



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

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

24th October, 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, 24th October, 2017 commencing at 5.00pm.



Dated this Thursday 19th October, 2017

**David Metcalf
GENERAL MANAGER**

"I certify that with respect to all advice, information and recommendations provided to Council with this agenda:

- 1. The advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation, and***
- 2. Where any advice is given directly to the Council by a person who does not have the required qualifications or experience, that person has obtained and taken into account in that person's general advice the advice from any appropriately qualified or experienced person. "***

Note : Section 65 of The Local Government Act 1993 states –

- (1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.***
- (2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council or council committee.***



**David Metcalf
GENERAL MANAGER**

Table of Contents

AUDIO/VIDEO RECORDING OF ORDINARY MEETINGS OF COUNCIL	5
1. OPENING	5
1.1 PRESENT AND APOLOGIES	5
1.2 IN ATTENDANCE	5
1.3 DECLARATION OF PECUNIARY INTERESTS.....	5
2. CONFIRMATION OF MINUTES AND WORKSHOPS	6
2.1 ORDINARY MEETING – SEPTEMBER 26 TH , 2017.....	6
2.2 WORKSHOP HELD – OCTOBER 10 TH , 2017	6
3. PLANNING AUTHORITY SECTION.....	7
3.1 DA17198 - AGRICULTURAL SHED, 8311 TASMAN HIGHWAY, TRIABUNNA.....	8
3.2 DA17209 – MULTIPLE DWELLINGS, 22 ESPLANADE, SWANSEA	22
3.3 DA17232 – VISITOR ACCOMMODATION, RA13110 TASMAN HWY, SWANSEA.....	46
4. PUBLIC QUESTION TIME	88
5. INFORMATION REPORTS	89
5.1 GENERAL MANAGER, DAVID METCALF	89
5.2 MANAGER WORKS, MR TONY POLLARD.....	102
5.3 MANAGER REGULATORY SERVICES, MRS. WINNY ENNISS.....	107
5.4 MANAGER COMMUNITY DEVELOPMENT & ADMINISTRATION – MRS. LONA TURVEY	116
5.5 MANAGER BUILDINGS & MARINE INFRASTRUCTURE, MR ADRIAN O’LEARY	119
5.6 MANAGER NATURAL RESOURCE MANAGEMENT, MS MELANIE KELLY.....	124
6. MINUTES OF SECTION 24 COMMITTEES.....	130
7. OFFICERS’ REPORTS REQUIRING A DECISION.....	131
7.1 ACKNOWLEDGEMENT OF DECLARATION OF OFFICE BY COUNCILLOR MICHAEL FAMA	131
7.2 LIVE STREAMING OF COUNCIL MEETINGS	134
7.3 COUNCILLOR REPRESENTATION ON SECTION 24 AND COMMUNITY COMMITTEES.....	136
7.4 CHANGES TO AUDIT PANEL CHARTER	137
7.5 TRIABUNNA DISTRICT SCHOOL PARENTS AND FRIENDS ASSOCIATION – FLOWER AND CRAFT SHOW	139
7.6 SWANSEA COMMUNITY CHRISTMAS PARADE GROUP.....	140
8. MOTION TRACKING DOCUMENT	141

9.	QUESTIONS WITHOUT NOTICE	144
10.	CONFIDENTIAL ITEM (IN CLOSED SESSION)	144
11.	CLOSE.....	144

Audio/Video Recording of Ordinary Meetings of Council

All Ordinary and Special Meetings of Council have been audio recorded since April 2014 and these electronic recordings have been made available as follows:

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.

As determined by Glamorgan Spring Bay Council in April 2017 all Ordinary and Special Meetings of Council are to be streamed live once the installation of new audio and video equipment is installed, tested and implementation processes undertaken. It is intended that from November 2017 all Ordinary and Special Meetings of Council will be streamed live via the internet. A link will be available on the Glamorgan Spring Bay Council website to the YouTube platform, where the public can view the meeting live.

Please be aware that the October Ordinary Meeting of Council will be audio and video recorded and made available after the meeting via a link on Council's website to the YouTube platform for viewing and listening by the public after the meeting.

In accordance with the Local Government Act 1993 and Regulation 33, these video/audio files will be retained by Council for at least 6 months and made available for viewing live, as well as online within 5 days of the scheduled meeting. The written minutes of a meeting, once confirmed, prevail over the video/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 – September 26th, 2017

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 26 th September 2017 be confirmed as a true and correct record.
--

2.2 Workshop Held – October 10th, 2017

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, it is reported that a workshop was held at 2pm on Tuesday 10th October in Triabunna. This workshop was held for Councillors to receive an update on progress with the management of illegal firewood collection (an Illegal Firewood Working Group has been set-up) and the implications for the Glamorgan Spring Bay Council municipal area. This was organised by the Manager NRM.

Resolved

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 DA17198 - Agricultural Shed, 8311 Tasman Highway, Triabunna

Planning Assessment Report

Proposal:	Agricultural shed
Applicant:	J Salmon
Location:	8311 Tasman Highway, Triabunna
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Rural Resource Zone
Application Date:	15 August 2017
Statutory Date:	27 October 2017 (by consent of applicant)
Discretions:	Two
Attachments:	Appendix A – Plans & covering letter
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for an agricultural shed at 8311 Tasman Highway, Triabunna.
- 1.2. The application is for a discretionary use in the zone and due to reliance on a number of different performance criteria.
- 1.3. No representations were received.
- 1.4. The application involves a new building at a heritage listed place. The Tasmanian Heritage Council have refused the application. Council must therefore refuse the planning application. The heritage decision is attached.
- 1.5. The following report provides an assessment of the proposal against the planning scheme. It is considered the proposal complies with the planning scheme and the only issue are with respect to heritage.
- 1.6. The refusal may be subject to an appeal. Should the heritage issues be resolved through mediation, it is considered that Council should support any consent agreement that result in approval of the proposal in the same or similar form to what was proposed.
- 1.7. The final decision must be made by the Council acting as a planning authority as there is no delegation to refuse a planning application where the proposal is refused by the Tasmanian Heritage Council.

- 1.8. In making its decision, the Tasmanian Heritage Council did not request any independent assessment of the proposal, such as a statement of heritage significance or heritage impact assessment and did not consult with the owner during the application process. A copy of their meeting agenda and minutes has been requested but not provided at the time of writing this report.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2017 / 00198.
- 2.2. This determination must be made no later than 27 October 2017, which has been extended with the written consent of the applicant.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications, however these are not significant issues given the scale of the proposal.

4. Relevant Background and Past Applications

- 4.1. Nil

5. Site Detail

- 5.1. The site is a large rural property running from west of Triabunna to north of the Orford Golf Course. The relevant part of the site is the house and surrounding outbuildings located near MacLaines Creek, south-west of Triabunna.

- 5.2. The site is within the Rural Resource Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015. The adjoining land is also zoned Rural Resource.
- 5.3. The site containing the development is flat and contains no native vegetation.
- 5.4. A Coastal Inundation Hazard Area applies to the land below 10m in elevation. As no habitable structures are proposed in this location the associated Code does not apply.



Figure 1: An aerial photograph of the site in the vicinity of the development.

6. Proposal

- 6.1. Planning approval is sought for an agricultural shed at 8311 Tasman Highway, Triabunna.
- 6.2. The shed is 22m long, 9m wide and 3m high. It is located in a similar position to an existing smaller shed which is to be demolished and towards the end of the driveway leading to the house. The proposed shed is some 40m west of the dwelling which is 145m north of the driveway entry and setback 115m from the nearest front boundary which is adjacent to the bridge over MacLaines Creek.
- 6.3. The shed will be clad in Colorbond with grey coloured walls and galvanised roof.
- 6.4. As part of the works the existing overhead powerline will be relocated underground.

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved.

- 7.2. Each standard can be met by either an acceptable solution or performance criteria. If a performance criteria is relied upon, an application is discretionary and may be approved or refused depending on if the performance criteria is satisfied.
- 7.3. The following provisions are relevant to the proposed use and development;
- Rural Resource Zone
 - E7.0 Stormwater Management Code
 - E13.0 Historic Heritage Code
- 7.4. The proposal is classified as an Agricultural Use which has a No Permit Required use status.
- 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	Stormwater management E7.7.1 A1	Stormwater be disposed to public infrastructure	Stormwater to be retained on site
2	Historic Heritage Code E13.7.1 A1 E13.7.2 A1, A2 & A3	All works to a heritage listed place are assessed against the performance criteria.	

7.6. Discretion 1 – Stormwater management

- 7.6.1. The performance criteria for onsite stormwater management 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.

- 7.6.2. Given the size of the site, stormwater can be readily managed onsite through tanks and standard overflow design.

7.7. Discretion 2 – Heritage

- 7.7.1. Notwithstanding the assessment and decision of the Tasmanian Heritage Council (THC), an assessment of heritage impacts is required by the planning scheme. The considerations between the THC and the planning scheme do differ and there are numerous examples of planning authorities making decisions that differ from the THC.

7.7.2. The heritage listing of the site appears to principally relate to the main dwelling and the stables located to the rear of the proposal.

7.7.3. The following performance criteria applies to the demolition of the existing shed:

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.*

7.7.4. The shed to be demolished is a smaller timber clad 1950s/1960s construction that is of no heritage value.

7.7.5. The following performance criteria apply to the new shed:

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.

- 7.7.6. A heritage impact assessment has not been submitted. Council officers deferred the decision to require such a document to Heritage Tasmania / Tasmanian Heritage Council given that they are the principal regulator of places registered on the Tasmanian Heritage Register.
- 7.7.7. The proposed structure does not appear to be capable of unreasonably impacting the heritage values of the site. Although it is approximately five times larger than the building to be demolished, it is still setback away from the dwelling and highway and is not of a scale that is uncharacteristically large for a farm, generally, or in relation to this site which has a number of larger agricultural sheds.
- 7.7.8. Alternative sites are limited by the flood prone areas north of the house, the location of other buildings and existing accesses and the applicant's need for the building to be sited relatively close to the dwelling. The siting is considered to be at the fringe, but outside, of the curtilage of the house and within the farm proper.
- 7.7.9. The outbuilding will be visible from the Tasman Highway as indicated in the following image. From this angle, visibility of heritage stable will be largely unaffected as the proposed shed is not significantly wider or higher than the shed that is to be demolished. The heritage stable is some 170m from the highway and is not particularly visible in any case. The dwelling is not visible from this position.



Figure 2. Site viewed from approximately 80m south of driveway.

- 7.7.10. In figure 3 below, the heritage stables are largely screened from view by the existing shed to be demolished.
- 7.7.11. The THC concern regarding visual intrusion would seem overstated although it must be recognised that they a different perspective on such matters.
- 7.7.12. It would appear that the extent of impact to heritage values is not unreasonable.



Figure 3. Site viewed from Tasman Highway

8. Referrals

8.1. TasWater

8.1.1. The proposal was not referred to TasWater.

8.2. Council's Technical Officer

8.2.1. The application was not referred Council's Technical Officer.

9. Concerns raised by representors

9.1. Nil

10. Conclusion

10.1. The proposal satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* but must be refused given the decision of the Tasmanian Heritage Council.

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 the agricultural shed at 8311 Tasman Highway, Triabunna (DA2017/00198), be REFUSED for the following reason:

1. Council is bound to refuse the application due to the decision of the Tasmanian Heritage Council.

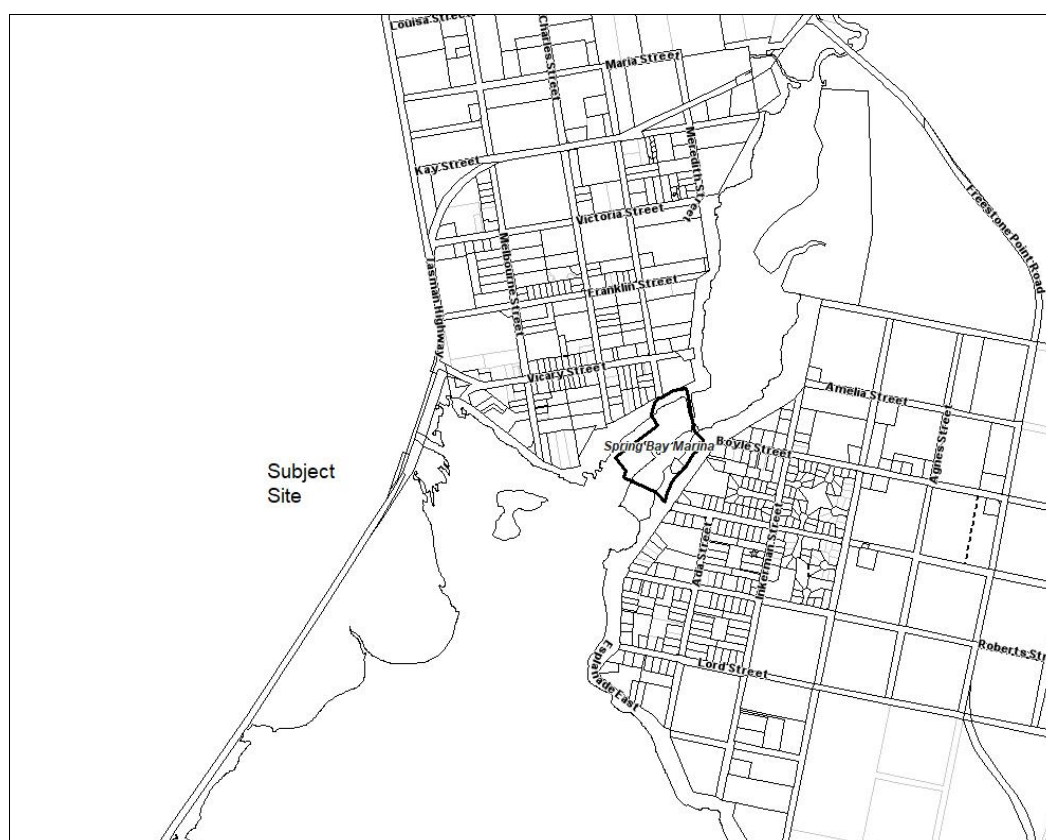
That:

- B. Council resolves that in the event of any appeal on this decision, the General Manager may endorse a consent memorandum to the effect that a permit may be issued for the agricultural shed, or a similar version thereof, in the event the concerns of the Tasmanian Heritage Council are addressed.

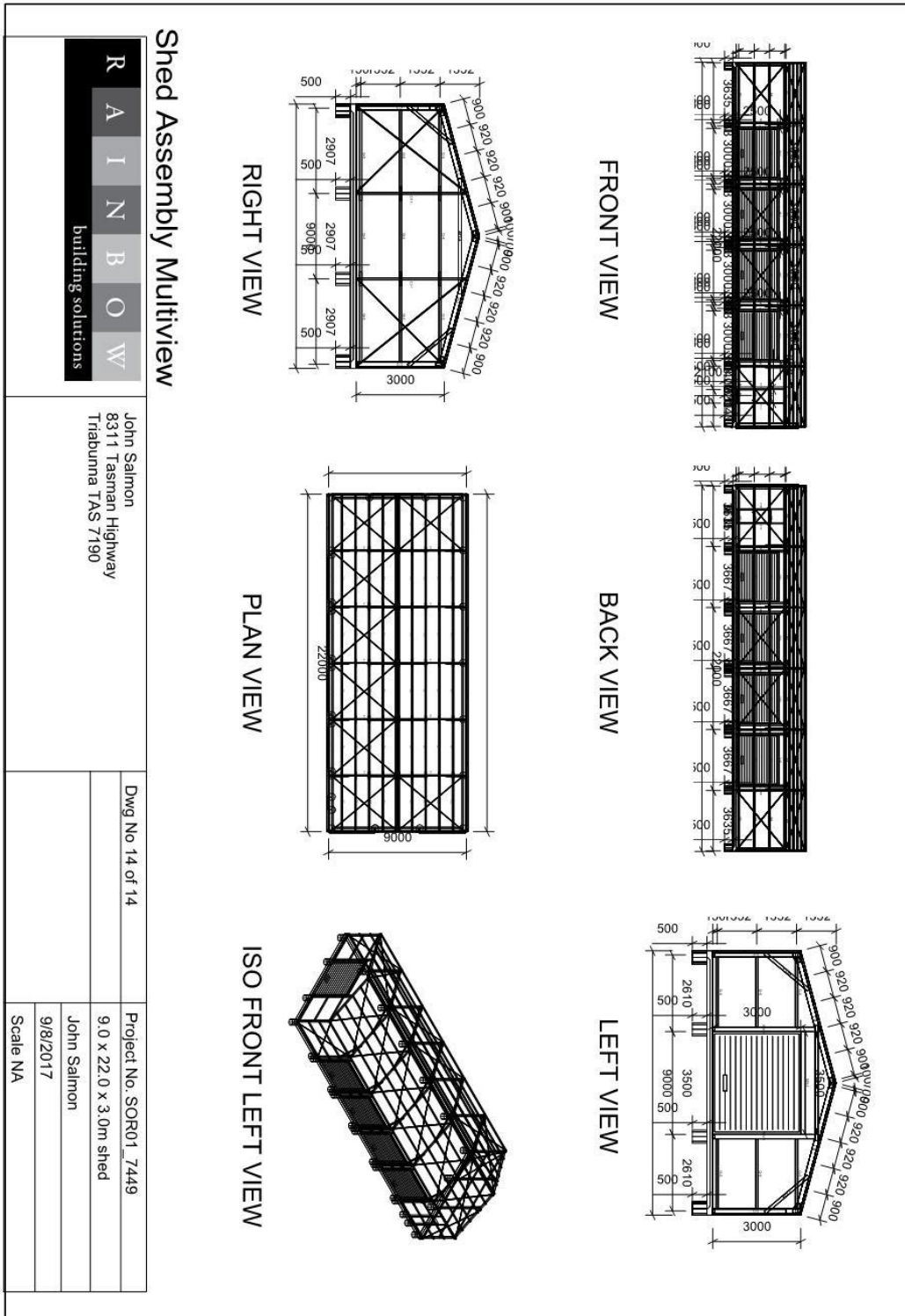
DEVELOPMENT APPLICATION 17198

Outbuilding

8311 Tasman Highway, Triabunna









Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
134 Macquarie St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: 2017-198
THC WORKS REF: 5393
REGISTERED PLACE NO: 1579
FILE NO: 10-97-74THC
APPLICANT: John Salmon
DATE OF DECISION: 18 September 2017

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 'Woodstock', 8311 Tasman Highway, Triabunna.
Proposed Works: Demolish timber and iron outbuilding and erect new steel shed (plan area 9 x 22 metres, eaves height 3 metres, ridge approx. 4 metres; floor material unknown, roof finish galvanised, wall finish grey Colorbond, power connection laid in underground trench).

Under section 39(6)(c) of the *Historic Cultural Heritage Act 1995* (the Act), the Heritage Council gives notice that the discretionary permit for Development Application 2017-198, advertised on 25/08/2017, should be refused.

Reasons for refusal

The proposal is incompatible with works guidelines that the Heritage Council has published pursuant to s.90A(1)(b) of the *Historic Cultural Heritage Act 1995*, and in particular section 8 of these guidelines.

The placement, form, scale of wall plane, and cladding treatment of the shed as proposed will result in an unacceptable level of visual intrusion on the setting of the heritage buildings at 'Woodstock' and heritage character of the homestead complex, diminishing the place's cultural heritage significance.

Advice

It is recommended that the shed be located further to the rear of the homestead complex, or that its form and cladding be changed to respond more positively to the characteristics of the surrounding heritage buildings.

Accordingly, under section 39(10) of the Act, the planning authority must refuse to grant the permit.

Notice of Heritage Decision 5393, Page 1 of 2

Please ensure the details of the refusal are included in the notice of refusal provided to the applicant, and forward a copy of the correspondence to the Heritage Council for our records.

Please contact Heritage Tasmania's Works Manager, Ian Boersma, on 6777 2073 or 1300 850 332 if you require clarification of any matters contained in this notice.



Dr Kathryn Evans

Chair

Under delegation of the Tasmanian Heritage Council

3.2 DA17209 – Multiple Dwellings, 22 Esplanade, Swansea

Planning Assessment Report

Proposal:	Multiple Dwellings (2) & new vehicle access
Applicant:	M & K Hayes
Location:	22 Esplanade, Swansea
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	General Residential Zone
Application Date:	31 August 2017
Statutory Date:	27 October 2017 (by consent of applicant)
Discretions:	Seven
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for two multiple dwellings at 22 Esplanade, Swansea.
- 1.2. The application is discretionary as it relies on a number of performance criteria.
- 1.3. Three representations were received.
- 1.4. The proposal is recommended for refusal.
- 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.
- 1.6. The key planning issue is the appropriateness of the front setback proposed and the residential density associated with two dwellings. The proposal provides two dwellings on a 518m² lot at a site area of 259m² per dwelling. The acceptable solution for residential density is one dwelling per 325m² of site area. The density proposed is not considered to be compatible with the surrounding area and as such the application is recommended for refusal.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2017 / 00209.
- 2.2. This determination must be made no later than 27 October 2017, which has been extended beyond the normal statutory timeframe with the consent of the applicant.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications, however these are not significant issues given the scale of the proposal.

4. Relevant Background and Past Applications

- 4.1. The site was approved by subdivision SA 2008 / 00027. That subdivision was assessed based on a number of restrictions on future buildings that were proposed by the applicant. Most importantly, the height of future buildings would be no more than 6m above natural ground.
- 4.2. The permit was conditioned to the effect that these commitments would be reflected in a covenant. The permit did not require a covenant in gross or a Part 5 Agreement.
- 4.3. The covenant has been raised in representations. Legal advice has been sought and has been provided to Councillors. The key points of the advice are:
 - 4.3.1. Irrespective of the specific terms of the covenants, covenants are not relevant considerations under the planning scheme, and are enforceable only via the courts.

- 4.3.2. As drafted, Council has no head of power to enforce the relevant covenant via the courts. The covenant is drafted as a civil covenant that does not bind Council as a party.
- 4.3.3. The references in the covenants to 'Not without the prior written consent of Glamorgan Spring Bay Council' only require consent via normal planning and building processes consistent with current regulation.
- 4.3.4. In terms of the 6 points listed in the covenant,
- A. The proposed dwelling exceeds 6m above natural ground.
 - B. The covenant is impossible to measure as it refers to any time of the shortest day of the year. It should have referred to a time of day such as noon.
 - C. This is met.
 - D. This is met.
 - E. Colours are not specified as no control over colours exist within the zone.
 - F. This could be met via performance criteria. The intent of the covenant was likely that all buildings must meet the acceptable solution (or equivalent under the former planning scheme) but the covenant is imprecisely worded.

Covenants

The owners of lots 1, 2, 3, 4, 5, 6 and 7 on the Plan covenant with the Vendor (Kriticos Nominees Pty Ltd) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:

1. Not without the prior written consent of the Glamorgan Spring Bay Council to construct, or allow to be constructed any structure over 6 metres in height from the natural surface of the earth.
2. Not without the prior written consent of the Glamorgan Spring Bay Council to develop, or allow to be developed any dwelling or structure that will overshadow more than 30% of an adjoining lot on the Plan on the shortest day of the year (winter solstice).
3. Not without the prior written consent of the Glamorgan Spring Bay Council to construct, or allow to be constructed a dwelling without a private courtyard of at least 9m² to maximise solar access during the winter months of the year.
4. Not without the prior written consent of the Glamorgan Spring Bay Council, to use or install outdoor lighting that is pointing skywards.
5. Not without the prior written consent of the Glamorgan Spring Bay Council to use colours on external finishes on a dwelling or structure other than derived from hues within the surrounding natural environment.
6. Not without the prior written consent of the Glamorgan Spring Bay Council to construct, or allow to be constructed a dwelling or structure other than in accordance with setbacks as set out in the Building Code of Australia and the planning scheme (or the planning scheme as set out from time to time) of the Glamorgan Spring Bay Council.

5. Site Detail

- 5.1. The site is located at 22 Esplanade, Swansea, and is within the General Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is a 518m² lot with frontage to the Esplanade. The lot has an irregular shape as it is wider across the front than it is deep. The lot sits behind a comparatively wider road reservation than typical. There is approximately 10m separation from the edge of seal of the public road and the front boundary of the site.
- 5.3. A 3m wide drainage easement runs along the back fence. Through subdivision of the land (Permit SA 2008/00027) the rear portion of the lot was filled however there remains a 0.5m (approx.) fall from the Esplanade to the rear of the lot.
- 5.4. The site and lots created in the recent subdivision are within the General Residential Zone. The adjoining property to the rear is the Swansea Holiday Park which is within the Local Business Zone. The lot was formally part of the Swansea Holiday Park.
- 5.5. The site is subject to the Heritage Code overlay which applies with respect to Gemmells Cottage within the Swansea Holiday Park. The site is also listed on the Tasmanian Heritage Register however the site has an exemption from approval under that process.
- 5.6. No other overlays apply to the site.
- 5.7. The site is serviced by water, sewer, stormwater, electricity and telecommunications.



Figure 1: Aerial imagery.



Figure 2. Site photograph (the adjoining lot to the west (#21) is closest to the camera.

6. Proposal

- 6.1. Planning approval is sought for multiple dwellings (2) and new vehicle access at 22 Esplanade, Swansea.
- 6.2. The multiple dwellings are co-joined with a mirror imaged floor plan. The upper level provides kitchen and living areas and one bedroom. Each dwelling has a small deck to the rear and a larger deck to the front off the upper level. The lower level provides two bedrooms, a second living area and carport.
- 6.3. Each dwelling is 8.2m wide and 10.4m deep excluding the 3m deep deck to the front. The overall footprint of the co-joined structure is therefore 16.4m x 10.4m which is 170.5m² plus approximately 40m² for the front deck.
- 6.4. The structure is located centrally on the site with a 3.3m setback to the south-west side boundary and 3.4m setback to the north-east side setback. The front setback is 3m to the deck. The rear setback is 5m.
- 6.5. The height is shown on the plans as 6.6m above ground level. The plans show the post-subdivision finished ground level rather than the natural ground level. Using contour information supplied for the subdivision the maximum height above natural ground level approximately 7.2m and below the 8.5m acceptable solution for the zone.
- 6.6. Private open space is proposed to the rear of each dwelling.
- 6.7. Access is proposed via the existing concrete access and a new, second access constructed in the south-west corner. Each dwelling has a covered carport located under part of the upper level and a second uncovered car parking space.
- 6.8. Each dwelling will be clad in cement sheet or similar light weight cladding which is typically given a rendered finish.

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved.
- 7.2. Each standard can be met by either an acceptable solution or performance criteria. If a performance criteria is relied upon, an application is discretionary and may be approved or refused depending on if the performance criteria is satisfied.
- 7.3. The following provisions are relevant to the proposed use and development;
 - General Residential Zone
 - E5.0 Road & Rail Asset Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
 - E13.0 Historic Heritage Code
- 7.4. The proposal is classified as a Multiple Dwellings use which has a Permitted use status in the zone.

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	Residential density 10.4.1 A1 (a)	Multiple dwellings have a site area per dwelling of not less than 325m ² .	One per 259m ² .
2	Front setback 10.4.2 A1 (a)	A 4.5m front setback.	A 3.0m setback to the deck.
3	Building envelope (rear setback) 10.4.2 A3 (a)	Buildings are within an building envelope (see diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) that is determined by: <i>(i) a distance equal to the frontage setback ...; and</i> <i>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level;</i>	The rear of the structure is outside the envelope as shown on the proposal plans.
4	North facing window 10.4.4 A1	A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north.	No habitable room windows are within the range specified in the acceptable solution.
5	Traffic increase E5.5.1 A3	For a road posted at less than 60km/hr, traffic must not increase by more than 20% or 40 movements whichever is the greatest.	The proposal would double traffic above that considered at the subdivision stage.
6	Second vehicle access E6.7.1 A1	No more than one access per frontage.	Two accesses per frontage.
7	Heritage Code E13.7.2 A1, A2 & A3	There is no acceptable solution for new buildings on a heritage place & all applications are assessed against the performance criteria.	

7.6. Discretion 1 – Residential density

7.6.1. The objective of the residential density standard is to make (a) make efficient use of suburban land for housing and (b) optimise the use of infrastructure and community services. The acceptable solution provides a ratio of one dwelling per 325m² of site area in response to this objective.

7.6.2. The relevant performance criteria provides:

Multiple dwellings must only have a site area per dwelling that is less than 325 m², ... if the development will not exceed the capacity of infrastructure services and:

- (a) is compatible with the density of the surrounding area; or*
- (b) provides for a significant social or community housing benefit and is in accordance with at least one of the following:*
 - (i) the site is wholly or partially within 400 m walking distance of a public transport stop;*
 - (ii) the site is wholly or partially within 400 m walking distance of a business, commercial, urban mixed use, village or inner residential zone.*

7.6.3. Subclause (b) is not relevant to this proposal.

7.6.4. One of the representations refers to a recent planning tribunal decision which outlines how subclause (a) may be evaluated. In that decision, four units were proposed in Howrah at a density of 322.5m² and refused by the Tribunal. The approach adopted in that appeal was to consider the proposed density versus the density of development within 100m of the site. The Tribunal considered that compatibility means consistency and that the proposal should not necessarily be the same density as that which exists but be at least similar to the surrounding area.

7.6.5. The following properties are within 100m of the site:

Address	Size (m ²) (approx.)	Use
2 Julia Street	704.5	Dwelling
14 Bridge Street	617	Dwelling
21 Esplanade	517	Dwelling (approved)
23 Esplanade	514	Vacant
24 Esplanade	516	Vacant
25 Esplanade	472	Vacant
26 Esplanade	488	Dwelling
27 Esplanade	485	Vacant
45 Wellington	643	Dwelling
21a Bridge Street	695	Dwelling
3 Julia Street	706	Dwelling
21 Bridge Street	830	Dwelling

12 Bridge Street	2082	Swansea Scout Hall
13-19 Bridge Street	7314 457 per dwelling	May Shaw Health Centre Units (16 in total approved)
2 Bridge Street	10143	Holiday Park – Local Business Zoning

7.6.6. Whilst the performance criteria requires the density to be compatible with the surrounding area which could be viewed as including all properties regardless of zone, it is considered necessary and appropriate to include the adjoining Holiday Park from consideration. The same applies to the Scout Hall which is within the Community Purpose Zone. By excluding these titles with large lot sizes the average density calculated is reduced.

7.6.7. The average density, assuming one house per vacant title and having regard to approved and constructed development, is 518m².

7.6.8. This density is significantly lower than that proposed. The proposed density is almost exactly double that of the surrounding area. It is therefore the case that the proposed density is not compatible with the density of the surrounding area. Whilst the acceptable solution does allow for 1 per 325m², which is also not compatible with the density of the surrounding area, the performance criteria does not and should not be interpreted by comparison to the acceptable solution. As such the application is recommended for refusal.

7.7. Discretion 2 – Front setback

7.7.1. The relevant performance criteria for a dwelling with a front setback of less than 4.5m is:

A dwelling must:

(a) *have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; ...*

7.7.2. The street consists of an approved dwelling at 21 Esplanade, Swansea which has a 4.5m setback, a 120m away to the north-west and separated by 5 other lots, and at 26 Esplanade, Swansea there is a small, one-bedroom structure that will likely be replaced in the future by a more substantial dwelling on that lot.

7.7.3. The Scout Hall is to the south-west and as it is not a dwelling it is not relevant to the performance criteria.

7.7.4. The site is flat and there are no topographic constraints.

7.7.5. The front deck is the only part of the structure within the front setback.

- 7.7.6. The site, as noted earlier, is irregular in shape and the proposal is subject to performance criteria with respect to both front and rear setbacks despite not being uncharacteristically large compared to newer constructions within Swansea. The site is also behind a wider than normal road reservation.
- 7.7.7. Given the wide road reservation and that the bulk of the building is more than 4.5m from the front boundary, the impact of the setback proposed is not considered to be particularly noticeable or negative.
- 7.7.8. Nevertheless, the performance criteria and associated objectives refer only to compatibility and consistency. Given that the proposed setback is proportionally much less than what exists in the street, it is not considered to be consistent and therefore is not appropriate.
- 7.7.9. The front setback cannot be increased without increasing the discretion with respect to the rear boundary. As the front setback is inconsistent with the existing setbacks and there is no potential remedy it is recommended that the application be refused.

7.8. Discretion 3 – Building Envelope (rear setback)

- 7.8.1. As shown on the proposal plans, the development encroaches outside the building envelope in relation to the rear boundary. The extent of encroachment shown is less than the actual as the envelope is shown in relation to the finished ground level (established during the subdivision) rather than the lower natural ground level. The difference between the two levels is approximately 0.6m.
- 7.8.2. The building envelope allows a 3m high wall to be setback 4m from the rear boundary and for every extra metre in height the setback is to be increased by 1m.
- 7.8.3. The following performance criteria is applicable:

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
- (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
- (iii) overshadowing of an adjoining vacant lot; or*
- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*

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

- 7.8.4. The proposal maintains a sufficient separation from the Holiday Park to the rear boundary and is unlikely to cause any unreasonable loss of amenity by any of the means listed in (i) to (iv). The most relevant clause is (a) (iv). In terms of bulk, the building would be compliant if it were approximately 2m further from the rear boundary. The apparent scale and bulk of the building is increased by the non-compliance but the impact (as viewed from the Holiday Park) is considered minimal in comparison to a compliant design.

7.9. Discretion 4 – North facing windows

- 7.9.1. The habitable room windows are approximately 45 degrees east of north and there is no habitable room window within 30 degrees east/west of north. The relevant performance criteria provides:

A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

- 7.9.2. The performance criteria is not onerous. It requires sunlight to enter a habitable room. In other words at least one habitable room must have a window. This is achieved.

7.10. Discretion 5 – Traffic increase

- 7.10.1. The following performance criteria applies to the increase traffic generated above that normally associated with a single dwelling:

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

- (a) the increase in traffic caused by the use;*
- (b) the nature of the traffic generated by the use;*
- (c) the nature and efficiency of the access or the junction;*
- (d) the nature and category of the road;*
- (e) the speed limit and traffic flow of the road;*
- (f) any alternative access to a road;*
- (g) the need for the use;*
- (h) any traffic impact assessment; and*
- (i) any written advice received from the road authority.*

- 7.10.2. The proposal is unlikely to cause any unreasonable impact to traffic safety.

7.11. Discretion 6 – Second vehicle access

- 7.11.1. The following performance criteria applies to the second access:

The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:

- (a) *access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points;*
- (b) *whether the additional access points can be provided without compromising any of the following:*
 - (i) *pedestrian safety, amenity and convenience;*
 - (ii) *traffic safety;*
 - (iii) *residential amenity on adjoining land;*
 - (iv) *streetscape;*
 - (v) *cultural heritage values if the site is subject to the Local Historic Heritage Code;*
 - (vi) *the enjoyment of any 'al fresco' dining or other outdoor activity in the vicinity.*

7.11.2. The second access will not impede on-street parking and is unlikely to cause any impact to pedestrian safety or amenity or streetscape. Residential amenity could be impacted by a new source of noise however residential traffic should not be considered unreasonable in a residential area.

7.12. Discretion 7 – Heritage code

- 7.12.1. The site is listed in the scheme and on the Tasmanian Heritage Register as it was formally part of the holiday park which contains Gemmells Cottage.
- 7.12.2. The proposal has been exempted from approval by Heritage Tasmania.
- 7.12.3. The relevant performance criteria are:

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.

- 7.12.4. It is considered that there will be no significant impact on Gemmells Cottage. There is more than 60m separation.

8. Referrals

8.1 TasWater

The proposal was referred to TasWater who provided conditions that must be included in any permit granted.

8.3 Council's Technical Officer

Council's Technical Officer provided the following comments.

The property has an existing concrete crossover off the Esplanade on the northern side of the frontage. The Esplanade, fronting the development, is constructed to an urban standard with sealed surface, flush kerb and vegetated swale drain. A concrete footpath is located adjacent the property boundary.

The applicant proposes a second access on the southern side of the frontage so that each unit will have their own discrete access. This may require some reshaping of the swale and relocation of services (Telstra pit) or provision of trafficable covers.

Manoeuvring into the carport on each unit appears tight and may require widening or splaying of the driveways to work.

Only 2 spaces are proposed per unit. The scheme requires 1 visitor space.

There is sufficient space in each driveway for a visitor park within the lot in the form of jockey parking.

A SW property connection connected to council's piped system is provided to the lot.

9. Concerns raised by representors

The following table outlines the issues raised by the two representations.

<i>Issue</i>	<i>Response</i>
The structure is too large for the site as evident by the front and rear setback discretions.	Agreed (in part) Both the front and rear setbacks are discussed earlier in the report.
The density of the development is not compatible with the surrounding area having regard to recent Tribunal decisions and will establish an inappropriate precedent.	Agreed. Density is discussed earlier in the report.
As the plans show the finished rather than natural ground level the building envelope shown on the plans are misrepresented.	Noted. This does not impede assessment of the application.
The bulk of the building as viewed from the land to the rear is unreasonable given that the adjoining land is lower than the site (and at natural ground level).	Not agreed. The rear setback / building envelope is discussed earlier in the report.
The proposal does not demonstrate compliance with the heritage code as no expert advice was provided.	Heritage has been discussed earlier in the report. The potential impact to heritage values is considered non-existent and any expert report would only state the obvious.
The front setback should be increased to 4.5m.	Front setback is discussed earlier in the report. It is considered that the front setback is not compatible with the street.
The second access will see the loss of streetscape plantings and bring a new and unexpected source of noise (vehicle and people) and lights that impact residential amenity. One access should be required through a redesign or construction of one centrally located crossover.	The concern raised is understandable. In light of the other deficiencies the issue does not require in depth consideration.

10. Conclusion

The proposal does not satisfy the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for refusal.

11. Recommendations

That:

A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for a multiple dwellings (2) & new vehicle access at 22 Esplanade, Swansea (DA2017/00209), be REFUSED for the following reasons:

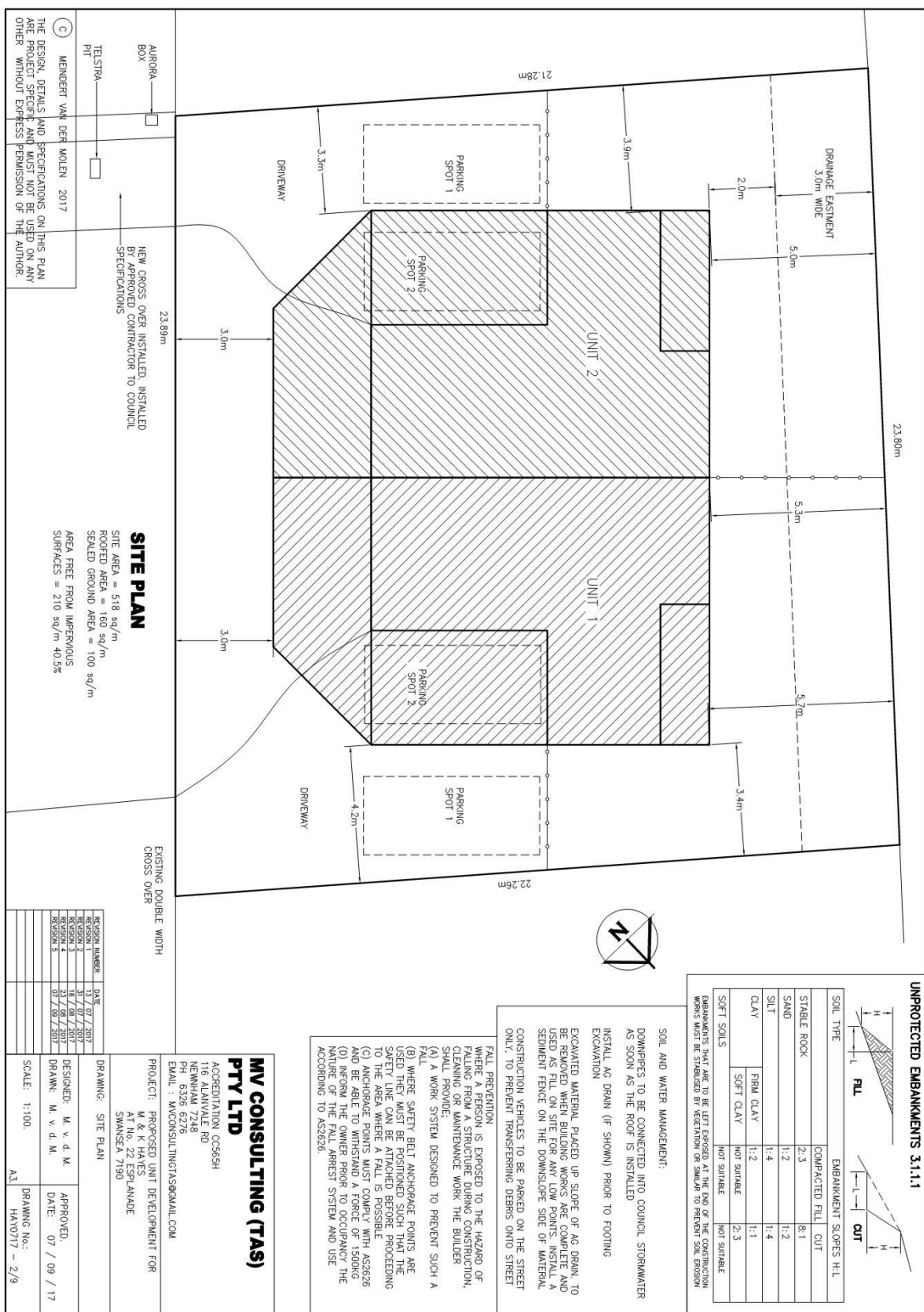
1. The density of the proposed development is not compatible with the density of the surrounding area (Clause 10.4.1 P1 (a)).
2. The front setback of the proposed development is not compatible with the setback of dwellings in the street (Clause 10.4.2 P1 (a)).

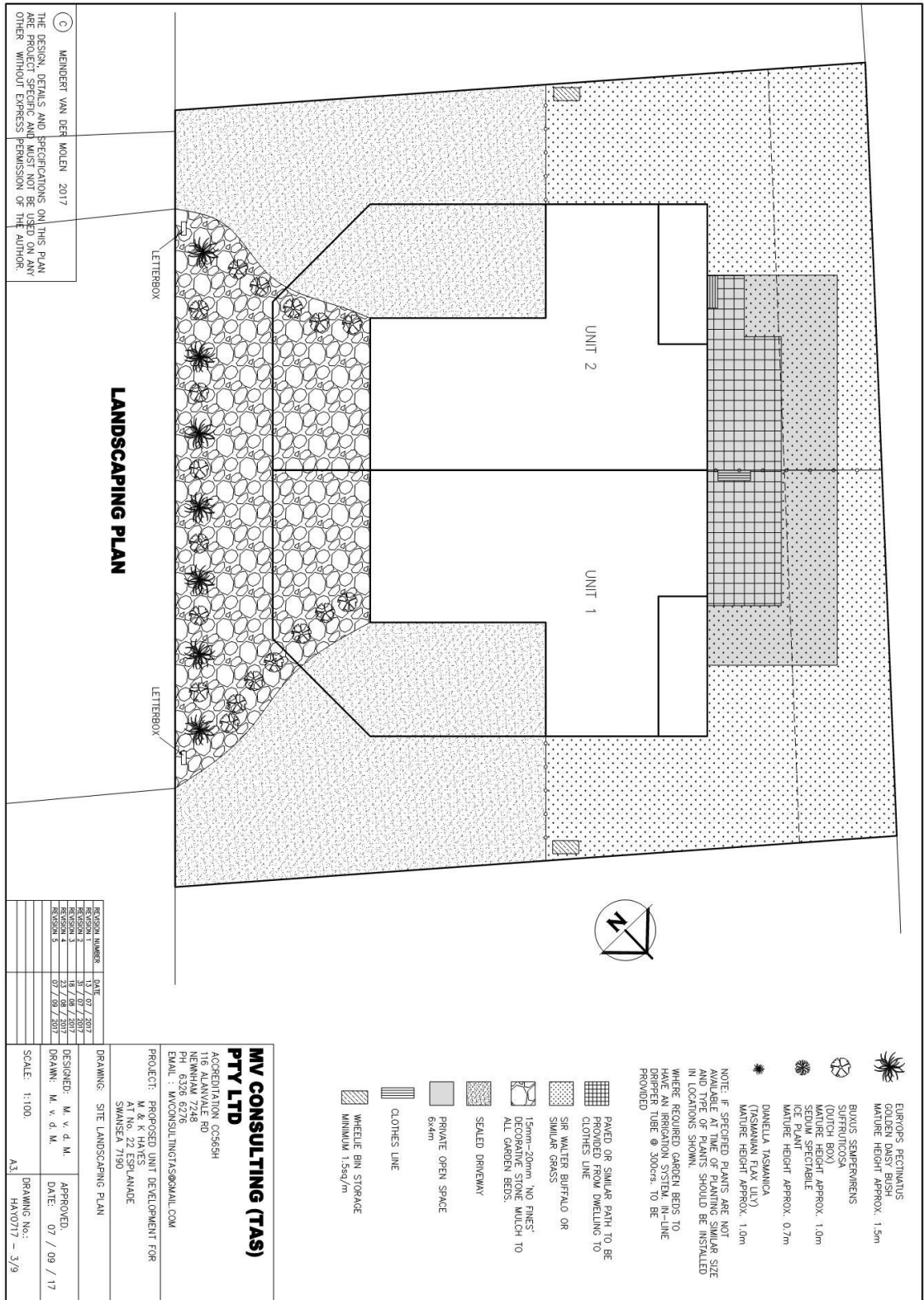
DEVELOPMENT APPLICATION 17209

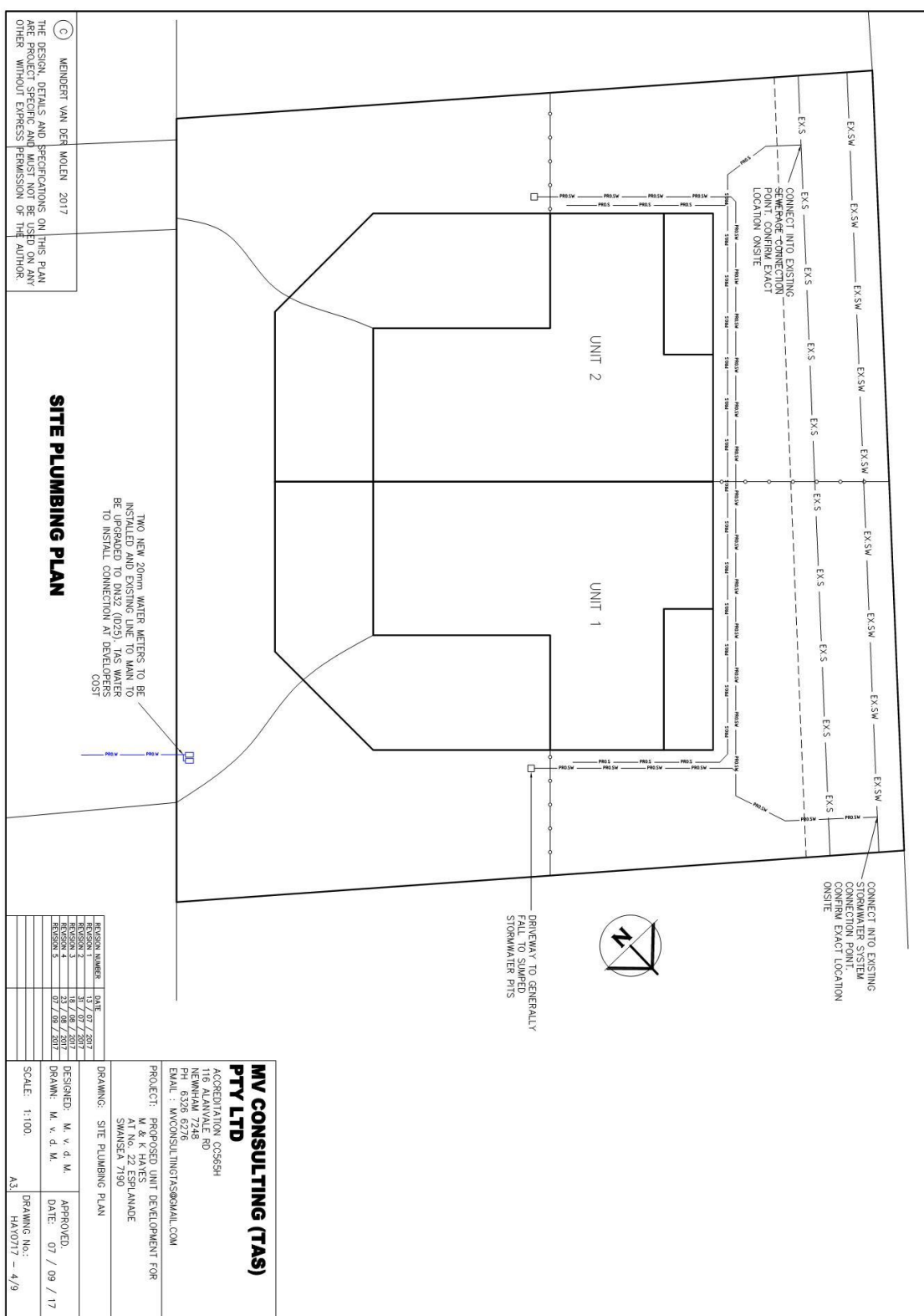
Multiple Dwellings

22 Esplanade, Swansea









THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT EXPRESS PERMISSION OF THE AUTHOR.

MENDERT VAN DER MOLEN 2017

BUSHFIRE ATTACK LEVEL (BAL)

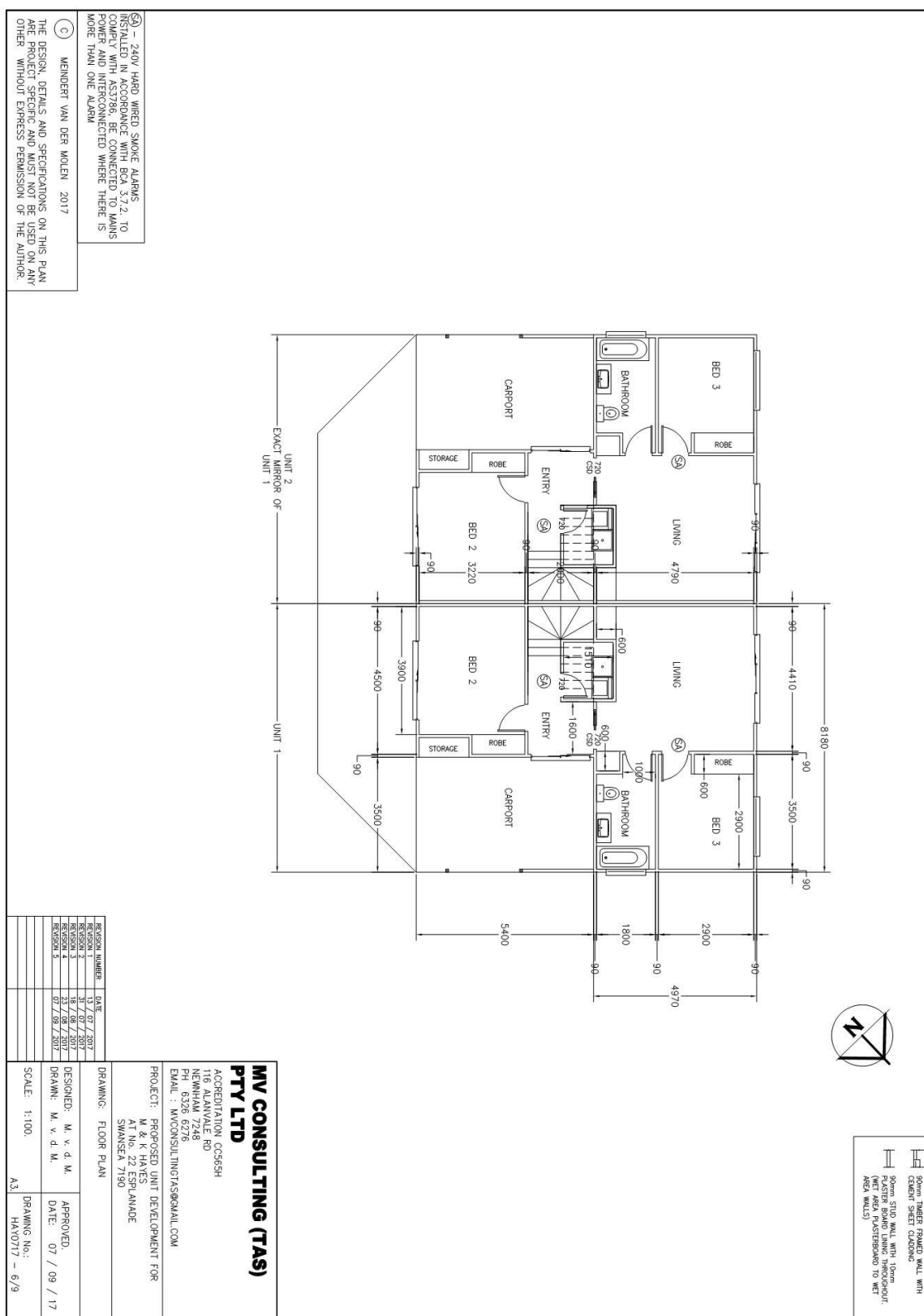
STEP 1 – FD 50

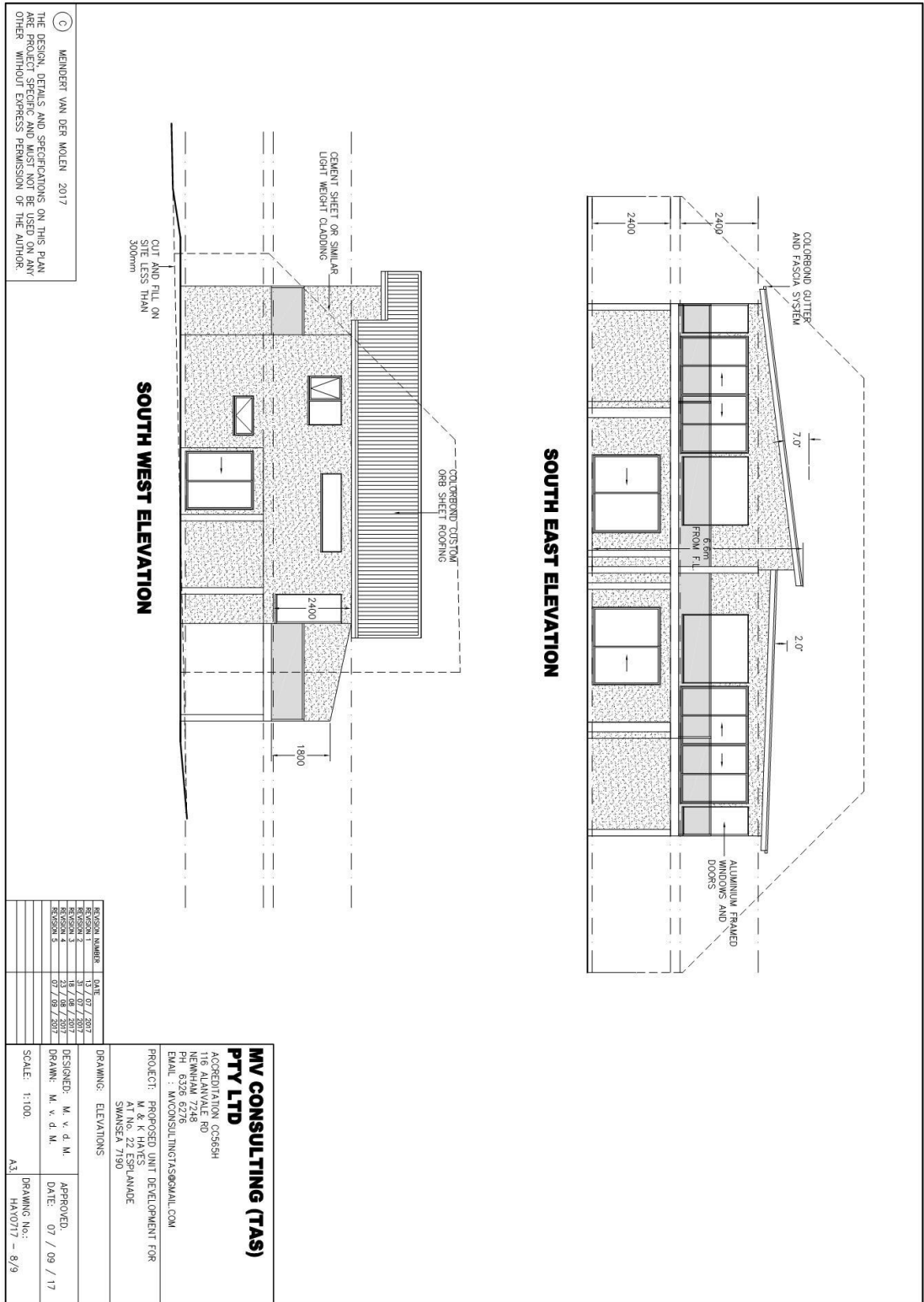
STEP 2 – VEGETATION WITHIN 100M

VEGETATION CLASSIFICATION	NORTH	EAST	SOUTH	WEST
Group A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group C	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group D	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group E	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group F	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group G	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group H	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group I	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group J	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group K	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group L	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group M	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group N	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group O	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group P	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group Q	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group R	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group S	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group T	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group U	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group V	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group W	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group Y	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group Z	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

STEP 3 DISTANCE OF THE SITE FROM CLASSIFIED VEGETATION

DISTANCE TO VEGETATION	100+ METRES	100+ METRES	100+ METRES	100+ METRES
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UP/SLOPE/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOWN/SLOPE	<input checked="" type="checkbox"/> </			







MV CONSULTING (TAS) PTY LTD ACCREDITATION: C03665H 175 BROADWAY RD NEWMAH 7248 PH: 6326 6276 EMAIL: MVCONSULTINGTAS@GMAIL.COM	
PROJECT: PROPOSED UNIT DEVELOPMENT FOR M & K HARES AT NO. 22 ESPLANADE SWANSEA 7190	DRAWING: ELEVATIONS
DESIGNED: M. v. d. M. DRAWN: M. v. d. M.	APPROVED: DATE: 07 / 09 / 17
SCALE: 1:100.	DRAWING NO.: HA0717 - 8/9

MEINDERT VAN DER MOLEN 2017

3.3 DA17232 – Visitor Accommodation, RA13110 Tasman Hwy, Swansea

Planning Assessment Report

Proposal:	Visitor accommodation consisting of recreational vehicle (RV) park and permanent tent structures (eco-tents) with upgrades to existing vehicle access, modifications and widening of the Tasman Highway carriageway and signage
Applicant:	Rebecca Green & Associates
Location:	RA13110 Tasman Highway, Swansea and adjoining Tasman Highway road reservation.
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Rural Resource Zone
Application Date:	20 September 2017
Statutory Date:	31 October 2017
Discretions:	Eleven
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for visitor accommodation consisting of recreational vehicle (RV) park and permanent tent structures (eco-tents) with upgrades to existing vehicle access, modifications and widening of the Tasman Highway carriageway and signage. The site is RA13110 Tasman Highway, Swansea and adjoining Tasman Highway road reservation.
- 1.2. The application is a discretionary use in the zone. The application also relies on a number of different performance criteria.
- 1.3. Three 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.
- 1.6. The key planning issues relating to traffic generation and to the impact of the proposed use on the surrounding land and impact to residential amenity. It is considered that each issue will be adequately managed through measures outlined by the proponent and recommended permit conditions.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2017 / 232.
- 2.2. This determination must be made no later than 31 October 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, however these are not significant issues given the scale of the proposal.

4. Relevant Background and Past Applications

- 4.1. At the September 2016 Council meeting, DA 2016 / 69 was approved for a dwelling, ancillary dwelling and outbuilding at the site.
- 4.2. At the January 2017 Council meeting, DA 2016 / 133 was approved for visitor accommodation (camping and caravan park and holiday cabins). That approval is largely identical to the current application.
- 4.3. Permit DA 2016 / 133 was appealed. That appeal is current but is on hold pending this application which includes additional details regarding access and highway works.

5. Site Detail

- 5.1. The site is located at RA13110 Tasman Highway, Swansea, and is within the Rural Resource Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is a regular shaped lot, approximately 5ha in size. The site is relatively flat, is vacant and contains a mixture of native vegetation and pasture.
- 5.3. The site is bordered by Rural Resource Zoned lots to the north, south and east. Land to the west, on the opposite side of the Tasman Highway, is within the Rural Living Zone. The immediately adjoining lot to the south is a Crown reserved road.
- 5.4. The site is unserviced.
- 5.5. Access is proposed from the Tasman Highway via upgrades to the existing access. The works to the Tasman Highway have been approved by the Department of State Growth in their role as road authority for the highway.



Figure 1: An aerial photograph of the subject area.

6. Proposal

- 6.1. Planning approval is sought for visitor accommodation. There are two parts to the visitor accommodation use.
- 6.2. RV (recreational vehicle) parking is proposed to cater for 36 self-contained RV vehicles.

- 6.3. Four tent like structures are proposed in the north-east corner of the site. The setbacks to the northern boundary are 20m, 21m, 41m and 65m. The smallest setback to the eastern boundary is 83m. These are raised timber platforms with canvas awnings and walls. Each structure provides one bed with ensuite and eating/deck area. The floor area is 8.2m by 4.2m whilst the roofed area is 8.2m by 8.2m.
- 6.4. A 0.8m wide and 0.25m high sign with an overall height of 1.2m is proposed with the text 'RV Park' to be located near the vehicular entrance.
- 6.5. A series of gravel vehicular access roads are proposed through the RV parking area. The applicant envisages that most camping sites will not require a gravel surface given the existing base.
- 6.6. One access from the Tasman Highway is proposed. This access will be an upgrade of the existing access located near the southern boundary of the site.
- 6.7. Vegetation removal is proposed. The applicant states that mature trees will be retained.
- 6.8. In terms of site management the application proposed a number of measures and rules for guest which include, but are not limited to, the following:
 - 6.8.1. No open fires will be permitted
 - 6.8.2. Owners will reside on the land for site management
 - 6.8.3. A 'rules of the RV park' document will be given to each user identifying park boundaries and areas where access is not permitted
 - 6.8.4. The Campervan and Motor Home Club of Australia (CMCA) 'leave no trace' program will be adopted to manage rubbish with users required to take rubbish from the site.
 - 6.8.5. CMCA policies will be adopted for noise management, including generator usage with limitations on hours of use of generators (CMCA) and admittance of pets, which are to be on a short-lead only.
- 6.9. The application is supported by:
 - 6.9.1. Bushfire Attack Level Assessment, and Bushfire Hazard Management Plan prepared by Onto It Solutions dated 23 April 2017. Section 51 (2) of LUPAA provides that a Planning Authorities must accept any bushfire hazard management plan certified by an accredited person. The report principally addresses evacuation from the site during high fire danger periods or emergencies.
 - 6.9.2. Stormwater Report prepared by GES Geo-Environmental Solutions dated April 2017. The report designs stormwater trenches for roofed buildings and grassed swale drains for roadside drainage.
 - 6.9.3. Geo-Environmental Assessment prepared by Geo-Environmental Solutions dated February 2017 which provides a design of onsite wastewater management for the four holiday cabins.
 - 6.9.4. Land Capability Assessment prepared by Geo-Environmental Solutions dated April 2017 which provides an assessment of the agricultural potential of the site.

- 6.9.5. Works permit and engineering drawings for access upgrades and basic right turn upgrade/widening to the Tasman Highway.
- 6.9.6. Natural Values Assessment prepared by Northbarker Ecosystem Services dated 21 April 2017. The assessment notes that the site predominately contains *Dry Eucalyptus viminalis* forest and woodland (DVG) which is not listed as a threatened community and that no threatened flora was identified on site. The site could be used by the eastern barred bandicoot. Three area of *Hyalosperma demissum* (the moss sunray) habitat exist which does have a higher conservation significant but are not within areas to be disturbed. Weed management is recommended, as are a number of other recommended actions.
- 6.9.7. Various letters of support.
- 6.9.8. Statements from the proponent on the management of issues.

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved.
- 7.2. Each standard can be met by either an acceptable solution or performance criteria. If a performance criteria is relied upon, an application is discretionary and may be approved or refused depending on if the performance criteria is satisfied.
- 7.3. The following provisions are relevant to the proposed use and development;
 - Rural Resource Zone
 - E1.0 Bushfire-Prone Areas Code
 - E5.0 Road and Rail Asset Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
 - E10.0 Biodiversity Code
 - E17.0 Signs Code
- 7.4. The proposal is classified as a Camping and Caravan Park use and as a Holiday Cabin use both of which have Discretionary use status in the zone.
- 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 Clause 26.2	Visitor accommodation use is a discretionary use.	
2	Visitor accommodation use Clause 26.3.2 A1	Visitor accommodation is in existing buildings only and less than 160m ² of floor area.	The application is for new buildings and with a floor area combined that is greater than 160m ² .
3	Side boundary setback. Clause 26.4.2 A2	50m side setback.	20m setback from holiday cabins.
4	Building design Clause 26.4.3 A1	Buildings do not require removal of native vegetation.	Native vegetation understorey will be removed.
5	Traffic Clause E5.5.1 A2	Average daily traffic numbers to a road with a speed limit greater than 60km/hr do not increase by 10 movements per day of 10% whichever is the greater.	Traffic movements will increase by more than 10%.
6	Motorcycle parking Clause E6.6.3 A1	1 motorcycle parking space per 20 car parking spaces.	No motorcycles spaces proposed.
7	Bicycle parking Clause E6.6.4 A1	1 bicycle parking space.	No bicycle parking spaces proposed.
8	Vehicle passing Clause E6.7.3 A1	Passing areas provided every 30m.	Passing areas are more than 30m apart.
9	Surface treatment of parking areas Clause E6.7.6 A1	Within 75m of Tasman Highway, vehicle parking and driveways is sealed.	A gravel surface is proposed, excluding a sealed section within 20m of the Tasman Highway.
10	Lighting of car parking areas Clause E6.7.8 A1	If more than 5 car parking spaces are provided, external lighting is required.	No lighting is proposed.
11	Biodiversity code Clause E10.7.1 A1	No clearing.	Vegetation clearing is proposed.

7.6. Discretion 1 & 2 – Use and visitor accommodation use

7.6.1. As the application proposes new buildings for visitor accommodation use, and as the combined floor area exceeds 160m², the following performance criteria applies:

Visitor accommodation must satisfy all of the following:

- (a) *not adversely impact residential amenity and privacy of adjoining properties;*
- (b) *provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;*
- (c) *be of an intensity that respects the character of use of the area;*
- (d) *not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way;*
- (e) *be located on the property's poorer quality agricultural land or within the farm homestead buildings precinct;*
- (f) *not fetter the rural resource use of the property or adjoining land.*

7.6.2. The RVs and holiday cabins have the potential to affect the amenity of nearby dwellings located in the Rural Resource Zone. The severity of impact in a RV park context is considered to be ultimately determined by individual behaviour of guests which cannot be pre-determined. Consideration should focus on whether management measures of behaviour and of site design adequately minimise the potential for amenity to be impacted.

7.6.3. The design provides four RV sites within 40m of the northern boundary opposite a nearby dwelling and a further eleven within 100m. Two of the holiday cabins are within 21m of the northern boundary and are located immediately opposite the adjoining dwelling.

7.6.4. Each RV site and cabin is far closer to other sites/cabins than to any adjoining resident. Other users will be impacted more through noise or behaviour than any resident.

7.6.5. The planning scheme does not specifically deal with setback to adjoining land. A review of planning case law and regulation in other jurisdiction has been undertaken but has not identified any specific regulation or case precedent that is applicable.

7.6.6. It is considered that the potential to impact amenity can be reduced sufficiently if:-

- a) All RV sites and are more than 50m from the northern boundary. There is sufficient room available on site to accommodate such relocation. The additional separation will assist in mitigating noise levels and allow more vegetation to be retained as a buffer.

- b) 2.1m high solid walls are located between the two northern most holiday cabins and the northern boundary to act as a noise wall. The holiday cabins are located where the application considers the site characteristics provide the best user experience. Their ability to be relocated is therefore less. Nevertheless it should be recognised that the potential for noise is less as these holiday cabin sites are more tailored to private use.

7.6.7. The use is unlikely to fetter current or potential agricultural use on adjoining land. The use is proposed on the basis that the bush character of the site will be maintained through tree retention. Although the use is large in terms of potential customer numbers the retention of vegetation, the dispersal of RV sites across a large area and the size of the property are considered sufficient to ensure the use is not too intense in nature. It must be noted that the site is in close proximity to the Swansea township and near other tourist ventures.

7.7. Discretion 3 – Side boundary setback

7.7.1. The relevant performance criteria is:

Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:

- (a) *the topography of the site;*
- (b) *the size and shape of the site;*
- (c) *the location of existing buildings on the site;*
- (d) *the proposed colours and external materials of the building;*
- (e) *visual impact on skylines and prominent ridgelines;*
- (f) *impact on native vegetation.*

7.7.2. The holiday cabins are small, unobtrusive, canvas clad structures. It is considered that their setback will have no adverse impact on the surrounding rural landscape having regard to the above matters.

7.8. Discretion 4 – Building design

7.8.1. The relevant performance criteria for buildings and works requiring disturbance or removal of native vegetation is:

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

- (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.

7.8.2. The use is to provide an RV Park within a bush setting. Some impact to native vegetation is nevertheless proposed via removal of understorey vegetation.

7.8.3. Control over the final site selection is considered necessary as the use has the potential to impact native trees by compaction of soil and root structures. Conditions to this effect are recommended for inclusion in any permit granted.

7.9. Discretion 5 - Traffic

7.9.1. The increase in traffic movements to the site is subject to the following performance criteria:

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

- (a) the increase in traffic caused by the use;*
- (b) the nature of the traffic generated by the use;*
- (c) the nature and efficiency of the access or the junction;*
- (d) the nature and category of the road;*
- (e) the speed limit and traffic flow of the road;*
- (f) any alternative access to a road;*
- (g) the need for the use;*
- (h) any traffic impact assessment; and*
- (i) any written advice received from the road authority.*

7.9.2. The Department of State Growth have given approval for a significant upgrade of the existing access and widening of the highway carriageway which will include BAR (Basic Right Turn) treatment of the access. It is considered that these works will ensure the use has no adverse impact of traffic safety or efficiency.

7.10. Discretion 6 & 7 – Motorcycle and bicycle parking

7.10.1. The relevant performance criteria are:

The number of on-site motorcycle parking spaces must be sufficient to meet the needs of likely users having regard to all of the following, as appropriate:

- (a) motorcycle parking demand;*
- (b) the availability of on-street and public motorcycle parking in the locality;*

- (c) *the availability and likely use of other modes of transport;*
- (d) *the availability and suitability of alternative arrangements for motorcycle parking provision.*

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

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

7.10.2. The lack of such spaces is of no concern having regard to the nature of the use.

7.11. **Discretion 8 – Vehicle passing**

7.11.1. The performance criteria for vehicle passing areas is:

Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:

- (a) *avoidance of conflicts between users including vehicles, cyclists and pedestrians*
- (b) *avoidance of unreasonable interference with the flow of traffic on adjoining roads;*
- (c) *suitability for the type and volume of traffic likely to be generated by the use or development;*
- (d) *ease of accessibility and recognition for users.*

7.11.2. As noted in the engineering report, the loop road arrangement negates the need for passing however a condition should be imposed on any permit granted to ensure passing is provided at the driveway entrance.

7.12. **Discretion 9 - Surface treatment of parking areas**

7.12.1. The relevant performance criteria provides:

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

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

- 7.12.2. As noted in the engineering report, the proposed gravel access is suitable for the use and is considered consistent with the character of the area.

7.13. Discretion 10 - Lighting of car parking areas

- 7.13.1. The relevant performance criteria provides:

Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting to a standard which satisfies all of the following:

- (a) *enables easy and efficient use of the area;*
- (b) *minimises potential for conflicts involving pedestrians, cyclists and vehicles;*
- (c) *reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points;*
- (d) *prevents unreasonable impact on the amenity of adjoining users through light overspill;*
- (e) *is appropriate to the hours of operation of the use.*

- 7.13.2. No lighting is proposed. Lighting of individual spaces will be provided by customers. The absence of lighting is considered unlikely to lead to conflict with road users or other adverse effect having regard to the nature of the use.

7.14. Discretion 11 – Biodiversity Code

- 7.14.1. The relevant performance criteria provides:

Clearance and conversion or disturbance must satisfy the following:

- (a) *if low 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;*

- 7.14.2. Council's NRM department have reviewed the report provided with the application and are satisfied that the above is satisfied. As detailed below, a number of conditions are recommended for inclusion in any permit granted.

8. Referrals

8.1. TasWater

- 8.1.1. The application was not required to be referred to TasWater.

8.2. Department of State Growth

- 8.2.1. The Department has issued a works permit for the upgrade and land owner consent with respect to the works within the highway reservation.

8.3. Council's Technical Officer

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

Access

Access to the property is from the Tasman Highway which is a State Road. The existing southern access will be upgraded consistent with a works permit issued by the Department of State Growth.

Internal access and Parking

The applicant proposes that internal access driveways/tracks are constructed of compacted gravel, whilst the RV parking areas remain unpaved.

The internal road network is to essentially be a series of one way tracks. The access from the road to where the one way network commences must be of sufficient width to allow 2 way traffic.

Stormwater

There is no Council stormwater reticulation in the area capable of servicing the development. Stormwater is to be disposed of on site. A stormwater report prepared by Geo-Environmental Solutions was submitted with the application. The report demonstrates that stormwater can be disposed of on site. There is however insufficient information to detail the construction and location of all drains and soakage trenches. A condition requiring an amended report and design to be submitted to and approved by Council's General Manager is recommended.

Wastewater

No sewer is available to the lot. The RV park is to be for self-contained vehicles only and no amenities are proposed for the RV park. On site wastewater disposal will be provided for the villas and the previously approved house. A wastewater report was submitted with the application.

Water

There is no reticulated water infrastructure in the area. Water tanks will be provided to collect rainwater for reuse for the cabins. Council's EHO has previously provided advice that as the development is not connected to a public water supply (TasWater) and is to be used for commercial purposes they are required to be registered with the Council as a "Private Water Supplier" – under the requirements of the Tasmanian Public Health Act 1997.

Bushfire Management

A Bushfire Attack Level Assessment and Bushfire Hazard Management Plan was submitted with the application. This report however does not appear to address the proposed eco cabins/villas.

8.4. Council's NRM Department

- 8.4.1. The application has been referred to Council's NRM Department, who has provided a number of recommended permit conditions for any permit granted.

9. **Concerns raised by representors**

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

<i>Issue</i>	<i>Response</i>
The scale of the proposal will bring a large number of persons and pets that will impact residential amenity by noise (vehicles, generators, parties, barking dogs) and by being visible to adjoining land.	Residential amenity has been discussed earlier in the report.
The setback which is less than the acceptable solution will impact residential amenity.	Setback has been discussed earlier in the report.
Vegetation has been removed and has increased traffic noise to a nearby dwelling.	Conditions seek to limit the extent of vegetation removal.
Setback of the tent structures should be increased given the size of the property.	Agreed. A condition to this effect is provided for.
"In section P1C it states that each RV site in 555 square meters, is there a limit to the size??"	There are no quantified limits on visitor accommodation.
Why will greywater be permitted to be drained onto the land if permitted by the owner?	It is understood that this is a provision in case any customer has issues with their greywater. This matter will be brought to the attention of Council's plumbing surveyor to determine if any specific controls or systems are required.
How will self-contained services be monitored?	The applicant advises that they will adopt a number of standard management practices for RV and will monitor the activity for the residence on site.

Impact of pets on wildlife and noise.	<p>The applicant intends to allow domestic pets onsite. Common RV Park management requires pets to be controlled.</p> <p>A detailed site management document should be prepared and submitted to Council prior to commencement of use confirming these details. A condition to this effect is recommended for any permit granted.</p>
Runoff to adjoining land	The stormwater report indicates that stormwater can be maintained on site. The representor includes a series of photos of natural run-off taken during January 2016 in the midst of a particularly significant and highly unusual rainfall event.
Management measures including who the managers nominee will be.	A condition is recommended dealing with this matter.
The application appears to no longer be for a free RV site	It is considered that whether users are charged or not has no bearing on the classification of this use as a visitor accommodation use and the subsequent assessment under the planning scheme.
Loss of vegetation communities. Understorey is important to the trees.	It is recommended that a number of conditions be imposed on any permit granted in relation to the final configuration of RV sites in order to minimise the loss of vegetation (as required by the scheme) and ensure the long-term viability of native vegetation is not impacted upon by compaction by vehicles.
Traffic.	This issue has been discussed earlier in the report.
Waste management.	<p>The applicant's proposed 'Leave no Trace' policies for waste management are considered problematic. Hard waste removed by customers is likely to be deposited within public bins in Swansea.</p> <p>It is considered more appropriate that the operator be responsible for providing hard waste collection and disposing of that to the nearest waste transfer station.</p>
Lack of services. Nearest dump point is not adequately serviced and requires upgrade.	The Swansea dump point is sufficiently serviced but is often mis-used by patronage. Works have been undertaken to alleviate the current problems.
Privacy and trespass.	It is considered that recommended conditions of approval sufficient protect adjoining privacy. The potential for trespass is considered minimal, and in any event is not a relevant planning consideration.
Traffic.	This has been discussed earlier in the report.

10. Conclusion

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

11. Recommendations

That:

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 visitor accommodation consisting of recreational vehicle (RV) park and permanent tent structures (eco-tents) with upgrades to existing vehicle access, modifications and widening of the Tasman Highway carriageway and signage at 13110 Tasman Highway, Swansea and adjoining Tasman Highway road reservation (DA2017/232), 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 works the endorsed plans or documents must be amended to show or provide for:

- a) All RV sites are located more than 50m the northern boundary.
- b) 2.1m high solid walls located between the two northern most holiday cabins and the northern boundary that are designed and constructed to mitigate noise.

If considered satisfactory, the plans or documents will be endorsed by Council's General Manager and will form part of the permit.

3. The operator must provide a skip bin for the collection and disposal of hard waste from customers. The operator must regularly dispose of waste to an authorised waste management facility at the operators cost.
4. Prior to the commencement of use, a detailed site management document must be prepared to the satisfaction of Council's General Manager. The document must include:
 - a) The proposed 'Rules of the Park' document
 - b) Provisions for the management and of patron behavior
 - c) Provisions relating to the provision of an onsite (or reasonable accessible to the site) manager
 - d) Measures to ensures patron's control all domestic animals on leads or within enclosures at all times
 - e) Measures to control noise from generators, TVs, radios and the like
 - f) Check-in procedures
 - g) Emergency management measures are required by the accredited bushfire hazard practitioner
 - h) Any other relevant matters.
5. The siting of each RV parking space must be determined in conjunction with Councils General Manager. Each RV site must be clearly delineated to ensure each customer parks within a defined and narrow area to reduce site disturbance. Each RV parking space must be sited to minimise potential for impact to trees via compaction of soil due to vehicle movements.
6. The operator must ensure that all advertisement of the site clearly stipulates that the RV portion of the activity is limited to self-contained RV's only.

7. The design of the RV Park is to minimise impact upon potential *Hyalosperma demissum* habitat and retain the majority of native trees in particular white gums, peppermints, she oaks, native cherries and Oyster Bay pines.
8. Prior to the commencement of works, a Weed Management Plan to control the declared weed gorse (*Ulex europaeus*) consistent with the relevant Statutory Management Plan under the Tasmanian Weed Management Act 1999 must be subject to Council. This needs to include relevant construction and vehicle hygiene provisions to prevent further spread.

Car parking and access

9. The areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney and to the satisfaction of Council's General Manager, and must include all of the following;

- a) Constructed with a durable all weather pavement (parking spaces for the recreation vehicles may be unpaved providing the spaces are clearly marked and maintained as per condition 10)
- b) Minimum width of 4m for one way traffic and 6m for 2 way traffic
- c) Adequate turning space on site to allow that vehicles enter and leave the site in a forward direction
- d) Vehicular passing areas
- e) Drained to an approved stormwater system

The areas set-aside for parking and associated access and turning must be kept available for these purposes at all times.

10. The areas set-aside for parking and associated access and turning must be designed, constructed and maintained at all times to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties.
11. A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's General Manager must be submitted to Council prior to the use commencing. The parking plan is to include:
 - pavement details,
 - design surface levels and drainage,
 - turning paths,
 - dimensions

and shall form part of the permit when approved.

12. The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
13. All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's General Manager.

State Road

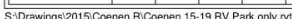
14. Prior to the commencement of the use, and to the satisfaction of Council's General Manager, the existing access to the site off the Tasman Highway must be upgraded in accordance with the Access Works Permit SA35-16 – RA13110, Lot 4 Tasman Highway, Swansea issued by the Department of State Growth and drawing C02 Rev A prepared by JMG Engineers and Planners (Ref: J172176CL).

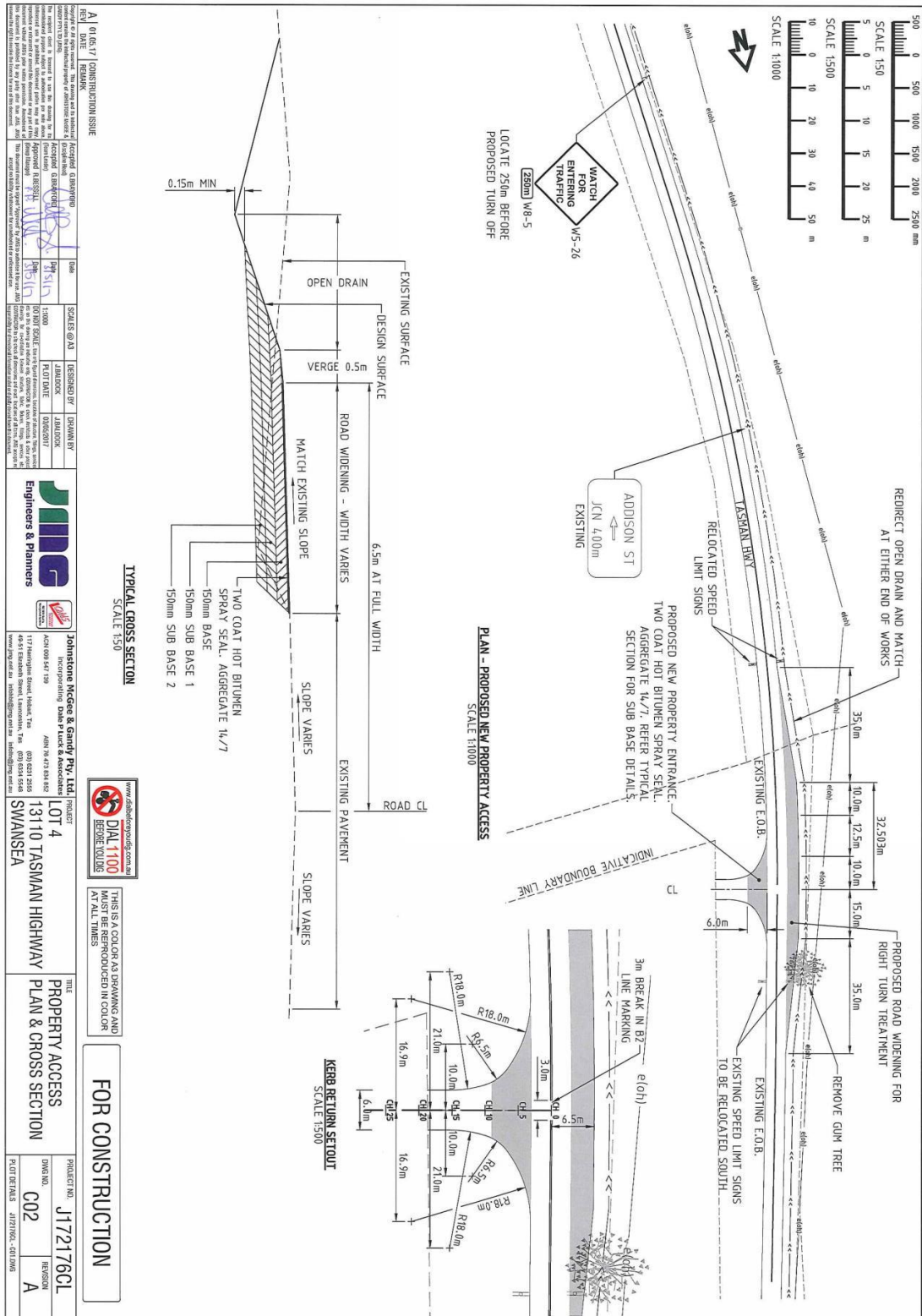
Soil and Water Management

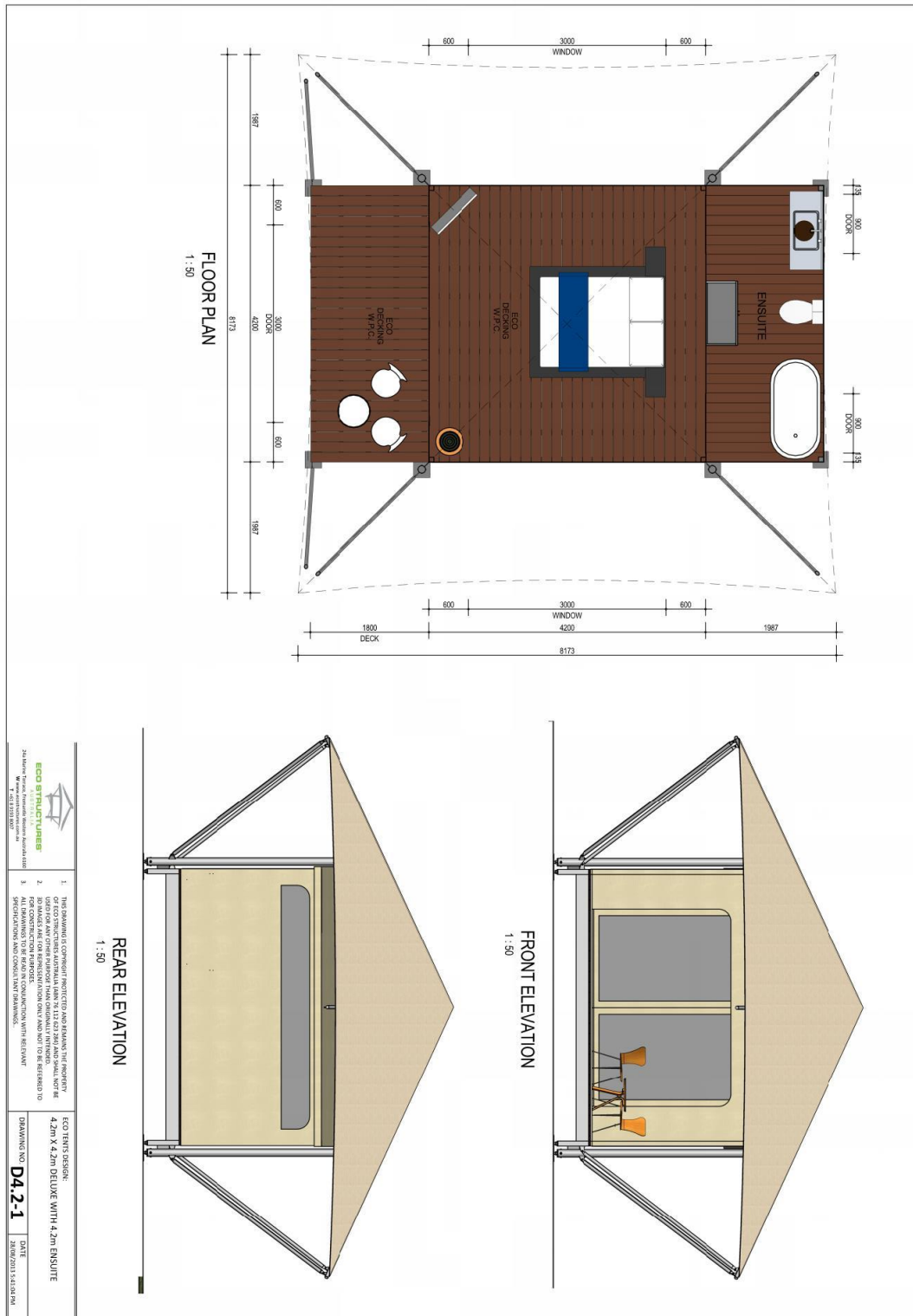
15. Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be submitted to Council's General Manager. The SWMP must be implemented until the land is effectively rehabilitated and stabilised after completion of the development to the satisfaction of Council's General Manager.

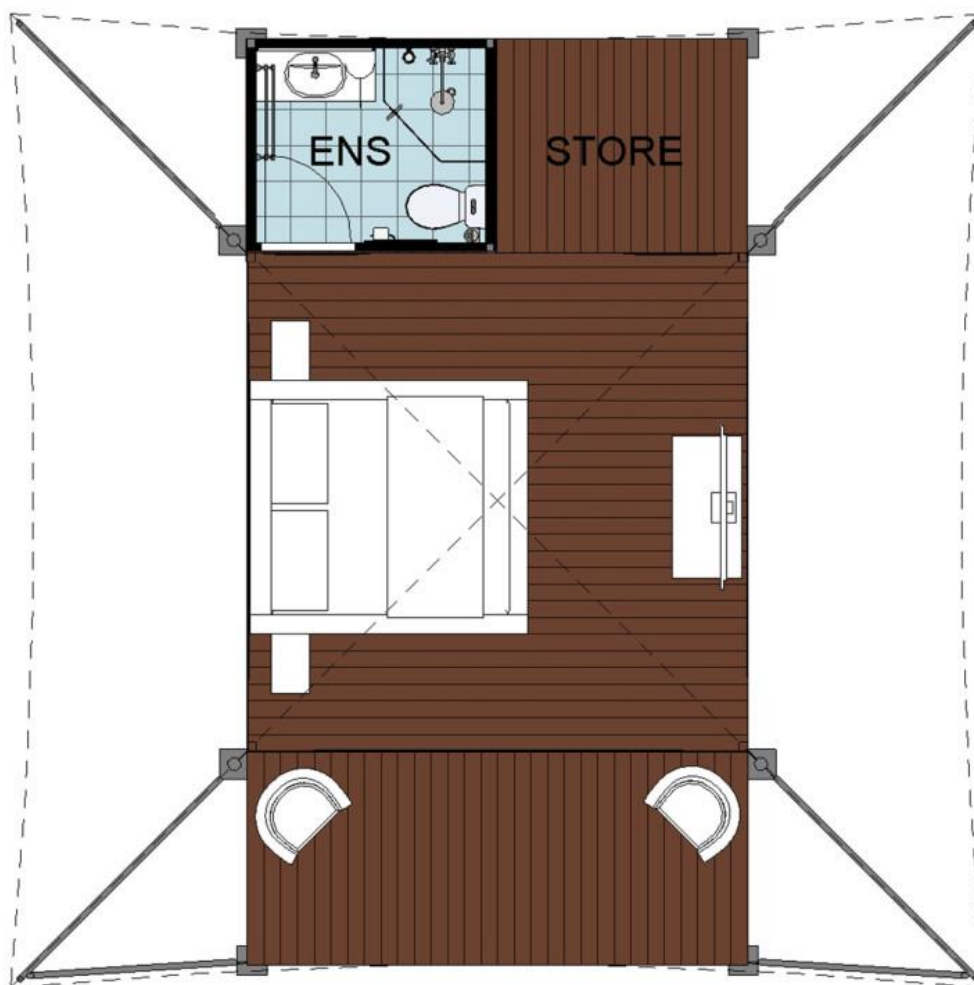
Construction Amenity

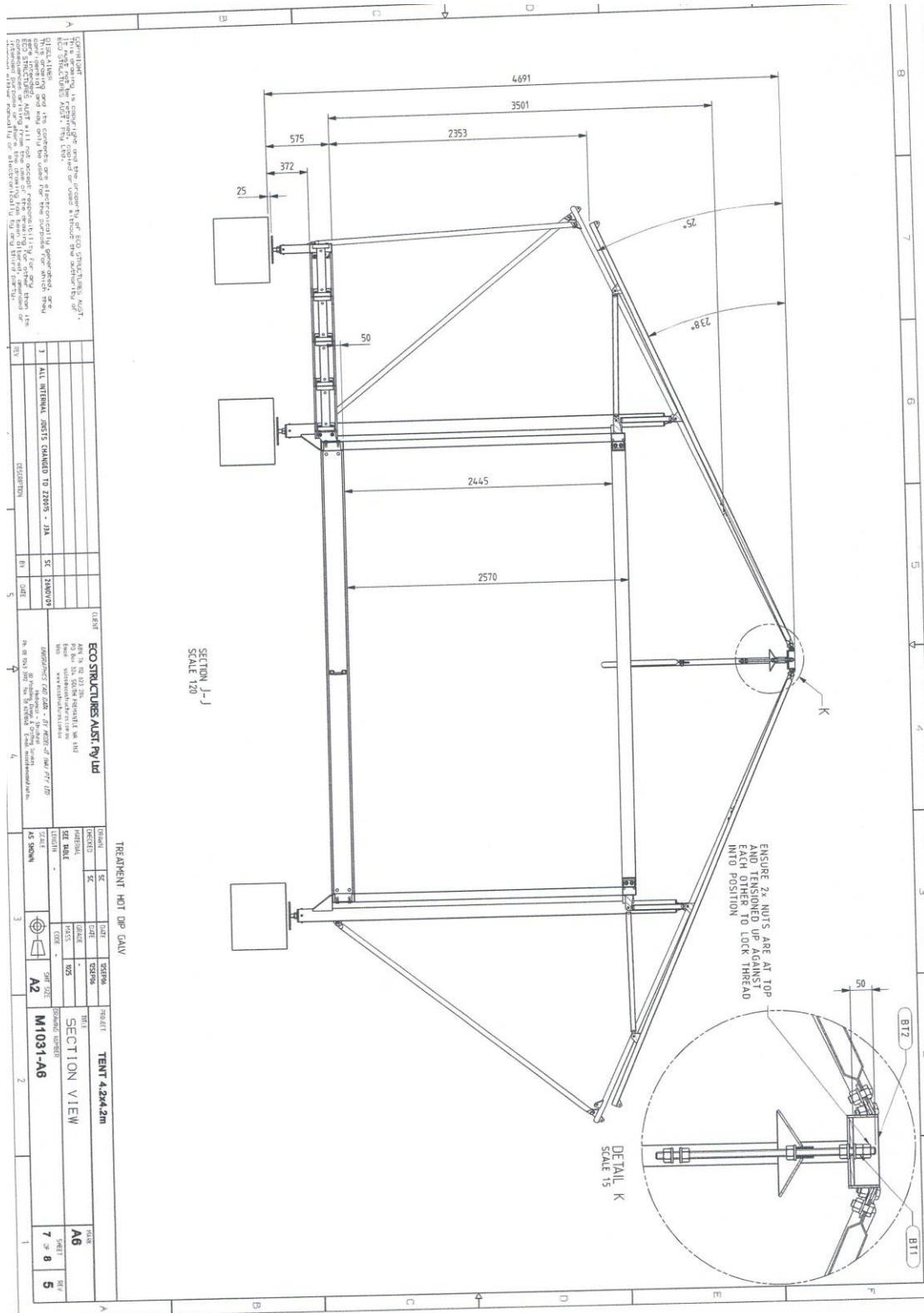
16. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
 - a) Monday to Friday 7:00 a.m. to 6:00 p.m.
 - b) Saturday 9:00 a.m. to 6:00 p.m.
 - c) Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
17. All works associated 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.
18. 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.
19. 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.
20. 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.
21. The developer shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.





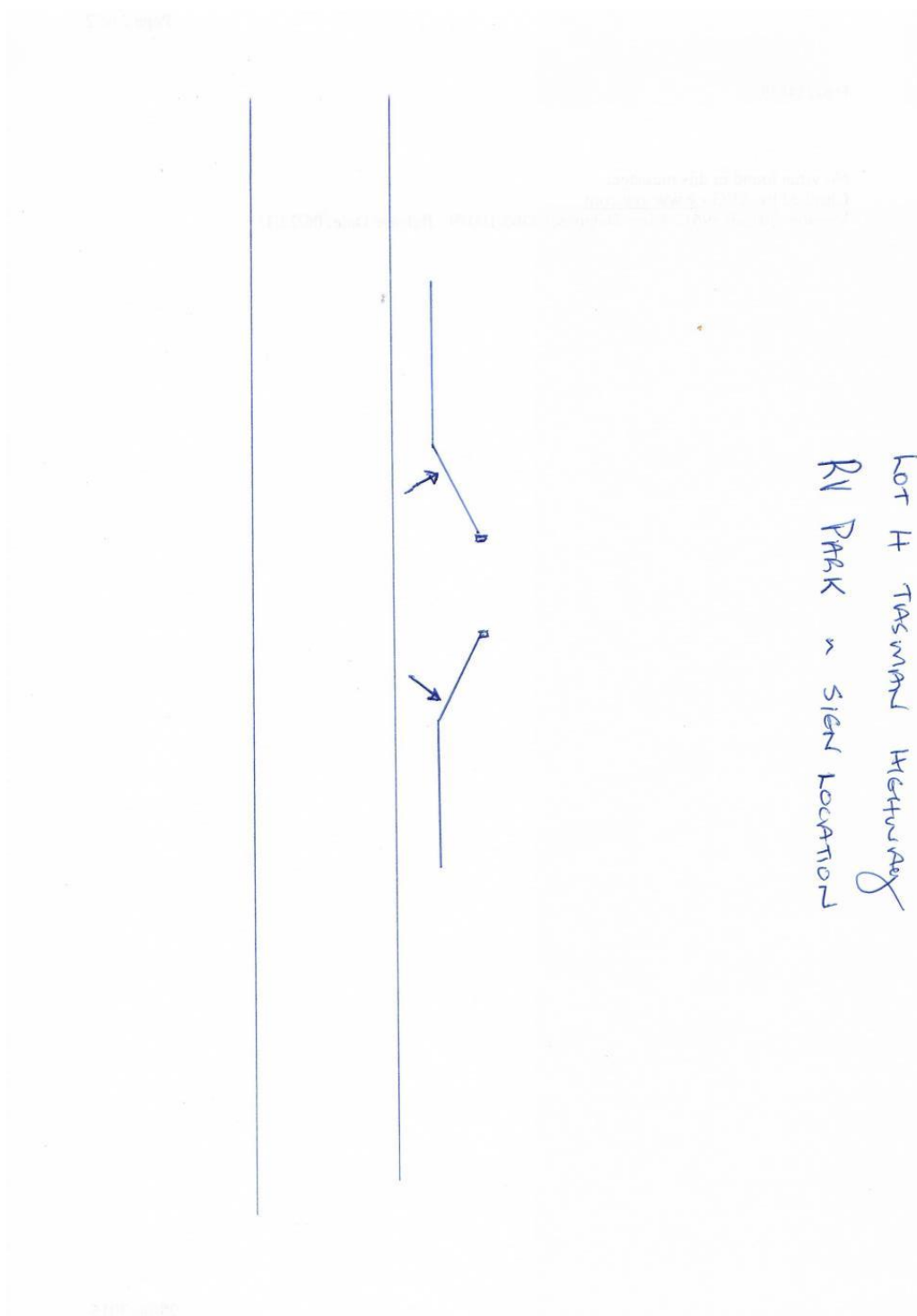


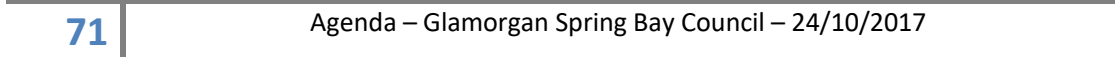












Planning Department
Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190

10 September 2017

Dear Shane,

RE: Development Application – Visitor Accommodation – 13110 Tasman Highway, Swansea, with BAR Type Treatment in Tasman Highway Road Reservation

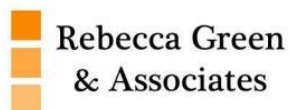
This letter is prepared in support of a proposal by Bayview SMSF Pty Ltd for visitor accommodation (camping and holiday villas) at 13110 Tasman Highway, Swansea. The Department of State Growth has issued a works permit for the construction of a BAR type treatment at the existing access to the subject land. Advice has been received from Mr Scott Ingles, Department of State Growth to demonstrate that their requirements have been met and that no further Traffic Impact Assessment is required by the Department.

The subject land is located at 13100 Tasman Highway, Swansea and is within the Rural Resource zone of the Glamorgan Spring Bay Interim Planning Scheme 2015 (the Scheme). The site is a regular shaped lot, having an area of 5.139 hectares. The site is relatively flat and contains a mixture of native vegetation and pasture. DA 2016/00069 & RMPAT appeal 104/16) approved a Single Dwelling, Ancillary Dwelling and Outbuilding which included an access to Tasman Highway to the south of the subject land. It is this access that is proposed to be upgraded to include a BAR Type Treatment.

The subject land is bordered by Rural Resource zoned lots to the north, south and east. Land to the west, on the opposite side of the Tasman Highway, is within the Rural living zone. Land immediately to the south, if a Crown reserved road.

RV (recreational vehicle) parking is proposed to cater for 36 self-contained RV vehicles. Four holiday villas are proposed in the north-east corner of the site. RV Park signage is proposed to be located near the vehicular entrance. A series of gravel vehicular access roads are proposed through the RV parking area. The owner envisages that most camping sites will not require a gravel surface given the existing base. Vegetation removal is proposed, with the retention of mature trees within the site.

It is the proponents position that the proposal is not contrary to clause 26.3.2 P1 (d) of the planning scheme, this is further supported by way of provision of a Land Capability Assessment. This Assessment prepared by Geo-Environmental Solutions has been undertaken to address, amongst other matters P1, clause 26.3.3 Discretionary use in the Rural resource zone and 26.3.2 Visitor Accommodation of the *Glamorgan Spring Bay Interim*



Planning Scheme 2015. The Assessment summarised the land area surveyed to be classified as substantially Class 6 for agricultural use with the remainder of the property classified as Class 5 agricultural land. Land capability mapping indicates that much of the surrounding land is classified as class 6 land, such that there is low potential for any fettering of adjacent land use. The proposal is therefore not contrary to clause 26.3.2 P1(e) of the planning scheme, in that the entire subject site is considered to be poor quality agricultural land being that the development is substantially located upon Class 6 agricultural land. The proposal is therefore not contrary to clause 26.3.2 P1(f) of the planning scheme in that it will not fetter the rural resource use of the property, as the current land use is not agricultural due to the poor quality of the land. It is concluded that the proposal has a very low potential to fetter possible agricultural land use on the subject property and adjacent properties.

The holiday villas are small, unobtrusive, canvas clad structures. Their setback of 20 metres to the side boundary will have no adverse impact on the surrounding rural landscape. It is the proponents position that the proposal is not contrary to clause 26.4.2 P2 of the planning scheme. The use is to provide an RV park within a bush setting. Some native vegetation is proposed via removal of understorey vegetation, however, as supported by Natural Values Assessment the proposed is not contrary to clause 26.4.3 P1 of the planning scheme.

The proposal seeks to rely on a number of performance criteria within the Codes of the Planning Scheme. The proposal is compliant with the applicable performance criteria and is not expected to lead to conflict or be incompatible with adjoining owners, road users, and with the adoption of a number of Management measures, as detailed within the site Management Plan, this can be assured.

The proposal is considered to be consistent with the Glamorgan Spring Bay Interim Planning Scheme 2015, and should therefore be considered for approval.

Kind Regards,



Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor
Rebecca Green & Associates
m. 0409 284422
P.O. Box 2108, Launceston, 7250

Swansea RV Park – Management Plan

1. Check in procedure
2. Noise
3. Generator use
4. Pets
5. Rubbish / Leave On Trace
6. Smoking
7. Open fires
8. Support local business and respect the local community

Swansea RV Park – ‘Check In’ procedure

- Bookings are invited but not necessary
- Upon arrival, guests will be directed to locate a site suitable for their RV by ‘one way’ direction signs. An easily located and identifiable ‘check in’ booth will display check in procedure and rules of the park
- The ‘check in’ procedure will be a simple ‘pay and display’ system whereby the guest will nominate length of stay and pay into a deposit box the required fee for their nominated length of stay.
- The days and dates they have selected will be recorded onto a card and that card is to be displayed on the dashboard of their vehicle.
- Daily inspections will be conducted by management (or nominee) in the early evening to ensure all users of the RV Park have complied with the ‘check in’ procedure and paid for their stay.
- ‘Check out’ will be required by 10.30am on the day of departure

Swansea RV Park – Rule of the Park - Noise:

- *Rowdy or disruptive behaviour will not be tolerated and management reserves the right to ask anyone to leave the property if they are creating a nuisance or noise that is disruptive to other park users. Noise is to be kept to a minimum during the hours of 9.30pm and 8.30am)*
- With respect to generator usage, please refer to Rule of the Park – Generator
- These rules will be applied at the Swansea RV Park to ensure other park users and property neighbours are not inconvenienced

Swansea RV Park..... Rule of the Park - Generator use

In order to protect the health, safety and comfort of all attendees at Swansea RV Park, the following policy rules will apply to persons wishing to operate diesel, gas or petrol driven generators.

- Generators should not have a certified noise level exceeding 68 db
- Generators must only be operated between the hours of 9.00am and 4.00pm.
- Any person wishing to operate a generator must:
 - Obtain their RV Park neighbours consent before starting the generator, and must ensure that fumes / smoke will not enter any adjoining or surrounding RVs.
- Generators are not to be operated in excess of two (2) consecutive hours, and no more than four (4) hours per day.
- Any person who insists on operating a generator outside of the approved hours, without the approval of the RV Park Manager (or nominee), will be requested to leave the site.

Compliance with this Rule of the Park will be monitored daily by management (or nominee) – particularly after 4.00pm, and at the very least – during the evening inspection.

Swansea RV Park Rule of the Park - Dog and Cat (Pet) control

Pet owners must not permit their pet to be, become, or create a nuisance.

A pet is a nuisance if it behaves in a manner that is injurious or dangerous to the health of any person; or if it creates a noise, by excessive barking or otherwise, that persistently occurs or continues to such an extent, that it unreasonably interferes with the peace, comfort or convenience of any person at the Swansea RV Park.

Patrons are only permitted to bring a maximum of two pets per RV to the RV Park.

Under legislation, the owner or person in charge of a dog, other than a guide dog, assistance dog or hearing dog, must ensure that the dog is wearing a collar whilst in public and be registered.

Pet owners are responsible for cleaning up and properly disposing of all their pet's droppings. If pet fouling does occur, the pet's owner must clean up after the pet.

Any suitable plastic bag can be used, or special poop-scoop bags can be purchased from pet shops, veterinary surgeries or stores.

Disposal of faeces is the pet owners' responsibility and must be taken with you when you leave the RV Park. (Refer Leave no Trace / Rubbish requirements)

At all times, all pets are to be on a lead.

A pet on a lead is said to be under effective control only if the lead is less than two metres long, and if the person is of a sufficient age and strength to control the pet.
Extendable / retractable pet leads are not permitted.

If a pet is tethered to a stationary object, it must be by a lead which is less than two metres long, and for a period not exceeding 30 minutes.
Extendable/retractable pet leads are not permitted when tethering.
Water must be provided for the pet no matter what length of time the pet is tethered.

Pets that have a tendency to snap or bite should be muzzled while not confined to the owner's RV.

Prohibited dog breeds are:

A dog of mixed breed of which one of the elements is a prohibited breed.

The following are prohibited breeds:

- (a) American Pit Bull Terrier;
- (b) Dogo Argentino;
- (c) Fila Brasileiro;
- (d) Japanese Tosa.

Guide, Assistance or Hearing dogs are exempt from this Policy.

Compliance with this Rule of the Park will be monitored daily by management (or nominee) – and at the very least – during the evening inspection.

Swansea RV Park Rule of the Park – Rubbish / ‘Leave No Trace’

1. **Guests of the Swansea RV Park are requested to take any rubbish they generate with them when they leave the RV Park and subsequently dispose of the rubbish in an appropriate manner.**
2. **Always leave an area cleaner than you find it.**
While we encourage correct disposal of rubbish, it is regretful that the occasional user of the RV Park may inadvertently leave rubbish. We also find the occasional piece of rubbish that has blown in from surrounding areas and from the road. To assist management keep the RV Park clean and tidy, it's very easy to spend five or ten minutes picking up any rubbish in the RV Park. This single act will do more for your welcome than almost any other act. Please use a pair of gloves and put any rubbish into a plastic bag and place into a bin at the rubbish collection point.
3. **Always take care of the natural environment.**
Collecting firewood is not permitted and open fires are not permitted.
Do not cut living foliage, do not pick wild flowers and do not disturb or feed wildlife.
4. **Park your vehicle so as not to obstruct reasonable passage, exit or access to other vehicles**
Please be courteous and do not park in a manner that impedes the movement of other vehicles.
5. **Dispose of all grey and black water in an appropriate manner.**
(All grey and black water MUST be retained in holding tanks or suitable sealable containers at all times, unless expressly permitted to drain grey water onto the ground by RV Park Management or nominee.) A public dump point for grey and black water is located in Swansea. The location is displayed in the RV Park check in booth.

Compliance with this Rule of the Park will be monitored daily by management (or nominee) – and at the very least – during the evening inspection.

Swansea RV Park Rule of the Park - Smoking Policy

Smoking within the grounds of the Swansea RV Park (in the open area) is not permitted at any time.
Guests are only permitted to smoke within the enclosed area of their Recreational vehicle.

Please respect and adhere to this policy.

Failure to do so will result in:

1. A request by management or nominee for you to 'butt out' the cigarette or cigar.
2. A request by management or nominee for you to confine smoking to within the enclosed area of your RV.
3. A request by management or nominee for you to leave the RV Park if compliance with the Smoking Policy is refused.

Compliance with this Rule of the Park will be monitored daily by management (or nominee) – and at the very least – during the evening inspection.

Swansea RV Park Rule of the Park - Camp fires:

Open fires will not be permitted.

Swansea RV Park Rule of the Park - Privacy and Security:

All boundaries of the property are fenced and entering into neighbouring properties is strictly prohibited.

Monitoring of the RV Park use will be regularly conducted by the RV Park owners / management.

Swansea RV Park Please respect and support the local community

When you are in Swansea, please purchase fuel, food or supplies as a form of thanks to the Swansea businesses and our Swansea community.

As you travel this beautiful state and particularly the East Coast, we encourage you to show your appreciation and to patronise businesses in the area.

Your support fosters business success and that flows on to employment opportunities for the locals.

Swansea RV Park

Visitor Accommodation

- ~ RV (Self Contained) camping
- ~ Eco Structure Villas

Infrastructure and Services:

The intent of the RV Park development is predominantly for owners of Self Contained RVs to enjoy peaceful free camping in a natural environment - not to camp amongst a multitude of others in a purpose built caravan and cabin park and camping ground.

In a State wide Directions Paper (May 2012) – “a review of Council Recreational Vehicle Overnight camping”, the definition of camping refers to “sleeping in or utilising a vehicles facilities overnight”. The paper regularly spoke of *overnight camping, RV camping facilities, provision of low cost camping services and operating camping sites*

Among the many requirements for a Caravan park development, a caravan park is to provide –
Powered Sites
Toilet and Shower facilities etc.

This is not our intention, it has never been our intention and we suspect there is confusion amongst the community as to the specific intent of the RV Park development.

Consistent with the definition of RV Camping as determined by the State Government and the Local Government Association of Tasmania, the intent of the Swansea RV Park is to provide recreational vehicle camping as defined in the Overnight Camping State wide Directions Paper.

The development is for RV (Self Contained) free camping in a natural environment.

Users of the RV Park are to be self-contained and provide their own facilities.
Our intent is clear and the RV Park will not be available to campers not able to provide toilets and amenities on-board.

To support our claims that the RV Traveller prefers the concept of the Swansea RV Park development, the Campervan & Motorhome Club of Australia (CMCA) commissioned a survey of its members this year to determine preferred forms of accommodation sites.

For 67% of total CMCA members, a caravan park is not among their first three preferences for accommodation.

36% prefer a public free camping area without facilities, 13% prefer a public low-cost camping area with limited facilities and 23% prefer a bush camp.

Almost one in four CMCA members only consider a caravan park if all other options are unavailable.
(Colmar Brunton 2016)

We are proposing RV (Self Contained) camping - not a Caravan Park development.

Number of Sites:

The RV Park will be designed for 36 sites.

Road Access:

A detailed design for road works on the highway reserve has been prepared for the access to the RV Park. These drawings are submitted with the application.

The road works have the consent of the Crown and a permit has been issued by the Dept. of State Growth.

The consent and permit documentation is submitted with this application

Environmental Impact Study and Biodiversity Code:

The area designated for the RV Park has a 'Native Habitat' overlay along the Western boundary and extending east for approx. 90 metres.

The Native Habitat overlay relates to the known occurrence of Warty Paperbark in the area.

It is also known that Oyster Bay Pines exist on the property as well as White Gums.

These will not be endangered.

It is our intention to protect those species.

It is our intention to retain all the established / mature trees in the Native Habitat overlay area - including the variety of Eucalypts.

With respect to Warty Paperbark and the possibility that this species or any other endangered species may be identified on our property, a vegetation and fauna survey has been commissioned with a view to responsible management should they be evident.

The report is provided as a separate document to the application.

Bushfire Management Plan:

The Bushfire Management Plan has been prepared by accredited and qualified personnel.
The report is provided as a separate document to the application

As part of the overall requirement of The Bushfire Management Plan, the report clearly describes vegetation on the property by way of and within:

Site description

Section 3 – Vegetation

Bushfire Attack Level (BAL)

Satellite image

Numerous ground level images

Camp fires:

Open fires will not be permitted.

Agricultural assessment:

To support the development application, a Land Capability report has been commissioned to establish the impact of the development to neighbouring properties and to confirm the proposal does not fetter the rural resource use of the property to be developed.

The proposed RV Park will have no impact whatsoever on the agricultural potential of adjacent properties and is located on the poorer agricultural land of the subject property.

Site Management:

Site Management is to be conducted by the property owners.

A Management Plan is submitted with the application as a separate document.

Vehicle noise:

Any vehicle travelling along the Tasman Highway at 80kph generates more road noise than a vehicle slowing down and approaching the RV park access for entry at minimal speed (and minimal noise).
Vehicle movement on site will be at a minimal speed and at a minimal noise level.

Vehicle movement into and out of the neighbouring property is not heard on the area planned for development so we suspect the same will apply to vehicles moving within the RV Park.

Privacy and Security:

Monitoring of the RV Park use will be conducted by the RV Park owners who will be living adjacent to the RV Park area.

All boundaries of the property are fenced (which provide a physical restriction and will deter traversing into neighbouring properties) and “No entry - private property” signs will be erected in areas that may be an issue.

The boundary to the north of the designated RV Park area is fenced, is dense bush and rugged and certainly not conducive to entering beyond.

A handout of “Rules of the RV Park” given to each RV Park user will clearly advise of park boundaries and ‘No Entry’ areas.

Rubbish:

The Campervan and Motor home Club of Aust. (CMCA) have pioneered a “Leave no Trace” program and the nature of this program will be adopted at the RV Park.

The Leave no Trace program encourages participants to take rubbish with them.
In effect, ‘Take your rubbish with you’ rules will apply.

Notwithstanding, a suitably located rubbish collection point will be available for guests of the RV Park to appropriately dispose of rubbish.
Monitoring of rubbish will be conducted by the RV Park owners who will be living adjacent to the RV Park area.

Noise:

The matter of excessive noise will be addressed in the “Rules of the RV Park” and because the owners will be living adjacent to the RV Park, excessive noise will be monitored and addressed.

The CMCA and its members also apply strict policy to matters regarding noise when their members visit RV Parks, and it’s not uncommon for parks around Australia to apply noise restrictions.

(eg: Rowdy or disruptive behaviour will not be tolerated and management reserves the right to ask anyone to leave the property if they are creating a nuisance or noise that is disruptive to other park users. Noise is to be kept to a minimum during the hours of 9.30pm and 8.30am)

With respect to generator usage, the CMCA and parks around Australia apply rules with respect to generator use.
These rules will be applied at the Swansea RV Park to ensure other park users and property neighbours are not inconvenienced

Pets:

The admittance of pets (namely cats and dogs) will be permitted but with strict control
ie: pets are to be on a short lead.
This generalised policy applies to many RV Parks around Australia.

The CMCA apply a strict Dog Control Policy to its members and that policy content will be administered at the RV Park.

Handicapped Access:

We trust any RV Park traveller that may be handicapped (in any way), will no doubt be aware of their disability and also be aware of limited available facilities at RV Parks around Australia as they tour. Should an RV (handicapped) user determine we don't provide facilities, it is their choice whether to stay or not.

In relation to the Eco Structure villas, as required Accessible (Disabled) Car Parking and Access to Premises, - Buildings, will comply with AS 2890.6 and AS 1428.

Need for RV Park and benefit for Swansea:

It's a benefit to the Swansea business community that RV travellers have an opportunity to stop and stay in Swansea as opposed to driving through.

The letters of support from members of the Swansea Business Community are indicative of them seeing the benefits of the development.

With increased business comes stable or increased employment for Swansea residents.

The camping industry is the fastest growing domestic tourism sector in Australia contributing total overnight expenditure of \$5.4 billion in 2013. (ABS)

Touring RV travellers (those travelling for more than three weeks) spend between \$500 to \$900 per week and approximately \$15k to \$20k over the course of their travels, making them the largest spending domestic tourists in Australia. (TRA, Balfour Consulting 2010)

RV travellers comprise up to 70% of the tourism market in some regional LGAs

RV travellers deliver economic benefit directly into the community through purchases from local businesses as if they were living at home.

It was also determined in the Colmar Brunton research, that long haul RV travellers spend approximately \$130 per day (at 2 people per vehicle) and the majority of that daily spend is in regional Australia.

Swansea is currently not catering for the RV traveller demand.

Proximity to facilities and services:

"RV Friendly towns" must meet the following criteria:

Provision of longer term parking within 5 – 10 km of the town centre

Provision of short term parking within 2.5 km of the town centre

Parking within close proximity to the general shopping area

The last of these criteria suggests it is unlikely the RV traveller has a preference to walk to access services and facilities. They want to park in close proximity.

RV Travellers will typically ensure they have sufficient essentials on board before setting up camp.

They will visit a shop, supermarket or facility in advance and only revisit those facilities due to unforeseen circumstance or when on the move again.

The preference of RV travellers is not to be close to built up areas. They prefer the peace and quiet. The free camping intent and the natural state of the RV Park development is a preferred option to RV Park travellers as opposed to a dedicated Caravan Park close to a built up area.

‘Environmental nuisance’ and impact on public amenities:

Any suggestion of environmental nuisance – “*to go behind a tree or against a fence*”... is not the intent of the Park and it will be a strict rule of the RV Park that such behaviour is not permitted. Behaviour of that nature is in fact an offence by law, and any RV Park user in breach of that rule / law will be evicted from the Park.

Providing an RV Park for self-contained RV users will have minimal impact on Swansea’s public amenities. They will have their own facilities on board.

Camping Site surface treatment:

Consistent with camping sites in National Parks (and to maintain the natural woodland setting), we prefer the camping sites to retain the current natural surface look.

Much of the ground surface has considerable rock which helps maintain a solid surface.

If and as required, should any parking bay surface require a more substantial surface, then a layer of 40mm crushed rock and / or compacted gravel will be applied to the area designated for the vehicle parking bay.

The areas immediately adjacent to the actual RV parking area will be natural or sown with a suitable grass.

Signage:

For identification of the RV Park and for safety at the entrance driveway, it’s proposed to install advanced site use location signs north and south of the RV Park entrance, signing at the driveway and provision of a concealed entrance sign in advance of the driveway for southbound traffic.

Signage at the entrance will consist of one sign on each side of the entrance.

Each sign will be of 800mm x 250mm.

An example of the sign design and colours is included with the application.

Visitor Accommodation Performance Criteria:

P1 (a)

The RV Park will not adversely impact residential amenity and privacy of adjoining properties.

To the south of the subject property, an undeveloped Reserved Road of 21 metres width lies between the southern boundary of RA 13110 and RA 13054.

RA 13054 is a large rural property with a single residence situated at the southern extremity. The proposed RV Park development will not impact on the privacy of that property.

To the north of the subject property, the residence sits approximately 170 metres from the proposed RV Park entrance and approximately 130 metres from the nearest proposed RV parking bay.

Between the RV Park and the residence on this property, the bush is dense and a rural fence runs along the full length of the boundary - thereby providing a physical and natural restriction on the movement of visitors.

The residence on this adjoining property is not visible from the RV Park area.

To support the Management Plan guidelines with respect to noise generation, the occasional use of a generator on the property has been tested with respect to noise emission.

The test conducted (using a 3Kva generator located within the RV park boundary and a commercial grade noise detection meter) determined the operating noise of the generator could not be heard at the northern boundary of the property.

The proposed RV Park development will not impact on the privacy of this property.

To the east of RA 13110, the residence on that property is also screened from view.

It sits approximately 170 metres from the nearest boundary of the RV Park area.

The proposed RV Park development will not impact on the privacy of this property.

P1 (b)

Consistent with parking requirements for Overnight camping areas, 1 car parking space will be allocated within the area set aside for each of the 36 nominated RV camping sites.

The space requirement for each staff member is not applicable to this development as the site managers will have their own parking facilities.

For the Eco Structure villas, 1 parking space will be allocated to each of the 4 villas and another 2 will be provided for ancillary use.

Much of the ground surface within the RV Park area has considerable rock which helps maintain a solid surface.

If and as required, should any parking bay surface require a more substantial surface, then a layer of 40mm crushed rock and / or compacted gravel will be applied to the area designated for the vehicle parking bay.

During the winter months of particularly inclement weather, the RV Park will be closed.

Notwithstanding and taking into account heavy rainfalls during the RV Park opening months, the parking spaces will be appropriately developed to maximise water drainage.

P1 (c)

Only 36 sites are proposed for the RV Park.

The total area set aside for the RV Park comprises approximately 20,000 square metres.

This represents an average of 555 square metres per site.

The proposed Eco structure villas will be set amongst the established trees of the designated area.

The very nature and design of these structures ensure they do not adversely impact on a natural setting.

Eco structure villas are specifically designed for native habitat and environmentally sensitive areas.

P1 (d)

The proposed development will not adversely impact on the efficiency of the local road network or disadvantage owners of adjoining properties.

The Department of State Growth have issued a permit to access the property from the highway and the Crown have consented to the road works required.

P1 (e)

RA 13110 is not considered large enough, or of suitable quality, for agricultural purpose.

The RV Park development is located on the western and least desirable section of the property.

The most desirable area on RA 13110 is the cleared flat grazing paddock area located to the east.

This area of land is only used for horse grazing.

The Land Capability report submitted with the application provides evidence to this effect.

P1 (f)

The proposed RV Park on RA 13110 Tasman Highway, Swansea, will not fetter existing or potential rural resource use of the property or adjoining land.

The adjoining properties immediately to the east and north of RA 13110 are both residential properties within the Rural Resource zone.

With respect to the property adjoining RA 13110 to the south, this property (RA 13054) has recently been considered and approved for subdivision – refer SA13005 presented to GSBC agenda on 23rd April, 2014.

The Agricultural report accompanying the development proposal (prepared by Macquarie Franklin Agricultural Consultants) classified the subject site as non-valuable agricultural land and further it deemed its' agricultural viability as uneconomic and high risk.

The Land Capability report submitted with the application provides evidence that the RV Park development will not fetter existing or potential rural resource use of the subject property or adjoining land.

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

Recommendation

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

4. Public Question Time

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

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

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

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

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

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

4.1 Mr Geoff Baker (Question taken on notice at the September Ordinary Meeting of Council)

- *There are currently 17 people employed at the Tassal rendering plant. This will operate regardless of what happens in Okehampton Bay. How many locals previously unemployed have Tassal employed?*

Response from the Mayor

Tassal have confirmed the following:

There are 18 locals employed for operations related to Okehampton Bay and 19 at the rendering plant. The only two not locally employed are the senior managers who have come on to lead by experience and both have relocated to Orford/Triabunna in the last few weeks.

There will be 25 locals employed by the time operations are fully rolled out at Okehampton Bay and Triabunna.

It is the multiplier effect that has been measured that is truly excellent. At a minimum it is 1:5 and at full capacity the operation will inject \$277m through the economy (GSP). This has been independently modelled by VAA.

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 October Council meeting is on Tuesday 24th October 2017 at 5.00pm in Triabunna.

Medical Services

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

Corporate Services

Review of Council reporting underway. Several Long Term reports need updating before Christmas. Will be presented to the November meeting and sent well in advance

Cash and Investments

Cash and Investments at the end of September 2017 were \$3,096k against September 2016 \$2,814k, September 2015 \$2,121k, and September 2014 \$3,108k. 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 being placed on the market.

Glamorgan Spring Bay Council

For the 3 months ended 30 September 2017

Account Jul-Sep 2017

Cash Flows from Operating Activities	
Receipts from customers	9,348,478.68
Payments to suppliers and employees	(2,956,474.43)
Cash receipts from other operating activities	(151,842.60)
Total Cash Flows from Operating Activities	6,240,161.65
Cash Flows from Investing Activities	
Payment for property, plant and equipment	(53,737.69)
Other cash items from investing activities	(4,513,353.47)
Total Cash Flows from Investing Activities	(4,567,091.16)
Cash Flows from Financing Activities	
Other cash items from financing activities	(95,812.26)
Total Cash Flows from Financing Activities	(95,812.26)
Net Cash Flows	1,577,258.23
Cash Balances	
Cash and cash equivalents at beginning of period	1,517,895.43
Cash and cash equivalents at end of period	3,095,603.66
Net change in cash for period	1,577,708.23

CURRENT RATES BALANCE 30th September 2017

Balance Brought Forward	-\$29,742.47
-------------------------	---------------------

Plus:

Interest Charged	\$1,357.37
------------------	------------

Rates Levied	\$7,468,250.51
--------------	----------------

Debit Journals	\$9,975.21
----------------	------------

Sub Total	\$7,449,840.62
-----------	-----------------------

Less:

Receipts	\$3,666,292.23
----------	----------------

Pension Rebates	\$241,074.42
-----------------	--------------

Credit Journals	\$43,290.79
-----------------	-------------

Supplementary Credits	\$17,071.50
-----------------------	-------------

Discounts	\$72,213.80
-----------	-------------

Rates Balance	\$3,409,897.88
---------------	-----------------------

Discount Date/Rate 01/08/2016 3.0%

Installments

26/08/2017

6/10/2017

12/01/2018

6/04/2018

Property Information

Property transactions for the YTD in September are 15% up on last year. This is showing a very pleasing trend as investors and families invest in our area. There are an extra 30 property transactions this financial year compared to the year before.

Property Settlement Certificates												
	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	58	28
September	33	14	22	13	38	21	34	18	43	20	51	27
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	156	73
TOTAL		540		683		699		765		884	229	

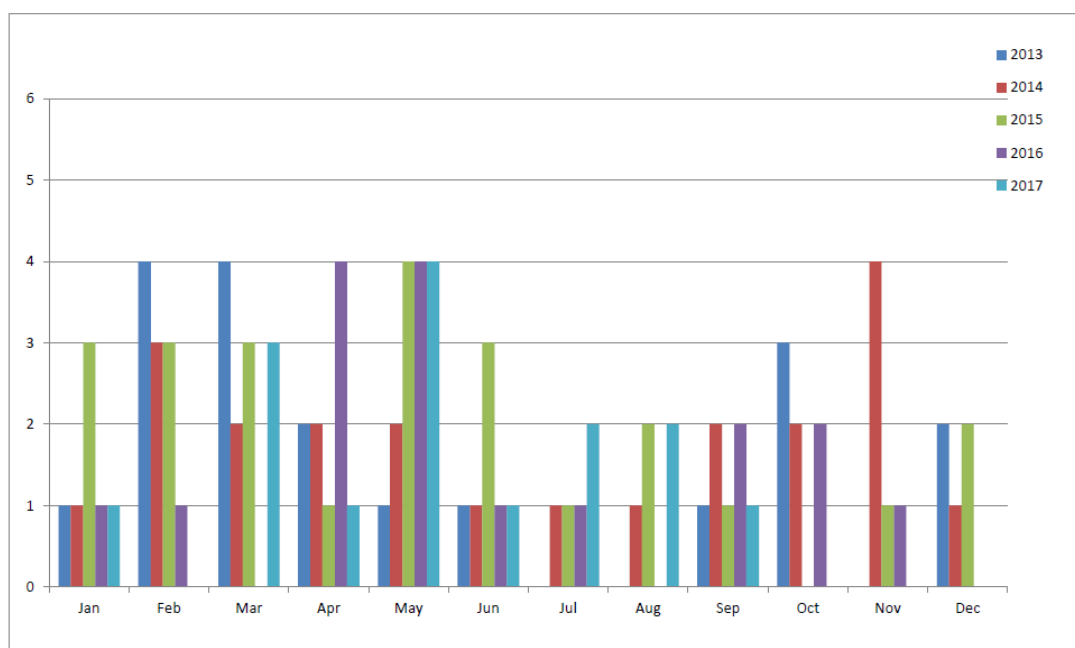
Human Resources

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

Health, Safety, Other

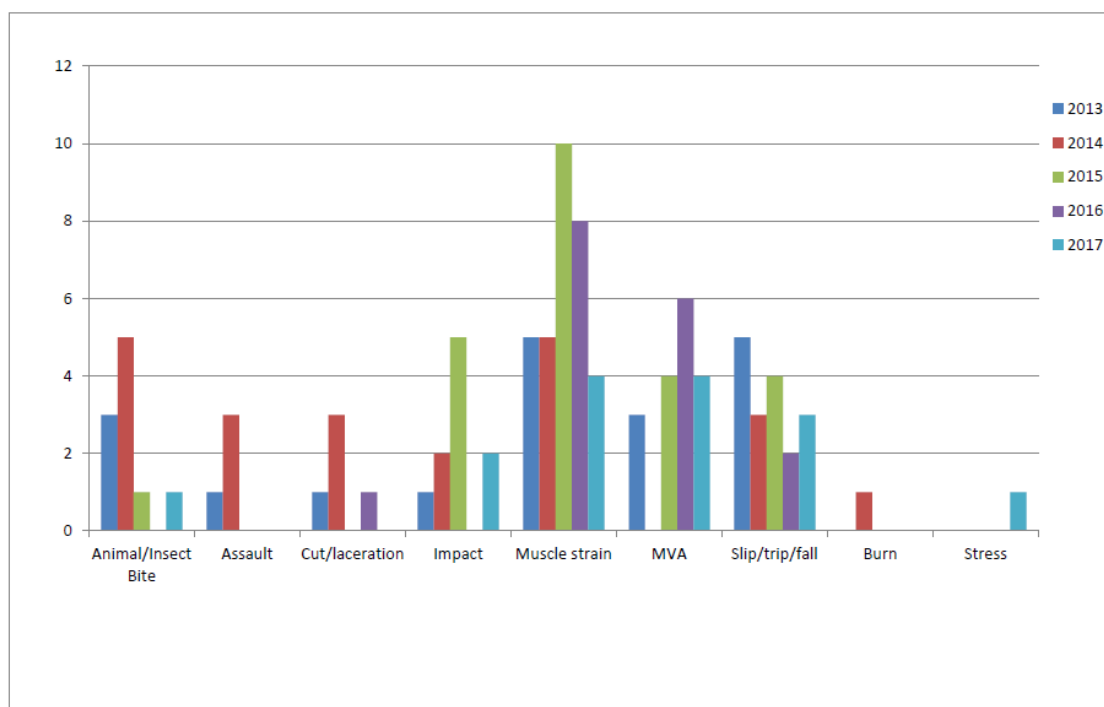
There were two lost time injuries YTD amounting to 1.5 lost time hours. There have been no motor vehicle claims this year. There have been 3 workplace reported incidents YTD, no community incidents reported YTD and there were no staff resignations in September.

Incident / Accident Reporting Numbers 2013 till September 2017



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

Incident / Accident Reporting by type 2013 till September 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 23% on last year to date, meaning an extra 1,968 visitors have used the network. Triabunna has seen a doubling of the visitor numbers since last September.

Visitor Numbers												
MONTH	BICHENO	BICHENO	BICHENO	SWANSEA	SWANSEA	SWANSEA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TOTAL	TOTAL	TOTAL
	2015-2016	2016-2017	2017-2018	2015-2016	2016-2017	2017-2018	2015-2016	2016-2017	2017-2018	2015-2016	2016-2017	2017-2018
JULY	765	819	886	774	749	809	905	1095	1459	2444	2663	3154
AUGUST	609	659	736	686	634	765	729	924	1234	2024	2217	2735
SEPTEMBER	1447	1405	1285	1106	1143	973	1095	1317	2566	3648	3865	4824
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	2907	26136	27301	2547	29110	40957	5259	83002	95965	10713



As at 30 September 2017					
CAPITAL NEW // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS					
Department	Description	Budget Est	YTD	On-Site Progress	Comments
Roads, Footpaths, Kerbs					
Coles Bay - Freycinet Drive	Kerbing Esplanade to Reserve Road				
Bicheno - Foster Street Kerb	Murray St to Barrett Ave - North Side 95m				Future
Bicheno - Foster Street Kerb	Barrett Ave to Lovett St - North Side 95m				Future
Bicheno - Foster Street Kerb	Barrett Ave to Lovett St - South Side 95m				Future
Bicheno - Foster Street Footpath	Barrett Ave to end (medical centre) 130m				Future
Bicheno - Foster Street Footpath	Murray St to Barrett Ave - North Side 130m				Future
Swansea - Old Spring Bay Road	Kerb and gutter Aqua Sands to Cathcart western side				Future
Orford - Rheban Road, Spring Beach	Road sealing			COMPLETE	
Triabunna - Tasman Hwy / Vicary St Roundabout	Roundabout Construction				Future
Triabunna - Vicary St, Stage 1	Tas Hwy to school boundary and 100m Esplanade				Future
TOTAL		\$921,700	\$42,000		
PG, Walking Tracks, Cemeteries					
Bicheno Triangle Upgrade	Development construction (stage one)				Future
Buckland Streets	Tree Planting stage 2			COMPLETE	
Triabunna - Cemetery	Concrete burial beams in new lawn section				
TOTAL		\$655,500	\$15,840		
Stormwater, Drainage					
Triabunna - Lord St	Stormwater line extension 100m Installation				
Coles Bay - Freycinet Dv and Esplanade	Stormwater upgrade			In Progress	
Stormwater Catchment Plans	Orford and Swansea				
TOTAL		\$109,500	\$0		
Bridges and Culverts					
Swansea - Old Spring Bay Road	Road Culvert Crossing				Future
TOTAL		78,500	\$0		
Council Buildings					
Triabunna Rec Ground Clubrooms	Construct new extension				
Triabunna - New Visitors Centre	New Building				Future
Bicheno Medical Centre	Monitored Security Installation				
Swansea Loo with a View	New constructed toilets / disability access			In Progress	
Swansea SES Storage Shed	Construct storage shed behind new facility				
Swansea House - 8 Noyes Street	Carport and Driveway/crossover			In Progress	
TOTAL		\$1,042,000	\$25,843		
Marine Infrastructure					
Triabunna - Marina Extension	Stages 3 and 4			In Progress	
Triabunna - New Tourist Berth Facility	New Berth			In Progress	Grant
Swansea Boat Ramp	Construction Contribution			In Progress	Grant
Orford - Prosser River	Dredging and construction work			In Progress	Grant
TOTAL		\$1,680,000	\$974,836		
Plant & Equipment					
Free Roll	Compaction Roller				
Water Tank trailer 1000 litre	Trailer mounted pressure pump and tank			COMPLETE	
Replacement Vehicles / Plant	Lease				Lease
TOTAL		\$234,000	\$0		
Waste Transfer Stations					
Swansea - WTS Lease Extension	Perimeter farm fencing - lease establishment				
Swansea - WTS Tip Shop	Feasibility study to confirm business case			In Progress	Awaiting reprot
TOTAL		\$13,500	\$0		



As at 30 September 2017					
CAPITAL RENEWAL // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS					
Department	Description	Budget Est	YTD	On-Site progress	Comments
Sealed Road Reseals					
S - Old Spring Bay Road	Reseal - Seal Change to Merideth				
S - Old Spring Bay Road	Reseal - Merideth to Pyke				
S - Old Spring Bay Road	Reseal - Pyke to Francis				
S - Old Spring Bay Road	Reseal - Francis to End Kerb				
S - Old Spring Bay Road	Reseal - End Kerb to Aqua Sands				
S - Old Spring Bay Road	Reseal - Aqua Sands to End Kerb				
S - Old Spring Bay Road	Reseal - End Kerb to Kennedia				
S - Old Spring Bay Road	Reseal - Kennedia to End Seal				
S - Kennedia Place	Reseal				
B - Foster Street	Reseal - Lovett to Barrett				Future
B - Foster Street	Reseal Barrett to Murray				Future
T - Davidson Place	Asphalt Overlay				
O - Rudd Avenue	Reseal - Walpole to Change				
O - Rudd Avenue	Reseal - Change to End				
Buckland	Jetpatcher Costs				
Triabunna	Jetpatcher Costs				
Orford	Jetpatcher Costs				
Swansea	Jetpatcher Costs				
Bicheno	Jetpatcher Costs				
Coles Bay	Jetpatcher Costs				
TOTAL		\$233,156	\$0		
Sealed Road Pavements					
S - Road Repairs	General Road Repairs Swansea				
S - Esplanade turnaround area	Asphalt resurface				
B - Road Repairs	General Road Repairs Bicheno				
C - Road Repairs	General Road Repairs Coles Bay				
O - Road Repairs	General Road Repairs Orford				
O - Lousiville Road recon	R2R Reconstruvction - Tasman Hwy to Benarchie Dv				
T - Road Repairs	General Road Repairs Triabunna				
TOTAL		\$648,500	\$0		
Unsealed Road Pavements					
S - Old Coach Road	Resheet 500m				
B - Rosedale Road	Resheet 500m				
O - Wielangta Road	Reconstruction 21.5 kms			In Progress	DPIPWE allocation
T - Okehampton Road	Reconstruction 2.10 kms				
T - Seaford Road	Reconstruction 1.50 kms				
TOTAL		\$1,065,000	\$15,308		
Kerb & Gutter					
S - Wellington Street	replace section adj MayShaw onstreet carpark				
TOTAL		\$28,500	\$0		
Footpaths					
S - Wellington Street	replace section adj MayShaw onstreet carpark				
TOTAL		\$32,000	\$0		



CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS					
Department	Description	Budget Est	YTD	On-Site progress	Comments
Parks & Reserves					
A - Park Furniture replacement	Replacement			In Progress	
A - Playground Repairs - General	Replacement			In Progress	
Bicheno Lions Park Perimeter Fence	Replacement of corroded fence and posts \$100/m				
Bicheno Lions Park BBQ's	Replace 2 corroded units			In Progress	
Bicheno Walking Track	Upgrade Foster St section (part) to asphalt				Future
Bicheno Rec Ground	Replace goal posts with 'removable' ones			COMPLETE	
Swansea - Playground Equipment	Duck Park - replace substandard equipment				Future
Replacement stands and bins	Orford / Triabunna			In Progress	
Triabunna Rec Ground Playground	Install new net climber			In Progress	
Triabunna Rec Ground Irrigation repairs	Repairs to existing underground lines and sprinklers				
Spring Beach - Landscaping upgrade	Upgrade to reserve area and landscaping at Spring Beach			COMPLETE	
Park / Street bins - General	Replace old larger bins where required				
TOTAL		\$195,000	\$5,336		
Stormwater & Drainage					
O - Upgrade culvert crossing Holkam Crt	Upgrade pipe size				
Swanwick - Swanwick Dve stormwater pits	Replace undersize grated pits			COMPLETE	
TOTAL		\$75,000	\$25,329		
Council Buildings					
Orford - Community Hall Toilet Upgrade	Extension toilets in main building				
Coles Bay Hall	Underpin Foundations				
Coles Bay Hall	Engineering Drawings for Extension				
Swansea Depot Shed	Replace old NRM / Works shed				Future
Swansea Museum	Interior and fence painting			COMPLETE	
Asbestos Assessment and Register	For all Council Bldgs as per Building regulations				
Triabunna Toilet Replacement	Replace existing toilet block at Wharf reserve			In Progress	
TOTAL		\$306,000	\$0		
Marine Infrastructure					
Coles Bay Boatramp	Muir's Beach (erosion issue)				
Bicheno Coastal Erosion Control	Erosion control at Waubs Beach				
Swanwick Coastal Erosion Control	Erosion control Sandpiper Beach				
TOTAL		\$123,000	\$0		
Bridges and Culverts					
Swansea - Glen Gala Creek, Glen Gala Road	Replacement				
Spring Beach - Two Mile Creek, Rheban Road	Replacement - final costs			COMPLETE	
Earlham - Earlham Creek, Earlham Road	Replacement - final costs			COMPLETE	
General Structure	Replacement - deck timbers			In Progress	
TOTAL		\$210,500	\$24,565		
Plant & Equipment					
Small plant replacement	Replacements				
Plant & Machinery	Replacements				Lease
TOTAL		\$230,000	\$0		
CAPITAL TOTAL		\$7,881,356	\$1,129,057	14.33%	COMPLETED DOLLAR VALUE



Profit & Loss					
Glamorgan Spring Bay Council					
ADMIN CORP,ECONOMIC,GOVERNANCE,SAFETY & RISK,TOURISM					
For the month ended 30th September 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$0.00	\$8,506.00	-\$8,506.00	-100.0%	(1)
GRANTS	\$33,623.75	\$39,106.00	-\$5,482.25	-14.0%	(2)
INTEREST	\$8,794.07	-\$2,000.00	\$10,794.07	539.7%	(3)
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$57,690.52	\$41,780.00	\$15,910.52	38.1%	(4)
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$244,104.27	\$244,719.00	-\$614.73	-0.3%	
RATES AND CHARGES	\$5,800,015.63	\$5,897,234.00	-\$97,218.37	-1.6%	
SHARE OF GENERAL RATE	-\$4,020,744.00	-\$4,020,744.00	\$0.00	0.0%	
STATUTORY FEES AND FINES	\$19,278.04	\$18,287.00	\$991.04	5.4%	(5)
USER FEES	\$0.00	\$0.00	\$0.00		
Total Income	\$2,142,762.28	\$2,226,888.00	-\$84,125.72	-3.8%	
Gross Profit	\$2,142,762.28	\$2,226,888.00	-\$84,125.72	-3.7777%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$28,287.00	\$28,287.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$126,948.80	\$139,497.00	-\$12,548.20	-9.0%	(6)
FINANCE COSTS	-\$17,117.40	\$0.00	-\$17,117.40		(7)
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00		
MATERIALS AND SERVICES	\$781,104.08	\$718,030.00	\$63,074.08	8.8%	(8)
OTHER EXPENSES	\$48,454.94	\$50,655.00	-\$2,200.06	-4.3%	
Total Operating Expenses	\$967,677.42	\$936,469.00	\$31,208.42	3.3%	
Operating Profit	\$1,175,084.86	\$1,290,419.00	-\$115,334.14	-8.9377%	
(1) Hard to budget					
(2) Minor dollar variance					
(3) Timing re accruals and actual					
(4) Unpredicatble payments					
(5) 132 & 337 above budget					
(6) Under budget at this time					
(7) Timing re accruals and actual					
(8) Timing -ECT Paid					



Profit & Loss Glamorgan Spring Bay Council Visitor Centres For the month ended 30th September 2017				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
OTHER INCOME	\$9,592.00	\$9,500.00	\$92.00	1.0%
SHARE OF GENERAL RATE	\$220,000.00	\$220,000.00	\$0.00	0.0%
USER FEES	\$74,106.40	\$85,145.00	-\$11,038.60	-13.0%
Total Income	\$303,698.40	\$314,645.00	-\$10,946.60	-3.5%
Gross Profit	\$303,698.40	\$314,645.00	-\$10,946.60	-3.479%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$900.00	\$900.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$38,104.58	\$52,413.00	-\$14,308.42	-27.3%
MATERIALS AND SERVICES	\$45,182.64	\$49,455.00	-\$4,272.36	-8.6%
Total Operating Expenses	\$84,187.22	\$102,768.00	-\$18,580.78	-18.1%
Net Profit	\$219,511.18	\$211,877.00	\$7,634.18	3.6031%
(1) Income below budget at this stage				
(2) Timing issue with accrual from last year				
(3) Under budget at this time				



Profit & Loss				
Glamorgan Spring Bay Council				
MEDICAL SERVICES				
For the month ended 30th September 2017				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$0.00	\$2,500.00	-\$2,500.00	-100.0%
INTEREST	\$13.70	\$30.00	-\$16.30	-54.3%
OTHER INCOME	\$111,534.28	\$133,550.00	-\$22,015.72	-16.5%
RATES AND CHARGES	\$304,909.00	\$304,485.00	\$424.00	0.1%
SHARE OF GENERAL RATE	\$0.00	\$0.00	\$0.00	
USER FEES	\$0.00	\$0.00	\$0.00	
Total Income	\$416,456.98	\$440,565.00	-\$24,108.02	-5.5%
Gross Profit	\$416,456.98	\$440,565.00	-\$24,108.02	-5.4721%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$19,182.00	\$19,182.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$101,790.11	\$132,439.00	-\$30,648.89	-23.1%
MATERIALS AND SERVICES	\$164,106.01	\$189,764.00	-\$25,657.99	-13.5%
Total Operating Expenses	\$285,078.12	\$341,385.00	-\$56,306.88	-16.5%
Net Profit	\$131,378.86	\$99,180.00	\$32,198.86	32.4651%
(1) Needs allocating from other grant				
(2) Minimal Dollars				
(3) Below budget at this time				
(4) Below budget at this time				



Profit & Loss					
COUNCIL TOTAL					
For the month ended 30th September 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$37,250.00	\$19,020.00	\$18,230.00	95.8%	(1)
GRANTS	\$788,933.50	\$994,222.00	-\$205,288.50	-20.6%	(2)
INTEREST	\$8,803.47	-\$1,970.00	\$10,773.47	546.9%	(3)
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$57,690.52	\$41,780.00	\$15,910.52	38.1%	(4)
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$1,068,890.12	\$567,771.00	\$501,119.12	88.3%	(5)
RATES AND CHARGES	\$7,305,759.71	\$7,400,142.00	-\$94,382.29	-1.3%	
SHARE OF GENERAL RATE	\$0.00	\$0.00	\$0.00		
STATUTORY FEES AND FINES	\$138,528.79	\$98,337.00	\$40,191.79	40.9%	
USER FEES	\$338,871.35	\$397,687.00	-\$58,815.65	-14.8%	
Total Income	\$9,744,727.46	\$9,516,989.00	\$227,738.46	2.4%	
Gross Profit	\$9,744,727.46	\$9,516,989.00	\$227,738.46	2.393%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$516,371.00	\$518,000.00	-\$1,629.00	-0.3%	
EMPLOYEE BENEFITS	\$926,959.10	\$1,064,056.00	-\$137,096.90	-12.9%	(6)
FINANCE COSTS	-\$15,571.85	\$18,743.00	-\$34,314.85	-183.1%	(7)
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00		
MATERIALS AND SERVICES	\$1,557,647.85	\$1,634,939.00	-\$77,291.15	-4.7%	
OTHER EXPENSES	\$48,587.70	\$50,655.00	-\$2,067.30	-4.1%	
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$120,300.00	\$125,169.00	-\$4,869.00	-3.9%	
Total Operating Expenses	\$3,154,293.80	\$3,411,562.00	-\$257,268.20	-7.5%	
Operating Profit	\$6,590,433.66	\$6,105,427.00	\$485,006.66	7.9439%	
(1) Hard to budget related to development					
(2) Timing of invoicing grant					
(3) To do with year end accruals					
(4) Hard to predict payments					
(5) Related to extra expenses to be incurred					
(6) Wages due not paid as yet					
(7) Due to year end accruals					

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.
Roadside tree trimming carried out along Swan River Road

SOUTH

Maintenance works undertaken when required during the month.
Sealed road shoulders graveled along Rheban Road

WASTE TRANSFER STATIONS:

- All waste transfer stations (wts) are operating within prescribed guidelines.
- To assist residents in preparing for the up-and-coming bushfire season a FREE greenwaste disposal was offered at all waste transfer stations between Monday 25th September and Sunday 8th October, 2017. As usual a large number of people made good use of the opportunity to cleanup and dispose of greenwaste at no cost.

GARBAGE, RECYCLING SERVICES:

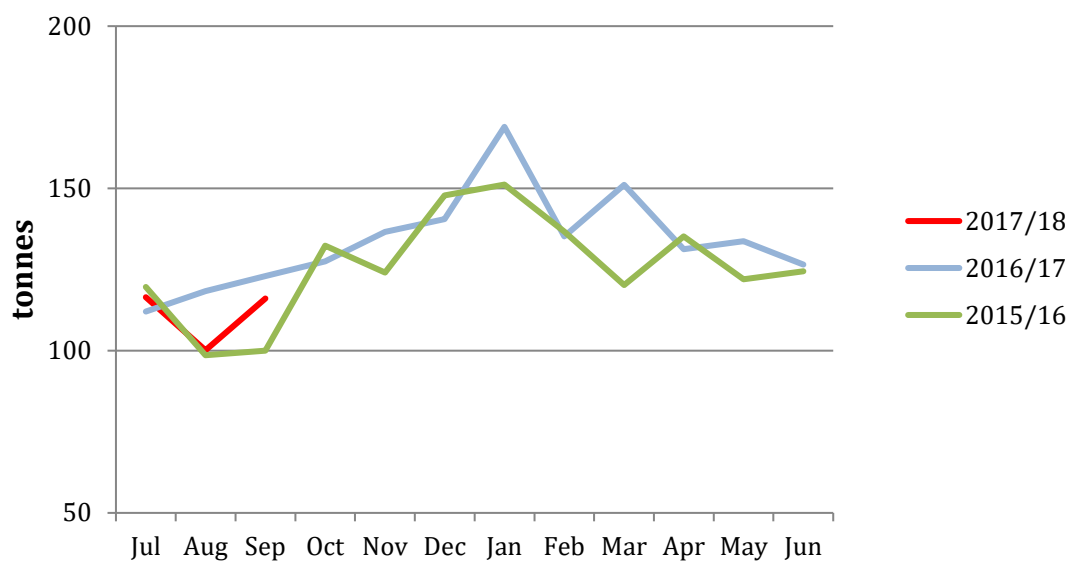
- JJ Richards current waste management contract expires in September 2022.

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

<u>MONTH</u>	<u>BICHENO Collection & WTS</u>	<u>BICHENO WTS only</u>	<u>COLES BAY WTS only</u>	<u>SWANSEA WTS only</u>	<u>ORF-TRIA-CB- SW Collection & ORF WTS</u>	<u>ORFORD WTS only</u>	<u>TOTAL (tonnes)</u>
-	-	-	-	-	-	-	-
JULY '17	38.86	8.16	11.24	28.08	111.58	25.82	189.76
AUG	29.02	10.82	12.99	28.30	95.04	13.14	165.35
SEPT	43.48	18.78	15.70	29.92	130.88	39.52	219.98
OCT							0.00
NOV							0.00
DEC							0.00
JAN '18							0.00
TOTALS	111.36	37.76	39.93	86.30	337.50	78.47	575.09

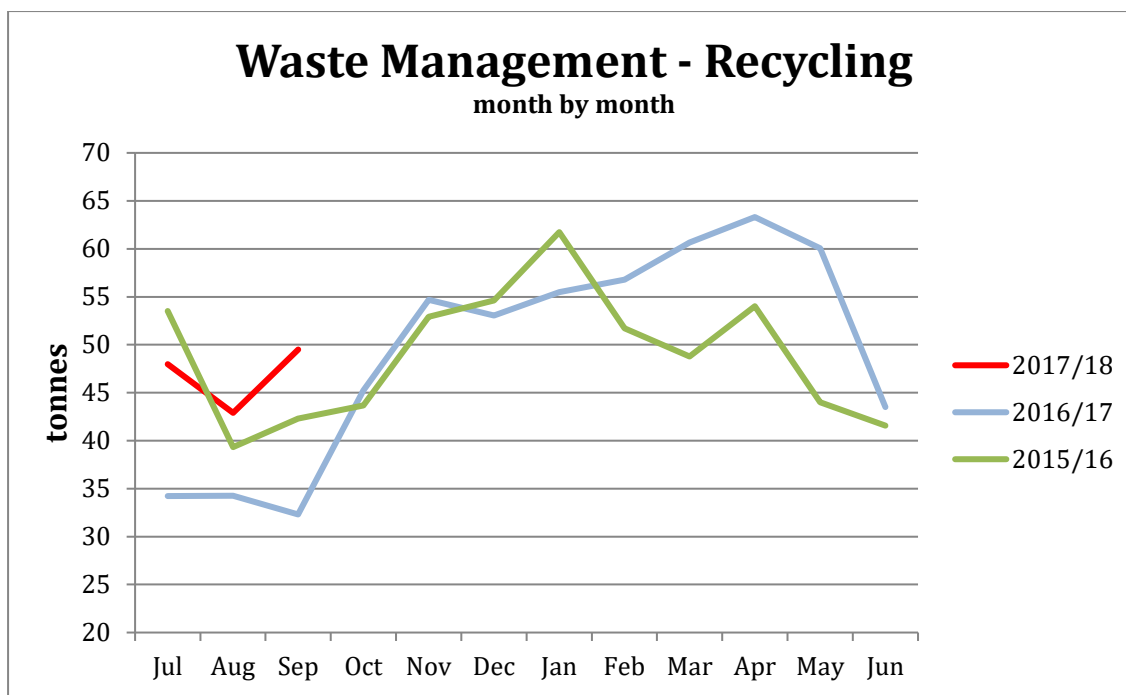
Waste Management - Garbage

month by month



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	1517	1085	2071	2120	1549	8342	100.11
SEPT	2058	1207	2222	2119	2066	9672	116.06
OCT							
NOV							
DEC							
JAN '18							
TOTALS	6133	3542	6477	6305	5262	27719	332.63



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	895	543	710	777	650	3575	42.90
SEPT	929	593	981	899	723	4125	49.50
OCT							
NOV							
DEC							
JAN '18							
TOTALS	2418	1734	2260	2318	2135	11699	140.39

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.
- Walking Track maintenance undertaken along the Bicheno Foreshore.
- General mowing/slashing around Triabunna, Orford and Buckland was recently tendered out and has been awarded to Stornoway.
The contract commences this month for a period of 2 years + 2.

STORMWATER, DRAINAGE:

- Open drain adjacent Riverside Drive Orford has been reshaped and cleared to better manage water flows.
- Stormwater pits replaced in Banksia St and Douglas St Bicheno.
- Roadside drains reshaped and cleaned at the beginning of Courland Bay Road Bicheno.
- Stormwater upgrade works carried out in Burgess St, Bicheno.

BRIDGES, CULVERTS:

- Ongoing maintenance when required.
- The total number of bridge structures within our municipal area totals 55.

EMERGENCY MANAGEMENT:

- No report this month

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

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

2017–2018 CAPITAL WORKS UPDATE

- Swansea waste transfer station 'tip shop' feasibility report in progress.
- Wielangta Road reconstruction works (21.5 kms) is progressing well. Roadside drains and culvert crossings have been addressed for the first 8 kms and gravel resheeting / compaction is complete to approx chainage 5 km (from Orford end). Resheeting works will be complete to Rheban Road (south) prior to end of year.
- Linemarking at the new Spring Beach carpark area is complete.
- A 300mm stormwater line is currently being placed across the Esplanade Coles Bay to alleviate ponding and road flooding issues.
- A new stainless steel double BBQ unit has been ordered which will replace the old units in the Lions Park rotunda at Bicheno. The unit will be electric – push button.
- As per discussions with the Marine Infrastructure Committee over the past 12 months, linemarking has been completed at the Triabunna Marina area to better manage traffic flows and to accommodate the new ferry service. This work will improve safety for the increasing number of pedestrians around the wharf area. The formalised 45 degree angle carparking compliments the one-way zone and will increase the number of parks available. A bus pick-up and drop-off area has also been allowed for.
In relation to placing a time limit on the formalised parking area, this will be addressed following an initial assessment.



Profit & Loss					
Glamorgan Spring Bay Council					
WORKS DEPARTMENT					
For the month ended 30th September 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$118,306.91	\$113,288.00	\$5,018.91	4.4%	
OTHER INCOME	\$29,790.74	\$57,133.00	-\$27,342.26	-47.9%	(1)
RATES AND CHARGES	\$1,119,496.29	\$1,115,603.00	\$3,893.29	0.3%	
SHARE OF GENERAL RATE	\$2,549,000.00	\$2,549,000.00	\$0.00		
USER FEES	\$27,598.01	\$20,763.00	\$6,835.01	32.9%	(2)
Total Income	\$3,844,191.95	\$3,855,787.00	-\$11,595.05	-0.3%	
Gross Profit	\$3,844,191.95	\$3,855,787.00	-\$11,595.05	-0.3007%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$347,745.00	\$349,305.00	-\$1,560.00	-0.4%	
FINANCE COSTS	\$1,545.55	\$1,048.00	\$497.55	47.5%	(3)
EMPLOYEE BENEFITS	\$335,433.97	\$413,852.00	-\$78,418.03	-18.9%	(4)
MATERIALS AND SERVICES	\$256,057.21	\$486,851.00	-\$230,793.79	-47.4%	(5)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$118,500.00	\$123,369.00	-\$4,869.00	-3.9%	
Total Operating Expenses	\$1,059,281.73	\$1,374,425.00	-\$315,143.27	-22.9%	
Net Profit	\$2,784,910.22	\$2,481,362.00	\$303,548.22	12.2331%	
(1) Below budget at this time, timing of invoice issue					
(2) Slightly above budget related to waste					
(3) Minimal dollar variance.					
(4) Well below budget at this stage					
(5) Well below budget at this stage-contractor invoices					

5.3 Manager Regulatory Services, Mrs. Winny Enniss

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

Animal Control

Twenty four (24) dogs were registered in September with 961 YTD total. YTD, 3 dogs have been impounded, 3 infringements issued, 4 warnings given, no dogs surrendered, no dogs seized and no dog has been euthanized. There has been 1 lost dog call and 4 complaints received YTD. This department is operating with a Regulatory Services Officer/Municipal Inspector only.

Engineering & Technical Services

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

Environmental Health

Ten (10) food business registrations were renewed this month. Two (2) temporary food business registrations were issued for the month. YTD no place of assembly licences have been issued, 35 immunizations have been conducted and there are 11 supplies of private water. Two (2) food business inspections were carried out this month totalling 9 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 26 applications for September and approved 19 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 24 applications in September and approved 25 applications. Seven (7) applications were placed on section 54 for the month. There were 11 NPR applications for the month with 24 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. Applications are 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 121 deposits (391 YTD), 39 withdrawals (100 YTD), 7 transfers (25 YTD), 0 new account enquiries (0 YTD) and 10 general enquiries (31 YTD). There have been no 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	24	89
Applications Approved	25	79
Placed on Section 54	7	
Applications Refused		
Applications Withdrawn		
NPR – No Permit Required	11	24
Visitor Accommodation Approvals	1	11
BUILDING		
Application Received	26	63
Applications Approved	19	60
ANIMAL CONTROL		
Dogs Registered	84	961
Kennel Licences Issued/renewed		
Dogs Impounded	1	3
Dogs Seized		
Dogs Surrendered		
Dogs Euthanized		
Warnings Issued		4
Complaints	2	7
Infringements		3
Lost Dog calls		1
Other		3
ENVIRONMENTAL HEALTH		
Immunisations	18	35
Food Business Registrations	10	82
Temporary Food Business Registrations	2	4
Food Business Inspections	2	9
Place of Assembly Licences		
Environmental Nuisances		
Abatement Notices	2	2
Notifiable Diseases		
Recreational Water Sampling		
Suppliers of Private Water		11
Water Carriers		1
Regulated System Registration		1
Major Incidents notified to DPIPWE		
BENDIGO BANK		
Deposits	121	391
Withdrawals	39	100
Transfers	7	25
New Accounts		
Other	10	31
No of days whereby no transactions/enquiries carried out		

APPLICATIONS RECEIVED AND APPROVED FOR September 2017

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

Planning DA No	Type	Location	Description	Status	Received	Resolved
16226	D	Swansea Foreshore	Two public toilet buildings, elevated access platform and alterations to existing public toilet building	Approved		26/09/17
17170	D	44 Francis Street, Swansea	Outbuilding	Approved		05/09/17
17172		25 Vicary Street, Triabunna	New outbuilding & demolition of existing outbuilding	Approved		19/09/17
17173	D	9 Rapp Street, Swansea	Outbuilding	Approved		13/09/17
17177	D	48 Swanwick Drive, Coles Bay	Dwelling, visitor accommodation building & outbuilding	Approved		26/09/17
17184	D	7 Florence Street, Coles Bay	Alteration and addition to dwelling	Approved		26/09/17
17189	D	10 Noyes Street, Swansea	New colorbond roof, building repairs & alteration	Approved		18/09/17
17190	P	RA141 Harveys Farm Road, Bicheno	Petition to amended sealed plan	Approved		07/09/17
17195	D	24 Harold Street, Coles Bay	Outbuilding & ancillary dwelling	Approved		18/09/17
17196	D	RA11610 Tasman Highway, Swansea	Dwelling & outbuilding	Approved		26/09/17
17201	NPR	12 Spencer Street, Triabunna	Two outbuildings & relocation of bungalow	Approved		07/09/17
17204	D	Nailer Avenue, Bicheno	Dwelling & visitor accommodation	Approved		21/09/17
17206	D	69 Burgess Street, Bicheno	Part change of use to food services	Approved		19/09/17
17207	D	46 West Shelly Road, Orford	Addition to dwelling	Approved		04/09/17
17212	NPR	RA252 Harveys Farm Road, Bicheno	New outbuilding & toilet block	Approved		04/09/17
17213	D	119 Harveys Farm Road, Bicheno	Dwelling	Approved		21/09/17
17214	D	RA9 Sally Peak Road, Buckland	Adhesion order	Approved		07/09/17
17216	NPR	8 Sophie Court, Coles Bay	Additions to dwelling	Approved	04/09/17	12/09/17



17217	D	119 Harveys Farm Road, Bicheno	Visitor accommodation unit	In progress	04/09/17	
17218	NPR	12 Sea View Crescent, Orford	Dwelling	Approved	04/09/17	15/09/17
17219	D	RA137 Cambria Drive, Dolphin Sands	Outbuilding & addition to dwelling	In progress	05/09/17	
17220	NPR	RA2898 Freycinet Drive, Coles bay	TVIS signage	Approved	07/09/17	07/09/17
17221	NPR	33 East Shelly Road, Orford	Addition to outbuilding	Approved	11/09/17	18/09/17
17222	NPR	RA48 Cambria Drive, Dolphin Sands	Addition to dwelling	In progress	11/09/17	
17223	P	14 Charles Street, Orford	Alterations & additions to dwelling	In progress	13/09/17	
17224	P	6 Noyes Street, Swansea	Alterations & additions to dwelling	In progress	13/09/17	
17225	P	2 Vicary Street, Triabunna	Alterations & additions to dwelling	In progress	13/09/17	
17226	NPR	RA80 Glen Gala Road, Cranbrook	TVIS Signage	Approved	14/09/17	19/09/17
17227	D	Lot 18 Maddie Court, Swansea	Dwelling	In progress	18/09/17	
17228	NPR	3 Champ street, Bicheno	Addition to dwelling	Approved	14/09/17	19/09/17
17229	NPR	5 Beatie Avenue, Bicheno	Addition to dwelling	Approved	19/09/17	19/09/17
17230	NPR	9 Mary Street, Orford	Dwelling	Approved	19/09/17	21/09/17
17231	P	41 Foster Street, Bicheno	Change of use to visitor accommodation	In progress	21/09/17	
17232	D	RA13110 Tasman Highway, Swansea	Visitor accommodation consisting of recreational vehicle (RV) park and permanent tent structures (eco-tents) with upgrades to existing vehicle access, modifications and widening of the Tasman Highway carriageway and signage.	In progress	25/09/17	
17233	NPR	77-79 West Shelly Road, Orford	Additions & alterations to dwelling	Approved	25/09/17	28/09/17
17234	D	RA1131 Dolphin Sands Road, Dolphin Sands	Land clearing	In progress	25/09/17	

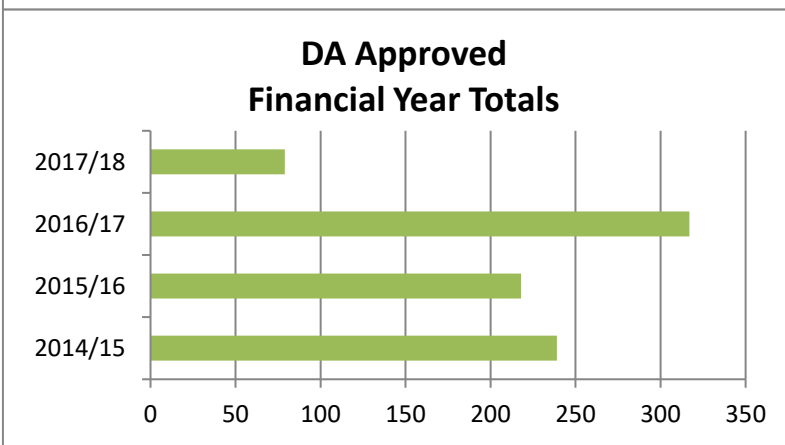
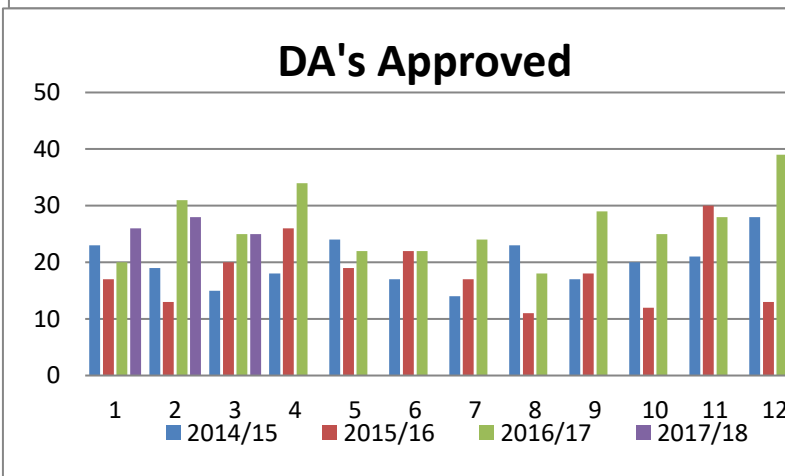
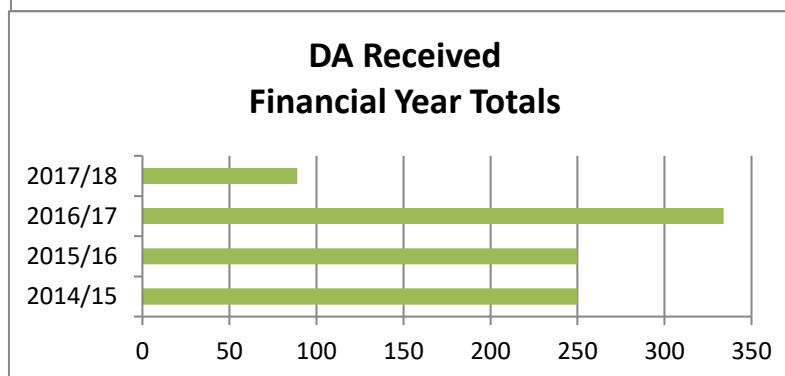
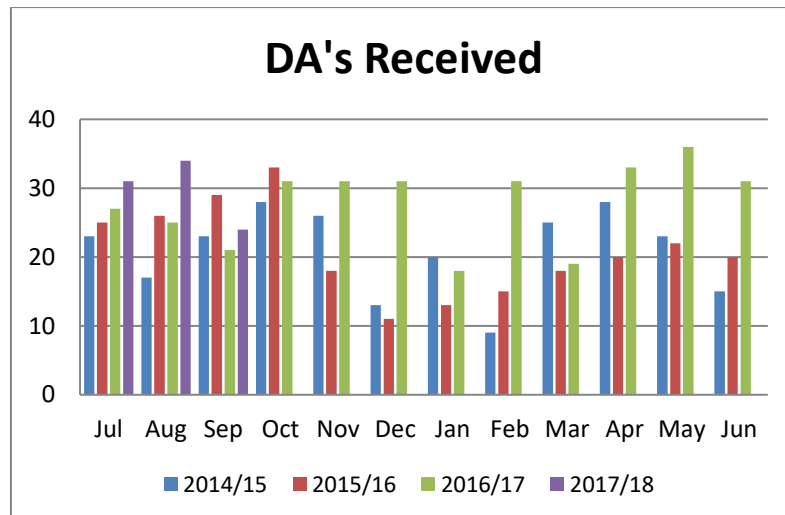
17235	P	42 Hazards View Drive, Coles Bay	Change of use to visitor accommodation	In progress	25/09/17	
17236	D	8 Reserve road, Coles bay	Change of use to visitor accommodation	In progress	25/09/17	

SUBDIVISIONS SA No						
17023	RA12371 Tasman Highway, Swansea	Boundary adjustment	In progress	15/09/17		
17024	2 Murray Street, Swansea	Subdivision into 6 lots	In progress	14/09/17		
17025	5a & 7 Maria Street, Swansea	Boundary Adjustment	In progress	29/09/17		

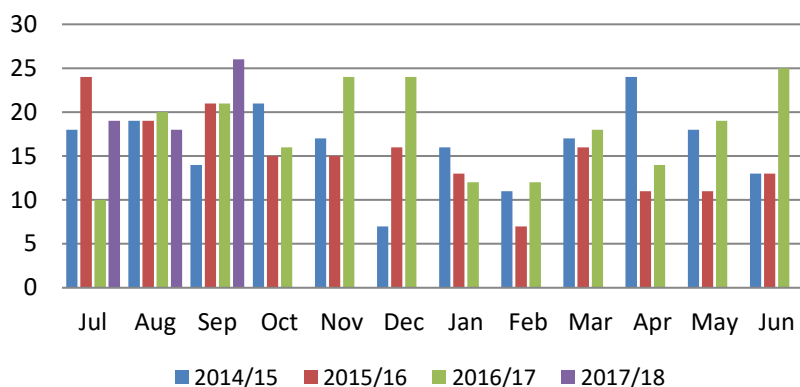
BUILDING BA No						
17101	RA8 Sophie Court	Additions to dwelling	Approved			12/09/17
17131	3A Tasman Highway, Orford	Storage sheds & decks	Approved			06/09/17
17134	RA16017 Tasman Highway, Apslawn	Installation of new septic trenches system	Approved			18/09/17
17137	4 Balga Court, Spring Beach	Dwelling	Approved			06/09/17
17139	RA1028 Dolphin Sands Road, Dolphin Sands	Dwelling	In progress	04/09/17		
17140	21 Esplanade, Swansea	Dwelling	Approved	04/09/17		06/09/17
17141	4 Oyster Place, Orford	Dwelling	In progress	04/09/17		
17142	27 East Shelly Road, Orford	Addition to dwelling	Approved	05/09/17		15/09/17
17143	RA103 Rosedale Road, Bicheno	Alterations & additions to dwelling & deck	Approved	06/09/17		18/09/17
17144	45 West Shelly Road, Orford	Alterations & additions to dwelling	Approved	07/09/17		12/09/17
17145	3 Rectory Street, Swansea	Shed	Approved	07/09/17		12/09/17
17146	RA192 Dolphin Sands Road, Dolphin Sands	Carport	Approved	11/09/17		18/09/17
17147	RA2898 Freycinet Drive, Coles Bay	Alterations & additions-Hotel (stage3)	Approved	11/09/17		20/09/17
17148	1 Bailey Street, Bicheno	Shed	Approved	11/09/17		12/09/17
17149	40 Waubs Esplanade, Bicheno	Additions- shop viewing room & deck	Approved	11/09/17		19/09/17
17150	6 Jetty Road, Bicheno	Dwelling & attached carport	Approved	12/09/17		14/09/17



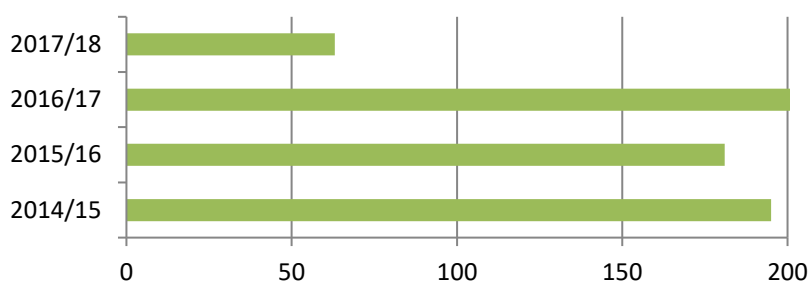
17151	4A Elizabeth Street, Orford	Low risk work – Carport	Approved	12/09/17	12/09/17
17152	47 Foster Street, Bicheno	Dwelling, deck & shed	Approved	13/09/17	19/09/17
17153	25 Franklin Street, Triabunna	Shed & carport	In progress	14/09/17	
17154	RA555 Freestone Point Road, Triabunna	Alterations & Additions - Hotel & Managers Cottage buildings A, B1, B2 & C	In progress	15/09/17	
17155	11 Murphy Court, Orford	Dwelling	In progress	15/09/17	
17156	20 Freycinet Drive, Coles Bay	Addition to dwelling	Approved	18/09/17	25/09/17
17157	16 Tarleton Street, Swansea	Dwelling	In progress	18/09/17	
17158	9 Rapp Street, Swansea	Garage & retaining wall	Approved	19/09/17	21/09/17
17159	6154 Tasman Highway, Buckland	Solar panels	Withdrawn	19/09/17	20/09/17
17160	20 Freycinet Drive, Coles bay	Addition to dwelling	In progress	25/09/17	
17161	RA56 Swanwick Drive, Coles Bay	Addition to dwelling	In progress	25/09/17	
17162	RA302 Rheban Road, Spring Beach	Demolition, Alterations & Additions - Dwelling	In progress	25/09/17	
17163	RA76 Cambria Drive, Dolphin Sands	New absorption trenches	In progress	26/09/17	
17164	14 Wallace Avenue, Bicheno	Dwelling	In progress	26/09/17	



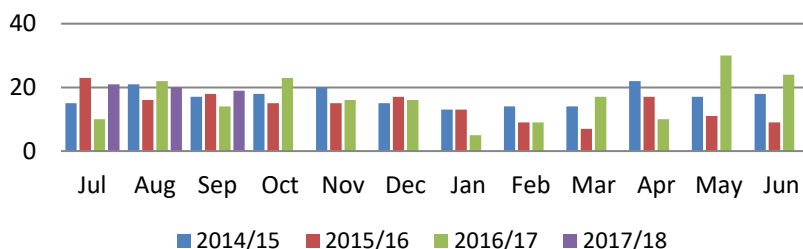
BA's Received



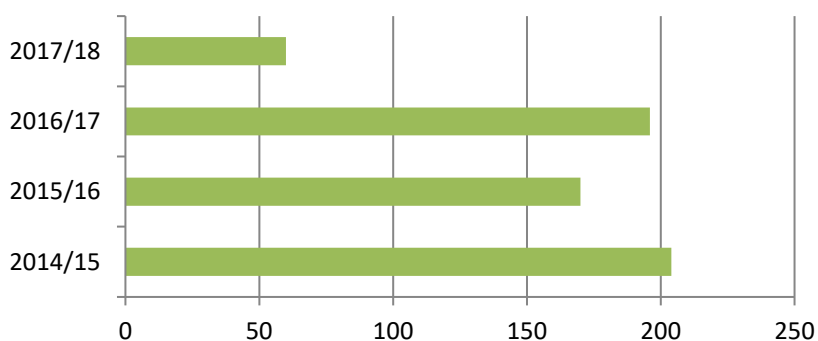
BA Received Financial Year Totals



BA's Approved



BA Approved Financial Year Totals





Profit & Loss Glamorgan Spring Bay Council REGULATORY SERVICES For the month ended 30th September 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$37,250.00	\$10,514.00	\$26,736.00	254.3%	(1)
OTHER INCOME	\$6,459.55	\$6,151.00	\$308.55	5.0%	
RATES AND CHARGES	\$80,508.50	\$82,820.00	-\$2,311.50	-2.8%	
SHARE OF GENERAL RATE	\$322,000.00	\$322,000.00	\$0.00	0.0%	
STATUTORY FEES AND FINES	\$118,884.04	\$80,050.00	\$38,834.04	48.5%	(2)
USER FEES	\$6,807.36	\$12,060.00	-\$5,252.64	-43.6%	(3)
Total Income	\$571,909.45	\$513,595.00	\$58,314.45	11.4%	
Gross Profit	\$571,909.45	\$513,595.00	\$58,314.45	11.3542%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$5,745.00	\$5,745.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$134,899.77	\$115,420.00	\$19,479.77	16.9%	(4)
MATERIALS AND SERVICES	\$96,244.30	\$82,673.00	\$13,571.30	16.4%	(5)
Total Operating Expenses	\$236,889.07	\$203,838.00	\$33,051.07	16.2%	
Net Profit	\$335,020.38	\$309,757.00	\$25,263.38	8.1559%	
(1) Public Open Space & subdivision contrlbutions above budget					
(2) Unexpected income activity levels high					
(3) Below budget timing					
(4) Will level out over time					
(5) Timing issues and related to increased activity					

5.4 Manager Community Development & Administration – Mrs. Lona Turvey

Community Development & Administration Services

Photography Competition 2017

The **overall winner** of the Glamorgan Spring Bay Council Photography Competition 2017 is **Kirsty Pilkington** from Fern Tree with her image *"New Holland Honeyeater"* taken at Swansea.

The winner of the **Mayor's Choice Award** is *"Looking Out"*, Three Thumbs Lookout, Orford taken by **Julia Marr**.

Runners Up (in no particular order) are:-

Maree Woolley, *"Pristine"*, Maria Island from Spring Beach.
Brad Robinson, *"The Hazards Sunrise"*, Freycinet.
Maree Woolley, *"Lachlan Island"*, Mercury Passage.
Ian Ramsay, *"At Anchor"*, Wine Glass Bay, Freycinet.
Barbara Townsend, *"Apsley Gorge"*, Douglas Apsley National Park.
Ian Bresnehan, *"Lookout Snow"*, Thumbs Lookout Orford.
Rochelle Dunk, *"Peace is a Journey of a Thousand Miles"*, East Shelly Beach, Orford.
Maurice Banks, *"Sunrise Over Great Oyster Bay"*, Nine Mile Beach, Dolphin Sands.
Steven Masterman, *"A Lovely Encounter"*, Bicheno.
Clem Matthews, *"Rural Scene"*, Rheban Beach.
Robyn Hook, *"Low Tide at Red Bill Beach"*, Bicheno.

The calendars are at the printers and should be available for purchase in the next week or so.

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, 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 48 seater bus is being provided and that is fully booked. Bookings for the event is now in excess of 100.

Australia Day Citizen Awards 2018

Nominations have been called for the Glamorgan Spring Bay Australia Day Citizen and Young Citizen Awards for 2018. The awards recognise persons who have made a noteworthy contribution and given outstanding service to the local community.

To be eligible for the Australia Day Citizen Award, the person must be 27 years or older on 26th January next or to be eligible for the Young Citizen Award the person must be not more than 27 years of age on 26th January, 2018.

Nominations close on 10th November, 2017.

Tas e-Ride – 5 day e-bike ride from Hobart to Devonport

The Tasmanian branch of the Australian Electric Vehicle Association is planning a challenging five day electric bike ride from Hobart to Devonport. The 383 km route will include the East Coast with overnight stops in Triabunna and Swansea.

There are a number of scheduled stops along the way for locals to meet the riders and find out about electric bikes. The stops in Triabunna and Swansea are as follow:-

Sunday, 5th November – Triabunna Marina – 9.30 a.m. – 10.00 a.m.

Sunday, 5th November – Swansea Visitor Information Centre – 4.30 p.m. – 5.00 p.m.

COMMUNITY SMALL GRANTS PROGRAM

The Community Small Grant approved for the Orford Golf Club at the July meeting has been returned to Council as the Club was able to get the dishwasher repaired.

NAME	DONATED	COUNCIL MINUTE
Bayview Bush Babies Inc.	2,000	112/17
Total	2,000	



Profit & Loss					
Glamorgan Spring Bay Council					
COMMUNITY DEVELOPMENT AND ADMINISTRATION					
For the month ended 30th September 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$6,482.75	\$1,700.00	\$4,782.75	281.3%	(1)
SHARE OF GENERAL RATE	\$546,008.00	\$546,008.00	\$0.00	0.0%	
Total Income	\$552,490.75	\$547,708.00	\$4,782.75	0.9%	
Gross Profit	\$552,490.75	\$547,708.00	\$4,782.75	0.8732%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$7,620.00	\$7,620.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$83,884.71	\$98,638.00	-\$14,753.29	-15.0%	(2)
MATERIALS AND SERVICES	\$15,870.86	\$29,679.00	-\$13,808.14	-46.5%	(3)
Total Operating Expenses	\$107,375.57	\$135,937.00	-\$28,561.43	-21.0%	
Operating Profit	\$445,115.18	\$411,771.00	\$33,344.18	8.0977%	
(1) Unexpected Income					
(2) Below budget at this stage					
(3) Below budget at this stage					



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. The Development Application has been approved and the project now has Planning Permission. Engineering specifications and construction details are being finalised for the construction phase. Building & plumbing permits will be finalised once Engineering and construction details are certified by the Building Surveyor.
- **Swansea Noyes Street House**
Renovations to the old Historical Society house at 8 Noyes Street, Swansea is nearing completion. The building has been fenced off from the community garden. The interior has been repainted and the kitchen and bathroom have been renovated. The timber floors have been sanded and polished, new vinyl has been laid in the bathroom, kitchen and laundry. A new carport & concrete driveway have been constructed and due to the condition and trip hazards of the existing pathways, these had to be replaced.
- **Bicheno Library**
Work on the renovations to the Bicheno Library is nearing completion. The exterior and interior of the library has been re-painted in the Linc. Colour scheme. In addition to painting Council has installed new cabinets, internet computer workstations, phone and laptop charging stations. We have installed a small kitchenette for staff. The floor coverings throughout the library have also been replaced. We are now just waiting for new roller blinds to be installed.
- **Bicheno Medical Centre**
A Security system for the Bicheno Medical Centre has been ordered and will be installed before the December.

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 commenced work in May; completion is expected by December. 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.

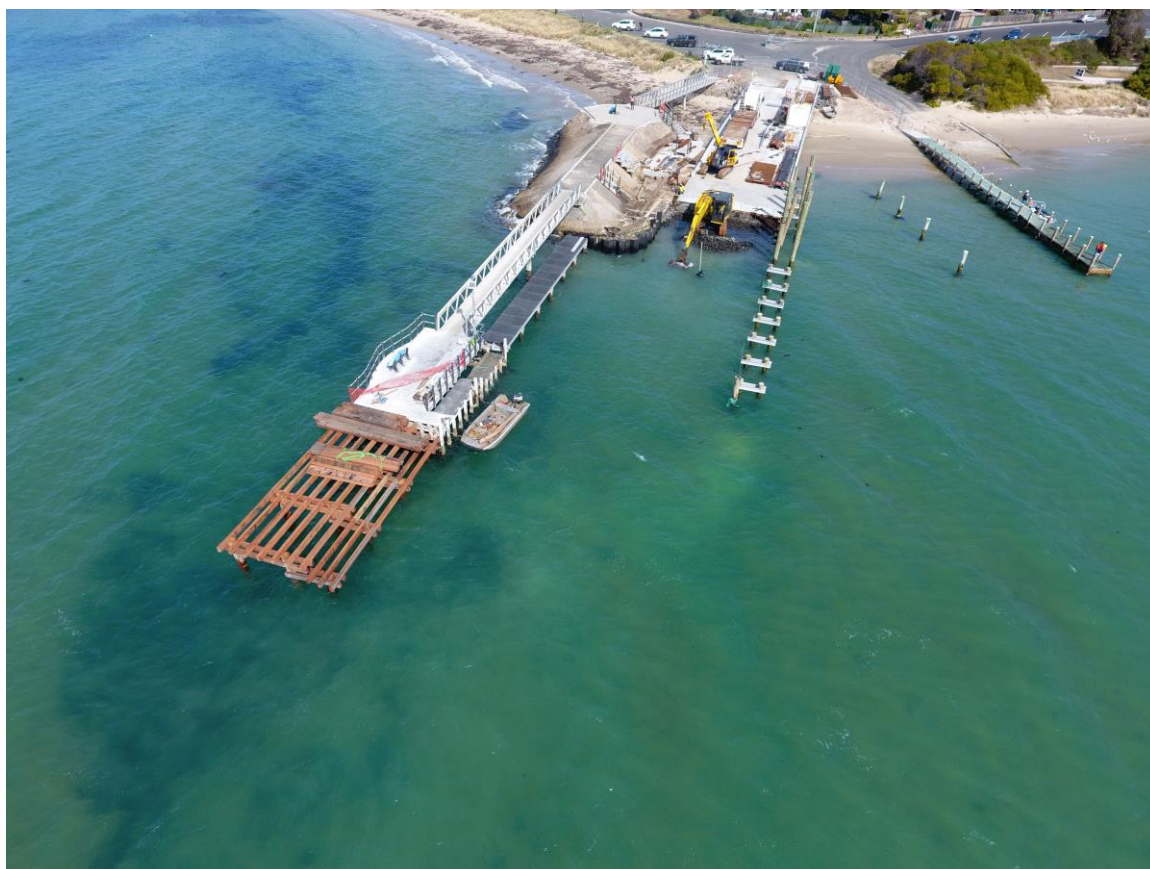


Image: New Swansea all tide boat ramp under construction.

- **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 construction will commence later in the year.

Triabunna Wharf and Marina:

- Ongoing general maintenance and inspections are carried out as required.
- The ferry service operator to Maria Island, Navigators, have brought a new larger ferry to the Triabunna Port. The vessel named “Osprey” is now positioned at the tourist berths opposite the Visitor Information Centre now that Council has completed the modifications to the tour boat berthing facility.
- The Triabunna wharf extension, fuel facility and Stages 3 and 4 of the marina complex are complete. Lighting and additional security cameras are being organised for installation. Information signage for berth holders and marina visitors to the port will be ordered and installed over the summer period. A parking plan is being developed to maximise the available areas for parking. Council is installing traffic calming measures to maximize safety around the marina and wharf complex.



Image: Stages 1, 2, 3 & 4 of the Triabunna Marina complete.

Prosser River:

- **Prosser River Stabilisation Project**

Gradco is continuing construction on the Prosser River Stabilisation Project. Special Geofabric bags that contain the sand and create the training walls are being installed. These bags are being filled with sand and positioned as per the approved plan.



Image: Geo-fabric bags being placed and filled at the Prosser River Mouth

Council Marine Infrastructure	
Public Boat Ramps throughout Municipality	14
Fishing Boats paying yearly fee at the Triabunna Wharf	3
Marina Berths occupied by Commercial Fishing Boats (Triabunna)	34
Marina Berths occupied by Recreational Boats (Triabunna)	63
Marina Berths occupied by Ferries or Tour Boat operators	3
Waiting list for Large Commercial Fishing Boat Berths (Triabunna)	1
Available Floating Pontoon access Boat Berths (Triabunna)	2
Available Small Boat Berths (Triabunna)	10



Glamorgan Spring Bay Council					
BUILDINGS AND MARINE INFRASTRUCTURE					
For the month ended 30th September 2017					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$570,991.00	\$823,047.00	-\$252,056.00	-30.6%	(1)
OTHER INCOME	\$587,711.02	\$12,000.00	\$575,711.02	4797.6%	(2)
SHARE OF GENERAL RATE	\$146,632.00	\$146,632.00	\$0.00	0.0%	
USER FEES	\$227,273.22	\$280,019.00	-\$52,745.78	-18.8%	(3)
Total Income	\$1,532,607.24	\$1,261,698.00	\$270,909.24	21.5%	
Gross Profit	\$1,532,607.24	\$1,261,698.00	\$270,909.24	21.4718%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$67,673.00	\$67,673.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$30,176.36	\$32,809.00	-\$2,632.64	-8.0%	(4)
FINANCE COSTS	\$0.00	\$8,845.00	-\$8,845.00	-100.0%	(5)
MATERIALS AND SERVICES	\$213,310.40	\$61,817.00	\$151,493.40	245.1%	(2)
Total Operating Expenses	\$311,159.76	\$171,144.00	\$140,015.76	81.8%	
Net Profit	\$1,221,447.48	\$1,090,554.00	\$130,893.48	12.0025%	
(1) Timing					
(2) Revenue offset with expenditure					
(3) Not fully charged as yet					
(4) Below budget at this time					
(5) Timing					

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

Workshop with Councillors was held in October with Dane McGreevy from The Firewood Association Of Australia Inc. (FAAI), Jess Freley, Principal Lawyer from the Environmental Defenders Office (EDO) and Maudie Brown, Project Officer from NRM South. Discussion held regarding progressing with a Firewood Vendors By-law and also requesting other councils (via LGAT) to consider adopting the same By-law so that those illegally stealing firewood from one municipality cannot just go and sell it in another without a permit. Agreed to put a report to Council for consideration.

Catchments To Coast

The service provider deed between Council and NRM South for 17-18 project delivery has been finalised. Projects are as follows:

- Shorebird and little penguin habitat restoration and protection - \$2000
- Shorebird and little penguin awareness raising - \$1500
- Ramsar restoration (Moulting Lagoon) - \$10,000
- Coastal weeds and pest management - \$2500
- Threat abatement to protect *E. ovata* – *Callitris oblonga* forest - \$4200
- Threat abatement to protect and improve Swift Parrot habitat - \$2800
- Threatened flora interpretation sign - \$2000

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.

Contract with State Growth to continue priority weed control work on the Tasman Hwy and other state roads has been finalised. Work is underway with a focus on blackberry control over the next month.

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 are being followed up by the Biosecurity Tasmania Project Officer..

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

Ongoing

Council in collaboration with the Dolphin Sands Ratepayers Association has been successful in a funding application to the Tasmanian Bushfire Mitigation Grants Program for the project title: *Building upon Community Bushfire Preparedness in Dolphin Sands and Great Oyster Bay Estate.*

NRM South are providing funding for a “Law of the Land” workshop to be delivered by the EDO Tasmania lawyer. It will be held at the Swansea Town Hall on 4th November from 9:30am – 1:30pm. This workshop is relevant for anyone working on the land – landowners, farmers, land/coastcare groups etc. It will help participants to understand rights and obligations under current legislation, as relevant to a wide range of agricultural and property management activities including; planning and development; vegetation clearance; weed management; water and waterways; pest and feral animal control; environmental impact assessments. All welcome. RSVP for catering purposes by 30th October to Terry Higgs on 0400 715 722 or terry@freycinet.tas.gov.au

An application for Wildcare Biosecurity funding has been submitted by the Friends Of Maria Island in collaboration with Council and the PWS to build a bike and boot washdown facility at the Triabunna Marina. This important infrastructure will be significant in both preventing the spread of weeds, pests and disease over to the Island but also will be promoted via targeted messaging to visitors to the state who can utilise it regardless of where they are travelling to.

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 November 2017 from 10:30am at the Swansea Town Hall.

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

A working bee was held by the Friends Of Triabunna Reserves to control Spanish Heath in Pelican Park (a Crown Land parcel). A follow up event will be held to continue this work.

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, DPIPWE, Department of State Growth, service providers, contractors and other agencies with regards to NRM values on public land.

Council, PWS, Crown Land Services, Tasmania Fire Service and the Police responded to reports from the community of the illegal ignition of vegetation in a Crown Reserve in Bicheno. This particular reserve has been subject to illegal vegetation clearing for many years. An investigation is underway.

Parks and Wildlife

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

Conservation Volunteers Australia (CVA)

CVA Swift Parrot team has undertaken more work in the Orford area with PWS and Council support across land tenure. Work includes weed control and revegetation activities.

Denison Beach Shorebird Project

Discussions have begun with PWS and CLS about a Denison Beach Shorebird Project which will comprise a partnership mail out to ratepayers in the Denison Beach area consisting of a letter, two page newsletter and survey. The results of the survey will ultimately be used to inform the development of a local area action plan. This project forms part of the funding from NRM South as noted above.

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

Objectives for the working group have been drafted and another meeting is to be scheduled before the end of the year to review the Prosser River Stabilisation Project.

Councils Climate Change Governance Assessment

Waiting to receive the project report via LGAT / DPAC Climate Change Office

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.

An NRM display will form part of the Seniors Week 'Zero Waste Picnic' and Keith Potger concert at the Tasmanian Bushland Gardens in Buckland on 17th October. The focus of this display will be biodiversity. NRM South have contributed \$500 towards the cost of this event. The Catchments to Coast Co-ordinator is also providing logistical assistance with site planning, the setting up and pulling down of the site and transport of marquees, tables, portaloos and chairs. The Sustainability Officer has been assisting the Manager Community Development with overall organisation of the event including the zero waste picnic.

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

Ongoing input into Development Applications as required.

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

The Regional Climate Change Initiative 'Southern Tasmanian Bulk Purchase' has commenced. The first product available is the heap pump. To qualify residents of GSB must register their interest and obtain quotes before the end of October. The scheme has been promoted in the Bicheno Forward and Great Oyster Bay News and information has been uploaded to council's website. Information brochures were sent out in the rates installment notices and are also available from council office in Triabunna.

The national Garage Sale Trail which is supported by council will be held on the weekend of October 21st – 22nd. The theme is Choose to Reuse. At the time of writing there were twelve garage sales registered in GSB with a variety of locations including Orford, Swansea and Bicheno. The GST has been promoted in Bicheno Forward and Great Oyster Bay News.

Sustainability Officer worked with Manager Community Development for this year's Tidy Towns judging which took place on 5th – 6th October.

Sustainability Officer has been working with Manager Community Development to organise promotion and support for the Tas e-Ride event. This event is a 5 day electric bike ride from Hobart to Devonport via the East Coast. The riders will be stopping overnight at Triabunna and Swansea with rest stops at Buckland and Gum Leaves at Little Swanport. There will be opportunities at Triabunna and Swansea for the public to talk with the riders and look at the bikes and learn more about electric vehicle and bike transport options. The ride finishes at Devonport at the 2017 Electric Vehicle Festival.

Sustainability Officer organized a tour of the JJ Richards Material Recovery Facility (MRF) in Launceston. This was an initiative of the GSB NRM Committee. Participants in the tour included members of the committee representing council, Parks & Wildlife, and Community Groups. Other relevant council staff also joined the tour. The tour was a great opportunity for relevant and influential people to witness the reality of recycling for GSB. It was heartening to discover that GSB has a relatively low contamination rate with 85 – 95% of kerbside and WTS recycling actually being recycled. There will be a more comprehensive report available soon which will inform promotional and education strategies on going.

Sustainability Officer attended the Waste Management Association of Australia's Tasmanian seminar in Hobart on 29th September.

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.

Additional illegal vegetation clearing has occurred at one of the Cambria Drive accesses to Nine Mile Beach, Dolphin Sands. Signage has been erected, the site is being monitored and correspondence has been posted to ratepayers in the vicinity of the site.

Revegetation activities have commenced at the site of the illegal vegetation clearing in Swansea.

Officers are currently monitoring three illegal vegetation clearing sites in Bicheno. Correspondence has been posted to ratepayers in the vicinity of each site. Signage has been erected at two sites and revegetation efforts have commenced. Signage will be erected at the third site.

Council will be meeting with Crown Land Services to review current reserve leases and licences and ensure that the conditions in place reflect the values and uses of these area in context of relevant legislation.

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.

Officers worked with the Freycinet Challenge organisers to promote best practice biosecurity at the multi-sport event. All participants received information about hygiene practices to prevent the spread of weeds and diseases via their boots and bikes as they run and ride around the Freycinet area. Two officers attended the Challenge on Sunday 15th October with a boot wash station. The Freycinet Challenge organising team is to be commended on their enthusiastic reception and commitment to promoting best practice hygiene measures for participants and we look forward to working with them again in the future.

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

Ongoing

128

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.

Please note: There are no Section 24 Committee Minutes for October 2017.

David Metcalf
General Manager

7. Officers' Reports Requiring a Decision

7.1 Acknowledgement of Declaration of Office by Councillor Michael Fama

Responsible Officer – General Manager

Comments

Under section 321 of the *Local Government Act 1993*, all persons elected as a councillor must make the declaration of office prescribed in Schedule 2 of the *Local Government (General) Regulations 2015*.

The declaration of office that has been made by Councillor Fama prior to this October 24th Ordinary Meeting of Council is to be acknowledged at this the first Ordinary Meeting of the Council since his election by recount.

Statutory Implications

Nil.

Budget Implications

Nil.

Recommendation

That Council formally acknowledges the Declaration of Office by Councillor Michael Fama on October 16, 2017.

Attachments: Declaration of Office and Certificate of Election



Glamorgan Spring Bay Council

CERTIFICATE OF ELECTION BY RECOUNT

I have conducted a recount in accordance with
section 307 of the *Local Government Act 1993*.

I have this day declared

Michael David Fama

elected to fill the vacant office of councillor
to serve until the next ordinary election
of the Council.

Andrew Hawkey
ELECTORAL COMMISSIONER
10 October 2017



Declaration of office

(Local Government Act 1993, Regulation 40
Declaration of Office – s. 321)

I, **Michael Fama** having been elected as Councillor

to the Glamorgan Spring Bay Council, do solemnly declare that I will

- a) faithfully carry out the functions and exercise the powers vested in me by virtue of that office to the best of my ability and in accordance with the law; and
- b) comply with the Council's code of conduct.


.....
(Signature of Councillor)

Made before me at **Triabunna** in Tasmania on the **16th Day of October, 2017.**


.....
David Metcalf
(General Manager)

7.2 Live Streaming of Council Meetings

Responsible Officer – General Manager

In April 2017, Council moved the following motion in relation to the introduction of live streaming of Council meetings:

Decision: 63 /17

Moved Deputy Mayor Cheryl Arrol, seconded Cllr Britt Steiner, that

Council resolves to:

- 1. Proceed with the implementation of live streaming and upgrade of technical equipment for the Council meeting room, including implementation of controls to minimise risks associated with defamation, discrimination and reticence to provide qualified officer advice 'on the spot' (see attached risk assessment and proposed controls from Hobart City Council).*
- 2. Conduct an evaluation of the uptake and usage of the live streaming service twelve months after commencement.*

***The motion was put and carried
(4 Votes to 2)***

For: Mayor Michael Kent, Deputy Mayor Cheryl Arrol, Cllr Britt Steiner, Cllr Jenny Woods.

Against: Cllr Jenifer Crawford, Cllr Richard Parker.

As we trial and prepare for the implementation of the live streaming, it is timely to outline for Council the processes and procedures that will be followed once the live streaming commences. It is anticipated that the live streaming will commence in November 2017.

Originally it was anticipated that:

The Council meetings will be able to be viewed live but not be downloaded and viewed later. Only the audio recording will be made available upon written request.

It has become apparent that the live streaming technology makes it difficult for the audio and visual to be separated as recordings. Based on there being no anticipated added risk of both audio/visual recordings being available for the public to view post the meeting (and for the sake of full transparency), that Council agrees to the complete audio/visual file being made available post the live streaming of an Ordinary or Special Meeting of Council.

Proposed Process and Procedures for Implementation of Live Streaming

1. A local communication/advertising campaign is undertaken to inform the community that live streaming of Council meetings will commence in November 2017, and this communications campaign will be ongoing for at least the first 3 months of live streaming. This will be reviewed and adjusted according to the number of people clicking through to view and listen to Council meetings. This data will be reported to Council on a monthly basis.

2. The agenda for both Ordinary and Special Meetings of Council will note at the beginning that meetings are streamed live using audio/visual technology and that the audio/visual recordings are made available to the public post the meeting (at least 5 business days post a meeting). This allows time for the recordings to be checked.
3. The Mayor will clearly announce/read the statement at the beginning of the meeting agenda that the all Ordinary and Special Meetings of Council are streamed live (audio/visually), as well as audio/visually recorded and made available to the public for viewing post the meeting.
4. A sign/s will be placed in prominent positions within the *Council Meeting Room* to inform the public entering the room that the meeting is being audio/visually streamed and recorded.
5. The technology for live streaming is configured so that there is a one (1) minute delay. Essentially the software has a 'panic button' whereby the Council staff operating the streaming and recording can stop the streaming or recording should anything occur that requires this action e.g. unexpected adjournment, closed session or inappropriate behaviour that cause the Mayor to adjourn or close the meeting.
6. The streaming platform selected by our IT personnel is YouTube. This is set-up as a specific Glamorgan Spring Bay Council YouTube account, over which Council has full control of which meetings are streamed or uploaded for viewing. There is no ability for the public to comment, edit or download recordings in anyway. They can only be viewed via the Glamorgan Spring Bay Council YouTube account.
7. A link to the live streaming and the recording of meetings will be made available on Council's website for ease of access.

It was also proposed in April 2017 that prior to 'going live' with live streaming, Councillors and senior staff do a refresh on Local Government Meeting Procedures and the Code of Conduct. This will be organised through the Local Government Division or a recommended agency to conduct this refresher training.

Statutory Implications

The Local Government (Meeting Procedures) Regulations 2015 No.38 do not preclude the introduction of live streaming of open Council meetings or the availability of the audio/visual recording for public viewing post a meeting.

Budget Implications

N/A.

Recommendations

1. That Council agrees to live streaming of Council meetings (audio/visual) beginning with the November 2017 Ordinary Meeting of Council.
2. That Council endorses the proposed processes and procedures outlined in this report for both live streaming and recording of Ordinary and Special Meetings of Council.

7.3 Councillor Representation on Section 24 and Community Committees

Responsible Officer – General Manager

Background

Council has a number of Section 24 (S24) Special Committees of Council appointed under the *Local Government Act 1993*; some of which former Clr Cadart was the appointed representative on.

Introduction

Following Clr Cadart's recent resignation, Council needs to determine representatives on the S24 Committees that now have a vacancy as well as the appointment to the East Coast Regional Tourism Organisation (ECRTO).

Section 24 Committee	Current	Proposed
Marine Infrastructure Committee	Deputy Mayor Cheryl Arnol (South) Clr Bertrand Cadart (North)	Clr Michael Fama (South) Clr Jenifer Crawford (North)
Bicheno Hall Committee	Clr Bertrand Cadart	
Cranbrook Hall Committee	Clr Bertrand Cadart	
Natural Resource Management Committee	Clr Bertrand Cadart	Deputy Mayor Cheryl Arnol

Clr Fama has served on the Marine Infrastructure Committee during his previous term on Council and it would be opportune to return him to that Committee. Council has endeavoured to have North and South representation on that Committee and as Clr Crawford is technically the only resident northern councillor it makes sense to have her appointed. However, with the current success of our marina facilities across the municipal area it may not be critical to maintain the North/South representation.

The Deputy Mayor has attended Natural Resource Management Committee meetings in observer status, has an interest in NRM activities including participating in catchment management plans and has expressed an interest in appointment to the NRM Committee in previous discussions.

Former Clr Cadart was council's representative on the East Coast Regional Tourism Organisation (ECRTO) Board. The Mayor has expressed an interest in taking over that role.

Statutory Implications

Nil

Budget Implications

Nil

Recommendation:

1. That Council determine representatives to the various Section 24 Committees to replace former Clr Cadart.
2. That Council endorse the Mayor as Council's representative to the East Coast Regional Tourism Organisation (ECRTO) Board.

7.4 Changes to Audit Panel Charter

Responsible Officer – General Manager

Background

In accordance with the *Local Government (Audit Panel) Orders*, Council has an established Audit Panel with a charter. The panel currently consists of two independent panel members, Mr Mike Derbyshire (Chair) and Mr Kane Ingham and two councillors (Cllr Arnol and Cllr Wisby), the General Manager and Ms Tina House (Sorell Council).

Introduction

At the last Audit Panel meeting discussion was held on whether the purpose section of the Audit Panel Charter should be amended because of concerns of the two independent members in relation to potential non-compliance with the charter by the panel. The differences between the current Charter and the functions as required under the Orders is attached.

It should be noted there are only 4 plans listed in the Orders as opposed to 7 in the current Glamorgan Spring Bay Audit Panel Charter. The additional plans are exacerbating the ability of the panel to be compliant.

It is the view of the Audit Panel that the Charter should be amended to better reflect the functions of an audit panel as outlined in S4 of the *Local Government (Audit Panels) Order 2014*.

Statutory Implications

As outlined above.

Budget Implications

Nil

Recommendation

That the Principal Purpose Section of the Glamorgan Spring Bay Audit Panel Charter be amended as follows:

2. Principal Purpose

For the purposes of section 85A(1)(d) of the Local Government Act 1993, the following matters are specified as the matters that an audit panel is to consider in a review of the Council's performance:

(a) whether the annual financial statements of the council accurately represent the state of affairs of the Council;

(b) whether and how the Part 7 plans are integrated and the processes by which, and assumptions under which, those plans were prepared (Part 7 plan means a strategic plan, an annual plan, a long-term financial management plan or a long-term strategic asset management plan of a council prepared under Division 2 of Part 7 of the Act);

(c) the accounting, internal control, anti-fraud, anti-corruption and risk management policies, systems and controls that the council has in relation to safeguarding its long-term financial position;

(d) whether the Council is complying with the provisions of the Act and any other relevant legislation;

(e) whether the Council has taken any action in relation to previous recommendations provided by the audit panel to the Council and, if it has so taken action, what that action was and its effectiveness.

Attachment:**DIFFERENCES BETWEEN THE ORDERS AND THE CURRENT CHARTER**

The column on the left is the functions of an audit panel from the *Local Government (Audit Panel) Orders* and the purpose from the Glamorgan Spring Bay Council charter as amended February 2016 is on the right for comparison.

Functions of audit panel

1) In this clause –

Part 7 plan means a strategic plan, an annual plan, a long-term financial management plan or a long-term strategic asset management plan of a council prepared under [Division 2 of Part 7](#) of the Act.

(2) For the purposes of section 85A(1)(d) of the Act, the following matters are specified as the matters that an audit panel is to consider in a review of the relevant council's performance:

(a) whether the annual financial statements of the council accurately represent the state of affairs of the council;

(b) whether and how the Part 7 plans are integrated and the processes by which, and assumptions under which, those plans were prepared;

(c) the accounting, internal control, anti-fraud, anti-corruption and risk management policies, systems and controls that the council has in relation to safeguarding its long-term financial position;

(d) whether the council is complying with the provisions of the Act and any other relevant legislation;

(e) whether the council has taken any action in relation to previous recommendations provided by the audit panel to the council and, if it has so taken action, what that action was and its effectiveness.

To assist the Council in fulfilling its responsibilities relating to the review of the Council's performance and compliance in the following areas: -

☐ The Annual Financial Statements of the Council accurately represent the state of affairs of the Council.

☐ That the Strategic Plan; Annual Plan; Long-Term Financial Management and Strategic Plans; Long-Term Strategic Asset Management Plan; Asset Management Strategic Plan; and Asset Management Policy are integrated and the processes and assumptions under which those plans were prepared are documented.

☐ Reviewing accounting procedures, internal controls, anti-fraud, anticorruption and risk management systems, controls and policies that are in place which safeguards the Council's long-term financial position.

☐ Compliance with all provisions of the *Local Government Act 1993* and any other relevant legislation.

☐ Reviewing the effectiveness of previous recommendations made by the Panel.

The Panel is to serve as an independent and objective party to review all financial information presented to their local community (as outlined above).

7.5 Triabunna District School Parents and Friends Association – Flower and Craft Show

Responsible Officer – Manager Community Development & Administration

Comments

An application has been received from the Triabunna District School Flower & Craft Show Committee, (a sub-committee of the Triabunna District School Parents & Friends Association), seeking financial support of \$500 towards the cost of staging the Flower & Craft Show. The grant would be used to help cover the cost of photocopying, signage, promotional and advertising material.

The Triabunna District School Flower & Craft Show has been operating since 2006 in the school grounds and is organised by a dedicated committee with the aim of raising much needed funds for the local school students who attend the school from Triabunna, Orford, Buckland and Swansea from birth to grade 10.

The funds raised help to give the students different experiences and materials that otherwise would not be provided to them living in rural schools, for example, better play equipment during school and after school hours, more resources for the library and craft materials for after school activities and in-class projects.

The Flower and Craft Show not only benefits our students but it brings together bi-annually older members of our community and their love of flowers and crafts. It also provides an opportunity for the community to enjoy and marvel at the talented people living in our municipal area.

Statutory Implications

Not applicable

Budget Implications

A total of \$20,000 has been allocated in the budget for the Community Small Grants Program of which \$18,000 is remaining.

Recommendation

That Council approves a grant of \$500 to the Triabunna District Flower & Craft Show towards the cost of staging this event.

7.6 Swansea Community Christmas Parade Group

Responsible Officer – Manager Community Development & Administration

Comments

An application has been received from the Swansea Community Christmas Parade Group, seeking financial assistance of \$1,000 towards this year's Swansea Christmas Parade. The Glamorgan Lions Club is no longer organising the parade and as there was no parade last year, members of the community, including staff from the May Shaw Health Centre Inc., have formed a group to ensure that a parade takes place this year.

The Swansea Community Christmas Parade Group is seeking the funds towards the cost of insurance, family activities, music and barbecue. The total cost of the parade is estimated at \$2,500.

The parade will go down Wellington Street past the May Shaw which will enable all residents to view the floats and will finish at the Swansea Football oval.

Statutory Implications

Not applicable

Budget Implications

A total of \$20,000 has been allocated in the budget for the Community Small Grants Program of which \$18,000 is remaining.

Recommendation

That Council approves a grant of \$1,000 to the Swansea Community Christmas Parade Group towards the cost of the 2017 Swansea Christmas Parade.

8. Motion Tracking Document

Last updated 18/10/2017

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
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. Notice of Motion and Business Plan on September 2017 OMC Agenda.	In Progress

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



Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
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
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. A Infrastructure Grant has been received for this project (August 2017).	In Progress
24 th January	8.7	18/17	State Growth Road Trade	MW	Manager Works and GM to progress discussions.	In Progress
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. Quote received from mail house and survey tested. Fieldwork will commence at the beginning of October. Minister Gutwein has requested Council's advice by December 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
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	Equipment has been installed and trials have begun. Will go live for October 2017 OMC.	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
26 th September	7.1	123/17	Bicheno Strength 2 Strength	MCD	Item deferred due to misunderstanding of Council policy on Small Grants. Applicants do not need to be an incorporated body to apply for a small grant, it is simply a question on the application form. Due to time constraints on part of applicant grant was funded.	Complete
26 th September	8.1	124/17	Future of Old Swansea Courthouse and Council Offices	GM	Swansea Courthouse Management Committee informed of the decision.	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.

9. Questions Without Notice

10. Confidential Item (In Closed Session)

Please note: The meeting in closed session on the 26th September 2017 was abandoned due to lack of a quorum. However, there is an outstanding item from that closed session agenda that will be dealt with as follows should the Council agree:

The Mayor will declare the meeting closed to the public. Under regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 Statutory Rules 2015, No.38 the meeting will be closed to the public according to regulation 15 (2) (a) *personnel matters, including complaints against an employee of the council and industrial relations matters.*

- Item 1: General Manager's Performance Review.

Recommendation
That Council moves into a closed session (Time).

11. Close

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

CONFIRMED as a true and correct record.

Date:

Mayor Michael Kent AM