is welcome. A consultative committee will be established to undertake the review. A public forum pre-workshop will be held to enable issues to be identified to feed into the review process.

Bushwatch

A trial project to address illegal firewood harvesting is being developed by NRM South in collaboration with key stakeholders including Forestry Tasmania, PWS, DPIPWE and Tasmanian Conservation Trust and selected councils. We have expressed our interest in participating.

Continue to implement the GSB Weed Management Plan.

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

Weed Notifications continue to be issued as required. 20 Requirement Notices have been issued to date. Most have been addressed with a few outstanding which will be followed up with DPIPWE.

Council weed officers continue with steam weeding in the towns given the great flush of growth. Weed control work along the Tasman Hwy and other State Growth managed roads is ongoing.

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

Contracts for the co-funded Catchments To Coast program with NRM South and associated projects for 16/17 and 17/18 have been finalised.

NRM South's Biodiversity Coordinator visited us to discuss the progress of NRM South funded projects, biosecurity (hygiene) guidelines and how we can better engage our local community (including land managers) on the topic of biosecurity.

A Tasmanian Government Community Infrastructure Mayor Grant application is currently being developed to establish a community nursery in the municipality.

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

Ongoing

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 with NRM objectives.

GSB NRM Committee: The next GSB NRM Committee meeting will be held on 1st March from 10:30am 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 Dolphin Sands Ratepayers Association (DSRA), the Swanwick Association and the Orford Community Group (OCG) as well as individual volunteers.

On behalf of the NRM team Terry Higgs attended the official opening of the Bicheno Men's Shed.

The Natural Resources Manager and Catchment Coordinator attended the DSRA AGM and did a presentation about the work that they do in the municipality and Dolphin Sands area.

The development of a new interpretation sign for the Orford Bird Sanctuary is underway in collaboration with the OCG and Birdlife Tasmania. This is on the last stage of this project funded by NRM South.

Landcare Tasmania

Discussions are underway to host an Outreach Forum for member groups on the east coast.

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

Parks and Wildlife

The Denison Beach Conservation Area shorebird interpretation sign that was destroyed several years ago has been reprinted and will be reattached to the sign furniture and installed in its original location next month.

It was very disappointing to discover recently that the shorebird interpretation sign at Radar Beach (Orford) had been vandalised with graffiti reading 'No Fish Farms' sprayed onto the sign. PWS staff kindly clean up the sign which was developed with NRM South funding by Council in collaboration with Birdlife Tasmania.

Graffiti has been identified by Keep Australia Beautiful as a costly and growing issue in society. Graffiti Free Week takes place in March every year. The estimated financial cost of graffiti to the Australian community is \$2.7 billion dollars a year. KAB is now including graffiti in its annual National Litter Index which means for the first time the prevalence of graffiti will be recorded on a national and a state by state basis and hot spots can be identified.

Crown Land Services

CLS and NRM South have both contributed a small amount of funding towards the control of priority weeds on Crown Land in Bicheno. Work has commenced, beginning on the Crown Foreshore Reserve at Harveys Farm Road where the Crown Land meets the National Park. Weeds controlled so far include boneseed, Spanish heath and sea spurge.

Tasmanian Fire Service

A Bushfire Mitigation grant application for a project at Dolphin Sands to purchase and install two new water tanks for fire fighting and associated signage was submitted. The project is a partnership between Council, The Dolphin Sands Ratepayers Association and the local Swansea Fire Brigade.

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

Communities and Coastal Hazards Project

A meeting with key stakeholders to discuss the implications for Orford as identified in the Local Area Report is being organised.

Continue support for annual community events such as National Tree Day, Clean Up Australia Day, Tidy Towns as well as other markets, festivals and school activities. This year on Clean Up Australia Day (Sunday 5th March) our site will be the Rita and Doris Reserve in Coles Bay. Last year's fuel reduction burn revealed a considerable amount of old rubbish that has been dumped in the Reserve. On this day we will also launch the new Rita and Doris Reserve interpretation sign that will provide visitors with information about the history of the Reserve and the natural values found within it, including a number of threatened species. Following the launch and Clean Up, we will have a BBQ lunch at the Harold Street park. This event commences at 10:30am. Meet at the Council Depot on the corner of Cosgrove and Percy Streets. RSVP is required for catering purposes – 6256 4728.

A new group call the Friends Of Triabunna Reserves has registered a Clean Up Australia Day event on Sunday 5th March as their first event. It will commence with a welcome BBQ at the Triabunna Marina at 12pm.

Continue to work with Council's Regulatory Services Department to ensure that development assessments strive to meet Triple Bottom Line Principles.

Ongoing

Continue participation and development of sustainability initiatives, in particular energy use, sustainable waste management, community gardens, both for Council and the community.

Ongoing

Projects in process include:

- Collaborating with East Coast Tourism to initiate reusable coffee cups campaign. Waiting on a stainless steel/bamboo style to cup to arrive so all parties can consider if it is suitable.
- Investigating recycling and disposal options for specific items such as batteries and light globes;
- Assisting with organizing Tidy Towns National Awards to be hosted by Triabunna.
- Trialing 'Bin Springs' a new product designed to prevent bin lids from opening when the bin falls over in high winds and preventing access by birds and animals such as possums. The Bin Springs are being trialed in Buckland and Swansea and early reports are encouraging with comments made such as "easy to attach" and "trucks emptied the 'bin sprunged' bins with no problems"
- Investigating the viability of installing Tangler Bins at local marinas and jetties for the collection of fishing equipment waste such as line, hooks, net etc

Investigating the viability of a new project, a collaboration with Zero Waste Tasmania and Permaculture Tasmania, GSBC and community groups to hold Menders Workshops locally. This will depend on finding suitable venues and willing Mending Mentors. Various community groups have been contacted and initial responses have been enthusiastic. A Mending Workshop is an event held in a community venue where attendees bring items that they would like to repair, fix or mend. Attendees connect with local handy-folk (called Mending Mentors) who are on hand to help attendees mend their items.

Mending Workshops are intended to be fun, social events that also aim to minimise waste to landfill by extending the life of belongings, strengthen local communities, foster self confidence and resist social complacency around planned obsolescence of common household items and help people to save money.

Glamorgan Spring Bay Council's role is to facilitate local mending Workshops within the municipality.

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 implementation of vegetation management plans for reserves in each town.

Ongoing

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.

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

Ongoing

Attachment: Review of the Prosser Catchment Plan



Review of the PROSSER CATCHMENT PLAN



Glamorgan Spring Bay
Natural Resource Management

Definition of a catchment

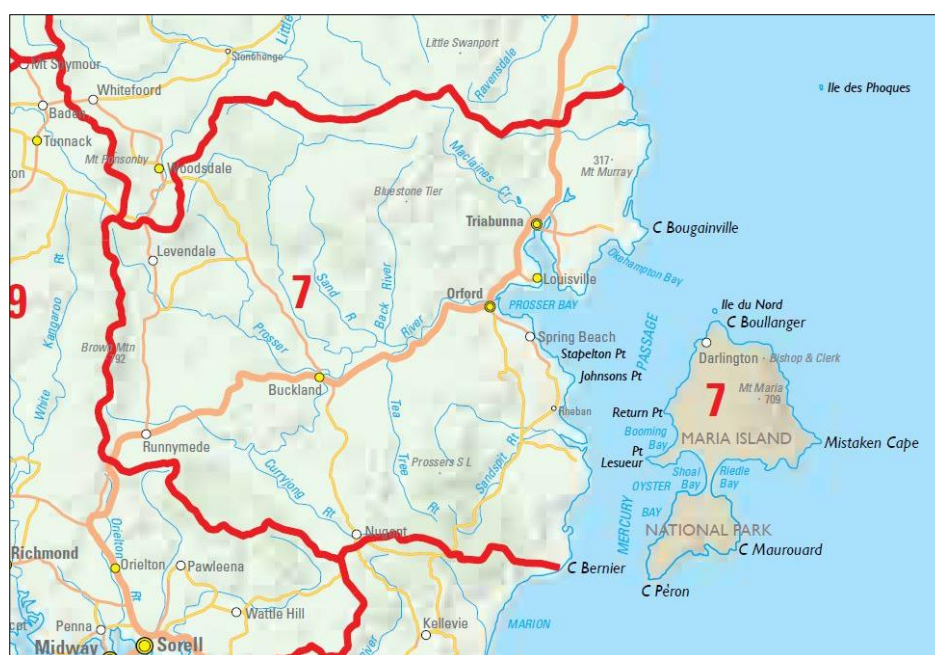
A water catchment, or watershed, is an area or basin of land bounded by natural features of hills or mountains from which all run-off water drains and flows to a river, stream, lake, wetland or estuary. ***We all live in a catchment!***

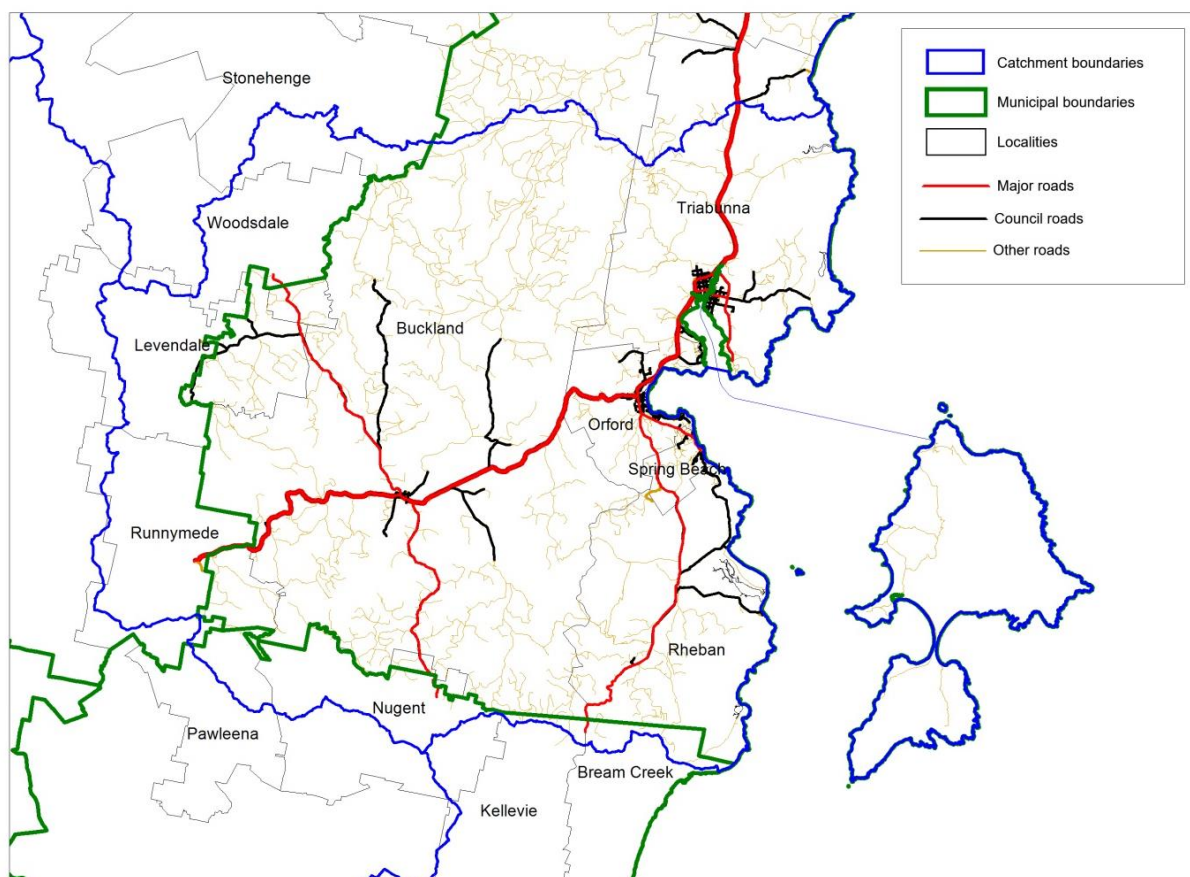
The Prosser Catchment

The 'Prosser Catchment' actually incorporates four hydrological sub-catchments that are not directly linked plus Maria Island. These sub-catchments are the Prosser and Sandspit Rivers and Maclaines and Eighty Acre Creeks plus numerous coastal streams. The mainland part of the Catchment extends from Boltons Bluff in the north to Cape Bernier in the south and Levendale in the east.

This official Prosser Catchment boundary was designated as such for administrative purposes by the State government department (DPIPWE) responsible for water management planning. This boundary is also adopted by Glamorgan Spring Bay Council (GSBC) for overall catchment planning.

Most of the Prosser Catchment falls within the GSB Municipality with small sections in the west and south falling in the Southern Midlands and Sorell Municipalities respectively. See maps below.





Definition of a Catchment Plan

Firstly, a Catchment Plan is NOT a plan that deals with water management planning and water allocation. In Tasmania a Catchment Plan has NO legislative basis (as may be the case in other states).

A Catchment Plan provides an approach to land and water management which incorporates not only natural assets but also economic and social assets within the catchment. In summary, the aims of such a plan are to:

- Provide an overview of the catchment's natural, economic and social structure.
- Highlight some possible risks to its assets.
- Provide some advice and resources for best practice natural resource management (NRM).
- Present a framework for on-ground works to proceed in an integrated and coordinated way.

This approach is also referred to as Integrated Catchment Management (ICM). It has been utilised by GSB Council over the last 20 years as it has been found to be a useful tool for progressing natural resource management.

The Prosser Catchment Plan review

The first and only version of the Prosser Catchment Plan was compiled in 2002, although it has remained in 'draft' format since then. This 2002 version brought together all previous work and collective knowledge within the community (from local, state and federal governments, community and business groups, private landholders and individuals) at that time. Much of the information in the 2002 Catchment Plan is still relevant today but many aspects of it require updating to reflect new knowledge, physical changes within the Catchment as well as changes in policies and legislation.



Profit & Loss					
Glamorgan Spring Bay Council					
NRM					
For the month ended 31st January 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$38,030.94	\$39,000.00	-\$969.06	-2.5%	
OTHER INCOME	\$802.00	\$2,800.00	-\$1,998.00	-71.4%	(2)
SHARE OF GENERAL RATE	\$227,000.00	\$227,000.00	\$0.00	0.0%	
USER FEES	\$26,359.00	\$14,000.00	\$12,359.00	88.3%	(3)
Total Income	\$292,191.94	\$282,800.00	\$9,391.94	3.3%	
Gross Profit	\$292,191.94	\$282,800.00	\$9,391.94	3.3211%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$10,000.00	\$9,919.00	\$81.00	0.8%	
EMPLOYEE BENEFITS	\$169,540.49	\$169,574.00	-\$33.51	0.0%	
MATERIALS AND SERVICES	\$22,459.22	\$21,050.00	\$1,409.22	6.7%	(3)
NRM OFFSET ACCOUNT	\$0.00	-\$27,809.00	\$27,809.00	100.0%	(4)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$2,880.00	\$3,794.00	-\$914.00	-24.1%	(5)
Total Operating Expenses	\$204,879.71	\$176,528.00	\$28,351.71	16.1%	
Operating Profit	\$87,312.23	\$106,272.00	-\$18,959.77	-17.8408%	
(2) Minimal Dollars					
(3) Private works ahead of budget					
(4) Not journaled as yet					
(5) Minimal dollar variance					

Recommendation:

That the Management Reports be received and noted.

7. Minutes of Section 24 Committees

COMMENTS:

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

7.1 Triabunna Recreation Ground Committee Meeting Minutes, 7th December 2016 (DRAFT).

7.2 Orford Community Hall Committee Meeting Minutes, 14th February 2017 (DRAFT).

David Metcalf
General Manager

Recommendation:

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

7.1 Triabunna Recreation Ground Committee Meeting Minutes, 7th December 2016 (DRAFT).

GLAMORGAN SPRING BAY COUNCIL

Section 24 Advisory Committee Meeting
Triabunna Recreation Ground

MINUTES

MEETING HELD – *Wednesday 7th December 2016, Triabunna Council Office*

MEETING OPENED: 5.30 pm

PRESENT: Phil Giffard, Tony Pollard, Britt Steiner, Steve Davies, Jan Sweet

APOLOGIES: John Alomes

ABSENT: : Neil & Amelia Edwards, Lisa Pyke

CONFIRMATION OF LAST MINUTES: (16th November, 2016)

Moved: Jan Sweet

Seconded: Steve Davies

MATTERS ARISING FROM PREVIOUS MINUTES

- Phil emailed Triabunna Barracks Archaeology Field School regarding conditions for use of grounds for accommodation, catering & kitchen usage, costs and cleaning. John Samin agreed to conditions.
- Term of Reference discussed. One amendment made. Copy to be sent to Angela Turvey with copy of minutes.
- Phil presented committee with proposed idea for club room renovations. Has already acquired some materials to erect freestanding extension. Will endeavor to have plans drawn up in early 2017.

NEW BUSINESS

- Steve has opened 2 bank accounts with Bendigo Bank – interest bearing account & an everyday account.
- Feedback from community member who hired club rooms on 3rd December – not happy with not having access to kitchen equipment etc.
- Committee to organise an inventory of club rooms in early April 2017.
- Hire agreement form to be developed for future bookings. Tony to send Jan template.
- Jan to pay for post office box from hire fees paid to Steve.
- Phil to send letter to 2004/05 committee fundraising group detailing proposed improvements planned for club rooms and requesting that trust monies be transferred to interest bearing account.

- Jan presented quote from Tony Brown Electrical for cost of 3 phase “check meter” for oval lights. Jan to ask Tony to provide updated quote to include his labour.
- All committee members to sign confidentiality form for lodgment with Council. Tony to provide at next meeting.

TREASURERS REPORT

Opening Balance	\$
Income	\$
Expenditure	\$
Closing Balance	\$

To be reported to next meeting.

NEXT MEETING

Wednesday 15th March 2017 at 5.30pm

There being no further business, the meeting was declared closed at 6.30 pm.

Confirmed **Date**

Chairperson

7.2 Orford Community Hall Committee Meeting Minutes, 14th February 2017 (DRAFT).

GLAMORGAN SPRING BAY COUNCIL

Orford Community Hall Section 24 Committee Meeting

MINUTES (*draft*)

MEETING HELD – *Tuesday 14th February 2017, Triabunna Council Office*

MEETING OPENED

The Committee Chairperson welcomed members and declared the meeting open at 5.10pm.

PRESENT:

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

APOLOGIES:

Clr Jenny Woods

CONFIRMATION OF LAST MINUTES- (8TH November 2016)

Moved: Nicole Hobden

Seconded: Lona Turvey

CARRIED

MATTERS ARISING FROM PREVIOUS MINUTES:

1. To be discussed in General Business

GENERAL BUSINESS:

1. Proposed Hall Extensions

Tas Community Fund grant submission is under way and will be presented to a special meeting for Committee approval prior to submitting. Submissions close 5th April 2017.

Discussion took place about support letters required as part of submission requirements and the Committee's monetary contribution towards the hall upgrade.

Recommendation

That the Orford Community Hall Committee allocates \$500 towards the proposed Hall extensions to form part of the grant submission.

Moved: Lona Turvey

Seconded: Angela Higgs

CARRIED

CORRESPONDENCE – Nil received

TREASURERS REPORT

Opening Balance	\$9,244.67	
Income	\$222	Electricity – coin meter for heater
Expenditure	\$0	
Closing Balance	\$9,466.67	

Recommendation

That the Treasurer's report dated 21st January 2017 for the Orford Community Hall is accepted.

Moved: Lona Turvey Seconded: Tracey Castle

CARRIED

NEXT MEETING Early March 2017

There being no further business, the meeting was declared closed at 5.35 p.m.

Confirmed **Date**

Chairperson

8. Officers' Reports Requiring a Decision

8.1 Triabunna Recreation Ground Section 24 Committee – Draft Terms of Reference

Responsible Officer – Manager Works

Comments

In 2016 the Triabunna Recreation Ground Special Committee of Council was formed under Section 24 of the *Local Government Act*.

The formation of this committee has been co-ordinated by the Manager of Works to help with the running of what is a shared facility across many and varied community sporting groups and other users.

The committee has now had several meetings and has developed a draft Terms of Reference for Council's review and endorsement.

Statutory Implications

Nil

Budget Implications

Nil

Recommendation

That Council endorses the Triabunna Recreation Ground Section 24 Committee Terms of Reference.

Attachment: Triabunna Recreation Ground Section 24 Committee – DRAFT Terms of Reference

Attachment Item 8.1: Triabunna Recreation Ground Section 24 Committee – DRAFT Terms of Reference

GLAMORGAN SPRING BAY
COUNCIL

SECTION 24 COMMITTEE

TERMS OF REFERENCE *DRAFT*

Triabunna Recreation Ground 2017

Schedule 1

Clause 1	Name of Special Committee
-----------------	----------------------------------

Schedule 2

Clause 1	Objectives of the Committee
Clause 2	Committee Structure and Term
Clause 3	Functions of the Committee
Clause 4	Restrictions on Committee Powers
Clause 5	Committee Meeting Procedure
Clause 6	Financial Requirements
Clause 7	Insurance
Clause 8	Alteration to Delegation and Terms of Reference
Clause 9	Conflict of Interest
Clause 10	Confidentiality

Pursuant to Section 24 of the *Local Government Act 1993*, Glamorgan Spring Bay Council hereby establishes a Special Committee as detailed in Schedule 1 and 2 below.

Schedule 1

1. The name of the Special Committee shall be:

Triabunna Recreation Ground Advisory Committee

Schedule 2 – This document shall be read in conjunction with the Guidelines for Section 24 Special Committees of the Glamorgan Spring Bay Council

1. Objectives of the Committee

- 1.1 To advise, recommend and assist with the management of the **Triabunna Recreation Ground** on behalf of Council.
- 1.2 To ensure that community needs are met and the facilities are managed in the best interests of the community.

2. The Committee Structure and Term

- 2.1 The Committee shall consist of a minimum of five and a maximum of eleven members who represent the principal activities conducted at the Triabunna Recreation Ground; the total number shall include an appointed Councillor to act on behalf of Council and in the best interests of the rate payers of Glamorgan Spring Bay.
- 2.2 The Committee shall elect or appoint a Chairperson, Secretary and a Treasurer or a Chairperson and a Secretary/Treasurer. An election of office bearers will take place after each Council election.
- 2.3 Sub Committees – the Committee may establish a sub-committee as it deems necessary, with or without additional members, to provide advice and recommendation on particular matters. The sub-committee should be convened and chaired by a member nominated and appointed at a Committee meeting. The sub-committee will be responsible to the Committee

3. Functions of the Committee

- 3.1 To manage the use of all Triabunna Recreation Ground facilities and collect appropriate hiring fees. This function includes obtaining a signed Application for Hire form and a copy of appropriate insurance policies.

UNDER NO CIRCUMSTANCES SHOULD A COUNCIL-OWNED FACILITY BE HIRED OUT WITHOUT A RISK ASSESSMENT, FORMAL ARRANGEMENTS, AND INSURANCE/INDEMNITY PROTECTION

- 3.2 To ensure all facilities are kept in a properly maintained condition with specific attention to:
- the internal/external cleaning of the facility;
 - the repair of minor damage to the facility occasioned by fair wear and tear and other improvements as may be necessary from time to time.
- 3.3 To advise and seek permission from Council, any proposed major works the Committee considers necessary, prior to any action being taken.
- 3.4 To provide Council with its recommendations for fees and charges for the use of the facility. The recommendation should be made by no later than 1 April of each year so that Council may consider the recommendations during budget discussions for the following financial year. While there is no guarantee that Council will adopt the recommended fees, every effort will be made to accept the recommendations of the committee.

The following matters should be taken into consideration when setting fees and charges:

- that fees and charges should be set at a level which reflects the Annual Fees and Charges endorsed by Council;
 - that funds may be required for future upgrading, development and/or replacement of assets;
 - that fees and charges reflect the contribution of regular, non-profit community users, for instance, where such users contribute "in-kind" towards maintenance and upkeep of the Clubrooms;
 - that special fee arrangements for non-profit users may be considered, where it can be demonstrated that the activity will offer widespread community benefits.
 - that bonds should be set at a level to ensure that the cost of minor damage can be covered;
 - that commercial ventures are to be charged appropriate commercial rates.
- 3.5 To maintain an inventory of all property within and associated with the Clubrooms, whether fixed or removable. The inventory is to be reviewed and updated annually by at least two members of the Committee, and

must be tabled at the Annual General Meeting. All assets/property shall be recorded on the inventory at the time of purchase or disposal.

Property that is due for replacement or is no longer required may be disposed of only with the approval of the relevant Council Manager.

4. Restrictions on Committee Powers

4.1 The committee does not have the power to:

- impose Council related fees, taxes, rates or charges;
- rebate rates or charges;
- make grants;
- borrow money;
- make a rate;
- make a by-law;
- execute a Deed;
- sign a contract for services;
- institute a legal proceeding;
- call for tenders without prior approval of the Council;
- advertise for and/or appoint employees;
- sell land.

5. Committee Meeting Procedure

5.1 Quorum

A Quorum of the Committee shall be one half of the Committee, plus one (rounded down).

Where a Quorum has not been present at three consecutive meetings, a Committee member shall notify the General Manager.

5.2 Voting

Where there is a split vote, all views should be submitted to Council.

5.3 Records to be kept by Committee Secretary

The Committee Secretary shall keep minutes at each meeting detailing:

- those present;
- an accurate record of any motion indicating the mover and seconder, including the word 'Carried' or 'Lost' after each motion and number of votes recorded;
- the time, date and place of each meeting.

5.4 The Minutes of each meeting shall be confirmed at the subsequent meeting of that Committee.

5.5 Records to be kept by Committee Treasurer

It is the responsibility of the Committee Treasurer to maintain up-to-date financial records of income and expenditure and ensure that financial reports are tabled for discussion at each committee meeting.

5.6 Appointment of Acting Chairperson

If the elected Chairperson is not available for a meeting an Acting Chairperson shall be chosen from those present at the meeting.

5.7 Frequency of Meetings

Meetings of the Committee must be held at least four times per year.

5.8 Committee Minutes

Following the conclusion of a Committee Meeting, the draft Minutes shall be provided to Committee Members within fourteen (14) days and to Council at the next Ordinary Council Meeting, for information only.

5.9 Meetings open to the Public

All meetings of the Committee or its Executive shall be open to the public.

5.10 Notice of Meetings

- Notice of each Committee meeting shall be given to each Committee member and the General Manager at least seven (7) days in advance unless impractical to do so by reason of an urgent matter requiring a meeting to be held more promptly. Details of the meeting will be advertised in a prominent location on Council's website. Where possible, the notice of meeting is to be advertised in the local newspaper/newsletter and/or Council noticeboards and be open to the public unless deemed closed by the Chair.
- Notice of the Annual General Meeting of the Committee shall be published/displayed in the local news press, on public notice boards and on the Council website at least fourteen (14) days prior to such Annual General Meeting.
- All members of the Committee must be notified (3) days before Executive meetings are held, and sent details on topics being discussed.

- If an urgent meeting is necessary, the Committee Chair is required to provide the notice of the meeting and the agenda at least five (5) days prior to the meeting date.

5.11 The Committee shall hold an Annual General Meeting by 14th July (or as near to that date as possible) in each year. Notice will be forwarded to the Council's nominated officer, who will ensure that an officer will be in attendance.

6. Financial Requirements

The Committee shall adhere to all Council audit and financial systems policies and procedures for all its financial transactions.

The Treasurer has a range of financial responsibilities including:

- a. Preparing and presenting the annual budget;
- b. Managing financial transactions for the Committee;
- c. Ensuring all fees and charges are accounted for;
- d. Sending out accounts and paying bills;
- e. Maintaining an accurate record of all income and expenditure;
- f. Providing the Committee with a report each meeting about the current financial situation;
- g. Purchasing is to be carried out through Council and with the approval of the appropriate manager

7. Insurance

Council's insurer provides public liability cover for all Section 24 Committees. Individual user groups such as sports clubs are **NOT** covered by Council's policy and must ensure that they obtain separate public liability insurance to cover their operations. All user groups should also obtain their own contents insurance, as Council's policy does not cover contents owned by user groups.

7.1 Buildings

Council insures its buildings, fittings and fixtures against fire, flood and damage.

The Committee should advise users leaving their property in Council's buildings to take out separate insurance cover for those goods and chattels. In some rare instances, with the consent of Council, the insurance of user groups' property may be arranged within the Council's insurance policies.

7.2 Other Facilities

Council's other basic facilities are covered by public liability insurance. Council's insurance does not extend to cover participants in sporting events or other public events. A risk assessment should be

undertaken. The Committee should advise user bodies that separate insurance should be taken out against injuries or damages caused by such activities.

User bodies shall not be allowed to use the facilities unless proof of current insurance is provided and an insurance form is completed.

The Committee shall report any potential public liability claims to Council's General Manager

7.3 Advisory Committee Members and Voluntary Workers

When requested, Council's personal accident and public liability insurance may be extended to cover Committee members and/or voluntary workers attending meetings and other activities such as working bees which have the prior approval of the Committee.

7.4 Public Liability

The committee must ensure that users of facilities complete a *Facility Use Application* (this can be found at [www.gsbc.tas.gov.au/Community/Council Facilities Hire Package](http://www.gsbc.tas.gov.au/Community/Council%20Facilities%20Hire%20Package)). A copy of this application should be forwarded to Council as soon as possible.

8. Alteration to Delegation and Terms of Reference

8.1 Council may amend this delegation and Terms of Reference at any time.

8.2 The Committee may review the Terms of Reference at any time and submit any amendments to Council for consideration and endorsement

9. Conflict of Interest

A Committee member who has a direct or indirect interest in any matter decided or under consideration by the committee must disclose the nature of interest to the Committee and this must be recorded in the Minutes.

Being a member of a Council committee is a position of trust that involves obligations to the community and to the Council. It must be clear to everyone that you are not using your position to serve your own interests or the interests of a close associate. For this reason, the Act requires members of Council committees to disclose conflicts of interest and not participate in a decision (discussion or vote) if they have a conflict of interest.

"At any meeting of a special committee ... a member must not participate in any discussion, or vote on any matter, in respect of which the member –

- (a) has an interest; or
- (b) is aware or ought to be aware that a close associate has an interest."

Furthermore, the *Local Government Act 1993* states that:

“A member has an interest in a matter if the ... member or close associate would, if the matter were decided in a particular manner, receive, have an expectation of receiving or be likely to receive a pecuniary benefit or pecuniary detriment.”

The Act determines that a close associate of a committee member is:

- a) a body corporate of which the member is a director or a member of the governing body; or
- b) a proprietary company in which the member is a shareholder; or
- c) a public company in which the member is directly or indirectly a substantial shareholder; or
- d) a beneficiary under a trust or an object of discretionary trust of which the ... member is a trustee; or
- e) a business partner of the member; or
- f) the employer or an employee of the member; or
- g) a person from whom the member has received, or might reasonably be expected to receive a fee, commission or other reward for providing professional or other services in relation to a matter being dealt with or to be dealt with by the Council committee; or
- h) the spouse or partner of the member, member's son or daughter; or
- i) the son, daughter, brother, sister, mother or father of the member or of their spouse or partner.

Failure to disclose a conflict of interest may be an offence that can be prosecuted in a court of law. It is your responsibility and duty to identify and disclose your conflicts of interest when required to. It is important to note that, while another person may assist you in deciding or determining whether you have a conflict of interest, they cannot make the decision for you. Irrespective of what assistance or advice you receive from someone else, legally you remain responsible for your own actions.

10. Confidentiality

Volunteers are expected to maintain the same standards of confidentiality as Council's paid employees. This includes information held by the Council; information shared between volunteers and the designated managers; and information about particular circumstances.

Volunteers are required to read and sign the Glamorgan Spring Bay Council Confidentiality Agreement. Any breach of this confidentiality requirement will be taken seriously and lead to:

- The termination of the volunteer's services.
- Any other action deemed necessary by the General Manager.

8.2 Water Tank Policy

Responsible Officer –Manager Regulatory Services

Comments

A water tank policy was implemented by Council as a result of water shortages experienced throughout the Municipality at the time and when Council was responsible for the supply and maintenance of water and sewerage infrastructure. It has now come to our attention that we are in breach of the National Construction Code by enforcing this policy through the planning and building process.

The Consumer, Building and Occupational Services (CBOS) within the Department of Justice has provided the following information with regard to a query they received.

As background information, all technical standards in Tasmania are governed by the Building Act 2016 and its adoption of the National Construction Code (NCC). The previous Building Act 2000 provided for the consolidation and consistency of all laws relating to the technical standards of building and plumbing work that is designed to keep laws simple and lower costs to industry and owners. Therefore attempts by Council to enact building by-laws or to make other legislation regarding the design and construction of buildings is void unless the Building Minister gave special permission.

There have been previous examples of attempts by councils to impose building requirements, energy or water saving measures, and other requirements that are higher than the NCC standards, without legal standing to do so.

Examples include:

- Requirement for noise reduction measures in the building fabric for dwellings near airports, requiring extra insulation to suppress ambient noise. This is not a matter required under the NCC.*
- Requirement that owners must install expensive water detention systems on their property as council infrastructure and drains are inadequate to cope with stormwater influx.*

The necessity for the provision restricting councils from imposing building requirements has been shown when “extra” technical requirements have been hidden behind “policies” or “guidelines” of individual councils and enforced at the building approval stage as if these were a mandatory requirement.

In light of this advice, we can no longer condition permits to require water tanks and therefore the policy should be rescinded.

Statutory Implications

Imposing the water tank policy on permits is in breach of the National Construction Code.

Budget Implications

Nil

Recommendation

It is recommended that Policy 1.2 - Water Tank Policy be rescinded.

8.3 Signage Working Group

Responsible Officer – Manager Regulatory Services

Council at its meeting held on 8th December 2015 resolved that a working group be set up to discuss signage within the municipality.

The Signage Working Group was formed after advertising for interested parties. It consisted of 10 people representing the Department of State Growth, East Coast Regional Tourism Organisation, local Chambers of Commerce, Council and interested community members.

The objective of this working group was to work together so that all parties gain an informed view of what signage is or isn't required within the municipality. Any outcomes determined by this working group would need to also comply with provisions of Code E17.0 of the Glamorgan Spring Bay Interim Planning Scheme 2015 and take into account the proposed State Wide Planning Scheme Code.

Four very productive meetings were held which resulted in the following outcomes:

- That Council rescind decision 174/10 regarding illegal signage - September, 2010 (see decision attached);
- Council's Regulatory Services Department commences the process under the Land Use Planning and Approvals Act to deal with signage that is clearly illegal in both the Interim Planning Scheme and the proposed State Wide code.
- Council's Regulatory Services Department write to the operators of illegal signage giving options before commencing with formal enforcement to remove illegal signs;
- Draft a proposed off site signage policy for Council's consideration, recommending that all third party signage applications go to Council for approval when the State Wide Scheme is introduced;
- Prepare a policy on *Temporary Frames Signage* that is below the town entry signage, including its management;
- The Gulch at Bicheno would qualify for off-site signage and it is proposed that a yellow on blue tourism sign with "The Gulch" with a maximum of 4 symbols be installed to direct people to this area in lieu of individual signs.

The purpose of this report is to seek Council's endorsement to proceed with implementing the outcomes of the Signage Working Group.

Statutory Implications

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

Budget Implications

Nil

Recommendation

It is recommended that:

- Council rescind decision 174/10 regarding illegal signage;
- Endorse implementing the outcomes as recommended by the Signage Working Group

Attachment: Decision: 174/10, September 2010 Ordinary Meeting of Council.

Attachment Item 8.3: Decision: 174/10, September 2010 Ordinary Meeting of Council

Decision 174/10

Moved Cllr Woods Seconded Cllr Johnston that:

1. *All existing illegal signage will be removed with the exception of already existing signs (relevant to Orford and Triabunna businesses) on the Tasman highway between the southern entrance to Orford and the northern boundary of Triabunna. As soon as the proposed uniform business signage information areas are erected for Orford and Triabunna, all existing illegal signage will be removed from these areas too.*
2. *Off-site signage identified during the 1996 audit will be deemed to have "existing use rights" and therefore will not be required to be removed;*
3. *Signage removal costs charged at an appropriate cost recovery fee to business operators. That Council sets a fixed charge for the removal costs of the signs.*

***The motion was put and carried
(6 votes to 3)***

For: Mayor B Cadart, Cllr J Crawford, Cllr C Arnol, Cllr H Harris, Cllr C Johnston, Cllr J Woods.

Against: Cllr R Parker, Cllr G Whitton, Cllr M Fama,

***Winny Enniss
Regulatory Services Coordinator***

After much discussion Cllr Arnol moved a procedural motion that the motion be put and council move on.

9. Notice of Motion

9.1 Sale of Council Properties

Motion

That Council rescinds Decision: 25/7 regarding the sale of 4 Arnol Street, Swansea and the subdivision and subsequent sale of the rear of 12 Franklin Street, Swansea (the site of the defunct SES building).

Moved: Cllr. Crawford

Background

At the January 2017 Ordinary Council meeting Councillors agreed to the sale of several properties in Swansea - 2 Arnol St. Swansea, 4 Arnol St. Swansea, 8 Noyes St. Swansea and the rear of 12 Franklin St. Swansea. Eight (8) months prior to the January Council meeting at a Special Meeting held on the 10th of May 2016 the following motion was passed.

Decision: 61 /16

Moved Cllr Bertrand Cadart, seconded Cllr Britt Steiner, that under section 178 of the Act, Council by absolute majority authorises the General Manager to commence proceedings to offer for sale part of 12 Franklin Street, Swansea (the rear area housing the SES building) and;

- a) publish that intention on at least two separate occasions in The Advocate, The Mercury and The Examiner newspapers, local newsletters and community notice boards; and
- b) display a copy of the notice on any boundary of the public land that abuts a highway; and
- c) notify the public that objection to the proposed sale, lease, donation, exchange or disposal may be made to the general manager within 21 days of the date of the first publication.

The motion was put and carried unanimously (5 Votes to 0). For: Acting Mayor Arnol, Cllr. Cadart, Cllr. Parker, Cllr. Steiner, Cllr. Woods (Mayor Kent, Cllr. Crawford and Cllr. Wisby were apologies).

Comment

The reason that I would like Councillors to reconsider their decision to sell 4 Arnol St. Swansea and the rear of 12 Franklin Street is that the selling off of these public properties would have a major detrimental impact on the community, users of the hall and visitors, now and into the future, if these properties were to be sold.

The effect of sub-dividing off the rear of 12 Franklin St. and selling 4 Arnol St. would have the effect of limiting access to the rear of the hall as well as significantly reducing the number of parking spaces available to hall users.

1. The sale of these properties will severely limit and impact on the loading and unloading of scenery/props and any other equipment required for performances and other events at the hall. Often travelling shows need to use trucks to transport their props/scenery/equipment in trucks that require plenty of room to manoeuvre as the vehicles are large and usually the drivers are not professional drivers
2. The sale of these properties will severely limit and impact on the parking spaces and access for less able people (aged and people with disabilities) using the hall. The only access to the hall without having to use steps and/or ramps is via the rear of the hall. Also as there is limited parking close to the hall, users may have to walk some distance to get to the hall which will mean some will no longer attend events at the hall.
3. The sale of these properties will severely limit and impact on the opportunity to extend a centrally located community space for groups/events/exhibitions/markets in the future.
4. The sale of these properties will severely limit and impact on the effective use of the hall as an evacuation/recovery centre in the case of an emergency. The reduction of useable area for parking and for the drop off and the distribution of supplies, equipment, etc. may impact on the calmness and effectiveness of the recovery operation.

5. The sale of these properties will impact on local businesses due to street parking spaces being reduced, sometimes drastically, due to hall users needing to park in the shopping precinct area on Franklin Street. During this year's busy Regatta Day long weekend there was a market at the hall; the stallholders unloaded their wares and parked behind the hall which meant tourists and visitors had many more obvious parking spaces available to them.
6. Council did not publish the intention to sell the rear of 12 Franklin St. Swansea on at least two separate occasions in the local newsletters as agreed to in Decision: 61/16.

General Manager's Comments

Please note that point 6 is incorrect. The sale of 12 Franklin Street was advertised on 25th and 28th May 2016 and the sale of this property was dealt with in a Special Meeting of Council as advertised below. In addition, it was part of the original proposal to build a new emergency building that the old properties, as listed, be sold to cover the costs and resultant cash drain. Not to sell these properties and for them to sit idle and deteriorate with little or no purpose will put extreme strain on Council's cash flow and is not recommended.

NOTICE OF SPECIAL MEETING

Notice is hereby given that a Special Meeting of Council will be held at the Council Chambers, 9 Melbourne Street, Triabunna on Tuesday 10th May, 2016 commencing at 5.00pm.

The meeting will deal with the potential sale of part of 12 Franklin Street, Swansea (Old SES building at the rear) and one item to be dealt with in CLOSED SESSION of Council.

Under regulation 15 of the Local Government Act 1993 part of the meeting will be closed to the public according to Regulation 15 (2) (f) information has been provided to Council on the condition it is kept confidential. Members of the public are invited to attend the open session of the Special Meeting.

David Metcalf, General Manager



10. GSBC Audit Panel Meeting Minutes

10.1 Minutes - 31st October 2016

**MINUTES OF THE GLAMORGAN SPRING BAY COUNCIL AUDIT PANEL HELD AT
SORELL COUNCIL COMMUNITY ADMIN CENTRE ON 31ST OCTOBER 2016 at 4.00 pm**

1. ATTENDANCE

Mr M Derbyshire (Chairperson)
Councillor C Arnol (delayed - arrived at 4.17pm)
Councillor D Wisby
Mr K Ingham

STAFF IN ATTENDANCE

Ms T House Sorell Council Manager Finance & Information

2. APOLOGIES

Mr D Metcalf

3. DECLARATIONS OF INTEREST

No declarations of interest were provided.

4. CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the meetings held on 17th May and 10th June were noted by the panel.

Mr Derbyshire noted that there were amendments to the minutes required as there was insufficient detail in the minutes provided. Mr Derbyshire would make the amendments to the minutes prior to signing.

It was also noted that the June meeting did not have a quorum as there were two members present and two members absent. The two absent members (Arnol and Ingham) did however endorse the annual plan.

Mr Derbyshire advised that secretariat support needs to be in place for each meeting.

The panel accepted the minutes subject to Mr Derbyshire's amendments and a commitment to an improved process moving forward.



**MINUTES OF THE GLAMORGAN SPRING BAY COUNCIL AUDIT PANEL HELD AT
SORELL COUNCIL COMMUNITY ADMIN CENTRE ON 31ST OCTOBER 2016 at 4.00 pm**

5. BUSINESS ARISING FROM PREVIOUS MINUTES

Agreed that it would be advantageous for the panel to receive a copy of the most recent financial report to Council for each panel meeting.

ACTION: Mr Metcalf

Panel would like to see less information in the statutory accounts. It was agreed that Mr Derbyshire and Mr Ingham would review the model accounts when they are provided was Tas Audit Office in May 2017

Action Register to be updated and persons responsible and due dates to be added.

**6. REVIEW OF FINANCIAL STATEMENTS AND AUDITORS REPORT TO
MANAGEMENT**

Agreed that Financial Statements are too voluminous. As per above will be reviewed prior to completion next year.

Auditors Report

- 6.1 – Expenditure – Mr Derbyshire advised that this was in relation to one invoice only and as such immaterial
- 6.2 Committee Accounts – are to be requested to provide bank statements at the end of the financial year. Councillor representatives on each committee to facilitate this
- 6.3 Petty Cash – considered immaterial
- 6.4 Signatories – has been resolved
- 6.5 Segregation of Duties – is expected to be resolved with Finance support via joint venture arrangement.

Discussion was then held in relation to the cash position of Council. Councillor Wisby queried the status of the cash position taking into consideration the loan drawdown and the funds held in reserve as per the Annual Plan.

It was agreed that the Councillor representatives on the panel would seek further clarification at the next Council meeting.



**MINUTES OF THE GLAMORGAN SPRING BAY COUNCIL AUDIT PANEL HELD AT
SORELL COUNCIL COMMUNITY ADMIN CENTRE ON 31ST OCTOBER 2016 at 4.00 pm**

7. ANNUAL WORK PLAN

Discussion was held around the merits of an internal audit function. Agreed by the panel that the benefit of an internal audit would not be conducive based on the cost of such an arrangement.

Discussion held on the draft plan and it was agreed to change the fourth meeting of the year to late May. Annual audit panel work plan was approved.

8. REVIEW OF SHARED SERVICES ARRANGEMENT

Deferred to next meeting.

9. COUNCIL DECISIONS MADE AGAINST RECOMMENDATION

Nil.

10. OTHER BUSINESS

Discussion was held regarding the recent KPMG amalgamation feasibility study report. It was agreed that there was no merit in the audit panel reviewing the report.


11. NEXT MEETINGS

Scheduled for:

- 31st January 2017 at 4pm
- 22nd March 2017 at 4pm
- 30th May 2017 at 4pm

12. MEETING CLOSE

Meeting closed at 6.05 pm

Signed:  (Chair) 1 February 2017



**MINUTES OF THE GLAMORGAN SPRING BAY COUNCIL AUDIT PANEL HELD AT
SORELL COUNCIL COMMUNITY ADMIN CENTRE ON 31ST OCTOBER 2016 at 4.00 pm**

GLAMORGAN SPRING BAY COUNCIL AUDIT COMMITTEE – TRACKING DOCUMENT

Meeting	No.	Item	Who	When	Completed	Future Agenda Item Y/N
Meeting #1 2017	11	Audit panel to receive feedback/report in respect of the GSBC/Sorell Council joint services contract.	GM/Tina	January 2017	No	Yes
Meeting #1 2017	10	Confirm implementation of new credit card policy.	Audit Panel	January 2017	No	Yes
Meeting #1 2017	9	Audit panel to monitor council's borrowings.	GM	Ongoing	No	Yes
Meeting #1 2017	8	Council reps on committees to facilitate obtaining committee bank statements on at least a quarterly basis and to file for auditors.	Council	Ongoing	No	No
Meeting #1 2017	7	Standing future agenda item – audit panel to receive copy of and review the most recent YTD report to council (from last council meeting).	GM	Ongoing	No	Yes
Meeting #1 2017	6	Mike and Kane to review model accounts when available for 2017 with a view to simplifying disclosure.	MD/KI	May 2017	No	Yes
Meeting #1 2016	5	Provide the Audit Panel/Council with the LG Act 1993 completed compliance checklist including links to all relevant documents.	GM	March 2017	No	Yes
Meeting #2 2016	4	Appendix to Annual Plan that lists all documents and their review dates. Agenda item in one Council Meeting per year that reflects a review of all policy documents (possibly first meeting of calendar year).	GM	2017/18 Annual Plan	No	No
Meeting #3 2016	3	It is recommended that there could be a more detailed summary of the links between the Annual Plan and the Community Strategic Plan.	GM	2017/18 Annual Plan	No	No
Meeting #3 2016	2	Ensure that Councillors are aware what properties are for sale or planned for sale. Council need to approve any sales and proceeds should only be budgeted for when there is sufficient evidence that the sale will proceed.	GM	Ongoing	No	Yes
Meeting #3 2016	1	Council needs to monitor reserves and utilise when necessary. Both the Reserve and Investment Policies need to be reviewed.	Council	Ongoing	No	No

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Page- 4 -of 4

11. Swansea Courthouse Management Committee Report

11.1 Report to Glamorgan Spring Bay Council, December 2016

Swansea Courthouse Management Committee Report to Glamorgan Spring Bay Council, December 2016

The "Save Our Courthouse" Public Meeting was held in the Swansea Town Hall on Sunday 3rd of July, 2016. 62 local residents were recorded as being present and eleven apologies. There were others present whose names were not recorded, approximately 90 in all.

The following motions were passed unanimously:

- 1) That the 1860 Glamorgan Court House and Council Chambers be retained in public ownership
- 2) That a suitably qualified and experienced heritage consultant be engaged by Council to prepare a Conservation Management Plan for the whole site and an implementation schedule of works to preserve and enhance heritage values
- 3) That a steering committee be formed to prepare a project brief for the work outlined in recommendation 2, advise the heritage consultant and to work with all interested parties to attract on going funds for conservation works
- 4) That a small sum (minimum \$30,000) be budgeted by Council to fund the cost of preparing a Conservation Management Plan and provide seed funding for conservation works and reuse of the building.
- 5) The elected members were Steven Kenny, Craig Johnston, Brett Martin, Glen Wigg, Michael Dunbabin, Greg Luck, Jennifer Lathwell

The assumption was that the Courthouse was being sold because of the cost of maintenance and with no income support. This is a total cost to Council. The limited furniture available makes the use of the building for income impractical. The Committee examined all possibilities of using the building for meetings, small function centre, etc. However, most of these occasions would be rent free, under Council policy, being non-profit / charitable events. Also we investigated applying for a grant to upgrade and equip the premises to make it more attractive for prospective clients. The short time before the agreement with Council expires (30th June, 2017) and uncertain future after that makes this proposal impractical.

Activities

The following events took place in the Courthouse up to the end of December 2016:

- eccai AGM – 14 Aug
- eccai extraordinary general meeting – 14 Aug
- working bee to clean the façade and windows, and put up decorations – 10 Dec
- eccai Annual Talk and Xmas Party – 11 Dec
- Lions Xmas Party – 16 Dec

Committee Business

The Committee has met on six occasions and spent many hours discussing various proposals. We have kept in touch with the General Manager. We are very pleased to note in his last letter "at this stage and if a future can be assured for the building, the building will not be sold."

In September, Steve Kenny and Greg Luck resigned from the Committee, having contributed much hard work, because of their concerns about the financial estimates for the continued community use of the Courthouse. Their positions were filled by Pia and Rodger Bartlett.

In October Brett Martin left the Committee, after much valuable work and input, because of personal commitments. Glen Wigg stood down as Chairman and was replaced by Craig Johnston.

Following meetings with GSBC-GM David Metcalf and Winny Ennis, there has been a deal of research into heating (wood stoves) and suitably comfortable and stackable meeting/conference chairs. At an eccai general meeting a motion was passed to purchase a number of chairs and to approach other groups to do likewise. For example, From France to Freycinet and Swansea Revue Group each have funds to do so.

With the aid of a wheelchair using member of eccai, we have discussed wheelchair accessibility and disabled toilets and are exploring their implementation with a possible funding grant.

The Future

Permanent tenants for parts of the building, leaving the main meeting room and balance of the building available for community use is a desirable outcome. The building needs to be used to avoid excessive depreciation. The Committee will promote and manage the use of the premises until the agreement with Council runs out.

We believe the building has a great future for wider community use. Our Mission is to manage The Swansea Courthouse as a valuable and valued community asset. Our vision for the building is unchanged:

Vision

The Vision of the Save Our Courthouse Steering Committee is that:

- The Old Swansea Courthouse and Council Chambers will be retained as a community asset through its uses.
- The Old Swansea Courthouse and Council Chambers will be repaired and preserved for future generations by restoring its heritage value.
- The Old Swansea Courthouse and Council Chambers will support local business and employment through integration of events and activities with local service providers.



Our belief that this national, historic heritage building should not be sold. We firmly believe that the community attitude has not changed.

Craig Johnson
Chairman, Swansea Courthouse Steering Committee

Addendum – eccai President's Report

Following the public meeting at the Swansea Town Hall on Sunday 3rd July at 2.30pm, eccai held our AGM at the Swansea Court House, with permission from GSBC, on Sunday 14th of August at 2.30pm. This meeting was extremely well attended, largely because people had a chance to look around the Courthouse building and discuss their thoughts for its possible future uses during an "extraordinary general meeting" after the AGM. A motion was passed regarding eccai's future management role of the Courthouse amenities and it was agreed that the annual eccai Christmas party and talk should be held at the Courthouse on Sunday 11th December at 3.00 pm. This proved to be a most successful event with Keith Breheny presenting his talk, "There's nothing dull about dulcimers" to a large and appreciative audience. The Court room proved to be an excellent venue because of its size, acoustics and the ability to use the projector directly onto the chimney breast wall.

Prior to the above event, a working bee was held to clean the windows and outside wall and verandah of the Courthouse and put up decorations and a Christmas tree. These were used for both the eccai event and the Swansea Lions Club Christmas event the following Friday 16th December. The Lions Club loved using the Courthouse and would like to do so again next year.

Other requests for use of the Courthouse have come from

- East Coast Tourism for a seminar/ meeting in March 2017,
- Keith Breheny for a Ukulele group rehearsal space on Fridays,
- the Anglican Parish for an office for the Rev. Trevor Smith, and
- Anglicare to provide community support services.

A variety of talks are planned by eccai to be held during the year at the Courthouse.

The central location and car parking space is proving to be a great advantage over other locations and even the preliminary cleaning of the windows etc has led to more comments about the beauty of the building.

There appears to be growing interest and support for the Courthouse within the community and many people have commented on the need for such a venue on the East Coast and especially in Swansea where there are no comparable meeting spaces.

Jennifer Lathwell
President, East Coast Community Arts Initiative (eccai).



12. Miscellaneous Correspondence

12.1 Project 2018 – New Public Transport Network (Letter from Minister Hidding)

emailed
(Angela Turvey) 115909

Minister for Infrastructure
Minister for Police, Fire and Emergency Management

Level 1, Franklin Square Office HOBART TAS 7000
Ph: (03) 6165 7686



6 FEB 2017

Mayor Michael Kent
Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190

Michael
Dear Mayor

Many thanks to you and David for meeting recently with me and the Project Director of Project 2018, John Dawson, to discuss the process we will be going through over the next two years to review and improve general access bus services around the State.

As I outlined at the meeting, we will be engaging with the wider Tasmanian community over the next 12 months seeking their input into what the new bus network should look like.

It is important that local communities are involved in the process, understand the proposed changes, have been consulted and had every opportunity to provide input. This process will require the Department of State Growth to work with Councils through this period. When final recommendations come to me I want to be sure that these incorporate all input from local communities.

I would really appreciate you briefing your local Council members about our discussions at the next available opportunity so that they are aware of the Project, its timeframes and purpose, and to allow your Council to identify opportunities, issues and local groups in your community that the Project Team should be talking to. Please find enclosed information to assist those discussions.

I know David specifically mentioned Freycinet Association Inc. as a relevant group to talk to about Coles Bay and I would welcome any other suggestions regarding individuals or groups we should see in your wider area.

The Department of State Growth will be directly engaging with stakeholders, but if you have forums or other key groups that you would like briefed, I would encourage you to contact John and talk to him about opportunities to work together to get the right outcome for your areas.

John can be contacted on 03 6166 3488 or at john.dawson@stategrowth.tas.gov.au.

Yours sincerely

Rene Hidding

Hon M.T. (Rene) Hidding MP
Minister for Infrastructure

Project 2018 – working towards a new public transport network

INFORMATION SHEET

What is Project 2018?

Project 2018 is a review of public transport services in Tasmania, and the related contracting of services. This work is being undertaken by the Department of State Growth.

The Department is responsible for contracting public transport services under the *Passenger Transport Services Act 2011*. These services include “general access” services provided by businesses such as Metro Tasmania, Merseylink, Redline and Tassielink that are accessible to all members of the public, as well as rural and urban school bus services which can only be used by school students. General access bus services and school bus services are being reviewed through separate processes.

This review will ensure that the contracting of new services will meet the community’s current and future needs in an efficient manner. Current contracts begin to expire in 2018, with network changes most likely to start being rolled out at the end of 2018 and into 2019.

Review of General Access Services

The Tasmanian Government currently spends \$49.3 million (2015) per year on contracted general access bus services. Ensuring this funding delivers the most efficient and cost effective network of bus services is a key objective of the review.

The Department has reviewed the current public transport networks across Tasmania using a demand assessment model aimed at providing equitable services between communities. This modelling will be the basis for discussions with the community and stakeholders.

The model outputs have been discussed with bus operators who currently service routes. This has enabled the Department to gain a better understanding of the demand and constraints for the services and possible improvements. We are now entering the next phase of consultation which will focus on getting community and stakeholder input.

It is important that we hear your views as what might work in one community, may not work in another.

There may be a need to make trade-offs around the service each community wants. Input on these trade-offs will be particularly valuable. For example we would like your view on whether your community values services operating on Sunday or is it better to have additional weekday or Saturday services.

Existing customers will be surveyed over the coming months with the resulting data contributing to development and consultation processes. It is important feedback is also captured from non-users will be impacted by this process. The Department and the Minister will continue conversations and targeted consultations with the community and interested groups, with the majority of community consultations taking place over the next 12 months. Work will also continue on analysing customer data and developing route maps prior to a network considered by the Government.

Department of State Growth





Councils will be advised when information to support the consultation process is available.

To view the current information available go to www.transport.tas.gov.au/passenger/project_2018

For further information about the review of general access services contact:

Sarah Poortenaar, Principal Planning Analyst
Passenger Transport, Department of State Growth
10 Murray Street TAS 7000 | GPO Box 536, Hobart TAS 7001
Email: project2018@stategrowth.tas.gov.au
Phone: 6166 4473

After the new network has been finalised in late 2017, we will inform the community well before any changes occur.

Review of School Bus Services

The review of student only bus services has commenced in preparation for the expiry of current contracts (beginning in 2018). This process will set in place contracts for the next ten years, so it is an important opportunity to review the student only bus network.

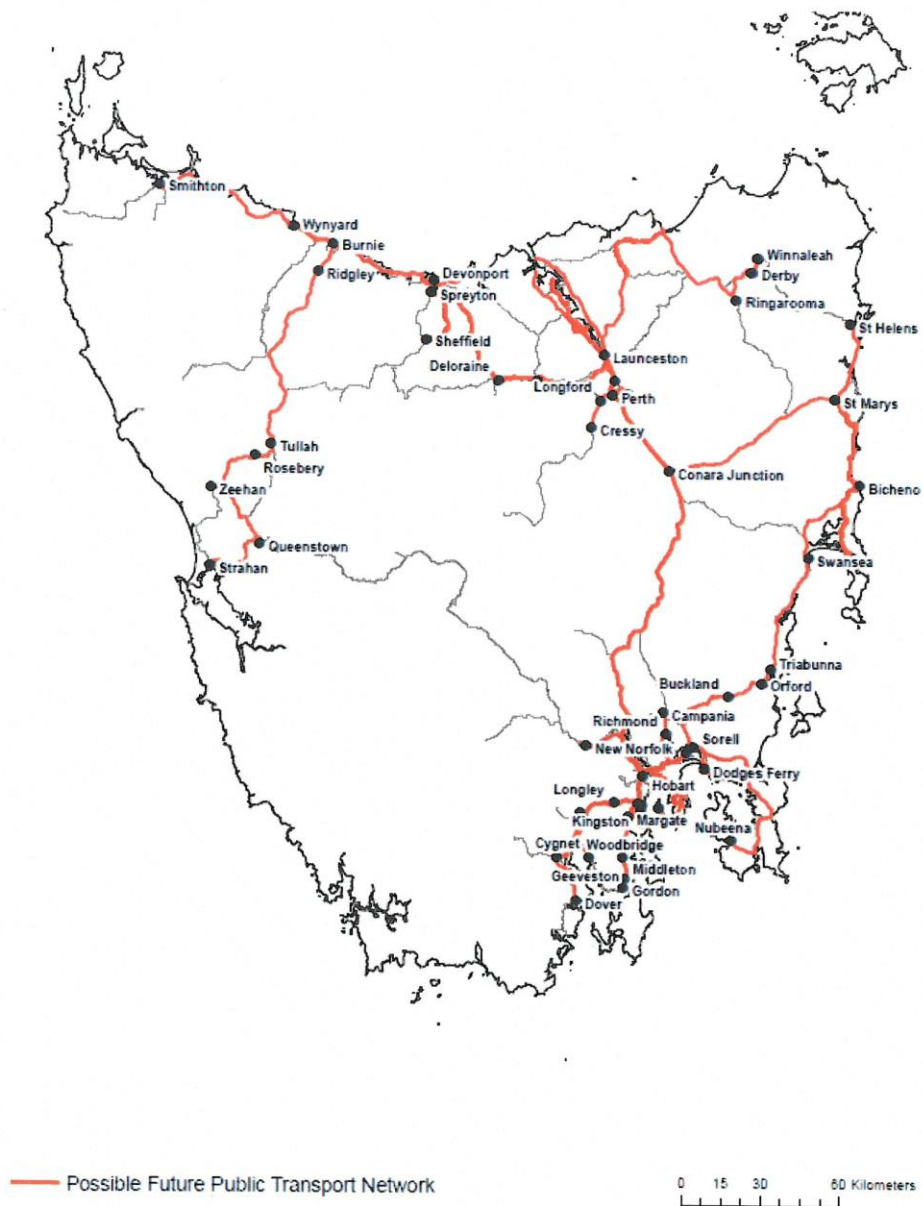
The Department has undertaken an initial review of rural student bus services to identify services it will need to recontract (although there may be some modification to routes, contracts etc.), and those services where it expects to undertake a more detailed review before providing final advice.

A similar analysis of all other student bus services (Urban Fringe, Urban, Town) is underway. It is expected these review processes will be completed by the end of February 2017. Consultation with the student community will be undertaken on possible changes, many of which will not be implemented until 2018 (and beyond).

For further information about the review of student bus services contact:

Andrew Mullen, Principal Policy Officer (Project 2018)
Passenger Transport, Department of State Growth
10 Murray Street TAS 7000 | GPO Box 536, Hobart TAS 7001
Email: Andrew.Mullen@stategrowth.tas.gov.au
Phone: 6166 4470

Possible new public transport network



13. Motion Tracking Document

Last updated 23/02/2017

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
21 st January 2014	8.1	4/14	Motion from AGM	Council	Motion re GM reappointment carried 6 votes to 3. Cllr Crawford requested that Mayor Kent put this item on a Council workshop agenda after the 2015-16 budget is complete. Council needs to develop procedures. Discussions on this and a way forward agreed at February 23, 2016 Council Workshop. A policy to be developed.	In Progress
24 th June 2014	8.2	73/14 Motion lost	Real Time Streaming of Council Meetings via the Web	GM	Council workshop has been held on the implications and requirements of streaming Council meetings live. A report will be provided to Council for the March 2017 Council meeting with delays related to final quotations on technology.	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. Council Workshop held on 17 th January 2017 prior to report for January 2017 OMC. See Minutes of January 2017 OMC for decisions.	Complete
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
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
8 th December	9.2	177/15	Signage	MRS	Council to form a working group with business owners and business groups, including the local chambers of commerce to consider alternative signage solutions – report to be provided to Council within 6 months. Proposal on working group endorsed by Council at Feb 16. Working Group has been formed and three meetings have taken place in 2016. Working towards compliance with the provisions of the Statewide signage code. Report to Council with Signage Working Group recommendations on February 2017 agenda.	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
23 rd February	9.3	30/16	Sale of Council Properties	GM	Process to commence according to Section 177/178 with amendment to advertising as per motion. Council Workshop held on 17 th January 2017 prior to report for January 2017 OMC. Update as per Decision 46/15 above.	In Progress
23 rd February	9.6	33/16	Signage Working Group	MRS	See Item 9.2 from December 2015 OMC.	In Progress
22 nd March	9.4	47/16	Honour Board for Australia Day Citizenship Award Recipients	GM	MCD to research Council records and organise the Honour Board to be placed in the Triabunna Council Offices. Board has been placed in foyer of Triabunna Council Offices.	Complete
28 th June	8.8	99/16	Review of Seafest 2016	MCD & Sustainability Officer	Event to be handed over to the community through an EOI process. Currently in discussions with interested community groups.	In Progress
23 rd August	8.1	112/16	Old Swansea Council Chambers & Courthouse	GM	ECCAI to manage until Old Swansea Council Chambers & Courthouse 30 June 2017. Report on progress submitted for the February 2017 OMC.	In Progress
23 rd August	8.6	117/16	Council's Banking Services	GM	Commenced process to move all Council's banking to Bendigo Bank Limited.	In Progress
27 th September	8.5	130/16	Communities and Coastal Hazards Local Area Report – Triabunna and Orford	MNRM	Final report endorsed. Further workshops and community discussions to take place in relation to key future actions/steps. Workshop held in December 2016. Manager NRM formulating action plan/next steps for 2017.	In Progress
27 th September	8.6	131/16	Review of the draft Prosser River Catchment Management Plan	MNRM	Approval by Council to conduct review. Update on workshop dates in Manager NRM report for February 2017.	In Progress
27 th September	10.1	134/16	Notice of Motion: Boatel Development at the Triabunna Marina and Wharf Precinct	Clr Jenny Woods	General Manager has contacted Crown Land Services who are in the process of confirming the status of the boatel development with the developers.	In Progress

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
13 th December	8.1	166/16	South East Councils Feasibility Study, 30 th September 2016	GM	Study received by Council. Council workshop to discuss community consultation approach to be held on February 28 th , 2017.	In Progress
24 th January	8.1	13/17	Tea Tree Rivulet Dam Approval and Construction (including approval of borrowing/budget amendments)	GM	Council approval for GM to progress the project.	In Progress
24 th January	8.2	14/17	Motions from 2015/16 AGM	GM	No further action required.	Complete
24 th January	8.3	15/7	Delegations – Building Act 2016	MRS	Delegation recommendations adopted.	Complete
24 th January	8.4	16/17	Fees and Charges – Building Act 2016	MRS	Amendment to fees and charges adopted with adoption of a flat fee for travel of \$35 (excl. GST)	Complete
24 th January	8.5	17/17	Petition - Okehampton Road	GM/MW	Petition acknowledged and remedial work to be budgeted for 2017/18.	In Progress
24 th January	8.6	N/A	Bicheno Triangle Development	MW	Council noted report and will consider as part of 2017/18 budget planning process.	In Progress
24 th January	8.7	18/17	State Growth Road Trade	MW	Manager Works and GM to progress discussions.	In Progress
24 th January	8.8	19/17	Freycinet Sports and Community Club Inc.	MCD	Grant of \$1000 approved and disbursed.	Complete
24 th January	8.9	20/17	Multisport Tasmania – Coles Bay Half Triathlon	MCD	Grant of \$3000 approved and disbursed.	Complete
24 th January	8.10	21/17	Triabunna School	MCD	Grant of \$1000 approved and disbursed	Complete
24 th January	8.11	22-31/17	Sale of Council Properties	GM	Decision on each property now to be progressed to next stage of sale process or alternate decision implemented.	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.

14. Questions Without Notice

15. Close

The Mayor to declare the meeting closed at (Time).

CONFIRMED as a true and correct record.

Date:

Mayor Michael Kent AM