



GLAMORGAN SPRING BAY  
COUNCIL

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# Notice of Meeting and Agenda

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

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23<sup>rd</sup> May, 2017

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## 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, 23<sup>rd</sup> May, 2017 commencing at 5.00pm.



**Dated** this Thursday 18<sup>th</sup> May, 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**

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## **Audio Recording of Ordinary Meetings of Council**

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

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

### **1. Opening**

The Mayor to welcome Councillors, staff and members of the public and declare the meeting open at 5.03pm.

#### **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 – April 26<sup>th</sup>, 2017**

#### **Recommendation**

That the Minutes of the Ordinary Meeting held Wednesday 26<sup>th</sup> April 2017 be confirmed as a true and correct record.

### **2.2 Workshop Held – April 11<sup>th</sup>, 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 11<sup>th</sup> April in Triabunna. This workshop was held to prepare for the Council amalgamations community consultation panel discussions with Dr Eva Ruzicka.

### **2.3 Workshop Held – April 26<sup>th</sup>, 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 26<sup>th</sup> April in Triabunna. This workshop included a visit from the CEO of the Local Government Association of Tasmania (LGAT), Dr Katrena Stephenson for an update on LGAT activities/projects. This was followed by an overview of the budget planning process from the General Manager.

### **2.4 Workshop Held – May 9<sup>th</sup>, 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 9<sup>th</sup> May in Triabunna. This workshop included a visit from Mr Miles Hampton, Chair of the TasWater Board to update Council on the current situation with the State Government. This was followed by budget discussions relating to the 'wishlist', renewal of assets and rating parameters.

#### **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><b>Recommendation</b></p>
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<p>That Council now acts as a Planning Authority. (Time:    )</p>
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### 3.1 DA17051 – 44 Franklin Street, Swansea

#### Planning Assessment Report

<b>Proposal:</b>	<b>Change of use to take away food services and addition to building</b>
<b>Applicant:</b>	<b>A Skellington</b>
<b>Location:</b>	<b>44 Franklin Street, Swansea</b>
<b>Planning Document:</b>	<b>Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)</b>
<b>Zoning:</b>	<b>Local Business Zone</b>
<b>Application Date:</b>	<b>10 March 2017</b>
<b>Statutory Date:</b>	<b>26 May 2017 (by consent of applicant)</b>
<b>Discretions:</b>	<b>Five</b>
<b>Attachments:</b>	<b>Appendix A – Plans</b>
<b>Author:</b>	<b>Shane Wells, Manager Planning and Special Projects</b>

#### 1. Executive Summary

- 1.1. Planning approval is sought for a change of use to a take-away and for additions to an existing building at 44 Franklin Street, Swansea.
- 1.2. The application is discretionary due to reliance on a number of different performance criteria.
- 1.3. Two representations were received.
- 1.4. The key planning issue is the provision of adequate car parking for the use.
- 1.5. The proposal is recommended for conditional approval.
- 1.6. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.



## **2. Legislative & Policy Content**

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2017 / 00051.
- 2.2. This determination must be made no later than 26 May 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. Representations have raised concern with the lack of footpath along the frontage of the site.

## **4. Relevant Background and Past Applications**

- 4.1. The site was previously used as a hairdressing salon.

## **5. Site Detail**

- 5.1. The site is located at 44 Franklin Street, Swansea, and is within the Local Business Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is a regular shaped lot, approximately 270m<sup>2</sup> in size. The existing building onsite was previously occupied as a hairdressing salon. The site is one of three other lots, which have various reciprocal rights of way and car parking easements; the other two are used as the hardware store and for food services.

- 5.3. The site is bordered by a heritage listed, residential lot to the north. The lots to the west and south are zoned Local Business.
- 5.4. No overlays apply to the site.
- 5.5. The site is serviced by water, sewer, stormwater, electricity and telecommunications. The lot has a drainage easement over the hardware store title and although the existing building drains to this easement there is no pipe work within the easement. The sewerage line from the exiting building is not located within the easements. These matters are however relevant to the plumbing permit.



***Figure 1: An aerial photograph of the subject area.***

## **6. Proposal**

- 6.1. Planning approval is sought for a change of use to a take-away and for building additions at 44 Franklin Street, Swansea.
- 6.2. The existing building has a footprint of 35m<sup>2</sup> and is located in the northern half of the site with minimal setback from the frontage. It is proposed to change to use of this building to food services and provide a shop front and kitchen within this footprint. A new external doorway is proposed to the front elevation.

- 6.3. A 21m<sup>2</sup> addition is proposed to the northern side of the existing building to accommodate cleaning, toilet and storage with a separate access. Cladding of the entire building is to be in Colorbond.
- 6.4. Two, 2m x 2m signs are proposed to be located on the southern elevations; one on the existing building and the other on the southern elevation of the outbuilding.
- 6.5. Car parking is described later in the report.

## 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;
- Local Business Zone
  - E5.0 Road and Rail Assets Code
  - E6.0 Parking and Access Code
  - E7.0 Stormwater Management Code
  - E17.0 Signs 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	Proposed
1	Side setback (north)  Clause 20.4.2 A2	<i>Building setback from a residential zone must be no less than:</i>  (a) 3 m;  (b) half the height of the wall,  whichever is the greater.  Meaning a 3m setback in this case.	The setback varies from 0.45m to 2.3m.
2	Landscaping  Clause 20.4.5 A2	<i>Along a boundary with a residential zone landscaping must be provided for a depth no less than 2 m.</i>	No landscaping is proposed along the northern boundary which adjoins a residential zone.
3	Traffic  Clause E5.5.1 A3	<i>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</i>	An accurate estimate of changes to traffic movements is not provided but it is anticipated to be more than a 40 movement increase per day.

4	Car parking spaces  Clause E6.6.1 A1	15 spaces per 100m <sup>2</sup> of floor area.	4 spaces are proposed.
5	Bicycle parking spaces  Clause E6.6.4 A1	2 spaces.	Zero spaces are proposed.

#### 7.4. Discretion 1 & 2 – Side setback & landscaping

7.4.1. The proposed addition is within 3m of the adjoining lot to the north which is within the General Residential Zone. The actual setback is 0.45m at the smallest point. No landscaping is proposed along this residential boundary.

7.4.2. The relevant performance criteria are:

*Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:*

- (a) *overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;*
- (b) *overlooking and loss of privacy;*
- (c) *visual impact when viewed from adjoining lots,*  
*taking into account aspect and slope.*

And

*Landscaping must be provided to satisfy all of the following:*

- (a) *enhance the appearance of the development;*
- (b) *provide a range of plant height and forms to create diversity, interest and amenity;*
- (c) *not create concealed entrapment spaces;*
- (d) *be consistent with any Desired Future Character Statements provided for the area.*

7.4.3. The building addition is on the southern side of the adjoining residential lot and adjacent to an existing outbuilding. The effect of the additional will be to bring the building closer to the residential lot but will have little visual impact. Privacy is unlikely to be adversely impacted as the proposed entrance to the addition is adjacent to the adjoining outbuilding.



7.4.4. Landscaping is not proposed. The entire site is essentially sealed. The addition will however create a space within the north-west corner that could be landscaped which would provide physical separation, privacy and improve the appearance of the site when viewed from the residential lot. A condition to this effect is recommended in any permit granted.

7.5. **Discretion 3, 4 & 5 – Traffic and parking**

7.5.1. The site, and the two adjoining business lots, have multiple car parking easements and rights of way. Along the southern boundary of the site a shared access way to the hardware store is line-marked and the site has informal parking north of this.

7.5.2. However, the line marked area does not match the actual right of way, which is on the adjoining lot to the south. The configuration of the car parking across the three lots does not match the car parking easements shown on the title.

7.5.3. If the physical conditions matched the rights of way and car parking easements on title, the site would be configured as follows. All three sites have access to the car parking shown below. Within this configuration there could be 8 spaces provided on the subject site (6 in the area shown below and 2 to the rear of the building) and the site would have access to a further 6 spaces. Again, these are shared spaces and would not be exclusive to the proposed take-away.



Figure 2. Car parking easements and rights of way shaded grey.

- 7.5.4. Access to the site is not structured. The site, and the two other rights subject to easements and rights of way, have no kerb and vehicles can freely enter and exit the site and multiple locations over 25m of frontage.
- 7.5.5. The scheme's minimum standard of 15 car parking spaces for a take-away is clearly in excess of any reasonable car parking need for the proposal. Council's 1994 planning scheme provided a ratio of 1 space per 15m<sup>2</sup> of floor area which would total 4 spaces.
- 7.5.6. It is considered that 4 spaces would adequately meet the demand for car parking likely to be generated by the proposal. There is no provision for consumption within the building and it would operate purely as a take-away.
- 7.5.7. The proposal plans to provide 4 car parking spaces.
- 7.5.8. The performance criteria for car parking is:

*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;*

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

7.5.10. It is considered that 15 spaces is excessive, and that 4 spaces represents the car parking demand generated by the proposed take-away. Despite, the plans showing 4 spaces, a preferred outcome would be for the car parking arrangements on the site to reflect the car parking easements on title. This would mean that 5 to 6 spaces would be provided at 90 degrees to the right of way (and parallel to the street) immediately south of the existing building. This would require line-marking and wheel stops and some small fence or barrier at the frontage to prevent the current means of access, but little other work.

7.5.11. This would also consolidate vehicle access to the site and improve traffic outcomes. It could also enable future kerbing and footpath installation.

7.5.12. The performance criteria for traffic 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.*

7.5.13. The effect on traffic safety of the proposal is considered minimal. However, the reconfiguration of car parking will improve traffic safety.

7.5.14. It is considered that bicycle parking is not warranted.

## 8. Referrals

8.1 TasWater - TasWater has provided conditions of approval that must be included in any permit granted.

8.2 Department of State Growth

The application was referred to the Department who advised that they have no concerns with the proposal.

### 8.3 Council's Technical Officer

The application has been referred to Council's Technical Officer, who has provided a number of recommended permit conditions for any permit granted.

## 9. **Concerns raised by representors**

The following table outlines the issues raised by the representor.

<b>Issue</b>	<b>Response</b>
Increased car parking demand and increased customers with limited on- and off-street car parking and removal of existing spaces creating a safety hazard.	This issue has been discussed earlier in the report. It is considered that the recommended conditions will address the representors concerns.
Requirement for a fire-wall not shown on plans.	Sections of the addition are within 900mm of the adjoining land. A fire-rated wall will be required through the building process. That level of detail is not required at the planning stage.
Increase noise from refrigeration, exhaust fans and the like.	<p>Kitchen areas are shown on the floor plan as being away from property boundaries.</p> <p>Nevertheless, it is recommended that any permit issued be conditioned that:</p> <ul style="list-style-type: none"> <li>Any air conditioning units, refrigeration units, hot water units, or exhaust fans located between the building and the northern boundary must not unreasonable impact on residential amenity and, if necessary, sound attenuation measures such as solid screen walls are to be installed by the developer to the satisfaction of Councils General Manager.</li> </ul> <p>This provides some certainty if such devices are placed in proximity to the site and are of a type/model that can produce unreasonable levels of noise.</p>
Odour from kitchen exhaust. Details not shown on plans.	<p>The food preparation area is within the existing structure. This level of detail is not required at the planning stage having regard to section 9 of the Building Act 2016 which precludes planning permits from conditioning matters addressed by the National Construction Code.</p> <p>Odour, if it occurs, can be addressed under environmental legislation as it is an environmental nuisance when unreasonable.</p>
Location of waste bins and grease trap and potential odour.	<p>Avoiding unreasonable odour is reliant on proper on-site management. It is recommended that any permit be conditioned that:</p> <ul style="list-style-type: none"> <li>External storage of waste, goods or equipment must be screened from the frontage and must be maintained in a clean and hygienic manner to the satisfaction of Councils General Manager.</li> </ul>



## 10. Conclusion

The proposal 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 an change of use to take-away food services and additions to building at 44 Franklin Street, Swansea (DA2017/00051), 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 development must meet all required Conditions of approval specified by TasWater Submission to Planning Authority Notice, dated 28/03/2017, TWDA 2017/00415-GSB.
  3. Signage must not be illuminated.
  4. Signage must only relate to a business operating on the site
  5. Hours of operation, including the movement of delivery vehicles, must be within:
    - (a) 7.00 am to 9.00 pm Mondays to Saturdays inclusive;
    - (b) 9.00 am to 5.00 pm Sundays and Public Holidays.

*except for office and administrative tasks*
  6. Noise emissions measured at the boundary of a residential zone must not exceed the following:
    - (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
    - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
    - (c) 65dB(A) (LAmix) at any time.
  7. External lighting must be located or baffled to not cause emission of light outside the lot boundaries.
  8. Prior to the commencement of construction works, details of the external colour and finish of all walls must be submitted to Council. Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.
  9. The north-west corner of the lot must be landscaped through the planting of at least two advanced trees that are capable of growing to 4 to 5m in height. A landscape plan must be submitted to Council prior to the commencement of construction works. Landscaping must be implemented within 2 months of the commencement of the use. The plan and works must be to the satisfaction of Councils General Manager and be maintained throughout the life of the use.

### Services

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

### Parking and Access

11. A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's General Manager must be submitted to Council's General Manager for approval prior to the use commencing. The parking plan must show:

- a) At least 5 car parking spaces located within the 'right to park' easement on the subject title (CT 155946/3) which are aligned parallel to Franklin Street and accessed via right of way 'C' on CT 155946/2,
- b) turning paths sufficient to prevent vehicles reversing into Franklin Street,
- c) line marking of right of way 'C' ensuring that maneuverability for trucks is not impeded,
- d) parking space delineation / wheel stops,
- e) Fencing, landscaping or some other physical barrier adjacent to the car park closest to Franklin Street to indicate to drivers the alignment and configuration of car parking and access on the site
- f) signage,
- g) dimensions,
- h) pedestrian access,

and shall form part of the permit when approved.

12. Car parking spaces must be provided on the land at all times for the use in accordance with Standards Australia (2004) Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
13. All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's General Manager.

### Construction Amenity

14. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:

- a) Monday to Friday 7:00 a.m. to 6:00 p.m.
- b) Saturday 9:00 a.m. to 6:00 p.m.
- c) Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.

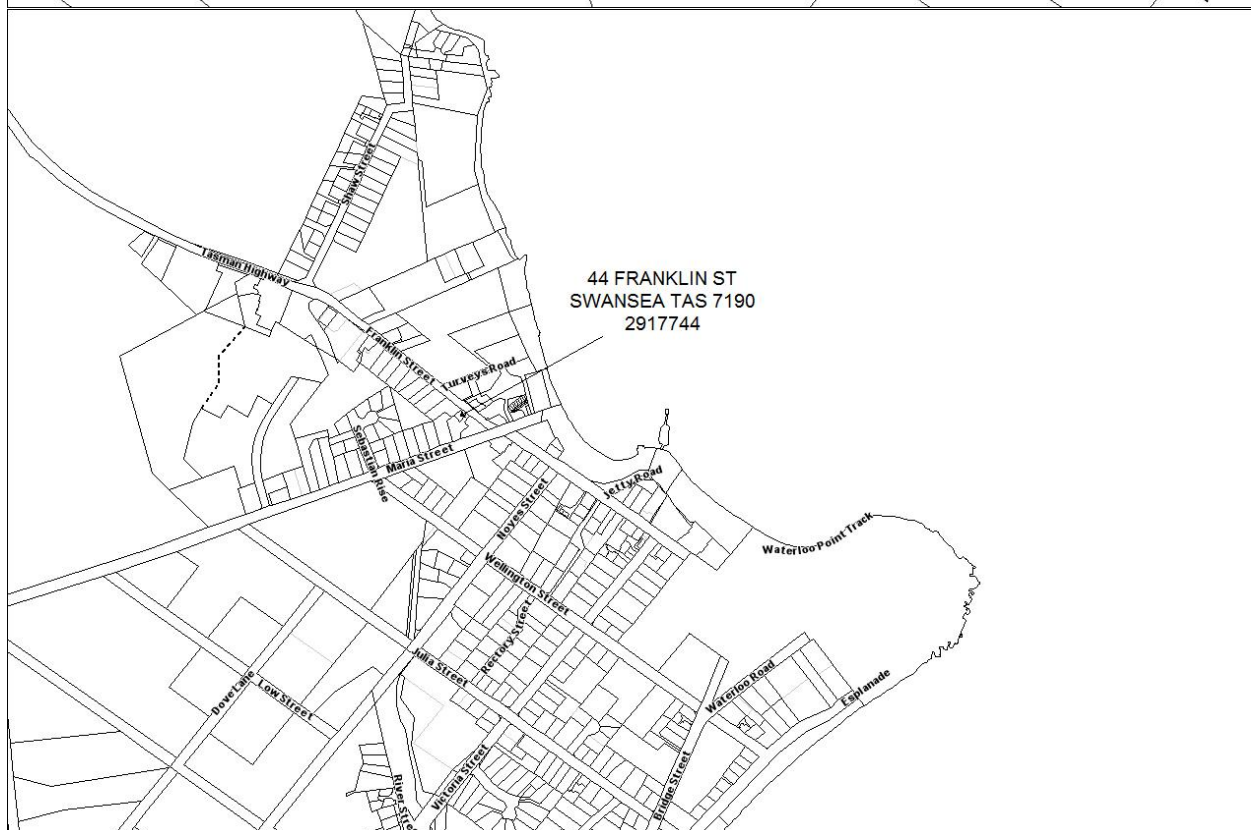
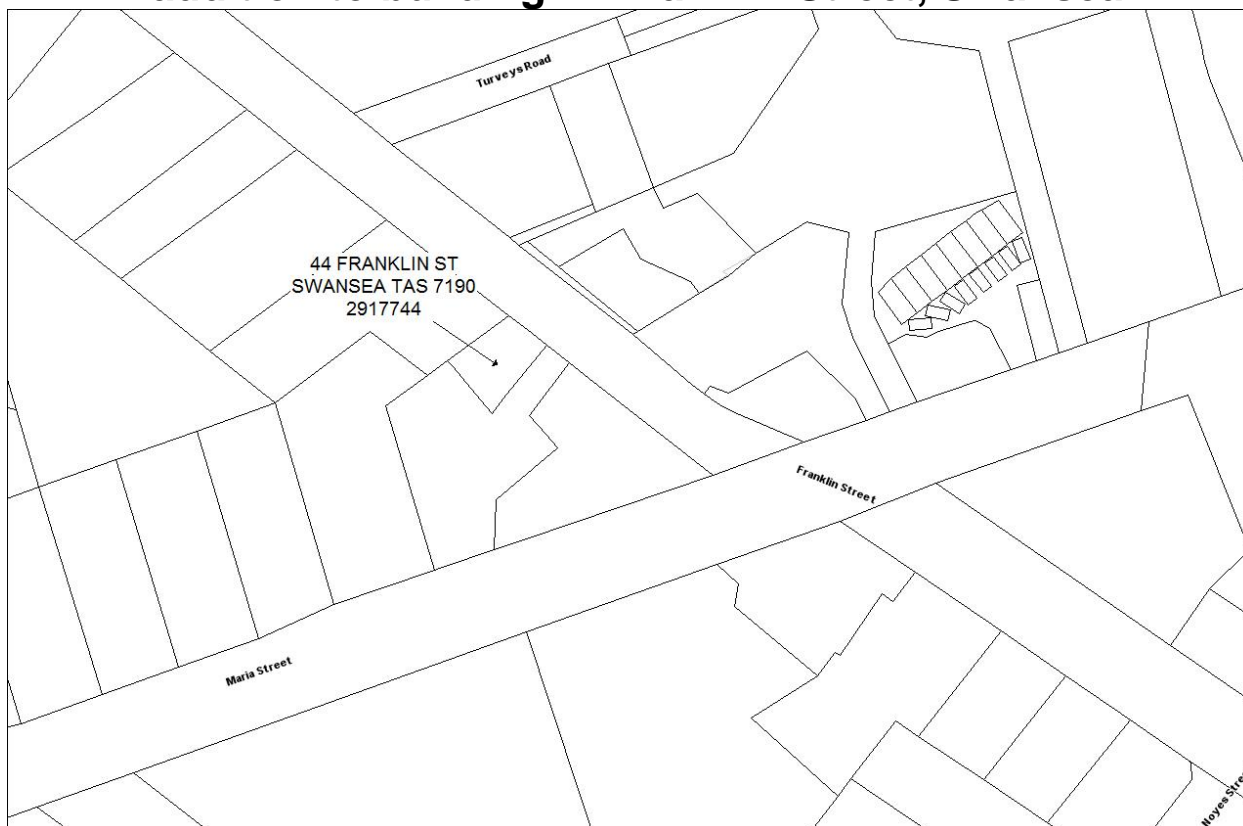
15. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

- a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
- b) The transportation of materials, goods and commodities to and from the land.
- c) Obstruction of any public footway or highway.

- d) Appearance of any building, works or materials.
16. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
  17. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
  18. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's General Manager.
  19. The developer shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

## DEVELOPMENT APPLICATION 17051

### Change of use to take away food services and addition to building 44 Franklin Street, Swansea





NOTE:  
PROPOSAL:  
TO EXTEND THE EXISTING HARDRESSING SALON,  
& CONVERT TO TAKEAWAY FOOD PREMISES

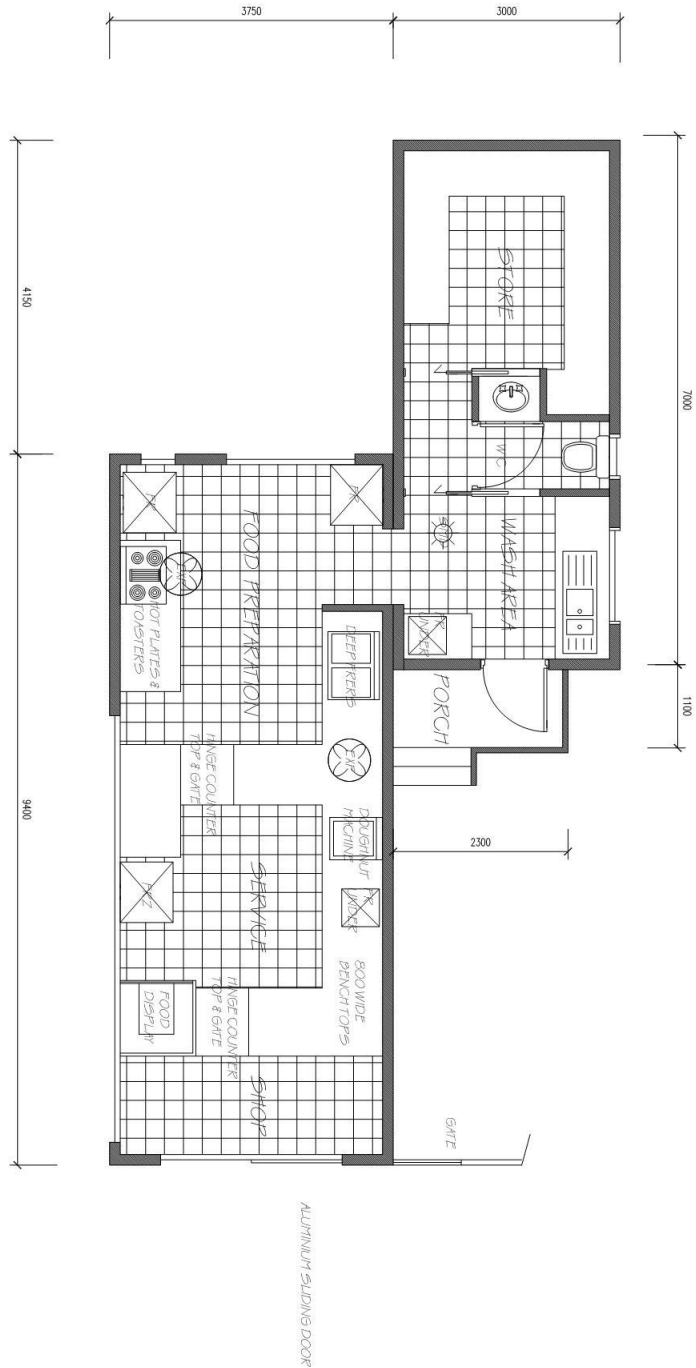
LOT 3  
REG NO  
SP 155946  
AREA 270m2  
EXTENSION AREA 21m2  
EX BUILDING AREA 35m2

WIND CLASSIFICATION :- N2

(IN ACCORDANCE WITH AS4055)

1. GEOGRAPHIC REGION	A
2. TERRAIN CATEGORY	TC3
3. SHIELDING	PS
4. TOPOGRAPHIC CATEGORY	T1

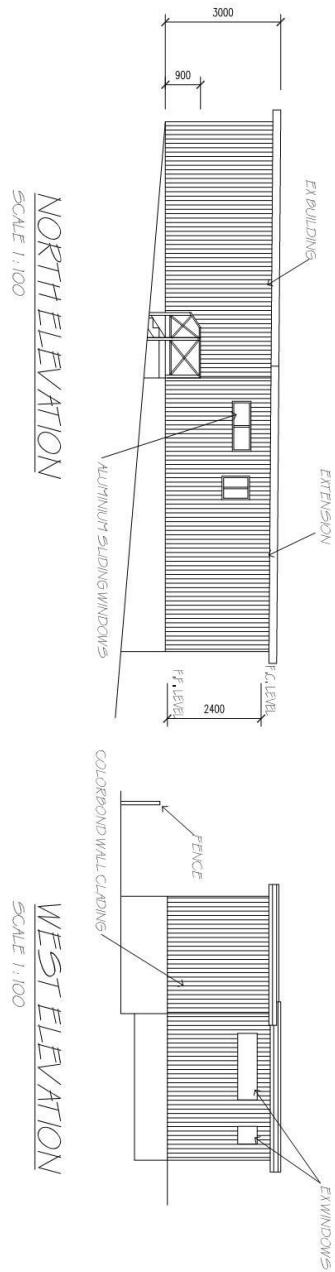
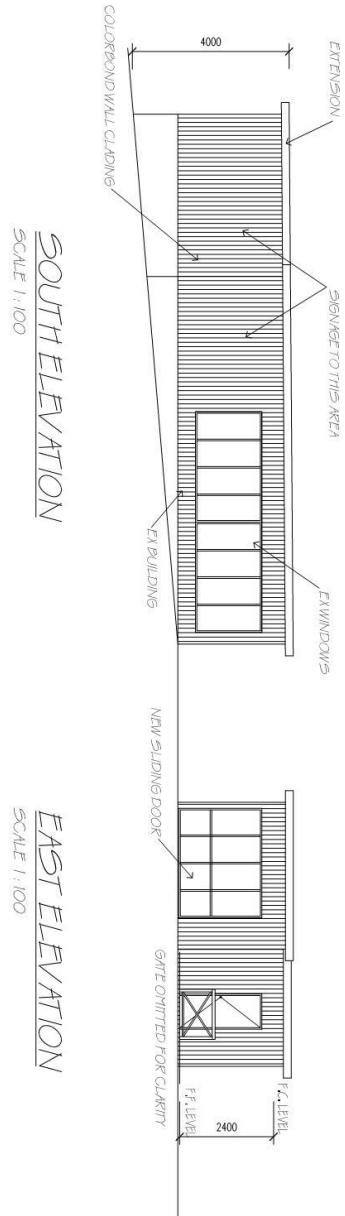
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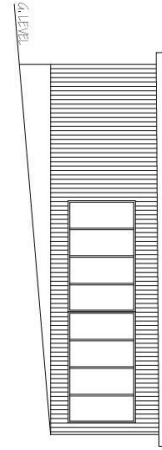
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Address: 44 FANLUN ST		Location: SWANSEA	
Drawn: A. K. DESIGN DRAFTING		Contact: 03 64451889	
Email: a.k.d@bigpond.com		Website: www.a.k.d.co.uk	
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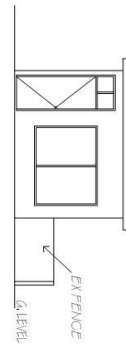
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Project: PROPOSED SHOP EXTENSION  
44 FRANKLIN ST  
SWANSEA

A K DESIGN DRAFTING  
03 64451 889  
01440403100@GMAIL.COM  
APPROPRIATE TO THE PROJECT

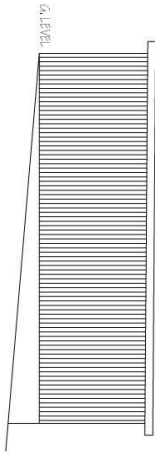
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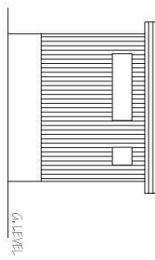
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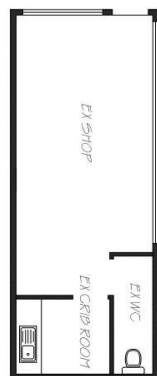
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EX NORTH ELEVATION  
SCALE 1:100



EX WEST ELEVATION  
SCALE 1:100



EX FLOOR PLAN

client: P OXFORD  
project: PROPOSED SHOP EXTENSION  
44 FRANKLIN ST  
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### 3.2 APPLICATION AM2017/01 & DA2016/00097 – 488 & 496 Freestone Point Road, Triabunna

#### Planning Assessment Report

**Proposal:** Section 43A Request for planning scheme amendment and planning permit for shore based marine farming.

**Requested by:** Spring Bay Seafoods

**Location:** 488 & 496 Freestone Point Road, Triabunna and adjoining foreshore and State Waters

**Planning Document:** Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)

**Application Date:** 3 May 2017

**Statutory Date:** Not applicable

**Attachments:** Instrument of Certification, Plans,

The following document have been circulated under separate cover

Triabunna Marine Farming Shore Facility Section 43A Combined Planning Scheme Amendment and Application for Permit prepared by All Urban Planning Pty Ltd dated April 2017.

Bushfire Assessment – Freestone Point Road, Triabunna prepared by Pitt & Sherry dated 29 March 2017.

A coastal impact assessment titled Triabunna Shore Base Marine Farming Facility prepared by Burbury Consulting dated 27 March 2017.

Marine Environmental Impact Assessment for a Proposed Jetty Including Dredging at Spring Bay, Tasmania: a consolidation of information pertaining to marine environmental risk of the proposed development prepared by Marine Solutions Tasmania Pty Ltd dated March 2017 including the appendix A Management Plan for the Dredging and Disposal of Material for the Proposed Tassal Spring Bay Jetty, Tasmania prepared by Marine Solutions Tasmania Pty Ltd dated March 2017.

Triabunna Shore Base Traffic Impact Assessment prepared by Pitt & Sherry dated 17 March 2017.

Triabunna Shore Base – Management of Stormwater prepared by Pitt & Sherry undated.

Triabunna shore base noise impact assessment prepared by Environmental Dynamics dated 17 March 2017.

**Natural Values Assessment prepared by North Barker  
Ecosystem Services dated 31 May 2016.**

**Crown consent letter dated 2 May 2017**

**Author: Shane Wells, Manager Planning and Special Projects**

## **1. Executive Summary**

- 1.1. The report considers a section 43A request for a combined planning scheme amendment and planning permit for a marine farming shore facility. The land affected by the request includes 488 & 496 Freestone Point Road, Triabunna and adjoining foreshore and State waters.
- 1.2. The planning scheme amendment seeks to rezone a section of foreshore from the Open Space Zone to Light Industrial Zone and a section of State Waters from the Environmental Management Zone to the Light Industrial Zone. In addition, the planning scheme amendment includes a proposed Specific Area Plan that provides for Resource Development and Resource Processing use classes on the land.
- 1.3. The planning permit seeks approval for a jetty & wharf, one building to be used as a workshop and feed shed, three demountable amenity buildings, pen assembly & repair area including hardstand surface and railings extending from land to sea to manoeuvre pens, car parking and vehicular access, fencing, fuel storage and other miscellaneous components.
- 1.4. To proceed, the request must be initiated by the Planning Authority. If initiated, public exhibition will follow and a final decision made by the Tasmanian Planning Commission.
- 1.5. It is recommended that the Planning Scheme Amendment be initiated, that a draft permit be approved and that the matter be publicly exhibited for comment.

## **2. Legislative & Policy Content**

- 2.1. The purpose of this report is to enable the Planning Authority to determine whether or not to initiate the planning scheme amendment and to determine whether to issue a draft planning permit for the associated planning permit
- 2.2. The relevant legislation is the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA establish the test of whether a planning scheme amendment is reasonable or not.
- 2.3. 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*.
- 2.4. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.

### **3. Risk & Implications for Council services and assets**

- 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. If approved, the proposal is unlikely to generate any new demand for Council infrastructure or affect current asset maintenance programs, particularly as road access to the land is via State roads.

### **4. Supporting Documents**

- 4.1. The S43A request is supported by the following documents and plans:
  - a) Drawings prepared by Burbury Consulting titled 1337-DA01 to 1337-DA12 (inclusive) dated March 2017.
  - b) Triabunna Marine Farming Shore Facility Section 43A Combined Planning Scheme Amendment and Application for Permit prepared by All Urban Planning Pty Ltd dated April 2017.
  - c) Bushfire Assessment – Freestone Point Road, Triabunna prepared by Pitt & Sherry dated 29 March 2017.
  - d) A coastal impact assessment titled Triabunna Shore Base Marine Farming Facility prepared by Burbury Consulting dated 27 March 2017.
  - e) Marine Environmental Impact Assessment for a Proposed Jetty Including Dredging at Spring Bay, Tasmania: a consolidation of information pertaining to marine environmental risk of the proposed development prepared by Marine Solutions Tasmania Pty Ltd dated March 2017 including the appendix A Management Plan for the Dredging and Disposal of Material for the Proposed Tassal Spring Bay Jetty, Tasmania prepared by Marine Solutions Tasmania Pty Ltd dated March 2017.
  - f) Triabunna Shore Base Traffic Impact Assessment prepared by Pitt & Sherry dated 17 March 2017.
  - g) Triabunna Shore Base – Management of Stormwater prepared by Pitt & Sherry undated.
  - h) Triabunna shore base noise impact assessment prepared by Environmental Dynamics dated 17 March 2017.
  - i) Natural Values Assessment prepared by North Barker Ecosystem Services dated 31 May 2016.
  - j) Crown Consent.

### **5. Site Detail**

- 5.1. Under the *Glamorgan Spring Bay Interim Planning Scheme 2016* (the scheme), the land is subject to a number of zones (refer Figure 1 & 2).

- 5.2. The majority of the land, and surrounding land, is subject to the Light Industrial Zone (LIZ). The LIZ in this area applies to approximately 30.5ha of land including a number of lots with established aquaculture related uses. The LIZ runs from Slipway Road in the north to Spring Bay Mill in the south, and is bordered by the foreshore and Freestone Point Road. At the termination of Slipway Road the LIZ extends to the high water mark to include the existing slipway and jetty infrastructure.
- 5.3. Undeveloped areas of the foreshore adjoining the Light Industrial Zone are within the Open Space Zone.
- 5.4. Land below the High Water Mark for a distance of 200m is within the Environmental Management Zone.
- 5.5. Spring Bay Mill is within a Particular Purpose Zone to cater for future tourism, food and arts related development. At the time of writing a planning permit has been issued visitor accommodation and food services use in existing and new buildings across the Spring Bay Mill site. Another planning application has been received to redevelop other existing buildings for a theatre and function rooms.
- 5.6. Land on the opposite side of Freestone Point Road is within the Rural Resource Zone and consists of pasture.
- 5.7. On the opposite side of Spring Bay, the established residential development and the Eastcoaster Resort is within the Low Density Residential Zone.

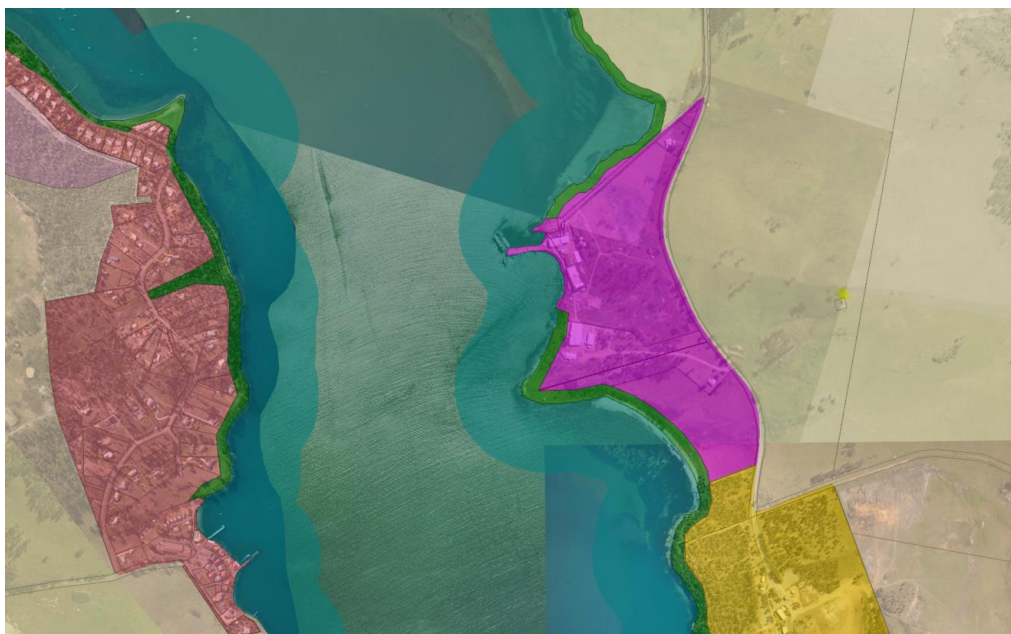


Figure 1: Current Zones

- 5.8. A number of overlays apply to the area. These are the:
  - 5.8.1. Attenuation Area for the existing aquaculture related operations.
  - 5.8.2. Waterways and Coastal Protection Area for the foreshore.
  - 5.8.3. Coastal Inundation Hazard Area which applies from the high water mark to 10m in elevation as an investigation area pending more detailed mapping.



5.8.4. Coastal Erosion Hazard Area which applies to the nearby beach.

- 5.9. The site subject to the s43A request consists of 6.88 ha of land in private ownership across three lots: CT 137724/1 at 3.886 ha, CT 6464/2 at 2.789ha and CT 6464/5 being the footway title at 0.2ha. Approximately 0.9ha ha of foreshore is subject to the application as well as adjacent State waters.
- 5.10. The majority of the site is the current Spring Bay Seafood operations and is located between Freestone Point Road and Paddys Point. Four buildings associated with the current operator exist on site. The land falls away from Freestone Point Road at a gentle grade and an aspect from varies to westerly to south-west. Undeveloped areas of the site are largely improved pasture with a number of native trees throughout.
- 5.11. The land is within serviced areas for water as well as telecommunication and electrical. Freestone Point Road is managed by the Department of State Growth and is a Category 2 Road within the Tasmanian State Road Hierarchy.

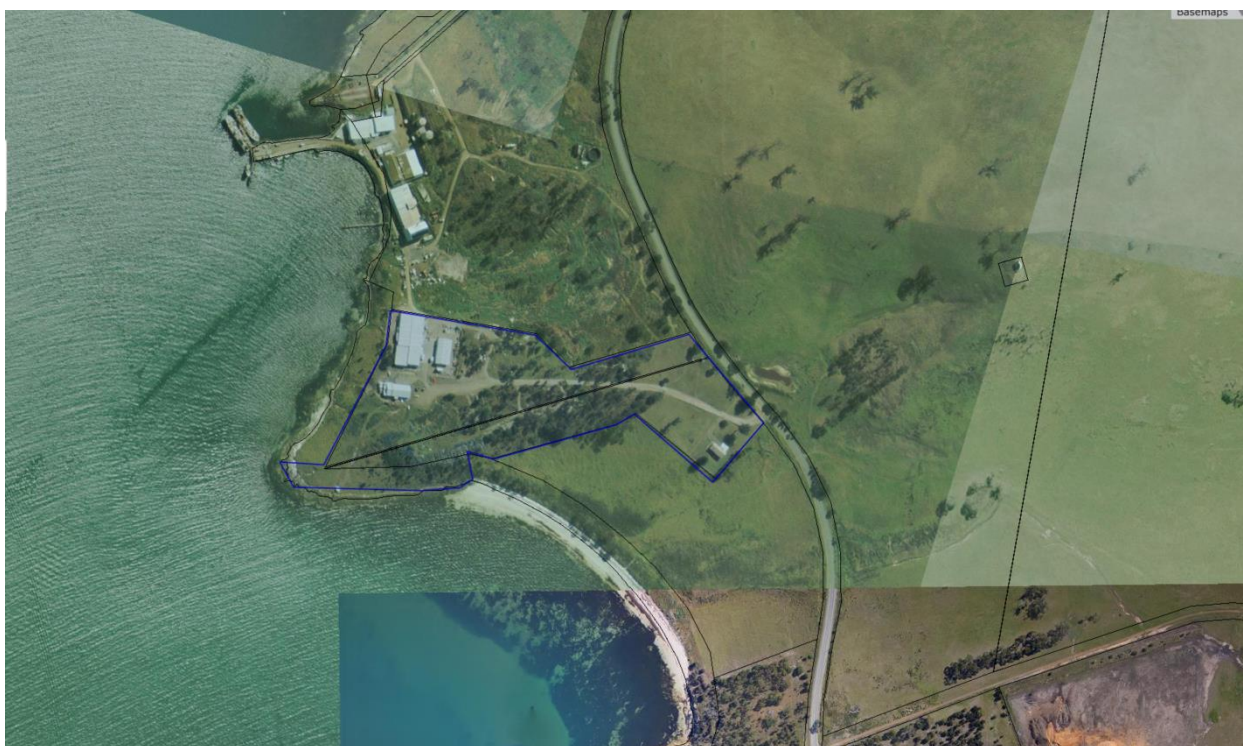
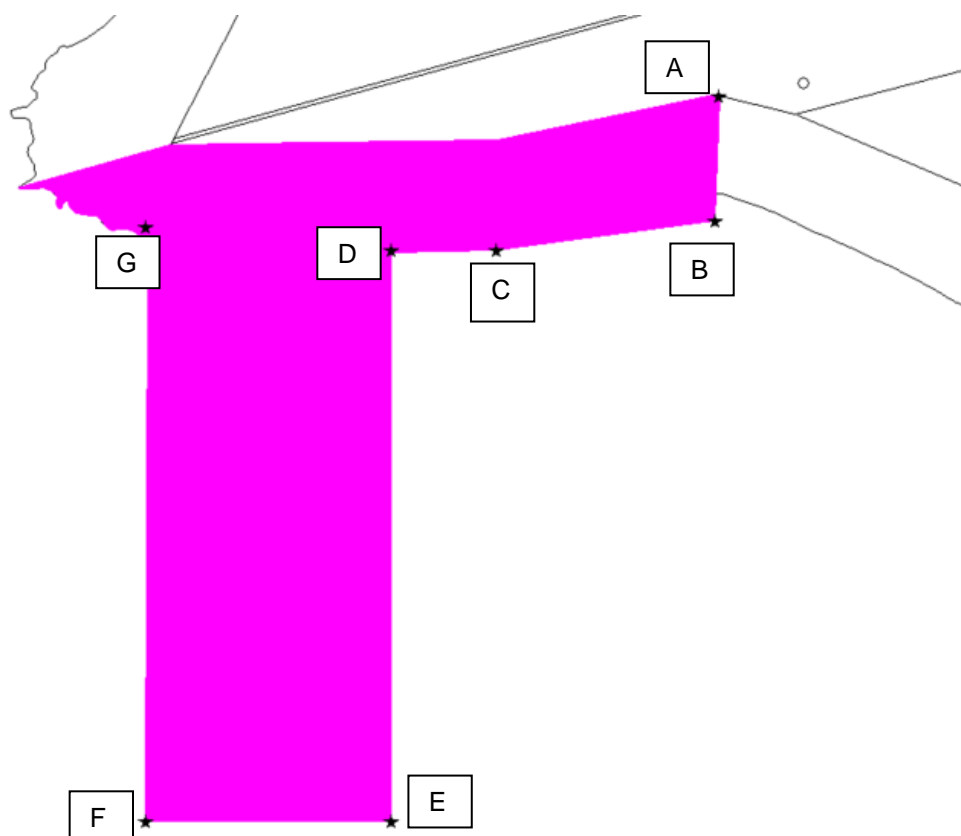


Figure 2. Aerial imagery.

## Proposal

- 5.12. The Planning Scheme Amendment request seeks to:
- Rezone a section of foreshore from the Open Space Zone to the Light Industrial Zone. The total area of this section is approximately 0.8ha.
  - Rezone a section of State waters from the Environmental Management Zone to the Light Industrial Zone. The total area of this section is approximately 1.6ha.
  - Introduce a Specific Area Plan to the land and waters subject to the rezoning and to CT 137724/1, CT 6464/2 and CT 6464/5 to provide for Resource Development and Resource Processing use classes as permitted uses on the land where they related to aquaculture use.

- 5.13. The boundaries of the rezoning following part of the southern boundary of CT 6464/2 to the western most point of that title before cross the foreshore to Paddy's Point. The rezoning follows the foreshore boundary and then extends into State waters. The rezoning applies to State Waters for the extent of the proposed wharf and also for proposed railings extending into the foreshore to allow pens to move from land to water, and vice versa. The dimensions and coordinates of the boundary are shown in figure 3 below.



	A	B	C	D	E	F	G
Points	E 576198.16 N 5290066.11	E 576196.87 N 5290024.23	E 576123.40 N 5290014.51	E 576087.84 N 5290014.31	E 576087.84 N 5289822.5	E 576005.54 N 5289822.5	E 576005.54 N 5290022.38
Distance between points	A to B 41.9m	B to C 73.9m	C to D 35.5m	D to E 192.1m	E to F 82.1m	F to G 194.2m	
Note: all other boundaries follow cadastre.							

Figure 3. Spatial extent of zoning amendment

5.14. The boundaries of the Specific Area Plan match the extent of the rezoning whilst also including CT 137724/1, CT 6464/2 and CT 6464/5.

5.15. The planning application seeks the following use and development:

- Use of shore-based marine farming.
- A 195.5m long jetty & wharf structure constructed at 1.5m above AHD. The initial section is a concrete & rock causeway with roro ramp, constructed at 1.5m above AHD. The width varies from 5m to 12m plus fenders and fender piles.
- A 30m x 20m x 7.6m building to be utilised as a feedshed (360m<sup>2</sup>) and workshop (240m<sup>2</sup>) with internal dividing wall. The building has a pitched roof and the long elevation is positioned with an east-west alignment. Three 4m wide and 4.6m high roller doors are provided on the southern elevation and one roller door of identical size provided on the northern elevation.
- Three demountable buildings for lunch room, amenities and office use; two are 12m x 3m X 3m and the third is 20m x 5m X 3m.
- The demountables and the feedshed/workshop are to be clad in Colorbond with a pale eucalypts colour.
- Each building is located on the foreshore with a 1m setback from the private title and are positioned to the east of the wharf.
- An 80m X 75m (approx.) hardstand pen assembly area including six 300mm diameter HDPE pipes at the foreshore, and extending below high water mark, to provide a base for transitioning pens from land to water, and vice-versa.
- A looped internal access road continuing on from existing vehicle driveway from Freestone Point providing vehicular access to the jetty & wharf and buildings and to a car park located within the looped road arrangement.
- Car parking for 32 vehicles, two of which allocated to disable access, and parking for two motor bikes.
- Two 12,000 litre self bunded fuel tanks west of the main building. Two 22,000 stormwater tanks are proposed east of the main building.
- Dredging in the vicinity of the Jetty, with a total footprint of 5,500m<sup>2</sup>, and with material deposited on the adjacent shore and incorporated into the hardstand.
- Fencing for security and sound attenuation purposes.
- Stormwater management and disposal from buildings and hardstand areas, including two new outlets to Spring Bay.
- Relocation of an existing sign adjacent to the vehicular access to be a further 3m from Freestone Point Road and removal of nearby tree, both to achieve improved traffic safety.

5.16. All proposed buildings, the jetty & wharf, fuel storage and stormwater management systems, as well as part of the vehicular access, fencing and pen repair area are located on the foreshore. Crown consent pursuant to section 52 of LUPAA has been provided.

## 6. Structure of report

6.1. The report initially considers issues associated with the planning scheme amendment before separately considering the planning permit application.

## 7. Assessment of the planning scheme amendment

7.1. To be granted, the request must satisfy the provisions of LUPAA. To do so it is appropriate to have regard to the following;

- Local and regional land use strategies
- State policies and the objectives of the RMPS
- Environmental and heritage values of the land
- Infrastructure and transport services

7.2. Regional land use strategy

7.2.1. Any planning scheme amendment must be, as far as practicable, consistent with regional land use strategies. The Southern Tasmanian Regional Land Use Strategy (the RLUS) is available at [http://stca.tas.gov.au/rpp/wp-content/uploads/2011/05/land\\_use\\_strategy\\_2013\\_Amended\\_8thnov\\_web.pdf](http://stca.tas.gov.au/rpp/wp-content/uploads/2011/05/land_use_strategy_2013_Amended_8thnov_web.pdf))

7.2.2. The RLUS provides a number of strategies and policies across 15 themes. Those most relevant to the request are: *The Coast; Managing Risk and Hazards; Recreation & Open Space; Land Use & Transport Integration; Tourism; Productive Resources; and Industrial Activity.*

### *Productive Resource*

7.2.3. On marine farming, the RLUS acknowledges that marine farming is outside the provisions of LUPAA.

In terms of shore-based facilities the RLUS provides the following policies for aquaculture:

*PR 4 Support the aquaculture industry.*

*PR 4.1 Ensure appropriately zoned land on the coast is provided in strategic locations, and in accordance with The Coast Regional Policies, for shore based aquaculture facilities necessary to support marine farming.*

*PR 4.2 Identify key marine farming areas within planning scheme to assist in reducing potential land use conflicts from an increasingly industrialised industry.*

The amendment expands the existing zone to provide foreshore access. The area is well located to provide shore based facilities related to aquaculture given access to safe harbour, proximity to off-shore leases and the level of road infrastructure provided for heavy vehicle movements.

The consolidation of shore based aquaculture facilities should be encouraged in this area to avoid the need to develop greenfield locations elsewhere and to maximise use of existing infrastructure.

### *The Coast*

7.2.4. Relevant policies from *The Coast* section of the RLUS are:



*C 1.1 Ensure use and development avoids clearance of coastal native vegetation.*

*C 1.2 Maximise growth within existing settlement boundaries through local area or structure planning for settlements in coastal areas.*

*C 1.4 Zone existing undeveloped land within the coastal area, Environmental Management, Recreation or Open Space unless:*

*a. The land is utilised for rural resource purposes; or*

*b. It is land identified for urban expansion through a strategic planning exercise consistent with this Regional Land Use Strategy.*

*C 2 Ensure use and development in coastal areas is responsive to effects of climate change including sea level rise, coastal inundation and shoreline recession.*

The rezoning will have minimal impact to coastal native vegetation. The natural values assessment submitted with the request which shows a small area of poor condition native vegetation would be impacted by development enabled by the rezoning.

The proposal would provide a small extension of an existing industrial zone to provide access to the coast and enable consolidation of similar uses in an established location. As detailed below local structure planning supports the expansion of aquaculture related activities within this area.

Coastal inundation hazard do apply to the area, and are addressed in the supporting reports. The supporting reports also address the impact of development in the area to be rezoned on coastal processes and identified no impediments of note to development of the area.

#### *Recreation & Open Space*

7.2.5. Policies relating to *Recreation & Open Space* derive from the *Tasmanian Open Space Policy and Planning Framework 2010* and further work to undertake a regional open space study, which has not occurred. This Tasmania framework requires open space assets to be categorised into hierarchy, from local to national, and classified into one of the following functions: parks, outdoor sports venues, landscape and amenity, linear and linkage, foreshore and waterway, conservation and heritage, utilities and services, and proposed open space.

The relevant function under this framework is *foreshore and waterway* which is described by the framework have the following purposes:

The purposes of Foreshore and Waterway open spaces are:

- *to protect and restore foreshore and waterway resources where they have significance at all levels in the open space hierarchy*
- *to protect foreshore and waterways which contribute to ecosystem protection, stability and enhancement*
- *to ensure compliance with state, national and international conservation agreements and covenants*

- *to provide opportunities for residents and visitors to appreciate the foreshore and waterway assets*
- *to contribute to scenic and amenity qualities*
- *to provide opportunities for educational and scientific study and research*
- *to provide resources for a wide array of recreational activities including swimming, fishing, sailing, boating, rowing, sunbathing, picnicking/ socialising, walking, nature study, photography and sightseeing*
- *to provide linkages between open spaces areas, and to surrounding residential land and other community services*
- *to provide opportunities for a range of economic benefits to be achieved through the commercial use of the resources for tourism, boating, shipping and fishing*
- *to support other open space categories, which are able to collocate with, waterway and lake open space (e.g. Linear and Linkage, Conservation and Heritage, Landscape and Amenity, and Utilities and Services open spaces).*

The framework is available at  
[http://www.dpac.tas.gov.au/\\_data/assets/pdf\\_file/0006/234690/Tasmanian\\_Open\\_Space\\_Policy\\_-\\_Report.pdf](http://www.dpac.tas.gov.au/_data/assets/pdf_file/0006/234690/Tasmanian_Open_Space_Policy_-_Report.pdf)

Of relevance to the request the RLUS provides:

*ROS 1.5 Ensure residential areas, open spaces and other community destinations are well connected with a network of high quality walking and cycling routes*

The foreshore of Spring Bay is within the Open Space Zone. On the eastern side of Spring Bay and to either side of the site, the foreshore is not known to be used and there is no provision of paths for access. On the western side access to, and use of, the foreshore is more common given the nearby residential use, although the level of infrastructure is minimal. A foreshore walkway is required as part of the Solis development.

Beyond Spring Bay the Open Space Zone is applied to foreshore areas where public use is common and where it is supported by paths, play equipment, seating, signage & other infrastructure. The use of the Open Space Zone on the east side of Spring Bay subject to the rezoning appears to be by exception. Undeveloped foreshore areas in other areas of the planning scheme are within the Environmental Management Zone. This is important in the context of aquaculture having a discretionary approval process pathway within the Environmental Management Zone.

The Triabunna / Orford Structure Plan highlighted improvements to trails but not in the vicinity of the land affected by this request.

The current Light Industrial Zone provides a break in the foreshore and any potential trail development along Spring Bay. It is considered that the request will have negligible effect on the current situation.

The natural values of the foreshore are detailed in the supporting reports. There appears to be no overriding value that indicates that use or development enabled by the request could not proceed. The scenic amenity of the area is considered minimal given the adjacent LIZ. Although the point is largely undeveloped, the planning scheme provides that buildings for a number of industrial uses are permitted up to a height of 9m and with a zero setback to the foreshore.

Inconsistency in the application of the Open Space Zone or Environmental Management Zone along foreshores is also reflected regionally. The eastern shore of the River Derwent is largely zoned Open Space whilst the western shore is largely zoned Environmental Management. The Sorell planning scheme applies the Environmental Management Zone to the foreshore almost exclusively.

In summary, the request will not impede the Spring Bay foreshore from meeting the function under the Tasmanian open space framework. The amendment will enable economic development of a part of the foreshore that has limited public use and which has no significant conservation value.

#### *Managing Risks and Hazards*

- 7.2.6. Policies relating to risks and hazards are largely implemented through development control incorporating through planning scheme codes or building regulations.

#### *Land Use and Transport Integration*

- 7.2.7. Relevant policies are as follows:

*LUTI 1.1 Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.*

*LUTI 1.7 Protect major regional and urban transport corridors through planning schemes as identified in Maps 3 & 4.*

The request would increase traffic movements along of Category 2 State Road. The impact of these is addressed in the TIA. Freestone Point Road is underutilised given the closure of the woodchip mill and is therefore well suited to use that generates heavy vehicle movements.

#### *Tourism*

- 7.2.8. Relevant policies for *Tourism* include:

*T 1.1 Protect and enhance authentic and distinctive local features and landscapes throughout the region.*

*T 1.2 Identify and protect regional landscapes, which contribute to the region's sense of place, through planning schemes.*

The consideration of tourism is important to this request. Spring Bay is an important landscape feature and the site is located near existing tourism operations at the Eastcoaster Resort and approved developments at Solis and Spring Bay Mill. Further, the site is in proximity to Triabunna township, the Spring Bay Marina and a proposed marina at the wharf adjacent to Spring Bay Mill.

The area of subject to the rezoning is less than 1ha and adjacent existing industrial development. The jetty & wharf are consistent with infrastructure throughout Spring Bay. The adjoining Seafish site consists of three main buildings that run for a length of approximately 170m north to south parallel with the foreshore. The proposed building is 20m x 30m with a height of 7.6m

Nevertheless, the request relates only to shore based marine farming. The only identified potential negative impact on tourism from a shore based facility is any negative impact on the landscape. In this case, any impact on landscape is considered minor given the existing developed nature of the land and Spring Bay generally and in response to what permitted development could arise within the Light Industrial Zone. The extent of development is minor in relation to that which exists within the zone. It is considered that the impact to the landscape of Spring Bay from the request is minimal and will not significantly affect how visitors or residents relate to, or value the landscape within which the proposal sits.

### *Industrial Activity*

Relevant industrial policies include:

*IA 1.4 Provide a 15-year supply of industrial land, zoned for industrial purposes within the new planning schemes - in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.*

Within Triabunna / Orford there is a significant supply of industrial land spread across multiple titles and locations including at this site, near the Spring Bay Marina, at Elphinstone Engineering and surrounds, and two areas in the vicinity of the junction of Okehampton Bay Road and Freestone Point Road. In total there is approximately 50ha of industrial zoned land. Of this 50ha, approximately 10ha is comprised of vacant lots and most developed lots have significant re-development potential given low site coverage percentages. Despite this supply, no other site within this zone has the necessary access to the foreshore for the use.

The request is considered to be consistent with this policy of the RLUS.

### 7.3. Local land use strategy & planning scheme implications

- 7.3.1. Local strategy is provided through the Triabunna / Orford Structure Plan (the Structure Plan) which was revised in 2014. The Structure Plan is available at [www.gsbc.tas.gov.au](http://www.gsbc.tas.gov.au). The Structure Plan recognises the existing industrial area and provides for its ongoing growth associated principally with seafood processing. For this reason the Structure Plan sought consolidation on industrial uses between the coast and Freestone Point Road which has been given effect through the current planning scheme.
- 7.3.2. The demographic profile outlined in the Structure Plan shows that relative to Tasmanian averages, the local population has a higher proportion of certificate level qualifications, a substantially higher proportion of labourers and machine operators, and a substantially lower proportion of professionals. The unemployment rate of Triabunna was approximately double the Tasmanian-wide rate at the time the Structure Plan was drafted.

Further, Triabunna is within the top 9% of most disadvantaged urban locality centres.

Although there are indications of improvements to the local economy, with property prices and transactions up some 30% over 2015 levels, the demographic profile indicates issues in structural unemployment and the structure of labour force that need to be addressed.

7.3.3. The Structure Plan recognises the importance of the coast in establishing the amenity and form of Triabunna and Orford. The level of amenity afforded in this specific location is, however, considered lower than most other foreshore area. The existing uses in the area limit the capacity to access the foreshore for passive recreation and provide a modified landscape. The structure plan seeks to retain undeveloped coastal locations as a natural buffer between urban centres and avoid their disturbance by onshore marine farming infrastructure. The proposal is considered to be consistent with these desired outcomes.

7.3.4. The current planning scheme provides for the re-development of the former mill through a Particular Purpose Zone. In its approval of the Particular Purpose Zone the Tasmanian Planning Commission noted:

*The adjoining industrially zoned land includes fish processing activities and the planning scheme includes a buffer area for their protection. The buffer will remain to manage potential land use conflicts at the zone boundary. The buffer extends minimally into the subject site and the proposed Spring Bay Zone provisions respond by including a requirement for a greater setback.*

*The Panel considers that potential land use conflicts are adequately addressed.*

Fish processing activities require access to the coast. The rezoning would extend the existing industrial zone to enable such access as existing infrastructure is not suited to the needs of the operation. Irrespective of any particular activity or business seeking to establish in the area, the existing infrastructure at Slipway Road is constrained. Thus, the need for new infrastructure such as a wharf should not be surprising. The Tasmanian Planning Commission views of land use conflicts from the two forms of development sought by the planning scheme is correct and there is nothing to suggest that the new wharf and expanded uses would lead to a different conclusion.

#### 7.4. State Policies

7.4.1. The *State Coastal Policy 1996* applies to the site as it is within 1 km of the high water mark. This policy makes little direct reference to shore based marine farming. The policy however offers a number of higher level principles of relevance. Importantly, the rezoning seeks consolidation of uses within the industrial zones and therefore avoids impacts to values existing in undeveloped coastal locations. As detailed below, the values of the area subject to the rezoning and minor given the nature of past development and existing uses. It is considered that the rezoning is consistent with this policy.

7.4.2. The *State Policy on the Protection of Agricultural Land 2009* does not apply given the current zoning of the land.

7.4.3. The *State Policy on Water Quality Management 1997* applies, but is more relevant to individual developments.

## 7.5. RMPS Objectives

7.5.1. The objectives of the Resource Management and Planning System must be furthered by the rezoning request.

<i>Objectives – Part 1</i>	<i>Comment</i>
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;</i>	The site is part of a modified area with limited natural and physical resources. Documentation submitted with the application demonstrates that the rezoning and proposal provides for sustainable development.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	The rezoning will expand the existing industrial footprint to achieve access to the coast. This is necessary for marine farming and aquaculture related industries. The extent of the rezoning is minimal and given the absence of significant environmental, landscape or public use values it is considered to provide for fair, orderly and sustainable use and development.
<i>(c) to encourage public involvement in resource management and planning; and</i>	The public will be involved in the draft planning scheme amendment through opportunity to make representation and attend public hearings. The public have also had the opportunity to provide input in to the Structure Plan.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	The draft amendment will facilitate economic development in the area.
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The proposed amendment will require the approval of the Tasmanian Planning Commission following community consultation. Off shore activities are assessed by the Marine Farming Planning Review Panel.
<i>Objectives – Part 2</i>	<i>Comment</i>
<i>(a) to require sound strategic planning and co-ordinated action by</i>	The proposed amendment is seen as a sound strategic response to the demand for shore based facilities associated with a key Tasmanian industry. The rezoning is consistent



State and local government;	<p>with the Structure Plan which was prepared via a collaborative and cost-sharing effort between Council and the State government.</p> <p>Off-shore elements associated with the proposal are assessed by the State Government through the Marine Farming Planning Review Panel. The <i>Marine Farming Planning Act 1995</i> provides that:</p> <p>(1) The purpose of this Act is to achieve well-planned sustainable development of marine farming activities having regard to the need to –</p> <p>(a) integrate marine farming activities with other marine uses; and</p> <p>(b) minimise any adverse impact of marine farming activities; and</p> <p>(c) set aside areas for activities other than for marine farming activities; and</p> <p>(d) take account of land uses; and</p> <p>(e) take account of the community's right to have an interest in those activities.</p>
(b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.</i>	The proposal has been submitted in accordance with Section 34 of the Act and is consistent with all relevant legislation. The proposed amendment will form part of the Planning Scheme, which controls the use, development and protection of land.
(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i>	No adverse social or economic effects have been identified. As detailed in the supporting reports, native vegetation will be impacted upon however the conservation value is limited by past disturbance and the impact is considered acceptable. Effect on waterways can be appropriately managed through development controls.
(d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i>	The proposed amendment supports this objective and is consistent with State, regional and local planning policies and strategies.
(e) <i>to provide for the consolidation of</i>	This objective is provided for by the legislative processes in place.

<i>approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i>	
(f) <i>to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and</i>	The proposal provides for growth and expansion of aquaculture related industries which have co-located overtime within the existing Light Industrial Zone. The amendment consists of only minimal extension of the zone. No adverse effects have been identified. It is considered that this objective is furthered by the proposal.
(g) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</i>	The site and adjoining land is not known to contain any items or places of scientific, aesthetic, architectural or historic interest.  If any Aboriginal heritage sites are discovered during potential future works then the <i>Aboriginal Relics Act 1975</i> will apply for reporting and management purposes.
(h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;</i>	All necessary public infrastructure is currently provided to the site.
(i) <i>to provide a planning framework which fully considers land capability.</i>	The land cannot support agricultural use to any significant extent.

## 7.6. Environmental and heritage values of the land

### 7.6.1. Environmental values are discussed in detail in the supporting reports.

7.6.1.1. As documented in the Natural Values Report, native vegetation of conservation values is found on the site. However, the impact of the proposal is found to be limited given the small extent of vegetation clearance necessary, the degraded conditions found on site and the small extent of some of the communities found on site. A number of recommendations are provided for which are relevant to the consideration of the permit.

7.6.1.2. Weed species are found on the site and the Natural Values Report recommends management of these.

7.6.1.3. The intertidal and subtidal zone near the development footprint has been assessed in detail. It is demonstrated that the environmental risk of the proposal is low and small in scale. No threatened or introduced species were observed.



7.6.1.4. The management plan for dredging provides a number of operational commitments which are largely related to the developers obligations to the Environment Protection Agency and are relevant to the consideration of the permit.

7.6.1.5. Both the Natural Values Assessment and Environmental Impact Assessment consider the implications of the federal *Environment Protection and Biodiversity Conservation Act 1999* and state that no approval is required under that legislation.

7.6.1.6. The request includes a noise impact assessment. It is considered that this assessment sufficiently demonstrates that future use or development can occur without exceeding accepted noise levels.

7.6.2. There is no historic cultural heritage on the land.

7.6.3. The proposal was referred to Aboriginal Heritage Tasmania and their response is attached. No concerns have been identified.

7.6.4. In summary, environmental values do exist in the development site however these values are not significant and do not indicate that the area subject to the amendment could not be used or development in the manner envisaged by the proposed amendment. Where applicable use and development is regulated by a number of value based codes within the planning scheme.

## 7.7. Infrastructure and transport services

7.7.1. The land is serviced by reticulated water road transport infrastructure.

7.7.2. TasWater have consented to the development permit and have raised no issue with the rezoning. TasWater consent is attached.

7.7.3. Wastewater will be managed on site via the existing onsite system. The connection to this system, and any capacity upgrade, is subject to a future Plumbing Permit. Section 9 of the Building Act 2016 narrows the extent of consideration on this issue that is possible under LUPAA processes.

7.7.4. The stormwater code in the planning scheme will apply. All future development must meet quantity and quality targets in the State Stormwater Strategy.

7.7.5. The Traffic Impact Assessment identifies no network capacity or design issues affecting the development.

## 7.8. Land Use Planning and Approvals Act 1993

7.8.1. LUPAA requires the planning authority, for the purposes of planning scheme amendment requests, to consider section 32 as well as any representations received under section 30I on the interim planning scheme and Councils section 30J report on representations received on the interim planning scheme.

7.8.2. No representations received and no part of Councils 30J report relate to the amendment request.

7.8.3. Section 32 requires that the planning authority be satisfied that the planning scheme amendment:

*(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

*(ea) must not conflict with the requirements of section 30O; and*

*(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

- 7.8.4. Section 30O requires an amendment to be consistent with the regional land use strategy and all mandatory provisions of the planning scheme.
- 7.8.5. The extent of compliance with the regional land use strategy is discussed earlier in this report. It is considered that the amendment is practical and consistent with the Southern Tasmanian Regional Land Use Strategy 2010-2035.
- 7.8.6. The potential for land use conflict with other existing or permissible uses within the existing Light Industrial Zone or on adjoining land is minimal. The extent of increase in of the Light Industrial Zone is minimal. The modifications to the status of uses within the area by the proposed Specific Area Plan will have minimal potential for conflict. With respect to other uses in the Light Industrial Zone, shore based marine farming does not require any level of amenity or have any specific operational constraints that appear inconsistent with industrial uses. With respect to adjoining land uses there is substantial separation from existing land uses.
- 7.8.7. The amendment will provide for shore based facilities in support of marine farming leases. The shore based activities will have minimal adverse effect on the environment whilst supporting use that will make an important economic and social contribution through direct and indirect employment and investment.

## **8. Assessment of the planning permit**

### **8.1. Zone Use Standards**

- 8.1.1. Most use standards within the Light Industrial Zone are not applicable given the separation that exists from the site to residential zones.
- 8.1.2. Clause 24.3.2 A1/P1 is applicable as the noise measurements are taken at the nearest residential zone. The nearest residential zone is the Low Density Residential Zone along Barton Avenue. Some residential use can occur in nearby zones including the Spring Bay Particular Purpose Zone and the Rural Resource Zone however these are not considered to be residential in nature in the terms envisaged by this standard.

The noise assessment demonstrates that the standard is met via compliance with the acceptable solution. The noise assessment provides a number of recommendations based on guideline documents. Noise levels during construction and during operation are anticipated to comply with those guidelines. Nevertheless, a condition of any permit granted should require ongoing compliance with the recommendations of the noise assessment.

## 8.2. Zone Development Standards

- 8.2.1. The acceptable solution for building height is 9m and all buildings comply with this.
- 8.2.2. The acceptable solution for frontage setback is 10m and all buildings comply with this.
- 8.2.3. The acceptable solution for side and rear boundary setback is not applicable given the absence of an adjoining residential zone.
- 8.2.4. The acceptable solution for building design is not complied with. The acceptable solution is drafted for an urban setting. The performance criteria for design set out at clause 24.4.3 P1 is considered to be satisfied having regard to the location and nature of the site where considerations such as presentation to the street are of lesser importance than for an light industrial area within or adjacent to a settlement. Further, there is significant separation between the buildings proposed and Freestone Point Road, with a front setback of more than 300m.

The objective for this standard is to “ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone”. The streetscape, insofar that one can be identified, is of a large industrial area characterised by its coastal location and low density of buildings all of which are near the foreshore and away from Freestone Point Road. All proposed works are in excess of 200m from Freestone Point Road. It is considered that the proposal will have no adverse impact on the streetscape or amenity of the public.

- 8.2.5. The acceptable solution for walls adjoining a residential zone is not applicable given the absence of an adjoining residential zone.
- 8.2.6. The acceptable solution for passive surveillance is not complied with. Again, the acceptable solution is drafted for an urban setting. The performance criteria for design set out at clause 24.4.4 P1 is considered to be satisfied having regard to the location and nature of the site and the minimal potential for people who are not employed by the operation to be onsite. This standard is to protect public safety and there is no identified element of the proposal that could affect public safety in any reasonable measure.
- 8.2.7. The acceptable solution for landscaping of frontage is not complied with and no landscaping is proposed. Given the separation from buildings and works to the frontage, it is considered reasonable that no requirement for landscaping be required.
- 8.2.8. The acceptable solution for landscaping to a residential zone is not applicable given the absence of an adjoining residential zone.
- 8.2.9. The acceptable solution for outdoor storage area is complied with based on the measures shown on the proposal plans. Any outdoor storage would not have a significant effect on the appearance of the site or locality. The pen maintenance hardstand area is not considered relevant to this standard. Nevertheless, it is recommended that a condition on any permit granted provide for outdoor storage in the event that the needs of the operator vary over time.

8.2.10. The acceptable solution for fencing is complied with. Fencing is not proposed along the frontage.

### 8.3. Planning Scheme Codes

#### *Bushfire-Fire Prone Areas Code*

8.3.1. The Bushfire-Prone Areas Code is applicable to the use. The application is supported by a bushfire assessment and s52(2)(d) certificated from an accredited bushfire hazard practitioner. The assessment notes that the storage of fuel in the quantities proposed means that the use is classified as a *hazardous use* for the purposes of the code. No other sections of the Code are applicable.

The s52(2)(d) certificate provided states that the characteristics of the site and existing services and the specifics of the hazardous use are such that there is insufficient increase in risk from the use to warrant any specific bushfire protection measures

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

#### *Potentially Contaminated Land Code*

8.3.2. The Potentially Contaminated Land Code is not applicable to the use or development.

The code is relevant to development of *potentially contaminated land*. This term is defined as follows:

*means land that is, or adjoins, land that the applicant or the planning authority:*

- (a) *knows to have been used for a potentially contaminating activity by reference to:–*
  - (i) *a notice issued in accordance with Part 5A of the Environmental Management and Pollution Control Act 1994; or*
  - (ii) *a previous permit ; or*
- (b) *ought reasonably to have known was used for a potentially contaminating activity.*

Potentially contaminating activities are those prescribed in Table E2.2. None of these activities are known to have occurred on the land or adjoining land. Slipways are a listed activity however the site is separated from the slipway located 400m north of the development by the Seafish title.

#### *Landslide Code*

8.3.3. The Landslide Code is not applicable to the use or development.

#### *Road and Railway Assets Code*

- 8.3.4. The Road and Railway Assets Code is applicable to the use as the use will intensify the use of an existing access (E5.2.1 (b)). Freestone Point Road is a category 2 road under the Tasmanian State Road Hierarchy. Category 1 and 2 roads are afforded greater protection within this Code.

Council will recall from its January 2017 meeting that the Department of State Growth have commenced discussions with Council on transferring Freestone Point Road to Council in a possible road trade.

The TIA notes the following:

- Typical weekday traffic from the existing operations on site are described as  
Employees – up to 28 cars per day  
Visitors – up to 3 car per day  
Deliveries – up to 4 trucks per day
- The required Safe Intersection Sight Distance (SISD) for a 100km/hr posted road is 248m. The SISD to the south is 56m but can be increased to greater than 400m if a small tree and sign is removed. SISD to the north is 215m and is limited by the horizontal alignment of the road. The author of the TIA observed that traffic speeds from the north are less than 100km/hr and that the SISD of 215m exceeds the required distance for a 90km/hr road.
- Traffic counts for Freestone Point Road, taken closer to Triabunna, are detailed in Table 1 of the TIA.
- The proposed use is expected to employ 30 persons and generate 4 truck movements per day. This equates roughly to a doubling of traffic movements from the site.
- The TIA notes that this additional traffic is unlikely to affect the operation of the existing access or compromise the safety or function on Freestone Point Road.

Clauses E5.5.1 A2/P2 & A3/P3; E5.5.2 A1/P1; E5.6.2 A2/P2; and E5.6.3 A1/P1 are not applicable to the use or development proposed.

E5.6.1 A1.1&A1.2/P1 is not applicable as all works, other than signage relocation and tree removal at the intersection, are more than 50m from Freestone Point Road.

E5.6.2 A1/P1 is not applicable as no new access is proposed.

E5.6.4 A1/P1 is complied with by meeting the acceptable solution for SISD subject to the sight distance improvement works proposed (i.e., signage relocation and tree removal). A condition to this effect is appropriate. It should be noted that SISD are determined by vehicle speed and not by posted speed limit and that the TIA has provided sufficient evidence of vehicle speed.

The use is subject to one performance criteria under the Code. Clause E5.5.1 A1 requires that any increase in traffic on a category 2 road that is posted at greater than 60km/hr that is more than 10% of existing is subject to the following performance criteria.

Performance Criteria	Comment
<p>E5.5.1 P1 Any increase in vehicle traffic to a category 1 or category 2 road in an area subject to a speed limit of more than 60km/h must be safe and minimise any adverse impact on the efficiency of the road, having regard to:</p> <p>(a) the increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p> <p>(c) the nature of the road;</p> <p>(d) the speed limit and traffic flow of the road;</p> <p>(e) any alternative access to a road;</p> <p>(f) the need for the use;</p> <p>(g) any traffic impact assessment; and</p> <p>(h) any written advice received from the road authority.</p>	<p>The Traffic Impact Assessment demonstrates that increase traffic will not impact traffic safety or efficiency having regard to the level and nature of traffic generated and the nature of the road.</p> <p>Freestone Point Road was designed and constructed to service significantly more heavy vehicle movements than it is currently subject to. Accordingly there is capacity available for other uses.</p> <p>The site does have some 140m of frontage to Freestone Point Road and alternative access points do exist. However, given the conclusions of the TIA there is no merit in considering any relocation. Any northwards shift to the access would reduce SISD to the north.</p> <p>The road authority has raised no concerns with the proposal.</p>

#### *Parking and Access Code*

8.3.5. The Parking and Access Code is applicable as new car parking spaces are proposed.

In terms of use standards, E6.6.1 A1/P1 does not require a minimum number of spaces for uses within the resource development use class. Nevertheless, a number of spaces are proposed. The ratio of 1 space per employee is a practical response to the site which has limited alternatives other than access by private motor vehicles.

E6.6.2 A1/P1 requires car parking spaces for people with a disability. The acceptable solution is complied with as two spaces are proposed within the car park and close to buildings and would achieve the minimum requirements of the National Construction Code.

E6.6.3 A1/P1 requires motorcycle parking spaces. The acceptable solution is complied with as two motorcycle parking spaces are proposed which meets the ratio of 1 per 20 car parking spaces required where more than 19 car parking spaces are proposed.

E6.6.4 A1/P1 is not applicable as bicycle parking spaces are not required for the use proposed.

In terms of development standards, E6.7.1 A1/P1 is not applicable as no new vehicle access point is proposed.

E6.7.2 A1/P1 addresses the location, sight distance, geometry and gradient of vehicle access points. This standard is achieved via compliance with the acceptable solution based on the detailed provided in the TIA, the width and gradient of the existing access, and the proposed measures to improve SISD.

E6.7.3 A1/P1 requires passing bays. This standard is achieved via compliance with the acceptable solution as the existing driveway accommodates vehicular passing.

E6.7.4 A1/P1 requires onsite turning. This standard is achieved via compliance with the acceptable solution as the design of the internal loop road allows all vehicles to enter and exit from Freestone Point Road in a forwards direction.

E6.7.5 A1/P1 addresses the layout of car parking spaces, access aisles, circulation roadways and ramps. The standard is achieved via compliance with the acceptable solution as all spaces and aisles meet or exceed with minimum widths of the relevant Australian standard. The minimum dimensions for car parking spaces are 5.4m long and 2.4m wide and the minimum aisle width is 6.2m for employee parking with bays at 90 degrees. Maximum gradients of 1 in 20 and 1 in 16 are also satisfied.

Nevertheless a number of standard conditions are provided for on any permit granted to require a detailed construction design of the car park prior to construction consistent with standard Council practice for commercial development.

E6.7.6 A1/P1 relates to surface treatment of parking areas. The acceptable solution requires car parking and access ways to be paved or treated with durable all weather pavement within 75m of a sealed road and be appropriately drained.

The existing driveway is gravel, is in good condition and durable under heavy vehicle movements. There is no evidence of excessive wear on the surface or of transmission of dust or sediment from the surface.

The acceptable solution is vague. That part of the existing driveway within 75m of Freestone Point Road is arguably compliant with the acceptable solution given the existing surface treatment. Regardless, the performance criteria is satisfied. As this standard addresses a maintenance issue, conditions of approval are recommended for any permit granted that relate to the ongoing management of vehicular access and car parking areas and for improvements to the initial section of the access and to the seal of Freestone Point Road. It is considered that the proposal satisfies the performance criteria, particularly if the recommended condition of approval is provided for.

E6.7.7 A1/P1 relates to lighting of car parking areas. The application states that the car park will be lit in accordance with the relevant Australian Standard and therefore the acceptable solution is met. Compliance with the Australian Standard is a technical matter and ought to be reflected by detailed pre-construction drawings referred to in the above.

E6.7.8 A1/P1 relates to landscaping of car parking areas. The acceptable solution requires 5% of car parking areas to be landscaped.



The application states that this acceptable solution is met via existing conditions on site.

The acceptable solution provides a minimum figure for area of car parking despite referring to both car parks and access ways. This area amounts to approximately 55m<sup>2</sup> of landscaping given the car parking area is approximately 1074m<sup>2</sup>. The car parking area is located within the internal loop road through the site is largely screened from view by the proposed buildings and sound attenuation fencing. If the argument put forward in the application is not accepted it is considered that the performance criteria is readily satisfied by the proposal.

E6.7.9 A1/P1 relates to design or motor cycle spaces. This standard is met via compliance with the acceptable solution as the design and location of motor cycle spaces is in accordance with the relevant Australian standard.

E6.7.1 A1/P1 and A2/P2 are not applicable as no bicycle spaces are proposed.

E6.7.11 A1/P1 is not applicable as no bicycle spaces are proposed.

E6.7.12 A1/P1 is not applicable.

E6.7.13 A1/P1 relate to loading and unloading of commercial vehicles. The relevant Australian Standard addresses issues of manoeuvrability (single reversing movements, driver's side being on the inside of the manoeuvre), gradients and pavements. The plans demonstrate the vehicle movements through the site in a manner that is considered to be consistent with the acceptable solution.

E6.7.14 A1/P1 provides that irrespective of all of the above the access to a road must simply be to the satisfaction of the road authority. The Department of State Growth have expressed no concerns with the proposal.

#### *Stormwater Management Code*

- 8.3.6. The Stormwater Management Code is applicable as there is a need to manage stormwater.

The stormwater design submitted with the proposal divides the site into two catchments. All runoff is collected in V drains, directed to a bio-retention basin within each catchment prior to discharge to Spring Bay via an outfall proposed for each catchment.

The proposal is subject to the following performance criteria.

Performance Criteria	Comment
<p>E7.7.1 P1 Stormwater from new impervious surfaces must be managed by any of the following:</p> <ul style="list-style-type: none"> <li>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles;</li> <li>(b) collected for re-use on the site;</li> <li>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.</li> </ul>	<p>The stormwater design is consistent with water sensitive urban design principles and will achieve runoff that is consistent with quantity and quality targets.</p>
<p>E7.7.1 P2 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.</p>	

Clause E7.7.1 A3/P3 is met by compliance with the acceptable solution.

*Electricity Transmission Infrastructure Protection Code*

8.3.7. The Electricity Transmission Infrastructure Protection Code is not applicable as there is no nearby transmission infrastructure.

*Attenuation Code*

8.3.8. The Attenuation Code does not apply to use within the Light Industry Zone.

*Biodiversity Code*

8.3.9. The Biodiversity Code does not apply.

Nevertheless the application is supported by a Natural Values Assessment (NVA). The assessment identifies three native vegetation communities on site:

- *Dry Eucalyptus viminalis – Eucalyptus globulus forest and woodland (DVC)*
- *Lowland Themeda triandra grassland (GTL)*
- *Saline sedgeland/rushland (ARS)*

DVC is listed as threatened under the Tasmanian Nature Conservation Act 2002 (TNCA). GTL and ARS are threatened ecological communities listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBCA).

Less than 1ha of DVC is impacted by the proposal. The NVA considers this impact to be negligible given the small size of the community and its poor condition.

No threatened species were identified on site.

Weeds were identified on site and should be managed via conditions included in any permit granted.

The NVA provides a number of recommendations and it is considered reasonable to include a condition on any permit requiring compliance with these recommendations despite the Code not being applicable.

*Waterway and Coastal Protection Code*

8.3.10. The Waterway and Coastal Protection Code is applicable. This Code applies to all land within 40m of the high water mark.

Clauses E11.7.1 A2/P2 and A3/P3 are not applicable to this location.

Clause E11.7.1 A1/P1 relates to the siting of works and requires that all works within 40m of the high water mark is subject to the following performance criteria.

Performance Criteria	Comment
<p>E11.7.1 P1 Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) avoid or mitigate impact on natural values;</li> <li>(b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;</li> <li>(c) avoid or mitigate impacts on riparian or littoral vegetation;</li> <li>(d) maintain natural streambank and streambed condition, (where it exists);</li> <li>(e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</li> <li>(f) avoid significantly impeding natural flow and drainage;</li> <li>(g) maintain fish passage (where applicable);</li> <li>(h) avoid landfilling of wetlands;</li> <li>(i) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.</li> </ul>	<p>The documentation submitted demonstrates that natural values to be impacted by works within the overlay are minimal and are to be suitably mitigated.</p> <p>The shoreline will be modified however it is demonstrated that the effect of this will not be significant on the natural values.</p> <p>The discharge from the sediment basins is unlikely to have adverse effects.</p> <p>It is appropriate to require soil and water management measures on any permit granted.</p> <p>It is also appropriate to require details on the stormwater management to ensure the sediment basins are appropriately designed and constructed.</p>

Clause E11.7.1 A4/P4 relates to new stormwater point discharges and requires they be assessed against the following performance criteria:

Performance Criteria	Comment
<p>E11.7.1 P4 Development involving a new stormwater point discharge into a watercourse, wetland or lake must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) risk of erosion and sedimentation is minimised;</li> <li>(b) any impacts on natural values likely to arise from erosion, sedimentation and runoff are mitigated and managed;</li> <li>(c) potential for significant adverse impact on natural values is avoided.</li> </ul>	<p>Prior to discharge stormwater will be treated to comply with targets in the State Stormwater Strategy, including sedimentation. Given the rocky shoreline environment risk of erosion is minimal.</p>

Clause E11.7.2 A1/P1 relates to coastal dependent works. As all works are new, they are subject to the following performance criteria:

Performance Criteria	Comment
<p>E11.7.2 P1 Buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) need for a coastal location is demonstrated;</li> <li>(b) new facilities are grouped with existing facilities, where reasonably practical;</li> <li>(c) native vegetation is retained, replaced or re-established so that overall impact on native vegetation is negligible;</li> <li>(d) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;</li> <li>(e) impacts to coastal processes, including sand movement and wave action, are minimised and any potential impacts are mitigated so that there are no significant long-term impacts;</li> <li>(f) waste, including waste from cleaning and repairs of vessels and other maritime equipment and facilities, is managed in accordance with current best practice so that significant impact on natural values is avoided.</li> </ul>	<p>In response to each criteria it is noted that:</p> <ul style="list-style-type: none"> <li>(a) There is a need for the coastal location to provide for shore based marine farming and there is no other viable or appropriate location.</li> <li>(b) The facility is group with similar facilities and land uses.</li> <li>(c) The impact to native vegetation is the removal of less than 1ha of native vegetation that is in poor condition.</li> <li>(d) The extent of cut and fill is minimal.</li> <li>(e) Impact to coastal processes have been assessed by a suitably qualified person and have been found to be minimal.</li> <li>(f) No in water cleaning of vessels is proposed. The pen maintenance area is a hardstand structure to enable management of waste from pens, which do not require chemical cleaning.</li> </ul>

Clause E11.7.2 A2/P2 relates to dredging and requires all dredging to be assessed against the following performance criteria:

Performance Criteria	Comment
<p>E11.7.2 P2 Dredging or reclamation must satisfy all of the following:</p> <p>(a) be necessary to establish a new or expanded use or development or continue an existing use or development;</p> <p>(b) impacts on coastal processes that may lead to increased risk of inundation, including sand movement and wave action, are minimised and potential impacts are mitigated so that there are no significant long-term impacts;</p>	<p>Given operational requirements of the use, dredging is necessary.</p> <p>The potential impact on coastal process is evaluated in the supporting reports. It is noted that the area of dredging is minimal and only proposed where necessary for operational needs. The effect of dredging on wave action and sediment movement is anticipated to be minimal.</p>

Clause E11.7.2 A3/P3 relates to coastal protection works. Coastal Protection Works are defined as:

*means a hard structure (such as a sea wall, groyne or breakwater) or soft engineering technique (such as beach nourishment), placed partially or wholly along the land-water interface to protect the land from the sea or to stop erosion of the shoreline.*

The rock and concrete groyne is not proposed solely for the purpose of protection of land or to stop shoreline erosion. It will perform that function given it provides a large, solid mass at the foreshore.

The relevant performance criteria is as follows:

Performance Criteria	Comment
<p>E11.7.2 P3 Coastal protection works initiated by the private sector must satisfy all of the following:</p> <p>(a) be designed by a suitably qualified person;</p> <p>(b) minimise adverse impact on coastal processes that may lead to increased risk of inundation, including wave action and behaviour, sediment dynamics, current and tidal flows in the area.</p>	<p>Works are designed by a suitably qualified and experienced person.</p> <p>The groyne will not significant alter coastal processes as demonstrated by the supporting information.</p>

#### *Historic Heritage Code*

8.3.11. The Historic Heritage Code is not applicable.

#### *Scenic Landscapes Code*

8.3.12. The Scenic Landscapes Code is not applicable.

#### *Inundation Prone Areas Code*

8.3.13. The Inundation Prone Areas Code is applicable. When the planning scheme took effect detailed mapping of the extent of inundation was not available for Spring Bay. Land adjacent to Spring Bay is therefore subject to an inundation investigation area, which is shown on the planning scheme maps as applying to all land between the high water mark and the 10m contour.

Since the scheme was drafted more detailed mapping is available for some areas of Spring Bay, but not for the area near the proposal.

The investigation area serves the function of triggering more detailed investigations where appropriate. The Code does provide a minimum floor level for habitable buildings in this location.

The investigation area is arbitrarily divided into high, medium and low hazard bands. Works are proposed across all three hazard bands.

Clause E15.6 does not apply.

Clause E15.7.1 A1/P1 and A2/P2 relate to buildings in high hazard areas. Works are within high hazard area. The proposal satisfies the performance criteria as all habitable and non-habitable buildings are for development that is dependent on a coastal location.



Clause E15.7.2 A1/P1 applies to habitable buildings in the medium hazard band. P1 is not applicable to development dependent on a coastal location.

Clause E15.7.2 A2/P2 is applicable only to extensions to habitable buildings.

Clause E15.7.2 A3/P3 applies to non-habitable buildings in the medium hazard band. P3 is not applicable to development dependent on a coastal location.

Clause E15.7.3 A1/P1 applies to habitable buildings in the low hazard band. This standard is met by compliance with the acceptable solution as all habitable buildings have a floor level above the minimum floor level of 2.2m provided in Table E15.1. This floor level includes 300mm freeboard.

Clause E15.7.3 A2/P2 is applicable only to extensions to habitable buildings.

Clause E15.7.3 A3/P3 applies to non-habitable buildings in the low hazard band. P3 is not applicable to development dependent on a coastal location.

Clauses E15.7.4 A1/P1, A2/P2 & A3/P3 are applicable only to riverine flooding.

Clause E15.7.5 A1/P1 relates to landfill and solid walls above particular length and height. By definition, landfill is only a relevant consideration if more than 0.5m in height. The placement of dredge spoil on land constitutes landfill and may be to a height of 0.75m (p13 of management plan). Accordingly, the following performance criteria applies:

Performance Criteria	Comment
<p>E15.7.1 P1 Landfill, or solid walls greater than 5 m in length and 0.5 m in height, must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) no adverse effect on flood flow over other property through displacement of overland flows;</li> <li>(b) the rate of stormwater discharge from the property must not increase;</li> <li>(c) stormwater quality must not be reduced from pre-development levels.</li> </ul>	<p>These matters are addressed in the stormwater design and have been discussed earlier in this report. It is considered that the performance criteria is satisfied.</p>

Clause E15.7.5 A2/P2 is ambiguous in its application. It does not appear to be relevant.

Clause E15.7.5 A3/P3 applies to land application areas for onsite wastewater management. This standard is met via compliance with the acceptable solution, as the land application area is more than 100m from high water mark and more than 1.5m above the water table.

Clause E15.7.6 A1/P1 relates to development dependent on a coastal location. As all buildings are new the following performance criteria applies:

Performance Criteria	Comment
<p>E15.7.6 P1 Buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) need for a coastal location is demonstrated;</li> <li>(b) new facilities are grouped with existing facilities, where reasonably practical;</li> <li>(c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;</li> <li>(d) waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure</li> </ul>	<p>It is considered that the proposal satisfies these criteria as the work is reliant on a coastal location and coastal infrastructure is grouped with similar infrastructure. The buildings minimise the extent of cut and fill and the risk of inundation is minimal. The western bio-retention basin is above 2m AHD. The eastern bio-retention basin is above 1.5m AHD.</p>

<p>waste is safe from inundation events;</p> <p>(e) risk from inundation is acceptable, taking into account the nature of the development and its users.</p>	
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Clause E15.7.6 A2/P2 relate to dredging. All dredging is subject to the following performance criteria:

Performance Criteria	Comment
<p>E15.7.6 P2</p> <p>Dredging or reclamation must satisfy all of the following:</p> <p>(a) be necessary to establish a new or expanded use or development or continue an existing use or development</p> <p>(b) potential for foreshore erosion or seabed instability is minimised;</p> <p>(c) impacts to coastal processes, including sand movement and wave action are minimised and any potential impacts will be mitigated so that there are no unreasonable adverse long-term effects,</p> <p>(d) limited and acceptable impact on aquatic flora, fauna and habitat;</p> <p>(e) risk of re-suspension of potentially contaminated material is minimised;</p> <p>(f) extracted material will be adequately and appropriately disposed of, including appropriate management of any declared weeds, local environmental weeds and other contamination;</p>	<p>Given operational requirements of the use, dredging is necessary.</p> <p>The potential impact on coastal process is evaluated in the supporting reports. It is noted that the area of dredging is minimal and only proposed where necessary for operational needs. The effect of dredging on wave action and sediment movement is anticipated to be minimal.</p> <p>The management of the proposed dredging is sufficiently evaluated and detailed in supporting reports.</p>

8.3.14. The Coastal Erosion Hazard Code is not applicable.

8.3.15. The Signs Code applies to the relocation of the existing sign to provide for improved sight distance at the vehicular access. The sign is defined as a Ground Based Sign, which is a permitted sign in the zone, provided the height is no more than 2.4m and the area of each face is no more than 2.5m<sup>2</sup>. The sign therefore complies.

8.3.16. The Telecommunications Code does not apply.

8.3.17. The Coastal Development Code does not apply.

#### 8.4. Planning Scheme Specific Area Plan

8.4.1. The proposed Specific Area Plan applies to the planning application. The Specific Area Plan confirms the status of the resource development use class within the area as being permitted, and the proposal is classified as that permitted use class.

### 9. Referrals

#### 9.1. TasWater

9.1.1. TasWater have provided conditions that must be imposed on any permit granted

#### 9.2. Department of State Growth (DSG)

9.2.1. DSG comments on the previous proposal for the land are as follows:

*Stategrowth has no objection in principle to the development application; however, the applicant must comply in accordance with the Roads and Jetties Act 1935 Section 16, that no work can be carried out in a State highway or subsidiary road without approval from the Minister's delegate. It is noted that the junction of Slipyard Rd and Freestone Development Rd is in poor condition and is need of rehabilitation. Additionally as it is likely that HV movements will increase dramatically at this junction DSG will require an overlay on Freestone Point Rd to cater for increased stresses created by turning movements of these vehicles.*

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

If endorsed, the matter will be referred to DSG for any further comment.

#### 9.3. Marine and Safety Tasmania (MAST)

9.3.1. MAST comments on the previous proposal for the land are as follows:

*... the jetty will need a navigation mark on the end, a blue fixed light signifying a jetty. In addition, the cardinal mark supplied by the boat club marking the shallow water off Paddys Point would be better replaced by a green, lit starboard mark. This should be at Tassal's expense as the dynamics of navigation into Spring Bay will be changed with the jetty and boats leaving from an area not normally navigated in.*

#### 9.4. Aboriginal Heritage Tasmania

- 9.4.1. Aboriginal Heritage Tasmania have, on the previous proposal for the land, advised:

*Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed Tassal Shore Based Facility at Triabunna and can advise that there are no Aboriginal heritage sites recorded within the property. A survey was conducted by Aboriginal Heritage Officer (AHO) Steve Stanton at Paddys Point where no Aboriginal heritage was recorded during the survey.*

*Accordingly there is no requirement for an Aboriginal heritage investigation and AHT have no objection to the project proceeding.*

*Please be aware that all Aboriginal heritage is protected under the Aboriginal Relics Act 1975. If at any time during works you suspect Aboriginal heritage, cease works immediately and contact AHT for advice. Attached is an Unanticipated Discovery Plan, which you should have on hand during ground disturbing works, to aid you in meeting your requirements under the Act.*

If the draft permit is approved, the matter will be referred to AHT for any further comment.

#### 9.5. Environment Protection Agency

- 9.5.1. The Environment Protection Agency have reviewed an earlier draft of the Dredge Management Plan and advised:

*I consider the Dredge Management Plan to be appropriate and that the environmental risk should be low if the proponent complies with the Plan and commitments*

*I suggest a permit condition requiring compliance with the Plan unless otherwise approved by either the Director, EPA or GM.*

If the draft permit is approved, the matter will be referred to the EPA for any further comment.

#### 9.6. Council's Technical Officer

- 9.6.1. Comments from Council's Technical Officer are below

*Vehicular Access and Parking*

*The proposed car park complies with the requirements of Australian Standard for Off Street Car Parking (AS/NZ2890.1:2004 and AS2890.6:2009). There is sufficient space for loading and unloading activities at the site and a long rigid truck can circulate the site safely.*

*The available sight distances along Freestone Point Road to the north and South of the site entrance are deemed sufficient when assessed against the AUSTROADS requirements.*

#### *Water*

*A reticulated water supply is available to the development. An existing TasWater DN150 water main runs through the site. The application was referred to TasWater who have imposed conditions.*

#### *Stormwater*

*There is no Council stormwater reticulation in the area.*

*The applicant proposes to manage stormwater by a combination of methods including:*

- a. Collection of roof runoff for reuse on site; and*
- b. Collection of runoff from driveway, parking and hardstand to sediment basins prior to discharging to the foreshore.*

*A detailed stormwater design will need to be undertaken and approved by Council to ensure sufficient treatment is provided to achieve the stormwater quality standards set out in the State Stormwater Strategy 2010 prior to discharging to the bay, as follows:*

<i>80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations.</i>
<i>45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations.</i>
<i>45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations</i>

#### 9.7. Council's Natural Resource Management Unit

- 9.7.1. Council's Natural Resource Management Unit have suggested a number of conditions to include in any permit granted to mitigate potential impacts. These are noted in the recommendation.

### 10. Rationale for recommended planning permit conditions

- 10.1. The recommended permit conditions relate to (a) clarifying that certain things proposed are completed either prior to construction or prior to commencement of use; (b) require an additional level of technical detail prior to construction or (c) provide standard matters related to protection of amenity.

### 11. Conclusion

- 11.1. The planning scheme amendment request is considered consistent with regional and local land use strategy and the requirements of the *Land Use Planning and Approvals Act 1993*.
- 11.2. On this basis it is recommended that Council initiate and certify draft amendment AM 2017 / 1, as detailed in the attachments to this report.
- 11.3. The proposed permit under section 43A of the *Land Use Planning and Approvals Act 1993* is consistent with the requirements of the planning scheme and is recommended for approval subject to conditions.

## **RECOMMENDATION:**

- A. That in accordance with Section 34(1)(a) of the Land Use Planning & Approvals Act 1993, as provided for by the provisions of schedule 6, Council initiates the draft amendment, to be known as Draft Amendment AM 2017/1 to:
- I. Rezone part of the foreshore adjacent to, and generally south of, 496 Freestone Point Road, Triabunna (CT 6464/2) from the Open Space Zone to the Light Industrial Zone in accordance with Part A of Appendix A to the recommendation;
  - II. Rezone part of the State waters generally south of 496 Freestone Point Road, Triabunna (CT 6464/2) from the Environmental Management Zone to the Light Industrial Zone in accordance with Part A Appendix A to this recommendation;
  - III. Add the Spring Bay Industrial Specific Area Plan to the planning scheme maps to apply to part of the foreshore and State waters adjacent to, and generally south of, 496 Freestone Point Road, Triabunna (CT 6464/2) and to 488 & 496 Freestone Point Road, Triabunna (CT 137724/1; CT 6464/2 and CT 6464/5) in accordance with Part B of Appendix A to this recommendation;
  - IV. Insert as a new Specific Area Plan at clause F4.0 of the Glamorgan Spring Bay Interim Planning Scheme 2015 the Spring Bay Industrial Specific Area Plan in accordance with Part C of Appendix A to this recommendation.
- B. That in accordance with Section 30O(1) of the Land Use Planning and Approvals Act 1993 Council considers that Draft Amendment AM 2017/1 is practical and consistent with the Southern Tasmanian Regional Land Use Strategy 2010- 2035.
- C. That in accordance with Section 35(1)(a) of the Land Use Planning and Approvals Act 1993, as provided for by the provisions of schedule 6, Council considers that Draft Amendment AM 2017/1 satisfies the provisions of Section 32 of the Land Use Planning and Approvals Act 1993.
- D. That in accordance with Section 35(2) of the Land Use Planning and Approvals Act 1993, as provided for by the provisions of schedule 6, Council directs that Draft Amendment AM 2017/1 be certified in writing affixed with the common seal of the planning authority.
- E. That in accordance with Section 35(4) of the Land Use Planning and Approvals Act 1993, as provided for by the provisions of schedule 6, Council directs that a certified copy of Draft Amendment AM 2017/1 be given to the Tasmanian Planning Commission within 7 days.
- F. That in accordance with Section 38 of the Land Use Planning and Approvals Act 1993, as provided for by the provisions of schedule 6, Council directs that Draft Amendment AM 2017/1 be placed on public exhibition for no less than 28 days.
- G. That under Section 43C(1) of the Land Use Planning and Approvals Act 1993, as provided for by the provisions of schedule 6, a draft permit is issued for shore based marine farming 488 & 496 Freestone Point Road, Triabunna and adjoining foreshore and State waters (DA 2017 / 00097) subject to the following conditions:



## General

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and documents and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

The endorsed drawings and documents consist of:

- a) Drawings prepared by Burbury Consulting titled 1337-DA01 to 1337-DA12 (inclusive) dated March 2017.
  - b) Triabunna Marine Farming Shore Facility Section 43A Combined Planning Scheme Amendment and Application for Permit prepared by All Urban Planning Pty Ltd dated April 2017.
  - c) Bushfire Assessment – Freestone Point Road, Triabunna prepared by Pitt & Sherry dated 29 March 2017.
  - d) A coastal impact assessment titled Triabunna Shore Base Marine Farming Facility prepared by Burbury Consulting dated 27 March 2017.
  - e) Marine Environmental Impact Assessment for a Proposed Jetty Including Dredging at Spring Bay, Tasmania: a consolidation of information pertaining to marine environmental risk of the proposed development prepared by Marine Solutions Tasmania Pty Ltd dated March 2017 including the appendix A Management Plan for the Dredging and Disposal of Material for the Proposed Tassal Spring Bay Jetty, Tasmania prepared by Marine Solutions Tasmania Pty Ltd dated March 2017.
  - f) Triabunna Shore Base Traffic Impact Assessment prepared by Pitt & Sherry dated 17 March 2017.
  - g) Triabunna Shore Base – Management of Stormwater prepared by Pitt & Sherry undated.
  - h) Triabunna Shore Base noise impact assessment prepared by Environmental Dynamics dated 17 March 2017.
  - i) Natural Values Assessment prepared by North Barker Ecosystem Services dated 31 May 2016.
2. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, date 22/05/2017 (TWDA 2017/00637-GSB).
  3. Any variation to external cladding or finish must be approved in writing by Council's General Manager.
  4. Goods, equipment, waste, packaging material or machinery stored outside a building must be:
    - (a) located, screened or managed such that visibility from any public road, public land or adjoining residence is restricted; and
    - (b) maintained in a clean and hygienic manner;to the satisfaction of Council's General Manager.

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

#### Signage

6. Prior to the commencement of use existing signage and vegetation must be relocated or removed as necessary to achieve sight distance requirements set out by Table 5.1 of the Glamorgan Spring Bay Interim Planning Scheme 2015 to the satisfaction of Council's General Manager.
7. Signs must be located within the boundaries of the site.
8. Signs must be maintained in good repair and in a clean, tidy and safe condition to the satisfaction of Council's Manager Planning and Special Projects.
9. Signs must only identify or advertise a business located on the site.
10. Signs must not be illuminated internally or externally.

#### Environmental Management

11. Use and development must be in accordance with recommendations (i) to (vi) inclusive of the noise impact assessment prepared by Environmental Dynamics dated 17 March 2017. Prior to the commencement of use the protocols required by recommendations (ii), (iii) and (iv) must be submitted to Council's General Manager.
12. Within 12 months of the commencement of use, a statement of compliance with the noise level limits detailed in the noise impact assessment prepared by Environmental Dynamics dated 17 March 2017 must be submitted to Council's General Manager.
13. Any variation to the Dredge Management Plan must be approved in writing by Council's General Manager or the Director of the Environment Protection Agency.
14. All illumination must be confined to the land in accordance with the requirements of Australian Standard AS 4282-1997, Control of the obtrusive effects of outdoor lighting.
15. Through the construction process and to the satisfaction of Council's General Manager the developer must, unless otherwise noted in the endorsed plans or documents:
  - a. Ensure soil, building waste and debris does not leave the site other than in an orderly fashion and to be disposed of at an approved facility.
  - b. Not burn debris or waste on site.
  - c. Promptly pay the costs associated with any alteration, extension, reinstatement, repair or cleaning of Council infrastructure, public land or private property necessary for, or due to, the approved development.
  - d. Ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage.
16. The developer must provide a commercial skip (or similar) for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.
17. No topsoil is to be removed from the site.
18. Works are to be undertaken in accordance with the recommendations of the Natural Values Assessment prepared by North Barker Ecosystem Services to:

- Restrict works and associated activities to the footprint of the proposed development, and avoid unnecessary encroachment into areas of native vegetation;
  - Minimise clearance to the ARS community by avoiding inadvertent and unnecessary impacts to vegetation on the foreshore beyond the footprint of the proposed jetty and associated infrastructure;
  - Minimise impact to the GTL community in the west of the site by restricting works to the proposed footprint;
  - Avoid any non-essential removal of native vegetation (DVC);
  - Avoid any non-essential removal of individual *Eucalyptus viminalis* trees, particularly larger trees near the eastern boundary;
19. Prior to the commencement of construction, a vegetation management plan to the satisfaction of Council's General Manager must be prepared. The vegetation management plan must detail measures for:
- a. the management and rehabilitation of remaining native vegetation, in particular the *Eucalyptus viminalis* – *E.globulus* coastal forest and woodland;
  - b. the eradication of all zone A weeds;
  - c. the control of all zone B weeds (e.g. fennel, Spanish Heath, Montpellier broom, African Boxthorn); and
  - d. machinery hygiene protocols pre and post development.
20. Prior to the commencement of construction, a waste management plan to the satisfaction of Council's General Manager must be prepared. The waste management plan must provide measures to appropriately contain within the development footprint, store and dispose of waste during construction and during the operation of the use.

#### Parking & access

21. A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's General Manager must be submitted to Council prior to the use commencing. The parking plan is to include:
- pavement details;
  - design surface levels and drainage;
  - turning paths;
  - dimensions; and
  - all related work required by this permit
- and shall form part of the permit when approved.
22. The car parking plan must be prepared in accordance with:
- (a) The endorsed Traffic Impact Assessment;
  - (b) Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney; and
  - (c) Standards Australia (2009): Australian Standard AS 2890.6 - 2009 – Parking Facilities Part 6: Off Street Parking for People with Disabilities; Standards Australia, Sydney.
- and include:

- (d) a durable all weather pavement to avoid dust or mud generation, erosion and sediment transfer on or off-site;
  - (e) asphalt, concrete, pavers or similar surfacing material for all areas set aside for the loading and unloading of goods from heavy vehicles
  - (f) drainage to an approved stormwater system
23. Prior to the commencement of use, the car parking and vehicular access areas shown on the endorsed plans must be constructed.
24. The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
25. The areas set-aside for parking and associated access and turning must be kept available for these purposes at all times.
26. Parking and vehicle circulation roadways must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.

#### State Road

27. Prior to the commencement of use, the junction of the access road and Freestone Point Road must be upgraded to the satisfaction of the Department of State Growth and Council's General Manager. Works must include, but are not limited to:
- a) Pavement rehabilitation;
  - b) Provision of a sealed surface on the site access from the existing edge of seal on Freestone Point Road for a minimum distance of 15 metres, or as otherwise specified by the Department of State Growth; and
  - c) Resealing of Freestone Point Road either side of the existing site access to provide a seal treatment that can resist heavy vehicles turning in and out of the access.

*Advice: The applicant must obtain a permit provided by the Transport Infrastructure Services Division of the Department of State Growth. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the Roads and Jetties Act 1935.*

#### Stormwater

28. Prior to the commencement of construction, a detailed stormwater management plan, including calculations, prepared by a suitably qualified person must be submitted to Council's General Manager. The plan must be consistent with the Triabunna Shore Base – Management of Stormwater document prepared by Pitt and Sherry and achieve compliance with stormwater quality targets set out in the State Stormwater Strategy 2010 (below).

80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations.
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45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations.
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45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations
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## Appendix A to the recommendation

### Glamorgan Spring Bay Interim Planning Scheme 2015

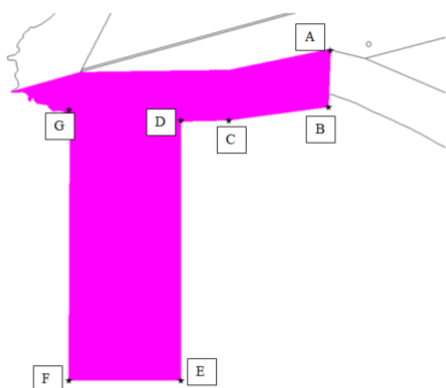
#### Amendment AM 2017/1

#### Part A:

**Amendment:** Rezone land from the Open Space Zone and from the Environmental Management Zone to Light Industrial Zone

**Location:** Part of the foreshore and State waters of Spring Bay adjacent to, and generally south of, 496 Freestone Point Road, Triabunna (CT 6464/2)

Insert: boundaries

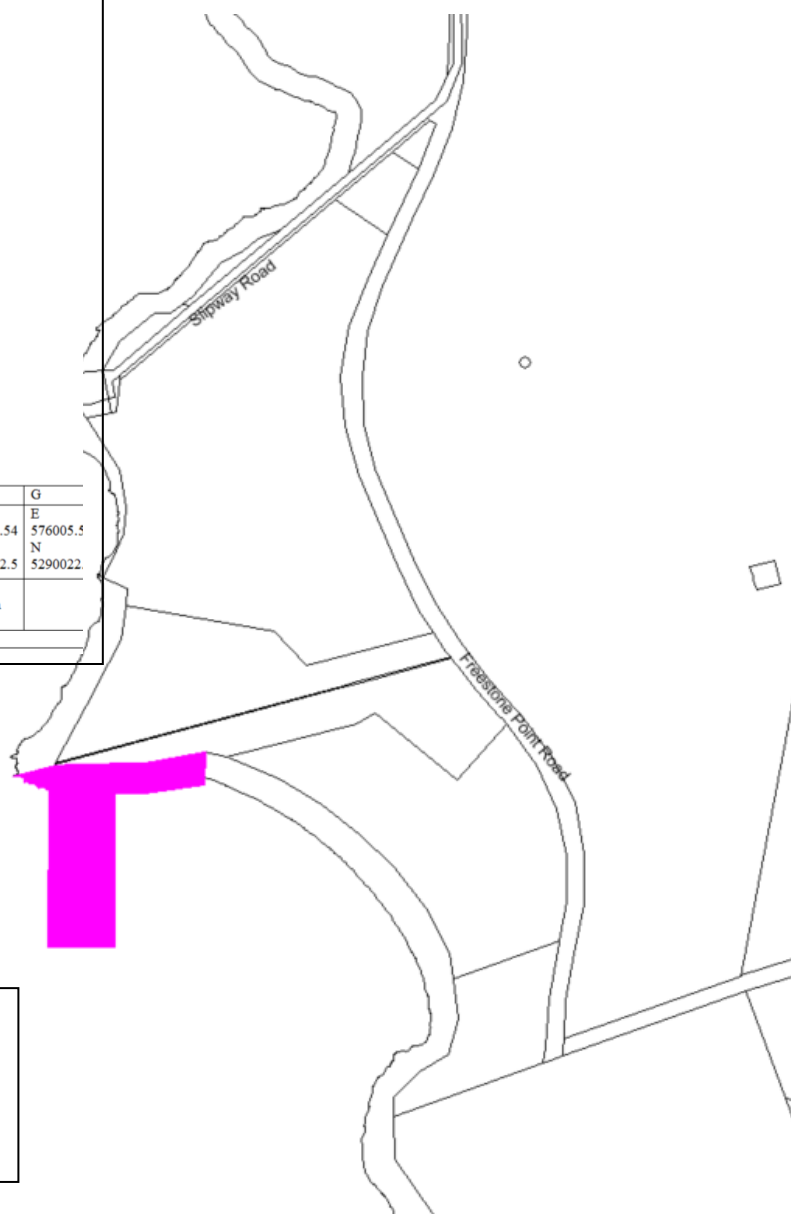


Points	A	B	C	D	E	F	G
E	576198.16	576196.87	576123.40	576087.84	576087.84	576005.54	576005.5
N	5290066.11	5290024.23	5290014.51	5290014.31	5289822.5	5289822.5	5290022
Distance between points	A to B	B to C	C to D	D to E	E to F	F to G	
	41.9m	73.9m	35.5m	192.1m	82.1m	194.2m	

Note: all other boundaries follow cadastre.



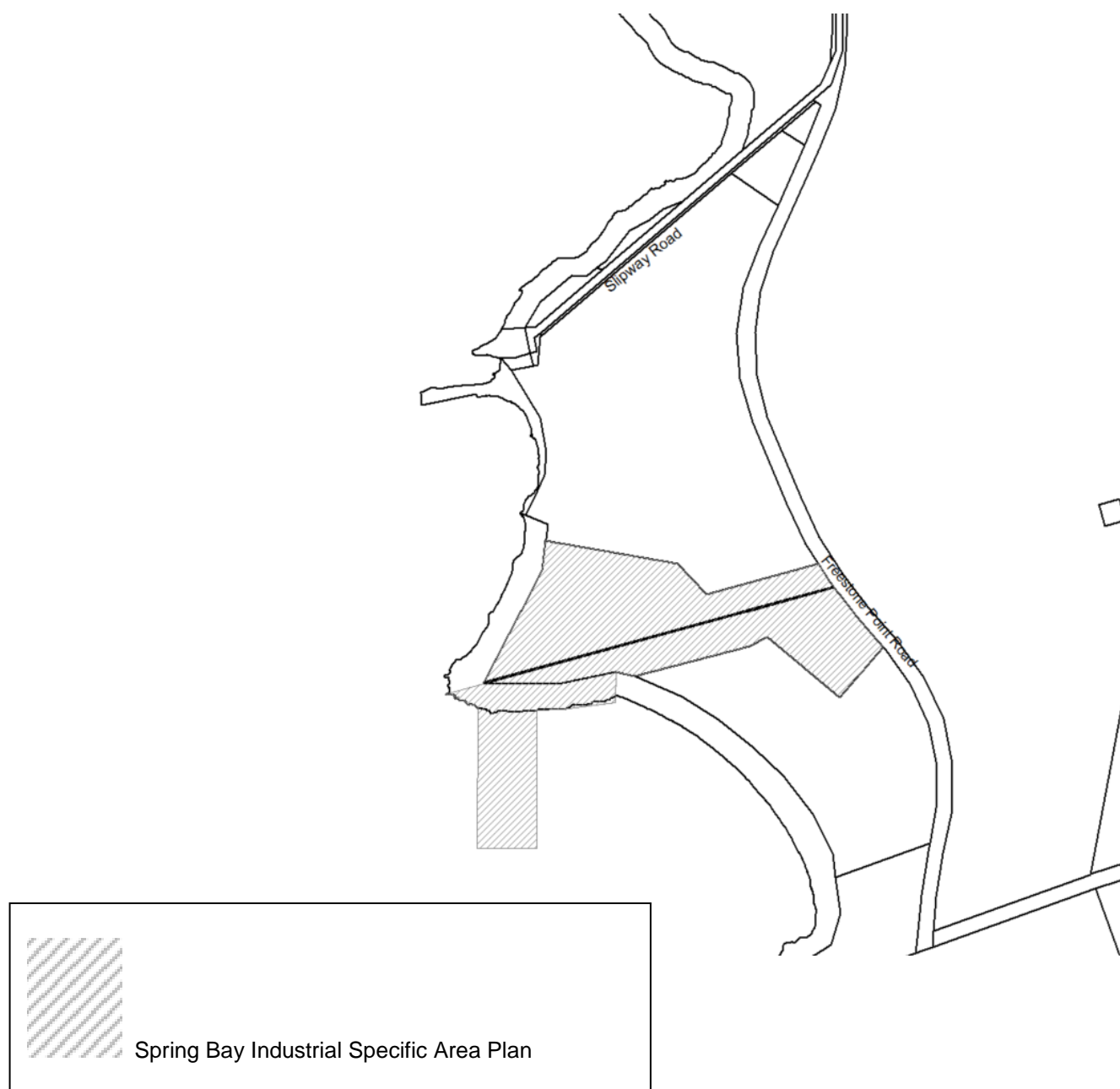
Light Industrial Zone



**Part B:**

**Amendment:** Add the Spring Bay Industrial Specific Area Plan to the Planning Scheme Maps

**Location:** 488 & 496 Freestone Point Road, Triabunna (CT 137724/1; CT 6464/2 and CT 6464/5) and part of the foreshore and State waters adjacent to, and generally south of, 496 Freestone Point Road, Triabunna (CT 6464/2).



*Note: non-cadastral boundaries follow area of rezoning in part A.*

**Part C**

**Amendment:** Insert as a new Specific Area Plan at clause F4.0 of the Glamorgan Spring Bay Interim Planning Scheme 2015 the Spring Bay Industrial Zone Specific Area Plan

**Location:** 488 & 496 Freestone Point Road, Triabunna (CT 137724/1; CT 6464/2 and CT 6464/5) and part of the foreshore and State waters adjacent to, and generally south of, 496 Freestone Point Road, Triabunna (CT 6464/2).

#### **F4.0 Spring Bay Industrial Specific Area Plan**

##### **F4.1 Purpose of Specific Area Plan**

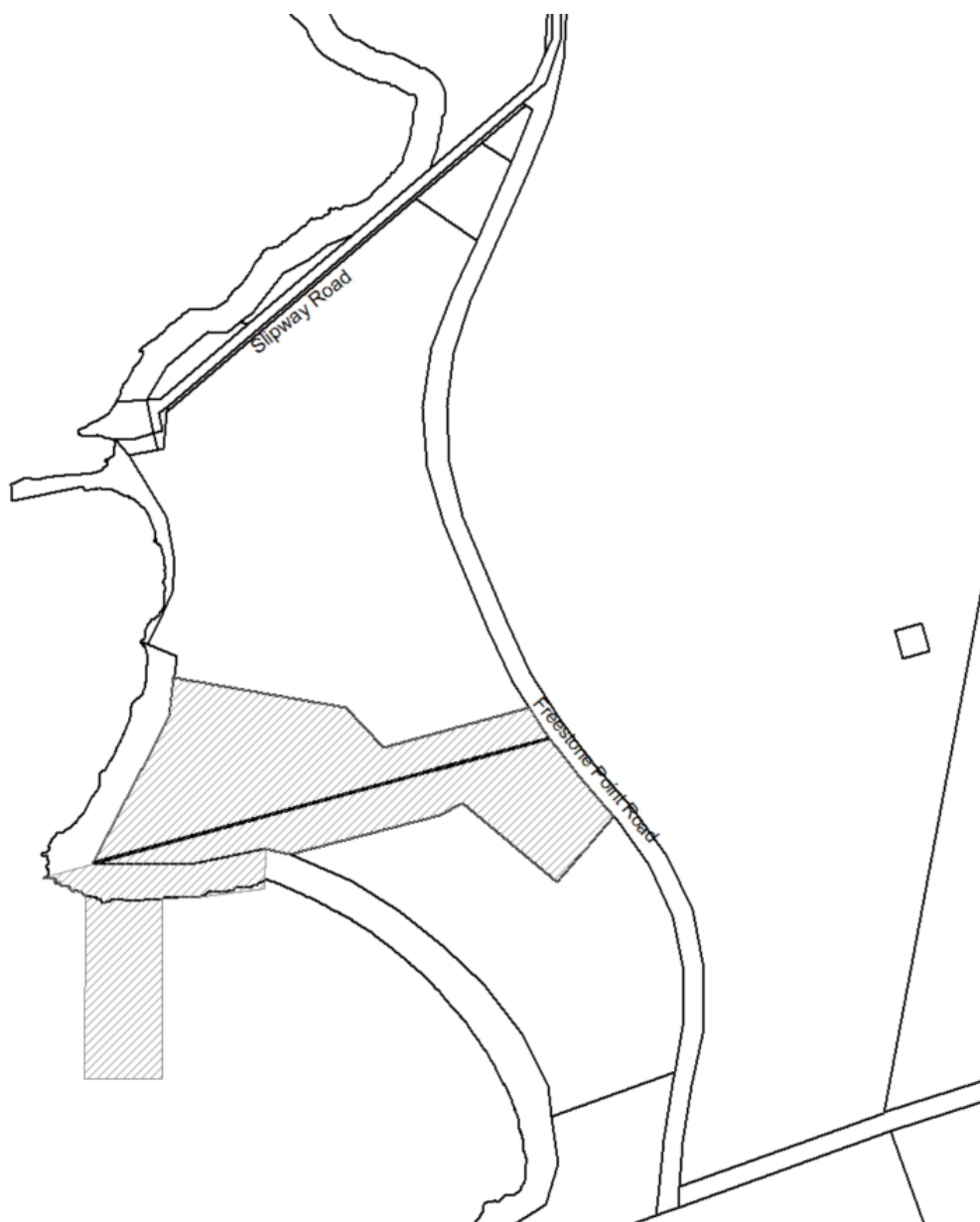
F4.1.1 The purpose of the Spring Bay Industrial Specific Area Plan is to:

- (a) To provide for aquaculture, fish processing, shore based marine farming and related uses.
- (b) To minimise potential land use conflicts.
- (c) To make efficient use of existing infrastructure and facilities.

##### **F4.2 Application of Specific Area Plan**

F4.2.1 This Specific Area Plan applies to the area of land shown on the Spring Bay Industrial Specific Area Plan below and as reproduced on the planning scheme maps.





#### F4.3 Use Table

<b>No permit required</b>	
<b>Use Class</b>	<b>Qualification</b>
<b>Permitted</b>	
<b>Use Class</b>	<b>Qualification</b>
Resource development	If for aquaculture or shore based marine farming
Resource processing	If for fish processing

<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Resource processing	Except if permitted

#### **F4.4 Use Standards**

F4.4.1 There are no use standards in this Specific Area Plan

#### **F4.5 Development Standards**

F4.5.1 There are no development standards in this Specific Area Plan

Footnote. The use table for the Light Industrial Zone continues to apply. Use and development standards from the Light Industrial Zone continue to apply.

The Common Seal of the Glamorgan  
Spring Bay Council is affixed below  
Pursuant to Councils resolution of the  
XX<sup>th</sup> XXXX 2017 in the presence of :

.....Mayor

.....General Manager

**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.**

<b>Recommendation</b>
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.

## 5. Mayor's Report

### Mayor Michael Kent AM

18 <sup>th</sup> April	Orford	Attended a media announcement on the Prosser River Stabilisation Project by Minister Rene Hidding.
25 <sup>th</sup> April	Triabunna	Attended the two ANZAC Day services in Triabunna.
26 <sup>th</sup> April	Triabunna	Attended Council Workshop and April Ordinary Meeting of Council.
9 <sup>th</sup> May	Triabunna	Attended Council Workshop.
10 <sup>th</sup> May	Triabunna	Attended the official opening of the Triabunna Gatehouse and gave a welcome address. Gave an interview to the ABC.
11 <sup>th</sup> May	Triabunna	Hosted the National Tidy Town award entrants/delegates on a cruise around Spring Bay and to Maria Island on the new Maria Island Encounter ferry.
12 <sup>th</sup> May	Bicheno	Attended a reception hosted by the Bicheno Bowls and RSL for His Excellency General the Honourable Sir Peter Cosgrove AK MC (Retd) Governor-General of the Commonwealth of Australia.
12 <sup>th</sup> May	Swansea	Attended a reception hosted by the Swansea RSL for His Excellency General the Honourable Sir Peter Cosgrove AK MC (Retd) Governor-General of the Commonwealth of Australia.
12 <sup>th</sup> May	Orford	Attended the Keep Australia Beautiful Australian Tidy Towns Awards dinner for 2017 at the Orford Bowls Club, also attended by His Excellency General the Honourable Sir Peter Cosgrove AK MC (Retd) Governor-General of the Commonwealth of Australia.

### 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 May Council meeting is on Tuesday 23<sup>rd</sup> May 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 has begun on next year's budget and Annual Plan. New property valuations have been received and will be modelled for this year's rates.

#### Cash and Investments

Cash and Investments at the end of April 2017 were \$733k against April 2016 \$1,649k, April 2015 \$1,292k and April 2014 \$1,966k. 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 20<sup>th</sup> 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. Surplus properties are starting to be placed on the market. Until these properties are substantially sold, Council may require short term borrowings as in prior years to cover the cost of the Triabunna Council offices and the Swansea Emergency Services building until equivalent monies are replaced. Currently the reserve investment that matured in March is being used for operating cash until properties are sold.

## Glamorgan Spring Bay Council For the 10 months ended 30 April 2017

Account	Jul 2016-Apr 2017
<b>Cash Flows from Operating Activities</b>	
Receipts from customers	11,571,401.47
Payments to suppliers and employees	(9,211,224.23)
Cash receipts from other operating activities	23,555.80
<b>Total Cash Flows from Operating Activities</b>	<b>2,383,733.04</b>
<b>Cash Flows from Investing Activities</b>	
Payment for property, plant and equipment	(333,168.49)
Other cash items from investing activities	(2,999,088.05)
<b>Total Cash Flows from Investing Activities</b>	<b>(3,332,256.54)</b>
<b>Cash Flows from Financing Activities</b>	
Other cash items from financing activities	171,192.99
<b>Total Cash Flows from Financing Activities</b>	<b>171,192.99</b>
<b>Net Cash Flows</b>	<b>(777,330.51)</b>
<b>Cash Balances</b>	
Cash and cash equivalents at beginning of period	1,509,947.35
Cash and cash equivalents at end of period	732,616.84
<b>Net change in cash for period</b>	<b>(777,330.51)</b>

### Property Information

Property transactions for the YTD April are 19% 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 120 property transactions this financial year compared to the year before.

<b>Property Settlement Certificates</b>												
	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	30	16	32	13	36	18	14	6	42	17	42	18
August	22	12	21	10	23	11	16	11	30	14	50	26
September	27	15	33	14	22	13	38	21	34	18	43	20
October	24	11	47	26	49	24	40	24	40	18	37	18
November	34	17	32	15	42	25	42	23	43	24	53	30
December	28	14	18	8	33	17	37	20	48	21	35	17
January	48	26	39	21	39	26	46	26	62	28	46	23
February	27	15	21	11	38	18	49	26	45	26	72	33
March	25	13	37	22	36	24	48	26	46	21	87	41
April	24	13	33	18	47	22	37	21	39	24	48	21
May	36	23	24	14	50	27	58	30	58	31		
June	14	8	22	9	27	16	24	16	26	10		
<b>Total</b>	<b>339</b>	<b>183</b>	<b>359</b>	<b>181</b>	<b>442</b>	<b>241</b>	<b>449</b>	<b>250</b>	<b>513</b>	<b>252</b>	<b>513</b>	<b>247</b>
<b>TOTAL</b>		<b>522</b>		<b>540</b>		<b>683</b>		<b>699</b>		<b>765</b>		<b>760</b>



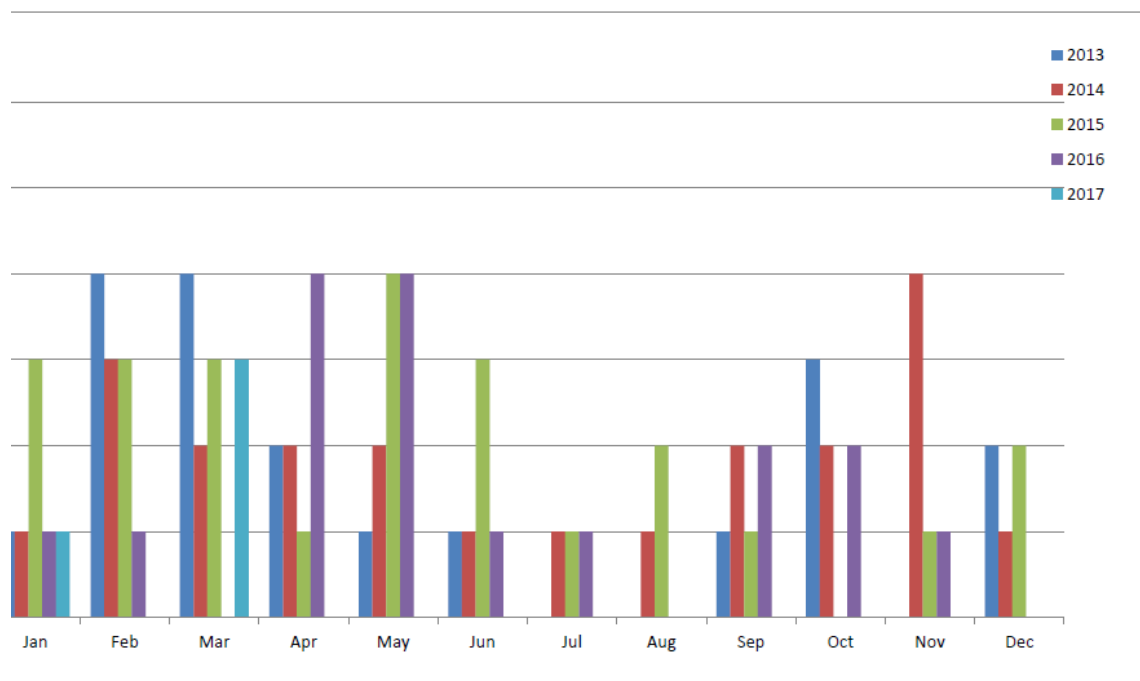
## Human Resources

Our Human Resource consultant has commenced work with the management team on developing a new performance management system for all Council workers. Some additional draft LGAT Workplace Behaviour Policies have also been reviewed and are being considered by the management team for implementation over the coming months. This includes a Training and Development Policy.

## Health, Safety, Other

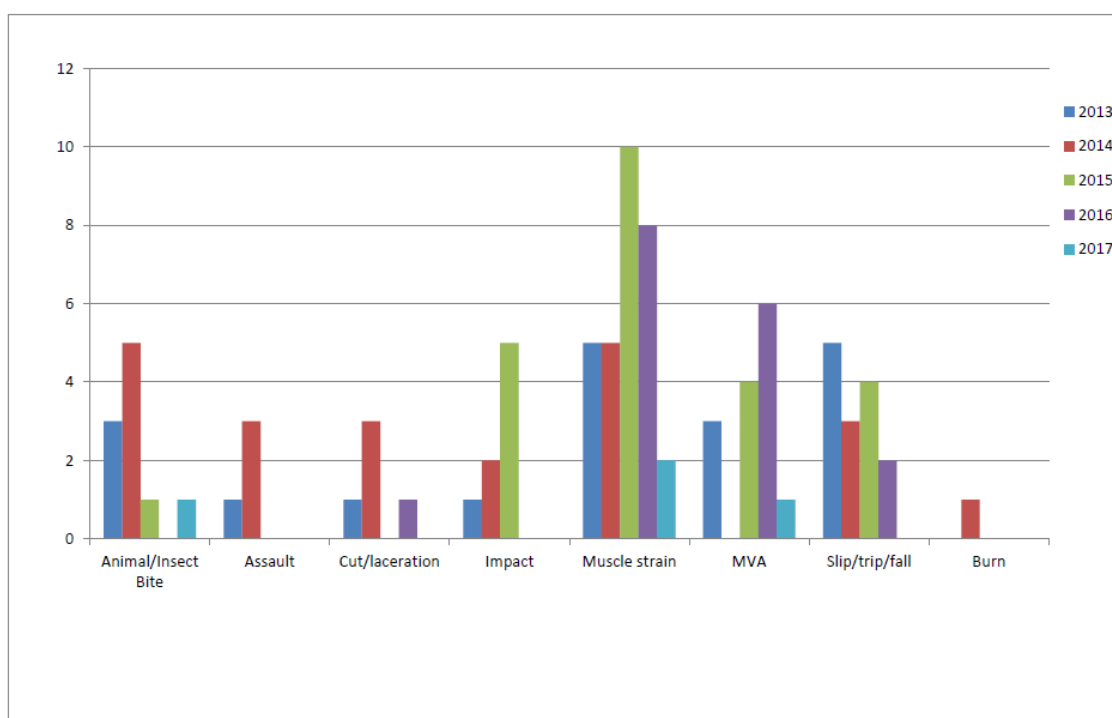
There was one lost time injury YTD amounting to 276 lost time hours. There have been three motor vehicle claims this year, 7 workplace reported incidents YTD, no community incidents reported YTD and there was one staff resignation in April.

### Incident / Accident Reporting Numbers for 2014/15, 2015/16 and 2016/17



**Analysis:** Incident / Accident reports for this year are trending as per last year.

## Incident / Accident Reporting by Type for 2014/15, 2015/16 and 2016/17



**Analysis:** The incident / accident reporting for this financial year, mirrors the report types from previous years. The only identifiable trend in the reporting for 2016/17 is that muscle strain, 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 15% on last year to date meaning an extra 11,911 visitors have used the network. Triabunna has experienced an extra 3,300 visitors in April 2017 compared to April 2016 due to the new Maria Island Encounter ferry operations.

Visitor Numbers												
MONTH	BICHENO	BICHENO	BICHENO	SWANSEA	SWANSEA	SWANSEA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TOTAL	TOTAL	TOTAL
	2014-2015	2015-2016	2016-2017	2014-2015	2015-2016	2016-2017	2014-2015	2015-2016	2016-2017	2014-2015	2015-2016	2016-2017
JULY	657	765	819	992	774	749	1645	905	1095	3294	2444	2663
AUGUST	573	609	659	769	686	634	1409	729	924	2751	2024	2217
SEPTEMBER	1003	1447	1405	1200	1106	1143	1126	1095	1317	3329	3648	3865
OCTOBER	1668	2133	2112	1815	1617	1635	1707	1824	2192	5190	5574	5939
NOVEMBER	2219	2686	2493	2701	2474	2208	2304	2696	2414	7224	7856	7115
DECEMBER	3080	3409	2877	2780	2598	2633	2994	2865	3338	8854	8872	8848
JANUARY	4826	5073	4886	5665	3968	4670	4211	4695	6567	14702	13736	16123
FEBRUARY	4257	4245	4704	4469	5141	4778	4044	5290	7734	12770	14676	17216
MARCH	3367	3414	3629	3786	3794	4505	3441	4044	6167	10594	11252	14301
APRIL	1873	2183	2331	2134	2146	2420	2144	2766	6050	6151	7095	10801
MAY	1082	1085		1115	1048		851	1124		3048	3257	0
JUNE	579	707		858	784		750	1077		2187	2568	0
TOTAL	25184	27756	25915	28284	26136	25375	26626	29110	37798	80094	83002	89088

<b>CURRENT RATES BALANCE 30th April 2017</b>	
Balance Brought Forward	<b>\$9,797.99</b>
Plus:	
Interest Charged	\$9,963.18
Rates Levied	\$7,278,235.21
Debit Journals	\$54,389.09
Sub Total	<b>\$7,352,385.47</b>
Less:	
Receipts	\$6,644,146.25
Pension Rebates	\$242,551.22
Credit Journals	\$102,795.15
Supplementary Credits	\$72,239.47
Discounts	\$66,827.49
Rates Balance	<b>\$223,825.89</b>
Discount Date/Rate 01/08/2016 3.0%	
Installments	
	5/08/2016
	7/10/2016
	13/01/2017
	7/04/2017



<b>Profit &amp; Loss</b>					
<b>Glamorgan Spring Bay Council</b>					
<b>MEDICAL SERVICES</b>					
<b>For the month ended 30th April 2017</b>					
	YTD Actual	YTD Budget	Var AUD	Var %	
<b>Income</b>					
GRANTS	\$231,821.45	\$220,000.00	\$11,821.45	5.4%	(2)
INTEREST	\$123.34	\$212.00	-\$88.66	-41.8%	(3)
OTHER INCOME	\$757,469.61	\$762,000.00	-\$4,530.39	-0.6%	
RATES AND CHARGES	\$298,843.48	\$297,319.13	\$1,524.35	0.5%	
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)
<b>Total Income</b>	<b>\$1,277,157.88</b>	<b>\$1,265,431.13</b>	<b>\$11,726.75</b>	<b>0.9%</b>	
<b>Gross Profit</b>	<b>\$1,277,157.88</b>	<b>\$1,265,431.13</b>	<b>\$11,726.75</b>	<b>0.9267%</b>	
<b>Less Operating Expenses</b>					
DEPRECIATION AND AMORTISATION	\$50,300.00	\$50,664.00	-\$364.00	-0.7%	
EMPLOYEE BENEFITS	\$391,532.67	\$399,128.00	-\$7,595.33	-1.9%	
MATERIALS AND SERVICES	\$824,769.74	\$813,398.00	\$11,371.74	1.4%	(4)
<b>Total Operating Expenses</b>	<b>\$1,266,602.41</b>	<b>\$1,263,190.00</b>	<b>\$3,412.41</b>	<b>0.3%</b>	
<b>Net Profit</b>	<b>\$10,555.47</b>	<b>\$2,241.13</b>	<b>\$8,314.34</b>	<b>370.9887%</b>	
(1) Unexpected locum coverage charge					
(2) Extension of RPHS grant					
(3) Minimal dollars					
(4) Extra RPHS grant paid out					



<b>Profit &amp; Loss</b>					
<b>Glamorgan Spring Bay Council</b>					
<b>Visitor Centres</b>					
<b>For the month ended 30th April 2017</b>					
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Var AUD</b>	<b>Var %</b>	
<b>Income</b>					
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	\$557,642.84	\$589,000.00	-\$31,357.16	-5.3%	
<b>Total Income</b>	<b>\$716,142.84</b>	<b>\$746,000.00</b>	<b>-\$29,857.16</b>	<b>-4.0%</b>	
<b>Gross Profit</b>	<b>\$716,142.84</b>	<b>\$746,000.00</b>	<b>-\$29,857.16</b>	<b>-4.0023%</b>	
<b>Less Operating Expenses</b>					
DEPRECIATION AND AMORTISATION	\$10,000.00	\$10,000.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$273,314.76	\$248,560.00	\$24,754.76	10.0%	(2)
MATERIALS AND SERVICES	\$462,145.47	\$466,000.00	-\$3,854.53	-0.8%	
<b>Total Operating Expenses</b>	<b>\$745,460.23</b>	<b>\$724,560.00</b>	<b>\$20,900.23</b>	<b>2.9%</b>	
<b>Net Profit</b>	<b>-\$29,317.39</b>	<b>\$21,440.00</b>	<b>-\$50,757.39</b>	<b>-236.7416%</b>	
<b>(1) Income above budget at this stage</b>					
<b>(2) Need adjusting re casual labour</b>					



<b>Profit &amp; Loss</b>				
<b>Glamorgan Spring Bay Council</b>				
<b>ADMIN CORP,ECONOMIC,GOVERNANCE, SAFETY &amp; RISK,TOURISM</b>				
<b>For the month ended 30th April 2017</b>				
	YTD Actual	YTD Budget	Var AUD	Var %
<b>Income</b>				
CONTRIBUTIONS	\$30,457.56	\$30,000.00	\$457.56	1.5%
GRANTS	\$251,450.25	\$252,000.00	-\$549.75	-0.2%
INTEREST	\$44,663.73	\$45,000.00	-\$336.27	-0.7%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$358,761.70	\$292,000.00	\$66,761.70	22.9%
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$303,788.42	\$252,200.00	\$51,588.42	20.5%
RATES AND CHARGES	\$1,656,112.45	\$1,616,000.00	\$40,112.45	2.5%
SHARE OF GENERAL RATE	\$814,854.00	\$814,854.00	\$0.00	0.0%
STATUTORY FEES AND FINES	\$68,976.13	\$63,000.00	\$5,976.13	9.5%
USER FEES	\$185.86	\$0.00	\$185.86	
<b>Total Income</b>	<b>\$3,529,250.10</b>	<b>\$3,365,054.00</b>	<b>\$164,196.10</b>	<b>4.9%</b>
<b>Gross Profit</b>	<b>\$3,529,250.10</b>	<b>\$3,365,054.00</b>	<b>\$164,196.10</b>	<b>4.8794%</b>
<b>Less Operating Expenses</b>				
DEPRECIATION AND AMORTISATION	\$83,900.00	\$83,900.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$469,709.52	\$437,652.00	\$32,057.52	7.3%
FINANCE COSTS	-\$59.75	\$503.00	-\$562.75	-111.9%
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$1,410,821.19	\$1,504,181.00	-\$93,359.81	-6.2%
OTHER EXPENSES	\$149,329.91	\$146,900.00	\$2,429.91	1.7%
<b>Total Operating Expenses</b>	<b>\$2,113,700.87</b>	<b>\$2,173,136.00</b>	<b>-\$59,435.13</b>	<b>-2.7%</b>
<b>Operating Profit</b>	<b>\$1,415,549.23</b>	<b>\$1,191,918.00</b>	<b>\$223,631.23</b>	<b>18.7623%</b>
(1) Oncost entries need adjusting				
(3) Timing of dividend payments				
(4) Utas live site catalyst money received & timing				
(7) Needs adjusting minimal dollars				
(8) Timing				



<b>Profit &amp; Loss</b>					
<b>COUNCIL TOTAL</b>					
<b>For the month ended 30th April 2017</b>					
	YTD Actual	YTD Budget	Var AUD	Var %	
<b>Income</b>					
CONTRIBUTIONS	\$74,498.56	\$55,000.00	\$19,498.56	35.5%	(1)
GRANTS	\$1,522,340.83	\$1,753,500.00	-\$231,159.17	-13.2%	(2)
INTEREST	\$44,787.07	\$45,212.00	-\$424.93	-0.9%	
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$358,761.70	\$292,000.00	\$66,761.70	22.9%	(4)
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$1,322,940.27	\$1,347,975.00	-\$25,034.73	-1.9%	
RATES AND CHARGES	\$3,131,223.77	\$3,076,553.13	\$54,670.64	1.8%	
SHARE OF GENERAL RATE	\$4,040,847.00	\$4,004,847.00	\$36,000.00	0.9%	
STATUTORY FEES AND FINES	\$321,612.54	\$338,300.00	-\$16,687.46	-4.9%	
USER FEES	\$861,263.73	\$899,327.00	-\$38,063.27	-4.2%	
<b>Total Income</b>	<b>\$11,678,275.47</b>	<b>\$11,812,714.13</b>	<b>-\$134,438.66</b>	<b>-1.1%</b>	
<b>Gross Profit</b>	<b>\$11,678,275.47</b>	<b>\$11,812,714.13</b>	<b>-\$134,438.66</b>	<b>-1.1381%</b>	
<b>Less Operating Expenses</b>					
DEPRECIATION AND AMORTISATION	\$1,535,880.00	\$1,535,054.00	\$826.00	0.1%	
EMPLOYEE BENEFITS	\$3,556,333.62	\$3,450,002.00	\$106,331.62	3.1%	
FINANCE COSTS	\$79,926.78	\$93,337.00	-\$13,410.22	-14.4%	(6)
IMPAIRMENT OF RECEIVABLES	\$645.38	\$0.00	\$645.38		
MATERIALS AND SERVICES	\$4,657,409.59	\$4,686,335.00	-\$28,925.41	-0.6%	
OTHER EXPENSES	\$149,329.91	\$146,900.00	\$2,429.91	1.7%	
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$234,625.00	\$283,342.00	-\$48,717.00	-17.2%	
<b>Total Operating Expenses</b>	<b>\$10,214,150.28</b>	<b>\$10,194,970.00</b>	<b>\$19,180.28</b>	<b>0.2%</b>	
<b>Operating Profit</b>	<b>\$1,464,125.19</b>	<b>\$1,617,744.13</b>	<b>-\$153,618.94</b>	<b>-9.4959%</b>	
<b>Non-operating Expenses</b>					
CLEARING ACCOUNT - PLANT HIRE RECOVERIES & E	-\$79,710.24	-\$100,000.00	\$20,289.76	20.2898%	(3)
CLEARING ACCOUNTS WAGES ON-COSTS ETC.	\$183,334.39	\$120,000.00	\$63,334.39	52.7787%	(3)
<b>Total Non-operating Expenses</b>	<b>\$103,624.15</b>	<b>\$20,000.00</b>	<b>\$83,624.15</b>	<b>418.1%</b>	
<b>Net Profit</b>	<b>\$1,360,501.04</b>	<b>\$1,597,744.13</b>	<b>-\$237,243.09</b>	<b>-14.8486%</b>	
(1) Hard to budget related to development					
(2) Roads to recovery grant under budget					
(3) Will adjust over time. Needs to be zero at 30th June					
(4) Timing Issues					
(6) Timing					





As at 31 April 2017						
CAPITAL NEW // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	YTD	On-Site Progress	Comments
<b>Roads, Footpaths, Kerbs</b>						
S - Gordon / Old Spring Bay Rd	kerb - Rapp extg to Old Spring Bay Rd	\$49,100		\$27,271	COMPLETED	\$27,271+\$38,469=\$65,740 (Project budget = \$76,300)
C - Freycinet Drive	Kerbing Esplanade to Reserve Road	\$36,900				
B - Foster Street Kerb	Murray St to Barrett Ave - North Side	\$28,500				
B - Foster Street Kerb	Barrett Ave to Lovett St - North Side	\$28,500				
B - Foster Street Kerb	Barrett Ave to Lovett St - South Side	\$28,500				
B - Foster Street Footpath	Barrett Ave to end (medical centre)	\$23,100				
B - Foster Street Footpath	Murray St to Barrett Ave - North Side	\$23,100				
S - Dolphin Sands Information Bay pull-over	Swan River Road as per DSRA request	\$6,500		\$6,829	COMPLETED	
O - Mary St Kerb and reconstruction	End of existing to end 80m	\$30,900				Dependant on private subdivision proceeding
T - Esplanade & Roberts	Extend kerb fix footpath	\$35,000				
T - Vicary St & Charles St	Streetscape design	\$100,000		\$12,362	In Progress	
<b>PG, Walking Tracks, Cemeteries</b>						
Township Identity Flags and Poles	Flags and Installation	\$16,500				
T - Barton Avenue Foreshore	walking track (Stage 1)	\$9,000			In Progress	
T - Cemetery	Two concrete burial beams	\$3,500		\$869	In Progress	
Municipal Area - TBA Dog Exercise Yard	Fenced Dog Exercise Yard	\$20,000				
O - Foreshore Track	Access steps to quarry	\$10,000		\$8,960	COMPLETED	
O - Probation Station	Signage and track work	\$14,000				
<b>Stormwater, Drainage</b>						
S - Gordon St	Stormwater Gordon	\$27,200		\$38,469	COMPLETED	Problems with old stormwater
T - Lord St	Stormwater line extension 100m	\$14,500				
T - Esplanade & Roberts	Stormwater installation	\$18,000				
<b>Council Bldgs &amp; Marine Infrast</b>						
T - Marina Extension	Stages 3 and 4	\$1,300,000	July	\$1,366,144	In Progress	Loan funds - Combined costing
T - Wharf and Fuel Facility	Extend main wharf	\$250,000	July		In Progress	Loan Funds
T - Gatehouse Development	Building and Surrounds	\$200,000	July	\$302,319	In Progress	Council Cash \$100k - Tourism Infrastructure Grant \$100k
O - Prosser River	Dredging and construction work	\$125,000				Council Cash - Council Motion
<b>Plant &amp; Equipment</b>						
Free Roll	Compaction Roller	\$46,525				
Water Tank trailer 1000 litre	Trailer mounted pressure pump	\$14,000				
<b>Waste Transfer Stations</b>						
S - WTS Lease Extension	Perimeter farm fencing	\$7,000				
S - WTS Tip Shop	Feasibility study	\$45,000			In Progress	



As at 31 April 2017						
CAPITAL RENEWAL // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	YTD	On-Site progress	Comments
<b>Sealed Road Reseals</b>						
S - Old Spring Bay Road	Reseal - Seal Change to Merideth	\$11,456		\$19,500		
S - Old Spring Bay Road	Reseal - Merideth to Pyke	\$3,720				RTR funds - deferred
S - Old Spring Bay Road	Reseal - Pyke to Francis	\$5,224				RTR funds - deferred
S - Old Spring Bay Road	Reseal - Francis to End Kerb	\$7,280				RTR funds - deferred
S - Old Spring Bay Road	Reseal - End Kerb to Aqua Sands	\$5,856				RTR funds - deferred
S - Old Spring Bay Road	Reseal - Aqua Sands to End Kerb	\$8,400				RTR funds - deferred
S - Old Spring Bay Road	Reseal - End Kerb to Kennedia	\$5,520				RTR funds - deferred
S - Old Spring Bay Road	Reseal - Kennedia to End Seal	\$10,384				RTR funds - deferred
S - Kennedia Place	Reseal	\$8,960				
B - Foster Street	Reseal - Lovett to Barrett	\$4,400				
B - Foster Street	Reseal Barrett to Murray	\$4,456				
T - Davidson Place	Asphalt Overlay	\$22,680				
O - West Shelly Road	Reseal - Jetty to Vernon	\$34,320				RTR funds - deferred
O - West Shelly Road	Reseal - Vernon to End	\$5,616				RTR funds - deferred
O - Rudd Avenue	Reseal - Walpole to Change	\$1,168			COMPLETED	
O - Rudd Avenue	Reseal - Change to End	\$10,544			COMPLETED	
O - Walters Drive	Reseal	\$10,912			COMPLETED	
Bu - Buckland Road	Reseal - Sand River to Change	\$63,616				RTR funds - deferred
Bu - Buckland Road	Reseal - Change to Change	\$69,616				RTR funds - deferred
Buckland	Jetpatcher Costs	\$15,000			In Progress	
Triabunna	Jetpatcher Costs	\$15,000		\$18,067	In Progress	
Orford	Jetpatcher Costs	\$15,000		\$12,068	In Progress	
Swansea	Jetpatcher Costs	\$15,000			In Progress	
Bicheno	Jetpatcher Costs	\$15,000		\$3,673	In Progress	
Coles Bay	Jetpatcher Costs	\$15,000		\$16,551	In Progress	
<b>Sealed Road Pavements</b>						
S - Road Repairs	General Road Repairs Swansea	\$25,000		\$24,604	COMPLETED	
S - Dolphin Sands Road	R2R Y Intersection to End - 1400m	\$295,000		\$392,514	COMPLETED	RTR funds - Sub-base pavement integrity issue
B - Road Repairs	General Road Repairs Bicheno	\$25,000		\$16,281	In Progress	
C - Road Repairs	General Road Repairs Coles Bay	\$25,000		\$20,811	COMPLETED	
B - Kent Street	Reconstruction	\$55,000				
O - Road Repairs	General Road Repairs Orford	\$25,000		\$23,920	COMPLETED	
O - Jetty Road	Jetty Road Reconstruction	\$135,000				RTR funds - deferred
O - Rheban Rd	Reconstruction - Ryans to Creek	\$220,000				RTR funds - deferred
T - Lord Street	Section of Lord Street	\$11,500		\$9,616	COMPLETED	
T - Road Repairs	General Road Repairs Triabunna	\$25,000		\$23,432	COMPLETED	



CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	YTD	On-Site progress	Comments
<b>Unsealed Road Pavements</b>						
S - Old Coach Road	Resheet 500m	\$50,000	June	\$3,181	In Progress	Needs to be completed following bridge reconstruction
B - Rosedale Road	Resheet 500m	\$50,000	May			
<b>Kerb &amp; Gutter</b>						
C - Garnet Ave	Jetty Rd to Espl (east side)	\$40,000		\$38,828	COMPLETED	
T - Charles Street	Franklin to Victoria (part)	\$35,000		\$18,987	COMPLETED	
<b>Footpaths</b>						
C - Garnet Ave	Jetty Rd to Espl (east side)	\$19,000		\$26,287	COMPLETED	
<b>Parks &amp; Reserves</b>						
A - Park Furniture replacement	Replacement	\$8,000			In Progress	
A - Playground Repairs - General	Replacement	\$7,500			In Progress	
<b>Stormwater &amp; Drainage</b>						
O - Upgrade culvert crossing Holkam Crt	Upgrade pipe size	\$42,000				
C - Freycinet Drive- Fisheries	Upgrade part	\$43,000				
<b>Council Buildings &amp; Marine</b>						
C - Community Hall	Extension Annexe Replacement	\$60,000		\$50,649	COMPLETED	
O - Raspins Beach	Replace building for storage/showers	\$78,045		\$157,365	COMPLETED	\$38,045 - GRANT - rest Council cash
S - Toilet Replacement	Jubilee Beach toilets loo with a view	\$210,000		\$9,240	In Progress	**** change in class of building required by building surveyor ****
<b>Bridges and Culverts</b>						
S - Glen Gala Creek, Glen Gala Road	Replacement	\$140,000				Deferred due to Jack Gray Ck structure replacement
S - Unnamed Creek, Old Coach Road	Replacement	\$113,000				Removed from schedule due to load limit raised
Spring Beach - Two Mile Creek, Rheban Road	Replacement	\$190,000	May	\$3,418	In Progress	Tender T002-2016
Earlham - Earlham Creek, Earlham Road	Replacement	\$126,000	May		In Progress	Tender T002-2016
Rheban - Jack Gray Ck, Rheban Road	Replacement	\$105,000		\$107,795	COMPLETED	Flood damaged
<b>Plant &amp; Equipment</b>						
Small plant replacement	Replacements	\$20,000			In Progress	Finance Lease
Swansea Town Mntce Utility	Replacement	\$32,000		\$31,812	COMPLETED	Finance Lease
Replacement Vehicles/Policy	Replacements	\$200,000				Finance Lease
Avaya Network Phone System	Replacement	\$55,000		\$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 works undertaken on Old Coach Road.

#### SOUTH

Grading works undertaken on Earlham Road, Hermitage Road, Swanston Road, Greenhills Road and Banwell Road.

Potholing repair work undertaken along Earlham Road.

### WASTE TRANSFER STATIONS:

- All waste transfer stations are operating within prescribed guidelines.
- Currently arranging to have the stockpile of steel removed from all sites.

### GARBAGE, RECYCLING SERVICES:

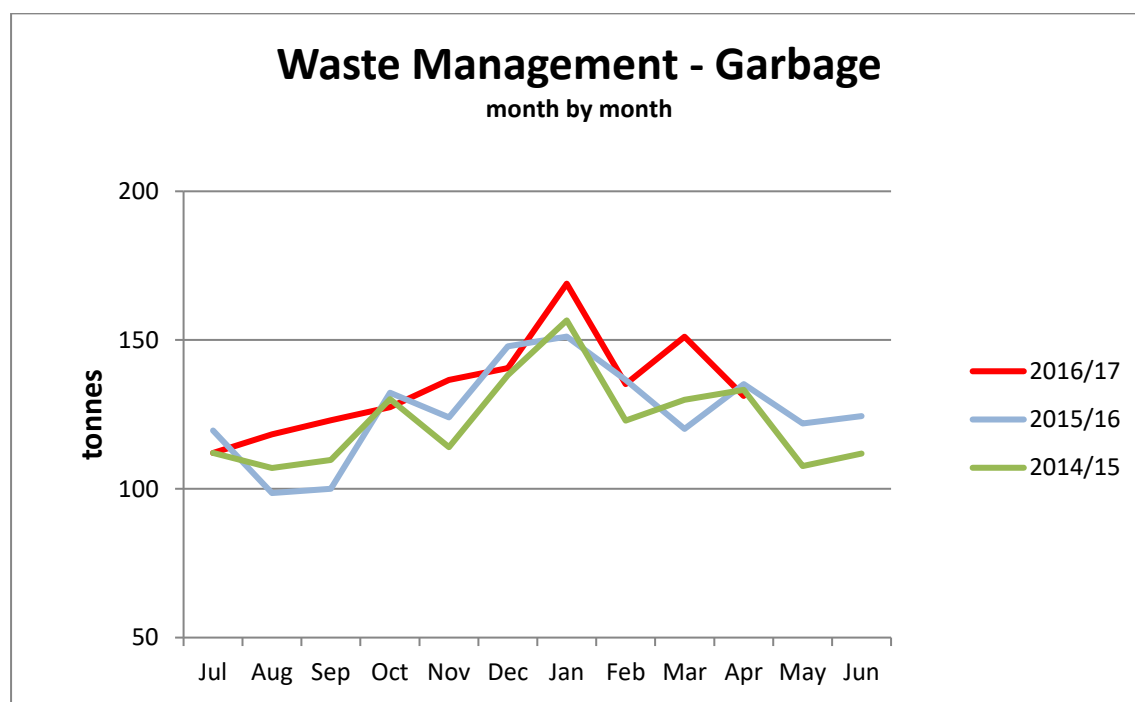
- Nil Issues

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

<u>MONTH</u>	<u>BICHENO</u> <u>Collection</u> <u>&amp; WTS</u>	<u>BICHENO</u> <u>WTS only</u>	<u>COLES BAY</u> <u>WTS only</u>	<u>SWANSEA</u> <u>WTS only</u>	<u>ORF-TRIA-CB-</u> <u>SW Collection</u> <u>&amp; ORF WTS</u>	<u>ORFORD</u> <u>WTS only</u>	<u>TOTAL</u> <u>(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
FEB	60.02	30.26	30.65	48.09	123.00	17.52	261.76
MARCH	43.48	14.27	25.90	44.96	134.24	12.31	248.58
APRIL	32.56	2.72	12.40	31.50	110.47	9.09	186.93
MAY							0.00
JUNE							0.00
TOTALS	427.46	125.82	246.21	451.69	1245.64	202.60	2371.00

### Kerbside Garbage Collected: Bin numbers & tonnages

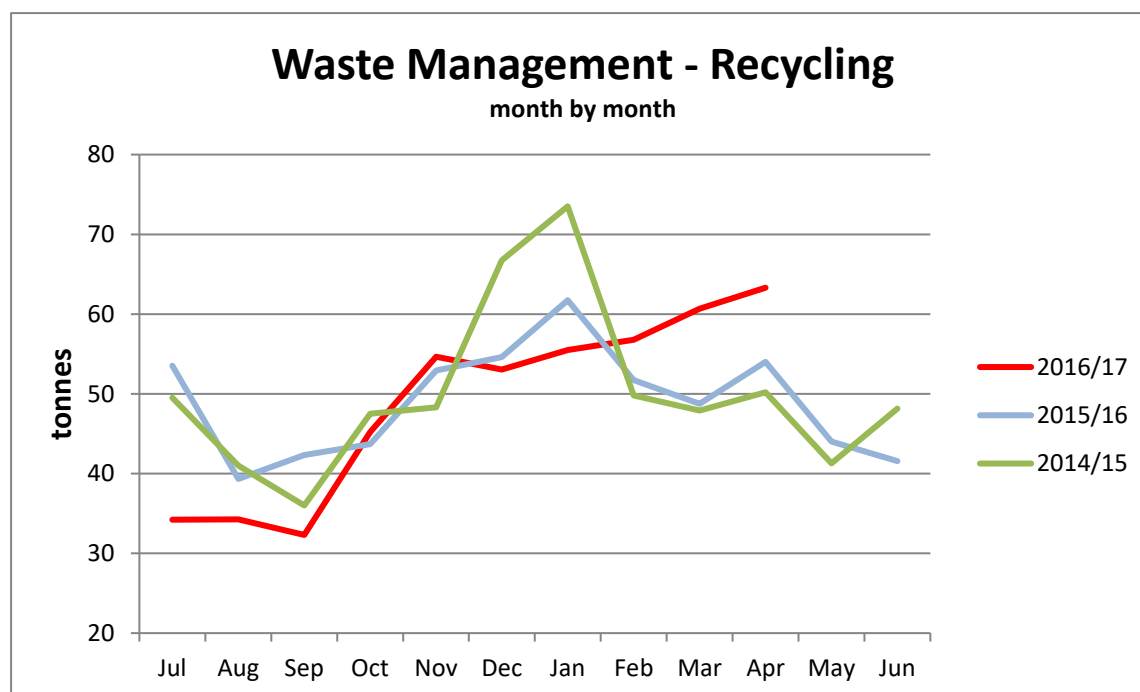
<u>MONTH</u>	<u>BICHENO</u>	<u>COLES BAY</u>	<u>SWANSEA</u>	<u>TRIABUNNA</u>	<u>ORFORD</u>	<u>TOTAL BINS</u>	<u>TOTAL (tonnes)</u>
JULY '16	2022	1166	1995	2020	2134	9337	112.05
AUG	2421	1300	2491	2080	1570	9862	118.34
SEPT	2129	1239	2153	2609	2165	10295	123.00
OCT	2841	1442	2249	2194	1897	10623	127.47
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
FEB	2480	1628	2551	2290	2321	11270	135.24
MARCH	2434	1616	3023	2817	2709	12599	151.12
APRIL	2487	1669	2404	2111	2264	10935	131.22
MAY							
JUNE							
TOTALS	25137	16213	24998	23544	22206	112098	1344.56



**Recycling collected at kerbside and transported to Sorting Facility (tonnes):**  
**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	53.05
JAN '17	516	482	612	1036	1149	3795	55.50
FEB	1183	822	1174	960	1023	5162	56.78
MARCH	1120	858	1110	967	1000	5055	60.66
APRIL	1149	951	1009	944	1065	5276	63.31
MAY							
JUNE							
TOTALS	9973	7603	9975	9375	9316	46400	489.98

**Note:** Variations with monthly bin number totals can vary from time to time due to holiday periods and also the number of collection weeks within a particular month.



**TOWN MAINTENANCE:**

- Ongoing general maintenance is being carried out in all our town areas to ensure an acceptable level of overall presentation is maintained.
- Roadside verges through the townships have recently been slashed / mowed to ensure overall presentation is maintained to a high standard.
- Maintenance to Black Water Disposal Station at Swansea carried out due to major blockage.

**PARKS, RESERVES, WALKING TRACKS, CEMETERY:**

- Continuation of general maintenance within our townships and along the foreshore areas.
- Vegetation and brushcutting works along Coles Bay walking tracks.

**STORMWATER, DRAINAGE:**

- Roadside culverts cleared along various sections of the sealed and unsealed road network.

**BRIDGES, CULVERTS:**

- Ongoing maintenance when required.

**EMERGENCY MANAGEMENT:**

- Three motor vehicle accidents attended by our unit with no major injuries. Members provided lighting and traffic management for the ANZAC Day ceremonies.
- Unit storm damage training has continued and will be finished by early June with a day training arranged for assessments.
- SES Director Andrew Lee will be visiting on Monday night 8<sup>th</sup> May to help celebrate National Volunteers Week and SES Wear Orange Wednesday (WOW DAY)
- East Coast Heritage Museum has been lit up in orange to help celebrate WOW DAY with orange Perspex sheets fitted to the flood lights.
- Two new volunteers just starting.
- Turnout racks (seating / shelving) has been extended in engine bays.
- Six+ vehicles have been donated from throughout the municipality for road rescue training.

Visit our website at [www.swansea-ses.weebly.com](http://www.swansea-ses.weebly.com)

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

**2016–2017 CAPITAL WORKS UPDATE**

- Carried out asphalt works at driveway and carpark area of new Gatehouse development and imported material for gravel paths and garden beds.
- Assisted with assembling and placing floating wharf decks at Triabunna Marina.
- Bicheno Primary School Carpark construction in James Street completed during school holidays.
- Assisted with installation of walk-bridge over creek at East Shelly Road, Orford and re-instated gravel walking track approaches.
- Met TasSpan at Rheban Road - Spring Beach and Earlham Road bridge sites. Replacement works programmed to commence shortly on Rheban Road with the installation of a temporary bypass. Both structures are expected to be completed by mid-June.
- Materials ordered in preparation to commence Rheban Road reconstruction through Spring Beach. Council is still waiting for Aboriginal Heritage approval; the application was submitted 6 months ago and is now holding up works. This work is funded by the 'Roads to Recovery' programme and must be finished by 30<sup>th</sup> June.





<b>Profit &amp; Loss</b> <b>Glamorgan Spring Bay Council</b> <b>WORKS DEPARTMENT</b> <b>For the month ended 30th April 2017</b>					
	YTD Actual	YTD Budget	Var AUD	Var %	
<b>Income</b>					
GRANTS	\$969,380.00	\$1,141,000.00	-\$171,620.00	-15.0%	(1)
OTHER INCOME	\$191,021.58	\$298,175.00	-\$107,153.42	-35.9%	(2)
RATES AND CHARGES	\$1,093,632.34	\$1,079,594.00	\$14,038.34	1.3%	
SHARE OF GENERAL RATE	\$1,499,553.00	\$1,499,553.00	\$0.00		
USER FEES	\$81,884.41	\$84,712.00	-\$2,827.59	-3.3%	
<b>Total Income</b>	<b>\$3,835,471.33</b>	<b>\$4,103,034.00</b>	<b>-\$267,562.67</b>	<b>-6.5%</b>	
<b>Gross Profit</b>	<b>\$3,835,471.33</b>	<b>\$4,103,034.00</b>	<b>-\$267,562.67</b>	<b>-6.5211%</b>	
<b>Less Operating Expenses</b>					
DEPRECIATION AND AMORTISATION	\$1,129,250.00	\$1,128,090.00	\$1,160.00	0.1%	
FINANCE COSTS	\$3,958.31	\$6,727.00	-\$2,768.69	-41.2%	(3)
EMPLOYEE BENEFITS	\$1,306,587.55	\$1,291,299.00	\$15,288.55	1.2%	
MATERIALS AND SERVICES	\$1,360,822.37	\$1,337,916.00	\$22,906.37	1.7%	
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$272,377.50	\$277,922.00	-\$5,544.50	-2.0%	
<b>Total Operating Expenses</b>	<b>\$4,072,995.73</b>	<b>\$4,041,954.00</b>	<b>\$31,041.73</b>	<b>0.8%</b>	
<b>Net Profit</b>	<b>-\$237,524.40</b>	<b>\$61,080.00</b>	<b>-\$298,604.40</b>	<b>-488.8743%</b>	
<b>(1) Expected grants not received as yet (Timing)</b>					
<b>(2) Contract amendment with Stornoway less maintenance</b>					
<b>(3) Minimal dollar difference</b>					

## 6.3 Manager Regulatory Services, Mrs. Winny Enniss

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

### Animal Control

Fifteen (15) dogs were registered in April with 1000 YTD total. YTD, 9 dogs have been impounded, 156 infringements issued, 8 warnings given, 1 dog surrendered, 2 dogs seized and 1 dog has been euthanized. There have been 8 lost dog calls and 22 complaints received YTD. This department is operating with a Regulatory Services Officer/Municipal Inspector only.

### Engineering & Technical Services

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

### Environmental Health

Two food business registrations were renewed this month. No temporary food business registrations were issued for the month. YTD two place of assembly licences have been issued, 50 immunizations have been conducted and there are 10 suppliers of private water. Four (4) food business inspections were carried out this month totalling 66 YTD. Recreation water sampling commenced in December with 28 samples being taken YTD. Special Plumbing Permits are no longer dealt with as a separate permit with the implementation of the Building Act 2016. They are now assessed and issued as part of the plumbing permit process.

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 14 applications for April and approved 10 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 33 applications in April and approved 25 applications. Four (4) applications were placed on section 54 for the month. There were 11 NPR applications for the month with 59 YTD (no permits required). The planning department consists of 1 permanent Manager Planning & 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 29<sup>th</sup> July 2015 and became operational from 5<sup>th</sup> August 2015. The new scheme and maps are available online at [www.iplan.gov.au](http://www.iplan.gov.au) or you can find these via Council's website at [www.gsbc.tas.gov.au](http://www.gsbc.tas.gov.au).

### Bendigo Bank

The Bendigo Bank Agency opened on 21<sup>st</sup> 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 94 deposits (797 YTD), 44 withdrawals (334 YTD), 3 transfers (44 YTD), no new account enquiries (8 YTD) and 17 general enquiries (151 YTD). There have been 4 days where no transactions/enquiries have occurred for this financial year.

### General

A trainee commenced employment within the Regulatory Services Department on 24<sup>th</sup> October 2016 undertaking Certificate III in Business Administration.

<b>PLANNING</b>	<b>MTD</b>	<b>YTD</b>
Application Received	33	260
Applications Approved	25	257
Placed on Section 54	4	
Applications Refused		1
Applications Withdrawn		2
NPR – No Permit Required	11	59
Visitor Accommodation Approvals	1	60
<b>BUILDING</b>		
Application Received	14	153
Applications Approved	10	149
<b>ANIMAL CONTROL</b>		
Dogs Registered	15	1000
Kennel Licences Issued/renewed		
Dogs Impounded	1	9
Dogs Seized		2
Dogs Surrendered		1
Dogs Euthanized		1
Warnings Issued	1	8
Complaints		22
Infringements	1	156
Lost Dog calls	2	8
Other	1	9
<b>ENVIRONMENTAL HEALTH</b>		
Immunisations	36	50
Food Business Registrations	2	117
Temporary Food Business Registrations		19
Food Business Inspections	4	66
Place of Assembly Licences		2
Environmental Nuisances		
Abatement Notices		61
Notifiable Diseases		
Recreational Water Sampling		28
Suppliers of Private Water		10
Water Carriers		
Regulated System Registration		
Major Incidents notified to DPIPWE		
Special Plumbing Permits Issued		26
<b>BENDIGO BANK</b>		
Deposits	94	797
Withdrawals	44	334
Transfers	3	44
New Accounts		8
Other	17	151
No of days whereby no transactions/enquiries carried out		4

## APPLICATIONS RECEIVED AND APPROVED FOR April 2017

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

Planning DA No	Type	Location	Description	Status	Received	Resolved
16127	D	RA1238 Dolphin Sands Road, Dolphin Sands	Dwelling	Approved		10/04/17
16222	D	Cottons Drive, Little Swanport	Amendment to Strata	Approved		10/04/17
17005	D	Crown foreshore south of 1 Charles Street, Triabunna	Addition & alteration to food services	Approved		11/04/17
17028	D	33 Melbourne Street, Triabunna	Outbuilding	Approved		10/04/17
17033	D	RA189 Harveys farm Road, Bicheno	Addition to existing building for habitable & outbuilding use	Approved		10/04/17
17036	D	Lot 301 Harveys Farm Road, Bicheno	Dwelling & Outbuilding	Approved		26/04/17
17037	D	30 French Street, Orford	Outbuilding	Approved		26/04/17
17040	D	RA13571 Tasman Highway, Swansea	Relocation & Additions – Dwelling	Approved		13/04/17
17043	D	12 Wedge Street, Swansea	Outbuilding	Approved		10/04/17
17047	D	1 Cross Street, Orford	Outbuilding	Approved		11/04/17
17049	D	RA6128 High Street, Buckland	Ancillary to dwelling	Approved		13/04/17
17053	NPR	RA305 Wielangta Road, Spring Beach	Outbuilding	Approved		04/04/17
17054	D	RA132 Swanwick Drive, Coles Bay	Alterations & additions	Approved		27/04/17
17055	D	14 Sea Eagle Drive, Bicheno	Dwelling	Approved		27/04/17
17060	P	1 Vicary Street, Triabunna	Additions/Alterations	Approved	03/04/17	10/04/17
17061	D	1 Bailey Street, Bicheno	Dwelling & Outbuilding	In progress	03/04/17	
17062	D	83 Barton Avenue, Triabunna	Addition to dwelling	In progress	03/04/17	
17063	P	RA75 Swanwick Road, Coles Bay	Change of use to visitor accommodation	Approved	03/04/17	06/04/17
17064	NPR	RA59 Holkham Court, Orford	Outbuilding	Approved	04/04/17	10/04/17
17065	P	RA444 Dolphin Sands Road, Dolphin Sands	Partial change of use to visitor accommodation	In progress	04/04/17	
17066	D	RA555 Freestone point Road, Triabunna	Theatre & function facility	In progress	04/04/17	
17067	NPR	Rheban road,	Dwelling	Approved	04/04/17	11/04/17



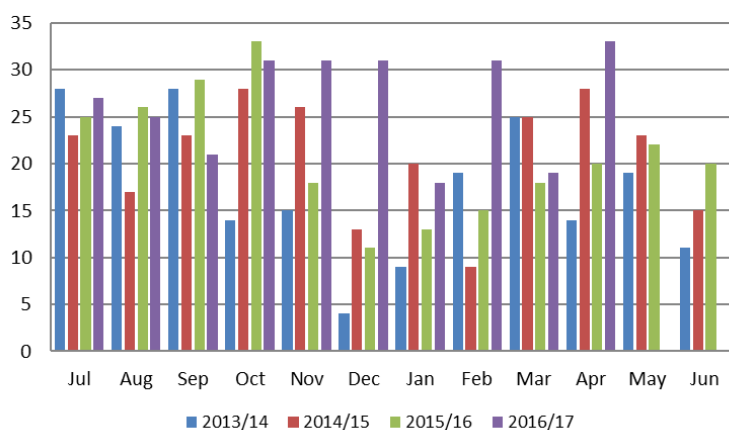
		Sprig Beach				
17069	D	21 Hazards View Drive, Coles bay	Outbuilding	In progress	05/04/17	
17070	P	4 Esplanade, Orford	Addition to dwelling	In progress	05/04/17	
17071	NPR	99 Esplanade, Coles Bay	Addition to dwelling	Approved	05/04/17	10/04/17
17072	NPR	4 Bluff Circle, Swansea	Deck addition	In progress	06/04/17	
17074	NPR	16 Francis Street, Swansea	Outbuilding	Approved	10/04/17	13/04/17
17075	D	4 Garnet Avenue, Coles Bay	Food service & visitor accommodation	In progress	12/04/17	
17076	P	9 Meredith Street, Swansea	Strata	In progress	13/04/17	
17077	D	4 Champ Street, Bicheno	Addition to visitor accommodation	In progress	13/04/17	
17078	NPR	2 Olivia Court, Swansea	Dwelling	In progress	13/04/17	
17079	D	82 East Shelly Road, Orford	Additions/alterations to dwelling	In progress	13/04/17	
17080	NPR	15 Strawberry Hill Court, Orford	Outbuilding	In progress	19/04/17	
17081	NPR	2 Bluff Circle, Swansea	Deck additions	Approved	20/04/17	24/04/17
17082	D	12 Sunnyview Avenue, Swansea	Change of use to visitor accommodation	In progress	20/04/17	
17083	NPR	4 wattle Grove, Orford	Dwelling	Approved	20/04/17	27/04/17
17084	D	RA477 Coles Bay Road, Coles Bay	Dwelling	In progress	21/04/17	
17085	D	Coles Bay Road, Coles Bay	Booking office & boat tours	In progress	24/04/17	
17086	D	431 Freycinet Drive, Coles Bay	Addition to dwelling	Approved	21/04/17	27/04/17
17087	D	4 Oyster Place, Orford	Dwelling	In progress	24/04/17	
17088	D	57 Inkerman Street, Triabunna	Change of use to visitor accommodation	In progress	24/04/17	
17089	D	12 Shelly Court, Orford	Outbuilding	In progress	24/04/17	
17090	D	66 West Shelly Road, Orford	Dwelling	In progress	27/04/17	
17091	P	RA1158 Dolphin Sands Road, Dolphin Sands	Outbuilding	In Progress	28/04/17	
17092	D	55 Waubs Esplanade, Bicheno	Demolition of building	In progress	28/04/17	
17093	NPR	52 Gordon Street, Bicheno	Dwelling	In progress	28/04/17	



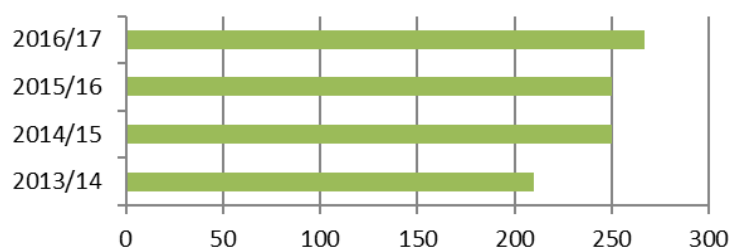
<b>SUBDIVISIONS SA No</b>					
16023	38 Fraser Street, Bicheno	Subdivision into 2 lots	Approved		13/04/17
17008	Rheban Road, Ryans Road, Spring Beach	Boundary adjustments	Approved		10/04/17
17010	Ra139 Saltworks Road, Little Swanport	Subdivision into three lots	In Progress	03/04/17	
<b>BUILDING BA No</b>					
17023	4 Cathcart Street, Swansea	Shed	Approved		04/04/17
17031	9 Bailey Street, Bicheno	Shed & carport	Approved		04/04/17
17034	Ra778 Dolphin Sands road, Dolphin Sands	Additions & alterations to dwelling	Approved		05/04/17
17037	7 Apsley Court, Bicheno	Dwelling	Approved		06/04/17
17039	99 Esplanade, Coles bay	Additions & Alterations to dwelling	Approved		13/04/17
17040	RA3441 Nugent Road, Buckland	Relocation & additions – dwelling	In progress	05/04/17	
17041	20 Pyke Court, Swansea	Dwelling	Approved	07/04/17	20/04/17
17042	RA370 Dolphin Sands Road, Dolphin Sands	Septic tank	In progress	11/04/17	
17043	1 Cross Street, Orford	Re-erection new building	Approved	12/04/17	13/04/17
17044	RA336 Okehampton Road, Triabunna	Temp Occupancy-Fish feast	Approved	12/04/17	12/04/17
17045	180 Hazards View drive, Coles Bay	Visitor accommodation	In progress	12/04/17	
17046	3 Gore Street, Orford	Solar panels	Approved		13/04/17
17047	46 East Shelly Road, Orford	Alterations/additio ns to dwelling	In progress	19/04/17	
17048	7 Henry Street, Orford	Outdoor toilet	In progress	19/04/17	
17049	RA499 Dolphin Sands Road, Dolphin Sands	Extension to dwelling	In progress	24/04/17	
17050	RA299 Harveys Farm Road, Bicheno	Addition to dwelling	In progress	27/04/17	
17051	16 Francis Street, Swansea	Shed	In progress	27/04/17	
17052	7 Esplanade West, Triabunna	Plumbing only	Approved	27/04/17	28/04/17
17053	11 Mary Street, Orford	New Building - Dwelling (Amended)	In Progress	28/04/17	



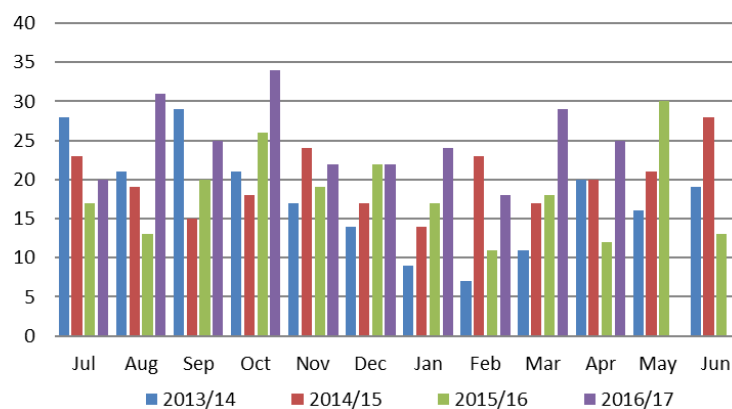
### DA's Received



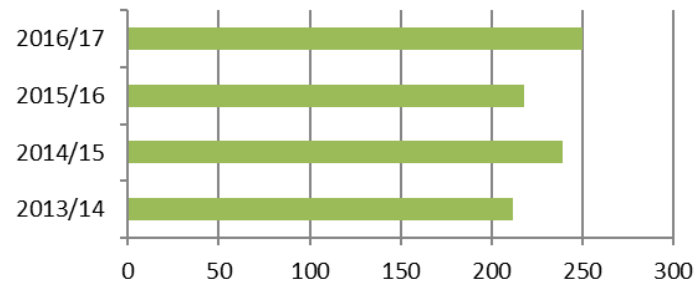
### DA Received Financial Year Totals



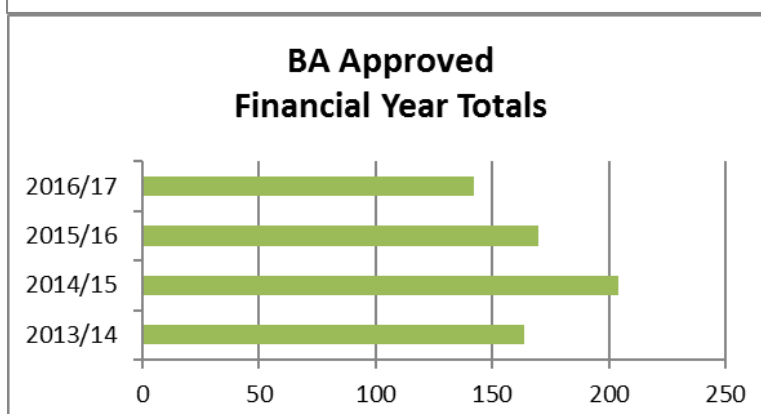
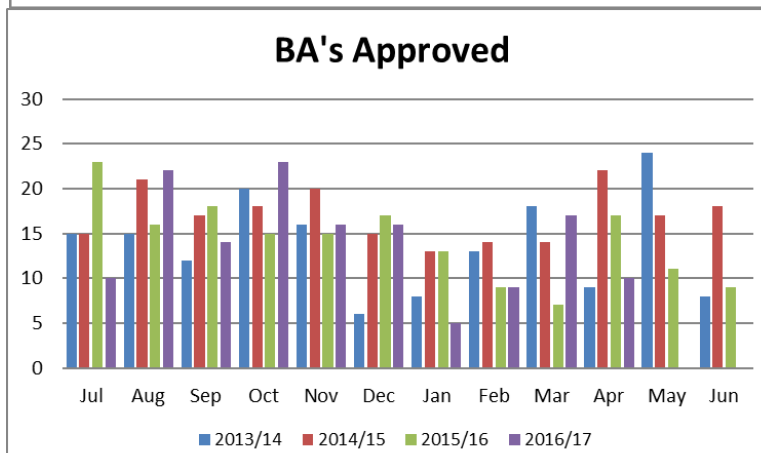
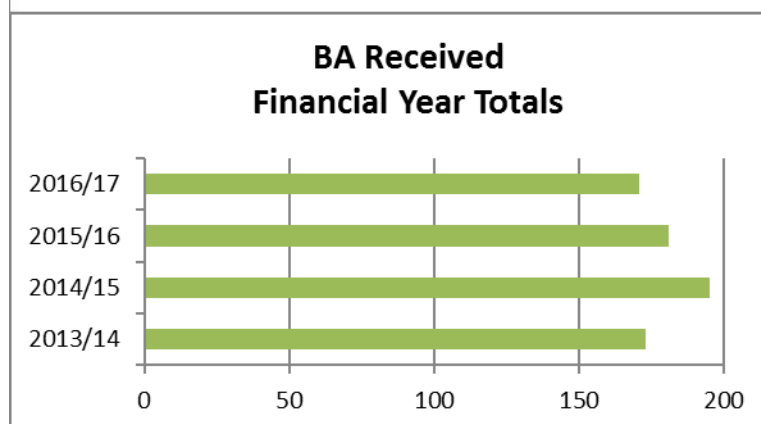
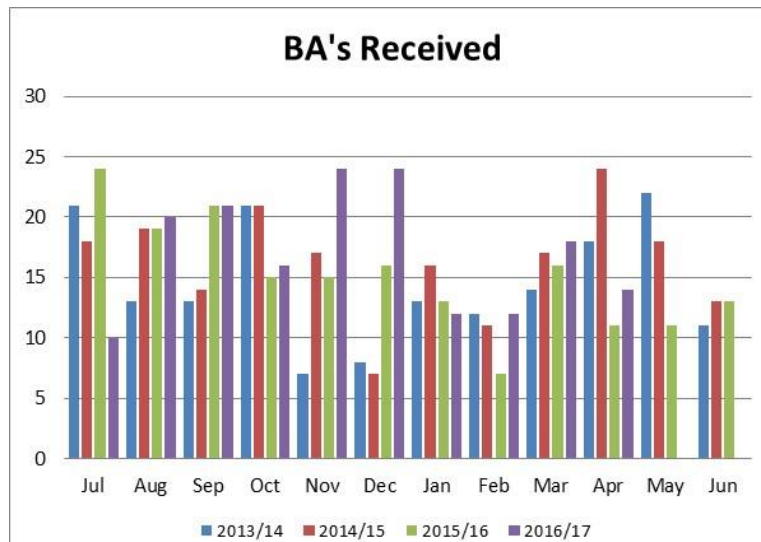
### DA's Approved



### DA Approved Financial Year Totals









<b>Profit &amp; Loss</b>				
Glamorgan Spring Bay Council				
REGULATORY SERVICES				
For the month ended 30th April 2017				
	YTD Actual	YTD Budget	Var AUD	Var %
<b>Income</b>				
CONTRIBUTIONS	\$44,041.00	\$25,000.00	\$19,041.00	76.2%
OTHER INCOME	\$35,139.11	\$1,000.00	\$34,139.11	3413.9%
RATES AND CHARGES	\$82,635.50	\$83,640.00	-\$1,004.50	-1.2%
SHARE OF GENERAL RATE	\$363,060.00	\$357,740.00	\$5,320.00	1.5%
STATUTORY FEES AND FINES	\$252,387.79	\$275,300.00	-\$22,912.21	-8.3%
USER FEES	\$14,918.40	\$12,375.00	\$2,543.40	20.6%
<b>Total Income</b>	<b>\$792,181.80</b>	<b>\$755,055.00</b>	<b>\$37,126.80</b>	<b>4.9%</b>
<b>Gross Profit</b>	<b>\$792,181.80</b>	<b>\$755,055.00</b>	<b>\$37,126.80</b>	<b>4.9171%</b>
<b>Less Operating Expenses</b>				
DEPRECIATION AND AMORTISATION	\$20,080.00	\$20,080.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$394,975.96	\$388,739.00	\$6,236.96	1.6%
MATERIALS AND SERVICES	\$297,734.70	\$277,340.00	\$20,394.70	7.4%
<b>Total Operating Expenses</b>	<b>\$712,790.66</b>	<b>\$686,159.00</b>	<b>\$26,631.66</b>	<b>3.9%</b>
<b>Net Profit</b>	<b>\$79,391.14</b>	<b>\$68,896.00</b>	<b>\$10,495.14</b>	<b>15.2333%</b>
<b>(1) Public Open Space &amp; subdivision contrlbutions above budget</b>				
<b>(2) Unexpected commission received re bank &amp; resource sharing</b>				
<b>(3) Timing issue re food premise licensing</b>				
<b>(4) Dog audit expenses. Money in user fees and Statutory fees</b>				
<b>(5) User Fees above budget due to dog audit</b>				

## **6.4 Manager Community Development & Administration, Mrs Lona Turvey**

Community Development · Administration Services ·

### **National Tidy Towns Awards**

More than seventy delegates attended the 2017 National Tidy Towns Awards programme at Triabunna on Thursday, 11th and Friday, 12th May.

Finalists in this year's National Awards were:-

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

The programme began on Thursday with Mayor Michael Kent welcoming delegates on the meet and greet cruise to Maria Island, followed by the State finalists' presentations at the Triabunna Community Hall. Representatives from organisations and businesses were also invited to attend this. More than forty community members welcomed the delegates to Triabunna and enjoyed a congenial supper.

The programme for Friday included a tour of the Council Chambers where a demonstration of the steam weeder was given and information provided about the energy savings provided by the solar panels and the progress of the marina development.

The delegates then boarded two large buses and headed to Rostrevor Estate for morning tea and a tour of the historic apple packing shed.

From Rostrevor the State representative then visited the Triabunna District School where they were met by the Principal and viewed the Outdoor Education Equipment and heard about the programme from the teacher.

The delegates were also shown the MONA 24 carrot kitchen garden and visited students in the kitchen who were using some of the produce in their cooking class.

A comment made from one of the delegates from Maitland was that he felt he would like to bring his grandchildren to Triabunna just so that they could attend this "wonderful school".

The visitors then crossed the road to The Village where they were shown the various activities undertaken on that site, such as pottery, paper making, wooden boat restoration, weaving, the community garden and art exhibition. They were all very excited to meet Fonzi, the new Glamorgan Spring Bay NRM serrated tussock sniffer dog in training.

Again, on the bus and headed to the Spring Bay Maritime and Discovery Centre where they were escorted through the Studio Art Gallery, the Museum and the Community Shed.

At the end of this tour, the party journeyed to the Spring Bay Mill where the manager conducted a short walking tour of the site and explained how the various buildings were to be repurposed.

Next stop was a return to the welcoming warmth of Rostrevor where a zero waste picnic lunch was provided. Lunch was served in reusable billy cans which were packed with pulled pork and Asian slaw bread rolls wrapped in the sustainable packaging of beeswax wraps. A small jar of apple crumble and custard and baskets of apples completed the menu. Throughout the two day event there was a concerted effort to avoid any single use packaging. Strategies included hiring over 100 mugs and 50 teaspoons from the Triabunna Op Shop which were used for soup on Thursday night and for tea and coffee on Friday.

After lunch, the final stop on the tour was the Triabunna Gatehouse where a brief explanation of the Triabunna Tomorrow project was given and the beautiful new building and gardens were much admired.

Throughout the day, there was much positive feedback from the delegates about everything they saw and everyone they met. "You can see why Triabunna won last year," commented one delegate.

The official programme continued with a presentation by the national judge, Jill Grant and the final winners' presentation by the Northern Territory in the Triabunna Community Hall.

There was then a short break for delegates and officials to return to their accommodation and prepare for the Awards Dinner at the Orford Bowls Club.

The Awards Dinner was attended by Their Excellencies the Governor – General Sir Peter Cosgrove and Lady Cosgrove, the Hon. Rene Hidding MP, Mayor Michael Kent, Deputy Mayor Cheryl Arnol, Councillors Jenny Woods and Britt Steiner and General Manager David Metcalf.

The Awards dinner was generally regarded as a great success with the Governor-General's Executive Assistant emailing to say, "It's one of the best events I've attended. It was a great venue and there was such energy in the room. Greg Irons was a terrific guest speaker and Ryk (Goddard) just made it such fun. Not all events work that well!" She went on to say that she was looking forward to a return trip to Tasmania with her husband. This comment was also expressed by several other delegates.

The Tasmanian State Finalist, Stanley, received well deserved category wins in Community Action and Wellbeing and Heritage and Culture.

The Overall Winner was Barmera in South Australia.

### **Reclink**

Reclink football is due to start again next Wednesday, 24th May. Tasman, Campania, Bothwell, Oatlands and Triabunna schools will be participating.

One game is played per month finishing with a Gala Day in September.

## 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
Glamorgan Lions Club	800	154/16
Lions Club of Spring Bay	800	155/16
Riversdale Events	1,000	168/16
Bicheno Men's Shed	400	169/16
Freycinet Association Inc.	1,000	170/16
Freycinet Sports and Community Club Inc.	1,000	19/17
Freycinet Volunteer Marina Rescue Association	600	
<b>Total</b>	<b>14,450</b>	



<b>Profit &amp; Loss</b>				
<b>Glamorgan Spring Bay Council</b>				
<b>COMMUNITY DEVELOPMENT AND ADMINISTRATION</b>				
<b>For the month ended 30th April 2017</b>				
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Var AUD</b>	<b>Var %</b>
<b>Income</b>				
GRANTS	\$0.00	\$3,500.00	-\$3,500.00	-100.0%
OTHER INCOME	\$7,404.40	\$13,500.00	-\$6,095.60	-45.2%
SHARE OF GENERAL RATE	\$584,300.00	\$584,300.00	\$0.00	0.0%
<b>Total Income</b>	<b>\$591,704.40</b>	<b>\$601,300.00</b>	<b>-\$9,595.60</b>	<b>-1.6%</b>
<b>Gross Profit</b>	<b>\$591,704.40</b>	<b>\$601,300.00</b>	<b>-\$9,595.60</b>	<b>-1.5958%</b>
<b>Less Operating Expenses</b>				
DEPRECIATION AND AMORTISATION	\$18,000.00	\$18,000.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$317,555.77	\$344,714.00	-\$27,158.23	-7.9%
MATERIALS AND SERVICES	\$75,533.01	\$92,500.00	-\$16,966.99	-18.3%
<b>Total Operating Expenses</b>	<b>\$411,088.78</b>	<b>\$455,214.00</b>	<b>-\$44,125.22</b>	<b>-9.7%</b>
<b>Operating Profit</b>	<b>\$180,615.62</b>	<b>\$146,086.00</b>	<b>\$34,529.62</b>	<b>23.6365%</b>
(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 of the Triabunna Gatehouse at the Highway entrance to Triabunna is complete. Electrical and plumbing fit-out have now been completed and the main pumps for the toilet complex have been commissioned.

Landscaping for the site was completed early in May by Councils' Natural Resource Management team. Various local products were used including old convict sandstone blocks that were salvaged when the Triabunna Wharf was replaced.

The Mayor Michael Kent, Deputy Mayor Cheryl Arnol attended the official opening of the Gatehouse. The Honourable Rene Hiding MP, Minister for Infrastructure officially opened the complex on Wednesday 10<sup>th</sup> May.

This new building has 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: Official Opening Triabunna Gatehouse, May 10 2017*





- **Swansea Loo with a View**

Preliminary plans for the Swansea Loo with a View toilet facility at Jubilee beach have been finalised. A planning development application has been lodged. Crown Land Services has given permission to lodge the Development Application. Engineering specifications are being designed for the construction phase.

- **Swansea Noyes Street House**

Renovations are continuing on the old Historical Society house at 8 Noyes Street, Swansea. The building has been fenced off from the community garden. The interior is being repainted and the kitchen and bathroom will be renovated. The timber floors will be sanded and polished with vinyl being laid in the bathroom, kitchen and laundry.

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	12	Change Rooms	2
		Club Rooms	4
		Pavilion	1
		Playing Surface (Tennis)	1
		Misc. Structures	4
Public Toilets	18	Toilets	18
Shelters & Monuments	13	Monuments	1
		Public Shelters	12
Waste Management Facility	4	Buildings & Sheds	4
Total Buildings Listed	90		90

## MARINE INFRASTRUCTURE:

### Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.
- **Swansea Elevated Boat Ramp**  
Work has commenced on the new Elevated access recreational boat ramp at Swansea. Tas Marine Construction won the tender for this project and commenced work in early May. 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**  
Glamorgan Spring Bay Council's Natural Resource Management Team are cleaning the recreational boat ramps in our municipality with a high pressure steam cleaner every six months now to improve the safety on the ramps. The build-up of algae was creating a dangerous slip hazard to recreational boat users while launching and retrieving their vessels.

### Triabunna Wharf and Marina:

- Ongoing general maintenance and inspections are carried out as required.
- Work on the Triabunna main wharf extension is complete. The timber fenders have been installed along with the main bollards. Tas Marine Construction has completed the concreting for the diesel tank, which has also been installed. The skip bins will be positioned alongside the fuel tank. Bennett's Petroleum has installed the bowser and credit card payment system. The diesel tank has a storage capacity of 30,000 litres. Payment will be by Credit card or Bennett's petroleum fuel card.
- Stages 3 & 4 of the Triabunna Marina expansion are almost complete. The dredging and sandstone removal to get the required depth for the marina berths is complete. Engineered Water Systems delivered the floating pontoons to Triabunna and had them assembled and have now been installed. The rock abutment wall is currently being stabilised as well as ground works to level the area. Power cabling and water piping will be trenched into the ground and connected to the mains respectively. The marina berths should be ready for populating with vessels by June this year.
- Navigators new ferry service to Maria Island from Triabunna Marina is working well. Labelled "Encounter Maria Island", all information on pricing and sailing times can be found on line at their website or through the Visitor Information Centres.



**Image: Triabunna Wharf and Marina, Stages 3 & 4 nearing completion**

#### Prosser River:

- **Prosser River Stabilisation Project**

The appeal was heard by the Resource Management and Planning Appeals Tribunal (RMPAT) who have issued approval for the stabilisation on a revised route to the south of the original application, which was agreed by all parties during the appeal process. Final engineering for the proposal is being finalised.

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)	7
Waiting list for Recreational Boat Berths (Triabunna)	34



Glamorgan Spring Bay Council					
BUILDINGS AND MARINE INFRASTRUCTURE					
For the month ended 30th April 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
<b>Income</b>					
OTHER INCOME	\$736.35	\$7,600.00	-\$6,863.65	-90.3%	(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	\$172,715.95	\$192,200.00	-\$19,484.05	-10.1%	(2)
<b>Total Income</b>	<b>\$595,132.30</b>	<b>\$621,480.00</b>	<b>-\$26,347.70</b>	<b>-4.2%</b>	
<b>Gross Profit</b>	<b>\$595,132.30</b>	<b>\$621,480.00</b>	<b>-\$26,347.70</b>	<b>-4.2395%</b>	
<b>Less Operating Expenses</b>					
DEPRECIATION AND AMORTISATION	\$210,150.00	\$210,150.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$109,864.91	\$105,068.00	\$4,796.91	4.6%	
FINANCE COSTS	\$81,490.33	\$86,107.00	-\$4,616.67	-5.4%	(2)
MATERIALS AND SERVICES	\$173,101.98	\$177,350.00	-\$4,248.02	-2.4%	
<b>Total Operating Expenses</b>	<b>\$574,607.22</b>	<b>\$578,675.00</b>	<b>-\$4,067.78</b>	<b>-0.7%</b>	
<b>Net Profit</b>	<b>\$20,525.08</b>	<b>\$42,805.00</b>	<b>-\$22,279.92</b>	<b>-52.0498%</b>	
<b>(1) Minimal Dollars</b>					
<b>(2) below budget at this time</b>					

## 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.*

#### Catchment plans

The second Draft Prosser Catchment Plan Consultative Committee workshop will be held in Buckland on Thursday 25<sup>th</sup> May and the third in Orford on Thursday 29<sup>th</sup> June 2017.

#### Bushwatch

The second working group meeting to address the illegal firewood issue was held by NRM South. A communication strategy has been developed and will be rolled out over the winter months.

Support was provided for four day weed control with Conservation Volunteers Australia funded by the Earth and Ocean Network on Council managed land.

Report to NRM South has been prepared, submitted and accepted. Reporting deadlines have changed this year due to having to align with Commonwealth National Landcare Programme funding streams. Reporting from May and June 2017 will be submitted with next financial years reporting.

Organised a grass trial in conjunction with Tasmanian Institute of Agriculture, NRM South and East Coast Primary Producers at Milton. Trial will commence as soon as possible.

*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.

Weed control work along the Tasman Hwy and other State Growth managed roads is ongoing. Signage at dedicated washdown locations along the Tasman Hwy has been installed.

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

Ongoing

In addition to the new interpretation sign at the Rita and Doris Reserve in Coles Bay, funding from NRM South has allowed us to replace a very old information sign that was installed at the Reserve many years ago. The sign is currently being printed and will be installed in May.

*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 24<sup>th</sup> May in Triabunna.

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.

Members of the NRM team supported the Friends of Rocky Hills at their annual Clean Up Australia Day event. The group was joined by Landcare Tasmania members from all up and down the coast who assisted in the clean up and then gathered together afterwards for lunch and a discussion of the different activities that they have been up to. The Members Outreach BBQ is an initiative of Landcare Tasmania so they can further assist their members in the voluntary work that they do around the state.

The development of a new interpretation sign for the Orford Bird Sanctuary is underway in collaboration with the Orford Community Group, PWS and BirdLife Tasmania. This project is funded through a grant from the Australian Government via NRM South.

*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

Funding from NRM South has enabled us to have new sign furniture manufactured for the shorebird interpretation sign at Saltworks. The sign itself was salvageable however the furniture was rusted beyond repair. This sign will be installed in June.

#### Crown Land Services (CLS)

Work funded by CLS and NRM South continues along the Bicheno Crown Foreshore Reserve from Farm Point at the southern end of Harveys Farm Road, north to the blowhole. Weeds controlled so far include Spanish heath, sea spurge and boneseed. We have now commenced works along the Crown Foreshore Reserve north of Bicheno from Old Mines Lagoon south. Weeds controlled so far include sea spurge and Spanish heath.

*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 including Parks, State Growth, TasWater and MAST to discuss the implications as identified in the Local Area Report, in particular for Orford, has been 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.*

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

Ongoing input into Development Applications as required.

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

The feasibility of participating in the National TV and Computer Recycling Scheme continues to be explored.

Initiated discussions with new Maria Island ferry operators to develop recycling system for waste brought back from Maria Island. Currently all waste and resource goes to landfill.

Continuing to explore options with East Coast Tourism to initiate reusable coffee cups campaign.

Investigating recycling and disposal options for specific items such as batteries and light globes.

The Bin Springs trials in Buckland and Swansea are ongoing.

Investigation of installing Tangler Bins at local marinas and jetties is ongoing.

Investigating the viability of a new project in collaboration with Zero Waste Tasmania and Permaculture Tasmania, GSBC and community groups to hold Menders Workshops locally is ongoing.

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

*Continue to work with Council's Works Department, community and other relevant agencies in the strategic management of Council owned, leased and licensed public reserves, with a particular focus on the protection of natural assets through the 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.*  
Ongoing including research into the establishment of a Community Nursery.

*Continue to initiate, encourage and participate in skills development and training opportunities, and make these available to community whenever possible.*  
Ongoing  
Four staff members have completed their Certificate 3 in Horticulture.





<b>Profit &amp; Loss</b>					
<b>Glamorgan Spring Bay Council</b>					
<b>NRM</b>					
<b>For the month ended 30th April 2017</b>					
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Var AUD</b>	<b>Var %</b>	
<b>Income</b>					
GRANTS	\$69,689.13	\$57,000.00	\$12,689.13	22.3%	(1)
OTHER INCOME	\$1,517.71	\$4,000.00	-\$2,482.29	-62.1%	(2)
SHARE OF GENERAL RATE	\$227,000.00	\$227,000.00	\$0.00	0.0%	
USER FEES	\$27,916.27	\$19,000.00	\$8,916.27	46.9%	(3)
<b>Total Income</b>	<b>\$326,123.11</b>	<b>\$307,000.00</b>	<b>\$19,123.11</b>	<b>6.2%</b>	
<b>Gross Profit</b>	<b>\$326,123.11</b>	<b>\$307,000.00</b>	<b>\$19,123.11</b>	<b>6.229%</b>	
<b>Less Operating Expenses</b>					
DEPRECIATION AND AMORTISATION	\$14,200.00	\$14,170.00	\$30.00	0.2%	
EMPLOYEE BENEFITS	\$241,839.88	\$239,450.00	\$2,389.88	1.0%	
MATERIALS AND SERVICES	\$42,413.53	\$29,800.00	\$12,613.53	42.3%	(3)
NRM OFFSET ACCOUNT	\$563.35	-\$27,809.00	\$28,372.35	102.0%	(4)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$4,880.00	\$5,420.00	-\$540.00	-10.0%	(5)
<b>Total Operating Expenses</b>	<b>\$303,896.76</b>	<b>\$261,031.00</b>	<b>\$42,865.76</b>	<b>16.4%</b>	
<b>Operating Profit</b>	<b>\$22,226.35</b>	<b>\$45,969.00</b>	<b>-\$23,742.65</b>	<b>-51.6493%</b>	
<b>(1) Above budget at this stage</b>					
<b>(2) Minimal Dollars</b>					
<b>(3) Private works ahead of budget</b>					
<b>(4) Not journaled as yet</b>					
<b>(5) Minimal dollar variance</b>					



**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.

**Please note: There were no minutes of Section 24 Committees submitted for May 2017.**

**David Metcalf**  
**General Manager**

## **8. Officers' Reports Requiring a Decision**

### **8.1 Spring Bay Maritime & Discovery Centre – Spring Bay Community Shed**

**Responsible Officer – Manager Community Development & Administration**

#### **Comments**

An application has been received from the Spring Bay Maritime & Discovery Centre – Spring Bay Community Shed, seeking financial assistance of \$860 towards the cost of purchasing tools and equipment.

The Spring Bay Shed is a Community Shed operating in conjunction with the Spring Bay Maritime Discovery Centre (SBMDC). The aim is to provide an inclusive environment where members of the community can meet and work on Shed projects or projects of their choosing.

The weekly sessions have become very important to those involved, providing an avenue to companionship, social interaction and learning from each other.

There is a focus on the restoration of wooden boats but members turn their hands to a variety of other ventures such as the supply of small wooden blocks to the Triabunna Primary School and the restoration of abalone shells. There are thousands of shells on-site, a legacy of the abalone processing plant that once operated from the shed. These are proving popular with tourists who call in to visit and the Shed also supplies the Triabunna and Swansea Visitor Information Centres and Port Arthur Lavender Farm.

The Community Shed is privileged to have local boat builder, Bernard Wilson, as a member. Bernard provides valuable technical expertise and over time several small wooden vessels have been restored. 'Mavis Pearl' is on permanent display in the SBMDC Museum and the recently restored 'Teba' is on display in the Shed. Others have been sold to provide the valuable funds needed to secure the Shed's future.

The Shed was successful in securing a berth to display 'Teba' at the Australian Wooden Boat Festival in February 2017. This was a wonderful opportunity for members of the Shed to showcase their work at this international event, to meet and socialise with other owners, builders, craftspeople and shipwrights who still practice traditional skills every day.

Over the last year members have reconfigured one of the small sheds on the site to create a welding room. A Shed member is a qualified welder, which provides an opportunity to create a revenue stream to sustain the future of the shed by completing small jobs for locals and other community groups in the surrounding area. This fills a need for those ad hoc jobs that arise in everyday life that are often too small for tradesmen to consider.

The Community Shed would like to purchase tools so that they can provide members with safe machines to use whilst pursuing their own hobbies and to also help other people in the community. All the boats, which are restored, are currently hand painted but the Shed would like to purchase an air compressor and spray gun to improve the efficiency and quality of finish. The jigsaw and planer will assist in completing a new project for the Triabunna Primary School. The Shed has been asked to construct a new stage and is also converting used pallets into wall units to house the prep and kinder students' cacti and succulent displays.

#### **Statutory Implications**

Not applicable

#### **Budget Implications**

A total of \$20,000 has been allocated in the 2016/17 budget for the Community Small Grants Program, of which \$5,550 is remaining.

**Recommendation**

That Council approves a grant of \$860 towards the cost of purchasing tools for use in the Spring Bay Community Shed.

## **8.2 Swansea Golf Club**

### **Responsible Officer – Manager Community Development & Administration**

#### **Comments**

An application has been received from the Swansea Golf Club, seeking financial assistance of \$500 towards the cost of prizes.

Each year over the long weekend in June, the Swansea Golf Club hosts the East Coast Open Golf Tournament. The tournament attracts players from across the state, which brings revenue to business houses on the coast and advertises the many assets and tourist facilities available. It also gives both visitors and local golfers another opportunity to play a good competitive game.

Swansea Golf Club has a very small number base. It is totally run by volunteers in the Swansea community. Hosting a competition like this is costly and takes many man-hours to organise. The club's funds are limited and have to rely on community support to provide prizes that will attract a good field. The Golf Club is an integral part of the community. As well as a sporting venue it also supports other organisations in the community by lending its premises for very minimal or no remuneration. The club prides itself on being a Good Sports Club.

#### **Statutory Implications**

Not applicable

#### **Budget Implications**

A total of \$20,000 has been allocated in the 2016/17 budget for the Community Small Grants Program, of which \$5,550 is remaining.

#### **Recommendation**

That Council approves a grant of \$500 towards the cost of prizes for the East Coast Open Golf Tournament.

### **8.3 Tasman Sea Salt**

#### **Responsible Officer – Manager Community Development & Administration**

##### **Comments**

An application has been received from the Tasman Sea Salt seeking financial assistance of \$1,000 towards the cost of installing a concrete slab in the outdoor square that will allow Tasman Sea Salt to hold community events at the saltworks.

Tasman Sea Salt has been approached by Festival of Voices to hold an event on-site, but currently there are no appropriate facilities as the outside space is very muddy, particularly in bad weather. Funding is being sought to install a concrete slab in the outdoor square. This will add significantly to the community activities already undertaken (for example, Triabunna School field trips, Probus and Spring Bay Walkers tours, May Shaw excursions, etc.) and provide the potential to undertake further events (subject to permission), including farmers' markets, concerts, food tours, community group tours and events and school expeditions. Tasman Sea Salt has also been a great supporter of community events such as Seafest and Tidy Towns state and national awards to name a few.

Tasman Sea Salt will be covering the majority of the cost of this project but would appreciate any support Council can provide to assist with the concrete slab. The estimated cost of the project is \$3,500 of which the applicant will pay \$2,500.

##### **Statutory Implications**

Not applicable

##### **Budget Implications**

A total of \$20,000 has been allocated in the 2016/17 budget for the Community Small Grants Program, of which \$5,550 is remaining.

##### **Recommendation**

That Council approves a grant of \$1,000 towards the cost of a concrete slab in the outdoor square that will allow Tasman Sea Salt to hold community events at the saltworks.

## **8.4 Bicheno Community Health Group Inc. – Memorandum of Understanding with Glamorgan Spring Bay Council**

**Responsible Officer – General Manager**

### **Comments**

Council received a letter from the Bicheno Community Health Group Inc. in April 2017 requesting that the contributions from the Bicheno Community to the Health Centre be acknowledged on the public record and that the signed Memorandum of Understanding with Council, which acknowledges this is put on the public record.

The letter was sent with an attachment detailing community contributions to the Bicheno Community Health Group Inc since the year 2000. Council acknowledges receipt of this attachment and has requested that it is provided as a verified audited report for publishing on the public record.

The Memorandum of Understanding is provided here as an attachment for the community's information. Council acknowledges and thanks the Bicheno community for the very valuable and unique contributions that a range of community groups and organisations have provided over the years for the provision of health services and infrastructure in Bicheno.

### **Statutory Implications**

Not applicable

### **Budget Implications**

Not applicable

### **Recommendation**

That Council receives and notes the information.

### **Attachments:**

- Letter from Bicheno Community Health Group Inc.
- A copy of the Memorandum of Understanding



**Attachments: Item 8.4**

**Bicheno Community Health Group Inc.**  
**94 Foster St. Bicheno Tasmania**  
**PO Box 161 Bicheno 7215**  
**Phone: 0467 971 474**  
**ABN: 45453256209**

119090

28 MARCH 2017.

RECEIVED  
19 APR 2017

BY: .....

Mr David Metcalf  
General Manager  
Glamorgan Spring Bay Council

Dear David

We are writing to request that the attachment included with this letter, detailing contributions to the Bicheno Community Health Centre (made by the Bicheno Community), be placed on permanent and public record, together with the signed Memorandum of Understanding we signed with you in September 2016.

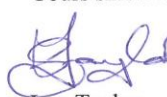
This attachment details all of the monetary, inkind and volunteer input that the Bicheno Community Development Association, the Bicheno Community Health Centre Management Committee and the Bicheno Community Health Group have contributed to the funding, operational costs, and ongoing costs since the Medical Centre was acquired in 2000.

Whilst you stated at our meeting in September 2016 that a statement of acknowledgement would be included with the MOU as a form of recognition of the historical development of the Bicheno Community Health Centre, we believe the attached gives a clear and proper statement of the contributions, both financial and in kind, made by the Bicheno Community.

Please acknowledge receipt of this letter, and advise how, and when, it has been placed on public record. Our concern that future Council management will be unaware of the unique nature of the Bicheno community input into the Bicheno Community Health Centre.


We look forward to receiving your earliest response.

Yours sincerely

  
Lyn Taylor  
Chairperson

  
Shayne Williams  
Vice-Chairperson

  
Glenda Anderson  
Secretary

  
Brian Prewer  
Treasurer

**Bicheno Health Group Community Car**







GLAMORGAN SPRING BAY  
COUNCIL

## MEMORANDUM OF UNDERSTANDING

BETWEEN

Glamorgan Spring Bay Council

and

Bicheno Community Health Group Inc.

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*Page 1 of 2*



This **MEMORANDUM OF UNDERSTANDING** is made this 20<sup>th</sup> day of Sept. 2016.

Between **Glamorgan Spring Bay Council (GSBC)**

And **Bicheno Community Health Group Inc.**

The Glamorgan Spring Bay Council (GSBC) recognises the unique contributions of the Bicheno Community Health Group Inc. (BCHG Inc) and the Bicheno Health and Resource Centre Management Committee, to the provision of health infrastructure in Bicheno.

This agreement will remain in place until such time that either party wishes to amend or cancel the agreement. The intention of this document is not to formulate a legal agreement but to indicate the intent of both parties in partnership. The memorandum recognises the respective strengths of each other's organisation and both parties agree to enter into a mutually supportive partnership as set out in this Memorandum of Understanding to provide ongoing support to the Bicheno Community Health and Resource Centre.

The **Bicheno Community Health Group Inc.** will provide the following support and services:

*Operating the Bicheno Community Health Group Inc. Community Car.*

- This involves providing volunteer drivers, coordinators, and passengers, the majority of whom are Bicheno residents, although services may also be provided for non-residents as required.

*Provision of reception services to ancillary health care providers.*

- This involves co-ordinating volunteers who provide meet and greet reception for ancillary health care providers (mostly funded by the Rural Primary Health Service Program delivered by May Shaw), who visit Bicheno on a regular basis, including: Physiotherapy, Podiatry, Social Work, Optometry, Child Health, Psychology, and future health care services. It also responds to requests for this service for one off visitors as required.

*Room Bookings*

- From 1 December 2015, the group took over the management of room bookings for the Resource Centre located at the Bicheno Community Health Centre and is responsible for charging and collecting the hiring fee. The group will continue to present monthly invoices to private users, which currently includes, in addition to those listed above, the Physiotherapist, yoga, and other casual users, such as Freycinet Financial Services and Diabetes Australia.

*Seniors Lunches*

- This involves a group of volunteers preparing and serving between 30 – 40 lunches once a month to senior and/or isolated residents of Bicheno. Cooking is done mostly on the Bicheno Medical Centre premises, but some preparation work, and some cooking, is undertaken in the private homes of volunteers.



#### *Fundraising*

- This involves volunteers planning and running various fund raising events throughout the year. Some of these take place "off site", for example, street stalls, The Bicheno Food and Wine Festival and raffles. Other fund raising events, such as high afternoon tea, are held in the Resource Centre at the Bicheno Community Health Centre.

#### *Sale of Second Hand Goods*

This involves volunteers handling and selling second hand goods donated to the group. This service operates out of the large garage at the rear of the Bicheno Community Health and Resource Centre.

The Glamorgan Spring Bay Council will provide the following support and services:

- All maintenance and associated costs related to the Bicheno Community Health and Resource Centre buildings.
- Fund upgrades to the facilities or equipment based on recommendations from the Bicheno Community Health Group Inc. made in consultation with the medical/health workers and identified by these personnel as a priority to ensure the ongoing safe, efficient and effective operation of the health centre for the community.
- Provide insurance cover for all Bicheno Community Health Group Inc. volunteers.

#### **Lines of Communication**

Issues of maintenance, repairs and general upkeep of the facility should be reported to Council's Manager Buildings and Marine Infrastructure. If the matter is urgent, a response will be received within 24 hours and remedial action taken as soon as possible. If not urgent, a response will be received within 7 days and remedial action taken within 60 days.

#### **Liaison**

- The General Manager of Glamorgan Spring Bay Council is the appointed contact for the Bicheno Health Group Inc.
- The Chairperson of the Bicheno Health Group Inc. is the appointed contact for Glamorgan Spring Bay Council.

#### **Variation to the MOU**

This MOU may be varied or negotiated with the written agreement of both parties at any time.

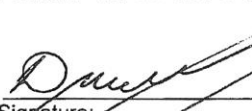


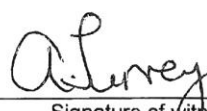
**SIGNED** by the parties as follows:

**SIGNED** by the said  
**GLAMORGAN SPRING BAY COUNCIL**

Name: David Metcalf

Position: General Manager

  
Signature:  
Date: 20/9/16

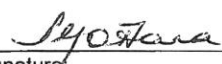
 Angela Turrey  
Signature of witness  
Date 20/9/16


**SIGNED** for and behalf of

**BICHENO COMMUNITY HEALTH GROUP Inc by:**

Name PAMELA O'HARA

Position CHAIRPERSON

  
Signature:  
Date: 28/9/16

 SHIAN PREWER  
Signature of witness  
Date



## 9. Glamorgan Spring Bay Council (GSBC) Audit Panel

### 9.1 Minutes of GSBC Audit Panel, January 31, 2017

MINUTES OF THE GLAMORGAN SPRING BAY COUNCIL AUDIT PANEL HELD AT  
SORELL COUNCIL COMMUNITY ADMIN CENTRE ON 31<sup>ST</sup> JANUARY 2017 at 4.00 pm

#### 1. ATTENDANCE

Mr M Derbyshire (Chairperson)  
Deputy Mayor C Arnol  
Mr K Ingham

#### STAFF IN ATTENDANCE

Ms T House Sorell Council Manager Finance & Information  
Mr D Metcalf – General Manager Glamorgan Spring Bay Council

#### 2. APOLOGIES

Councillor Debbie Wisby

#### 3. DECLARATIONS OF INTEREST

Mike Derbyshire declared that his firm was putting in a quote to do Southern Midlands Council's audit. The committee decided that this was not a conflict of interest.

#### 4. CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the meetings held on 31<sup>st</sup> October 2016 were noted by the panel. All confirmed as correct. Mike Derbyshire to sign minutes and forward to General Manager for inclusion in the next Council agenda.

#### 5. ACTIONS ARISING FROM PREVIOUS MINUTES

The chair went through the items in the tracking document from bottom to the top and the document has been updated as presented on page 2.

The items highlighted in bold and red are completed.

- Item 1: Reserves – ongoing, reserve and investment policies need reviewing
- Item 2: Properties for sale – ongoing, David to advise when they are sold.  
Update that Council approved the sale of all properties at the January 2017 meeting excluding one property in Bicheno. David updated the panel as to the process going forward. The properties will be listed for sale after appeal rights have expired with real estate agents at the market value as independently valued.





**MINUTES OF THE GLAMORGAN SPRING BAY COUNCIL AUDIT PANEL HELD AT  
SORELL COUNCIL COMMUNITY ADMIN CENTRE ON 31<sup>ST</sup> JANUARY 2017 at 4.00 pm**

- Item 3" Links from Strategic Plan to Annual Plan- General Manager commented that the links are already included in the Annual Plan. Chair said would review these when they review next annual plan
- Item 4 – Appendix to annual that lists all documents, review dates etc. - General Manager commented that these are already included in the annual plan and have been for the last couple of years.
- Item 5 – Compliance check list – General Manager commented that this document is also presented in the annual plan an annual report. Chair will leave on list until the panel have had a chance to review these documents.
- Item 6 – Model accounts- Chair commented that both he and Kane will look at the model accounts when they are out with the emphasis on removing a lot of the unnecessary work and making them less complicated. General Manager mentioned that over a year ago he had contacted the Tas Audit office and LGAT with the idea of having them as an electronic template. Discussion took place as to the faults in the current system. Chair and Kane to follow up.
- Item 7 –YTD report to Council – The report that was sent by the General Manager was discussed by the panel. It was agreed that there was too much detail in this report. Will get to that item in more detail as it is item 3 on the agenda
- Item 8– Council reps/committees finances: General Manager said it comes up every year. Chair said it must be done and committees should be shut down if non-compliant or the process of them holding money should be taken away. General discussion took place
- Item 9- Audit panel to monitor borrowings: Council should be well aware of the borrowings that Council have. General Manager commented there has been a lot of talk on Councils borrowings however nobody has done any analysis on them. The General Manager stated that the borrowings at the end of the last financial year were \$3,195,163 with the following break up.
  - Swansea Childcare \$8,750
  - Orford Bowls Club \$30,708
  - Waste Management Centres \$198,624
  - Marinas and Wharf \$2,957,081

The General Manager commented as can clearly be seen from the figures 93% of the borrowings relate to income producing long term assets.

General Discussion continued. Item 9 to be deleted form the tracking document



**MINUTES OF THE GLAMORGAN SPRING BAY COUNCIL AUDIT PANEL HELD AT  
SORELL COUNCIL COMMUNITY ADMIN CENTRE ON 31<sup>st</sup> JANUARY 2017 at 4.00 pm**

- Item 10-Implementation of credit card policy: Credit card policy has been adopted by Council. General Manager advised that Tas Audit is currently auditing policies and credit cards so once that audit is completed will provide the audit panel with findings. Any future deviations to that policy will be identified at year end audits. Item 10 to be deleted from tracking document.
- Item 11-Feedback Sorell joint venture: Will be discussed as item 5 on the agenda.

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**MINUTES OF THE GLAMORGAN SPRING BAY COUNCIL AUDIT PANEL HELD AT  
SORELL COUNCIL COMMUNITY ADMIN CENTRE ON 31<sup>st</sup> JANUARY 2017 at 4.00 pm**

**1. 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	Yes	Yes
Meeting #1 2017	10	Confirm implementation of new credit card policy.	Audit Panel	January 2017	Yes	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	Yes	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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**MINUTES OF THE GLAMORGAN SPRING BAY COUNCIL AUDIT PANEL HELD AT  
SORELL COUNCIL COMMUNITY ADMIN CENTRE ON 31<sup>ST</sup> JANUARY 2017 at 4.00 pm**

**6. REVIEW OF REPORT TO COUNCIL -JANUARY COUNCIL MEETING**

The panel reviewed the reports that had been supplied by the General Manager and decided they were in too much detail. The chair and the panel agreed that in future a monthly report be sent to the panel with the following reports only. Two to three page summary only.

1. Profit and Loss detail for the whole Council
2. Cash Summary for the Council
3. Balance Sheet detail for the whole Council

**7. PLANNED PROPERTY SALES**

Previously discussed at item 5 (Item 1) Discussion on the LG process that needs to be followed. General Manager advised that the new Council offices and the completion of the new Emergency Services were going to be funded by property sales. This leaves Council in excess of \$2million out of pocket which was going to be funded by property sales.

**8. REPORT ON AND REVIEW OF SHARED SERVICES**

Tina House commented that we have come a long way. Not as far as we would have liked but due to staffing matters at Sorell has had to be delayed slightly but now is almost full on. Chair said they were not expecting a written report. General Manager commented that there is a lot more detail to get to but it is occurring. Year End accounts will be completed by year end by Sorell at this stage. Tina highlighted that one problem will be that there are two different audit teams that will be conducting the audit, one for Sorell and one for GSBC. Sorell is being outsourced this year whilst GSBC comes back in house with Tas Audit. Bank Reconciliations are mainly being done in Sorell and have identified changes that will make the process better. These will be implemented over time. Time based contract hasn't been fully expended as yet because of the delays. When fully operational, bank reconciliations, monthly reporting, yearend accounts, and general supervision of the general ledger will be carried out. Councillor Arnol asked about work orders and are they being issued. Tina said it happens mainly in IT and would happen for any extra works EG. If the credit card audit required extra work. General Manager advised that there is no duplication of costs. Councillor Arnol commented that there was a lot less accusations of non-transparency and segregation of duties especially in Council.



**MINUTES OF THE GLAMORGAN SPRING BAY COUNCIL AUDIT PANEL HELD AT  
SORELL COUNCIL COMMUNITY ADMIN CENTRE ON 31<sup>st</sup> JANUARY 2017 at 4.00 pm**

General Manager commented that the credit card controversy was a perceived issue on paper but in reality it did not occur. Chair commented that payroll has a reduction in risk because of the separation. There has been no fraud according to all the audit reports in the last 10 years. The chair raised on the audit panel work plan of the audit panel charter that the charter states that the panel should "Review of all financial system controls - both externally and internally, policies and practices safeguarding Council's long- term financial position including Risk Management and Anti-Fraud measures" Chair stated we take it out of work plan and deal with the management report provided by the external audit reports. The charter was designed for big Councils where there would have been a large internal audit function which smaller Councils cannot afford.



**MINUTES OF THE GLAMORGAN SPRING BAY COUNCIL AUDIT PANEL HELD AT  
SORELL COUNCIL COMMUNITY ADMIN CENTRE ON 31<sup>ST</sup> JANUARY 2017 at 4.00 pm**

**9. CONFIRM IMPLEMENTATION OF NEW CREDIT CARD POLICY**

Discussed in item 5 (Item 10) Policy implemented

**10. OTHER BUSINESS**

A general discussion was held on the membership of the Audit Panel. Currently membership of the Audit panel is comprised of 4 members, 2 of which must be independent members (Including the chairperson). Appointment to the panel is for a period of not less than one year and not more than four years. The Mayor is not eligible to be a member. To provide an opportunity for more Councillors to become familiar with the financial processes of Council the Audit Panel recommends that an amendment to the membership clause is made to the Audit Panel Charter to become effective 1<sup>st</sup> July 2017 and 1<sup>st</sup> July every year thereafter.

The appointment of the Deputy Mayor as a senior person on Council should be for 4 years to ensure continuity of Council representation however the panel feels that the rotation of the other Councillor yearly would enable at least three other Councillors to undertake the task which would provide a good grounding for understanding Council's finances.

It is recommended Council consider this option

**11. NEXT MEETING**

Scheduled for:

- 22<sup>nd</sup> March 2017 at 4pm
- 30<sup>th</sup> May 2017 at 4pm

Meeting closed at 5.40pm

Signed:

**Mike Derbyshire – Chair**

**23 March 2017**

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**Recommendation:**

That Council receives and notes the GSBC Audit Panel Minutes.

## 10. Motion Tracking Document

*Last updated 17/05/2017*

<b>Meeting Date</b>	<b>Item No.</b>	<b>Decision Number</b>	<b>Title</b>	<b>Action Officer</b>	<b>Progress</b>	<b>Completed</b>
21 <sup>st</sup> 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 <sup>th</sup> 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. Motion passed for live streaming to be implemented July/August 2017.	Complete
25 <sup>th</sup> 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

<b>Meeting Date</b>	<b>Item No.</b>	<b>Decision Number</b>	<b>Title</b>	<b>Action Officer</b>	<b>Progress</b>	<b>Completed</b>
28 <sup>th</sup> 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 <sup>th</sup> October	9.1	152/15	Section 137 – Notice of Intention to Sell Land	GM	Process according to Section 137 under way.	In Progress
23 <sup>rd</sup> 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 <sup>th</sup> January 2017 prior to report for January 2017 OMC. Update as per Decision 46/15 above.	In Progress
28 <sup>th</sup> 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 <sup>rd</sup> 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

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<b>Meeting Date</b>	<b>Item No.</b>	<b>Decision Number</b>	<b>Title</b>	<b>Action Officer</b>	<b>Progress</b>	<b>Completed</b>
23 <sup>rd</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 April 2017.	In Progress
27 <sup>th</sup> 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
24 <sup>th</sup> 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

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<b>Meeting Date</b>	<b>Item No.</b>	<b>Decision Number</b>	<b>Title</b>	<b>Action Officer</b>	<b>Progress</b>	<b>Completed</b>
24 <sup>th</sup> January	8.5	17/17	Petition - Okehampton Road	GM/MW	Petition acknowledged and remedial work to be budgeted for 2017/18.	Complete
24 <sup>th</sup> 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 <sup>th</sup> January	8.7	18/17	State Growth Road Trade	MW	Manager Works and GM to progress discussions.	In Progress
24 <sup>th</sup> 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
28 <sup>th</sup> February	8.3	42/17 44/17	Signage Working Group	MRS	Council decision from 2010 rescinded and outcomes of Signage Working Group to be implemented.	In Progress
28 <sup>th</sup> March	8.1	54/17	Council Amalgamations – Proposal for Community Consultation	GM	Proposal approved and first stage of consultation will commence end of April 2017.	In Progress
28 <sup>th</sup> March	8.3	56/17	Petition to Amend a Sealed Plan – RA311 Harveys Farm Road, Bicheno	GM	Approved, process has commenced.	In Progress
26 <sup>th</sup> April	8.1	63/17	Live Streaming of Council Meetings	GM	Implementation to commence.	In Progress
26 <sup>th</sup> April	8.2	64/17	Wielangta Road Upgrade and Future Ownership	GM	Grant deed has been signed and other steps underway.	In Progress
26 <sup>th</sup> April	8.3	65/17	Freycinet Volunteer Marine Rescue Association	MCD	Grant disbursed.	Complete
26 <sup>th</sup> April	8.4	66/17	Road Naming – Spring Beach	MRS	Nomenclature Board notified of Council's decision.	Complete

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**Recommendation:**

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

## 11. Questions Without Notice

## 12. Close

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

**CONFIRMED** as a true and correct record.

**Date:**

**Mayor Michael Kent AM**