



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

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

22nd August, 2017

NOTICE OF ORDINARY MEETING

Notice is hereby given that the next ordinary meeting of the Glamorgan Spring Bay Council will be held at the Triabunna Council Offices on Tuesday, 22nd August, 2017 commencing at 5.00pm.



Dated this Thursday 17th August, 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 [time].

1.1 Present and Apologies

1.2 In Attendance

1.3 Declaration of Pecuniary Interests

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

2. Confirmation of Minutes and Workshops

2.1 Ordinary Meeting – July 25th, 2017

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 25th July 2017 be confirmed as a true and correct record.

2.2 Workshop Held – July 25th, 2017

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, it is reported that a workshop was held at 4pm on Tuesday 25th July in Triabunna. This workshop was held to discuss with Tasmania Police the curfew for the Triabunna and Swansea football clubs.

Recommendation

That Council notes this information.

3. PLANNING AUTHORITY SECTION

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

<p>Recommendation</p>

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

3.1 Raw Water Pipeline DA 2017/132 – Lower Prosser Dam to Louisville Point

Planning Assessment Report

Proposal:	Raw (untreated) water pipeline
Applicant:	Glamorgan Spring Bay Council
Location:	From the Lower Prosser River Dam through to the Solis property.
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Rural Resource Zone Environmental Management Zone Utilities Zone Open Space Zone
Application Date:	8 June 2017
Statutory Date:	25 August 2017 (extended by consent of the applicant)
Discretions:	25
Author:	Emma Riley, Consultant Planner

1. Executive Summary

- 1.1. Planning approval is sought for the construction of a 355mm diameter pipe that will carry untreated water from the Lower Prosser River Dam to Louisville Point. The pipe will terminate at two proposed customer metering points within Louisville Point, with the application identifying the potential to further extend the infrastructure north along the Tasman Highway.
- 1.2. The application is being considered pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* with 25 discretions being triggered under the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 1.3. The proposal was placed on public exhibition twice. Twenty-two statutory representations were received during the first public exhibition period; one of these representations was withdrawn. The second public exhibition period attracted a further 8 representations; two of these in support, 3 of these were from representors from the first public exhibition period and three were new representors objecting to the proposal. Concerns raised by all representations received during both public exhibition periods are considered under section 9.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations during 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 / 00132.
- 2.2. This determination must be made no later than 25 August 2017.
- 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 consultant's recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

- 3.1. Approval or refusal of this application may have implications for the Planning Authority given Council is the applicant.

4. Relevant Background and Past Applications

- 4.1. Major customers of the proposal are identified as being Tassal, SOLIS, TasWater and agricultural users.

5. Site Detail

- 5.1. The development proposed is for linear infrastructure. As such, the details of the site varies considerably:
 - For the first approximate 1km the pipeline is partially underground in a bushland setting. The pipeline is located on the northern side of the Prosser River sitting below vegetated hills. On the southern side of the Prosser River is the Tasman Highway. This section of the pipeline will be a combination of underground, partially underground and above ground (covered in rocks) depending on the terrain and geology.
 - For the next 2km the pipeline is placed on the bed of the Prosser River.
 - The pipeline then emerges onto a coastal reserve owned by DPIPWE on the western side of the Prosser River adjacent to 38 Tasman Highway.

- The pipeline follows the coastal reserve for a distance of approximately 350m (underground) emerging onto the Tasman Highway between 56 Tasman Highway and 58 Tasman Highway.
 - The pipeline follows the southern side of the Tasman Highway through to Louisville Road crossing Sheas Creek. This section runs through a predominantly residential area for approximately 400m; the pipeline then runs (on the south/eastern side of the Tasman Highway) between the Orford Golf Course and Raspins Beach Camping Park through to Sheas Creek (a distance of approximately 650m). The final leg through to Louisville Road (approximately 1.2km) is within SOLIS land adjacent to the Tasman Highway that has remnant woodland and pasture.
 - The pipeline then follows Louisville Road for a distance of approximately 2km. The road runs adjacent to SOLIS land on both the north and south side with the exception for approximately 300m where the pipe runs to the west of land zoned Low Density Residential (nearest to the point) within SOLIS land.
 - From the intersection of Tasman Highway and Louisville Road the pipeline will be extended for a further 800m within the SOLIS land, north, directly adjacent to the Tasman Highway.
- 5.2. Again due to the nature of linear infrastructure the pipeline is within a number of zones under the Glamorgan Spring Bay Planning Scheme 2015:
- 19.0 Open Space Zone
 - 26.0 Rural Resource Zone
 - 28.0 Utilities Zone
 - 29.0 Environmental Management Zone
- 5.3. The proposal is subject to the following codes:
- E2.0 Potentially Contaminated Land Code
 - E7.0 Stormwater Management Code
 - E8.0 Electricity Transmission Infrastructure Protection Code
 - E10.0 Biodiversity Code
 - E11.0 Waterway and Coastal Protection Code
 - E13.0 Historic Heritage Code
 - E14.0 Scenic Landscape Code
 - E15.0 Inundation Prone Areas Code
 - E16.0 Coastal Erosion Hazard Code
 - F3.0 Louisville Road Specific Area Plan

6. Proposal

- 6.1. The application is for the construction of a 355mm main that will extract water from the Lower Prosser River Dam and distribute up to 1,000ML per annum of raw water (untreated) by a system of pumps and pipes to Louisville Point.
- 6.2. The 355mm diameter pipe is approximately 8km in length with approximately 2km of this length submerged in the Prosser River. The pipe will be underground from Riverside Drive Crown land to Louisville Point, underwater whilst following the Prosser River, a mixture of above and below ground dependent on the terrain and geology between the Lower Prosser River Dam and where it enters the Prosser River and entirely aboveground at the Lower Prosser River Dam.
- 6.3. The section of the pipeline that is above ground or underwater (and sitting on the bed of the river) will include concrete pedestals with a width of approximately 500mm, each pedestal being a maximum of 6m apart.
- 6.4. The below ground pipe is proposed to be at a depth of approximately 450mm covered in a layer of blue metal, compacted material and then either topsoil or hotmix.
- 6.5. The application documents provides the following detailed description of the proposal:

The Lower Prosser River Dam itself is not part of the proposed scheme even though water is extracted from the water holdings behind the dam. Downstream the scheme will terminate at two proposed customer metering points within the peninsula. The Scheme is capable of further extension to the north. The scheme will source raw water from the Tea Tree Rivulet – a tributary of the Prosser's River and located some 16 km upstream from the Lower Prosser River Dam.

A storage dam is proposed to store the winter water take and allow release to the existing natural water courses of the Tea Tree Rivulet and the Prosser River over the demand periods. The dam will have a catchment of some 4,900 Hectares and will be located within property known as Twamley, and off Twamley Road.

Water will be released from the proposed dam in a managed process into the Tea Tree Rivulet. This will be a run of river scheme, using the natural water courses - along the Tea Tree Rivulet and the Prosser River. The water will pass through the Upper Prosser River Dam before arriving at the Lower Prosser River Dam (Taswater operates both dams).

The Scheme will be available to any users on the Peninsula able to negotiate with the operator for an annual allocation, and able to access the scheme main. Ultimately the water license volume, the storage dam volume, transmission losses and environmental allowances and the required surety of supply will define how much water can be made available to customers. Initially there will be two 'customer metering points' which will identify the extent of the scheme main. One is approximately 700 m north of Louisville Road for the SOLIS proposal, the second 'customer metering point' will be approximately 500 m south of Louisville Road, on the foreshore of Louisville Point – Spring Bay for TASSAL.

The exact location of the pipe within the pipe corridor will be determined having taken into account a number of issues; including negotiations with property

owners where applicable, navigating an alignment amongst other infrastructure services and the actual topography and other discoveries encountered on the ground, such as rock, and environmental or cultural values. Some of these are not discoverable without sub surface investigations and investigations to that level of detail are not currently warranted. As such, the application is for a 20m wide corridor where approximately only a 9m wide area of disturbance is required.

6.6. In addition to the pipe construction the following ancillary structures are applied for:

- Floating intake platform on the Lower Prosser Dam - the water will be extracted from a floating barge upstream of the dam; 6m x 6m. The platform will be connected to land by a flexible pipe and will be tethered to allow it to rise and fall with the water levels but will also be restrained against flood flows.
- An on ground pump station (no plans were provided but a description provided stating the building will be no larger than a single domestic garage).
- A holding tank between the two pump stations (7m diameter and 3m high).

6.7. The application includes a number of laydown areas that will be relied upon to facilitate the development. Subject to the preparation and the implementation of the construction and environmental management plan that requires details of how each of these lay down areas are to be utilised; the marking out of the laydown areas and the rehabilitation of the laydown areas on completion of works – the use of these areas meet the General Exemption under clause 5.6.1 of the Interim Planning Scheme.

6.8. The application is supported by the following:

- 6.8.1. Engineering drawings prepared by JMG Engineers and Planners.
- 6.8.2. Supporting planning report prepared by Glamorgan Spring Bay Council dated May 2017.
- 6.8.3. Report provided functional description on proposed pipeline by JMG Engineers and Planners dated May 2017.
- 6.8.4. Aboriginal Cultural Heritage Assessment by Cultural Heritage Management Tasmania dated 30 January 2017.
- 6.8.5. Environmental Values Assessment by North Barker Ecosystem Services Dated 18th April 2017.
- 6.8.6. Natural Values Assessment of Prosser River by Marine Solutions Tasmania dated May 2017.
- 6.8.7. Aboriginal Heritage Assessment prepared by Cultural Heritage Management Australia dated 12 October 2016.
- 6.8.8. Research compiled by Maureen Martin Ferris in regards to Paradise Probation Station dated June 2011.
- 6.8.9. Historic Heritage Assessment prepared by Cultural Heritage

Management Australia dated 21 February 2017.

6.8.10. Foreshore Contamination Management Plan prepared by Geo Environmental Solutions dated July 2017.

6.8.11. TasNetworks Advice

6.8.12. Alternative Route between Prosser River Bridge and Foreshore

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 a performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.

7.2. The proposed pipeline falls within the Use Class of Utilities:

Use of land for utilities and infrastructure including:

(a) Telecommunications;

(b) Electricity generation;

(c) Transmitting or distributing gas, oil or power;

(d) Transport networks;

(e) Collecting, treating, transmitting, storing or distributing water; or

(f) Collecting, treating or disposing of storm or floodwater, sewage or sullage.

Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road sewage treatment plan, storm or flood water drain, water storage dam and weir.

7.3. It is noted that the supporting planning report that formed part of the application documents categorised the use as Minor Utilities:

Means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and powerlines up to by not exceeding 110Kv.

7.4. Given the pipeline is an entirely new main, is 355mm in diameter and additional water pipelines will extend off the proposed main, the pipeline cannot be considered as a minor utility.

7.5. The proposal will be assessed accordingly.

7.6. The following provisions are relevant to the proposed use and development:

- 19.0 Open Space Zone
- 26.0 Rural Resource Zone

- 28.0 Utilities Zone
 - 29.0 Environmental Management Zone
 - E2.0 Potentially Contaminated Land Code
 - E7.0 Stormwater Management Code
 - E8.0 Electricity Transmission Infrastructure Protection Code
 - E10.0 Biodiversity Code
 - E11.0 Waterway and Coastal Protection Code
 - E13.0 Historic Heritage Code
 - E14.0 Scenic Landscape Code
 - E16.0 Coastal Erosion Hazard Code
 - F3.0 Louisville Road Specific Area Plan
- 7.7. The proposal complies with all applicable acceptable solutions other than the standards outlined in Table 1 below where the proposal is reliant on the corresponding performance criteria.

Table 1: Use status and standards where the proposal relies upon the performance criteria.

		Acceptable Requirement	Solution	The Proposal
19.0 Open Space Zone				
1	Use Use Table 19.2	Permitted only if a minor utility.		Proposal is not a Minor Utility.
2	Clause 19.3.5 - Discretionary Use	There is no acceptable solution		
3	Clause 19.4.3 A1 - Landscaping	Landscaping along the frontage of a site must be provided to a depth of no less than 2m		No landscaping is proposed
4	Clause 19.4.3 A2 - Landscaping	Landscaping along a boundary with a residential zone must be provided for a depth of no less than 2m		No landscaping is proposed
26.0 Rural Resource Zone				
5	Use Table 26.2	Permitted only if minor utilities		Proposal is not Minor Utilities
6	Clause 26.3.3 - Discretionary use	No acceptable solution		Proposal is for a discretionary use
7	Clause 26.4.2 A4 - Buildings and works must be setback from land zoned Environmental Management	100m		Setback of corridor is 0m
8	Clause 26.4.3 A1 - Design: Clearance of native vegetation	Be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline.		Some native vegetation will be disturbed to facilitate the construction of the pipeline
9	26.4.3 A2 - Design: Light reflectance value	Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.		The pipeline (in the vicinity of Paradise Gorge) that is above ground and partially underground is identified as having a galvanised iron strap with welded steel or ductile iron
28.0 Utilities Zone				
10	28.4.3 A2 Landscaping along a boundary with a residential zone	Landscaping to a depth of 10m		No landscaping is proposed

29.0 Environmental Management Zone			
11	29.2 Use Table	Permitted only if a reserve management plan applies	No reserve management applies
12	29.4.3 A1 Native vegetation clearance	No vegetation clearance is required	Some native vegetation disturbance is required
E2.0 Potentially Contaminated Land Code			
13	E2.6.2 A1 Excavation	No acceptable solution	A contamination management plan was provided by a suitably qualified person
E7.0 Stormwater Management Code			
14	E7.7.1 A1 Stormwater to public stormwater infrastructure	Stormwater must be disposed of by gravity to public stormwater infrastructure	No public stormwater infrastructure is available for the pump station shed and the above ground pipeline
E8.0 Electricity Transmission Infrastructure Protection			
15	E8.7.1 A1 Development within Electricity transmission corridor	Development is not within an inner protection area	Pipeline is within an inner protection area
E10.0 Biodiversity Code			
16	E10.7.1 A1 Building and Works	Clearance and conversion or disturbance must be within a building area if not for a single dwelling	Disturbance of vegetation associated with the pipeline is not within a building area
E11.0 Waterway and Coastal Protection Code			
17	E11.7.1 A1 Buildings and Works	Buildings and works must be within a building area	Building and works are not within a building area on a plan of subdivision
E13.0 Historic Heritage Code			
18	E13.7.1 A1 Demolition	No acceptable solution	Proposal includes some demolition
19	E13.7.2 A1 Buildings and works other than Demolition	No acceptable solution	Proposal includes works
20	E13.7.2 A2 Buildings and works other than Demolition	No acceptable solution	Proposal includes works
21	E13.7.2 A3 Buildings and works other than Demolition	No acceptable solution	Proposal includes works

E14.0 Scenic Landscapes Code			
22	E14.7.3 A1 Removal or disturbance of Bushland	No removal or disturbance of bushland	The pipeline will require the removal and disturbance of bushland
23	E14.7.4 A1 Appearance of buildings and works	Buildings and works must not be visible from the pertinent road	Pump station, shed and pipeline may be visible from the Tasman Highway
E16.0 Coastal Erosion Hazard Code			
24	E16.7.1 A1 Buildings and Works	No acceptable solution	Pipeline and works are within the Coastal Erosion Overlay
F3.0 Louisville Road Specific Area Plan			
25	F3.6.4 A1 Landscaping	All development must be landscaped	No landscaping is proposed

7.8. Discretions 1 and 2 - Use in the Open Space Zone

7.8.1. Utilities is a discretionary use class and must therefore be assessed against the zone purpose statements:

19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

19.1.1.2 To encourage open space networks that are linked through the provision of walking and cycle trails.

7.8.2. The proposed pipeline is identified as being underground when within the Open Space Zone. A condition is recommended should the application be approved which requires the preparation and implementation of a landscaping plan that includes consideration of native vegetation to be rehabilitated and passive recreation facilities such as trails, to ensure the natural and landscape amenity is not unreasonably impacted upon once the work has been completed. The proposal subject to this condition is consistent with the Zone Purpose Statements.

7.8.3. A discretionary use in the Open Space Zone must also be assessed against 19.3.5 P1:

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

7.8.4. The proposed pipeline will be underground for the length that it is within the Open Space Zone. It is recommended that a condition requiring the preparation and implementation of a landscaping plan be placed on the permit. Subject to such a landscaping condition the proposal will not affect the use of the land for recreational facilities.

7.9. Discretion 3 and 4 – Landscaping in Open Space Zone

7.9.1. No landscaping has been proposed. The application must there be assessed against 19.4.3 P1 and P2 which state:

P1

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.*

P2

Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

7.9.2. The proposal subject to the preparation and implementation of the landscaping plan will ensure consistency with the above performance criteria. A landscaping condition is recommended accordingly, should the application be approved.

7.10. Discretion 5 and 6 – Use in the Rural Resource Zone

7.10.1. Utilities is a discretionary use within the Rural Resource Zone and requires consideration of the Zone Purpose Statements:

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

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

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

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

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

26.1.1.5 *To provide for protection of rural land so future resource development opportunities are no lost.*

7.10.2. The proposal must also be assessed against 26.3.3 P1 Discretionary Use:

A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:

- (a) the characteristics of the proposed non-agricultural use;*
- (b) the characteristics of the existing or likely agricultural use;*
- (c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;*
- (d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.*

7.10.3. The site area of Rural Resource land north of the Prosser River contains bushland and geology resulting in marginal agricultural potential.

7.10.4. The proposed pipeline which has an insignificant footprint relative to the lot sizes, will not constrain or conflict with any potential resource development uses and is therefore consistent with the Zone Purpose Statements and the requirements of 26.3.3 P1.

7.11. Discretion 7 – Setback from Environmental Management Zone

7.11.1. The relevant performance criteria is identified under clause 29.4.2 P4:

Buildings and works must be setback from land zoned Environmental Management to minimise unreasonable impact from development on environmental values, having regard to all of the following:

- (a) the size of the site;*
- (b) the potential for the spread of weeds or soil pathogens;*
- (c) the potential for contamination or sedimentation from water runoff;*
- (d) any alternatives for development.*

7.11.2. The proposed option was considered the most viable option for the development in terms of the site constraints associated with vegetation communities, Aboriginal Heritage and Historic Heritage.

7.11.3. A condition is recommended that requires the preparation and implementation of a Construction and Environmental Management Plan, which will also incorporate Soil and Water Management measures during the construction phase as well processes during to prevent the spread of weeds and soil pathogens.

7.11.4. Subject to the implementation of this condition the proposal meets the above performance criteria.

7.12. Discretion 8 – Clearance of Native Vegetation Rural Resource Zone

7.12.1. The proposal includes the disturbance of native vegetation. The clearance will not be located on a skyline or ridgeline and there are no applicable desired future character statements.

7.12.2. The proposal must be assessed against 26.4.3 P1 (c):

(c) *be located in an area requiring the clearing of native vegetation only if:*

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

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

17.12.3 The nature of linear infrastructure is that a decision at one point determines the result at another point. As such, the location of the proposed pipeline where some native vegetation is required to be disturbed is due to the functional requirements of the infrastructure. It is noted that notwithstanding the 20m corridor being applied for, a footprint of approximately half this width will occur, with a condition which requires the reestablishment of the ground cover. The proposal is considered to meet the requirements of the above performance criteria.

7.13. Discretion 9 – Light Reflectance Value Rural Resource Zone

7.13.1. The pipeline, in the vicinity of Paradise Gorge which is partially above ground is identified as having a galvanised iron strap with welded steel or ductile iron. The proposal must therefore be assessed against 26.4.3 P2:

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

7.13.2. The application documents state that the pipe when above ground will be covered with rock. That said, the supporting planning report also shows in figure 4 the pipeline being highly visible from the Tasman Highway if not covered with rock and the plans state this section to be 'partially covered'.

7.13.3. A condition that requires visible external finishes to have a light reflectance not greater than 40% is recommended should the application be approved.

7.14. Discretion 10 – Landscaping Utilities Zone

7.14.1. No landscaping is proposed along the boundary with a residential zone – the proposal must therefore be assessed against 28.7.3 P2:

Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zoned land.

7.14.2. A detailed landscaping plan should be required to be implemented by way of condition. This will include the 'making good' of existing vegetation along the road reserve that may require removal due to the construction of the pipeline (underground).

7.14.3. Subject to this condition the visual amenity of adjoining land will not be affected.

7.15. Discretion 11 – Use in the Environmental Management Zone

7.15.1. Utilities is a discretionary use in the Environmental Management Zone and must therefore be assessed against the Zone Purpose Statements:

29.1.1.1 To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.

29.1.1.2 To only allow for complementary use or development where consistent with any strategies for protection and management.

29.1.1.3 To facilitate passive recreational opportunities which are consistent with the protection of natural values in bushland and foreshore areas.

29.1.1.4 To recognise and protect highly significant natural values on private land.

29.1.1.5 To protect natural values in un-developed areas of the coast.

29.1.1.6 To recognise and protect reserved natural areas as great natural assets.

7.15.2. Marine Solutions Tasmania provided an assessment of the impacts of the development on the values of the Prosser River that concluded:

Information from this study culminated in a clear proposed pipeline route that will have limited environmental impact and is void of large boulders and other obstructions.

7.15.3. The subject application included an 'Alternative Route' in Appendix 14 which was not assessed or considered by Marine Solutions Tasmania. The justification for the alternative route was provided in the supporting planning report prepared by the applicant which states:

Discussions with boat owners have raised an alternative route, that instead of following the deepest part of the River Channel, would place the pipeline generally 5m from the outer edge of jetties on the northern side of the Prosser River. It has been suggested that this would keep the pipe clear of the channel and moorings and potential risks of damage from anchors or mooring whilst not interfering with vessels at the jetties. Conversely, it may create some risk of direct contact

between vessels and the pipeline given the shallow environment.

This alternative is shown in Appendix 14. There appears to be no environmental obstacle to this alternative.

7.15.4. The Marine Solutions Tasmania assessment however states under Table 1 page 8 that *the pipeline should follow the deepest section of the river; from the TasNetworks crossing, along the northern edge of the river until exiting east of the last private jetty.*

7.15.5. The alternative route which will not follow the deepest section of the River Channel is considered to be in direct contradiction with the values assessment undertaken. As such a condition on the permit is recommended that explicitly prohibits this alternative route.

7.15.6. The applicant stated in their response to representations in relation to effecting boating (as a passive recreational activity):

The submarine pipeline is planned to be placed in the deepest channel of the Prosser River. At entry and exit points some excavation will be necessary to achieve the desired cover. The concrete ballast blocks mounted regularly along the pipe could be hit by a dropped anchor but it is unlikely they would provide permanent moorings or trap the anchor. The flexible HDPE pipe between these blocks at nominal 6m spacing's will bend to sit on the river bed – its rounded surface is also unlikely to trap an anchor.

7.15.7. Furthermore, the following response was provided by Marine and Safety Tasmania in relation to the channel alignment showing on the JMG drawings:

MAST will require:-

GPS co-ordinates of the entry and exit points of the pipe in the Prosser River and the entry point into the water at Meredith Point. This is required so the Hydrographer can be advised.

- MAST will need to issue a Notice to Mariners for the in-water element of the works. The notice will advise the public of the works and the duration. Advice must be received at least 7 days prior to in water construction commencing.*
- During in water works vessels must display the appropriate shapes and lights as required under the Collision regulations and hold the necessary survey and manning certificates as required under national law.*
- Pipelines must, at all times, be made permanently secure to the sea bed. This is a busy commercial and recreational boating area and any floating water pipe would be a hazard to navigation. MAST would expect the developer to make regular checks of the anchoring points to ensure the pipe is secure.*
- In addition to the first dot point, MAST will require, at regular intervals, GPS co-ordinates so the location of the pipe can be plotted on the Aus navigation charts 170 and 176.*

Further to the above, MAST advises the pipe, downriver of the Orford Bridge, will run through a number of existing mooring permits – see diagram below. If any mooring is required to be moved it will need to be at the cost of the developer and moved to a location suitable to the mooring owner and MAST. These are swing moorings and as such bottom chain does run across the sea bed depending on tide and wind conditions.

It should also be noted that with the Prosser River stabilisation works starting in the near future that more boats are likely to be kept on these moorings with better access in and out of the river.

7.15.8. Advice is recommended to be placed on the permit of MAST requirements.

7.15.9. The proposal will not have an unreasonable impact on the passive recreation opportunities or the environmental values the zoning is trying to achieve and is therefore considered acceptable in terms of use.

7.16. Discretion 12 Native Vegetation Clearance in the Environmental Management Zone

7.16.1. Some clearing of native vegetation will be required to facilitate the construction of the pipeline in the Environmental Management Zone (land owned by Taswater and the Prosser River). The proposal must therefore be assessed against 29.4.3 P1:

The location of buildings and works must satisfy all of the following:

- (a) be located in an area requiring the clearing of native vegetation only if:*
 - (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;*
 - (ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;*
 - (iii) the location of clearing has the least environmental impact;*

7.16.2. The location of the infrastructure has been identified as the preferred option due to the location of vegetation communities, Aboriginal Heritage and Historic Heritage. Due to these site constraints the proposal includes the use of the Prosser River.

7.16.3. An environmental values assessment was undertaken by Northbarker Ecosystem Services and Marine Solutions Tasmania for the proposed development. Both reports found the proposal to be acceptable in terms of impacts subject to conditions. The recommendations of both these reports should be included as conditions on the planning permit should the application be approved.

7.16.4. Notwithstanding, the full width of the 20m wide corridor was not assessed by North Barker, similarly neither was the rerouting of the pipeline.

As such, a condition should be included that requires an updated environmental values assessment once the final location of the pipe is determined that adequately demonstrates there will be no further impact on environmental values than concluded within the report based upon a full survey of the pipeline corridor in the area subject to the Environmental Management Zone.

7.16.5. Subject to the above conditions the proposal is considered to have the least environmental impact.

7.17. Discretion 13 E2.0 Potentially Contaminated Land

7.17.1. The proposal runs through an area of Crown land that is considered to be potentially contaminated. A discretion is therefore triggered and requires assessment under clause E2.6.2 P1:

Excavation does not adversely impact on health and the environment, having regards to:

(a) N/A

(b) *A plan to manage contamination and associated risk to human health and the environment that includes:*

- I. an environmental site assessment;*
- II. any specific remediation and protection measures required to be implemented before excavation commences; and*
- III. a statement that the excavation does not adversely impact on human health or the environment.*

7.17.2. The application documents include a Contamination Management Plan prepared by Geo-Environmental Solutions which includes:

- Details of soil contamination assessment in the period of 2013 – 2017;
- Area of potential influence from the contamination plume;
- Consideration of Health Screening Level limits;
- Soil excavation and management;
- Minimisation measures for Potential Environmental Impacts;
- Minimisation measures for Potential Health Risks; and
- Mitigation measures for development.

7.17.3. The proposal is considered to be acceptable under E2.6.2 P1.

7.18. Discretion 14 E7.0 Stormwater Management Code

7.18.1. No public infrastructure exists for stormwater in relation to the pump

station, the shed, the storage tank and the partially above ground pipeline. The proposal requires assessment against E7.7.1 P1:

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

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

7.18.2. The minor additional stormwater runoff that the impervious surfaces will create relative to the size of the lots will easily be absorbed into the surround land. The proposal is acceptable in terms of the stormwater management code.

7.19. Discretion 15 E8.0 Electricity Transmission Infrastructure Protection Code

7.19.1. Pursuant to the application requirements of the code the written advice was sought from the TasNetworks by the applicant and provided on the 5 July 2017:

Due to assessment time frames, a high level response is provided for this application with the acknowledgement that further, detailed information will be required to negotiate the final outcome relative to the location of the proposed pipeline to TasNetworks' assets.

Assets near the proposed pipeline include the Sorell-Triabunna 110kV transmission line (which is subject to protection under the Electricity Transmission Infrastructure Protection Code in the Planning Scheme) and a 22kV distribution overhead feeder that services the weir site and runs into Orford. All of these assets also benefit from easements.

Generally speaking, provided mechanical protection and technical and safe operation requirements are taken into account, this type of infrastructure can usually be co-located with electricity assets. However, the information provided so far is not of sufficient detail to determine the impact of the proposal on TasNetworks' assets. Comparing our mapping system, the proposal plans and the information available on LIST map, it appears likely this project can occur near these electricity transmission and distribution assets, provided the requirements of TasNetworks can be incorporated into the final design and any environmental management plan for construction and operation of the pipeline.

The developer will need to work with TasNetworks to finalise the location and design requirements for the pipeline. This is essential to ensure the pipeline can be constructed in a manner that does not compromise the safe and reliable operation of the existing electricity assets in this location. It would be appreciated if a condition of approval, or an acknowledgement in the planning application information, can be applied that requires this consultation prior to

finalisation of the design and location of the pipeline. Operational restrictions may also need to be applied for the life of the electricity asset/water pipeline.

- 7.19.2. Subject to inclusion of a condition as identified in the supporting planning report should the application be approved, the proposal is considered to meet the requirements of the performance criteria under Clause E8.7.1.

7.20. Discretion 16 E10.0 Biodiversity Code

- 7.20.1. The proposal includes the clearance and conversion or disturbance of native vegetation within a Biodiversity Protection Area on the TasWater land as well as on privately owned titles 197557/1, 34549/1 and 139972/1.
- 7.20.2. An environmental values assessment was undertaken by North Barker. The assessment occurred prior to detailed design and informed alignment options. The assessment did not include consideration of planning scheme requirements, the rerouted corridor, the full width of the 20m corridor being applied for or small area subject to the biodiversity overlay at the eastern end of CT 139972/1 (SOLIS land).
- 7.20.3. That said, the surveyed area did identify threatened vegetation communities listed as threatened under the *Nature Conservation Act 2002* that will be affected (*Eucalyptus amygdalina* forest on sandstone and *Eucalyptus globulus* forest) and habitat for threatened species listed under the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999*.
- 7.20.4. The *Eucalyptus amygdalina* is not within a Biodiversity Protection Area and therefore not subject to the Biodiversity Code.
- 7.20.5. The assessment states that the impact on fauna is likely to be negligible, given that the re-establishment of the ground layer of vegetation will occur and large trees will be avoided.
- 7.20.6. It is considered that high priority biodiversity values will be impacted upon in the form of a threatened vegetation community and moderate biodiversity values will be impacted upon in the form of habitat.
- 7.20.7. The proposal must be assessed against E10.7.1 Subclause (b) and (c).
- 7.20.8. Subclause (b) states
- (b) *if moderate priority biodiversity values:*
- (i) *development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;*
- (ii) *impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;*
- (iii) *remaining moderate priority biodiversity values on the site*

are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;

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

7.20.9. The moderate biodiversity values are in the form of habitat for threatened species. The impact as stated in the application documents will be negligible subject to the reestablishment of the ground layer of vegetation and large trees being avoided.

7.20.10. In terms of the remaining moderate priority biodiversity values a condition is recommended that requires the reestablishment of the ground layer of vegetation and large trees to be avoided in accordance with the environmental values assessment. Subject to this condition, the proposal is considered to adequately avoid adverse impacts and remaining values are retained; the proposal is therefore consistent with the requirements E10.7.1 (b).

7.20.11. Subclause (c) requires assessment for the *Eucalyptus globulus* dry forest and woodland (DGL) that will be impacted upon. It is noted that the vegetation community is identified as being located within CT 83384/1 (Taswater).

(c) if high priority biodiversity values:

- (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;*
- (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;*
- (iii) remaining high priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;*
- (iv) special circumstances exist;*
- (v) residual adverse impacts on high priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Councils Authority 2013 and any relevant Council policy.*

7.20.12. The proposal includes a 20m wide corridor, which as stated in the

application documents is to provide flexibility during construction to avoid natural values. It is further noted that the current route avoids a relatively large section of *Eucalyptus globulus* which was identified in the original route. Subject to conditions that include the following the proposal is acceptable in terms of protection of high priority biodiversity values:

- The ground truthing of the corridor footprint to ensure that the full width of the area to be impacted is assessed, with individual trees marked to demonstrate that the removal of *Eucalyptus globulus* trees with a diameter greater than 40cm will not occur.
- The retention and improvement of the high priority biodiversity values on the Certificate of Title 83384/1. The condition must include the preparation and implementation of a weed management plan and details of the ongoing management regime of the vegetation community to ensure the ongoing protection of the *Eucalyptus globulus*.
- An updated Environmental Values Assessment that demonstrates, once the final location of the pipe is determined; there will be no further impact on environmental values than concluded within the report dated 18 April 2017 prepared by Northbarker Ecosystem Services.
- Details of the reestablishment of the ground layer of vegetation of the areas of disturbance, within the Environmental Management, are to be included in the landscaping and rehabilitation plan.

7.20.13. In regards to the special circumstances test under (iv) this is defined as:

means particular circumstances associated with the proposed use or development that justify loss of high priority biodiversity values.

Special circumstances are considered to exist if one or more of the following apply:

- (a) *the use or development will result in significant long term social or economic community benefits and there is no feasible alternative location;*
- (b) *ongoing management cannot ensure the survival of the high priority biodiversity values on the site and there is little potential for recruitment or for long term persistence;*
- (c) *the extent of proposed removal of high priority biodiversity values on the site is insignificant relative to the extent of that community elsewhere in the vicinity;*

7.20.14. The application has not demonstrated that either (a) or (b) of special circumstances are met. The development proposed must therefore demonstrate that subclause (c) has been met.

7.20.15. The environmental values assessment identifies 2.34ha of the DGL is within the corridor. This area however is based upon the original

corridor; the approximate area of the corridor being applied for is 0.5ha. The environmental values assessment refers to a bioregion (44,231ha mapped) rather than vicinity as required by subclause (c). Notwithstanding, it is considered that subject to a condition that prohibits the removal of *Eucalyptus globulus* trees with a diameter greater than 40cm and the re-establishment of the ground layer of vegetation, the extent of proposed disturbance to the vegetation community is insignificant and subclause (c) is satisfied.

7.20.16. The two areas not surveyed and subject to the biodiversity code are in heavily disturbed areas. For the Taswater land TASVEG identify this land as *Eucalyptus pulchella* forest and woodland, which is consistent with the survey findings undertaken of the original route on the same site.

7.20.17. For the area located on the SOLIS land, TASVEG identifies vegetation as *Eucalyptus globulus* dry forest and woodland (a threatened vegetation community). In terms of the latter, there appears to be few remnant trees left with the area identified now incorporating residential land and a road. Notwithstanding, it is critical that should the application be granted the conditions identified under 7.20.12 be placed on the permit.

7.21. Discretion 17 E11.0 Waterway and Coastal Protection Code

7.21.1. The proposed pipeline from the Lower Prosser Dam through to the where the pipeline emerges onto Crown Land requires assessment against clause E11.7.1 P1:

Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:

- (a) *avoid or mitigate impact on natural values;*
- (b) *mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;*
- (c) *avoid or mitigate impacts on riparian or littoral vegetation;*
- (d) *maintain natural streambank and streambed condition, (where it exists);*
- (e) *maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*
- (f) *avoid significantly impeding natural flow and drainage;*
- (g) *maintain fish passage (where applicable);*
- (h) *avoid landfilling of wetlands;*
- (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.*

7.21.2. The linear nature of the infrastructure results in the footprint of the

proposal not being insignificant but the effect of the pipeline on natural flows and drainage, fish passage, maintaining streambanks and streambed conditions are considered minimal.

- 7.21.3. Should the application be approved a condition is recommended that requires a construction and environmental management plan to be prepared and implemented that ensures adequate mitigation measures are put in place during the construction phase to minimise impact on sedimentation and runoff.
- 7.21.4. Marine Solutions Tasmania undertook a desktop review and a field based site assessment to assist in the design of the pipeline route to minimise the impacts on natural values. A number of recommendations were identified such as the pipeline following the deepest section of the river; the construction phase to occur outside of the winter months and the disturbance to seagrass beds to be avoided wherever possible. It is recommended that these are included as conditions on the permit, should the application be approved.
- 7.21.5. Subject to the above recommended conditions being included on the permit, the proposal is acceptable in terms of the Waterway and Coastal Protection Code.

7.22. Discretion 18, 19, 20 and 21 E13.0 Historic Heritage Code

- 7.22.1. The pipeline proposed crosses two titles (197757/1 & 34549/1) that are listed under table 13.1, for the Old Convict Road, the Paradise Probation Station and the Prosser Convict Station. The proposal includes both demolition and building and must therefore be assessed against E13.8.1 A1 and E13.8.2 A1 – A4.
- 7.22.2. The applicant (GSBC) provided a report prepared by Cultural Heritage Management Australia on the 5 July 2017 in response to concerns raised in regards to the inadequacy of the application documents addressing the Historic Heritage Code. This document was included in the second public exhibition period.
- 7.22.3. The Historic Heritage Assessment identifies the current route that utilises the Prosser River as the preferred option. The following is an extract from the assessment in relation to the section of the pipeline that runs through the listed properties:

The western portion of the pipeline extending from the old fjord at the crossing point of the Prosser River to the point where the two alignments diverge, has the potential to impact portions of the Old Convict Road that are not currently clearly marked or registered. These portions of the Road retain the same heritage significance as the registered portion and as such, impacts must be kept to a minimum. Additionally, this section of the pipeline runs to the immediate south of the significant Paradise Probation Station and within 20m of the Watch Tower, putting this section of the alignment at higher risk of inadvertent impacts to currently obscured historic sites below. To ensure that these impacts do not occur, this portion of the transfer pipeline should be ground truthed by a qualified archaeologist ahead of installation. This process should involve the following:

- *The pipeline alignment should be surveyed and clearly marked on the ground;*
- *An archaeologist should walk the exact alignment to ensure that inadvertent impacts do not occur unmarked portions of the Old Convict Road or any obscured historic structures associated with the Probation Station.*
- *Installation may proceed following confirmation from the archaeologist that this section of the pipeline will not result in additional heritage impacts.*

7.22.4. In regards to the Paradise Probation Station the Historic Heritage Assessment states:

The proposed River Run Pipeline will run immediately adjacent to the southern boundary of the registered block for the Paradise Probation Station, extending some 2km along the boundary within the Prosser River. The Transfer Pipeline bisects the registered boundary of the property, running west to east, for a length of approximately 1km. The alignment runs to the immediate south of the known remains of the Paradise Probation Station, with the closest structure to the alignment being the Watch Tower.

Given the proximity of the Watch Tower to the transfer pipeline and the significance of the Paradise Probation Station, it would be prudent to:

- *place protective barriers around the site during construction works to avoid inadvertent impacts during construction;*
- *barriers should provide at least a 5m buffer around the site;*
- *barriers should be removed at the conclusion of construction works.*

There exists some limited potential for historic debris associated with the building of the Convict Road and occupation of the Probation Station, to occur along the pipeline alignment in this area. Should any historic materials or potential sites be identified during works, the UDP included in Section 11.0 must be followed.

7.22.5. In regards to the Prosser Convict Station the Historic Heritage Assessment provides the following assessment:

This property is listed on the GSBIPS and is therefore afforded statutory protection, despite the likelihood that it is the same site as the Paradise Convict Station.

The proposed River Run Pipeline will run immediately adjacent to the southern boundary of the registered block for the Prosser Convict Station, extending some 2km along the boundary within the Prosser River. The Transfer Pipeline bisects the registered boundary of the property, running west to east, for a length of approximately 1km. The alignment runs to the immediate south of the known remains of the Paradise Probation Station, with the closest structure to the alignment being the Watch Tower, illustrated in Figure 12. The Watch Tower occurs >10m from the proposed transfer pipe

alignment.

There exists some limited potential for historic debris associated with the building of the Convict Road and occupation of the Probation Station, to occur along the pipeline alignment in this area. Should any historic materials or potential sites be identified during works, the Unanticipated Discovery Plan included in Section 11.0 must be followed.

7.22.6. The following are the relevant considerations of the planning scheme:

Clause E13.7.1 Demolition

P1

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (b) there are no prudent and feasible alternatives;*
- (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- (d) significant fabric is documented before demolition.*

E13.7.2 Buildings and works other than demolition:

P1

Development must not result in any of the following:

- (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*
- (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*

P2

Development must be designed to be subservient and complementary to the place through characteristics including:

- (a) scale and bulk, materials, built form and fenestration;*
- (b) setback from frontage;*
- (c) siting with respect to buildings, structures and listed elements;*
- (d) using less dominant materials and colours.*

P3

Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.

- 7.22.7. It is considered that the preferred alternative was chosen in utilising the Prosser River rather than the Old Convict Road. The pipeline which will either be underground or covered in rocks is considered to be consistent with the built form, scale and bulk and will not detract from the heritage significance of the listed sites.
- 7.22.8. That said the conditions identified in the Historic Heritage Assessment and identified above are considered to be critical to ensure that the works do not result in the loss of significant fabric, form, items or landscape elements that contribute to the historic cultural heritage significance of the sites. Subject to these conditions the proposal is considered acceptable in terms of the Historic Heritage Code.

7.23. Discretions 22 and 23 E13.0 Scenic Landscapes Code

- 7.23.1. The pipeline is located within a Scenic Landscape Corridor. The section of the pipeline from the Lower Prosser Dam through to it entering the Prosser River which in addition to the partially exposed pipeline, includes a pump station, a holding tank for 100,000L of water and a shed (described as being no greater than a domestic sized garage). Furthermore, the works will require the disturbance of bushland when burying the pipeline the remainder of the pipeline north of Sheas Creek and potentially in the vicinity of Raspins Beach. The proposal requires assessment against E14.7.3 P1 and E17.7.4 P1:

Removal or disturbance of bushland, exotic trees with a height more than 10 m or hedgerows must be minimised and must result in only minor change to scenic landscape value.

- 7.23.2. The linear nature of the pipeline could result in a linear scar along the scenic landscape corridor if the bushland to be removed is not adequately revegetated. As such a condition that requires landscaping and the making good of natural bushland to ensure any scarring can be avoided.
- 7.23.3. *P1 Buildings and works visible from the pertinent road must maintain scenic landscape value through satisfying one or more of the following, as necessary;*
- (a) *be set back from the pertinent road as far as reasonably practical;*
 - (b) *be externally coloured using colours commonly applied to buildings within the local rural landscape;*
 - (c) *be designed to:*
 - (i) *minimise visual impact due to height and bulk;*
 - (ii) *minimise cut and fill;*

- (d) *be located to maintain significant view corridors from the pertinent major road to prominent natural features;*
- (e) *be located to take advantage of any existing native or exotic vegetation, or new vegetation, for visual screening purposes;*
- (f) *fences are post & wire or other design of a similarly transparent appearance.*

7.23.4. Should the application be approved a condition is recommended that requires all buildings and structures and section of the pipeline to be exposed to have a light reflectance value of less than 40%.

7.23.5. It is noted that the floating intake platform, the balance tank and the pump station will all be visible from the Tasman Highway, however given the complexity of the proposal and the significant site constraints the infrastructure is considered to be setback as far as reasonably practical.

7.23.6. It is considered that the proposal with the conditions in regards to revegetation and landscaping together with the external surfaces is acceptable in terms of appearance of buildings and works within Scenic Landscape Corridors.

7.24. Discretion 24 E16.0 Coastal Erosion Hazard Code

7.24.1. The proposed pipeline requires consideration against E16.7.1 P1:

Buildings and works must satisfy all of the following:

- (a) *not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;*
- (b) *erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works;*
- (c) *erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;*
- (d) *need for future remediation works is minimised;*
- (e) *health and safety of people is not placed at risk;*
- (f) *important natural features are adequately protected;*
- (g) *public foreshore access is not obstructed where the managing public authority requires it to continue to exist;*
- (h) *access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;*
- (i) *provision of a developer contribution for required mitigation*

works consistent with any adopted Council Policy, prior to commencement of works;

(j) *not be located on an actively mobile landform.*

7.24.2. The proposed pipeline will not be located on an actively mobile landform, will not obstruct public foreshore access, will not affect important natural features or put the health and safety of people at risk.

7.24.3. The proposed documentation does not include consideration of the engineering design, location of the pipeline or the material to be used in terms of the erosion hazard.

It is therefore recommended that a condition is placed on the permit should the application be approved that requires the detailed design and certification of the pipeline by an engineer with suitable experience in coastal, civil and hydraulic engineering be provided.

7.24.4. Subject to the above condition the proposal is considered to be acceptable in terms of the Coastal Erosion Hazard Code.

7.25. Discretion 25 F3.0 Louisville Road Specific Area Plan

7.25.1. Clause F3.6.4 A1 requires all development to be landscaped. No landscaping is proposed and there is no a corresponding performance criteria. As such, a landscaping condition is required to ensure the minimum requirements of this Specific Area Plan are met.

7.25.2. Subject to the landscaping condition the proposal is considered to be consistent with the requirements of the Specific Area Plan.

8. Referrals

8.1. TasWater

8.1.1. The proposal was referred to TasWater. A response was received on the 5 July 2017 that included a number conditions in relation to infrastructure works near TasWater assets. These conditions need to form part of the approval.

9. Concerns raised by representors

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

Issue	Response
General location reference currently used will create an issue for the tender process.	This is not a relevant planning consideration.
Suspended pipe section would allow for an anchor to foul under suspended pipe line.	The applicant provided the following response: <i>The submarine pipeline is planned to be placed in the deepest channel of the Prosser River. At entry and exit points some excavation will be necessary to achieve the desired cover. The concrete ballast blocks mounted regularly along the pipe could be hit by a dropped anchor but it is unlikely they would provide a permanent mooring or trap the anchor.</i>

Issue	Response
What was the cost of the original drawings to Council?	This is not a relevant planning consideration.
Is the cost of the development in Council's 2016-2017 budget?	This is not a relevant planning consideration.
Has there been a signed commercial agreement by Solis, Taswater and Tassal?	This is not a relevant planning consideration.
I am against the Tassal development in Okehampton Bay.	The development/s that this pipeline may facilitate cannot be considered as part of this assessment process.
Evidence that the SOLIS proposal is going to be a reality.	The development/s that this pipeline may facilitate cannot be considered as part of this assessment process.
What if there is a break in the pipeline?	Conditions are recommended to address the engineering design details.
The plans for the Dam should be part of this DA.	Approval for a dam including levees and weirs are regulated in Tasmania under the <i>Water Management Act 1999</i> not under the <i>Land Use Planning and Approvals Act 1993</i> . As such, all comments and concerns raised in relation to the Twamley Dam are not relevant planning considerations.
Huge financial investment for the community.	This not a relevant planning consideration.
Flora and Fauna assessment did not include the new proposed pipe route.	An assessment was undertaken of this new alignment by Marine Solutions. A condition requiring the unsurveyed area is recommended for the permit, should the application be approved.
Insufficient modelling undertaken to understand as to what level of impact this water scheme and its associated infrastructure will have on the existing Prosser water Scheme.	This is not a relevant planning consideration. This is regulated under the <i>Water Management Act 1999</i> not under the <i>Land Use Planning and Approvals Act 1993</i> .
No independent business case.	This is not a relevant planning consideration.
Liabilities Council is exposed to as a result of their involvement in the project.	This is not a relevant planning consideration.
Council multiple and conflicting roles as co-proponent, financier and assessing authority is far removed from best practice local government.	Council has had the development application assessed by a consultant (and independent) town planner which makes a recommendation to Council as the Planning Authority.
Council has not surveyed the local community to obtain their opinion.	Any community engagement beyond the statutory period required under the <i>Land Use Planning and Approvals Act 1993</i> is not a relevant matter to this assessment.
Conflict between approved mooring lines and submarine section to pipeline.	This has been considered in the design and location of the pipeline to ensure any conflict is minimised to an acceptable level.
Pipeline will interfere our proposal to build a private marina in the future.	Consideration of the pipeline and its effect on a marina can occur once the marina is proposed.

Issue	Response
Application form is not signed by the delegate from the Department of State Growth.	The development application documentation includes the written consent from the delegate of the Department of State Growth, which is sufficient to demonstrate that consent has been granted in accordance with the requirements of s52(1B) of the <i>Land Use Planning and Approvals Act 1993</i> .
Notification of development. Not all private properties that appear to be impacted by the pipeline have been included.	The private titles that the development application will affect include the SOLIS Land, CT 197557/1 and 34549/1. All titles and notification of development were accordingly provided.
Characterisation of Minor Utilities	Agreed. The assessment has been undertaken with the proposal in the Use Class Utilities (not minor utilities).
The Waterway and Coastal Protection Code does apply to the submerged section of the pipeline.	Agreed. The proposal has been assessed accordingly.
Impact of pedestals placed on the river bed has not been addressed.	Marine Solutions Tasmania Pty Ltd undertook an assessment of the pipeline proposed against the planning scheme provisions.
Impact on the environmental flows of the Prosser River	This is not a relevant planning consideration. This is regulated under the <i>Water Management Act 1999</i> .
Impact of biofouling on the Prosser River	All conditions recommended by the Marine Solutions Tasmania document should be included on any permit.
Impact of pipeline and ancillary concrete footings and associated sediment movements.	All conditions recommended by the Marine Solutions Tasmania document should be included on any permit.
Misleading descriptions of impacts on community use of the Lower Prosser in the supporting planning submission.	The proposal has been assessed on its merits and independently against the requirements of the Glamorgan Spring Bay Interim Planning Scheme 2015.
Specific condition that <i>Eucalyptus globulus</i> cannot be cleared.	Agreed. A condition is recommended to be placed on the permit accordingly, should the application be approved.
Specific condition should include limiting construction to those months outside of the breeding season for the Australian Grayling and whale migration season.	Agreed. The recommendations as identified in the Marine Solutions report are should be included on any permit.
Can the Prosser River reliably supply the required amount of water to Triabunna, Orford and Tassal?	The capacity of the Prosser River is regulated through the <i>Water Management Act 1999</i> .
Works has begun on pipeline.	Works has not begun on the pipeline. It is understood that contractors on behalf of TasWater have been working on their water main.
The changes to the operation of the Visitor Information Centre in Bicheno and the Medical Services in the Municipality.	This is not a relevant planning consideration.
The pipelines represent a major disruption to the water supply to the	The application was referred to Taswater who provided a number of conditions to be placed on any permit.

Issue	Response
existing residents.	
Concern with the pipeline having a major disruption to the marine environment.	Marine Solutions Tasmania undertook an assessment of the pipeline and its impacts on the environmental values of the Prosser River. This report was considered accordingly in the assessment above.
Ongoing costs of the maintenance and management of the pipeline.	The upfront and ongoing costs of the proposed pipeline are not a relevant planning consideration.
The pipeline installation is likely to alter the site and track. There is no archaeological work conducted or considered.	This was raised with Glamorgan Spring Bay Council (as the applicant). A report was provided on the 5 July 2017. This report has been considered when addressing the Historic Heritage Code. It is noted that this was included in the documents on public exhibition during the exhibition period.
Blasting will be required in sections.	A condition is recommended that requires a Construction Environmental Management Plan.
Detailed engineering drawings including the crossing of Sheas Creek have not been provided.	Approval is being sought of a construction corridor. It is reasonable that a detailed design is not undertaken until approval is granted. That said a specific condition is recommended should the application be approved that requires the pipeline to be located within the corridor applied for.
There is a discrepancy between the 20m wide corridor being applied for and the 10m wide corridor assessed by North Barker.	Agreed. A condition is recommended to be placed on the permit should the application be approved that ensures the final location of the pipeline is acceptable under the Biodiversity Corridor.
Aboriginal Heritage considerations	Aboriginal Heritage is regulated by the <i>Aboriginal Relics Act 1975</i> . Advice has been recommended to be placed on the permit accordingly.
The proposal would conflict with the recreation use of the Environmental Management Zone.	This has been addressed under discretion 14 above.
Damage to private infrastructure should be reinstated.	Agreed. A condition on the permit is recommended accordingly should the application be approved.
Visual impact of pipeline.	This has been addressed throughout the body of the report and in particular under discretion 27 and 28. Notably a condition is recommended on the permit that all infrastructure and associated buildings and structures that are above ground/on water must have a light reflectance value of less than 40%.
Impact of pipeline on the slip	No details of the slip were provided.
Who or what authority would control the pipeline?	This is not a relevant consideration under the Glamorgan Spring Bay Interim Planning Scheme 2015.
A water supply with sufficient in-built redundancy is absolutely essential for firefighting.	The proposal does not trigger the Bushfire Prone Areas Code.
Inconsistencies within supporting planning report.	The subject assessment is an independent assessment of the merits of the development application against the Glamorgan Spring Bay Interim Planning Scheme 2015 not a repetition of

Issue	Response
	the application supporting report.
No consultation with the Eel industry.	Marine Solutions Tasmania undertook an assessment of the impact of pipeline infrastructure on the Prosser River.
DPIPWE letter requires consideration of the impact on navigation and moorings. Has MAST been asked for comment?	The application was referred to MAST prior to the second public exhibition period. MAST provided advice as to their requirements. Accordingly, this advice is recommended to be placed on this permit.
Potential contamination at foreshore. Signs were not long ago standing on the foreshore in the proposed path of the pipeline.	The applicant provided a contamination management plan which adequately addressed the requirements of the Contamination Management Code. The document was included in the second public exhibition period.
Not all documents approved by the Crown were placed on public exhibition.	The documents considered to be relevant to the subject planning assessment were the documents placed on public exhibition.
Lack of demonstrated social benefit	This is not a relevant consideration under the Interim Planning Scheme.
New route in the Prosser River has not been subject to an adequate values assessment	Agreed. A condition prohibiting this alternative route is therefore recommended.
Contamination management plan does not satisfy the Code	GES stated that investigations have occurred on the site between 2013-2017; it is considered that the requirements of the Code has been satisfied.
Condition limiting the depth to 1m only	It is considered that the contamination management plan adequately mitigates the risk should a depth greater than 1m be excavated.

10. Conclusion

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

11. Recommendations

Conditions

That:

Pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for the *Raw (untreated) water pipeline located between the Lower Prosser Dam which is located approximately 2km west of Prosser River Bridge and two locations on Lot 1 Tasman Highway, Orford (CT 139972/1) which is located on both sides of Louisville Road.*

Specific sites include 7469 Tasman Highway, Orford (CT 229244/1, 118681/1, 135161/10 & 83384/1) & adjoining crown road reservation, the Prosser River south-west of the Lower Prosser Dam; 160 Brockley Road, Buckland (CT 197557/1) & adjoining land to the east (CT 34549/1) & part of adjoining Old Convict Road crown reservation; the Prosser River; Crown foreshore generally between Riverside Drive & 58 Tasman Highway, Orford; Tasman Highway road reservation; Raspins Beach Conservation Area; and Louisville Road Road reservation). The two locations Lot 1 Tasman Highway, Orford (CT 139972/1) are approximately 750m north of the

intersection of Louisville Road & Tasman Highway and between Meredith Point & Louisville Point, Orford (DA2017/00132), be APPROVED subject to the following conditions:

GENERAL

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. All works must be located within the corridor identified on the approved plans; any encroachment of this corridor will require further planning approval.
3. This permit does not provide approval for the Alternative Route identified in Appendix 14.
4. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.

LANDSCAPING AND VEGETATION REHABILITATION PLAN

5. Prior to the commencement of works a landscaping and vegetation rehabilitation plan for the length of the corridor is to be provided to the satisfaction of the General Manager, which includes:

- Areas of native vegetation impacted upon during the construction of the pipeline to be rehabilitated and re-established;
- Passive recreation facilities including tracks and trails to be reinstated; and
- Provide a range of plant height and forms to create diversity, interest and minimise the visual impact of the construction corridor.

Be implemented in accordance with the approved plan no later than one month after the completion of works unless otherwise agreed to in writing by Council's General Manager. Once approved the landscaping and vegetation rehabilitation plan forms part of this permit and must be implemented prior to the operation of the pipeline.

REPORTS TO BE IMPLEMENTED

6. Prior to the commencement of works details of how each of the recommendations as identified in the following reports will be met to the satisfaction of the General Manager:

- Northbarker Ecosystem Services botanical Survey and Fauna Habitat Assessment dated 18th April 2017;
- Marine Solutions Tasmania Desktop and Field Assessment of the Natural Values dates May 2017;
- Cultural Heritage Management Australia Historic Heritage Assessment Historic Heritage dated 2017; and
- GES Environmental Solutions – Contamination Management Plan July 2017.

Once approved the actions identified form part of this permit.

ENVIRONMENTAL VALUES

7. The ground truthing of the corridor footprint within land subject to the biodiversity code, to ensure that the full width of the area to be impacted is assessed, with individual trees marked to demonstrate that the removal of trees with a diameter greater than 40cm does not occur.

8. The retention and improvement of the high priority biodiversity values (*Eucalyptus globulus* forest) on the Certificate of Title 83384/1. A weed management plan and details of the ongoing management regime of the vegetation community (*Eucalyptus globulus* forest) to ensure the ongoing improvement and protection of these values occur, must be prepared by a suitably qualified person and provided to the satisfaction of the General Manager. Once approved the plan forms part of the approved documentation.
9. An updated Environmental Values Assessment is required to the satisfaction of the General Manager that demonstrates the final location of the pipeline will have no further impact on environmental values than concluded within the report dated 18 April 2017 prepared by Northbarker Ecosystem Services.

TASNETWORKS

10. Engineering design drawings and construction environmental management plans required by this permit must incorporate written advice from TasNetworks provided to the applicant on the July 5 2017 relating to the design, construction or operation of the pipeline that may adversely impact TasNetworks current infrastructure.

LIGHT REFLECTANCE

11. All infrastructure and associated buildings and structures, including the barge, pump shed, holding tank and pipeline, which are above ground/on water must have a light reflectance value not greater than 40%.

SHED

12. Details of the shed to house the pump station must be consistent with the description provided in the supporting planning report dated May 2017.

INFRASTRUCTURE

13. The developer must pay the cost of any alterations, reinstatement or repair to existing services, Council infrastructure or private property incurred as a result of the proposed development works. Any work required is to be specified or undertaken by the authority concerned.
14. No works on or affecting any Council road reservation is to be commenced until the Glamorgan Spring Bay Council has issued written consent. Application for the issue of the necessary consent is to be made to the Glamorgan Spring Bay Council's Works Department prior to the proposed date of commencement of any works.
15. Prior to applying for a works permit the developer is to submit to Glamorgan Spring Bay Council, for approval, detailed engineering plans for works on, or affecting, any Council Road.
16. All work on or affecting the State Road (Tasman Highway), including drainage, must be carried out in accordance with a permit provided by the Transport Infrastructure Services Division of the Department of State Growth. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the *Roads and Jetties Act 1935*.

ENGINEERING DESIGN DRAWINGS

17. Engineering design drawings prepared by an engineer with suitable experience in coastal, civil and hydraulic engineering, to the satisfaction of the Council's General Manager, must be submitted to and endorsed by Council prior to the commencement of any works associated with the development.
18. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's General Manager.

19. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of construction works.

TRAFFIC MANAGEMENT

20. Traffic Management must be provided in accordance with Department of State Growth (2014): Traffic Control for Works on Roads, Tasmanian Guide, Traffic Services and Infrastructure Division, Department of State Growth, Hobart or the current replacement.

TASWATER

21. The development must meet all required Conditions of approval specified by TasWater Submission to Planning Authority Notice, date 05/07/2017 (TWDA2017/00896-GSB).

ENVIRONMENTAL MANAGEMENT

22. Before any work commences, the developer must submit a Construction Environmental Management Plan (CEMP), or a series of CEMPs that considers the construction corridor and the laydown areas prior to construction of each section of pipeline, to the satisfaction of Council's General Manager including details of the following:

- Contamination Management;
- Soil and Water Management in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South;
- Coastal management works;
- Details of use of the laydown areas, the physical marking out of the lay down areas and the process for the rehabilitation of the lay down areas;
- Weed and hygiene control and management detailing measures to be adopted to prevent the spread of weeds listed in the Weed Management Act 1999, through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene;
- Construction recommendations as identified in reports Marine Solutions; Cultural Management; North Barker and GES.

The CEMP will form part of this permit when approved.

23. The applicant is to provide a copy of the monthly monitoring and reporting reports from the contractor to the satisfaction of Council's Manager Natural Resources regarding:
- Disturbance to Terrestrial and Aquatic Flora and Fauna;
 - Watercourse Crossings;
 - Erosion, Sedimentation and Surface Run-off; and
 - Weed and Hygiene Control.

CONSTRUCTION AMENITY

24. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
- Monday to Friday 7:00 a.m. to 6:00 p.m.
 - Saturday 9:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.

25. 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.
26. 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.
27. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's General Manager.

VEGETATION CLEARANCE

28. No vegetation other than that necessary for the construction of the pipeline, associated access and services is to be cleared without the approval of Council.

DEFECTS LIABILITY PERIOD

29. All works associated with the development must be subject to a 12 month maintenance and defects liability period following the completion of the works in accordance with the permit conditions to the requirements of Council's General Manager.

AS CONSTRUCTED DATA

30. Upon completion of the works "as constructed" data of all engineering works provided as part of this approval must be provided to Council. Unless approved otherwise by Council's General Manager the data must be provided in accordance with Council's "As Constructed Guidelines".

DEVELOPMENT APPLICATION 17132
Raw (untreated) water pipeline
From the Lower Prosser River Dam through to the
Solis property.



PROSSER PLAINS RAW WATER SCHEME PROPOSAL, ORFORD JOB No. J172072CL

DRAWING SCHEDULE			DRAWING SCHEDULE		
No.	DESCRIPTION	REV	No.	DESCRIPTION	REV
C01	GENERAL ARRANGEMENT - PIPELINE CORRIDOR SHEET 1 OF 5	P1	C08	PIPELINE CORRIDOR - CROWN LAND SHEET 2 OF 2	P1
C02	GENERAL ARRANGEMENT - PIPELINE CORRIDOR SHEET 2 OF 5	P1	C09	PIPELINE CORRIDOR - TASMAN HIGHWAY SHEET 1 OF 3	P1
C03	GENERAL ARRANGEMENT - PIPELINE CORRIDOR SHEET 3 OF 5	P1	C10	PIPELINE CORRIDOR - TASMAN HIGHWAY SHEET 2 OF 3	P1
C04	GENERAL ARRANGEMENT - PIPELINE CORRIDOR SHEET 4 OF 5	P1	C11	PIPELINE CORRIDOR - TASMAN HIGHWAY SHEET 3 OF 3	P1
C05	GENERAL ARRANGEMENT - PIPELINE CORRIDOR SHEET 5 OF 5	P1	C12	PIPELINE LONG SECTION - SHEET 1 OF 2	P1
C06	PIPELINE CORRIDOR - PARADISE GORGE	P1	C13	PIPELINE TRENCH DETAILS & LONG SECTION - SHEET 2 OF 2	P1
C07	PIPELINE CORRIDOR - CROWN LAND SHEET 1 OF 2	P1			

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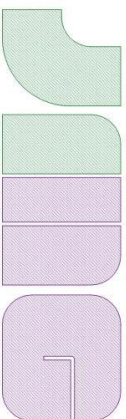
ABN 76 473 834 852

117 Harrington Street, HOBART, TASMANIA

(03) 6231 2656

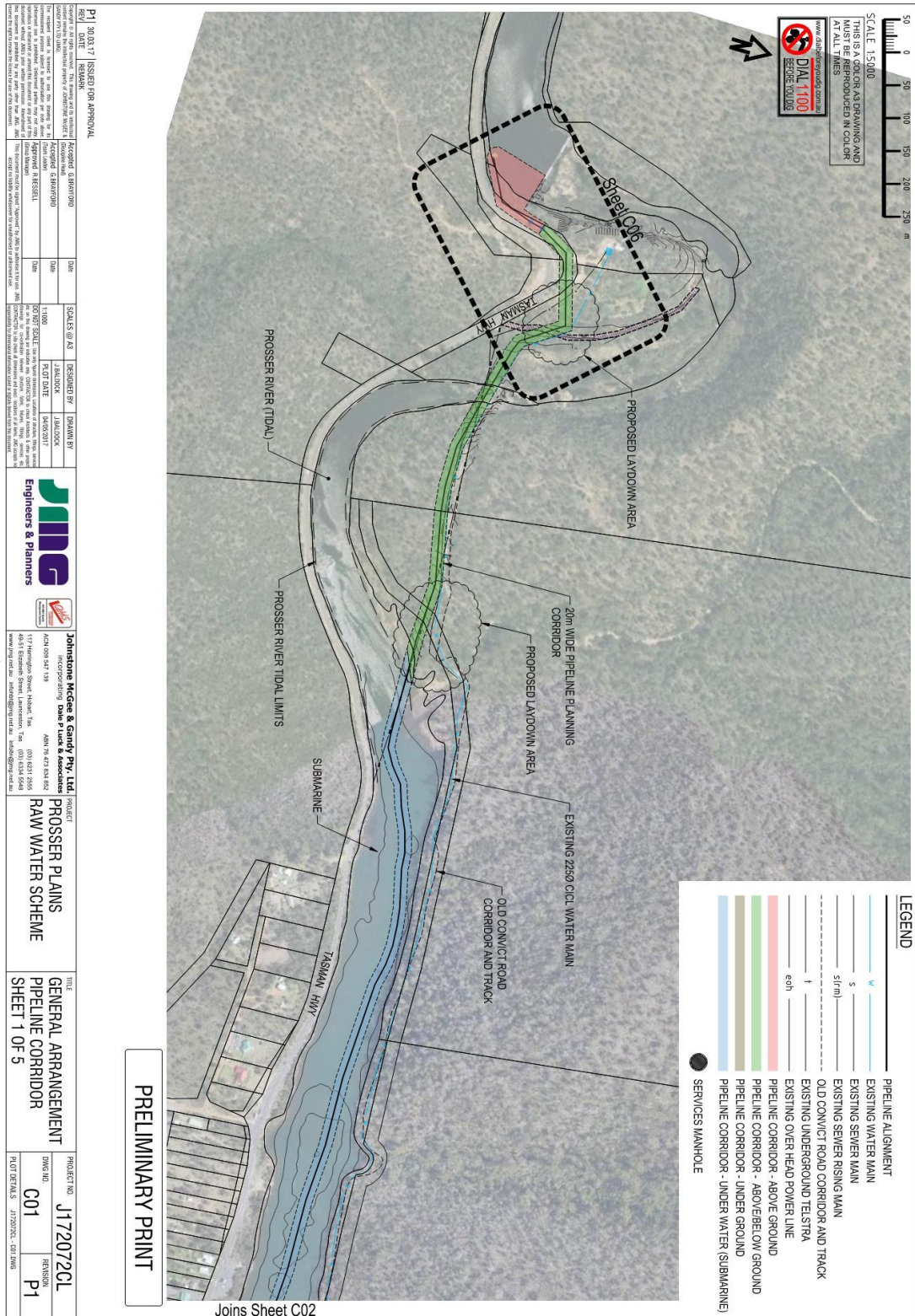
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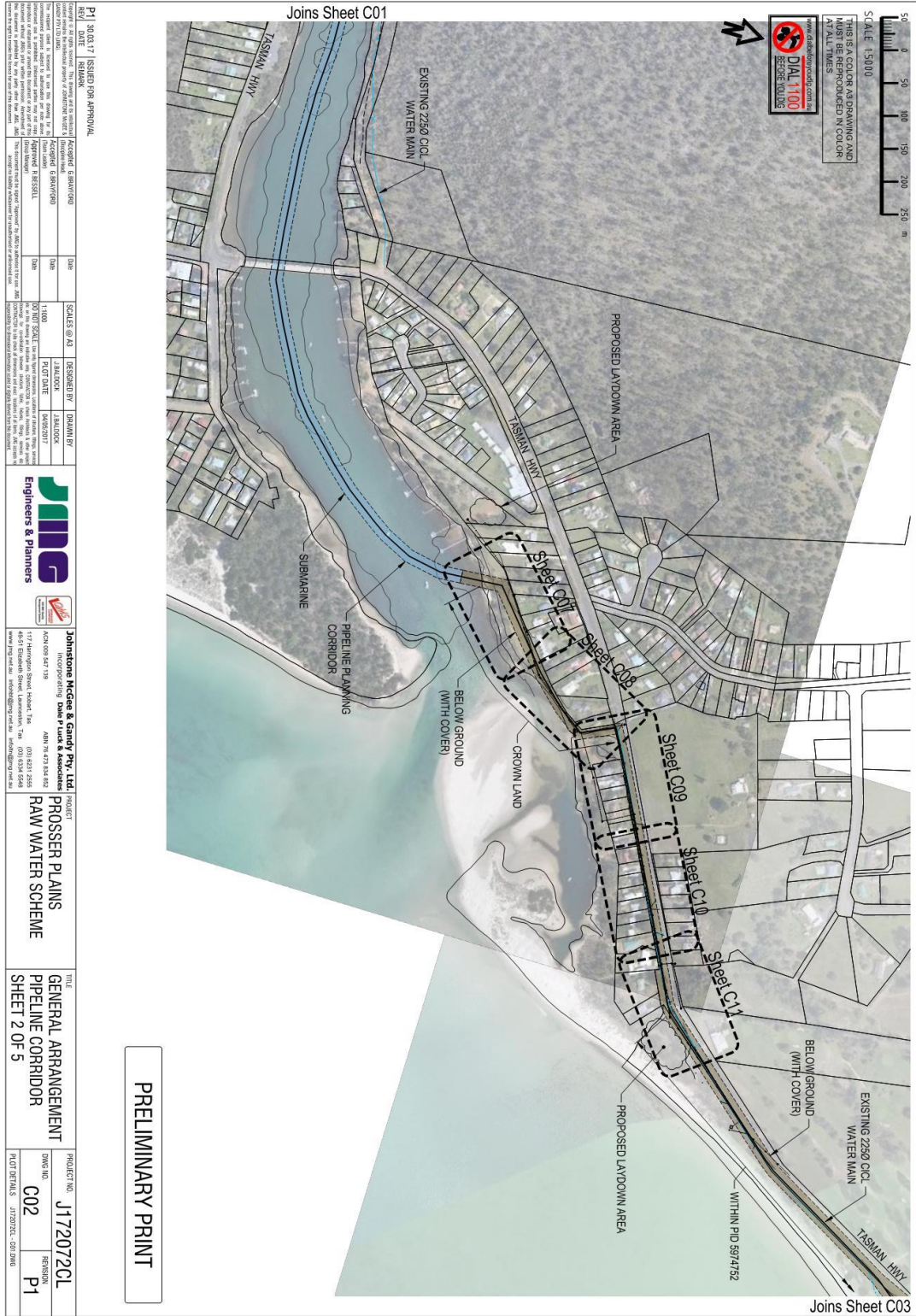
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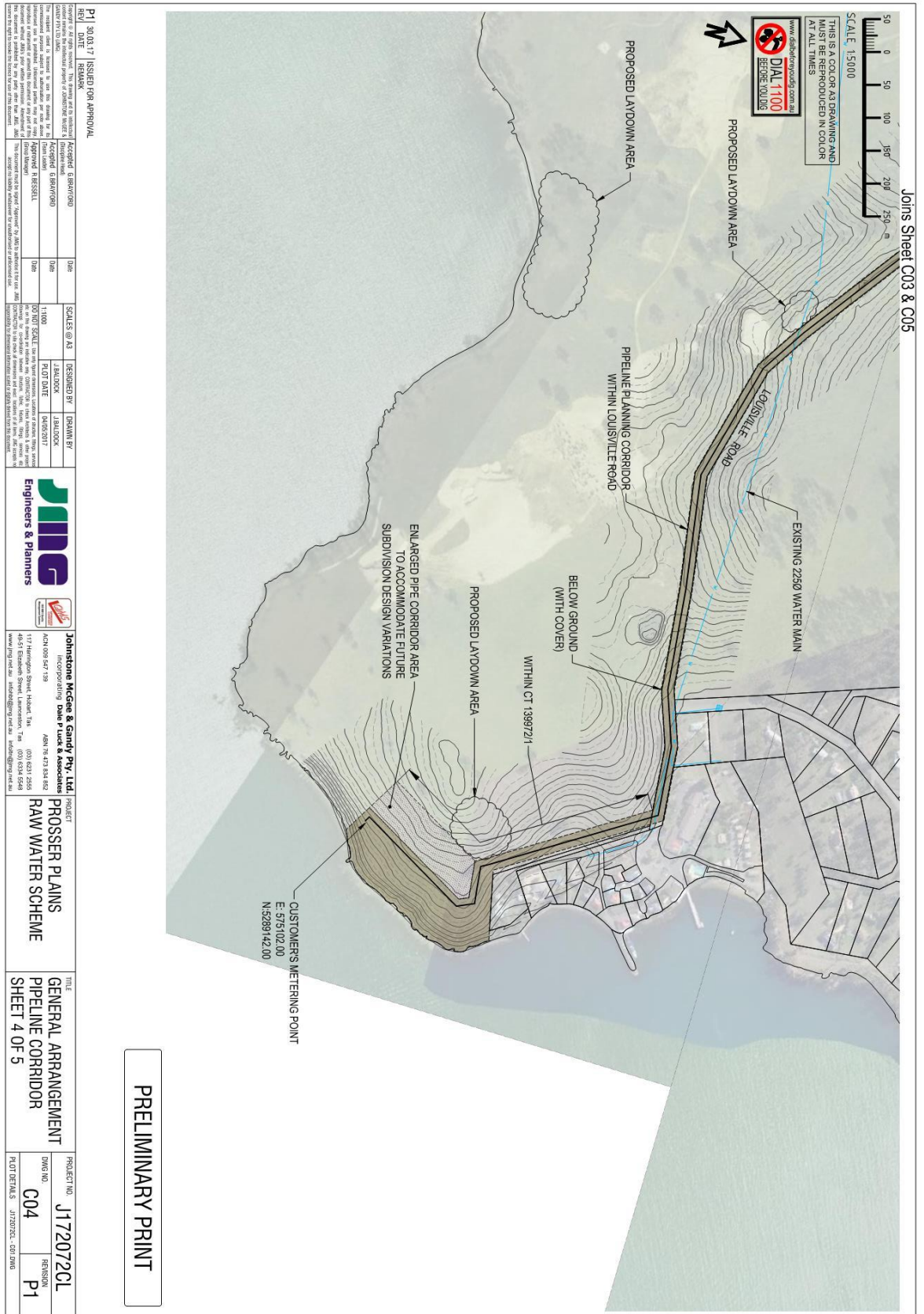


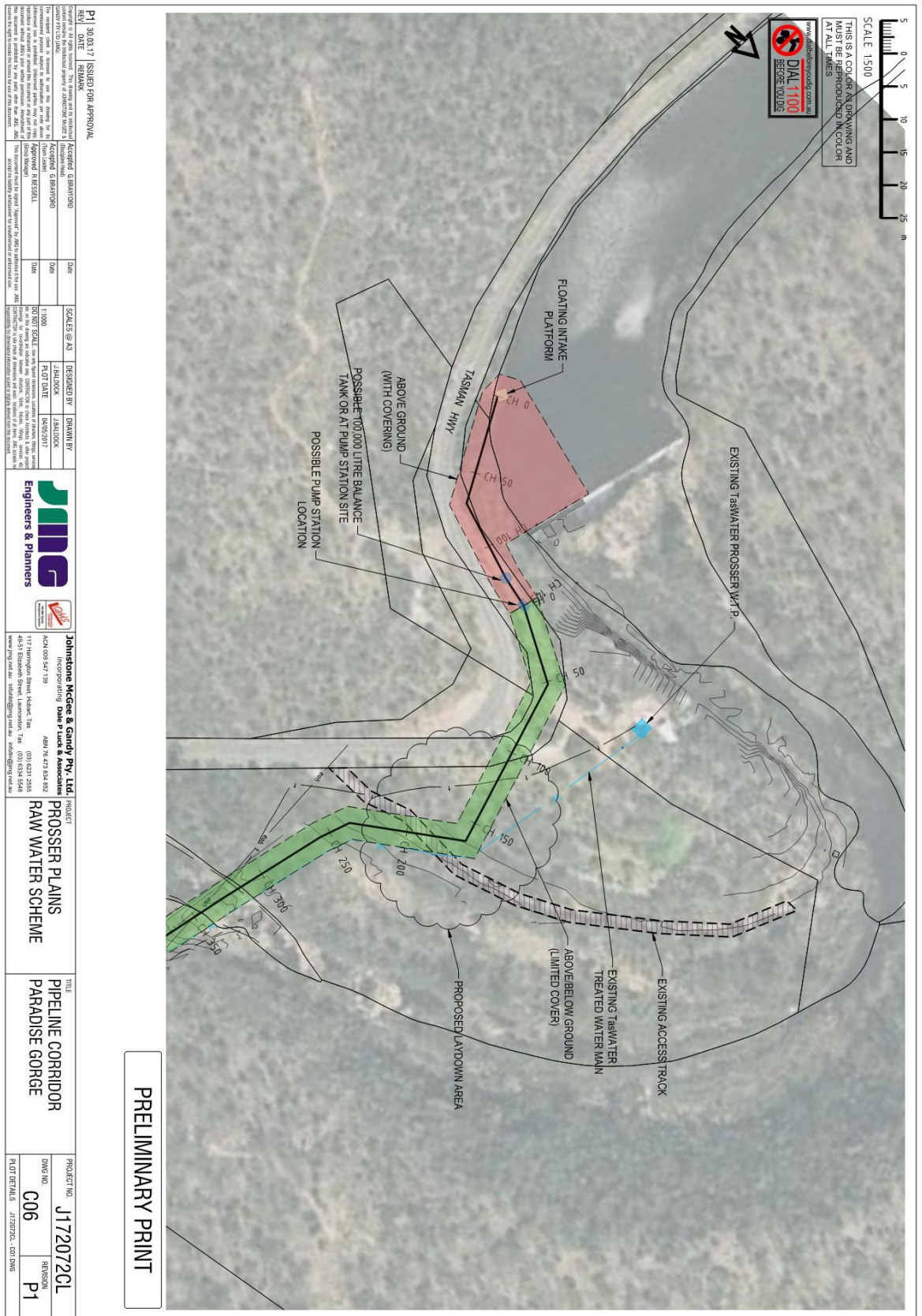
ENGINEERS AND PLANNERS







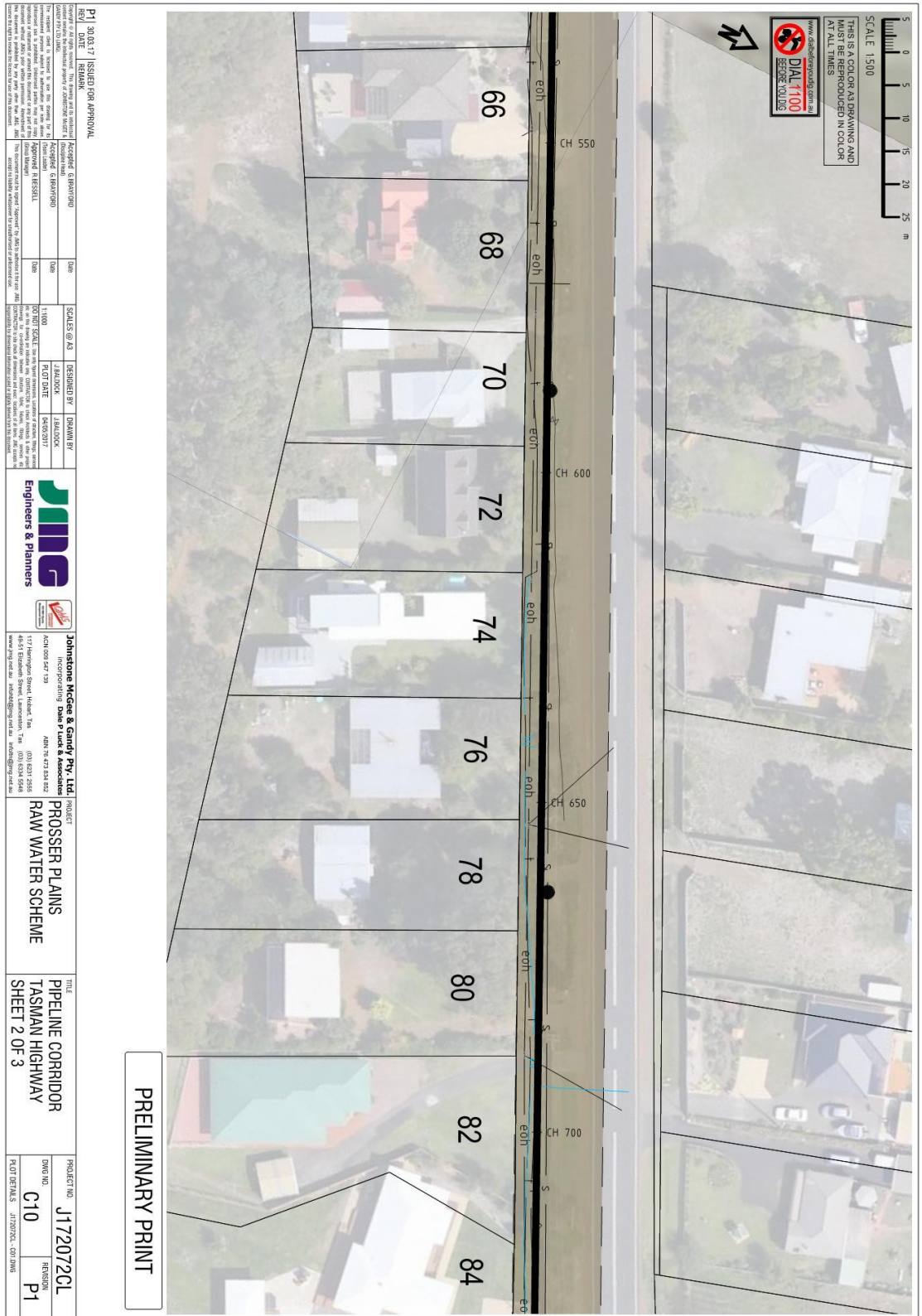














3.2 Raw Water Pipeline DA 2017/144 – Louisville Point and State Waters

Planning Assessment Report

Proposal:	Pipeline
Applicant:	Tassal Operations Pty Ltd
Location:	Louisville Point and State waters
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Rural Resource Zone & Environment Management Zone
Application Date:	20 June 2017
Statutory Date:	31 July 2017
Discretions:	Seven
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for a pipeline to deliver water from Louisville Point (on land) through to the Okehampton Bay marine lease (undersea).
- 1.2. The application is for a discretionary use in the Environmental Management Zone and is also reliant on a number of different performance criteria.
- 1.3. 35 statutory representations were received.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2017 / 00144.
- 2.2. This determination must be made no later than 31 July 2017.
- 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. The pipeline is to connect to the metering point of Council's proposed pipeline that commences from the Lower Prosser River Dam. The financial arrangements associated with that proposal are on the public record and contained in the report endorsed by the Council at its January 2017 meeting.

4. Relevant Background and Past Applications

- 4.1. Council's proposed pipeline is subject to a separate approval process (ref DA 2017 132).

5. Site Detail

- 5.1. The site of works involves land and undersea components. The land component is contained within the Solis site and limited to a small portion of that site in close proximity to the high water mark boundary of the Solis title. The undersea component involves State waters adjacent to the Solis title and through to the Okehampton marine lease. The affected areas are shown on the proposal plans.
- 5.2. The land component is subject to the Rural Resource Zone. The undersea component is within the Environmental Management Zone. The Glamorgan Spring Bay Interim Planning Scheme 2015 applies to the full extent of the proposed works.

- 5.3. All land within 40m of the high water mark is subject to the Waterways and Coastal Protection Area. Works are proposed within this area.
- 5.4. Works are also proposed within the Coastal Inundation Hazard Area (refer page 19 of the All Urban Planning report).
- 5.5. The land component is subject to the Specific Area Plan related to the Solis development.

6. Proposal

- 6.1. Planning approval is sought for a pipeline to deliver water from Louisville Point (on land and underground) through to the Okehampton Bay marine lease (undersea).
- 6.2. The pipeline is a 355mm outer diameter HDPE (high density polyethylene) pipe. The construction will involve stringing the pipe in nominal 400m lengths from a temporary laydown area.
- 6.3. The majority of the undersea section of the pipeline is to sit on the seabed. Concrete anchors will secure the pipe in place consistent with other submarine pipe construction elsewhere in Tasmania.
- 6.4. As the pipeline leaves the land and enters State waters, it is proposed to bury a section of the pipeline below the seabed. This section is approximately 35m in length and is located below the low water mark.
- 6.5. On land the pipe will be buried. An air valve located approximately 18m from the edge of the land is shown on the proposal plans to be located above ground and in a tamper proof enclosure.
- 6.6. The length of the pipeline is 6.9km (approx.) (ref TRI-13). It terminates at a 8m x 8m pontoon raft which has a centrally located shut of valve and hose reel. A handrail would run along the edge of the raft. The raft is secured to the seabed via mooring lines.
- 6.7. The application is supported by:
 - 6.7.1. Proposal Plans labelled TRI-13, TRI-14 & TRI-15 prepared by Tassal Group Limited;
 - 6.7.2. Planning Report prepared by All Urban Planning Pty Ltd
 - 6.7.3. Bathymetric and Habitat Mapping From Louisville Point to Okehampton Bay, and the Okehampton Lease, Tasmania prepared by Marine Solutions Pty Ltd

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 a 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;
 - Environmental Management Zone

- Rural Resource Zone
- E11.0 Waterway and Coastal Protection Code
- E15.0 Inundation Prone Areas Code
- F3.0 Louisville Road Specific Area Plan

7.3. The proposal is classified as minor utilities. The pipeline is to service one site only and the pipeline is contained to one locality. These are the fundamental principles behind the definition of minor utilities which is as follows:

means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110Kv.

7.4. The Louisville Road Specific Area Plan requires all development to be landscaped. Landscaping is not specifically addressed in the application. Landscaping can be achieved by way of reestablishment of the grass cover. A condition can require some minor plantings in the vicinity of the air valve.

7.5. The proposal complies with all applicable acceptable solutions other than the following where the proposal is reliant on the associated performance criteria.

		Acceptable Solution Requirement	Proposed
1	Use – Environmental Management Zone Clause 29.2	The proposal is a discretionary use in the use table.	
2	Excavation – Environmental Management Zone Clause 29.4.3 A3	Excavation be no more than 1m deep.	1.7m excavation for trench. Although temporary the standard would appear to apply.
3	Setback – Rural Resource Zone to the Environmental Management Zone Clause 26.4.2 A4	100m setback for buildings and works.	The land component which entails works is within 100m of the Environmental Management Zone.
4	Waterway & Coastal Protection Code – siting Clause E11.7.1 A1	All works within the area are discretionary. The area applies to all land within 40m of the high water mark.	

5	Waterway & Coastal Protection Code – Buildings and works dependant on a coastal location Clause E11.7.2 A1	Coastal dependent work is an extension to existing infrastructure that is no more than 20% larger.	This proposal is new infrastructure.
6	Inundation Prone Areas Code – dependent on a coastal location Clause E15.7.6 A1	Coastal dependent work is an extension to existing infrastructure that is no more than 20% larger.	This proposal is new infrastructure.
7	Excavation – Louisville Road SAP Clause F3.6.3 A3	Excavation be no more than 1m deep.	1.7m excavation for trench. Although temporary the standard would appear to apply.

7.6. Discretion 1 – Use in the Environmental Management Zone

7.6.1. There is no applicable use standard. The zone purpose statements are:

To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.

To only allow for complementary use or development where consistent with any strategies for protection and management.

To facilitate passive recreational opportunities which are consistent with the protection of natural values in bushland and foreshore areas.

To recognise and protect highly significant natural values on private land.

To protect natural values in un-developed areas of the coast.

To recognise and protect reserved natural areas as great natural assets.

7.6.2. The values of the State waters subject to this zone are documented in the supporting reports submitted with the application. It is considered that the development can occur without any unreasonable impact to natural values.

7.6.3. The infrastructure will need to be surveyed and documented for vessels but will not restrict vessels for recreation or other purposes.

- 7.6.4. On the basis that the proposal will not prejudice any zone purpose statements the use and development is considered to be appropriate.

7.7. Discretion 2 – Excavation in Environmental Management Zone

- 7.7.1. The acceptable solution for excavation in the Environmental Management Zone is no more than 1m depth other than for building foundations.

- 7.7.2. Arguably, the acceptable solution is met. The pipeline technically fits within the meaning of a building. The excavation is also a temporary measure to lay the pipe rather than a permanent change. Nevertheless, it is considered that the following performance criteria applies:

Fill and excavation must satisfy all of the following:

- (a) *there is no adverse impact on natural values;*
- (b) *does not detract from the landscape character of the area;*
- (c) *does not impact upon the privacy for adjoining properties;*
- (d) *does not affect land stability on the lot or adjoining land.*

- 7.7.3. The associated objective for this performance criteria is:

To ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape.

- 7.7.4. The area of excavation is shown on the long section plan. It is located below the low water mark for a distance of 37m out from land. The excavation is to bury the pipe below the seabed in this section.

- 7.7.5. It is considered that there is no potential impact to landscape character, privacy or land stability. The potential impact to natural values is described in the supporting report. This intertidal habitat consists of beach-washed cobbles with limited potential for native species.

- 7.7.6. It is considered that the performance criteria is satisfied.

7.8. Discretion 3 – Setback in Rural Resource Zone to Environmental Management Zone

- 7.8.1. Works are proposed on land within the Rural Resource Zone that are located within 100m of the foreshore/Environmental Management Zone. The relevant performance criteria is:

Buildings and works must be setback from land zoned Environmental Management to minimise unreasonable impact from development on environmental values, having regard to all of the following:

- (a) *the size of the site;*
- (b) *the potential for the spread of weeds or soil pathogens;*

- (c) *the potential for contamination or sedimentation from water runoff;*
- (d) *any alternatives for development.*

7.8.2. The extent of works on land entails a trench to bury the pipe and an air valve located approximately 18m from the edge of the land in a tamper proof enclosure.

7.8.3. There is minimal potential to have an adverse effect on environmental management. Sedimentation, weed and soil pathogens can be suitably managed through standard construction management practices. The extent of works is minimal, compared to the size of the land title, and contains no environmental or cultural values in the development footprint. Alternatives do not exist.

7.8.4. It is considered that the proposal satisfies the performance criteria.

7.9. **Discretion 4 – Waterway and Coastal Protection Area – Siting**

7.9.1. Works within 40m of the high water mark are within this area and subject to the following performance criteria:

Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:

- (a) *avoid or mitigate impact on natural values;*
- (b) *mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;*
- (c) *avoid or mitigate impacts on riparian or littoral vegetation;*
- (d) *maintain natural streambank and streambed condition, (where it exists);*
- (e) *maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*
- (f) *avoid significantly impeding natural flow and drainage;*
- (g) *maintain fish passage (where applicable);*
- (h) *avoid landfilling of wetlands;*
- (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.*

7.9.2. The extent of works within 40m of the high water mark consist of a trench to bury the pipe and an air valve located approximately 18m from the edge of the land in a tamper proof enclosure.

7.9.3. There is minimal potential to have an adverse effect on environmental management. Sedimentation, weed and soil pathogens can be

suitably managed through standard construction management practices.

The extent of works is minimal, compared to the size of the land title, and contains no environmental or cultural values in the development footprint. There will be no effect on drainage.

7.9.4. It is considered that the proposal satisfies the above performance criteria.

7.10. Discretion 5 – Waterway and Coastal Protection Area – Building and works dependant on a coastal location

7.10.1. Building and works dependant on a coastal location is defined as:

means buildings and works for which there is a demonstrated need to be located at a coastal location, including boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities and wharves.

Dwellings, except for a caretakers dwelling associated with any of the above, are not included.

7.10.2. The nature of the minor utility proposed is dependent on a coastal location. The associated acceptable solution provides for additions to existing coastal dependant infrastructure with all new coastal dependant infrastructure subject to the following performance criteria:

Buildings and works must satisfy all of the following:

- (a) need for a coastal location is demonstrated;*
- (b) new facilities are grouped with existing facilities, where reasonably practical;*
- (c) native vegetation is retained, replaced or re-established so that overall impact on native vegetation is negligible;*
- (d) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;*
- (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;*
- (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.*

7.10.3. In response to each of the subclauses:

- The infrastructure must be located in a coastal location to serve its intended function.
- The infrastructure connects to other pipeline infrastructure proposed.

- Native vegetation is unaffected.
- The design will cause negligible change to the appearance of the site.
- Coastal processes will be largely unaffected as the pipe will be buried within the intertidal zone in an cobble rich area with limited active coastal processes and limited natural values
- The submarine section of pipeline that will lie on the seabed will be monitored to establish future maintenance requirements with respect to marine pests. Any maintenance would likely involving divers with scrappers or pressure washers and this method of cleaning is unlikely to cause any adverse impact to natural values.

7.10.4. It is therefore considered that the performance criteria is satisfied.

7.11. Discretion 6 – Inundation Prone Areas Code – Buildings and works dependent on a coastal location

7.11.1. A clause similar to that discussed at 7.9 is provided for in the Inundation Prone Areas Code.

7.11.2. The pipeline is within the Inundation Prone Areas Overlay as shown on page 19 of the All Urban Report.

7.11.3. The relevant performance criteria is:

Buildings and works must satisfy all of the following:

- (a) *need for a coastal location is demonstrated;*
- (b) *new facilities are grouped with existing facilities, where reasonably practical;*
- (c) *building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;*
- (d) *waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure waste is safe from inundation events;*
- (e) *risk from inundation is acceptable, taking into account the nature of the development and its users.*

7.11.4. In response to each of the subclauses:

- The infrastructure must be located in a coastal location to serve its intended function.
- The infrastructure connects to other pipeline infrastructure proposed.
- The design will cause negligible change to the appearance of the site.

- The submarine section of pipeline that will lie on the seabed will be monitored to establish future maintenance requirements with respect to marine pests. Any maintenance would likely involve divers with scrapers or pressure washers and this method of cleaning is unlikely to cause any adverse impact to natural values.
- All works subject to the Code are underground and at no risk of inundation.

7.11.5. It is therefore considered that the performance criteria is satisfied.

7.12. Discretion 7 - Excavation in Louisville Road Specific Area Plan

7.12.1. The acceptable solution for excavation to be no more than 1m depth other than for building foundations.

7.12.2. Arguably, the acceptable solution is met. The pipeline technically fits within the meaning of a building. The excavation is also a temporary measure to lay the pipe rather than a permanent change. Further, the nominal trench will be no more than 1m deep on land to provide 0.6m cover over the 355mm OD pipe. However, given that the issue and that the depth is at the margin, it is considered that the following performance criteria applies:

Fill and excavation must satisfy all of the following:

- (a) *there is no adverse impact on natural values;*
- (b) *does not detract from the landscape character of the area;*
- (c) *does not impact upon the privacy for adjoining properties;*
- (d) *does not affect land stability on the lot or adjoining land.*

7.12.3. It is considered that there is no potential impact to landscape character, privacy or land stability. The potential impact to natural values is described in the supporting report. This intertidal habitat consists of beach-washed cobbles with limited potential for native species.

7.12.4. It is considered that the performance criteria is satisfied.

8. Referrals

8.1. TasWater

8.1.1. The proposal was referred to TasWater. TasWater have advised that they have no objection to the proposal and do not require any conditions.

8.2. Council's Technical Officer

8.2.1. The application was not been referred to Council's Technical Officer given the nature of the application.

8.3. Council's Natural Resource Management Department

8.3.1. Council's NRM Department has review the application and supports the recommendations outlined in the supporting reports.

9. Concerns raised by representors

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

9.2. Of the 35 written representations received a number were sent to incorrect email addresses or received outside of time. Two individuals provided multiple submissions.

Issue	Response
Oppose fish farming in Okehampton Bay.	This issue is not relevant to the determination of this matter.
Oppose the pipeline 'from Buckland in to be below the high water mark along the Prosser River'.	This relates to a separate application.
Council should not be building the pipeline at the ratepayers expense and similar statements.	<p>This issue is not relevant to the determination of this matter.</p> <p>It should be noted that the draft business case considered by Council at its January 2017 meeting made it clear that the project will not burden ratepayers.</p>
Impact to water supply, including from: the capture of additional water within the Prosser catchment at the Twamley dam, the future management of the water resource across different organisations, effect on fire fighting supply, faults in the proposed pipeline, or past impact of faults in the pipeline to the former chip mill.	<p>This issue is not relevant to the determination of this matter.</p> <p>However it should be noted that TasWater have a strategy in place to increase drinking water supply to meet growth projections.</p> <p>It should also be noted that the Prosser Plains Raw Water Scheme will:</p> <ul style="list-style-type: none"> • Capture winter and flood flows only. These flows would otherwise overtop the limited TasWater storage and head to sea. • Provide a 200ML allocation to TasWater in the proposed Twamley Dam. This is a substantial increase to their existing storage and will provide much needed resilience to their system. The original design capacity of the two TasWater weirs was 395ML. However, sedimentation that has occur since construction has reduced this level significantly. The actual storage capacity is not verified but is likely to within a range from 200ML to 240ML. The 200ML additional allocation is significant increase. • Have a very high (97%) surety level to

	<p>guarantee customer supply over low rainfall periods. This surety level exceeds the Tasmanian Irrigation systems which generally have a 95% surety level. The surety level of the existing TasWater storage is not known but it is clearly low. The additional 200ML allocation would guarantee town supply over one summer.</p>
<p>“Hidden storm or mechanical damage to the underwater sections of the pipeline in either the Prosser or Spring Bay could potentially reduce the pipeline pressure thereby engaging the self-operating pumps and virtually empty the lower Prosser dam overnight.”</p>	<p>This issue is not relevant to the determination of this matter.</p> <p>However, it should be noted that this is a highly unlikely scenario. The operational system will be designed to detect leakage. Mechanical (ie pump) faults will be addressed via reserve systems. Water will be pumped from the Lower Prosser River Dam only when required by a customer. The extraction pump capacity will be 6ML/day. It is not possible for these pumps to threaten the Lower Prosser River Dam nominal 240ML storage even over a period of several days.</p>
<p>“Who or what authority would control the pipeline? Major conflicts of interest could arise especially during our frequent low rainfall periods.”</p>	<p>This issue is not relevant to the determination of this matter.</p> <p>However, it should be noted that the pipeline subject to this application will be owned and operated by the proponent. The pipeline from the Lower Prosser River Dam will be a Council operated asset. Agreements will set out the TasWater and GSBC obligations.</p> <p>It should be noted that the raw water scheme will have a very high level of surety to guarantee supply for customers. The Twamley Dam is proposed as a 3000 ML storage with a 1795 ML per annum winter and flood flow take and with a 1000 ML per annum usage allocation. The surety level will be around 97%. The water stored at Twamley is water from winter or flood flows that would otherwise overtop the TasWater storage.</p> <p>The additional water put into the Lower Prosser River Dam from the proposed Twamley Dam, net of environmental flows and transmission loss, fundamentally belongs to the raw water scheme. Inflows from the Prosser Plains Raw Water Scheme will be monitored to verify inputs into the Lower Prosser River Dam.</p> <p>Again, it should also be noted that TasWater will have a 200 ML per annum allocation which provides a significant increase to their existing supply.</p>
<p>“TasWater have determined that fish bathing from their infrastructure is not permitted. The feed for this pipeline is from Orford dam which is TasWater infrastructure.”</p>	<p>This issue is not relevant to the determination of this matter.</p> <p>However, it should be noted that TasWater can provide drinking water for bathing purposes where there is sufficient storage. The representor may be trying to</p>

	state that the existing TasWater storage is undersized to meet the supply required for this proposal. That is quite clearly the case which is why water is to be sourced from an alternative supply.
“At times of drought of low Prosser Dam levels will the GSBC be liable to the fish farm when water is not available or conserved for community use”.	This issue is not relevant to the determination of this matter. See responses above.
“The 200ML for Taswater is for ‘an needed use’. This will obviously be in times of low supply then the Twamley Dam will be low/dry. It is unlikely to be able to supply water to the community and Tassal. The Tassal pipeline will drain the community dry.”	This issue is not relevant to the determination of this matter. This has been addressed in early responses. The raw water and town water supplies are separate. The raw water system will provide 97% surety of supply whilst provided for a significant increase to the town water supply.
“Connection to TasWater’s sewerage system is not available ...”.	Noted. A connection is not required.
Impact to endangered and vulnerable species such as the Southern Right Whale and destruction to the marine environment and aquatic species.	Based on the supporting documentation submitted with the application it is considered that there is minimal risk of short-term or long-term damage to the marine environment or species. The Marine Solutions report submitted recommends standard marine construction conditions with respect to stop work procedures if marine mammals are sighted within 300m of works.
“I object to the proposal to rezone State Coastal Waters from Environmental Management to Light Industrial.”	This is a separate matter.
The proposal is contrary to the Council’s strategic plan.	The strategic plan is not relevant to the determination of a planning application.
“The proposals do not adequately address marine environmental impacts, dredge management, bushfire assessment, stormwater management, traffic impacts, noise impacts, natural values or coastal impacts.”	Dredging is not proposed. A bushfire assessment is not required and all works, apart from an air valve, will be underground or underwater. Stormwater management is not required. Traffic is not generated. Noise is limited to construction noise only and regulated through State level EPA rules. The marine environment, natural values and coastal impacts are considered to be adequately described and assessed in the supporting documentation.
This application should not be approved until DA 2017 / 132 is approved (for the pipeline from the Lower Prosser River	This proposal is clearly reliant on another application however that does not impede the ability to approve that

dam to the Solis site).	application.
"Tassal should have its own desalination system and the costs being part of production".	Alternatives are not a relevant matter for determination of this planning application.
Approval of this application "implies that the Council will supply water and therefore places it in a potentially legal and financial situation to the detriment ..." of the community.	This issue is not relevant to the determination of this matter. The application is for planning approval only. The representor should review the draft business plan presented at the January 2017 Council meeting.
"The full economic, social and community effects of this Pipeline have not been fully assessed."	This issue is not relevant to the determination of this matter. The proposed pipeline is private infrastructure.
Statements of objections without supporting reasons.	Noted.
All associated approvals should be assessed in one process.	This issue is not relevant to the determination of this matter. This is not possible and is not a relevant matter for determining this application.
Loss of biodiversity, further disruption to natural environment, impact to pristine environment and land and sea ecosystems.	The impact to natural values is considered to be minimal.
Impact to tourism.	The pipeline is unlikely to impact tourism. Only the barge within the marine farming lease and one air valve on land will be visible upon completion.
Impact of freshwater on marine life.	Freshwater bathing is not known to impact the environment.
Terms of the Crown land consent.	The requirements at section 52 of LUPAA have been met.
As the GSBC & Tassal pipelines are the same size there is no capacity to service Solis, TasWater or other users or the pipe size being excessive.	This is not the case.

Impact of a rupture on marine life.	Freshwater is not known to impact the marine environment. Leaks are capable of being detected before significant water losses occur.
The capacity to police the Marine Solutions stop work recommendation if mammals are within 300m of construction.	The recommendations are standard practices and are not particularly onerous. Non-compliance can be prosecuted.
Refuse management during construction.	<p>The construction/lay-down area is exempt from approval.</p> <p>The <i>Litter Act 2007</i> does apply to construction sites and penalties can be issued if waste is not appropriately contained.</p>
The use is best categorised as Resource Development. Resource Development in the Louisville Road Specific Area Plan is subject to F3.2.3 and the proposal does not satisfy this clause.	<p>The use is minor utilities.</p> <p>If the alternative use class is acceptable, that use class is discretionary under all applicable zones, codes and specific area plan.</p> <p>Clause F3.2.2 states:</p> <p><i>Any application for use or development that does not comply with the above precinct or area boundaries shall be considered as a discretionary application pursuant to section 57 of the Act and must satisfy all of the following:</i></p> <p><i>(a) be consistent with any Desired Future Character Statements for the specific area plan;</i></p> <p><i>(b) be, in the context of the purpose of the Specific Area Plan, only a minor departure from the precinct and area specific provisions.</i></p> <p>Given the pipeline will be trenched and underground through the Specific Area Plan, excluding one air valve, there will be minimal change to the appearance of the site. The pipeline is in an area set aside for open space and the existence of a pipeline and any future easement is highly unlikely to constrain open space use.</p>
The pipeline should be assessed on the basis that it is a building and should be subject to 26.4.4 A2/P2 and 29.4.2 A2/P2 of the scheme.	<p>This is not accepted. However, if it were it is noted that Clause 26.4.4 A2/P2 does not exist. Clause 29.4.2 A2/P2 relates to building setback from rear and side boundaries for buildings within the Environmental Management Zone. The acceptable solution provides a 30m setback. Clause 29.4.2 P2 states:</p> <p><i>Building setback from side and rear boundaries must satisfy all of the following:</i></p> <p><i>(a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape;</i></p>

	<p><i>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</i></p> <p><i>(i) overlooking and loss of privacy;</i></p> <p><i>(ii) visual impact, when viewed from adjoining lots, through building bulk and massing.</i></p> <p>If the above did apply it would be satisfied. In the environmental management zone the pipeline is not visible at any point within 30m of the Environmental Management Zone boundary.</p> <p>If the representor was referred to Clause 26.4.2 A2/P2 (which is the equivalent clause to the above in the Rural Resource Zone), then a similar finding would apply.</p>
Lack of consultation.	Consultation is consistent with the statutory processes of LUPAA.
"Tassal's application states that it complies with cl.29.4.3 A3. Nevertheless, it also states that it complies with P3".	The report does not state this.
Inadequate assessment of ecological values in the intertidal zone and the application cannot be approved until this is made available.	The intertidal zone is described in the Marine Solutions report. The intertidal zone is a cobbled environment with limited ecological value.
There is no assessment of the impact of the concrete pillars on the seabed, sediment movement or coastal processes.	The impact of concrete pillars is minimal. This is a widely used construction method in such environments.
Conditions should be included in relation to the removal of any bio foul to protect the marine environment and that all maintenance works are conducted in accordance with the 'Wetlands and Waterways Works Manual' and 'Tasmanian Coastal Works Manual'.	A condition to this effect is provided for including on any permit granted.
Conditions should require no visible sediment plumes outside of work area and/or ANZECC 2000 thresholds for Total Suspended Solids be imposed in work area.	A condition relating to soil and water management should be included on any permit granted.

Condition should be imposed to require the pipeline to be removed and areas rehabilitated should use of the pipeline cease.	Given the pipeline will have minimum impact to the environment it is considered that there is no need for such a condition. The representor has raised a number of issues related to potential impacts to the environment during construction and whilst it is considered that these issues can be managed they are nevertheless equally applicable to decommissioning and removal of the pipeline.
Lack of clarity over length of pipeline in the application documents.	The length and location of the pipeline is considered to be adequately described.
No details on size or weight of concrete blocks.	It is considered that there is adequate detail on this element.
No details on how pipeline will be attached to the barge or how the barge can withstand storms or inundation events.	The barge will be designed to be fit for purpose.
What impact will pressure washers to remove bio-foul and related wastewater have on the environment? How and where will that waste water be discharged?	There will be no impact and no wastewater generated.
No details of wastewater from staff showers and toilets.	This issue is not relevant to this application.
Will bits of the pipeline wash up on shore?	No.
Limitations on recreational fishing by location of pipeline and liability concerns for damage to the pipeline or vessels.	The pipeline location will need to be documented and made available for navigational charts. The rounded nature of HDPE pipe limits the potential to trap an anchor. Similarly, concrete anchor blocks are not known to trap anchors. Damage is considered unlikely to arise
The pipeline could be under the seabed.	The application before Council is to place the pipeline on the seabed. The nature of this alternative is beyond that which could be legally considered through any condition of approval. However, the pipeline is considered to be unlikely to have any adverse impact to the environment or to recreational/commercial boaters and there is no need to consider alternatives.
The proposal is not a minor utilities and	It is considered to be a minor utility. The pipeline is to

should be assessed as a utilities.	convey water for one individual site.
The proposal is contrary to 29.3.1 P1 as it will have an unreasonable impact on the amenity of the surrounding area.	<p>Clause 29.3.1 A1/P1 applies to uses within Reserved Land. The proposal is located in the Environmental Management Zone but not within any area of Reserved Land. Accordingly the clause is not applicable.</p> <p>If the clause were applicable it is considered that the performance criteria would be satisfied. The performance criteria states:</p> <p><i>Use must satisfy all of the following:</i></p> <p><i>(a) be complementary to the use of the reserved land;</i></p> <p><i>(b) be consistent with any applicable objectives for management of reserved land provided by the National Parks and Reserves Management Act 2002;</i></p> <p><i>(c) not have an unreasonable impact upon the amenity of the surrounding area through commercial vehicle movements, noise, lighting or other emissions that are unreasonable in their timing, duration or extent.</i></p> <p>The pipeline will not have an unreasonable impact on the area.</p>
The proposal has not satisfied the various provisions of the Louisville Road Specific Area Plan or the application requirements.	The Louisville Road Specific Area Plan is referred to in the above.
The application is outside the jurisdiction of the planning scheme and Council has no authority to determine the application.	<p>The pipeline is connected to land and the entire pipeline is within the jurisdiction of the planning scheme because of this land connection.</p> <p>If this was not the case, and there was no jurisdiction to consider the application, the result would not be a refusal of the application. Rather, it would mean that no planning approval could be issued and the proposal could proceed without a planning permit.</p>
Capacity for GSBC to determine the application	This is not a relevant matter to determining this application.
Timing of the application at the end of financial year shows a lack of transparency	This is not a relevant matter to determining this application.
There is no indication of Solis intent with respect to walkway/cycleway from Raspins Beach to Barton Avenue.	Solis is required to provide a coastal walkway to connect these locations.

10. Conclusion

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

11. Recommendations

That:

- A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for Pipeline at land generally located between Louisville Point & Meredith Point, Orford (which forms part of Lot 1, Tasman Highway, Orford, CT139972/1) and adjoining State Waters generally in the vicinity of Freestone Point, Point Home, Flensers Point & Okehampton Bay (DA2017/00144), be APPROVED subject to the following conditions:

1. Use and development must be substantially in accordance with the endorsed plans and documents unless modified by a condition of this permit.

Advice: Any changes may either be deemed as substantially in accordance with the permit or may first require a formal amendment to this permit or a new permit to be issued.

2. The developer must pay the cost of any alterations, reinstatement or repair to existing services, Council infrastructure or private property incurred as a result of the proposed development works. Any work required is to be specified or undertaken by the authority concerned.
3. Prior to the commencement of works a landscaping and vegetation rehabilitation plan for the length of the corridor is to be provided to the satisfaction of the General Manager, which includes:

- Areas of native vegetation impacted upon during the construction of the pipeline to be rehabilitated;
- Provision of endemic plantings in the vicinity of the air valve on land.

Landscaping must be implemented in accordance with the landscape plan no later than one month after the completion of works unless otherwise agreed to in writing by Council's General Manager.

4. Construction activities must pause whilst any marine mammal is within 300m of construction activities. Suitably qualified and experienced persons must be within the area of construction activities to monitor compliance with this condition.
5. Before any work commences, the developer must submit a Construction Environmental Management Plan (CEMP), or a series of CEMPs, that considers the construction corridor and the laydown areas prior to construction of each section of pipeline, to the satisfaction of Council's General Manager including details of the following:
 - (a) Soil and Water Management in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South;
 - (b) How works will occur within the coastal zone consistent with the Tasmanian Coastal Works Manual and the Wetlands and Waterways Works Manual;
 - (c) Details of use of the laydown areas, the physical marking out of the lay down

areas and the process for the rehabilitation of the lay down areas; and

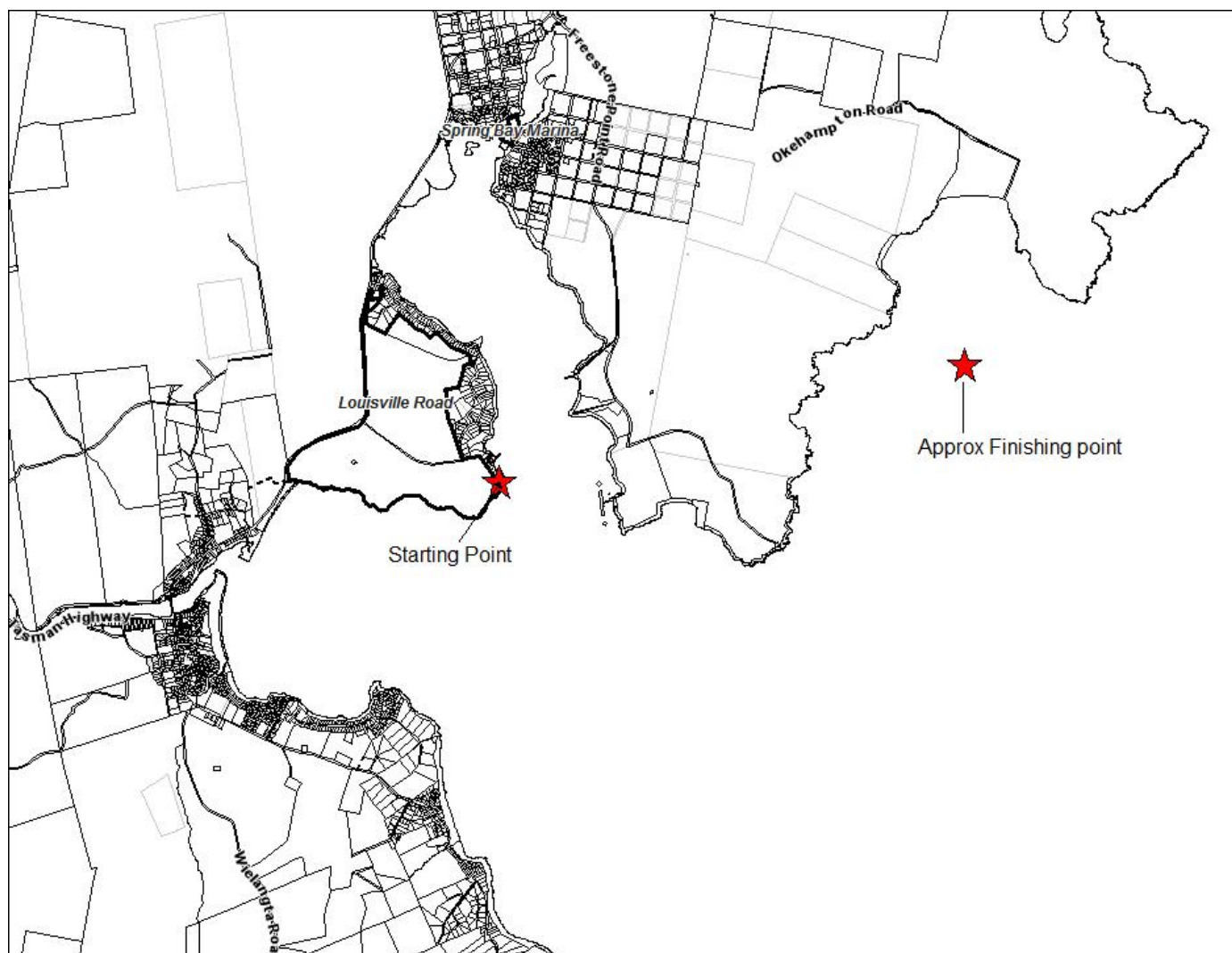
- (d) Weed and hygiene control and management detailing measures to be adopted to prevent the spread of weeds listed in the *Weed Management Act 1999*, through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene.
- 6. No top soil is to be removed from the site.
- 7. No vegetation other than that necessary for the construction of the pipeline, associated access and services is to be cleared without the approval of Council.
- 8. 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.

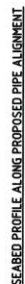
CONSTRUCTION AMENITY

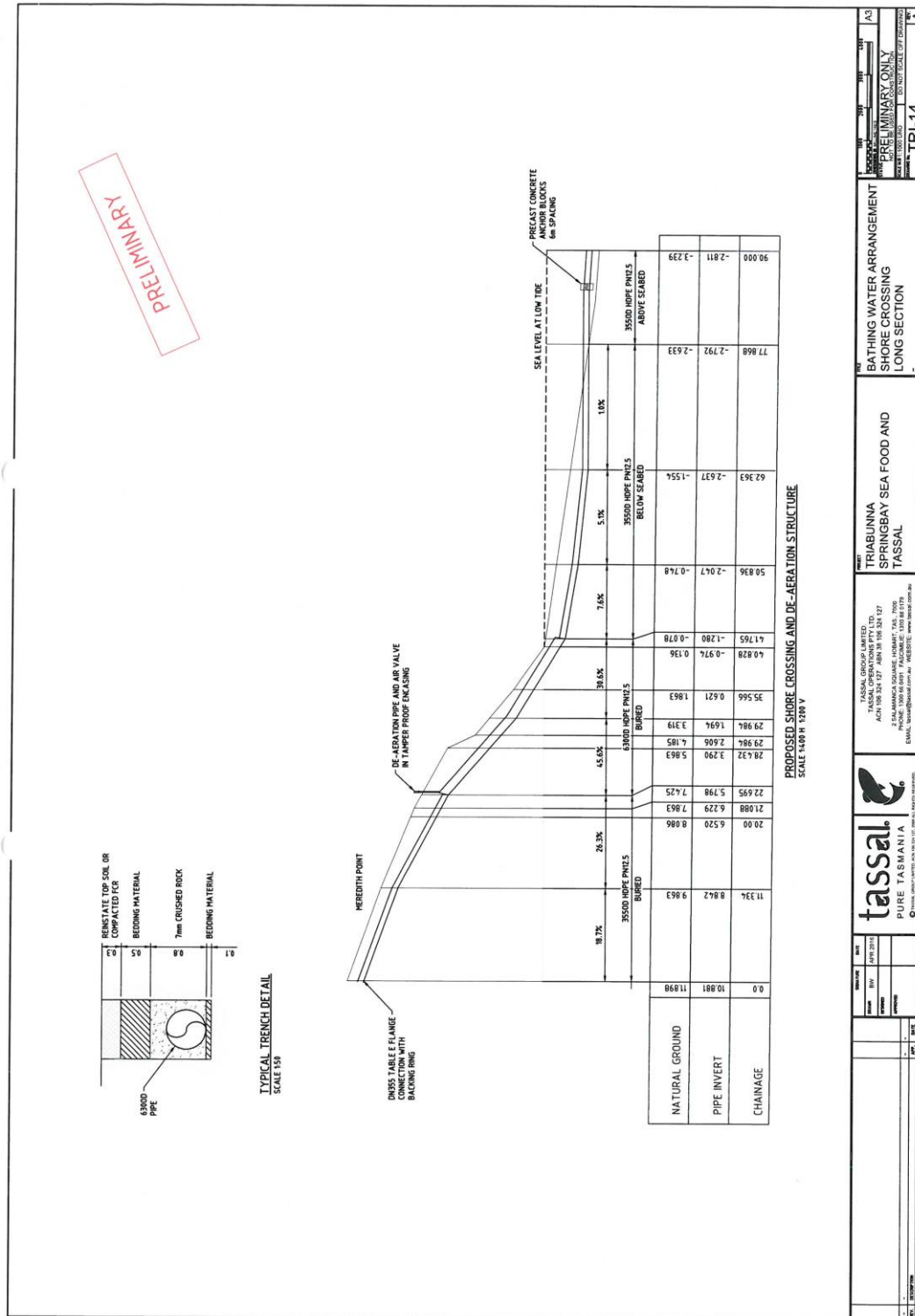
- 9. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
 - Monday to Friday 7:00 a.m. to 6:00 p.m.
 - Saturday 9:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
- 10. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
 - (a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - (b) The transportation of materials, goods and commodities to and from the land.
 - (c) Obstruction of any public footway or highway.
 - (d) Appearance of any building, works or materials.
- 11. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
- 12. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 13. Upon completion of the works a maintenance plan is to be prepared outlining measures to be adopted to inspect the pipeline and how any biofoul will be removed from the pipeline in a manner that limits potential environmental impact to the satisfaction of the Council General Manager.

14. Upon completion of the works “as constructed” data of all engineering works provided as part of this approval must be provided to Council. Unless approved otherwise by Council’s General Manager the data must be provided in accordance with Council’s “As Constructed Guidelines”.
15. Upon completion of the works, evidence must be provided to Council that any requirements to survey and / or identify the submerged pipeline for marine navigation purposes have been undertaken to the satisfaction of Marine and Safety Tasmania.

DEVELOPMENT APPLICATION 17144 Pipeline Louisville Point and State Waters.







TASSAL GROUP LIMITED TASAL HOUSE AC/21 108 324 127 AIN 18 103 327 2 BALMAIN ROAD, TASAL, TAS 7240 TEL: 08 1300 100 100 EMAIL: TASSAL@TASSAL.COM.AU		TRIABUNNA SPRINGBAY SEA FOOD AND TASSAL		BATHING WATER ARRANGEMENT SHORE CROSSING LONG SECTION		TASSAL PRELIMINARY ONLY DO NOT SCALE OFF DRAWING		TRI-14		A	
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3.3 Addition to Building DA 2017/158 – 40 Waubs Esplanade, Bicheno

Planning Assessment Report

Proposal:	Addition to building
Applicant:	Alpine (Tas) Pty Ltd
Location:	40 Waubs Esplanade, Bicheno
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Particular Purpose Zone: The Gulch
Application Date:	7 July 2017
Statutory Date:	25 August 2017 (extended by consent of applicant)
Discretions:	Three
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought to construct building additions to an existing seafood packaging facility at the Gulch, Bicheno. The building currently has a small retail component and the additions would provide a second level and would principally act as an extension of the retail component and provide a lookout.
- 1.2. The application is a permitted use but relies on a number of different performance criteria and is therefore discretionary.
- 1.3. One statutory representation was received.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2017 / 00158.
- 2.2. This determination must be made no later than 25 August 2017.
- 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. It is recommended that a cash in lieu contribution for car parking be made. Council will be required to expend that money on car parking in the area, the details of which are contained below.

4. Relevant Background and Past Applications

- 4.1. Permit DA 2013 / 00155 was approved by Council at its December 2013 meeting for the addition of a small (15m²) retail space to sell fresh seafood from the existing seafood packaging facility. The permit required a cash in lieu contribution for parking and it would appear that this has been used to provide car parking adjacent to the sites driveway.

5. Site Detail

- 5.1. The site is a crown land lease within the Gulch, Bicheno. The lease is approximately 1250m² and contains three buildings and plant associated with seafood packaging and retail of seafood. The northwest extent of the lease is undeveloped coastal scrub. The southern extent of the lease is developed for the buildings. Access to the site is from the parking area associated with the nearby boat-ramp.
- 5.2. The site is within Particular Purpose Zone 4: the Gulch of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.3. All land within 40m of the high water mark is subject to the Waterways and Coastal Protection Area.
- 5.4. The lease is also subject to the Inundation Prone Areas Overlay. However, more recent hazard mapping shows that the lease is not at risk of inundation and the building floor levels are above the minimum requirements. As such, the proposal complies with the relevant acceptable solution.

- 5.5. The lease is also subject to the Landslide Prone Areas Code as a low risk area. As buildings in low risk areas are addressed through the building system this issue is not discussed in further detail below.

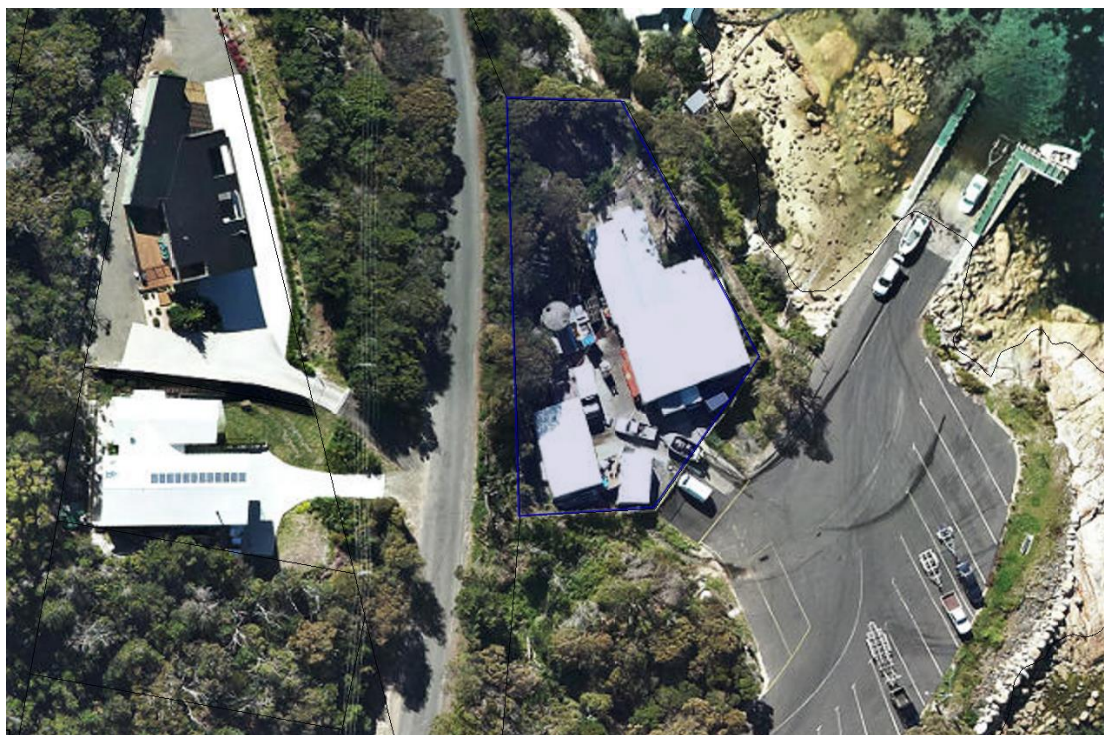


Figure 1: An aerial photograph of the subject area.



Figure 2. Site viewed from boat ramp car park.



Figure 3. Site viewed from near boat ramp

6. Proposal

- 6.1. Planning approval is sought to construct building additions to an existing seafood packaging facility at the Gulch, Bicheno. The building currently has a small retail component and the additions would provide a second level and would principally act as an extension of the retail component and provide a lookout.
- 6.2. Works consist of:
 - A small ground level deck on the southern side of the packaging facility leading to a steel staircase which would provide access to the upper level addition.
 - An upper level addition constructed above the existing lean-to roofline that is 6.8m long (north to south) X 5.65m wide X 8m high. The maximum height of the building is approximately 6m at present.
 - Cedar or hardwood wall cladding to the addition.
- 6.3. The existing buildings are largely screened from view from Waubs Esplanade as shown in the images below. The building on site nearest to Waubs Esplanade is visible in the image through loss of a patch of vegetation. The addition will be visible above this structure as the height of the addition is approximately 2m higher than the building shown.



Figure 4. Site viewed from Waubs Esplanade



Figure 5. Site viewed from Waubs Esplanade

- 6.4. The existing retail component was classified by Council as a Shop under the former planning scheme for the 2013 planning permit referred to earlier. The application is made on the basis that the proposed additions are additions to a Resource Processing use (i.e., seafood packaging).

- 6.5. Clause 8.2.2 of the planning scheme states, “A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same use class as that other use.” The applicant is of a view that the existing shop and the additions are subservient to the seafood packaging use and should therefore be classified as Resource Processing.
- 6.6. Notwithstanding the previous permit, the existing retail component is incidental to the Resource Processing use. It acts to provide an outlet for seafood packaged on site and has only 15m² of floor area. The addition has a floor area of 38.4m². This provides a covered rather than open retail space and provides an opportunity for customers to view the Gulch. Despite the increase in size and opportunity to act as a lookout it is considered that the addition will be subservient to the seafood packaging use. This means the application should be assessed as Resource Processing rather than as a shop. Practically, this has little effect other than for the assessment of car parking.

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 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;
- Particular Purpose Zone 4: the Gulch
 - E3.0 Landslide Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
 - E11.0 Waterway & Coastal Protection Code
 - E15.0 Inundation Prone Areas Code
- 7.3. The proposal complies with all applicable acceptable solutions other than the following where the proposal is reliant on the associated performance criteria.

		Acceptable Solution Requirement	Proposed
1	Car parking numbers Clause E6.6.1 A1	1 space per 50m ² floor area.	Nil spaces.
2	Stormwater Clause E7.7.1 A1	Stormwater is connected to a public system.	Stormwater is piped directly to the foreshore.
3	Waterway code Clause E11.7.1 A1	No acceptable solution is applicable. All buildings are subject to the performance criteria.	

7.4. Discretion 1 – Car parking numbers

- 7.4.1. The acceptable solution provides 1 space per 50m² of (additional) floor area. The site has informal parking available for three vehicles. There are two car parking spaces in front of the lease and adjacent to the driveway which can act as staff and customer parking. No additional car parking is proposed.
- 7.4.2. The applicant has provided a statement titled “DA 17158 – RESPONSE TO REPRESENTATION” which outlines why it is considered that the proposal will not add to car parking demand and why the existing car parking arrangements are appropriate.
- 7.4.3. The representation has raised concern that there is inadequate car parking, particularly during peak usage of the boat ramp, and that it would be inappropriate to allow further development that could see customers parking in boat trailer areas only. Other concerns have been raised in relation to RV parking in the area.
- 7.4.4. The current arrangement of parking consists of two car parking spaces adjacent to the entry to the lease, two separate areas of boat trailer parking only with 25 bays in total and two bays dedicated solely for emergency vehicles.
- 7.4.5. This car parking arrangement has been created by Council since the original shop approval was granted. Council has widened the sealed area throughout, addressed drainage issues through the area and from the lease and created the two car parking spaces adjacent to the entry, utilising funds from the original cash in lieu contribution.
- 7.4.6. The relevant performance criteria 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;*

7.4.7. It is reasonable to consider that the proposal would increase patronage and thereby increase demand for car parking. If patronage did not increase, demand for car parking would increase as each customer is likely to stay longer and is encouraged to do so by the upper level addition and outlook provided.

7.4.8. There is limited other options. Parking in the immediate area is signed for specific purposes (ie boat trailers) and parking on Waubs Esplanade is unlikely to be convenient to any person.

7.4.9. Opportunities to increase car parking (for any purpose) are constrained in the locality by available land, coastal shrubs and large surface rocks in sections adjoining the public car parking. There is potential to provide additional space(s) by extending the public car parking on the southern side of the addition. This area currently provides an occasional vehicular access to storage areas within the lease.

7.4.10. It is considered reasonable to require as a condition on any permit granted that cash in lieu of car parking be provided to Council. The amount is set through Council policy at \$4,000 per space.

7.4.11. It should be noted that making one car parking space only is not an efficient use of resources. It may be more practical to create 2 – 3 spaces in total with additional Council funding and possibly create separate pedestrian access to the site.

7.5. **Discretion 2 – Stormwater**

7.5.1. Stormwater is currently discharged via pipework direct to the foreshore. There are three 100mm white plastic pipes in the foreshore for the purpose (although one appears to be take condensation from plant) and one further outlet that discharges directly within the lease.

7.5.2. Although the addition will not increase roof area, the code and performance criteria apply. The relevant performance criteria is:

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

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

7.5.3. The new roof area will be connected to existing downpipes and will not affect the existing management measures or increase discharge.

7.5.4. The existing arrangement consists of a number of outflows direct to the foreshore. Given the rocky foreshore this does not cause any environmental issue but is unsightly. It is considered beyond the scope of this application to require any changes but advice could be included on any permit granted requesting the leaseholder either consolidates all outfalls into one or paint and reshape all outfalls to match the landform.

7.6. **Discretion 3 – Waterway Code**

7.6.1. The relevant performance criteria provides:

Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:

- (a) *avoid or mitigate impact on natural values;*
- (b) *mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;*
- (c) *avoid or mitigate impacts on riparian or littoral vegetation;*
- (d) *maintain natural streambank and streambed condition, (where it exists);*
- (e) *maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*
- (f) *avoid significantly impeding natural flow and drainage;*
- (g) *maintain fish passage (where applicable);*
- (h) *avoid landfilling of wetlands;*
- (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.*

7.6.2. As only the ground level deck and stairs are outside the existing building footprint, there is no potential risk to water waterway values from the proposal.

8. Referrals

8.1. TasWater

8.1.1. The proposal was not required to be referred to TasWater.

8.2. Council's Technical Officer

8.2.1. The application was referred to Council's Technical Officer who identified no issues with the existing access, or stormwater management.

8.3. Council's Natural Resource Management Department

8.3.1. The application was referred to Council's NRM Department who have no concerns with the proposal as there will be no effect on the surrounding landscape or adjoining public walkway.

9. Concerns raised by representors

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

<i>Issue</i>	<i>Response</i>
Lack of car parking.	Discussed earlier in the report.

10. Conclusion

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

11. Recommendations

That:

- B. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for a booking office & signage for boat tours (DA2017/00085), 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. Prior to the commencement of occupancy or use of the building addition, a cash in lieu of car parking payment of \$4,000 must be paid to Council
 3. Any variation to the cladding must be approved in writing by Council's General Manager. Any painting of the approved hardwood or cedar cladding must use low reflective colours and blend in with the surrounding environment and existing buildings.
 4. Any new heat pumps, air conditioning units, switchboards, hot water units or the like installed on the upper level must be screened from view.

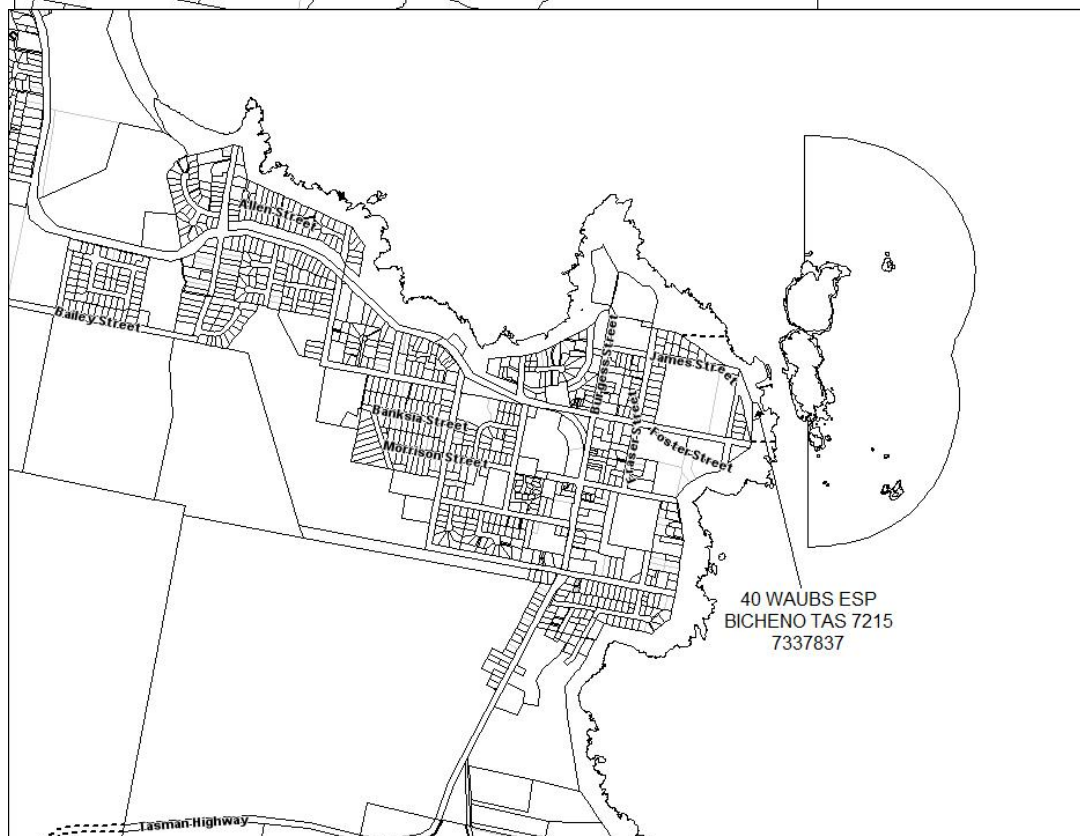
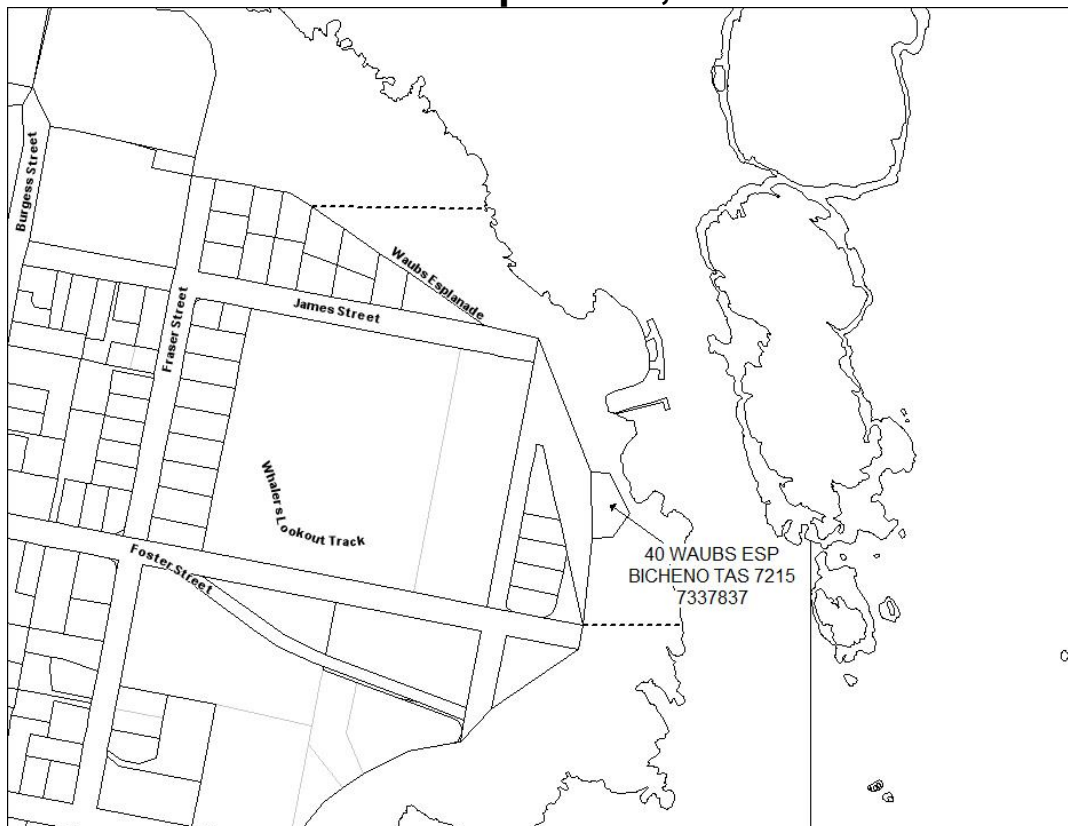
Construction amenity

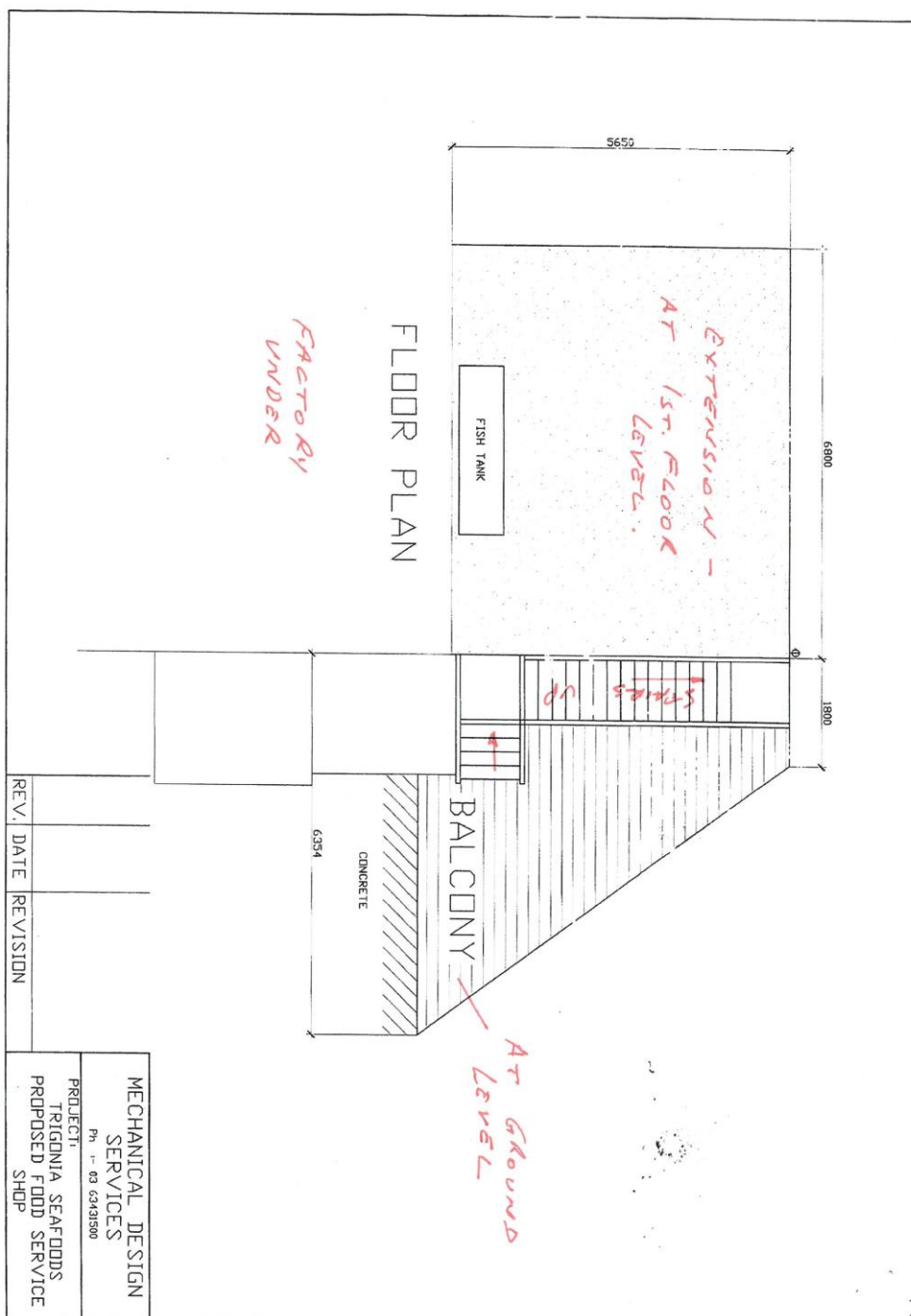
5. Works associated with the development of the land must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
 - Monday to Friday 6:00 a.m. to 7:00 p.m.
 - Saturday 9:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
6. 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.
7. Public roadways, footpaths or other public land 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.
8. 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.
9. 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.

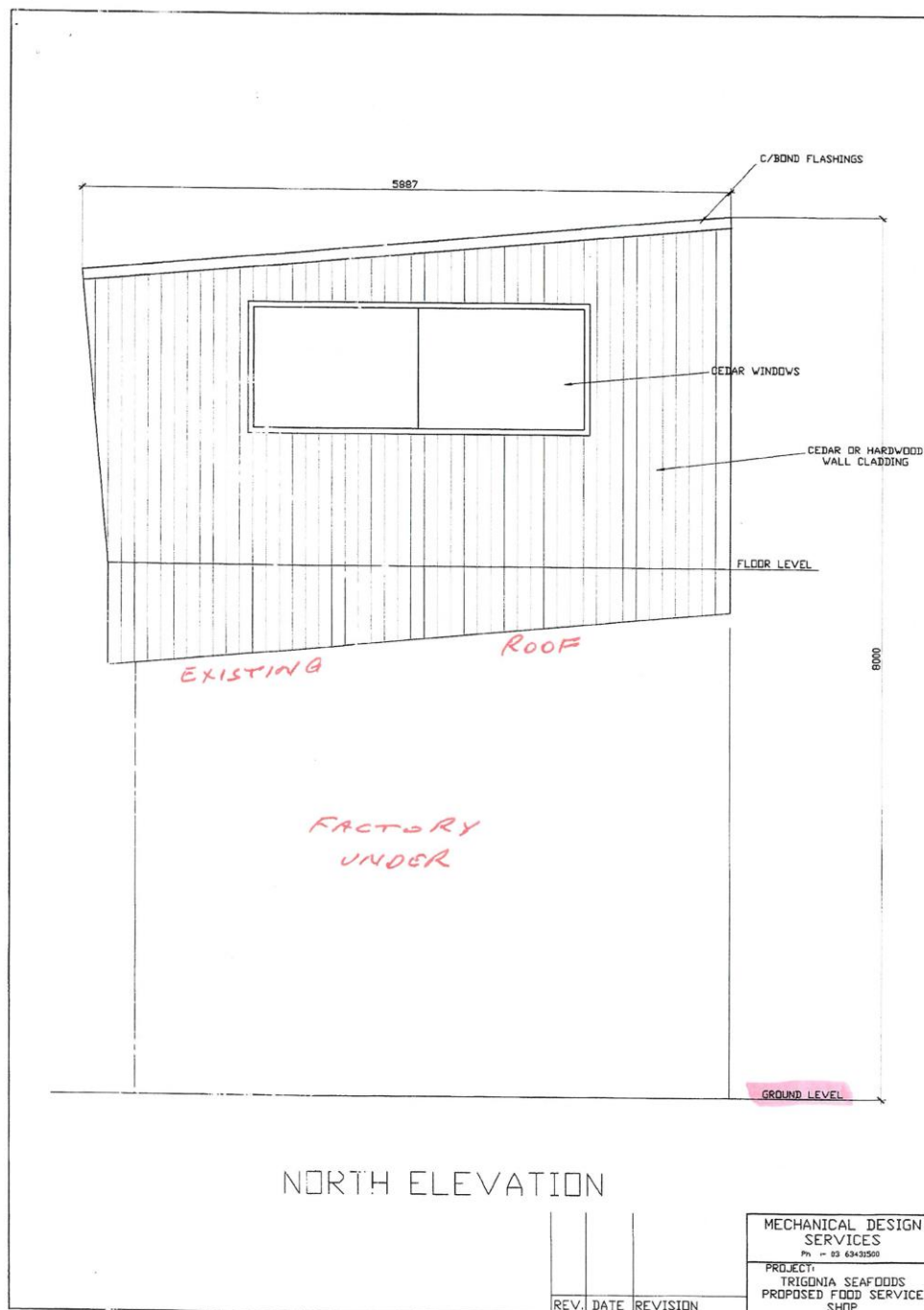
DEVELOPMENT APPLICATION 17158

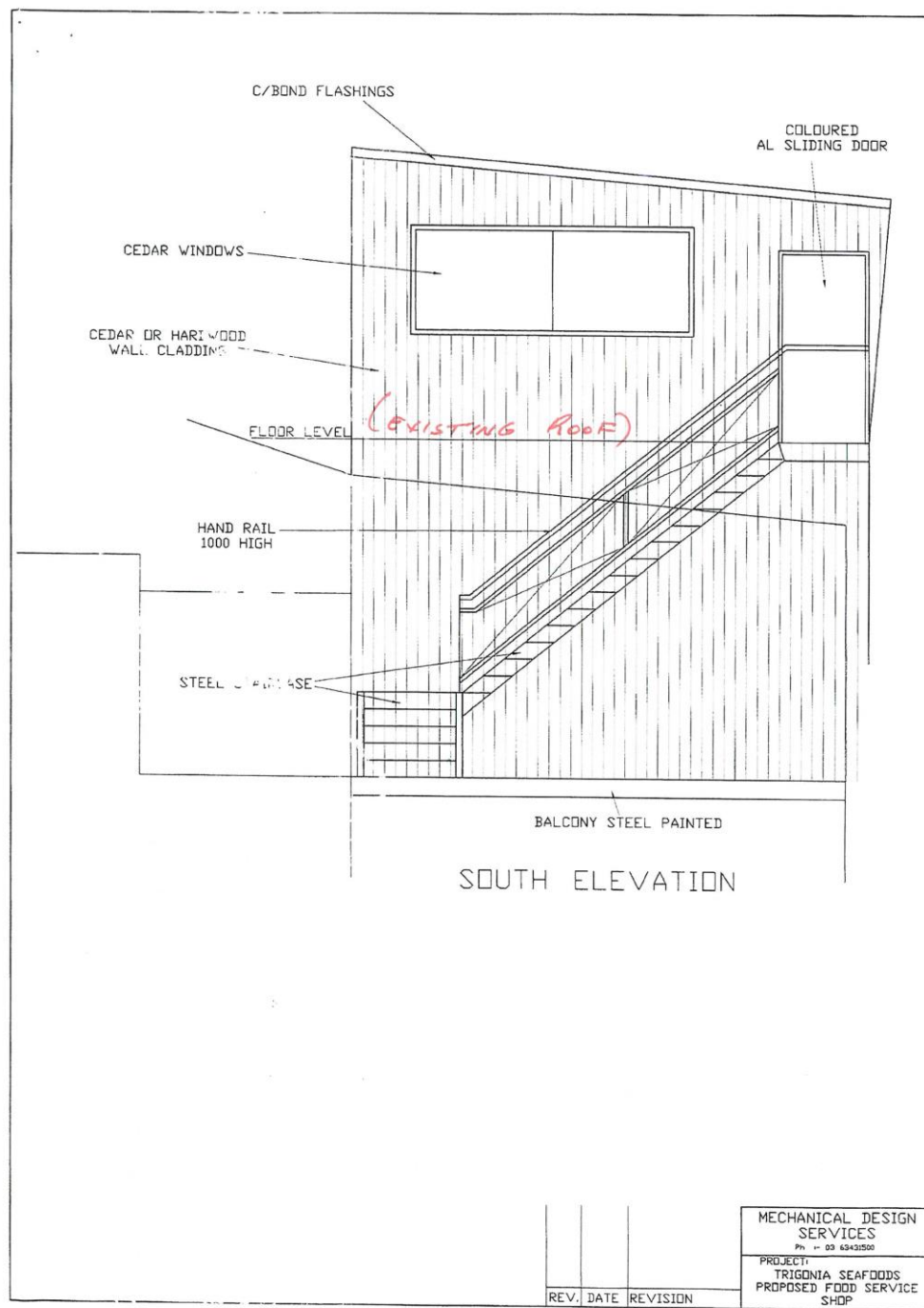
Addition to building

40 Waubs Esplanade, Bicheno

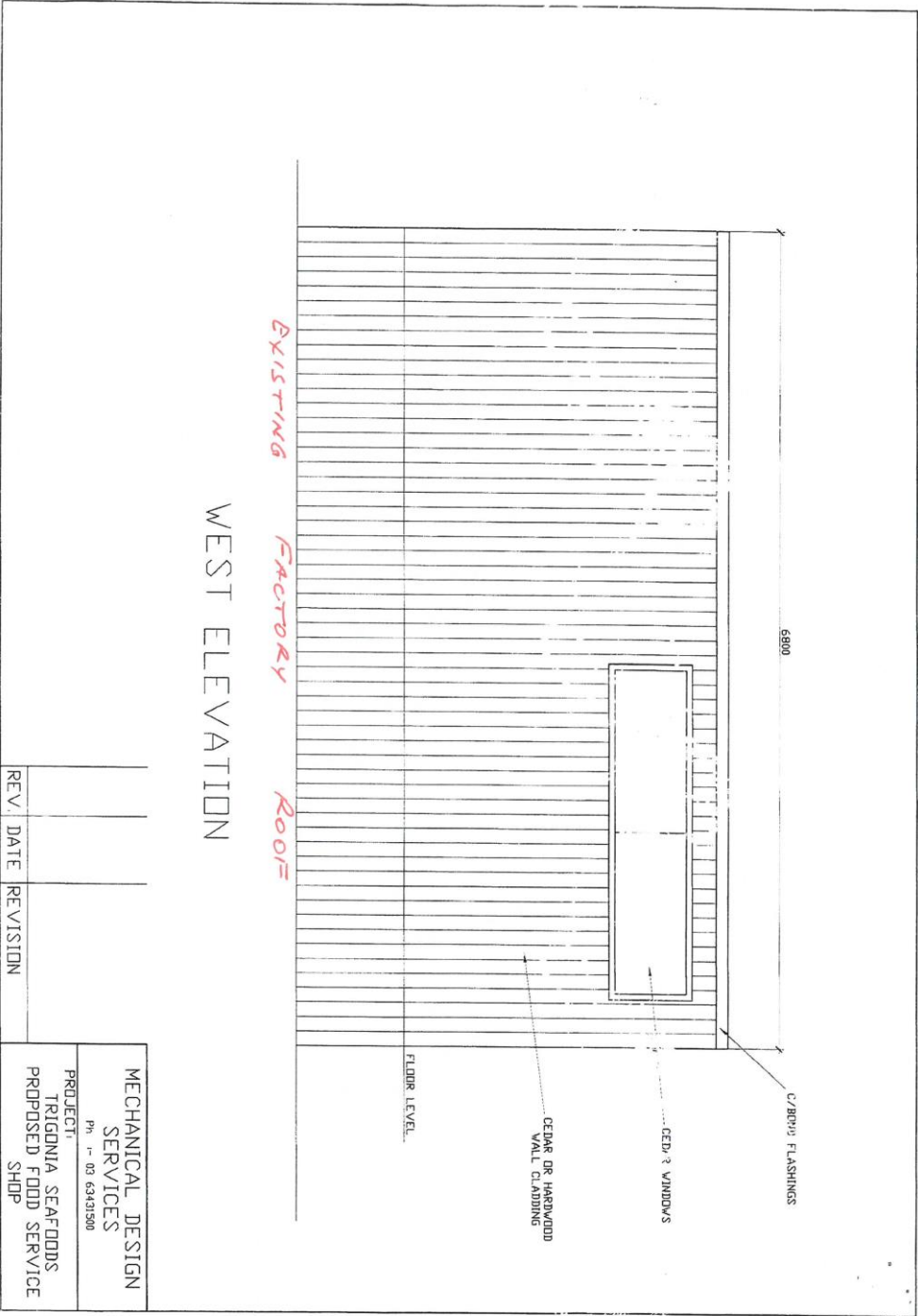


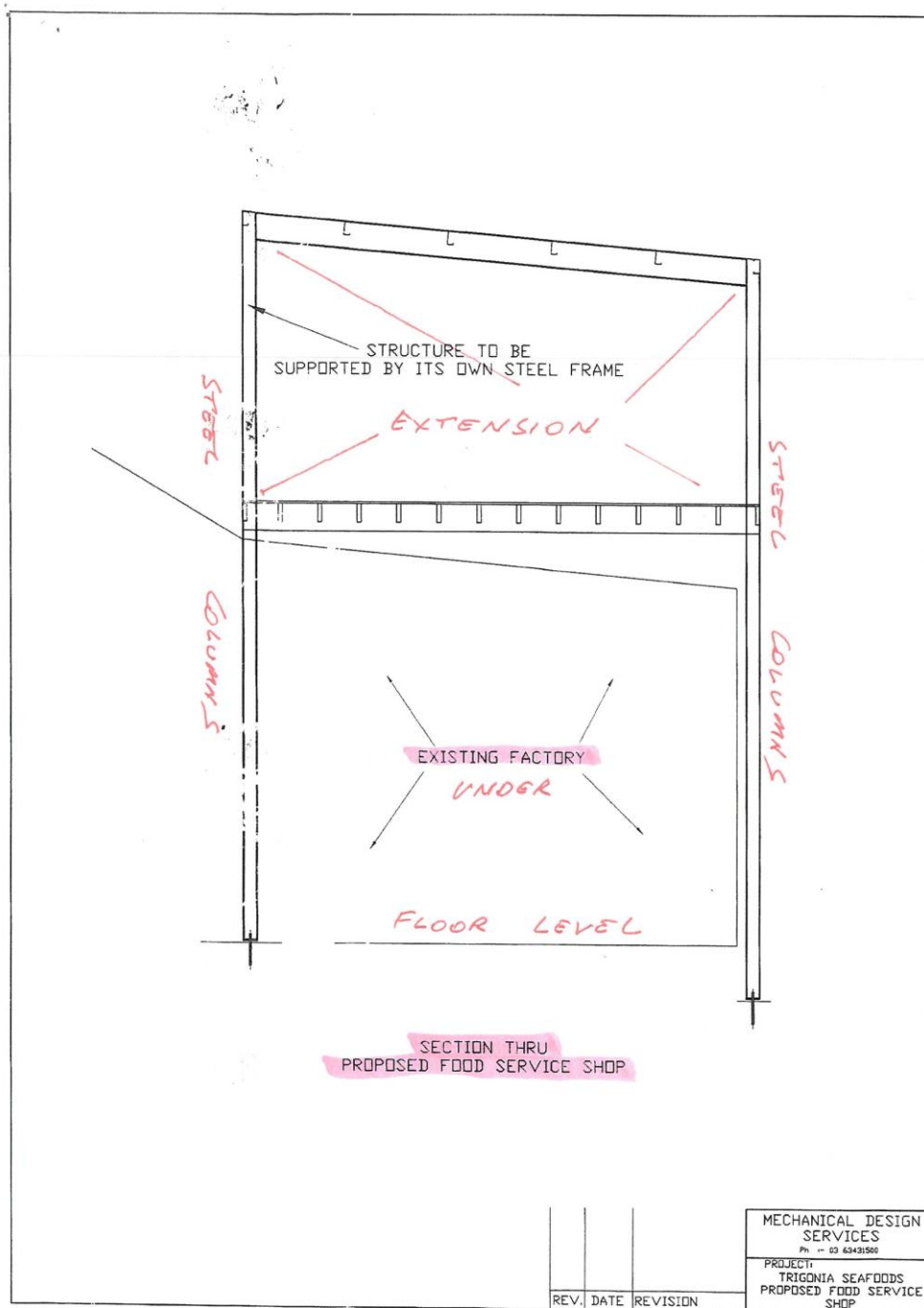


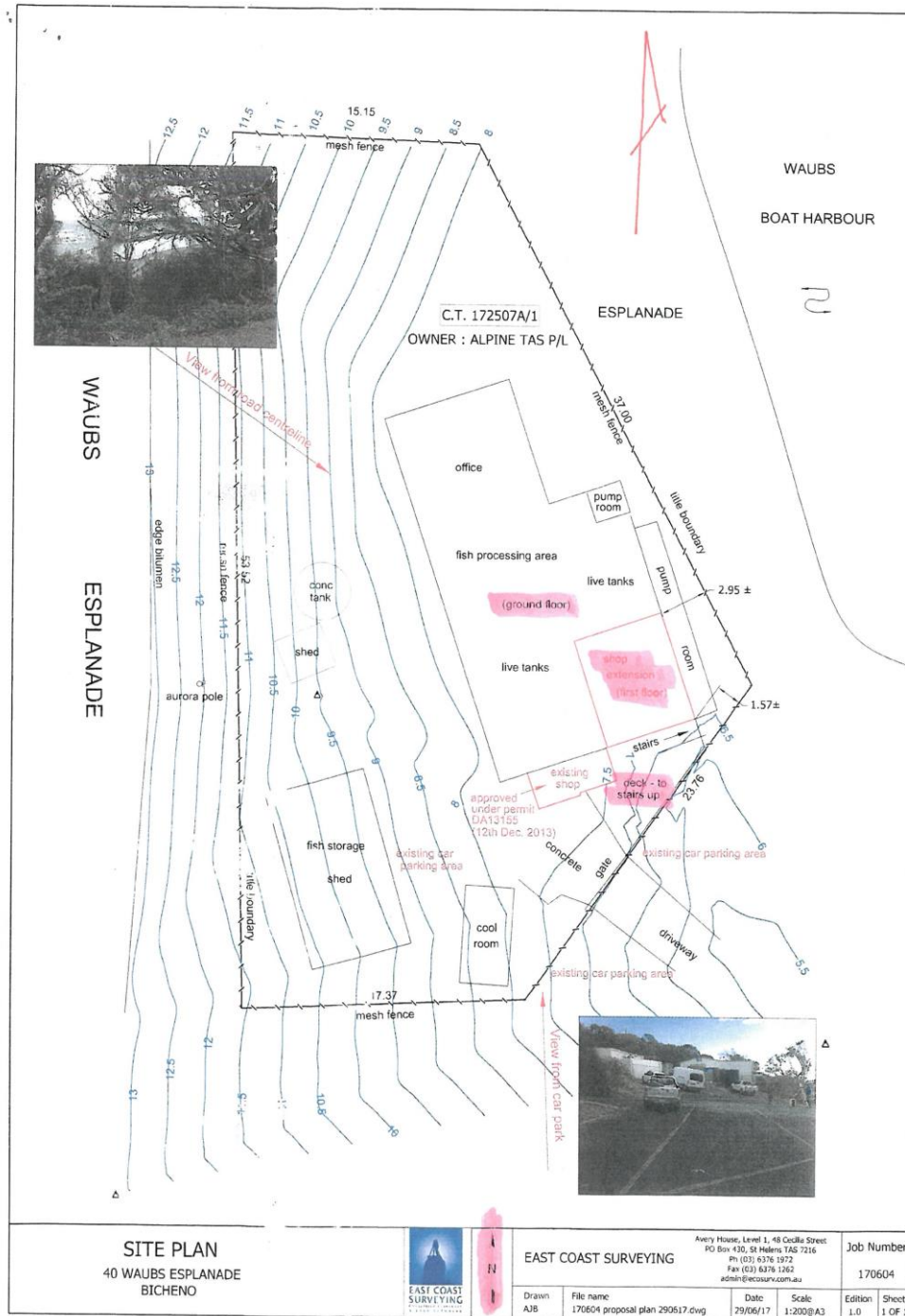












Under Regulation 25 of Local Government (Meeting Procedures) Regulations 2005, the Chairperson hereby declares that the Council is no longer now acting as a Planning Authority under the provisions of the Land Use Planning and Approvals Act 1993 for Section 3 of the Agenda.

Recommendation

That Council no longer acts as a Planning Authority. (Time:)
--

4. Public Question Time

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

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

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

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

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

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

Question on Notice

4.1 Mr Brian Anderton

Question 1: *Why wasn't the community consulted regarding the separation of the practices? We have already shown overwhelming concern in the past to Councils involvement in the delivery of health services. (Meeting at old Council Chambers).* [General Manager (GM): The community is not usually consulted in operational matters. There have always been two distinct practices at Triabunna with services being contracted.]

Question 2: *How did the Councillors arrive at the decision to separate the practices? Who did they consult with? Did they speak directly to Dr Naidoo? If not why not?* [GM: They were supplied with all the facts and decided that separation was the only way forward.]

Question 3: *Can Councillors explain how they interact with the community to gain an understanding of our wishes when major decisions are to be made?* [GM: Councillors carry out various levels of consultation including community meetings. They are advertised in the local papers when they are occurring.]

Question 4: *How will patient confidentiality be guaranteed with the practices working so closely and sharing spaces?* [GM: The same confidentiality agreements apply within the centre. This is no different to several Doctors working from the same building in separate consulting rooms.]

Question 5: *Have confidentiality agreements between the practices been signed?* [GM: Refer Question 4]

Question 6: *How much has Council (Ratepayers) spent on legal fees associated with East Coast health since its inception?* [GM: There has been \$6,474 spent on legal fees since its inception. Most of this has been spent getting various draft agreements prepared for Dr Naidoo.]

Question 7: What is the \$ cost to the ratepayers to separate practices? [GM: The cost is \$21,500, which is a new computer system. The old system was left intact so as to not affect Dr Naidoo and the way he practices. This does not take into account any redundancy monies that were paid.]

5. Information Reports

5.1 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 August Council meeting is on Tuesday 22nd August 2017 at 5.00pm in Triabunna.

Medical Services

Council operates administration services for the Bicheno General Practice and Dr Winston Johnson in Triabunna. Dr Johnson is now operates under a completely separate administration and computer system at Triabunna, after separation occurred on the long weekend in June.

Corporate Services

Budget is completed and is to be presented at this August meeting. Rates have been issued with very few inquiries at his stage.

CURRENT RATES BALANCE 31st July 2017	
Balance Brought Forward	-\$29,742.47
Plus:	
Interest Charged	\$191.17
Rates Levied	\$7,432,206.97
Debit Journals	\$2,543.30
Sub Total	\$7,405,198.97
Less:	
Receipts	\$726,330.15
Pension Rebates	\$235,553.25
Credit Journals	\$36,885.65
Supplementary Credits	\$0.00
Discounts	\$19,934.56
Rates Balance	\$6,386,495.36
Discount Date/Rate 01/08/2016 3.0%	
Installments	
	26/08/2017
	6/10/2017
	12/01/2018
	6/04/2018

Cash and Investments

Cash and Investments at the end of July 2017 were \$1,591k against July 2016 \$2,570k, July 2015 \$3,136k and July 2014 \$3,247. Considering the level of capital works carried out in the last five years, and the transfer of cash to enable the purchase of the new Council offices in Triabunna settled on 20th December 2013 and the building of the new Emergency Services building in Swansea, completed in 2016, it is a pleasing result. This has caused a cash drain of over \$2 million whilst other capital and new renewal works have been above the KPI set by the audit office. Surplus properties are starting to be placed on the market.

Glamorgan Spring Bay Council For the month ended 31 July 2017

Account	Jul 2017
Cash Flows from Operating Activities	
Receipts from customers	7,681,232.49
Payments to suppliers and employees	(997,141.58)
Cash receipts from other operating activities	(63,507.98)
Total Cash Flows from Operating Activities	6,620,582.93
Cash Flows from Investing Activities	
Payment for property, plant and equipment	(11,614.95)
Other cash items from investing activities	(6,761,105.03)
Total Cash Flows from Investing Activities	(6,772,719.98)
Cash Flows from Financing Activities	
Other cash items from financing activities	224,630.43
Total Cash Flows from Financing Activities	224,630.43
Net Cash Flows	72,493.38
Cash Balances	
Cash and cash equivalents at beginning of period	1,517,895.43
Cash and cash equivalents at end of period	1,590,838.81
Net change in cash for period	72,943.38

Property Information

Property transactions for the YTD in July are 8% up on last year. This is showing a very pleasing trend as investors and families invest in our area. There are an extra 5 property transactions this financial year compared to the year before.

<i>Property Settlement Certificates</i>												
	132-2012	337-2012	132-2013	337-2013	132-2014	337-2014	132-2015	337-2015	132-2016	337-2016	132-2017	337-2017
July	32	13	36	18	14	6	42	17	42	18	47	18
August	21	10	23	11	16	11	30	14	50	26		
September	33	14	22	13	38	21	34	18	43	20		
October	47	26	49	24	40	24	40	18	37	18		
November	32	15	42	25	42	23	43	24	53	30		
December	18	8	33	17	37	20	48	21	35	17		
January	39	21	39	26	46	26	62	28	46	23		
February	21	11	38	18	49	26	45	26	72	33		
March	37	22	36	24	48	26	46	21	87	41		
April	33	18	47	22	37	21	39	24	48	21		
May	24	14	50	27	58	30	58	31	50	27		
June	22	9	27	16	24	16	26	10	31	16		
Total	359	181	442	241	449	250	513	252	594	290	47	18
TOTAL		540		683		699		765		884	65	

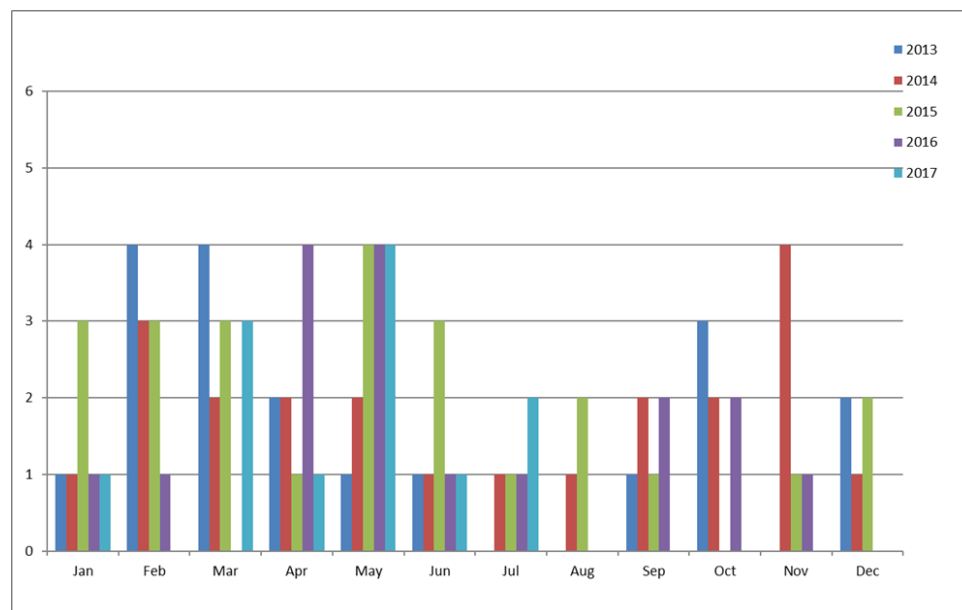
Human Resources

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 will be implemented next month. This includes a Training and Development Policy.

Health, Safety, Other

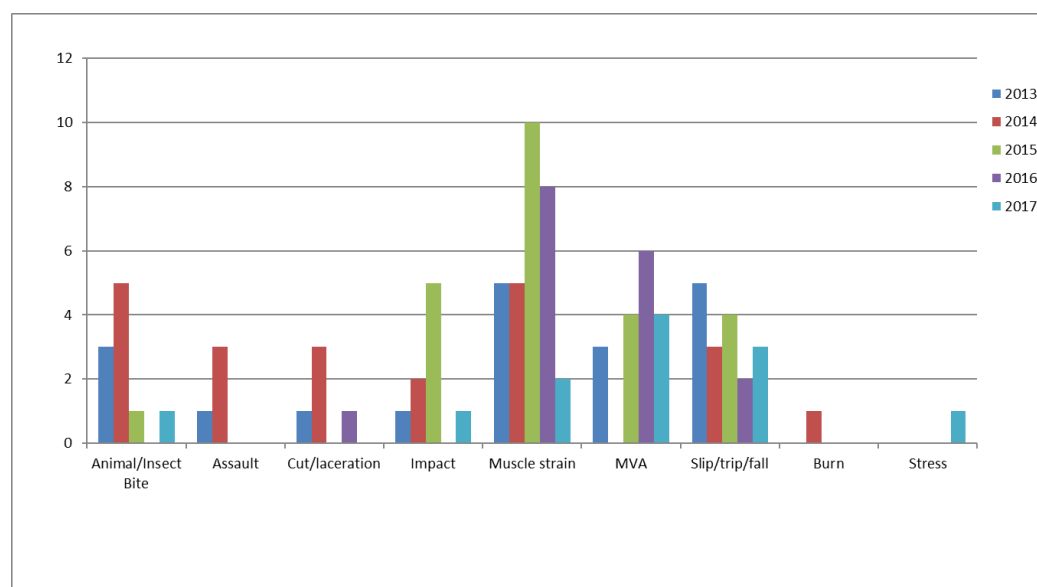
There was two lost time injury YTD amounting to 1.5 lost time hours. There has been 0 motor vehicle claims this year. There have been 2 workplace reported incidents YTD, no community incidents reported YTD and there was 1 staff resignation in July.

Incident / Accident Reporting Numbers 2013 till June 2017



Analysis: Incident / Accident reports for 2017 are trending as per last years.

Incident / Accident Reporting by type 2013 till June 2017



Analysis: The incident / accident reporting for 2017 mirror the report types from previous years. The only identifiable trend in the reporting for 2017 is that MVA and muscle strain remains the main incident / accident area.

Visitor Centres

Glamorgan Spring Bay Council operates three visitor centres throughout the municipal area. They are all Yellow "I" centres. Visitor numbers through the centres are up by 18% on last year to date, meaning an extra 491 visitors have used the network. Triabunna has seen an extra 364 visitors in July 2017 compared to July 2016 due to the new ferry operations.

Visitor Numbers												
MONTH	BICHENO 2015-2016	BICHENO 2016-2017	BICHENO 2017-2018	SWANSEA 2015-2016	SWANSEA 2016-2017	SWANSEA 2017-2018	TRIABUNNA 2015-2016	TRIABUNNA 2016-2017	TRIABUNNA 2017-2018	TOTAL 2015-2016	TOTAL 2016-2017	TOTAL 2017-2018
JULY	765	819	886	774	749	809	905	1095	1459	2444	2663	3154
AUGUST	609	659		686	634		729	924		2024	2217	0
SEPTEMBER	1447	1405		1106	1143		1095	1317		3648	3865	0
OCTOBER	2133	2112		1617	1635		1824	2192		5574	5939	0
NOVEMBER	2686	2493		2474	2208		2696	2414		7856	7115	0
DECEMBER	3409	2877		2598	2633		2865	3338		8872	8848	0
JANUARY	5073	4886		3968	4670		4695	6567		13736	16123	0
FEBRUARY	4245	4704		5141	4778		5290	7734		14676	17216	0
MARCH	3414	3629		3794	4505		4044	6167		11252	14301	0
APRIL	2183	2331		2146	2420		2766	6050		7095	10801	0
MAY	1085	1086		1048	1241		1124	1985		3257	4312	0
JUNE	707	706		784	685		1077	1174		2568	2565	0
TOTAL	27756	27707	886	26136	27301	809	29110	40957	1459	83002	95965	95965

East Coast Regional Tourism Organisation *Update from the CEO, Ruth Dowty* August 2017

Marketing

The East Coast Tourism Facebook and Instagram page audiences continue to grow rapidly. We now have 24,000 Instagram followers and 13,000 Facebook followers. More importantly, the people who are following us are very engaged – they share, post, like and comment on the East Coast on a very regular basis which, in turn, is growing the size of our social media audience.

We have been running a marketing campaign to encourage people to visit the East Coast during the quieter winter months. This campaign has seen an increase in the number of people engaging with us on social media and on our website as well as an increase in visitation to our industry partners' websites.

Wi-Fi

The Department of State Growth has offered to take over the running of the free wi-fi hotspots along the East Coast as part of the government free wi-fi scheme. We are working with them to ensure a smooth transition.

Destination Action Plans

We have been working with communities along the coast on the development of Destination Action Plans. These plans are community led and identify challenges, opportunities and projects that are achievable for the community to deliver to enhance their competitiveness as a visitor destination.

Below is a status on each of the plans:

Bicheno - A highly successful launch event was held on August 11. 14 people signed up on the spot to continue with the implementation.

Swansea - We have conducted two workshops. The Chamber of Commerce is holding a community information night on September 5th.

Freycinet - A leadership group is meeting regularly and have settled on a key project of addressing the Coles Bay Road turnoff.

Orford / Triabunna (Spring Bay Tourism Group) - A leadership group is meeting regularly and have set goals of a local families program, a visitor survey and a natural and cultural assets audit.

Wine - A number of the local vineyards are also working on a plan for wine tourism. The group has had an initial workshop and a second workshop will be held shortly.

Regional Tourism Infrastructure and Investment Strategy

This is a federal strategy from Minister Coib's office, owned by the Australian Tourism Investment Attraction Program partnership. The coordinator general represents Tasmania in this program. Austrade and Tourism Australia developed this five-year strategy that will focus on coordinated facilitation, reform and investment promotion to attract funding into regional tourism infrastructure.

The Strategy targets iconic Australian tourism regions where the visitor economy is showing signs of growth, but has witnessed lower levels of investment in tourism product. This suggests there may be some form of 'market failure', barrier(s) to investment, or products requiring development / upgrade to attract international and domestic visitors.

Work has commenced on the development of a comprehensive plan to inform the strategy.

Maria Island

A steering committee has been formed to oversee the expenditure of \$1.8 million for improvement of the visitor experience for Maria Island. The committee comprises Parks and Wildlife Service project manager, visitor services manager and project director, and representatives of Navigators, Glamorgan Spring Bay Council, Spring Bay Destination Action Plan leadership group and East Coast Tourism.

Freycinet Infrastructure

A steering committee has been convened to oversee the government's commitment to develop a new Freycinet master plan. The committee comprises representatives from Parks, Council, the Freycinet Destination Action Plan leadership group, FAI and East Coast Tourism.

PWS has appointed Donna Stanley as project manager to oversee the development of the Freycinet Master Plan and the subsequent implementation of key projects. Donna is also responsible for the implementation of projects on Maria Island.

The Steering Committee has finalised the EOI for a consultant to prepare the recommendations for a new Management Plan for Freycinet.

Tasmanian Leaders scholarship

The four Regional Tourism Organisations have agreed to sponsor up to two scholarships in the Tasmanian Leaders Program to promote leadership in the industry.

The scholarship will enable up to two industry members to undertake the year-long program by funding their full employer/sponsor fee if they meet the selection criteria. Eligible applicants must be working in the tourism and hospitality sector with a passion for seeing the visitor economy evolve in Tasmania.



Profit & Loss Glamorgan Spring Bay Council For the month ended 31 July 2017					
	YTD Actual	Draft Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$650	\$8,790	-\$8,140	-93%	(1)
GRANTS	\$486,046	\$466,755	\$19,291	4%	
INTEREST	\$3,680	-\$8,990	\$12,670	141%	(2)
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$26,316	\$10,901	\$15,415	141%	(2)
OTHER INCOME	\$300,580	\$352,013	-\$51,433	-15%	(2)
RATES AND CHARGES	\$7,400,142	\$7,400,142	\$0	0%	
STATUTORY FEES AND FINES	\$40,372	\$36,145	\$4,227	12%	(2)
USER FEES	\$270,600	\$289,790	-\$19,190	-7%	
Total Income	\$8,528,386	\$8,555,546	-\$27,160	0%	
Gross Profit	\$8,528,386	\$8,555,546	-\$27,160	0%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$171,583	\$171,583	\$0	0%	
EMPLOYEE BENEFITS	\$188,907	\$361,106	-\$172,199	-48%	(2)
FINANCE COSTS	-\$19,478	\$3,798	-\$23,276	-613%	(2)
MATERIALS AND SERVICES	\$575,796	\$682,479	-\$106,683	-16%	(2)
OTHER EXPENSES	\$10,707	\$16,885	-\$6,178	-37%	(2)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$31,706	\$31,706	\$0	0%	
Total Operating Expenses	\$959,221	\$1,267,557	-\$308,336	-24%	
Net Profit	\$7,569,165	\$7,287,989	\$281,176	4%	
(1) Hard to budget will adjust over time					
(2) All timing issues or related to reversal of accruals 30th June 2017. Will adjust over time					

5.2 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:

NORTH

Maintenance works undertaken when required during the month.

Sealed road shoulders graveled along Dolphin Sands Road (where required)

Patrol grading – Grange Road, Gordon Street, Burgess Street, High Street, Maria Street and New Street.

Roadside tree trimming carried out along Grange Road and McNeills Road

SOUTH

Maintenance works undertaken when required during the month.

Sealed road shoulders graveled along Buckland Road (where required)

Patrol grade / potholing – Buckland Road, Back Levendale Road, Woodsdale Road, Cutting Grass Road.

WASTE TRANSFER STATIONS:

- All waste transfer stations are operating within prescribed guidelines.

GARBAGE, RECYCLING SERVICES:

- JJ Richards is transitioning into Council's waste management activities very professionally with only a couple of minor administrative issues which are currently being addressed. Current contract expires in September 2022.

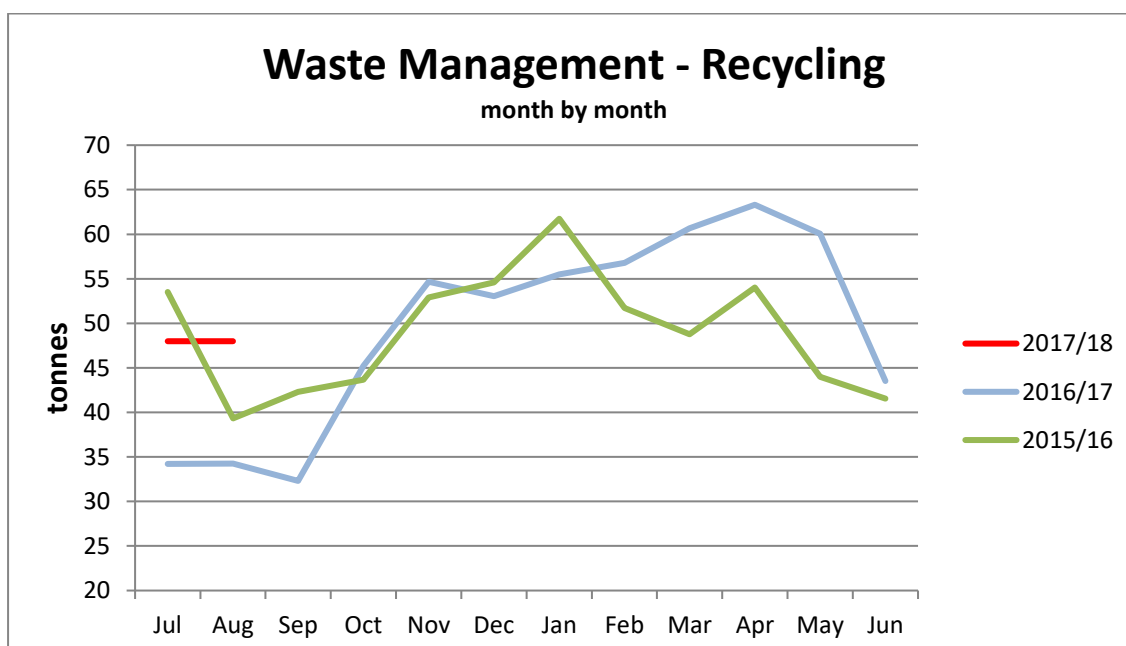
Garbage deposited at transfer stations and transported to Copping landfill site (tonnes):

<u>MONTH</u>	<u>BICHENO</u> <u>Collection</u> <u>& 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>& ORF WTS</u>	<u>ORFORD</u> <u>WTS only</u>	<u>TOTAL</u> <u>(tonnes)</u>
-	-	-	-	-	-	-	-
JULY '17	38.86	8.16	11.24	28.08	111.58	25.82	189.76
AUG							0.00
SEPT							0.00
OCT							0.00
NOV							0.00
DEC							0.00
TOTALS	38.86	8.16	11.24	28.08	111.58	25.82	189.76



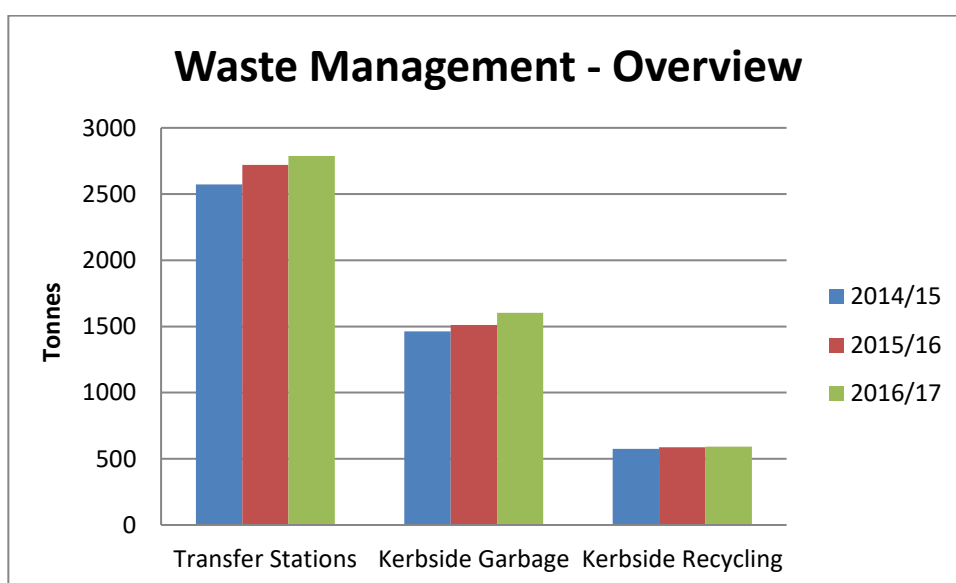
Kerbside Garbage Collected: Bin numbers & tonnages

MONTH	BICHENO	COLES BAY	SWANSEA	TRIABUNNA	ORFORD	TOTAL BINS	TOTAL (tonnes)
JULY '17	2558	1250	2184	2066	1647	9705	116.46
AUG							
SEPT							
OCT							
NOV							
DEC							
TOTALS	2558	1250	2184	2066	1647	9705	116.46



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 '17	594	598	569	642	762	3999	47.99
AUG							
SEPT							
OCT							
NOV							
DEC							
TOTALS	594	598	569	642	762	3999	47.99



Note: Transfer Stations tonnes also include the kerbside Garbage collection tonnes

TOWN MAINTENANCE:

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

PARKS, RESERVES, WALKING TRACKS, CEMETERY:

- Continuation of general maintenance within our townships and along the foreshore areas.
- Tree trimming in Buckland township
- Tree trimming along Jetty Road and Esplanade, Coles Bay
- Swansea walk tracks graveled where required
- Tree stumps removed Harold St reserve, Coles Bay
- Softfall replenished at the Coles Bay and Swanwick playgrounds

STORMWATER, DRAINAGE:

- Roadside culverts cleared along various sections of the sealed and unsealed road network.
- Re-establishing open storm drains in Coles Bay along Freycinet Drive and Esplanade.
- Coles Bay Hall Stormwater piped to reserve.

BRIDGES, CULVERTS:

- Ongoing maintenance when required.

EMERGENCY MANAGEMENT:

- Three motor vehicle accidents for the month, two involving the rescue chopper needing to be called. All incidents required traffic management
- Training in rescue skills and equipment familiarisation
- Tandem car trailer has had draw-bar extended to assist with larger vehicles being collected
- Joint road rescue training has been organised for the end of the month at Mayfield fire station. GSB SES, Mayfield and Triabunna fire brigades will be attending.

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

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

2017–2018 CAPITAL WORKS UPDATE

- Construction works are almost complete on Rheban Road through Spring Beach which was funded by the Roads to Recovery Programme. Carpark linemarking is outstanding and will be undertaken when the newly laid bitumen seal settles down. Planting completed along the buffer between the road and carpark area by Council's Natural Resources Department staff with assistance from the Parks and Reserves crew.
- Wielangta Road reconstruction works have commenced with the process of seeking quotes from the four local quarries in our municipal area for the supply and delivery of road base material.

As Wielangta Road passes through a Forestry Reserve each quarry submitting a quote was required to undertake an assessment of their crushed rock material for weed contamination, especially *Phytophthora*. Roadside vegetation trimming has recently been completed along the full length in preparation for drainage works to commence. It is anticipated that resheeting works will formally commence in September.

Please Note: No departmental financials are provided this month due to the 2017/18 budget awaiting approval.

5.3 Manager Regulatory Services, Mrs. Winny Enniss

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

Animal Control

Six hundred and forty four dogs (644) dogs were registered in July with 644 YTD total. YTD, 1 dog has been impounded, 1 infringement issued, 4 warnings given, no dogs surrendered, no dogs seized and no dogs euthanized. There has been 1 lost dog call and 4 complaints received YTD. This department is operating with a Regulatory Services Officer/Municipal Inspector.

Engineering & Technical Services

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

Environmental Health

No food business registrations were renewed this month. No temporary food business registrations were issued for the month. YTD, no place of assembly licences have been issued, 17 immunizations have been conducted and there are 11 suppliers of private water. Five (5) food business inspections were carried out this month totalling 5 YTD.

This department consists of a permanent full time Health Administration Officer and a part time Environmental Health Officer, with assistance from the Regulatory Services Officer conducting abatement inspections.

Statutory Building

Council received 19 applications for July and approved 21 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 31 applications in July and approved 25 applications. Five (5) applications were placed on section 54 for the month. There were 8 NPR applications for the month with 8 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 29th July 2015 and became operational from 5th August 2015. The new scheme and maps are available online at www.iplan.gov.au or you can go via Council's website at www.gsbc.tas.gov.au.

Bendigo Bank

The Bendigo Bank Agency opened on 21st August 2013 and operates from the Regulatory Services Department. Five staff members are trained to perform the Agency requirements of the Bank. This month there were 137 deposits (137 YTD), 35 withdrawals (35 YTD), 10 transfers (10 YTD), 0 new account enquiries (0 YTD) and 11 general enquiries (11 YTD). There has been 0 days where no transactions/enquires have occurred for this financial year.

General

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

PLANNING	MTD	YTD
Application Received	31	31
Applications Approved	25	25
Placed on Section 54	5	
Applications Refused	0	
Applications Withdrawn	0	
NPR – No Permit Required	8	8
Visitor Accommodation Approvals	3	3
BUILDING		
Application Received	19	19
Applications Approved	21	21
ANIMAL CONTROL		
Dogs Registered	664	664
Kennel Licences Issued/renewed		
Dogs Impounded	2	2
Dogs Seized		
Dogs Surrendered		
Dogs Euthanized		
Warnings Issued	4	4
Complaints	4	4
Infringements	1	1
Lost Dog calls	1	1
Other		
ENVIRONMENTAL HEALTH		
Immunisations	17	17
Food Business Registrations		
Temporary Food Business Registrations		
Food Business Inspections	5	5
Place of Assembly Licences		
Environmental Nuisances		
Abatement Notices		
Notifiable Diseases		
Recreational Water Sampling		
Suppliers of Private Water	11	11
Water Carriers		
Regulated System Registration		
Major Incidents notified to DPIPWE		
Special Plumbing Permits Issued		
BENDIGO BANK		
Deposits	137	137
Withdrawals	35	35
Transfers	10	10
New Accounts		
Other	11	11
No of days whereby no transactions/enquiries carried out		

APPLICATIONS RECEIVED AND APPROVED FOR July 2017

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

Planning DA No	Type	Location	Description	Status	Received	Resolved
17115	D	23 Swanwick Drive, Coles Bay	Dwelling	Approved		13/7/17
17116	D	RA79 Triangle Marsh Road, Swansea	Telecommunication facility	Approved		13/7/17
17119	NPR	16 Tarleton Street, Swansea	Dwelling	Approved		14/7/17
17121	D	RA17010 Tasman Highway, Bicheno	New Bridge	Approved		13/7/17
17124	D	2 Little Street, Bicheno	Addition to dwelling	Approved		19/7/17
17130	D	18598 Tasman Highway, Douglas River	Dwelling	Approved		20/7/17
17133	D	18132 Tasman Highway, Bicheno	Outbuilding	Approved		13/7/17
17135	D	RA 22 Cambridge Drive, Dolphin Sands	Signage	Approved		13/7/17
17136	P	70 Burgess Street, Bicheno	Addition to shop & restaurant	Approved		13/7/17
17141	D	RA1410 Dolphin Sands Road, Dolphin Sands	Access	Approved		20/7/17
17146	P	RA168 Dolphin Sands Road, Dolphin Sands	Change of use to visitor accommodation	Approved		13/7/17
17150	D	12 West Shelly Road, Orford	New outbuilding & demolition of 2 x existing outbuildings	Approved		20/7/17
17152	NPR	7 Rose Street, Bicheno	Outbuilding	Approved		4/7/17
17154	NPR	RA1016 Dolphin Sands Road, Swansea	Pool	Approved		10/7/17
17156	P	1/37 Hazards View Drive, Coles Bay	Change of use to visitor accommodation	Approved	5/7/17	10/7/17
17157	NPR	11 Jade Court, Orford	Outbuilding	Approved	6/7/17	17/7/17
17158	D	40 Waubs Esplanade, Bicheno	Addition to buildings	In Progress	7/7/17	
17159	D	Riverside Drive, Orford	Jetty Extension	In Progress	11/7/17	



17160	NPR	32 Roberts Street, Triabunna	Outbuilding	Approved	12/7/17	13/7/17
17161	D	Tasman Highway Swansea	Dwelling & Outbuilding	In Progress	12/7/17	
17162	P	1 Penwarne Court, Swansea	Change of use to visitor accommodation	Approved	12/7/17	19/7/17
17163	D	11 Cathcart Street, Swansea	Dwelling & outbuildings	In Progress	13/7/17	
17164	E	44 Francis Street, Swansea	Petition to amend a sealed plan	In Progress	14/7/17	
17165	P	961 Coles Bay Road, Coles Bay	Signage	Approved	14/7/17	19/7/17
17166	D	25 Franklin Street, Triabunna	Outbuilding	In Progress	17/7/17	
17167	NPR	8 Cooks Court, Swansea	Outbuilding	Approved	17/7/17	17/7/17
17168	D	RA50 Mercury Place, Spring Beach	Outbuilding	In Progress	18/7/17	
17169	D	14106 Tasman Highway, Swansea	Visitor Accommodation	In Progress	18/7/17	
17170	D	44 Francis Street, Swansea	Outbuilding	In Progress	21/7/17	
17171	P	1 Trochus Street, Orford	Change of use to visitor accommodation	In Progress	21/7/17	
17172	D	25 Vicary Street, Triabunna	Outbuilding	In Progress	21/7/17	
17173	D	9 Rapp Street, Swansea	Outbuilding	In Progress	24/7/17	
17174	D	Gore Street, Orford	Dwelling & Outbuilding	In Progress	25/7/17	
17175	P	4 Oyster Place, Orford	Change of use to visitor accommodation	Approved	25/7/17	25/7/17
17176	P	17 Denison Court, Bicheno	Change of use to visitor accommodation	In Progress	25/7/17	
17177	D	RA48 Swanwick Drive, Coles Bay	Dwelling, visitor accommodation building & outbuilding	In Progress	25/7/17	
17178	NPR	21 Alma Road, Orford	Alterations & additions to dwelling	In Progress	26/7/17	
17179	NPR	27 East Shelly Road, Orford	Additions to Dwelling	Approved	26/7/17	31/7/17
17180	P	RA210 Wallaroo Road, Coles Bay	Change of use to visitor accommodation	In Progress	27/7/17	



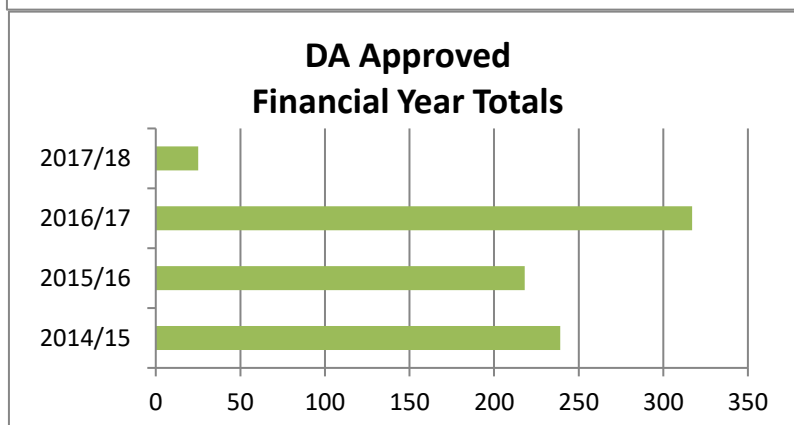
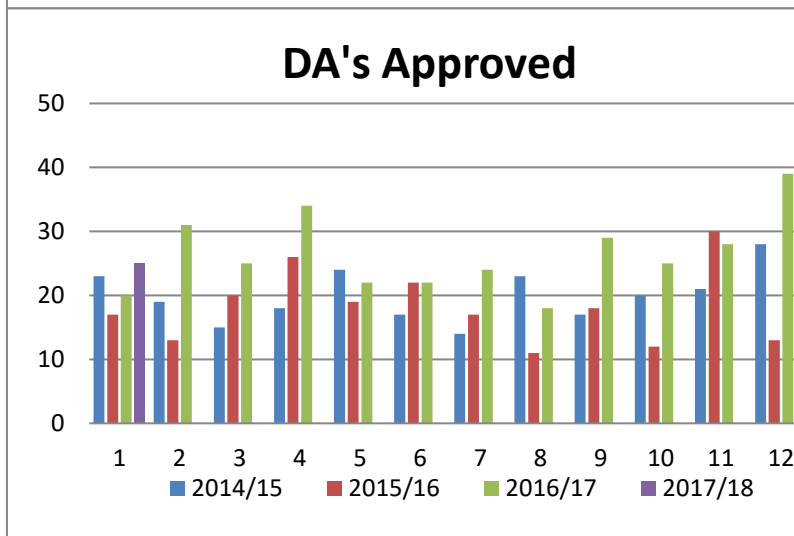
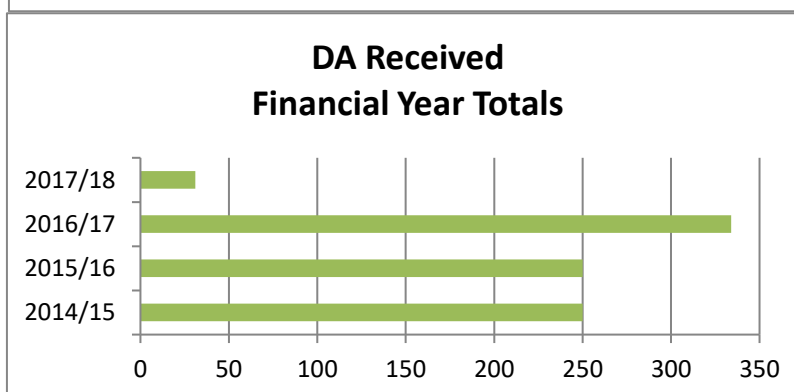
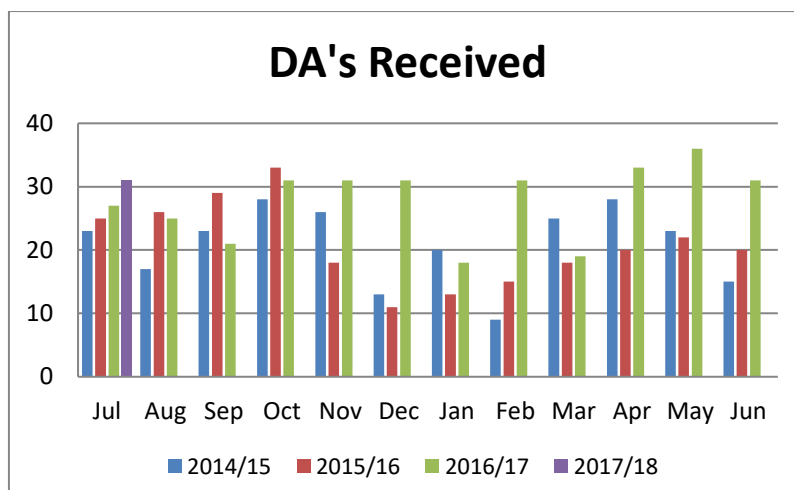
17181	E	RA22 Cambria Drive, Dolphin Sands	TVIS Signage	Approved	27/7/17	31/7/17
17182	P	96 Freycinet Drive, Coles Bay	Change of use to visitor accommodation	In Progress	31/7/17	
17183	D	3 Rectory Street, Swansea	Outbuilding	In Progress	31/7/17	
17184	D	7 Florence Street, Coles Bay	Addition to dwelling	In Progress	31/7/17	

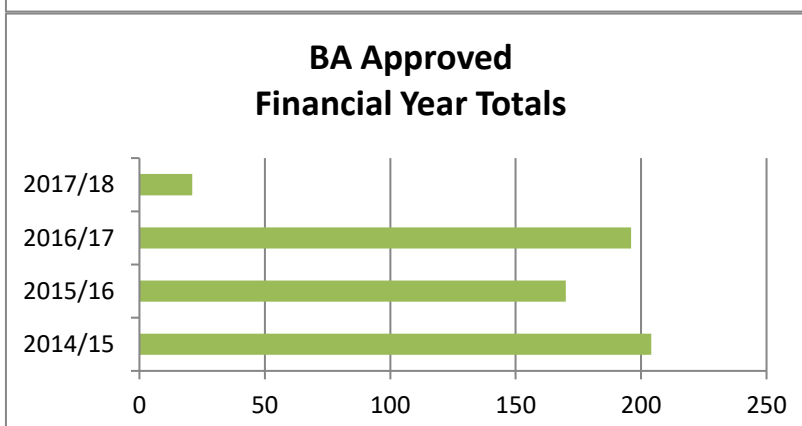
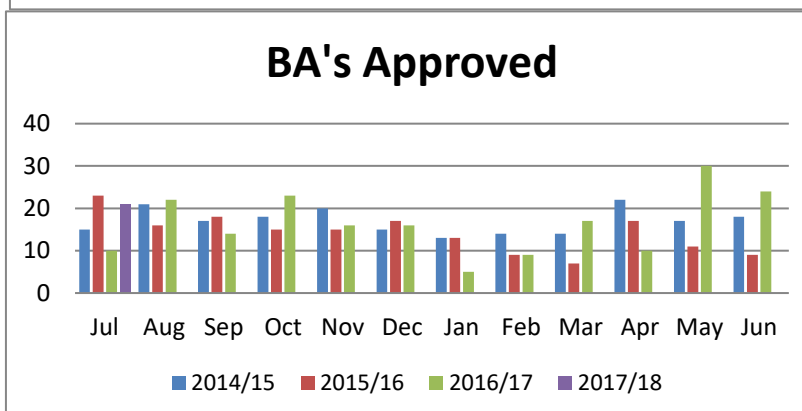
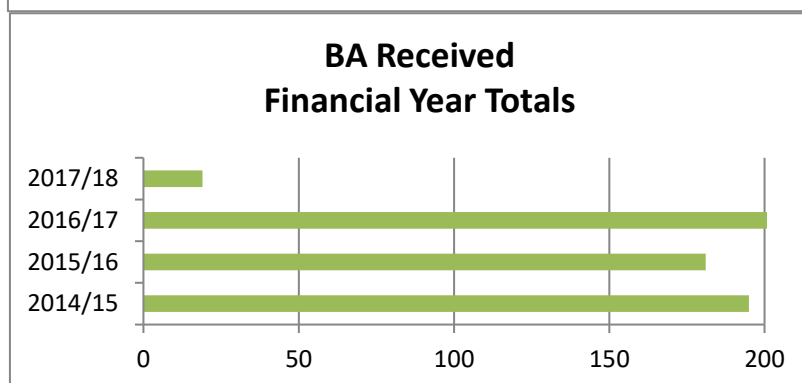
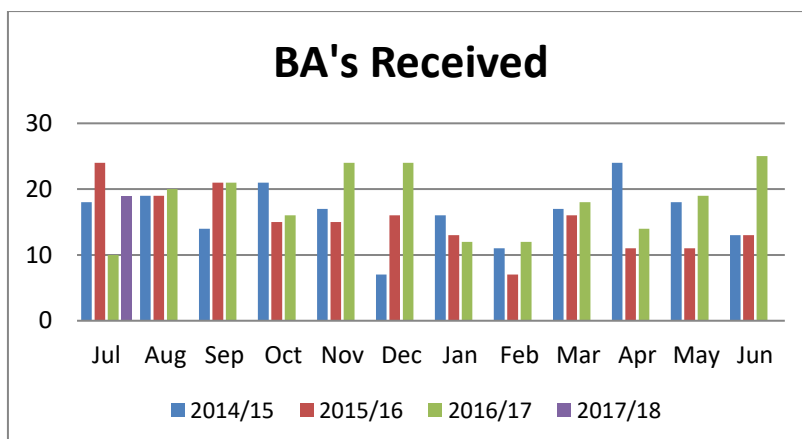
SUBDIVISIONS SA No					
17013	RA63 Bernacchi Drive, Orford	Subdivision into two lots	Approved		13/7/17
17016	Tasman Highway, Swansea; 5696 Lake Leake Road, Swansea	One lot subdivision & boundary adjustment	Approved		19/7/17
17018	38 Vicary Street, Triabunna	Road subdivision	In Progress	12/7/17	
17019	9 Seymour Street, Bicheno; 11 Seymour Street, Bicheno	Boundary Adjustment	In Progress	21/7/17	

BUILDING BA No					
17062	2 Gordon Street, Bicheno	Internal renovations	Approved		27/7/17
17078	2 Olivia Court, Swansea	Dwelling	Approved		24/7/17
17084	3A Esplanade East, Triabunna	Plumbing only	Approved		12/7/17
17087	Coles Bay Road, Coles Bay	Alterations & additions to dwelling	Approved		24/7/17
17095	30 French Street, Orford	Additions to dwelling	Approved		26/7/17
17097	24 St Margarets Court, Swansea	Caravan Annex	Approved		3/7/17
17098	18 Roberts Street, Triabunna	Solar panels	Approved		12/7/17
17099	8 Beattie Avenue, Bicheno	Visitor accommodation	Approved		14/7/17
17100	4 French Street, Orford	Low Risk Plumbing	Approved		14/7/17
17101	8 Sophie Court,	Addition to	In	4/7/17	



	Coles Bay	dwelling	Progress		
17102	4 Parsons Lane, Coles Bay	Change of Use to Visitor Accommodation	Approved	4/7/17	27/7/17
17103	RA2898 Freycinet Drive, Coles Bay	Alterations and additions	Approved	6/7/17	14/7/17
17104	9 Freycinet Court, Swansea	Dwelling	Approved	6/7/17	12/7/17
17105	107 Roberts Street, Triabunna	Solar Panels	Approved	6/7/17	31/7/17
17106	14 Sea Eagle Drive, Bicheno	Dwelling	Approved	10/7/17	21/7/17
17107	19 West Shelly Road, Orford	Alterations & additions to garage	Approved	10/7/17	12/7/17
17108	8 Cooks Court, Swansea	Outbuilding	Approved	10/7/17	14/7/17
17109	5 Claridge Court, Triabunna	Repairs to fire damaged dwelling	Approved	12/7/17	12/7/17
17110	15 Elizabeth Street, Orford	Outbuilding	Approved	13/7/17	3/7/17
17111	2 Seaview Crescent, Orford	Dwelling	In Progress	18/7/17	
17112	RA30 High Street, Pontypool	Septic tank	Approved	18/7/17	18/7/17
17113	4 Champ Street, Bicheno	Visitor Accommodation Buildings	Approved	18/7/17	17/7/17
17114	32 Roberts Street, Triabunna	Outbuilding	Approved	21/7/17	31/7/17
17115	44 Francis Street, Swansea	Outbuilding	In Progress	21/7/17	
17116	4 Champ Street, Bicheno	Roof over BBQ area	In Progress	26/7/17	
17117	33 Gordon St, Bicheno	Addition to dwelling	In Progress	26/7/17	
17118	RA6 Swanwick Drive, Coles Bay	Outbuilding	In Progress	31/7/17	
17119	RA132 Swanwick Drive, Coles Bay	Alterations & Additions to Dwelling	In Progress	31/7/17	





Please Note: No departmental financials are provided this month due to the 2017/18 budget awaiting approval.

5.4 Manager Community Development & Administration, Mrs Lona Turvey

Community Development · Administration Services ·

Photography Competition 2017

The photography competition, which attracted more than 160 entries, has been judged and the judges have indicated that there was a good variety of images this year. A list of the winners will be provided on the next agenda.

Art Prize 2018

Entries for the Glamorgan Spring Bay Art Prize 2018 are now open. The launch of the Art Prize will take place at the Swansea Town Hall on Friday, 16th February and the exhibition will be open on Saturday 17th and Sunday 18th February.

Cut the Crap Special Food Event

This event is aimed at providing information on how to make easy, economical and healthy meals using a variety of seasonal produce. Award Winning chef, Eloise Emmett, will present the program and everyone will have an opportunity to taste the prepared food.

The event will be held at Gallery Artspace in Triabunna on Wednesday, 6th September, 2017 at 10.30 a.m. and will be particularly useful for parents of young children.

Prosser House Advisory Meeting

The third quarterly meeting of the Prosser Advisory Committee, which was set up by South-Eastern Community Care earlier in the year, was held at the Council Chambers on 20th July, 2017.

The purpose of the Advisory Committee is to:

- Ensure local input into the direction of Prosser Day Respite.
- Inform South Eastern Community Care of issues and opportunities on the East Coast (Glamorgan Spring Bay municipal area).
- Maintain a collaborative approach to program development.

Chief Executive Officer of South-Eastern Community Care, Helen Pollard, chaired the meeting and advised that she had been in touch with Spring Bay Probus to discuss attending one of their meetings and that she would also be in touch with Spring Bay Lions.

The new requirement from the government for annual reporting was also discussed.

Donation of Marquees

The Cancer Council received a donation of \$10,000 from Tour de Cure and this has been used to purchase three marquees and to run a Living Well After Cancer Workshop at the May Shaw Health and Wellbeing Centre in Swansea.

The marquees, which will be presented to the Mayor following the Workshop, will be available for community use at sporting and other events.

Reclink Youth AFL Football League 2017

The fourth round of Reclink Youth AFL Football League will be played at Campania on Wednesday, 23rd August with the first game between Triabunna and Tasman commencing at 10.25 a.m. followed by game 2 between Campania/Bothwell and Oatlands starting at approximately 11.45 a.m.

Christmas in July

A special Christmas in July event was held at the May Shaw Health Centre on Thursday, 20th July featuring Mervyn Magee as "The Dame" and Mary-Anne Johnston on the piano.

This was again an event very much enjoyed by the residents who joined in singing and clapping to the music. Father Christmas also visited and handed out chocolates.

Please see attached images of the Christmas in July event.

Seniors Week Event 2017

A special Seniors' Week event featuring Keith Potger, founding member of the internationally famous group The Seekers, will be held in the Tasmanian Bushland Garden on Tuesday, 17th October, 2017 at 11.00 a.m. The Melodies and Memories Concert will appeal to a wide audience age range, however, Keith has said that he is passionate about bringing music and humour to seniors who want to enjoy great music from their past and hear tales of times they knew so well.

This year for Seniors Week the Council On the Ageing (COTA) is encouraging patrons to get out and about and enjoy Tasmania's fantastic parks and reserves. The Tasmanian Bushland Garden provides an ideal venue for this event and seniors will be able to explore some of the walking tracks and the sculpture trail after the concert.

The event will also include a zero waste picnic.

A bus will be provided from Swansea if numbers are sufficient.

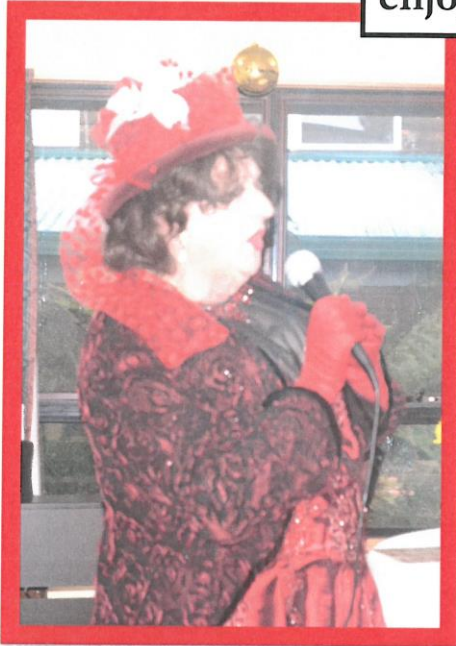
COMMUNITY SMALL GRANTS PROGRAM

NAME	DONATED	COUNCIL MINUTE
Orford Golf Club	1,000	100/17
Total	1,000	

Please Note: No departmental financials are provided this month due to the 2017/18 budget awaiting approval.



The Dame entertained residents once again at May Shaw's Christmas in July celebrations on the 20th. A big warm thank you to Glamorgan Spring Bay Council for funding The Dame's much enjoyed appearances at May Shaw.







5.5 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.
- **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. A new car port and driveway are being installed.

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	14	Monuments	1
		Public Shelters	13
Waste Management Facility	4	Buildings & Sheds	4
Total Buildings Listed	91		91

MARINE INFRASTRUCTURE:

Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.
- **Swansea Elevated Boat Ramp**
Work is continuing 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.



Image: New Swansea all tide boat ramp under construction.

- **Swanwick Boat Ramp**
Glamorgan Spring Bay Council applied for funding through the Recreational boating fund with MAST to improve the docking at the Swanwick boat ramp. This grant application was successful and the work will be contracted out later in the year.

Triabunna Wharf and Marina:

- Ongoing general maintenance and inspections are carried out as required.
- The Triabunna wharf extension and fuel facility was officially opened by Senator Eric Abetz, Liberal Senator for Tasmania on Saturday the 22nd of July 2017. During the same ceremony the Honourable Rene Hidding MP, Minister for Infrastructure officially opened Stages 3 and 4 of the Triabunna Marina expansion. Councilor Jenny Woods was the Master of Ceremonies for the day and the Mayor Michael Kent gave a welcome speech. Council provided a bar-b-que with Lions and drinks via the Wheel Good Coffee Van. There was a good turnout of people to the event.



Image: Stages 3 & 4 of Triabunna Marina ready for vessels.

Prosser River:

- Prosser River Stabilisation Project**
 Gradco has mobilized excavating equipment and a site hut to the Prosser River foreshore. Work has commenced on the Prosser River Stabilisation Project. Special Geofabric bags that contain the sand and create the training walls have also been delivered to site. These bags are being filled in position as per the approved plan.

Council Marine Infrastructure	
Public Boat Ramps throughout Municipality	14
Fishing Boats paying yearly fee at the Triabunna Wharf	2
Marina Berths occupied by Commercial Fishing Boats (Triabunna)	24
Marina Berths occupied by Recreational Boats (Triabunna)	65
Marina Berths occupied by Ferries or Tour Boat operators	4
Waiting list for Large Commercial Fishing Boat Berths (Triabunna)	2
Available Floating Pontoon access Boat Berths (Triabunna)	5
Available Small Boat Berths (Triabunna)	8

Please Note: No departmental financials are provided this month due to the 2017/18 budget awaiting approval.

5.6 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

Dr Nicky Meeson is working on the review of the draft Prosser Catchment Plan in consultation with the relevant stakeholders.

Bushwatch

Illegal firewood harvesting

The local police have increased their patrols in known areas where illegal firewood harvesting is occurring. Meeting was held with Dane McGreevy from The Firewood Association Of Australia Inc. (FAAI) to discuss a proposal for the FAAI to partner with local government to tackle this issue. The proposal to be discussed with the working group in the next few weeks.

Catchments To Coast

We anticipated that planning for 17/18 NRM South funded projects and the the co funding contract will be finalised by the end of August. Project details to be provided in the September report.

Catchments to Coast Coordinator again participated in DPIPWE's bi-annual bird count at Moulting Lagoon Ramsar Wetland.

Catchments to Coast Coordinator attended a workshop on the value of earthworms and dung beetles in soil and learning how to make biochar.

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 complete for 16/17. Negotiations has commenced regarding the continuation of this contract work in 17/18.

A mail out to land owners whose properties are known to contain serrated tussock has been sent. This included a 2 page letter, information on identification and control methods and a Weed Notification. Over half of those sent letters have responded. The remainder will be followed up by Biosecurity Tasmania Project Officer in the first instance.

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

Ongoing

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.

The next GSB NRM Committee meeting will be held on 23rd August at the Bicheno Memorial Hall.

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

The new interpretation sign for the Orford Bird Sanctuary will be installed and launched following the completion of the Prosser River Stabilisation Project.

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.

Staff met with the new Ranger in Charge at Freycinet. This was a productive meeting and we look forward to continuing to work in partnership with PWS Freycinet, particularly in regards to Catchments to Coast projects.

Parks and Wildlife

Installation of revitalised sign furniture for the shorebird interpretation sign at Saltworks on hold.

Conservation Volunteers Australia (CVA)

Met with CVA who have an Australian Government funded Green Army team specifically dedicated to 'Protecting beach nesting bird habitat on Tasmania's East Coast'. This group will commence activities in July across the Break O'Day and Glamorgan Spring Bay coastline. In partnership with PWS and CLS, this team will undertake shorebird activities on Council managed foreshore areas in Glamorgan Spring Bay.

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

Working group to meet again at the end of August.

Councils Climate Change Governance Assessment

Waiting to receive the project report via LGAT.

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.

The Friends Of Rocky Hills, Friends Of Triabunna Reserves and the Triabunna District School in National Tree Day events planted over 200 trees on the foreshore at estuaries of Vicarys and Maclaines Rivulet.

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. Council has been accepted into the TerraCycle recycling program. This program is funded by corporations and aims to collect and recycle items that are often difficult to collect and recycle via kerbside bins. The first program we have joined is Oral Care. Items such as plastic toothbrushes, toothpaste tubes, floss containers and blister toothbrush packaging are accepted. There is currently a collection point at the Triabunna Council office however the local schools, Visitor Information Centres, Community groups and local individuals have all responded with great interest in establishing more collection points. The scheme has not been widely advertised yet but will be once more collections points have been established. We are also awaiting approval for inclusion in the beauty products and packaging program.

Attended meeting with Manager Works and new waste contractors JJ Richards to discuss how we can work together to improve signage at Waste Transfer Stations, Community Education and other improvements in recycling.

Community interest in recycling is increasingly evident with enquiries received from several individuals and community groups for more information.

Working with Manager Community Development to organise local logistics for an Electric Vehicle and Electric Bike Ride east coast stopover. The riders will stop in Triabunna and Swansea on Sunday 5th November and Monday 6th November for recharging and to display their vehicles & bikes to local residents.

Garage Sale Trail dates are 21 – 22nd October and this year's theme is 'Choose to Reuse.' Registrations open and official launch date is 10th August. Media and promotions package has arrived.

Working with Manager Community Development to create a Zero Waste Picnic for a Seniors Week Event at Bushland Gardens in October. Council NRM team to be involved with plant stall and information, supported by small grant from NRM South.

Council has been accepted into the first round of Cities Power Partnership (CPP) program. This program is an initiative of the Climate Council of Australia and the first round involves 50 councils from around the nation pledging to take specific climate change mitigation action. Mayor Michael Kent attended the official launch in Canberra, the only Tasmanian representative present. Media attention has been widespread. Next stage is for council to make a number of pledges to achieve emissions reductions.

Council is participating in a STCA project delivered by the Regional Climate Change Initiative. The Southern Tasmanian Bulk Purchase – in conjunction with Sustainable Living Tasmanian via the ecohome project, will offer southern Tasmanian households, including GSB, bulk purchase opportunities for energy efficient heat pumps, insulation, solar hot water, heat pump hot water and rooftop PV – this will take place over 12 months and can be used with the Tasmanian Energy Efficiency Loan Scheme, TEEL's and will be launched end of August/early Sept.

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.

In regards to the illegal vegetation poisoning of little penguin habitat in Bicheno, correspondence has been posted to ratepayers in the vicinity of the site. Signage for the site is currently being manufactured and an article is being prepared for the local newsletter. Two further instances of illegal vegetation damage have occurred on the Bicheno foreshore in recent weeks. These will also be addressed.

In regards to the illegal vegetation clearing in Swansea, correspondence has been posted to ratepayers in the vicinity of the site. An article is being prepared for the local newsletter and signage is being considered.

In regards to the illegal vegetation clearing along a public access in Dolphin Sands, this matter will be addressed in the coming weeks with a sign to be installed and local residents to be informed.

Council staff continue to find dumped garden waste on public land throughout the municipality. Letters are being sent to adjoining properties informing residents that under the Tasmanian Litter Act 2007 (the Act) it is an offence to dump litter on public land. The definition of litter under the Tasmanian Litter Act 2007 includes:

- (a) Any solid or liquid domestic or commercial refuse, debris or rubbish and, without limitation, includes any glass, metal, plastic, cigarette butts, paper, fabric, wood, food, abandoned vehicles, abandoned vehicle parts, abandoned vessel parts and equipment, construction or demolition material, garden remnants and clippings, soil, sand and rocks;

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.

Research into the establishment of the Pulchella Community Nursery is ongoing.

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

Please Note: No departmental financials are provided this month due to the 2017/18 budget awaiting approval.

Recommendation:

That the Management Reports be received and noted.

6. Minutes of Section 24 Committees

COMMENTS:

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

6.1 Youth Council Committee Meeting Minutes (Draft) – 13th June, 2017

David Metcalf
General Manager

6.1 Youth Council Committee Meeting Minutes (Draft) – 13th June, 2017

MINUTES OF A MEETING OF THE GLAMORGAN SPRING BAY YOUTH COUNCIL HELD IN THE TOWN HALL, SWANSEA ON TUESDAY, 13TH JUNE, 2017 COMMENCING AT 11.19 A.M.

WELCOME

Deputy Mayor, Cllr. Cheryl Arnol, welcomed the Youth Councillors to their first meeting and also extended a welcome to the Principal of the Bicheno Primary School, Julie Leitch and guest speaker, Marcia Harvey.

PRESENT

Taylah Gray, Jazzmyn Pennington, Ky Taylor, Ashton Taylor (Triabunna District School), Emily Jones, Auley Greenhill (Swansea Primary School) and Aston Pasini, Elise Sliskovic, Matilda Harvey (Bicheno Primary School).

APOLOGIES

Ruby Chesterman, Alexander Chesterman, Hannah Chapman, Charlotte Pyke (Orford Primary School) and Alice Woolfe (Bicheno Primary School).

IN ATTENDANCE

Deputy Mayor, Cr. Cheryl Arnol (Chairperson), Lona Turvey (Community Development Manager), Angela Higgs (Administrative Support Officer), Marcia Harvey (Guest Speaker) and Julie Leitch (Principal Bicheno Primary School).

CONFIRMATION OF MINUTES

Resolved that the minutes of the Youth Council Meeting held on 5th September, 2016 be received.

WHAT IS THE YOUTH COUNCIL AND THE ROLE OF YOUTH COUNCILLORS

Cllr. Arnol discussed the role of Youth Councillors and how they are the voice of the Youth in Glamorgan Spring Bay municipal area. Cllr. Arnol explained that they can bring their ideas and those of their peers to a meeting for discussion.

Cr. Arnol used the pontoon in the Prosser River as an example of how a suggestion from the Youth Council became reality. However, Cr. Arnol also stressed that not all suggestions can be acted upon or implemented as it comes down to many other factors, such as planning, cost, public liability and practicalities.

GUEST SPEAKER – MARCIA HARVEY

Cllr. Arnol welcomed Ms. Marcia Harvey, Wildlife Carer, to the meeting and thanked her for coming and bringing Bonnie, the baby wombat with her.

Ms. Harvey spoke about her work as a wildlife carer over many years and her love of her work and caring for animals at Bayview Bush Babies. Ms Harvey discussed the current problem of deadly mange now facing the wombat population which is threatening their existence. Ms Harvey also discussed a program that will be starting soon which will treat infected wombats and when they are cured they will be let back into the wild.

Bonnie, the 10 month old wombat, which was found in the pouch of its dead mother by two elderly ladies, was passed around and all the Youth Councillors had an opportunity to hold her.

Clr. Arnol thanked Ms Harvey for her very interesting and inspiring talk and suggested that some Youth Councillors may find working with wildlife an interesting career path to follow.

GENERAL BUSINESS

Ideas and Suggestions for Future Guest Speakers and Youth Council Activities

The Youth Councillors raised the following issues:-

- There is loose gravel on the BMX track at Bicheno which is dangerous.
- The birds roost on the swimming pontoon at Swansea and it will need cleaning before summer.
- The PCYC needs more gear and equipment.
- There are no tables at "Our Park".
- The bike track along the foreshore at Bicheno needs to be wider.
- The walking track near the May Shaw in Swansea needs repairing as people are walking on penguin burrows.

Clr. Arnol advised the Youth Councillors that these matters will be looked at and responses will be brought back to the next meeting.

Youth Councillors from Swansea Primary School had prepared a list of suggestions and ideas during class and these were brought to the meeting. (Copy attached.)

There being no further business, the meeting closed at 12.30 p.m.

Confirmed
Chairperson

Ideas for Future Activities

- Wakeboarding
- Surfing program
- Soccer program / other sports
 - week-long clinic in school holidays.
- Camp-like program / survival program / boot camp program.

Ideas for Future Guest Speakers

- Tim Cahill

Swansea Primary School

Ideas & suggestions for infrastructure for future consideration.

- Outdoor activity fun park (like Redbanks)
 - activities include
 - Laser Tag
 - Archery
 - Shooting (targets)
 - Slingshot
 - Rockclimbing / Abseiling
 - Orienteering
- Small water craft hire
 - paddle boards
 - surfboards
 - wakeboards
 - boats
 - paddle boat
- PCYC upgrade
- Trampolining / Inflatable world.
- Swimming pool with slides
- Duck Park
 - climbing frame (like at Lindsafarne)
 - trampoline
 -
- Mountain bike trails with jumps

7. Officers' Reports Requiring a Decision

7.1 Annual Plan and Budget Estimates 2017/18 Financial Year

Responsible Officer – General Manager

Comments

Purpose

The Fees and Charges and the Rates Resolution were adopted at the June Ordinary Meeting of Council. The full Annual Plan and Budget Estimates for 2017-18 has now been prepared and is presented here for Council's consideration after a workshop conducted on the 16th August, 2017.

Background

The development of this document has been undertaken in consultation with Senior. The document has been reviewed by Council's audit panel.

The Annual Plan presents Council with the objectives for the 2017/2018 year, which have been developed from the key result areas contained within Glamorgan Spring Bay Council's Community Strategic Plan 2013-2020.

These objectives are fully funded within the budget provisions made for each business unit. The objectives and the overall progress made on each major project will be reported to Council on a monthly basis throughout 2017/2018.

Summary

It is my view that the document provided to you, which includes both the Annual Plan and Budget Estimates is financially responsible and will provide adequate resources to deliver Council's objectives for the year. It also provides the framework for longer term goals in providing cash backed reserves for future infrastructure requirements.

Recommendation

That Council by absolute majority, adopts the Annual Plan and Budget Estimates (as presented 22nd August 2017) for 2017-2018.

Note: A Draft Annual Plan and Budget Estimates document has been provided to Councillors for their review and is available online at Council's website with the August 2017 Agenda.

7.2 Bayview Bush Babies Inc.

Responsible Officer – Manager Community Development and Administration

Comments

An application has been received from Bayview Bush Babies Inc. of Lake Leake Road, Swansea, seeking financial support of \$1,000 towards the cost of developing a plant based remedy to control sarcoptic scabiei (mange) in common wombats.

Further information and supporting documents are attached.

The total cost of the project is \$73,358 of which Babyview Bush Babies Inc. is contributing \$25,000 and it is anticipated that \$16,500 will be contributed from other sources.

Statutory Implications

Not applicable

Budget Implications

A total of \$20,000 has been allocated in the budget for the Community Small Grants Program.

Recommendation

That Council approves a grant of \$1,000 towards the cost of developing a plant based remedy to control sarcoptic scabiei (mange) in common wombats.



Applicant: Bayview Bush Babies Inc.

Species/Taxon: Common wombat (*Vombatus ursinus*)

Location: Wombats diagnosed with moderate to severe sarcoptic mange captured throughout Tasmania and relocated to Swansea, Tasmania.

Title of research: Development of a plant-based remedy to control sarcoptic mange in the common wombat (*Vombatus ursinus*).

Aim of project:

The long-term aim is to control sarcoptic mange in free-ranging common wombats. This objective requires a three stage approach. This Application is concerned with:

Stage 1 - using captive wombats to develop an efficacious and safe topical treatment that can be self-applied by wombats to control sarcoptic mange and

Stage 2 - pending AEC approval release of successfully treated wombats into the wild and long-term monitoring of their health (individuals identified and located using radio transmitting ear-tags).

Justification:

Wombats throughout Australia are dying from sarcoptic mange caused by infestations of the parasitic mite, *Sarcoptes scabiei*. Once wombats develop sarcoptic mange a slow and painful death follows from dehydration, starvation and secondary bacterial infections. Not only is sarcoptic mange a significant animal welfare problem, it also has the potential to negatively impact populations causing local extinctions, for example, from 2010-2015 the wombat population of Narawntapu National Park, Tasmania declined by nearly 85%. We aim to develop a treatment specifically for wombats that will kill and repel mites and facilitate growth of new skin and hair.

Maximum likely numbers of individuals involved: 24 wombats

Activities undertaken and methods:

The treatment will be tested on captive wombats diagnosed with moderate to severe sarcoptic mange, followed by a period of observation to ensure that the mite has been eradicated. Once a veterinarian has declared treated wombats fit for release they will be ear-tagged and released back into the wild. Individuals will be tracked and their health monitored to determine their long-term outcome.

Fate of animals:

Healthy and mange-free wombats will be released back into prime wombat habitat in the wild.

Likely impact on species involved (including any by-catch):

There is considerable evidence that any wombat with moderate to severe mange will die; it is just a matter of time. Veterinarians commonly recommend such wombats be euthanased so the Project will give these individuals a chance of



survival. We expect that the potential benefits of this Project for the well-being of wombats generally to outweigh the potential distress of a small number being kept in captivity for a limited time. Nevertheless, the specific needs of the captive wombats have been paramount in specifying how they will be transported and housed to minimise distress, potential pain and enhance the wombats well-being. Stress from being held in captivity will be minimised by emulating the wombats natural habitat as close as possible, as well as keeping interactions with humans to almost zero. The treatment itself is unlikely to cause any distress as it will only be applied to the skin and fur.



DEPARTMENT of PRIMARY INDUSTRIES, PARKS, WATER and ENVIRONMENT

PERMIT TO POSSESS PROTECTED WILDLIFE

Permit No. FA 16300

Issued pursuant to regulations 21 (a) and 25 of the Wildlife (General) Regulations 2010

**Ms Marcia Harvey-Bird
Bayview Bush Babies Inc.
4180 Lake Leake Road
Swansea
Tasmania 7190**

Inquiries : M. Driessen, Senior Zoologist
Phone : 03 6165 4316
Fax :
Our Ref. : File: H603774
Email : Michael.Driessen@dpiwwe.tas.gov.au

is permitted to possess

up to a maximum of 6 wombats at any one time (*Vombatus ursinus*) at 4180 Lake Leake Road, Swansea 7190, Tasmania

subject to the following conditions

1. This permit must be kept at the place where wombats are held in captivity and produced on demand by an authorised officer
2. This permit is issued only for the purposes of project "Development of a plant-based remedy to control mange in the common wombat (*Vombatus ursinus*) (1/2016-17)" as approved by the Department of Primary Industries, Parks, Water and Environment's Animal Ethics Committee. Any research activities conducted on the specified wildlife must be in accordance with your animal ethics committee approval.
3. This permit to possess wildlife is valid only if the permit holder has current Animal Ethics Committee approval for the research specified in their permit application.
4. Persons listed on Schedule 1 are joint permit holders and are also authorised to possess the specified wildlife.
5. The permit holders must provide a report on the results of the treatment trials and this must be provided prior to progressing to Input 2 of the project, including details of where the wombats were collected from and their mange condition.
6. If Inputs 2-4 of the project proceeds, then the permit holders must provide a report on the status of each released wombat 3 months after their release.
7. If a wombat dies while in captivity or within three months of release then the department must be notified.
8. Mange-infected wombats are not to be released unless otherwise advised by DPIWWE's Animal Ethics Committee.
9. Within 3 months of the expiry of this permit, a report is to be provided detailing the research undertaken and the outcomes of the treatment trials and the fate of the wombats.
10. All reports and notifications must be emailed to scientific.permits@dpiwwe.tas.gov.au

This permit is effective from 15/1/2017 and will expire on 11/6/2018



DEPARTMENT of PRIMARY INDUSTRIES, PARKS, WATER and ENVIRONMENT

PERMIT TO POSSESS PROTECTED WILDLIFE

Permit No. FA 16300

Issued pursuant to regulations 21 (a) and 25 of the Wildlife (General) Regulations 2010

Animal Ethics Committee Approval No. 1/2016-17 AEC Expiry Date 11/6/2018

Issued by  Date 5/1/2017

M. Driessen, Senior Zoologist

Delegate of the Secretary of the Department of Primary Industries, Parks, Water and Environment

Schedule 1

The following people are authorised to possess wildlife specified under permit number **FA 16300**

Mr. Christopher Bird, 4180 Lake Leake Rd. Swansea 7190 Tasmania
Dr. James Harris, 2 Russell Cr. Sandy Bay 7005 Tasmania
Dr. Tim Laws, 266 Charles St. Launceston 7250 Tasmania
Dr. Jemma Daniels, 11a Gordon St. Sorell 7172 Tasmania
Mr. Peter Anderson, 97 Murwillumbah St. Murwillumbah 2482 NSW
Ms. Janice May, Lot 1 Crossins Rd. Swansea 7190 Tasmania
Mr. Alan Bird, 4180 Lake Leake Rd. Swansea 7190 Tasmania



From: ADAMSON, Karl [mailto:Karl.Adamson@apvma.gov.au]
Sent: Wednesday, 15 June 2016 2:24 PM
To: 'Peter Anderson'
Subject: RE: Application to treat Wombats under APVMA Permit PER 7250 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hello Peter,

As discussed, PER7250 allows researchers to conduct small scale trial work on animals without additional authorisation from the APVMA. The primary method of regulation in relation to small scale animal research is at state level via the AEC approval process.

If you do plan to take this trial work beyond the scope of PER7250 then certainly a research trial permit (Item 23) will be required from the APVMA but until then PER7250 can be used to determine the suitability of your proposed mange treatment.

Once the research is over and if it proves successful, you will need to discuss further avenues of approval with the APVMA but as this is several years away we will take the matter up at that time.

Regards
Karl Adamson

A/ Director Minor Use | Registration Management & Evaluation
Australian Pesticides and Veterinary Medicines Authority (APVMA)
PO Box 6182 Kingston ACT 2604
www.apvma.gov.au | karl.adamson@apvma.gov.au
P: +61 2 6210 4831 | F: +61 2 6210 4776 | M: +61 (0)4 2353 6049

UNCLASSIFIED



ANIMAL RESEARCH APPROVAL CERTIFICATE

Department of
Primary Industries, Parks, Water & Environment
ANIMAL ETHICS COMMITTEE

C/- AEC Executive Officer (Policy Branch), GPO Box 44, Hobart, TAS 7001
Tel: 6165 3144 / Email: executiveofficer.aec@dipwe.tas.gov.au



Project Title and AEC Project Number:

'Development of a plant-based remedy to control sarcoptic mange in the common wombat (*Vombatus ursinus*) (1/2016-17)

Chief Investigator Name and Institution:

Marcia Harvey-Bird, President, Bayview Bush Babies Inc.

The Department of Primary Industries, Parks, Water and Environment Animal Ethics Committee (DPIPWE AEC) has decided to conditionally approve this project in accordance with the *Australian Code for the Care and Use of Animals for Scientific Purposes, 8th edition, 2013*.

CONDITIONALLY APPROVED BY THE DPIPWE AEC:

11 October 2016

Signature of Chairperson, DPIPWE AEC

11 October 2016

Date

Project Approval Commences:	15 January 2017
Project Approval Expires:	11 June 2018

Version 4.0 1/12/2015

PLEASE READ THIS APPROVAL CERTIFICATE CAREFULLY AS APPROVAL MAY BE WITHDRAWN FOR PROJECTS THAT DO NOT COMPLY WITH THE CONDITIONS OUTLINED.

Standard DPIPWE AEC Conditions:

1. Approval is for **15 January 2017 to 11 June 2018** only.
2. If the project is to continue past the expiry of this AEC approval, a new Application Form or Amendment Request will need to be submitted for AEC consideration.
3. Any permits, approvals, or licences required by law for the project activities presented for approval must be acquired prior to the commencement of research and remain valid during the approved period stated on this certificate.
4. All aspects of the project work must conform to the requirements of the *Australian code for the care and use of animals for scientific purposes, 8th edition, 2013* (the Code).
5. Any changes to the parameters of the project as presented for approval must be approved by the AEC **prior to being implemented**.
6. Any unexpected adverse incident or event (including an unexpected death or any events outside expected experimental parameters) that may impact on the wellbeing of an animal or animals must be reported to the AEC Executive Officer **within 2 days** of it occurring. The AEC may require the Chief Investigator to submit a formal Adverse Incident Report within 7 days of the request for such a report (see Adverse Incident Reporting procedure on the AEC website).
7. It is a requirement of the AEC to monitor all approved projects. This project may undergo monitoring by the AEC in an agreed capacity during the project's approval period.
8. A new Chief Investigator, who has not previously led a DPIPWE AEC approved project, must have satisfactorily completed AEC investigator training prior to starting project work.
9. Project data, where appropriate, is to be submitted to the DPIPWE Natural Values Atlas via the DPIPWE website at the conclusion of the project. Data entry is via <https://www.naturalvaluesatlas.tas.gov.au> – register your own account; from the email confirmation click *Home Page link* to proceed; *Data Entry* tab - *Data Entry Help* link (top right of the page) for step by step instructions.
10. If the project is to be transferred to another AEC or for any other reason is unable to continue to completion, the AEC requires notification as soon as possible.

Additional DPIPWE AEC Conditions:

- Input 1 trial is to proceed subject to the AEC being advised of the concentration and justification for the therapeutic dose to be used prior to its commencement;
- Following the completion of Input 1 trial, a report to be submitted to the AEC is to include:
 - Results of the Input 1 treatment
 - Documentation of the effectiveness of the self-applicator
 - Video footage of the self-applicator in use
 - Details of the effectiveness of the cameras
- Approval to proceed to Input 2 and Input 3 trials will be conditional on the results obtained from the preceding Input trial;
- Any changes to the dose rate must be submitted for AEC approval via an Amendment request; and
- the Alternative Chief Investigator must attend AEC training prior to commencing the project

Version 4.0 1/12/2015



DPIPWE AEC Reporting Conditions:

Final Report

The AEC must receive a Final Report by **11 July 2018** (or sooner if the project is completed earlier than expected). A Final Report must still be submitted to the AEC if the project is abandoned.

Animal Usage Reporting

The AEC must receive an Animal Usage (A.U.) Report at the beginning of each calendar year. This report provides animal use figures for each calendar year in which the project is active. The Chief Investigator is contacted in February with the required form to be completed.

The A.U report for this project is due in the following manner:

- A.U. Report for 2017 is due by March 2018
- A.U. Report for 2018 is due by March 2019

AFTER THE STATED PERIOD OF APPROVAL HAS EXPIRED, IN ORDER TO SEEK FURTHER DPIPWE AEC APPROVAL FOR THE PROJECT, THE CHIEF INVESTIGATOR IS REQUIRED TO SUBMIT AN AMENDMENT REQUEST OR A PROJECT APPLICATION TO THE DPIPWE AEC FOR CONSIDERATION.

Version 4.0 1/12/2015

7.3 Cemetery Operation Policy

Responsible Officer – Manager Works

Comments

Council's current Cemetery Operation policy was adopted in 2006 and covers a range of general and procedural guidelines (refer attached).

Council manages the Triabunna and Bicheno public cemeteries. Both cemeteries have an old section and a lawn section for burials and a niche wall for the placement of ashes.

Cemetery operations have statutory requirements under the following Act and Code:

1. Burial and Cremation Act 2002
2. Burial and Cremation Regulations 2015

In my position as Manager Works, I undertake the duties of 'Cemetery Manager' under the Act, which involves being responsible for general cemetery operations of both sites, keeping/maintaining a register of interments and maintaining a cemetery plan showing the location of each grave. In addition, Council sets the cemetery 'fees and charges' for reservations and placements each financial year.

Apart from liaising with Funeral Directors to arrange services, all other activities are carried out in accordance with the Act and Regulations, so it seems unnecessary to review and maintain Council's current policy.

Statutory Implications

Nil

Budget Implications


Nil

Recommendation

That Policy 2.5 – Cemetery Operation Policy be rescinded.

Attachment: Policy 2.5 Cemetery Operation

Attachment Item 7.3: Policy 2.5 Cemetery Operation

	POLICY – CEMETERY OPERATION	2.5	
		Version 1	Date 25/10/06
Minutes Dated 23 March 2009	Approved By : Council Decision No. 064/09	Review Date - As required	

1. OBJECTIVE

The objective of this policy is to provide guidelines to ensure the smooth operation and development of Cemeteries operated by Council.

2. SCOPE

This policy covers all current cemeteries and future cemeteries within the municipality.

3. DEFINITIONS

N/A

4. PROCEDURE

Operational Guidelines

1. Subject to legislative requirements all internments will be horizontal.
2. There will be a maximum of two internments per allotment.
3. The areas around the graves will be kept free of all flowers, containers and other objects which may only be placed directly on the grave site.
4. Monuments -
 - 4.1 All monuments are to be constructed and fixed in accordance with the Tasmanian requirements.
 - 4.2 All monuments are to be of first grade granite, marble or other durable natural stone. Plaques and ornamental fixtures or fittings are to be of non-ferrous material.
5. Monument Dimensions
 - 5.1 Maximum height - 1000 mm measured from ground level.
 - 5.2 Maximum width - 1200 mm (width of allotment) provided that where a licence relates to a double plot, the monument may not exceed the width of the double plot.
 - 5.3 Maximum depth - 300 mm.
6. All earth excavated from a grave site will be removed from the vicinity of the grave site until after all mourners have left.

General

1. Tenure

- 1.1 The General Manager may, on the payment of the appropriate fees, grant licences for the exclusive right of burial in the cemetery for a term of 99 years. Such licence will be in the form of a letter to the licensee signed by the General Manager. (**NOTE : This licence does not relate to a specified allotment but provides the right of burial in the cemetery in the next available allotment when required.**)
- 1.2 A licensee may, on the payment of the appropriate fee, transfer their licence to any other person provided the licensee can satisfy the General Manager as to their identity and authority to transfer the licence.
- 1.3 Where it is the preference of a married couple to be interred alongside each other, then at the time of the interment of one, the plot alongside may be reserved for the other subject to the payment of a 50% loading on the burial licence fee relating to the surviving partner. The tenure of such reservation shall, subject to State legislation, be twenty five years.

2. Hours of Operation

- 2.1 The cemetery grounds will be accessible to the public twenty four hours a day.
- 2.2 The hours for burials will be 9.00 am to 3.30 pm Monday to Friday. Burials outside of these hours may be arranged with the General Manager, but will be subject to additional costs as detailed in the Schedule of Fees attached hereto and revised each year when the Council set their fees and charges in the annual budget process.
- 2.3 Funeral Directors are to give the General Manager a minimum of 24 hours notice of a burial except for burials that are to take place on a Monday or other day following a Public Holiday when notice is required to be given no later than mid-day on the last working day prior to the proposed date of burial.

3. Monuments and Monumental Masons

- 3.1 The following rules are applied to ensure :
 - (a) Monuments are placed on the correct grave site;
 - (b) The General Manager is made aware of the installation of a monument;
 - (c) That the monument complies with Council requirements.
- 3.2 No monuments are to be erected, altered or removed unless agreement has first been obtained from the General Manager.
- 3.3 Agreement to erect, alter or remove a monument may be issued upon application subject to the appropriate fees being paid and the General Manager being satisfied that these guidelines are complied with.
- 3.4 Monumental Masons are to encouraged to provide receptacles for flowers in monuments.

4. Information brochure

An information brochure will be made available to the public and be distributed to funeral directors who operate in the area. A copy of the brochure is attached.

MEMORIAL GARDEN

As an alternative to burial, interment of cremated remains in a Memorial Garden will be available. This garden will comprise native vegetation ranging from ground covers to small trees.

1. An allotment in the Memorial Garden will be 600mm X 600mm.
2. Cremated remains will be interred at a depth of 300mm with a 300mm high monument with engraved plaque being placed directly above it. A maximum of two interments per allotment are allowed.

CEMETERIES - SCHEDULE OF FEES

The Schedule of fees and charges will be determined within the annual budget.

Burial Licence	-
Burial Fees	<ul style="list-style-type: none"> - All depths & reopens - Children - maximum coffin size 1350mm x 450mm - Children's Section - Perinatal (Stillborn to 28 days - Includes Licence) - Cremated remains in existing grave - Cremated Remains in Niche Wall - Cremated remains in Cemetery Garden

OTHER CHARGES:

Plot Reservation Certificate (5 years)
Oversized Caskets
Burials outside specified hours
Licence to construct/erect monument
Licence to alter, repair or remove monument
Transfer of Burial Licence or Plot Reservation Certificate
Alterations to existing records (other than addresses)
Exhumations - Administration Fee
- Council to dig and reinstate
Licence to erect or place a personal memorial, e.g. garden chair etc.
- Council to install
Planting of Memorial tree or Shrub (Council to provide & prepare bed)
Licence to move cremated remains from Niche Wall to Memorial Garden or vice-versa

5. IMPLEMENTATION

The policy will be implemented immediately following endorsement by Council.

6. DELEGATION

This policy delegates to the Manager Works and Services.

7. RESPONSIBILITY

The compliance of this policy is the responsibility of the General Manager.

8. REPORTING

The General Manager will report annually if requested by Council.

9. STATUTORY REQUIREMENTS

Burial and Cremation Act 2002

Burial and Cremation (Cremation) Regulations 2002

Burial and Cremation (Handling of Human Remains) Regulations 2005

10. REFERENCES

N/A

11. ATTACHMENTS

N/A



8. Miscellaneous Correspondence

8.1 Letter from Mrs Beth Bennett

Beth Bennett
Peninsula Grange Aged Care
2 Booker Avenue
MORNINGTON VICTORIA 3931

Direct Telephone: (03) 5978 3104

Dear Lona

Thank you for your calling advising of council's approval to name the new bridge at Spring Beach in my name. I am most humbled and proud to be recognized by the community in this manner.

When Harry and I first moved to the East Coast and saw Spring Beach, we knew that was where we wanted to live and we had many happy memories together there.

It is because of that I would prefer that you name the bridge "BENNETT" bridge.

I would be very pleased to be kept in the loop regarding the completion of the bridge.

Again thanks and with love,

Beth Bennett

BETH BENNETT



8.2 Letter from Triabunna District School



Department Of Education

Triabunna District School

15 Melbourne Street, TRIABUNNA TAS 7190

Ph: 03 6257 3199

Email: Triabunna.District@education.tas.gov.au

122642



24th July 2017

27 JUL 2017

Lona Turvey
Community Development and Administration Manager
Glamorgan/Spring Bay Council
9 Melbourne St
Triabunna Tasmania 7190

BY:

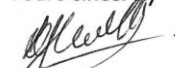
Dear Lona

On behalf of the school and the students who were involved in the Festival of Voices massed choir, I would like to express our sincere appreciation to you and the Council for your support and assistance in making our participation in this event possible. While the number of students participating from Triabunna was not large, those who were involved really benefited from this opportunity, both thoroughly enjoying the event and learning considerably from being in a large choir.

For your organisation and provision of transport, together with the financial support and attendance of both yourself and Angela Higgs on the day, we are extremely grateful. The extra work you did in negotiating the use of a room at the Grand Chancellor made a big difference in providing a space for our students to relax, change and prepare for the concert.

Once again, thank you for your work and efforts in supporting our school and students.

Yours sincerely


David Withell
Music Teacher


Brodie Philip
Principal

8.3 Reclink Football

Reclink Football – 21st June 2017

On Wednesday 21st June, the mixed Grade 9/10 Reclink football team travelled to Campania oval to play the Campania Cats. When we arrived at the oval, members of the Glamorgan Spring Bay Council, Lona Turvey and Angela Higgs, were there to greet us with our game day uniform. We did a warm-up and some kicking drills lead by our captains, Jake Mitchelmore and Jack Turvey, before our game.

In the first quarter we got off to a great start with Austyn Cameron kicking our first goal. Our backline fought very hard and kept them goalless for the first two quarters of the game. We kept up our strong defence and offence throughout the second half and finished off with a strong victory, with the whole team contributing well.

We greatly appreciate the on-going help from the Glamorgan Spring Bay Council supplying us with transport, uniforms, equipment, and food at the end of the game. We thank

Mr McKean for organising and planning this year's Reclink program and we thank Mr Clark for coming along and leading our team to our first game victory. If it wasn't for all of these people our school wouldn't be able to experience this great opportunity we have.

Final scores: TDS 12-12 (84) to Campania DS 2-4 (16)

TDS goal kickers: Jhye Hitchens 3, Izaak Jackson 3, Melissa Taylor 2, Austyn Cameron 1, Jamie Devine 1, Jack Turvey 1, Tylor Contor 1.

TDS best players: Jayden Silver, Jake Mitchelmore, Katie Henderson, Jack Turvey, Austyn Cameron, Edward Cruse, Izaak Jackson, Melissa Taylor, and Jhye Hitchens.

Reporters: Katie Henderson and Taylah Gray.





8.4 Breast Screen Mobile Screening Unit Visit



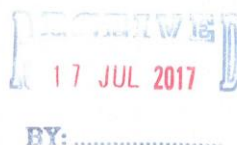
Tasmanian Health Service
POPULATION SCREENING AND CANCER PREVENTION

Level 4, 25 Argyle Street, HOBART TAS 7000
Postal: GPO Box 125, HOBART TAS 7001, Australia
Ph: (03) 61 666 910 Fax: (03) 6216 4326
Web: www.ths.tas.gov.au/cancerscreening

122356
emailed - Angela Turvey
BreastScreen
TASMANIA
Tasmania's only accredited screening service

Contact: Gail Ward
Phone: (03) 6166 6911
Facsimile: (03) 6216 4326
E-mail: gail.ward@ths.tas.gov.au

Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190



Attention: Mayor Michael Kent

Dear Mr Kent,

BreastScreen Mobile Screening Unit Visit

Thank you for hosting the BreastScreen Tasmania Mobile Unit during its recent visit to your area between 8th May 2017 and 2nd June 2017.

During the screening period, the Unit screened:

- 101 women in Triabunna between 8th May 2017 and 12th May 2017,
- 188 women in Swansea between 15th May 2017 and 26th May 2017, and
- 106 women in Bicheno between 29th May 2017 and 2nd June 2017.

A total of 395 women were screened in your community.

Regular screening mammograms are the best and safest way for women to detect breast cancer early. Breast screening can detect breast cancers when they are small, before any symptoms appear.

Thank you for your on-going support of the BreastScreen Tasmania Program and for helping us provide this crucial service to the women in your community.

Yours sincerely,

Gail Ward
State Manager
Population Screening and Cancer Prevention
12 July 2017

9. Motion Tracking Document

Last updated 16/08/2017

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
21 st January 2014	8.1	4/14	Motion from AGM	Council	Motion re GM reappointment carried 6 votes to 3. Cllr Crawford requested that Mayor Kent put this item on a Council workshop agenda after the 2015-16 budget is complete. Council needs to develop procedures. Discussions on this and a way forward agreed at February 23, 2016 Council Workshop. A policy to be developed.	In Progress
25 th November	8.2	150/14	Solis	GM	The General Manager to affirm commitment to the project with all interested parties and progress negotiations with potential developers as relevant.	In Progress
28 th April	9.5	56/15	Endorsement of Revised Cemetery Operation Policy	MW	Item was deferred until policy is re-written in its complete form, with clear intent and can be discussed in a Council workshop. A recommendation to be made by Works Manager that policy is rescinded given existing legislation (Report to Council – August 22, 2017).	In Progress

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

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
23 rd February	9.3	30/16	Sale of Council Properties	GM	Process to commence according to Section 177/178 with amendment to advertising as per motion. Council Workshop held on 17 th January 2017 prior to report for January 2017 OMC. Update as per Decision 46/15 above.	In Progress
28 th June	8.8	99/16	Review of Seafest 2016	MCD & Sustainability Officer	Event to be handed over to the community through an EOI process. Currently in discussions with interested community groups.	In Progress
23 rd August	8.1	112/16	Old Swansea Council Chambers & Courthouse	GM	ECCAI to manage until Old Swansea Council Chambers & Courthouse 30 June 2017. Report on progress submitted for the February 2017 OMC. Decision on future to be made at August 2017 OMC. No report received from ECCAI – this has been followed up and report to go to September 2017 OMC.	In Progress
27 th September	8.5	130/16	Communities and Coastal Hazards Local Area Report – Triabunna and Orford	MNRM	Final report endorsed. Further workshops and community discussions to take place in relation to key future actions/steps. Workshop held in December 2016. Manager NRM formulating action plan/next steps for 2017. Meeting with Climate Change Office end of June 2017.	In Progress
27 th September	8.6	131/16	Review of the draft Prosser River Catchment Management Plan	MNRM	Approval by Council to conduct review. Update on workshop dates in Manager NRM report for April 2017. Latest workshop held in June 2017.	In Progress
27 th September	10.1	134/16	Notice of Motion: Boatel Development at the Triabunna Marina and Wharf Precinct	Clr Jenny Woods	General Manager has contacted Crown Land Services who are in the process of confirming the status of the boatel development with the developers.	In Progress
24 th January	8.1	13/17	Tea Tree Rivulet Dam Approval and Construction (including approval of borrowing/budget amendments)	GM	Council approval for GM to progress the project.	In Progress

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

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
24 th January	8.6	N/A	Bicheno Triangle Development	MW	Council noted report and will consider as part of 2017/18 budget planning process.	In Progress
24 th January	8.7	18/17	State Growth Road Trade	MW	Manager Works and GM to progress discussions.	In Progress
24 th January	8.11	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.	Complete
28 th 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. Community survey to be conducted in August/Sept 2017.	In Progress
28 th March	8.3	56/17	Petition to Amend a Sealed Plan – RA311 Harveys Farm Road, Bicheno	GM	Approved, process has commenced.	In Progress
26 th April	8.1	63/17	Live Streaming of Council Meetings	GM	Implementation to commence. Delays in delivery of equipment from supplier. Installation of equipment now scheduled September 8, 2017.	In Progress
27 th June	8.1	84/17	Bridge Structure Naming – Spring Beach	MW	Approved by Council and Nomenclature Board and relevant authorities notified of request.	In Progress
27 th June	8.5	88/17	Section 137 – Notice of Intention to Sell Land	GM	Service of notice to be progressed by admin staff.	In Progress
27 th June	9.1	89-92/17	Council Representation on S24 Committees and other organisations	GM	S24 list of Council Representation to be updated and sent to S24 Committees	Complete

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

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
25 th July	7.1	99/17	Rheban Road, Spring Beach – Proposed Speed Cushion Installation	MW	Council voted not to install the speed cushions.	Complete
25 th July	7.2	100/17	Orford Golf Club	MCD	Grant approved for dishwasher. Club notified and grant disbursed.	Complete
25 th July	7.3	101/17	Cities Power Partnerships (CPP) – National Climate Change Program	MNR	Council agreed to participate in CPP. National Climate Change Office advised of willingness to participate.	Complete
25 th July	7.4	102/17	Update: Director of Local Government Report to GSBC, December 2015	GM	Endorsed update provided to DLG along with Corporate Calendar and WIP of Council Policy review.	Complete
25 th July	8.1	103/17	Triabunna and Swansea Football Clubs	GM	Council decided to maintain curfew with permission given for extensions in the instances of special functions or events.	Complete

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

Recommendation:

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

10. Questions Without Notice

11. Close

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

CONFIRMED as a true and correct record.

Date:

Mayor Michael Kent AM