



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

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

27th February, 2018

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, 27th February, 2018 commencing at 5.00pm.



Dated this Thursday 22nd February, 2018

David Metcalf
GENERAL MANAGER

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

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

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

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



David Metcalf
GENERAL MANAGER

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Audio/Video Recording of Ordinary Meetings of Council

As determined by Glamorgan Spring Bay Council in April 2017 all Ordinary and Special Meetings of Council are to be audio/visually recorded and streamed live. A link is available on the Glamorgan Spring Bay Council website to the YouTube platform, where the public can view the meeting live and watch recordings of previous Council meetings.

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

2.1 Ordinary Meeting – January 30, 2018

<p>Recommendation</p> <p>That the Minutes of the Ordinary Meeting held Tuesday 30th January 2018 be confirmed as a true and correct record.</p>

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 DA17127 – Tree Removal & New Access, 56 Glen Gala Rd, Cranbrook

Planning Assessment Report

Proposal:	Tree removal and new access
Applicant:	A G Greenhill
Location:	56 Glen Gala Road, Cranbrook (CT 198605/1 & 171586/1)
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Significant Agricultural Zone
Application Date:	5 June 2017
Statutory Date:	1 March 2018 (by consent of applicant)
Discretions:	Five
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for tree removal and new access to the Amos Family Cemetery at Cranbrook.
- 1.2. The application is discretionary as the cemetery is heritage listed. A number of performance criteria also apply.
- 1.3. Four representations were received. Two other submissions were made but sent to the incorrect email address and are not valid representations but are nevertheless circulated to Councillors. In addition, four statements in support of the proposal have been provided to Council.
- 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 relate to the impact of vegetation removal and the adequacy of existing and proposed access to the cemetery. It is considered that the vegetation removal was entirely appropriate and necessary to maintain the heritage values of the cemetery. There are no planning issues with the proposed access.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2017 / 00127.
- 2.2. This determination must be made no later than 1 March 2018, which has been extended beyond the normal statutory timeframe with the consent of the applicant.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

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

4. Relevant Background and Past Applications

- 4.1. On 17 May 2016, Heritage Tasmania issued a Certificate of Exemption to the applicant for the removal of two oak trees and pruning of the hawthorn hedge. The exemption details the basis on which that decision was made and notes that the oak trees "are not significant memorial plantings".
- 4.2. The exemption advises the applicant to consult with Council over any planning requirements. The owner did contact Council and verbal advice provided was that planning approval was not required.
- 4.3. The trees were subsequently removed.
- 4.4. It is understood that the trees were removed for two reasons: (1) by being in close proximity to graves the trees posed a risk of causing damage to the cemetery; and (2) to facilitate pivot irrigation of the surrounding agricultural land.

- 4.5. In February 2017, several people submitted 'notice of suspected contravention under s63B' to Council. The notices effectively requested that Council investigate whether the tree removal that had occurred should have had a planning permit. It is a result of these notices that the current application has been lodged.
- 4.6. The cemetery is listed in both the Tasmanian Heritage Register and the planning scheme. A permit is required under the planning scheme as any exemption from Heritage Tasmania does not carry forward as an exemption from the planning scheme. The new planning scheme will not dual list properties and therefore avoid such situations.
- 4.7. Vegetation removal or modification on a place listed in the planning scheme is normally exempt unless that vegetation is described in the heritage listing.
- 4.8. The cemetery is listed in the planning scheme as follows, and as such the vegetation removal was not exempt from the planning scheme:

Ref. No.	Name, Location and/or Address	C.T.	General Description	Specific Extent
25	Amos Family Cemetery 45 Glen Gala Road Cranbrook	CT105790/1 & 2 CT51245/1	Group of graves and burial sites as well as a mature exotic tree association with the Amos family.	Tasmanian Heritage Register ID 1521

- 4.9. Of the two trees removed, it is not known which one is referred to in the listing.
- 4.10. It is also unclear from the drafting as to whether the tree was specifically part of the heritage values of the site or rather referenced in order to generally describe the appearance of the site. The site was listed in the heritage schedule of the former planning scheme as "Amos family cemetery, travelling north on Tasman Highway, left hand side, Cranbrook". Clearly, the former planning scheme made no reference to trees. Equally clearly the former planning scheme has been translated into the current planning scheme in a modified form.

5. Site Detail

- 5.1. The site includes the cemetery which is located on its own title and the adjoining agricultural land, and is within the Significant Agricultural Zone of the *Glamorgan Spring Bay Interim Planning Scheme 2015*.
- 5.2. The cemetery is approximately 300m east of the Tasman Highway and 250m north of Glen Gala Road and is in relatively close proximity to the Cranbrook village. The cemetery is visible from the Tasman Highway and is on slightly more elevated land than what adjoins the Tasman Highway.

- 5.3. Access to the cemetery is from Glen Gala Road. 'Glen Harriot Lane' is a reserved road running northwards from Glen Gala Road on the eastern side of the cemetery with a connecting right of way. The actual access is not fully contained within this reserved road and is not fully formed.
- 5.4. All land surrounding the cemetery is agricultural land.
- 5.5. A Waterway and Coastal Protection Area applies to Freestone Creek and the access road runs through a small area of this.
- 5.6. No overlays apply to the cemetery.

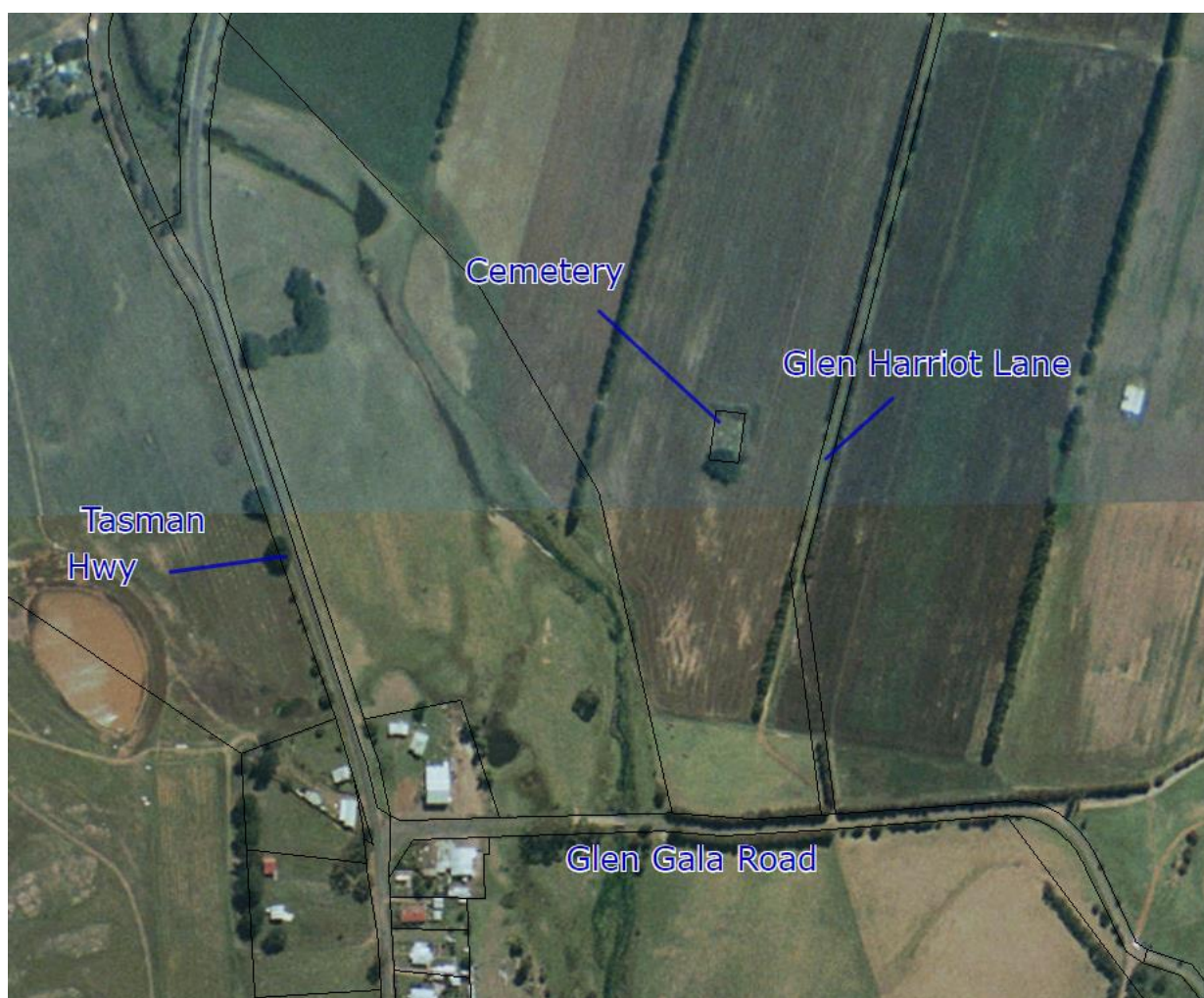


Figure 1: Aerial imagery.

6. Proposal

- 6.1. Planning approval is sought for tree removal and new access to the Amos Family Cemetery at Cranbrook.
- 6.2. The tree removal, which has occurred, consists of removal of two oak trees and pruning of a hedge.

- 6.3. A new access is proposed from Glen Gala Road with a gravel surface. The plans indicate future landscaping and planting in the area. The applicant has advised that two new oak trees seeded from the original oaks at Gala are to be planted either side of the new access.
- 6.4. Approval is not required with respect to any agricultural operation or any change to irrigation practices.
- 6.5. Approval is not required with respect to any pruning of any hedge.
- 6.6. All elements of the application are exempt from Tasmanian Heritage Council approval.
- 6.7. The use for the access is as a cemetery which is a prohibited use in the zone. The application is therefore subject to clause 9.1.1 which states:
- Notwithstanding any other provision in this planning scheme, whether specific or general, the planning authority may at its discretion, approve an application:*
- (a) *to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme; or*
- (b) *to extend or transfer a non-conforming use and any associated development, from one part of a site to another part of that site; or*
- (c) *for a minor development to a non-conforming use,*
- where there is –*
- (a) *no detrimental impact on adjoining uses; or*
- (b) *the amenity of the locality; and*
- (c) *no substantial intensification of the use of any land, building or work.*
- In exercising its discretion, the planning authority may have regard to the purpose and provisions of the zone and any applicable codes.*
- 6.8. The following will show that that the proposal is consistent with this section and the application can be approved as such.

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or performance criteria. Where performance criteria is relied upon an application is discretionary and the application may be approved or refused.
- 7.2. The following provisions are relevant to the proposed use and development;
- Significant Agricultural Zone
 - E5.0 Road and Rail Assets Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code

- E13.0 Historic Heritage Code

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

		Requirement	Proposed
1	New Access Clause E5.6.2 A2	No more than one access per property	The new access is one of several accesses to the property
2	Vehicle passing Clause E6.7.3 A1	Vehicle passing bays required for a driveway longer than 30m	No passing bays are shown and none are likely to be necessary for the needs of this access
3	Vehicle surface Clause E6.7.7 A1	Sealed surface within 75m of a sealed road	A gravel surface
4	Waterway & Coastal Protection Area Clause E11.7.1 A1	All works within a Waterway and Coastal Protection Area are assessed against the performance criteria	
5	Works to heritage place Clause E13.7.2 A1	No acceptable solution is provided and all works are discretionary	

7.4. **Discretion 1 – New access**

7.4.1. The relevant performance criteria is:

For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:

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

7.4.2. The new access is for the cemetery only and will be utilised on an irregular basis. Glen Gala Road is a narrow sealed public road. In the vicinity of the access the road is straight and relatively flat and the new access will achieve the minimum sight distance of 105m. The new access raises no particular issues and is considered reasonable.

7.5. Discretion 2 – Vehicular passing

7.5.1. The relevant performance criteria 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.*

7.5.2. Given the purpose and limited use of the access, the provision of passing bays is considered unnecessary.

7.6. Discretion 3 – Vehicle surface

7.6.1. 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.*

7.6.2. Given the purpose, limited use and location of the access, a gravel surface is considered reasonable.

7.7. Discretion 4 – Waterway and Coastal Protection Area

7.7.1. The relevant performance criteria

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

- (a) *avoid or mitigate impact on natural values;*
- (b) *mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;*
- (c) *avoid or mitigate impacts on riparian or littoral vegetation;*
- (d) *maintain natural streambank and streambed condition, (where it exists);*

- (e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;
- (f) avoid significantly impeding natural flow and drainage;
- (g) maintain fish passage (where applicable);
- (h) avoid landfilling of wetlands;
- (i) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.

7.7.2. The driveway will cross through the waterway area but over existing agricultural land. There will be no direct impact to the waterway and no loss of riparian vegetation.

7.8. Discretion 5 – Works to heritage place

7.8.1. The relevant performance criteria is:

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.*

The heritage significance of the trees primarily centres upon family descendants and their personal views and connections to the trees. There is no broader, community level attachment or association with the trees. Communities do place value and importance on cemeteries as they allow current generations to understand and interpret how social and economic structures have developed. The planning scheme can protect community scale values but it is far more difficult for a planning authority to adjudicate over sensitive family relationships to their history.

There are conflicting views on whether the trees were planted during centennial celebrations, which appears to be of relevance for how descendants value and understand the trees that have been removed.

In terms of the planning scheme, it is unclear whether the wording used in the 'general description' of the planning scheme table was used in a general sense (i.e., a description) or a specific sense (i.e., stating that the tree has particular importance. The old (or perhaps current) Tasmanian Heritage Council datasheet stated, "*this is a group of graves and burial sites as well as a mature exotic tree*". It is likely that the description in the planning scheme derived from this datasheet and referred to the tree in a general context only similar to the datasheet.

Any tree so close to a headstone has the potential to cause significant damage. Whether the trees caused direct or indirect impact to the headstones to an extent that was more or less than the effect of age or irrigation is unknown and not particularly important. The key issue is the potential damage that a tree directly adjacent to a nearly 200 year old headstone that will eventually arise. No detailed analysis is necessary to support such a view and no reasonable individual would think otherwise.

In summary, the new access will not cause a loss of historic heritage significance. The tree removal has caused a loss of historic heritage significance but the extent of loss is not considered unreasonable having regard to the circumstances of the case.

8. Referrals

8.1 TasWater

The proposal does not require referral to TasWater.

8.3 Council's Technical Officer

The application was referred to Council's Technical Officer who provided the following comments.

The proposed access extends from an existing farm gate off Glen Gala Road to a private cemetery. Glen Gala Road is signed at 60 km/hr. The vehicle access will need to be constructed from the edge of the road to the property boundary to Council standards.

The proposed internal driveway is gravel.

The property is rural and there is no Council SW infrastructure in the area.

9. Concerns raised by representors

The following table outlines the issues raised by the representations.

Issue	Response
In opposition	
The applicant does not have consent to lodge.	At the time of lodgement, the title has the cemetery in ownership of Alfred John Amos, Lewis Amos & Adam James Amos, all of who are deceased. It is not uncommon for titles to remain listed as being in the ownership of deceased estates. In late 2017 the title was transferred to new ownership. Legal advice to Council indicates that the consent to lodge provisions apply at the time of lodgement only. This new transfer is therefore of no consequence to the application. This issue raised in the representation was raised with the applicant. The applicant in turn provided advice – which has been provided to Councillors – that the issue raised is without merit and that there is no impediment to determining the matter before the Planning Authority.

Lack of consultation between decedents of cemetery.	This is not a relevant matter under the planning scheme.
The applicant should have known a planning permit was required.	<p>Clearing for agricultural purposes is typically regulated through the forest practices system. This is a unique instance where planning approval is required and the applicant obtained consent from the principal regulator of heritage matters in this State.</p> <p>As noted earlier in the report, the applicant did contact Council prior to removal.</p> <p>There is no limitation on the ability to consider retrospective applications.</p>
Impact to the cemetery from past high pressure irrigation practices.	Irrigation practices do not require planning approval. It should be noted though that pivot irrigation involves lower pressure.
Dispute statements that the oak trees caused damage.	It is not possible in retrospect to conclusively say one way or the other whether the trees directly or indirectly impacted the headstones. That is, the breakages evident on site may simply be a matter of age. It is however entirely reasonable to draw a direct link between trees and the potential to cause damage through root growth or dropped limbs. The removal of the oak trees directly protects the heritage values of the cemetery and avoids any risks.
The site has significance to the wider Amos family.	Noted.
The Oak Trees contribute to the heritage significance of the site.	Noted.
Background on the Amos Cemetery Fund and bicentennial celebrations planned for 2021.	Noted.
"... with the removal of the vehicle access by Adam Greenhill, the cemetery is now very difficult to maintain."	It is understood that the original access remains but was damaged by flooding. It is further understood that access is not restricted. The new access would appear to alleviate this issue.
The historical access should be maintained. A new access is not necessary.	<p>The access is not part of the heritage listing. The historic access is partly located on private land and partly within the Glen Harriot Lane road reservation and the right of way for the cemetery title. In other words, for a number of years the access to the cemetery has required people to cross private land to which they have no lawful right to do so.</p> <p>The new access would provide a clearer separation between access and agricultural operations and improve the standard of access. The applicant has advised that there will be no restrictions on descendants being able to visit the cemetery.</p> <p>The provision of a new access would occur in the context of the upcoming Amos family bicentennial celebrations. It is understood that the cemetery is an important component of that celebration and that new arrangements for the management of</p>

	the cemetery and access are core components of planning work underway by a committee of descendants that is planning these celebrations.
Uncertainty over the age of the oak trees and whether they were planted in 1921 as part of family centennial celebrations & therefore whether Heritage Tasmania erred in their exemption.	Noted.
"Council has the opportunity to right the wrongs by rejecting this application & seeking reinstatement for the damage done."	Reinstatement could be a possible outcome. However, it is one that is not considered advantageous. Irrespective of why the oak trees were planted and the views of individuals that clearly have a strong and understandable attachment to the cemetery, it is considered that trees and cemeteries are not sound partners. Any tree will eventually damage headstones.
The new access is flood prone.	The specific level of hazard and risk is not assessed. Given the purposes of the access it is not necessary. Any damage that may eventuate would be a civil matter.
The use and development is fully described in the application.	The application is not complex. There is more than sufficient detail in the application and no representor has expressed any uncertainty or ambiguity over the proposal.
The certificate of exemption referred to tree removal and pruning of a hedge but the notification referred only to tree removal.	The pruning of the hedge is exempt (E13.4.1 k).
The DA did not include the title documents.	The DA did include the title documents.
In support (note, not received during exhibition)	
The Amos Family Bi-Centenary Committee has agreed to work towards practical access to the cemetery and appropriate plantings and landscaping and to establish a family trust to provide for ongoing management.	Noted.
Statements relating to the detrimental impact caused to the cemetery by the trees prior to their removal.	Noted.
Those who oppose the tree removal have not once spoken to the applicant.	Noted.
Statements that the past irrigation practices have not had any adverse impact to the cemetery.	Noted.

10. Conclusion

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

11. Recommendations

That:

A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for tree removal and new access to the Amos Family Cemetery at Cranbrook (DA2017/00127), be APPROVED subject to the following conditions:

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. The new vehicular access from Glen Gala Road to the property boundary must be provided to include:
 - (a) Minimum sight distance of 105m for a 60km/hr area as determined by standard drawing TSD-R F01-v1.
 - (b) A width, gradient, culvert, headwall and guidepost in accordance with standard drawings TSD-R03-v1 and TSD-R04-v1.

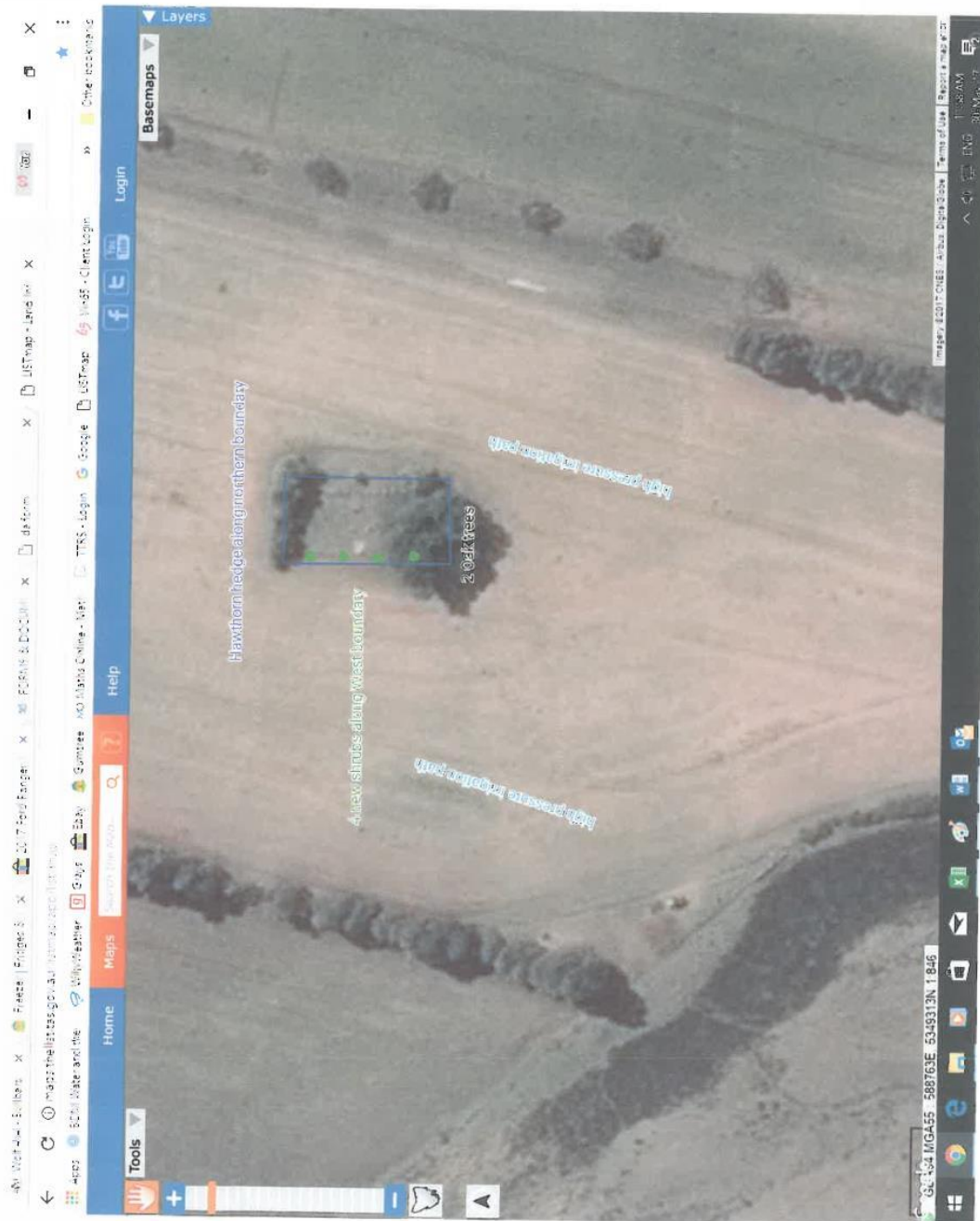
Advice: standard drawings are available at
<http://www.lgat.tas.gov.au/page.aspx?u=658>

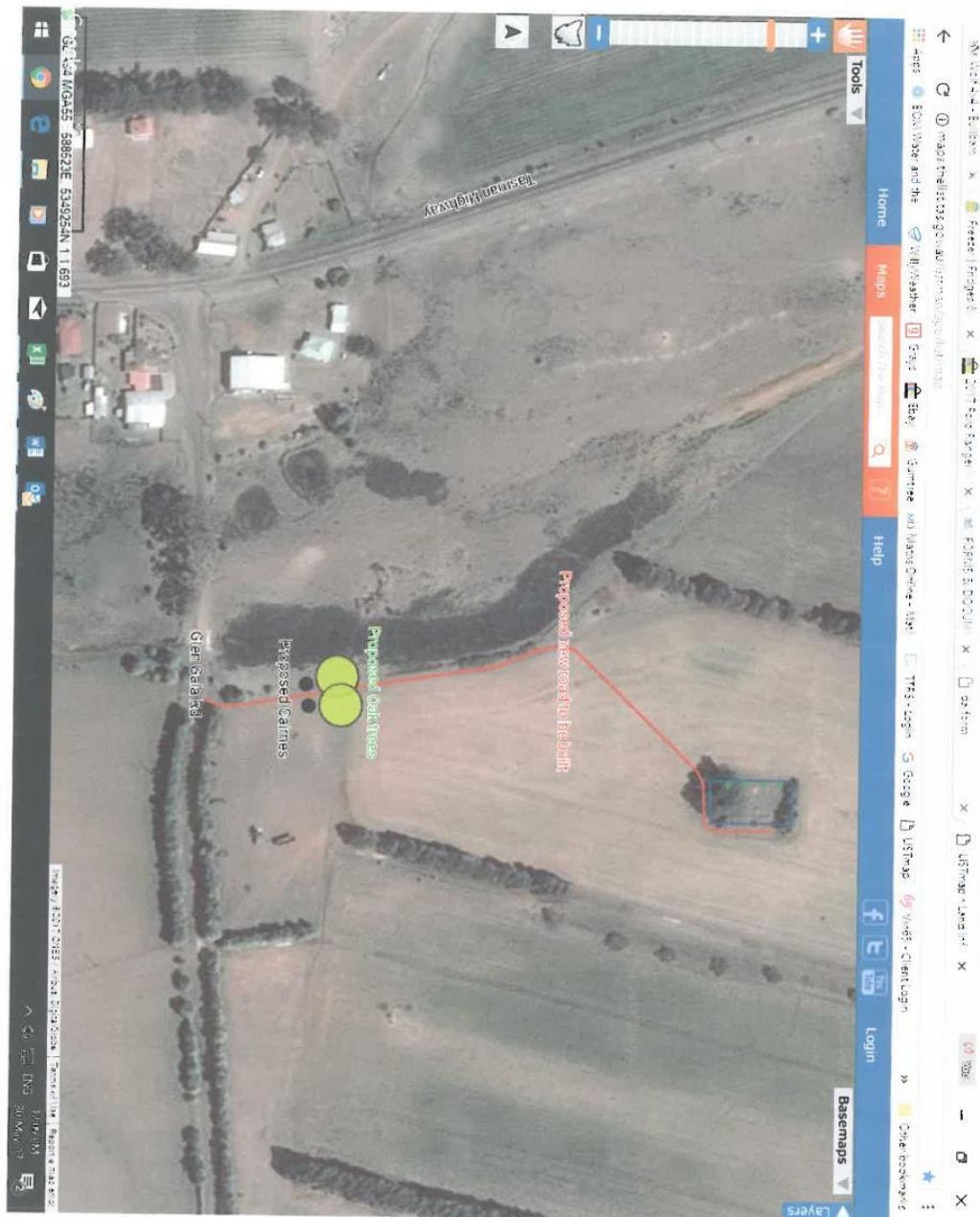
3. The internal driveway and areas set-aside for vehicle turning must have a minimum width of 3.0m with an additional passing bay where appropriate.
4. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.
5. To the satisfaction of Council's General Manager, the internal driveway and areas set-aside for vehicle parking and turning must:
 - (a) Be constructed with a durable all weather pavement;
 - (b) Have a gravel surface that is designed, construction and maintained to avoid dust or mud generation, erosion or sediment transfer off site;
 - (c) Drained to an approved stormwater system.
6. To the satisfaction of Councils General Manager, surface water runoff from the internal driveway and areas set-aside for vehicle parking and turning must be controlled and drained to avoid unreasonable impact to adjoining land.
7. 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.

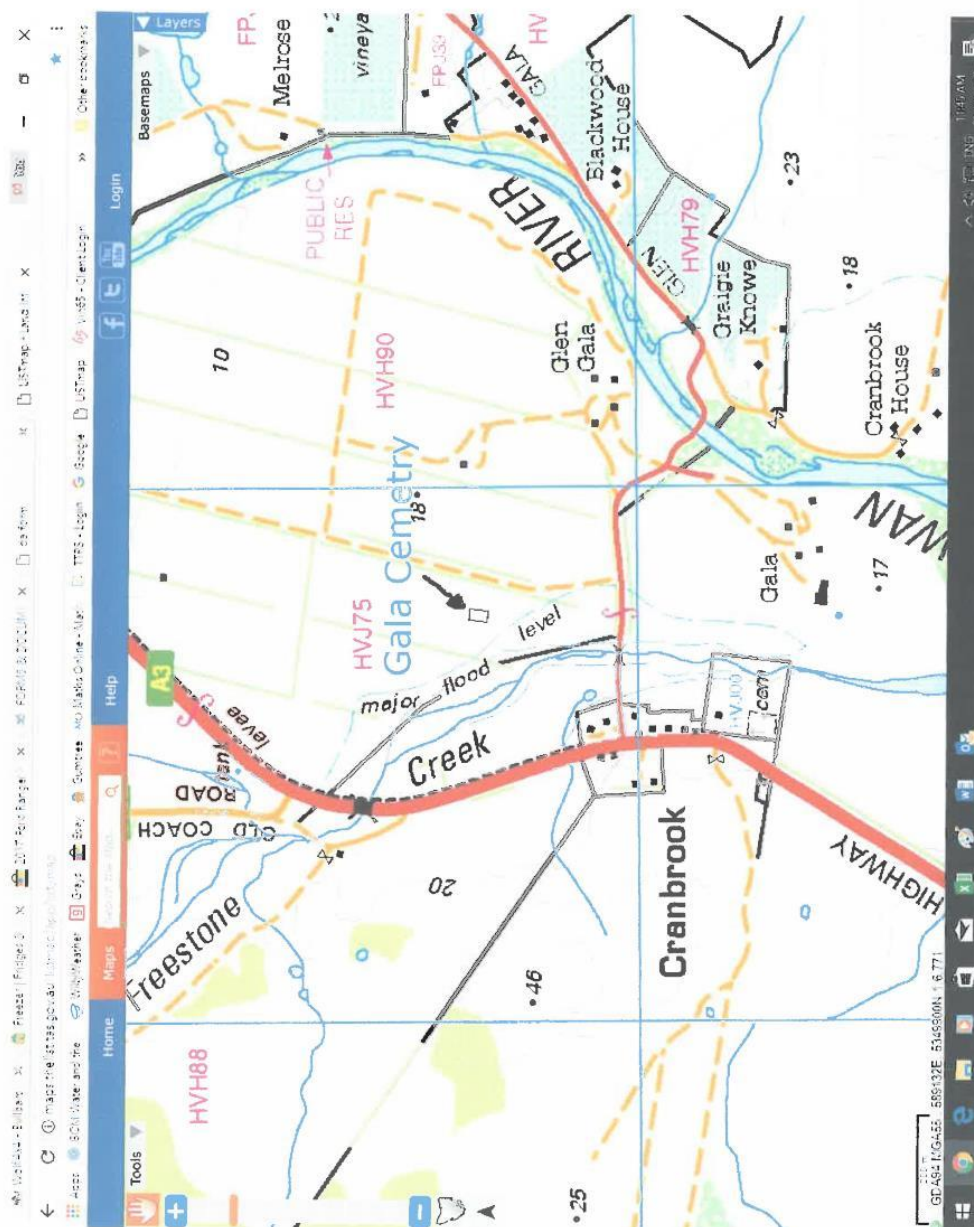
8. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
9. The developer must make 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.

DEVELOPMENT APPLICATION 17127 Tree Removal and Access RA56 Glen Gala Road, Cranbrook









3.2 AM2018/02 – Rezone from Community Purpose Zone to Local Business Zone

Planning Assessment Report

Proposal:	Rezone from Community Purpose Zone to Local Business Zone.
Requested by:	N/A
Location:	Part of 4 Arnol Street, Swansea (CT 113141/1)
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Application Date:	N/A
Statutory Date:	N/A
Attachments:	Supporting Report
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. 4 Arnol Street is a property that is currently in two titles. One of these titles, CT 113141/1, contains the former SES (State Emergency Services) building and the town hall and is within the Community Purpose Zone.
- 1.2. The SES has relocated to purpose built facilities at 76 Maria Street, Swansea. Council has resolved to dispose of the former SES building and has a permit in place to create a separate title for the former SES building and the town hall.
- 1.3. As the former SES building will no longer be in public ownership the Community Purpose Zone is neither fair nor orderly planning.
- 1.4. It is proposed to rezone all of CT 113141/1 (both the former SES building and town hall) to Local Business Zone. This reflects the new tenure of the former SES building and avoids retaining a spot zone for the town hall.
- 1.5. The town hall is to be retained in Council ownership which no change to the use of the site and no commercialisation of the building. The Local Business Zone is more appropriate for the hall given its relatively small scale and that it adjoins the Local Business Zone to either side.
- 1.6. Further details are provided in the attached supporting report.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine whether or not to initiate the planning scheme amendment.
- 2.2. The relevant legislation is the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA establish the test of whether a planning scheme amendment is reasonable or not.
- 2.3. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.4. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.

3. Risk & Implications for Council services and assets

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

4. Referrals

- 4.1. Referrals to TasWater, Department of State Growth (DSG), Heritage Tasmania and Aboriginal Heritage Tasmania will occur during the public exhibition of the amendment.

5. Conclusion

- 5.1. The planning scheme amendment consistent with regional and local land use strategy and the requirements of LUPAA.
- 5.2. On this basis it is recommended that Council initiate and certify draft amendment AM 2018/02 to rezone part of 4 Arnol Street, Swansea from Community Purpose Zone to Local Business Zone.

RECOMMENDATION:

That, as provided for by the provisions of section 3 of schedule 6, of the Land Use Planning and Approvals Act 1993 (LUPPA):

- A. Pursuant to section 34(1)(b) planning scheme amendment AM 2018/02 be initiated and certified as being in accordance with sections 30(0) and 32 of LUPAA to rezone Certificate of Title 113141/1, being part of 4 Arnol Street, Swansea, from Community Purpose Zone to Local Business Zone.
- B. Pursuant to section 38 of LUPAA, AM 2018/02 be placed on public exhibition for no less than 28 days.
- C. Pursuant to section 39 of LUPAA, if no representations are received during public exhibition, Council directs the General Manager to advise the Tasmanian Planning Commission in writing that no representations have been received.

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.

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 February Council meeting is on Tuesday 27th at 5.00pm in Triabunna.

Live Streaming of meetings is progressing well since commencing in November 2017. From November 2017 to January 2018 an average of 15 people per month have viewed the Council meeting live online via the YouTube platform as the meeting took place. The total number of views for each meeting video on YouTube as of 21st February 2018 is.....

26 September 2017	128 views
24 October 2017	44 views
28 November 2017	56 views
12 December 2017	77 views
9 January 2018	79 views
30 January 2018	161 views
20 February 2018	71 views

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. Will be presented to the April 2018 meeting and sent well in advance. Slightly delayed because of delays in receiving audited reports and work loads

Cash and Investments

Cash and Investments at the end of January 2018 were \$1,808k against January 2017 \$1,792k, January 2016 \$2,038k and January 2015 \$1,876k. 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 works have been above the KPI set by the audit office. Surplus properties are being placed on the market. A contract for purchase has been received for the old SES building in Swansea. The block at Harvey's Farm Road Bicheno will be transferred to the State Government for valuation.

'Community Connect' Sessions

In discussion with the Mayor and Deputy Mayor, it has been decided to reintroduce the "Community Connect" sessions that the former Mayor and I conducted in the community. However, these will be on a less formal basis than before and will occur every two months in different towns. The first of these sessions was held at the Bicheno Men's Shed on Monday the 4th December and approximately 30 members of the Bicheno community attended. They will usually occur on a Monday and the next meeting in Swansea will be announced shortly but will occur by the end of February. Of course it is expected the Mayor and General Manager will be in attendance. However, all Councillors are invited to attend.

It is proposed that the next session will be held in Swansea, in conjunction with the Swansea Chamber of Commerce and Tourism. This is yet to be confirmed at the next meeting of the Chamber but we would be looking at April 4 or May 2, 2018.

Statement of Cash Flows

Glamorgan Spring Bay Council

For the 7 months ended 31 January 2018

Account	Jul 2017-Jan 2018
Operating Activities	
Receipts from customers	11,951,889.29
Payments to suppliers and employees	(7,493,814.10)
Cash receipts from other operating activities	(232,954.37)
Net Cash Flows from Operating Activities	4,225,120.82
Investing Activities	
Proceeds from sale of property, plant and equipment	3,053.45
Payment for property, plant and equipment	(190,177.93)
Other cash items from investing activities	(3,645,746.61)
Net Cash Flows from Investing Activities	(3,832,871.09)
Financing Activities	
Other cash items from financing activities	(102,572.02)
Net Cash Flows from Financing Activities	(102,572.02)
Net Cash Flows	289,677.71
Cash and Cash Equivalents	
Cash and cash equivalents at beginning of period	1,518,345.43
Cash and cash equivalents at end of period	1,808,023.14
Net change in cash for period	289,677.71

Property Information

Property transactions for the YTD in January are 22% up on last year. This is showing a very pleasing trend as investors and families invest in our area. There are an extra 101 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	57	37
November	32	15	42	25	42	23	43	24	53	30	60	32
December	18	8	33	17	37	20	48	21	35	17	38	18
January	39	21	39	26	46	26	62	28	46	23	59	29
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	370	189
TOTAL		540		683		699		765		884	559	

CURRENT RATES BALANCE 31st January 2018	
Balance Brought Forward	-\$29,742.47
Plus:	
Interest Charged	\$7,469.12
Rates Levied	\$7,515,177.19
Debit Journals	\$37,704.08
Sub Total	\$7,530,607.92
Less:	
Receipts	\$5,779,185.44
Pension Rebates	\$242,653.94
Credit Journals	\$71,219.20
Supplementary Credits	\$46,260.69
Discounts	\$72,466.55
Rates Balance	\$1,318,822.10
Discount Date/Rate 01/08/2016 3.0%	
Installments	
	26/08/2017
	6/10/2017
	12/01/2018
	6/04/2018

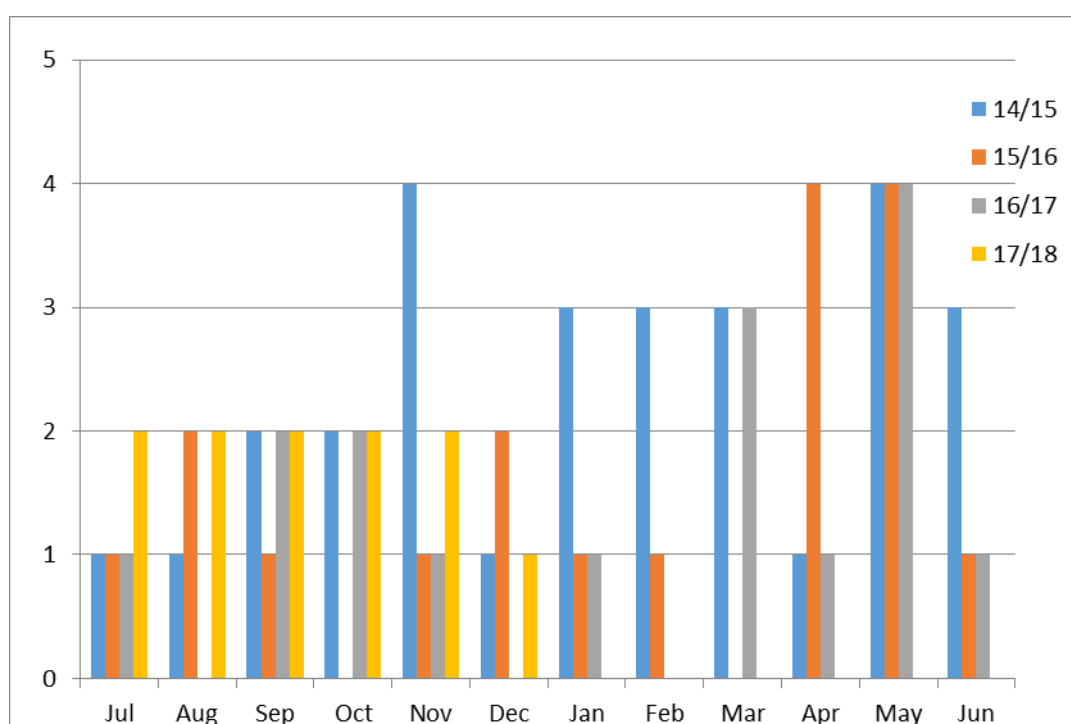
Human Resources

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

Health, Safety, Other

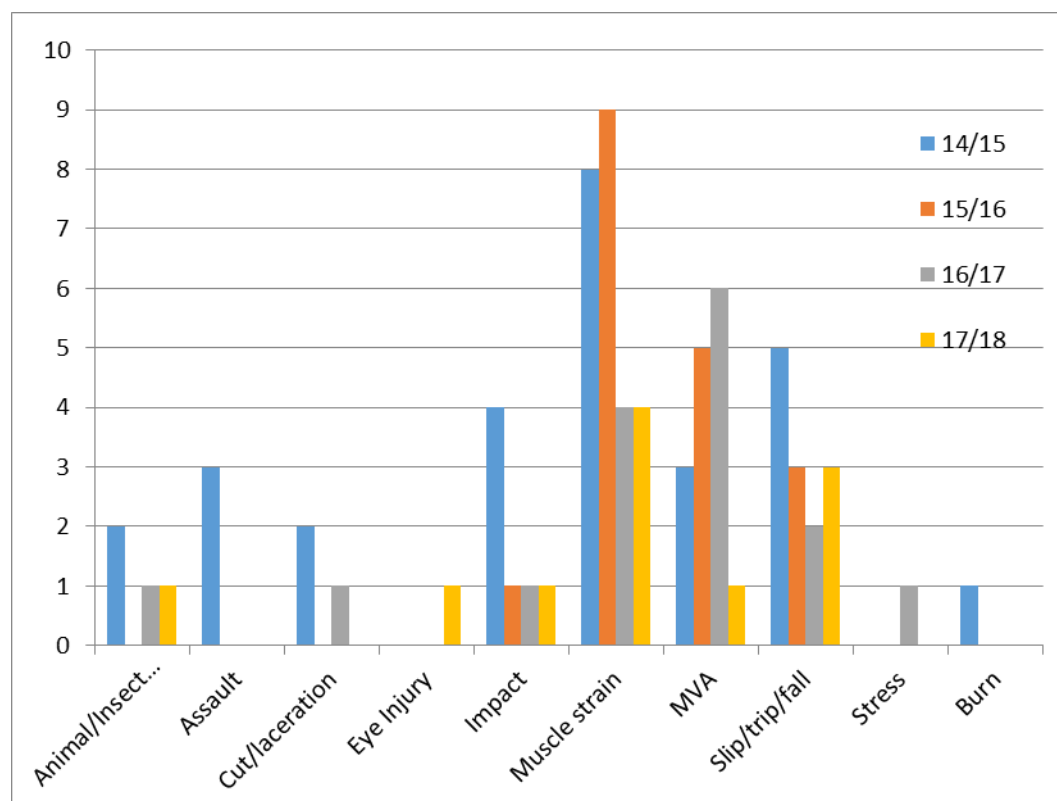
There were two lost time injuries YTD amounting to 795.5 lost time hours. There has been one motor vehicle claim this year. There have been 10 workplace reported incidents YTD, no community incidents reported YTD and there was one staff resignation in January.

Incident / Accident Reporting Numbers 2013 till January 2018



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

Incident / Accident Reporting by type 2013 till January 2018



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 37% on last year to date, meaning an extra 16,927 visitors have used the network. Triabunna has seen the largest increase of the visitor numbers since last October.

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	2395	1617	1635	1965	1824	2192	3990	5574	5939	8350
NOVEMBER	2686	2493	2829	2474	2208	2473	2696	2414	5431	7856	7115	10733
DECEMBER	3409	2877	3368	2598	2633	2424	2865	3338	7057	8872	8848	12849
JANUARY	5073	4886	6111	3968	4670	4689	4695	6567	10252	13736	16123	21052
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	17610	26136	27301	14098	29110	40957	31989	83002	95965	63697

Maria Island Re-discovered – Project Update January 2018

TASMANIA PARKS AND WILDLIFE SERVICE

Maria Island Re-discovered

Project Update
January 2018

The Tasmania Parks and Wildlife Service, together with representatives from the tourism industry and local council, has been tasked with implementing the Tasmanian Government's plan for Maria Island National Park – Maria Island Re-discovered.

The \$1.83 million fund for the Re-discovered project is the first investment in a staged approach to developing a visitor experience that compels visitors to stay longer on the East Coast of Tasmania.

While there is a focus on improvements for the day visitor, overnight visitors will continue to enjoy their Maria Island experience with improvements to facilities in the World Heritage listed Darlington precinct and campground.

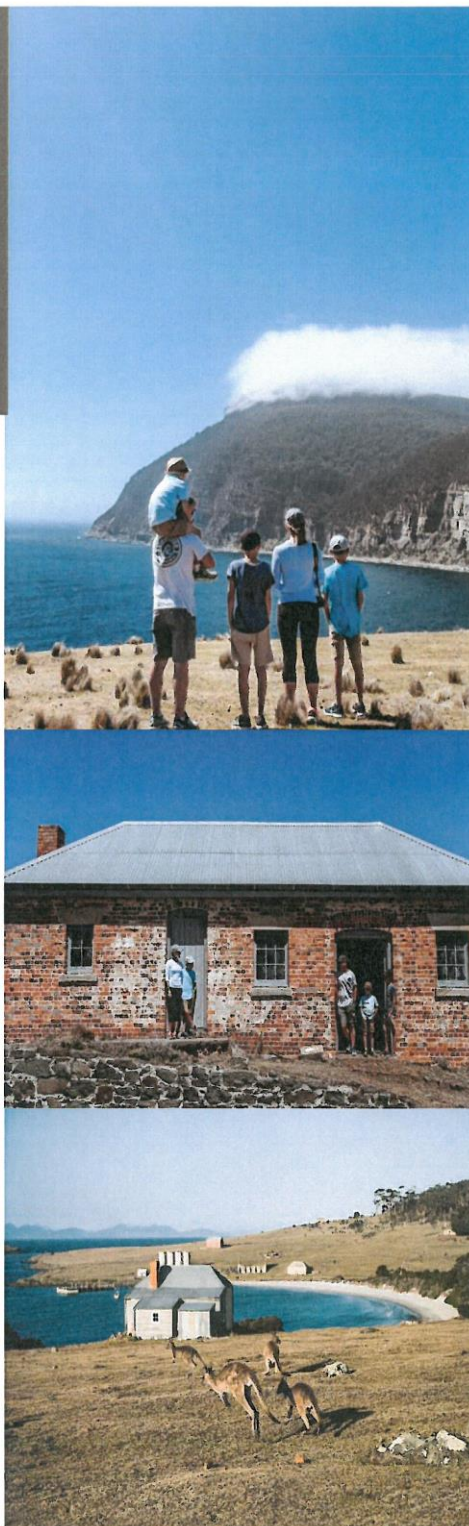
A steering committee has been established to guide the project and it has identified a number of priorities for the 2017-18 financial year, including:

- Jetty improvements, luggage handling and transfer system.
- Visitor facilities upgrade including seating, signs, toilets, and mess hall amenities.
- Additional PWS staff dedicated to enhancing the visitor experience through interactive engagement.
- A visitor experience plan to inform future investments and priorities.
- A building use site plan to ensure buildings are appropriately conserved, used sustainably and provide the best visitor experience.
- A new marketing campaign, starting with a revitalised brand.
- Urgent heritage stabilisation works to continue to provide safe and sustainable access to heritage buildings.

Future plans include the creation of new interpretation and way-finding signage and critical infrastructure to support the increase in visitors.

We invite you to leave ordinary life behind and Re-discover Maria Island.

Further information on the project is available from the PWS on 1300 TASPARKS (1300 827 727) or by email to mariaislandrediscovered@parks.tas.gov.au



www.parks.tas.gov.au



As at 31 January 2018					
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				
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	38,636		
PG,Walking Tracks, Cemeteries					
Bicheno Triangle Upgrade	Development construction (stage one)			In Progress	Future
Buckland Streets	Tree Planting stage 2			COMPLETE	
Triabunna - Cemetery	Concrete burial beams in new lawn section				
TOTAL		655,500	25,224		
Stormwater, Drainage					
Triabunna - Lord St	Stormwater line extension 100m Installation			COMPLETE	
Coles Bay - Freycinet Dv and Esplanade	Stormwater upgrade			In Progress	
Stormwater Catchment Plans	Orford and Swansea				
TOTAL		109,500	23,643		
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			In Progress	
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			In Progress	
Swansea House - 8 Noyes Street	Carport and Driveway/crossover			COMPLETE	
TOTAL		1,042,000	48,925		
Marine Infrastructure					
Triabunna - Marina Extension	Stages 3 and 4			COMPLETE	
Triabunna - New Tourist Berth Facility	New Berth			In Progress	Grant
Swansea Boat Ramp	Construction Contribution			COMPLETE	Grant
Orford - Prosser River	Dredging and construction work			In Progress	Grant
TOTAL		1,680,000	869,509		
Plant & Equipment					
Free Roll	Compaction Roller			COMPLETE	
Water Tank trailer 1000 litre	Trailer mounted pressure pump and tank			COMPLETE	
Replacement Vehicles / Plant	Lease			In Progress	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 31 January 2018					
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			In Progress	
Orford	Jetpatcher Costs				
Swansea	Jetpatcher Costs				
Bicheno	Jetpatcher Costs				
Coles Bay	Jetpatcher Costs				
TOTAL		233,156	4,459		
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			In Progress	
O - Road Repairs	General Road Repairs Orford				
O - Lousiville Road recon	R2R Reconstruction - Tasman Hwy to Benarchie Dv				
T - Road Repairs	General Road Repairs Triabunna				
TOTAL		648,500	17,400		
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	607,756		
Kerb & Gutter					
S - Wellington Street	replace section adj MayShaw onstreet carpark				
TOTAL		28,500			
Footpaths					
S - Wellington Street	replace section adj MayShaw onstreet carpark		0		
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			COMPLETE	
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			COMPLETE	
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	31,808		
Stormwater & Drainage					
O - Upgrade culvert crossing Holkam Crt	Upgrade pipe size				
Swanwick - Swanwick Dve stormwater pits	Replace undersize grated pits			COMPLETE	
TOTAL		75,000	31,941		
Council Buildings					
Orford - Community Hall Toilet Upgrade	Extension toilets in main building			In Progress	
Coles Bay Hall	Underpin Foundations			COMPLETE	
Coles Bay Hall	Engineering Drawings for Extension			In Progress	
Swansea Depot Shed	Replace old NRM / Works shed				Future
Swansea Museum	Interior and fence painting			In Progress	
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	41,089		
Marine Infrastructure					
Coles Bay Boatramp	Muir's Beach (erosion issue)				
Bicheno Coastal Erosion Control	Erosion control at Waubs Beach			In Progress	
Swanwick Coastal Erosion Control	Erosion control Sandpiper Beach				
TOTAL		123,000	0		
Bridges and Culverts					
Swansea - Glen Gala Creek, Glen Gala Road	Replacement			COMPLETE	
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			COMPLETE	
TOTAL		210,500	117,217		
Plant & Equipment					
Small plant replacement	Replacements			In Progress	
Plant & Machinery	Replacements			In Progress	Lease
TOTAL		230,000	0		
CAPITAL TOTAL		\$7,881,356	\$1,857,607	23.57%	COMPLETED DOLLAR VALUE



Profit & Loss				
Glamorgan Spring Bay Council				
ADMIN CORP,ECONOMIC,GOVERNANCE,SAFETY & RISK,TOURISM				
For the month ended 31st January 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$0.00	\$23,006.00	-\$23,006.00	-100.0%
GRANTS	\$33,623.75	\$78,212.00	-\$44,588.25	-57.0%
INTEREST	\$22,882.69	\$12,000.00	\$10,882.69	90.7%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$168,263.86	\$155,325.00	\$12,938.86	8.3%
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$430,252.12	\$272,719.00	\$157,533.12	57.8%
RATES AND CHARGES	\$5,804,106.79	\$5,899,234.00	-\$95,127.21	-1.6%
SHARE OF GENERAL RATE	-\$4,020,744.00	-\$4,020,744.00	\$0.00	0.0%
STATUTORY FEES AND FINES	\$51,229.63	\$44,529.00	\$6,700.63	15.0%
USER FEES	\$0.00	\$0.00	\$0.00	
Total Income	\$2,489,614.84	\$2,464,281.00	\$25,333.84	1.0%
Gross Profit	\$2,489,614.84	\$2,464,281.00	\$25,333.84	1.028%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$66,003.00	\$66,003.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$275,259.96	\$334,144.00	-\$58,884.04	-17.6%
FINANCE COSTS	-\$17,117.40	\$0.00	-\$17,117.40	
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$1,250,547.00	\$1,234,301.00	\$16,246.00	1.3%
OTHER EXPENSES	\$99,105.01	\$118,195.00	-\$19,089.99	-16.2%
Total Operating Expenses	\$1,673,797.57	\$1,752,643.00	-\$78,845.43	-4.5%
Operating Profit	\$815,817.27	\$711,638.00	\$104,179.27	14.6394%
(1) Hard to budget				
(2) Timing				
(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) Below budget at this time				
(9) Timing Pensioner remission invoicing				



Profit & Loss					
Glamorgan Spring Bay Council					
Visitor Centres					
For the month ended 31st January 2018					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
OTHER INCOME	\$35,759.36	\$9,500.00	\$26,259.36	276.4%	(3)
SHARE OF GENERAL RATE	\$220,000.00	\$220,000.00	\$0.00	0.0%	
USER FEES	\$304,278.00	\$332,845.00	-\$28,567.00	-8.6%	(1)
Total Income	\$560,037.36	\$562,345.00	-\$2,307.64	-0.4%	
Gross Profit	\$560,037.36	\$562,345.00	-\$2,307.64	-0.4104%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$2,100.00	\$2,100.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$267,396.20	\$209,782.00	\$57,614.20	27.5%	(4)
MATERIALS AND SERVICES	\$218,169.77	\$246,596.00	-\$28,426.23	-11.5%	(2)
Total Operating Expenses	\$487,665.97	\$458,478.00	\$29,187.97	6.4%	
Net Profit	\$72,371.39	\$103,867.00	-\$31,495.61	-30.323%	
(1) Income slightly below budget at this stage					
(2) Timing issue with accrual from last year					
(3) Income received in advance (Timing)					
(4) Will level out over time					



Profit & Loss					
Glamorgan Spring Bay Council					
MEDICAL SERVICES					
For the month ended 31st January 2018					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$20,801.00	\$5,000.00	\$15,801.00	316.0%	(1)
INTEREST	\$116.80	\$70.00	\$46.80	66.9%	
OTHER INCOME	\$493,865.60	\$569,550.00	-\$75,684.40	-13.3%	(2)
RATES AND CHARGES	\$306,299.94	\$304,485.00	\$1,814.94	0.6%	
SHARE OF GENERAL RATE	\$0.00	\$0.00	\$0.00		
USER FEES	\$0.00	\$0.00	\$0.00		
Total Income	\$821,083.34	\$879,105.00	-\$58,021.66	-6.6%	
Gross Profit	\$821,083.34	\$879,105.00	-\$58,021.66	-6.6001%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$44,758.00	\$44,758.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$270,267.50	\$319,898.00	-\$49,630.50	-15.5%	(3)
MATERIALS AND SERVICES	\$411,101.46	\$441,716.00	-\$30,614.54	-6.9%	(3)
Total Operating Expenses	\$726,126.96	\$806,372.00	-\$80,245.04	-10.0%	
Net Profit	\$94,956.38	\$72,733.00	\$22,223.38	30.5547%	
(1)Unexpected final RPHS grant					
(2) Below budget at this time-Doctor Illness and holidays. Will adjust over time					
(3) Below budget at this time related to 2					



Profit & Loss				
COUNCIL TOTAL				
For the month ended 31st January 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$60,083.14	\$51,700.00	\$8,383.14	16.2%
GRANTS	\$1,380,992.50	\$1,972,857.00	-\$591,864.50	-30.0%
INTEREST	\$23,030.95	\$12,070.00	\$10,960.95	90.8%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$167,963.86	\$155,325.00	\$12,638.86	8.1%
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$2,063,858.47	\$1,007,642.00	\$1,056,216.47	104.8%
RATES AND CHARGES	\$7,318,800.14	\$7,402,142.00	-\$83,341.86	-1.1%
SHARE OF GENERAL RATE	\$0.00	\$0.00	\$0.00	
STATUTORY FEES AND FINES	\$306,577.44	\$235,053.00	\$71,524.44	30.4%
USER FEES	\$617,971.70	\$699,571.00	-\$81,599.30	-11.7%
Total Income	\$11,939,278.20	\$11,536,360.00	\$402,918.20	3.5%
Gross Profit	\$11,939,278.20	\$11,536,360.00	\$402,918.20	3.4926%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$1,217,175.00	\$1,217,336.00	-\$161.00	0.0%
EMPLOYEE BENEFITS	\$2,469,058.96	\$2,623,602.00	-\$154,543.04	-5.9%
FINANCE COSTS	\$28,146.75	\$88,290.00	-\$60,143.25	-68.1%
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$4,077,147.41	\$3,360,940.00	\$716,207.41	21.3%
OTHER EXPENSES	\$98,087.77	\$118,195.00	-\$20,107.23	-17.0%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$190,950.00	\$240,080.00	-\$49,130.00	-20.5%
Total Operating Expenses	\$8,080,565.89	\$7,648,443.00	\$432,122.89	5.6%
Operating Profit	\$3,858,712.31	\$3,887,917.00	-\$29,204.69	-0.7512%
(1) Hard to budget related to development				
(2) Timing				
(3) Hard to predict timing of payments				
(4) Related to extra expenses to be incurred				
(6) Increased activity				
(7) Timing				
(8) Timing				
(9) Invoicing not complete				
(10) Below budget at this stage due to contracting in parks and gardens				
(11) More capital works than predicted				

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 on Wedge St and Boathouse Rd.

SOUTH

Maintenance works undertaken when required during the month.

WASTE TRANSFER STATIONS:

- All waste transfer stations (wts) are operating within prescribed guidelines.
- Council conducted the following greenwaste burns:
Bicheno, Swansea and Orford - waste transfer stations on Thursday 1st February 2018.
The activities were in accordance with EPA guidelines.
- The Triabunna Fire Brigade will soon be establishing an area adjacent the scrap steel stockpile at the Orford waste transfer station to house old abandoned cars as a part of their rescue training.

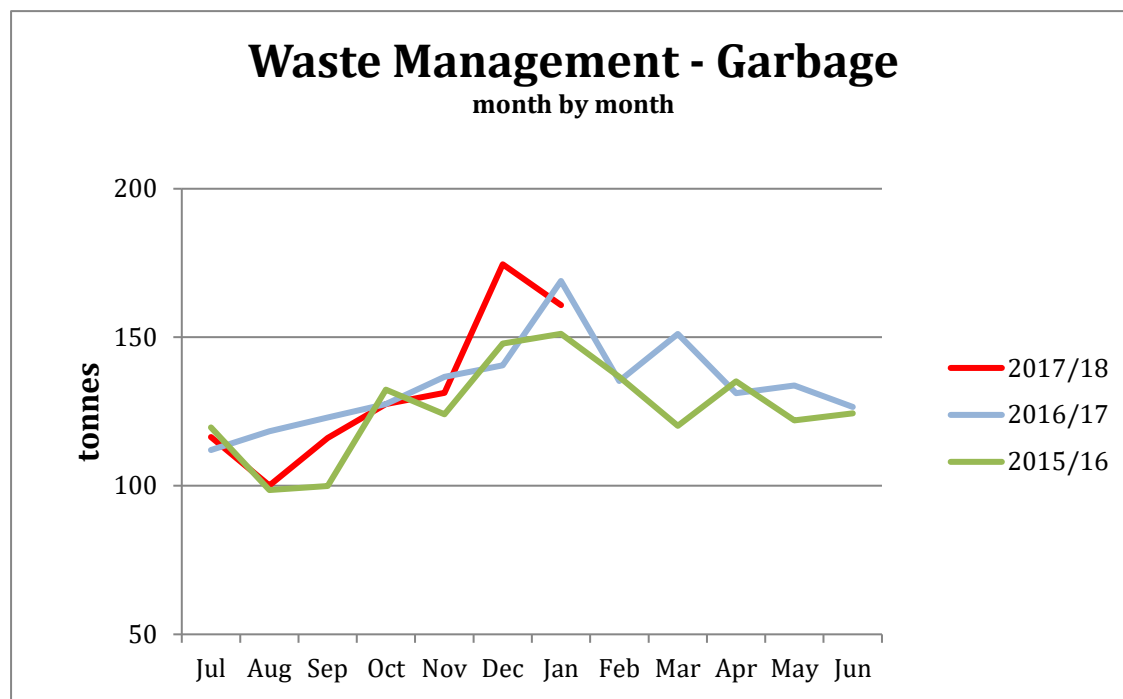
GARBAGE, RECYCLING SERVICES:

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

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

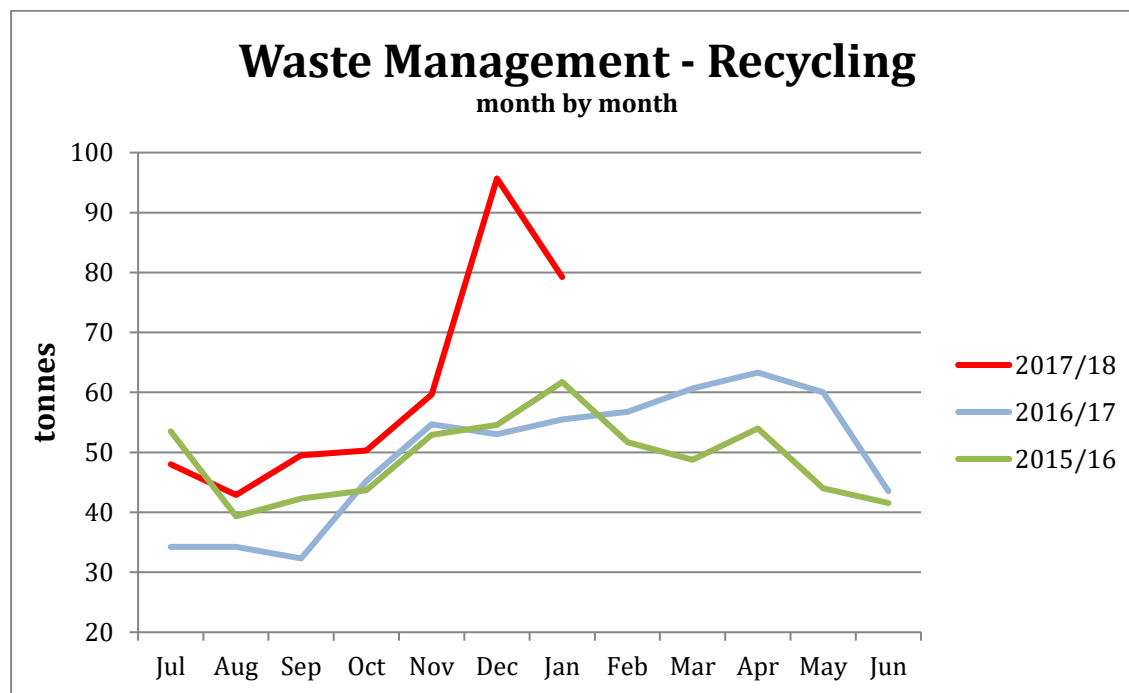
<u>MONTH</u>	<u>BICHENO Collection & WTS</u>	<u>BICHENO WTS only</u>	<u>COLES BAY WTS only</u>	<u>SWANSEA WTS only</u>	<u>ORF-TRIA-CB- SW Collection & ORF WTS</u>	<u>ORFORD WTS only</u>	<u>TOTAL (tonnes)</u>
JULY '17	38.86	8.16	11.24	28.08	111.58	25.82	189.76
AUG	29.02	10.82	12.99	28.30	95.04	13.14	165.35
SEPT	43.48	18.78	15.70	29.92	130.88	39.52	219.98
OCT	50.68	22.64	16.10	37.50	121.52	22.04	225.80
NOV	48.54	18.83	16.74	34.62	120.18	18.64	220.08
DEC	76.32	38.27	33.70	52.20	141.28	39.21	303.50
JAN '18	57.38	21.28	40.48	55.86	145.00	20.31	298.72
FEB							0.00
MARCH							0.00
APRIL							0.00
MAY							0.00
JUNE							0.00
TOTALS	344.28	138.78	146.95	266.48	865.48	178.67	1623.19

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	2337	1634	2348	2207	2101	10627	127.52
NOV	2476	1606	2476	2261	2119	10938	131.25
DEC	3171	2173	3238	2966	3000	14548	174.57
JAN '18	3008	2223	2918	2319	2931	13399	160.79
FEB							
MARCH							
APRIL							
MAY							
JUNE							
TOTALS	17125	11178	17457	16058	15413	77231	926.76

Recyclables collected and transported to Sorting Facility (tonnes):



Kerbside and household recyclables 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	1103	764	1051	714	891	4527	50.32
NOV	1126	795	1155	986	909	4971	59.65
DEC	1736	1296	1749	1490	1703	7974	95.69
JAN '18	1542	1056	1492	1036	1478	6604	79.25
FEB							
MARCH							
APRIL							
MAY							
JUNE							
TOTALS	7925	5645	7707	6544	7116	35775	425.30

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.
- A large eucalypt fell in the 'Our Park' reserve last week which didn't result in any damage. The tree appeared to be in good health but when the root system was exposed it was found to be totally rotten. The adjacent tree of similar age had a lot of dead timber within its canopy and given the location to the children's play area was also removed for safety.

STORMWATER, DRAINAGE:

- Stormwater grates and culverts cleaned following the recent rain event.
- Culverts replaced on Boathouse Rd, Swansea
- A short section of 'ag' drain was installed at the corner of Waubs Esplanade and Douglas Street, Bicheno to better manage some nuisance seepage water.

BRIDGES, CULVERTS:

- Ongoing maintenance when required.

EMERGENCY MANAGEMENT:

Council staff undertook the site preparation for the placement of the new firefighting water storage tanks on Dolphin Sands Road.

- No reportable motor vehicle accidents for the month of January.
- Recent strong winds resulted in one job at Cambria Drive, Dolphin Sands where we cut a tree off a property owners fence (Council staff attended the next day to finish cleanup)
- Crews put on standby for possible search for overdue bush walker at Freycinet.
- Storm trailer has been completely refurbished by our volunteers.
- A new storm shed has been erected at our Swansea Emergency Services property and fitted out with solar lighting and battery charging for our trailers. Thanks to council for its support in getting the shed built.
It now provides a designated area for all of our storm related equipment and provides for the capacity to store an amount of prefilled sand bags ready for deployment.

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

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

2017–2018 CAPITAL WORKS UPDATE

- Wielangta Road reconstruction works (21.5 kms) will be recommencing in mid March.
Road reconstruction is complete from Rheban Road to Griffiths Rivulet, approx 10 kms.
- The construction of stormwater infrastructure in Lord Street, Triabunna is complete and will assist with general localised flooding issues in the area.
- A recent meeting was held with the appointed consultant undertaking the feasibility report for a 'Tip Shop' to be established in our municipal area. The report is due by the end of February and will be presented to Council at the March general meeting. It should be noted that a budget figure of \$6,000 has been allocated this financial year to undertake the report.
- Underground irrigation upgrade works on the Triabunna Recreation Ground oval is complete. The grass surface is responding well to more uniform watering and is already looking much healthier.



Profit & Loss					
Glamorgan Spring Bay Council					
WORKS DEPARTMENT					
For the month ended 31st January 2018					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$153,655.87	\$604,464.00	-\$450,808.13	-74.6%	(1)
OTHER INCOME	\$112,623.77	\$123,327.00	-\$10,703.23	-8.7%	(2)
RATES AND CHARGES	\$1,125,554.91	\$1,115,603.00	\$9,951.91	0.9%	
SHARE OF GENERAL RATE	\$2,502,000.00	\$2,549,000.00	-\$47,000.00		
USER FEES	\$62,154.31	\$60,686.00	\$1,468.31	2.4%	
Total Income	\$3,955,988.86	\$4,453,080.00	-\$497,091.14	-11.2%	
Gross Profit	\$3,955,988.86	\$4,453,080.00	-\$497,091.14	-11.1629%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$815,045.00	\$815,045.00	\$0.00	0.0%	
FINANCE COSTS	\$1,545.55	\$4,358.00	-\$2,812.45	-64.5%	(4)
EMPLOYEE BENEFITS	\$785,904.41	\$971,132.00	-\$185,227.59	-19.1%	(5)
MATERIALS AND SERVICES	\$717,050.62	\$987,203.00	-\$270,152.38	-27.4%	(6)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$177,332.50	\$239,798.00	-\$62,465.50	-26.0%	(3)
Total Operating Expenses	\$2,496,878.08	\$3,017,536.00	-\$520,657.92	-17.3%	
Net Profit	\$1,459,110.78	\$1,435,544.00	\$23,566.78	1.6417%	
(1) Timing of receipt of grant re RTR					
(2) Timing of invoicing will adjust over time					
(3) Plant Hire used on capital works instead of expense					
(4) Minimal Dollars					
(5) Well below budget at this stage now in contractors					
(6) Well below budget at this stage-contractor invoices to come					

5.3 Manager Regulatory Services, Mrs. Winny Enniss

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

Animal Control

Nine (9) dogs were registered in January with 1002 YTD total. YTD, 14 dogs have been impounded, 61 infringements issued, 13 warnings given, 2 animals surrendered, no dogs seized and no dogs have been euthanized. There have been 3 lost dog calls and 15 complaints received YTD. This department is operating with the Regulatory Services Officer/Municipal Inspector only.

Engineering & Technical Services

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

Environmental Health

Seven (7) food business registrations were renewed this month. No temporary food business registrations were issued for the month. YTD 1 place of assembly licence has been issued, 52 immunisations have been conducted and there are 20 suppliers of private water. Eight (8) food business inspections were carried out this month totalling 31 YTD.

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

Statutory Building

Council received 17 applications for January 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 20 applications in January and approved 20 applications. Five (5) applications were placed on section 54 for the month. There were 7 NPR applications for the month with 50 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. Four staff members are trained to perform the Agency requirements of the Bank. This month there were 150 deposits (831 YTD), 39 withdrawals (238 YTD), 14 transfers (62 YTD), no new account enquiries (0 YTD) and 24 general enquiries (111 YTD). There has been 1 day where no transactions/enquires have occurred for this financial year and this was due to computer problems.

PLANNING	MTD	YTD
Application Received	20	189
Applications Approved	20	170
Placed on Section 54	5	
Applications Refused		3
Applications Withdrawn		
NPR – No Permit Required	7	50
Visitor Accommodation Approvals	2	32
BUILDING		
Application Received	17	140
Applications Approved	19	132
ANIMAL CONTROL		
Dogs Registered	9	1002
Kennel Licences Issued/renewed		5
Dogs Impounded	4	14
Dogs Seized		
Dogs Surrendered		2
Dogs Euthanized		
Warnings Issued	2	13
Complaints		15
Infringements	3	61
Lost Dog calls	1	3
Other		5
ENVIRONMENTAL HEALTH		
Immunisations		52
Food Business Registrations	7	100
Temporary Food Business Registrations		11
Food Business Inspections	8	31
Place of Assembly Licences		1
Environmental Nuisances		
Abatement Notices	3	15
Notifiable Diseases	1	1
Recreational Water Sampling	5	10
Suppliers of Private Water		20
Water Carriers	1	2
Regulated System Registration	1	2
Major Incidents notified to DPIPWE		
BENDIGO BANK		
Deposits	150	831
Withdrawals	39	238
Transfers	14	62
New Accounts		
Other	24	111
No of days whereby no transactions/enquiries carried out		1

APPLICATIONS RECEIVED AND APPROVED FOR January 2018

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

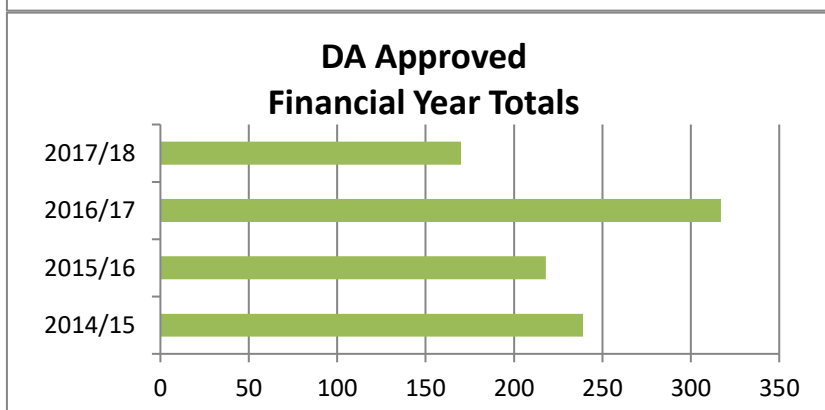
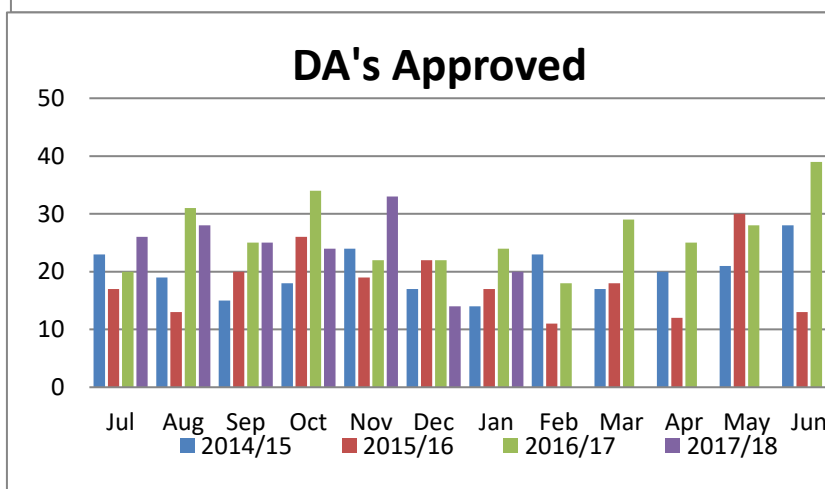
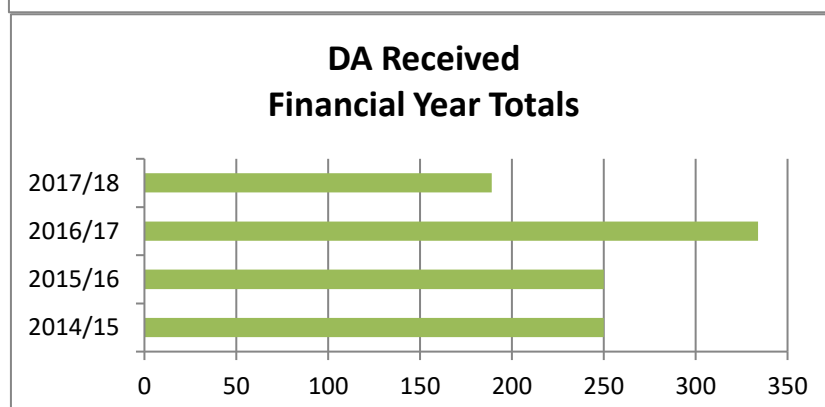
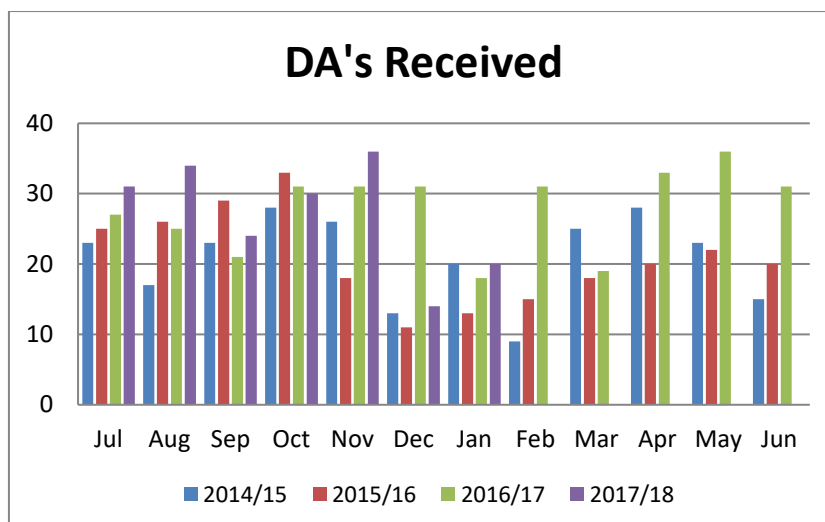
Planning DA No	Type	Location	Description	Status	Received	Resolved
17205	D	71 Cambria Drive, Dolphin Sands	Dwelling	Approved		11-01-18
17211	D	RA1784 Coles Bay Road, Coles Bay	Additions to Marine Farm	Approved		02-01-18
17232	D	13110 Tasman Highway, Swansea	Visitor Accommodation including RV park	Approved		19-01-18
17257	D	76 Maria Street, Swansea	Two storage buildings	Approved		04-01-18
17263	D	14 Florence Street, Coles bay	Outbuilding	Approved		30-01-18
17269	D	1 Strawberry Hill Court, Orford	Dwelling	Approved		18-01-18
17273	D	87 Freycinet Drive, Coles Bay	Addition to Dwelling	Approved		19-01-18
17286	D	8311 Tasman Highway Triabunna	Agricultural Shed	Approved		18-01-18
17292	D	Crown Land Triabunna	Public toilet including demolition of existing	Approved		08-01-18
17298	P	Crown Land, Coles Bay	Petition to amend a sealed plan	Approved		09-01-18
17299	NPR	30 Oyster Bay Court, Coles Bay	Dwelling	Approved		08-01-18
17300	D	17 Chadwin Ave, Bicheno	Dwelling	Approved		25-01-18
17302	P	1 Strawberry Hills Court, 45 Walpole street, Orford	Petition to amend a sealed plan	Approved		09-01-18
17303	D	23 Jetty Road, Coles Bay	Outbuilding	Approved		30-01-18
17304	D	96 Gordon Street, Swansea	Dwelling & Outbuilding	In Progress		
17305	D	13 Van Leeuwen Crescent, Spring Beach	Two Outbuildings	In Progress		
17309	NPR	RA269 Harveys Farm Road, Bicheno	Outbuilding	Approved		23-01-18
18001	D	Earlham Road, Rheban	Dwelling & Outbuilding	In Progress	01-01-18	
18002	NPR	38 Tasman Highway, Orford	Outbuilding	Approved	02-01-18	15-01-18
18003	D	22 Denison Court, Bicheno	Outbuilding	In Progress	02-01-18	
18004	P	1/12 Sea Eagle Drive, Bicheno	Change of use to visitor accommodation	In progress	09-01-18	
18005	P	10 Apsley Court, Bicheno	Change of use to visitor accommodation	Approved	11-01-18	22-01-18

18006	P	12 Swanwick Drive, Coles Bay	Change of use to visitor accommodation	In Progress	15-01-18	
18007	D	CT25724/4 Dolphin Sands Road, Dolphin Sands	Outbuilding, access & Clearing of vegetation	In Progress	16-01-18	
18008	NPR	12 Parsons Lane, Coles Bay	Deck addition	Approved	16-01-18	22-01-18
18009	NPR	32 Old Spring Bay Road, Swansea	Dwelling	Approved	18-01-18	22-01-18
18010	D	13 Cathcart Street, Swansea	Dwelling & Outbuilding	In Progress	18-01-18	
18011	D	62A Bernacchi Drive, Orford	Dwelling	In Progress	18-01-18	
18012	NPR	75 Inkerman Street, Triabunna	Dwelling	Approved	22-01-18	25-01-18
18013	D	16 Erica Street, Orford	Multiple Dwellings	In Progress	23-01-18	
18014	D	7 Redbill Drive, Bicheno	Multiple Dwellings & Outbuilding	In Progress	23-01-18	
18015	NPR	21a Boyle Street, Triabunna	Outbuilding (container)	In Progress	25-01-18	
18016	D	2 Vernon Court, Orford	Change of use from outbuilding to dwelling with addition & new outbuilding	In Progress	25-01-18	
18017	D	5 Russell Street, Orford	Outbuilding	In Progress	25-01-18	
18018	D	Crown Land , The Gulch, Bicheno	Planning Scheme amendment 01/18	In Progress	30-01-18	

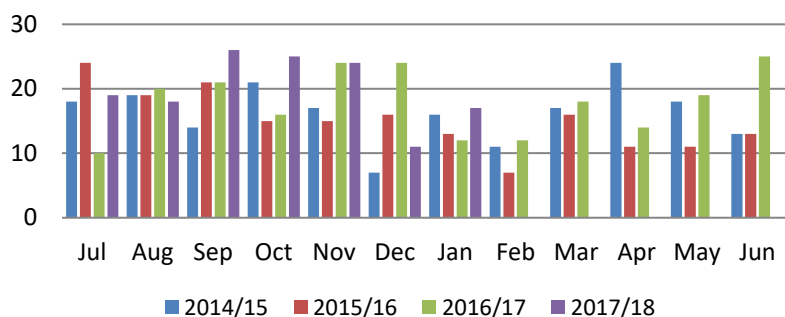
SUBDIVISIONS SA No					
18001	7 Burgess Street, Swansea	Subdivision into 2 lots	In Progress	15-01-18	
18002	24 Victoria Street, Triabunna	Subdivision into 2 lots	In progress	18-01-18	

BUILDING BA No					
17092	1 Rectory Street, Swansea	Plumbing only	Approved		24-01-18
17181	25 Vicary Street, Triabunna	Outbuilding	Approved		02-01-18
17205	48 Franklin Street, Swansea	Dwelling	Approved		25-01-18
17207	2 Sebastian Rise, Swansea	Plumbing only – outbuilding with amenities	Approved		08-01-18
17208	Rosedale Road, Bicheno	Dwelling	Approved		02-01-18
17221	122 Roberts Street, Triabunna	Building certificate – Outbuilding	Approved		04-01-18

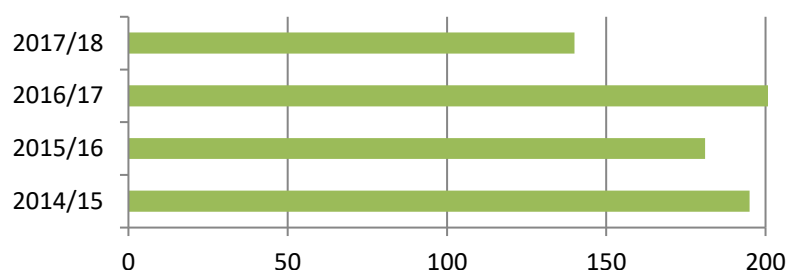
17222	13 Pyke Court, Swansea	Solar Panels	Approved		11-01-18
17226	13 Oyster Place, Orford	Outbuilding & attached verandah	Approved	02-01-18	05-01-18
17227	48 Swanwick Drive, Coles Bay	Dwelling & Visitor Accommodation Unit	Approved	02-01-18	05-01-18
17228	28 Jetty Road, Coles Bay	2 visitor accommodation units	In progress	03-01-18	
17229	66 Alma Road, Orford	Outbuilding	In progress	03-01-18	
17230	11 Cathcart Street, Swansea	Dwelling, Pool, Outbuilding	Approved	03-01-18	15-01-18
17231	30 Tasman Highway, Orford	Dwelling	Approved	03-01-18	08-01-18
17232	5 Barton Ave, Triabunna	Additions to dwelling	Approved	03-01-18	16-01-18
18001	193 Hazards View Drive, Coles Bay	Outbuilding	Approved	03-01-18	04-01-18
18002	3 Sebastian Rise, Swansea	Dwelling	Approved	04-01-18	15-01-18
18003	12990 Tasman Highway, Swansea	Plumbing only	Approved	11-01-18	15-01-18
18004	70 Burgess Street, Bicheno	Shop alterations and additions	Approved	16-01-18	22-01-18
18005	64 Tasman Highway, Bicheno	Studio bedroom & visitor accommodation	Approved	16-01-18	22-01-18
18006	12 Lodi Court, Bicheno	Dwelling	Approved	22-01-18	25-01-18
18007	42 Franklin Street, Swansea	Sign	Approved	24-01-18	29-01-18
18008	71 Cambria Drive, Dolphin Sands	Dwelling & Deck	In Progress	29-01-18	
18009	46 West Shelly Road, Orford	Dwelling alterations & additions	In Progress	30-01-18	
18010	298 Rheban Road, Spring Beach	Plumbing only – septic tank replacement	In Progress	31-01-18	



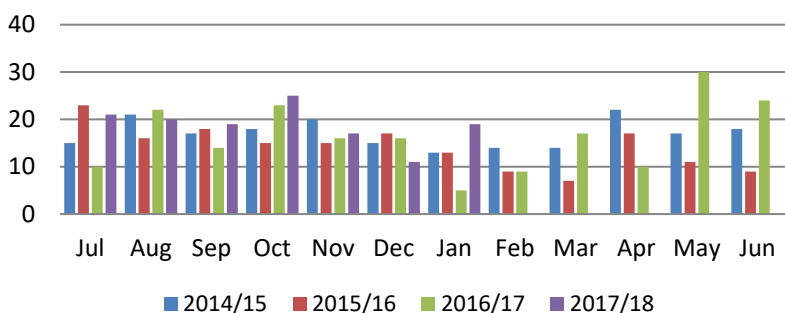
BA's Received



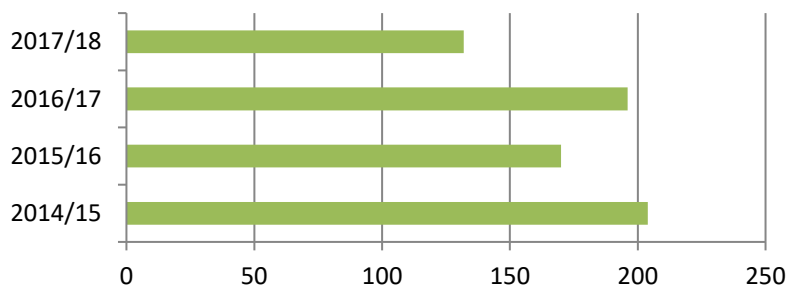
BA Received Financial Year Totals



BA's Approved



BA Approved Financial Year Totals





Profit & Loss				
Glamorgan Spring Bay Council				
REGULATORY SERVICES				
For the month ended 31st January 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$60,083.14	\$28,694.00	\$31,389.14	109.4%
OTHER INCOME	\$12,730.61	\$13,369.00	-\$638.39	-4.8%
RATES AND CHARGES	\$82,838.50	\$82,820.00	\$18.50	0.0%
SHARE OF GENERAL RATE	\$322,000.00	\$322,000.00	\$0.00	0.0%
STATUTORY FEES AND FINES	\$252,804.14	\$190,524.00	\$62,280.14	32.7%
USER FEES	\$8,984.36	\$12,690.00	-\$3,705.64	-29.2%
Total Income	\$739,440.75	\$650,097.00	\$89,343.75	13.7%
Gross Profit	\$739,440.75	\$650,097.00	\$89,343.75	13.7431%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$13,405.00	\$13,405.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$373,322.06	\$280,401.00	\$92,921.06	33.1%
FINANCE COSTS	\$0.00	\$1,000.00	-\$1,000.00	-100.0%
MATERIALS AND SERVICES	\$236,065.36	\$188,171.00	\$47,894.36	25.5%
Total Operating Expenses	\$622,792.42	\$482,977.00	\$139,815.42	28.9%
Net Profit	\$116,648.33	\$167,120.00	-\$50,471.67	-30.2009%
(1) Public Open Space & subdivision contributions above budget				
(2) Related to increased activity				
(3) Below budget timing				
(4) Will level out over time and increased activity refer income				
(5) Timing issues and related to increased activity				

5.4 Manager Community Development & Administration – Mrs. Lona Turvey

Community Development & Administration Services

Glamorgan Spring Bay Art Prize 2018

The Swansea Town Hall was full for the official opening of the 6th Glamorgan Spring Bay Art Prize which attracted a total of 95 entries from across the State and two from Victoria.

In his welcome address, Mayor Michael Kent thanked the judges, Jennie Chapman, Betty Nolan and Greg Leong, who had committed their time to travel to Swansea to judge the Art Prize. The Mayor also thanked the artists who had submitted entries and the sponsors for their generous contributions, without which the event would not take place.

Winners of the 2018 Art Prize were:

Federal Group Open Award

Winner: Helen Munro – “Nature’s Palette East Coast Tasmania”
Highly Commended: Il Gatto – “Self Portrait with Feline”
Highly Commended: Rosemary Collard – “The Portal”
Commended: Alfredo Meloni – “Memories of the 60’s”

Glamorgan Spring Bay Council Award for Works on Paper

Winner: Amanda Tsang – “Yes”
Highly Commended: Karen Marlowe – “The Trapper’s Shed”

Swansea/Bicheno Community Bank Award for Seascape

Winner: Gary Draper – “Blue Water Dreaming”
Highly Commended: Rachel Howell – “Bruny”
Highly Commended: Linden Harris

Tassal Award for Small Sculpture

Winner: Richard Whitaker – “Parrot with a Nut”
Highly Commended: Rebecca Coote – “View across to the Hazards”

Avalon Coastal Retreat Award for Landscape:

Winner: Rachel Howell – “Blue Derby”
Highly Commended: Rebecca Coote – “Parrot with a Nut”

Gallery Artspace Award for Abstract

Winner: Dawn Gatehouse – “Blue Hazards”
Highly Commended: John Perrin – “Springtime in my Garden”

Spring Bay Studio & Gallery Award for Residents & Ratepayers:

Winner: Linden Harris
Highly Commended: Rodger Bartlett – “Coastal Garden”
The People’s Choice Award sponsored by Artery

Winner: Larry Berg – “Bay of Fires Dawn”

Following the judging on Thursday, the choice of Council's acquisition was undertaken by Crs. Arnol, Woods and Fama. The chosen artwork is a watercolour and pastel on paper titled "**The Trapper's Shed**" by **Karen Marlowe**. This painting also received a Highly Commended from the judges.

Approximately 300 people attended the exhibition over the weekend. Council extends its thanks an appreciation to the volunteers from the East Coast Community Arts Initiative for assisting with the hanging of the artworks and manning the exhibition over the weekend.

Council also extends a huge "thank you" to Dorothy Duncombe-Jackson, who has been curator of the Art Prize, in a voluntary capacity, since its inception in 2008.

Seniors Event 2018

On Thursday, 22nd February, thirty-five seniors from Bicheno, Swansea and Triabunna/Orford, are booked to attend a comedy revue at the Theatre Royal in Hobart. The production, entitled *Senior Moments*, is about old people and the young people they have to deal with. The show will feature a cast of veteran performers including Gold Logie award winner John Wood (*Blue Heelers*, *Rafferty's Rule*), *Play School* icon Benita Collings, master satirist Max Gillies and Channel 9 Middy maestro Geoff Harvey on piano.

COMMUNITY SMALL GRANTS PROGRAM

NAME	DONATED	COUNCIL MINUTE
Bayview Bush Babies Inc.	2,000	112/17
Triabunna District School Parents & Friends Association – Flower and Craft Show	500	
Swansea Community Christmas Parade Group	1,000	
Freycinet Association Inc.	1,000	
Total	4,500	



Profit & Loss					
Glamorgan Spring Bay Council					
COMMUNITY DEVELOPMENT AND ADMINISTRATION					
For the month ended 31st January 2018					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$13,402.89	\$3,500.00	\$9,902.89	282.9%	(1)
SHARE OF GENERAL RATE	\$546,008.00	\$546,008.00	\$0.00	0.0%	
Total Income	\$559,410.89	\$549,508.00	\$9,902.89	1.8%	
Gross Profit	\$559,410.89	\$549,508.00	\$9,902.89	1.8021%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$17,780.00	\$17,780.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$209,977.33	\$236,341.00	-\$26,363.67	-11.2%	(2)
MATERIALS AND SERVICES	\$40,324.34	\$68,504.00	-\$28,179.66	-41.1%	(3)
Total Operating Expenses	\$268,081.67	\$322,625.00	-\$54,543.33	-16.9%	
Operating Profit	\$291,329.22	\$226,883.00	\$64,446.22	28.405%	
(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 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.
- **Orford Community Hall**
Planning and Building permits for the proposed extension and new toilet facility for the Orford Community Hall are now in place. Construction will start in February with an expected completion by June 2018.
- **Triabunna Wharf Toilet block**
The replacement toilet block building for the Triabunna Wharf / Marina was built off site by TasBulk. The old wharf toilet block has been demolished. New concrete pads were poured and the new toilet block was craned into position. A timber landing and concrete ramp will need to be installed before the toilet block is operational. Eventually when the new ferry terminal and Visitor Information Centre is built, this toilet block will be moved to the other side of the marina to provide facilities for that side of the marina and for the boat ramp.

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.
- **All Boat Ramps**
Glamorgan Spring Bay Council's Natural Resource Management team have cleaned all the public boat ramps in the Municipality ready for the summer period. They have used the high-pressure steam cleaner to remove and reduce the algae growth so they will not be slippery and dangerous.
- **Swansea Swan River Road Boat Ramp**
Council is working with MAST to design a replacement loading jetty at the Swan River boat ramp North of Swansea. Once a design has been decided and costed, Council will apply for funding through the Recreational Boating Fund. Applications close for this at the end of March 2018.
The existing ramp jetty is badly weathered and constantly needing repair.

Triabunna Wharf and Marina:

- Ongoing general maintenance and inspections are carried out as required.
- Council is installing two new tour boat berths adjacent to the new ferry terminal. This forms part of the project to accommodate the new Navigators' ferry "Osprey" as well as catering for other tour boats in the Triabunna Marina. A large loading platform is also being installed at the ferry terminal.
- The Council is currently working on a parking plan to maximise the available areas for parking. Council is installing traffic calming measures to maximize safety around the marina and wharf complex.

Prosser River:

- **Prosser River Stabilisation Project**
The Prosser River Stabilisation Project is almost finished and will be open for the summer. There is still some work to be done and this will now take place in April 2018 due to the bird-nesting season limiting access to the site. These works will include completion of the training walls, re-nourishment of Raspins Beach and final clean up around the site.



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)	4
Waiting list for Recreational Boat Berths (Triabunna)	14
Available Small Boat Berths (Triabunna)	10



Profit & Loss						
Glamorgan Spring Bay Council						
BUILDINGS AND MARINE INFRASTRUCTURE						
For the month ended 31st January 2018						
	YTD Actual	YTD Budget	Var AUD	Var %		
Income						
GRANTS	\$1,080,991.00	\$1,247,127.00	-\$166,136.00	-13.3%	✓	(3)
OTHER INCOME	\$986,454.80	\$12,200.00	\$974,254.80	7985.7%	✓	(1)
SHARE OF GENERAL RATE	\$146,632.00	\$146,632.00	\$0.00	0.0%		
USER FEES	\$237,226.89	\$293,650.00	-\$56,423.11	-19.2%	✓	(2)
Total Income	\$2,451,304.69	\$1,699,609.00	\$751,695.69	44.2%		
Gross Profit	\$2,451,304.69	\$1,699,609.00	\$751,695.69	44.2276%		
Less Operating Expenses						
DEPRECIATION AND AMORTISATION	\$166,573.00	\$166,573.00	\$0.00	0.0%		
EMPLOYEE BENEFITS	\$82,619.67	\$78,549.00	\$4,070.67	5.2%		
FINANCE COSTS	\$43,718.60	\$61,682.00	-\$17,963.40	-29.1%	✓	(4)
MATERIALS AND SERVICES	\$1,228,341.43	\$123,919.00	\$1,104,422.43	891.2%	✓	(1)
Total Operating Expenses	\$1,521,252.70	\$430,723.00	\$1,090,529.70	253.2%		
Net Profit	\$930,051.99	\$1,268,886.00	-\$338,834.01	-26.7033%		
(1) Revenue offset with expenditure						
(2) Not fully charged as yet						
(3) Timing						
(4) 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

Ongoing participation in the working group to progress this issue. Discussions are ongoing with key stakeholders including the Australian Firewood Association, Sustainable Timbers Tasmania and the Forest Practices Authority. Council has been approached by the Secretary of the Western District Bush Watch Committee who are also dealing with this issue and they are keen to become involved in our work.

Catchments To Coast

Fencing and planting at the 1 acre revegetation site at Moulting Lagoon is complete. The Catchments to Coast Coordinator will monitor the site and it is hoped further funding may be obtained in the future to build on rehabilitation activities at the Ramsar site. Sincere thanks to the Devils Corner Vineyard manager for his assistance with this project.

NRM South funded weed control (primarily gorse) at Moulting Lagoon has commenced across land tenure and will be completed by the end of March.

The Catchments to Coast Coordinator continues to monitor nesting shorebirds at Spring Beach and erect temporary fencing and signage on the beach as necessary.

A number of Swansea/Dolphin Sands community members have contacted Council with concerns about unauthorised activities within the Meredith River Bird Sanctuary. This area is Crown Land. However, due to the urgency of the situation Council's NRM staff have erected temporary fencing and signage around the shorebird nests. To date one Pied Oystercatcher chick has successfully hatched. We have asked BirdLife Tasmania to prepare a brief containing their survey data from the Sanctuary for Crown Land Services with the aim of improving management of this site into the future.

The Denison Beach Shorebird Project is in process in partnership with CLS and PWS. This has comprised a partnership mail-out to property owners in the Denison Beach area consisting of a letter, two page newsletter and survey. Surveys have been returned and will be used to inform the development of a local area action plan.

In late December the NRM Officer attended a meeting at NRM South to discuss preparations for the wrap up of the National Landcare Program (NLP) V1 and preliminary expectations and planning for V2 of the National Landcare Program (NLP). We have commenced meetings with NRM South to work together in developing funding bids as they pertain to the Glamorgan Spring Bay Municipality. At the request of NRM South, Council and the NRM Committee have provided a letter of support for their bid.

Continue to implement the GSB Weed Management Plan.

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

State Growth have engaged the Council weed team to undertake an additional \$8,000 of priority weed control work along their network in the municipality.

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

Ongoing

NRM South funding will be used to replace a very old, deteriorated Coastcare interpretation sign from the first walking track to the beach off Cambria Drive (Dolphin Sands).

The Tasmanian Bushfire Mitigation Grant project *Building upon Community Bushfire Preparedness in Dolphin Sands and Great Oyster Bay Estate* is almost complete with only the signage yet to be installed.

A grant application has been submitted for the Inspiring Australia Science Engagement Program. The project proposal is titled the 'Science Stories VR Roadshow'. The aim of the project is to bring science storytelling via virtual reality experiences to three locations, Orford/Triabunna, Swansea and Bicheno.

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

Ongoing

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

GSB NRM Committee meeting no.58 was held on 14th February in Triabunna. Draft minutes will be attached in the March report. Three new members have joined the NRMC representing the aquaculture and commercial fishing industries.

GSB NRM Committee meeting no.59 will be held on Wednesday 9th May 2018. Location to be confirmed.

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, the Bushland Gardens Committee and the Orford Community Group (OCG) as well as individual volunteers.

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

Ongoing follow up with a number of agencies regarding weed issues and management for special values.

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

Communities and Coastal Hazards Project

A working group meeting was held in January with guest speaker Chris Sharples, Coastal Geomorphologist and PhD candidate with the University Of Tasmania. The working group agreed to the attached Terms Of Reference. The working group will meet quarterly to progress actions to this end.

Councils Climate Change Governance Assessment

Update from DPAC at recent Regional Climate Change Initiative meeting:

Southern Tasmanian Coastal Knowledge Project comprise two consecutive stages:

Southern Tasmanian Coastal Inventory Project – an inventory of coastal data, information and resources to assist councils and key stakeholders understanding of coastal processes and adaptation planning.

Southern Tasmanian Coastal Governance – based on outputs of coastal inventory the project will consider governance arrangements including protocols, liabilities and jurisdictional issues for sharing coastal data and information to better inform coastal adaptation planning, understanding of coastal processes and climate impacts.

Cities Power Partnership

Suggested pledges have been developed and will be provided to council as a report requiring a decision.

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.
Ongoing.

NRM information stalls and displays were present at the Orford and Swansea Australia Day events and the Bicheno market. These stalls/displays were undertaken as part of the Department's community engagement activities. The focus of the stalls was the promotion of reducing waste and marine debris. Collection buckets for batteries and oral care products to be recycled were provided as well as information regarding the availability and requirements of these new services.

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' project is ongoing. The bulk buy for February – March is Energy Efficient Hot Water. Apricus Solar Hot Water and Sandeen Heat Pump Hot Water systems will be available until the 14th March. To qualify residents of GSB must register their interest and obtain quotes before March 14. This final stage of the scheme will be promoted in the Bicheno Forward and Great Oyster Bay News and will be 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 Battery Recycling bucket which was placed in the foyer at the Council Offices in Triabunna a few weeks ago is already full. This is despite minimal promotion and demonstrates that the community and council staff are supportive of this service. Small cylindrical batteries such as AA, C, D etc and circular batteries for watches and hearing aids can be deposited in the bucket for recycling. There is no charge and any members of the public as well as council staff are encouraged to make use of the scheme. More collection points will be made available in the next weeks.

Council is also participating in the Terracycle program collecting oral care and beauty products for recycling. A small box of used toothbrushes and oral care products has already been collected. Collection points will be installed in schools and other locations in February/March.

Correspondence has been received from JJ Richards in response to a request from GSBC that collection services be provided for commercial quantities of cardboard. JJ Richards are working on a proposal which will most likely involve installing cardboard collection capacity at the Waste Transfer Stations with the possibility of providing services for individual businesses in the future.

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.

Native Flora and Fauna plans continue to be developed for small areas of reserves that were not picked up in the current plans. Sites for National Tree Day events are being prepared.

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

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

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



Profit & Loss					
Glamorgan Spring Bay Council					
NRM					
For the month ended 31st January 2018					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$55,525.00	\$40,831.00	\$14,694.00	36.0%	(1)
OTHER INCOME	\$685.91	\$700.00	-\$14.09	-2.0%	
SHARE OF GENERAL RATE	\$237,104.00	\$237,104.00	\$0.00	0.0%	
USER FEES	\$19,510.00	\$0.00	\$19,510.00		(5)
Total Income	\$312,824.91	\$278,635.00	\$34,189.91	12.3%	
Gross Profit	\$312,824.91	\$278,635.00	\$34,189.91	12.2705%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$9,611.00	\$9,611.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$172,933.30	\$155,195.00	\$17,738.30	11.4%	(4)
FINANCE COSTS	\$0.00	\$0.00	\$0.00		
MATERIALS AND SERVICES	-\$9,627.41	-\$270.00	-\$9,357.41	-3465.7%	(3)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$5,225.00	\$4,200.00	\$1,025.00	24.4%	(2)
Total Operating Expenses	\$178,141.89	\$168,736.00	\$9,405.89	5.6%	
Net Profit	\$134,683.02	\$109,899.00	\$24,784.02	22.5516%	
(1) Grant received in advance					
(2) Extra weed spraying					
(3) Includes carry over from last year					
(4) Related to extra grants					
(5) Private works State Growth					

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 the February agenda.

David Metcalf
General Manager

7. Officers' Reports Requiring a Decision

7.1 Approval of borrowing budget amendments, pipeline approvals and construction

Responsible Officer – General Manager

Background

At the January 2017 Ordinary Meeting, Council resolved the following:

- (1) That Council by absolute majority authorises the General Manager to draw down in total \$4.5million of the approved treasury borrowings for the purpose of designing, engineering and construction of the dam on Tea Tree Rivulet as specified in the "Prosser Plains Raw Water Scheme". These borrowings will be in lots of \$1million as required to save interest costs.
- (2) That Council notes that if the dam does not proceed for any reason that the loan funds be repaid ASAP and all costs incurred by the Council be recovered from Tassal Operations as detailed in their letter and the MOU
- (3) That Council authorises by absolute majority that the General Manager sign the MOU on behalf of Council.
- (4) That Council by absolute majority adjusts the 2016/2017 budget accordingly if adjustments are required and includes estimated project costs in its 2017/2018 budget

Since the January 2017 resolution a number of milestones for the PPRWS (Prosser Plains Raw Water Scheme) have been achieved:

- The necessary pipelines have planning approval.
- The water licence for the Tea Tree Rivulet has been approved as well as associated conveyance agreements.

These approvals have been granted based on a significant amount of expert investigation and analysis.

Also, since the January 2017 resolution a new water source has been identified and incorporated into the original concept. This water source is existing and as such the PPRWS can now proceed with the completion of the pipeline to supply water to Solis, Tassal, TasWater and to the minor usage farmers.

The current form of the PPRWS proposal is slightly different to the first proposal. Council will own and operate all related infrastructure thus ensuring that a better tender price can be achieved for the whole project instead of the dam and one pipeline. The pipeline will become one project and be owned and operated by Council. This proposal incorporates the entire project from the Prosser River to Okehampton Bay and provides an opportunity for the bay crossing to easily service farmers further north of the project and other potential developments. The pipelines are the first stage of the project and will provide Solis with the water required in October 2018 and Tassal with fresh bathing water for their fish. Tassal will underwrite the project as they have done previously until more customers come on line to share the burden.

The dam site is presently awaiting final approval from the EPBC federal government agency with no time lines placed on when this may be forthcoming. Without this information the final design of the dam cannot be completed. The dam will be stage 2 of the project and once commissioned will give access to over 6,000ML of water between the two systems.

Customer agreements are in place for Tassal Group Limited, Bayport Pty Ltd (Solis) and TasWater. The approved TasCorp loan remains in force.

The best model to operate the PPRWS under is the Council owning it and leasing it to benefit multiple customers, with protection guarantees for customers. If Council were to invest in its own infrastructure, only Solis golf course would be a beneficiary and if Tassal owned and operated it the only beneficiary would be Tassal. Under this scheme of ownership there are multiple customers including Tassal up to 500 ML per annum, Solis golf course up to 300 ML per annum, Farmer "x" has an expression of interest for 50ML and farmer "y" has an expression of interest for 50ML. TasWater have been allocated 200 ML per annum as a backup supply free of charge, which should ensure a future without restrictions for both Triabunna and Orford and a future where development can occur without restriction. Future development requiring increased TasWater storage includes Solis which has up to 605 residential allotments when completed.

Solis will provide up to 45 construction jobs, and 30 ongoing jobs and an overall investment of around \$50million dollars Tassal will eventually provide an investment around \$31 million dollars excluding dam and land based pipework and up to 37 jobs.

This expanded opportunity allows the project to move forward and have a perfect private/public business relationship that will benefit the whole south east area with the major Solis project being able to commence with surety of water. Tassal are currently the holder of the water rights to 3,325 megalitres of water from Hobbs Lagoon. By Council joining into this partnership with Tassal and other stakeholders, Council is able to secure this water right with transfer happening to Council under the agreement.

It is likely to take up to three years for Twamley Dam to be fully approved, constructed and filled and this variance to the original concept will realise the economic development opportunities immediately on completion of the entire pipeline.

Statutory Implications

Legal advice regarding the ability for Council to build, own and operate dam was Attachment 6 for the January 2017 agenda item.

Budget Implications

State Treasury have approved borrowings of up to \$6 million in the 2017/2018 year. This report requests that \$5 million of these borrowings be drawn down in stages for the engineering design and construction of the pipeline from the Prosser River to Okehampton Bay. Council by absolute majority will need to authorize these borrowings, with the budget adjusted to reflect these borrowings. Income from the project to reflect overall costs will be included in the 2018/2019 budget. The dam will be considered when the final approval to construct is given by the federal government and the business case is completed to include updated costs and variations.



Recommendation

- (1) That Council by absolute majority authorises the General Manager to proceed with Stage 1 of the Prosser Plains Raw Water Scheme (construction of pipeline from Prosser River to Okehampton Bay) using funding previously authorised by Council (ref: decision 13/17) including the increase in borrowings to \$5 million.
- (2) That Council authorises the General Manager to enter into a formal agreement with Tassal for the delivery of raw water to Okehampton Bay on a full cost recovery basis as detailed in the attached summary of costs on the pipelines.

Attachment 1: Construction costs and future income

Components	Construction Costs	Source	Megalitres Supplied
Capex:			
Construction	3,126,023	B.E.S.T	
(Pipeline, pump, electrical & monitoring)			
Labour	1,864,800	B.E.S.T	
(construction, project management, design)			
Total	4,990,823		
Annual P&I on \$5 million borrowings	291,523	TASCORP	
Opex:			
Annual Operational Costs	303,510	B.E.S.T	
(power, staff, monitoring, asset renewal & admin)			
Total Annual Costs	595,033		1000 ML per annum (Tassal 500; Solis 300; TW 200)
PROFIT AND LOSS STATEMENT 1/7/2018 - 30/6/2018		CASH FLOW STATEMENT 1/7/2018 - 30/6/2018	
REVENUE		CASH IN	
Revenue from water operations	\$595,000	Revenue from water operations	\$595,000
COSTS		CASH OUT	
Less Interest payable on loan	\$205,000	Interest and Capital Component of loan	\$292,000
Asset Replacement	\$39,000	Asset Maintenance	\$6,500
Water License	\$80,000	Water License	\$80,000
Wages	\$72,500	Wages	\$72,500
Monitoring	\$20,000	Monitoring	\$20,000
Electricity	\$95,000	Electricity	\$95,000
Other expenses	\$29,000	Other Expenses	\$29,000
TOTAL COSTS	\$540,500	TOTAL CASH OUT	\$595,000
NET PROFIT	\$54,500	CASH AFFECT	\$0

7.2 Petition Received Under Section 57 of the Local Government Act

Responsible Officer – General Manager

Comments

The General Manager received a petition on Friday 26th January 2018. The petition was unable to be presented to Council on the official January meeting agenda as it was received after the agenda deadline. However, a copy of the front cover and the request of the petition was given to the Council just prior to the January 30 Ordinary Meeting of Council.

The petition was signed by 276 ratepayers and requested that Council consider the following request:

“We, the electors of the Glamorgan Spring Bay municipality area petition the Councillors in accordance with the Local Government Act 1993: To agree to participate in the Local Government Board Review to investigate greater south east council amalgamations and any proposed boundary adjustments affecting the Glamorgan Spring Bay municipality.”

As Council has voted not to proceed with the Local Government Board Review into voluntary council amalgamations, the petition is tabled for noting only and for the public record. The petition was a valid petition.

Statutory Implications

Section 57 to 60 of the Local Government Act

Budget Implications

Not applicable

Recommendation

That Council receives the petition and notes the intention of the petition, and given Council has already resolved the issue of further investigating voluntary amalgamations in the negative, that no further action be taken on the petition and the authors be notified of the outcome.

Attachment: Petition

Attachment Item 7.2: Petition

7.3 Swansea Primary School Association

Responsible Officer – Manager Community Development & Administration

An application has been received from the Swansea Primary School Association, seeking financial assistance under the Community Small Grants Program, towards the cost of replacing playground swings

There are currently eight (8) swings at the front of the school, which did not pass the most recent safety checks. The aim of the Association is to install four (4) new swings with funds sought from across the community.

The swings are used by students during term time but also by visitors and tourists. The school yard gives a welcoming first impression to visitors to Swansea.

Last year the Association undertook a number of fundraising activities such as catering for the Tour De Cure cyclists, a food stall at the Swansea Community Fair and a Trivia and Auction night, with the aim of raising money towards the cost of the swings.

The total cost of the project is \$7,261.00 and the School Association will contribute \$5,261.00 to the project.

Funding for the balance of \$1,000 is being sought from the Bendigo Bank and Orford Odeon.

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 \$15,500 remains.

Recommendation

That Council approves a grant of \$1,000 to the Swansea Primary School Association towards the cost of purchasing four (4) new swings for the school playground.

7.4 Cities Power Partnerships (CPP) – National Climate Change Program

Responsible Officer – Manager Natural Resources

Comments

As a participant in the Cities Power Partnership Program, council is required to select 5 key actions from the partnership pledge options provided by the Climate Council.

The following suggested Pledge options are in line with current projects or within stated objectives of the current strategic plan.

Pledge One Renewable Energy

Action: Encourage local residents to improve the energy efficiency of their homes.

How: Glamorgan Spring Bay Council is a partner in the Southern Tasmanian Councils Authority Home Energy Bulk Buy Scheme. This scheme runs from late 2017 until early 2018. Each month a new energy efficient product is available on a bulk buy rate. Products include heat pumps, LED lights, ceiling and underfloor insulation, solar panels and batteries. The bulk buy scheme can be used in conjunction with the Tasmanian Energy Efficiency Loan Scheme

Link: <https://ecohomeguide.com.au/>

Pledge Two Energy Efficiency

Adopt best practice energy efficiency measures across all council buildings and support community facilities to adopt these measures.

How: Council's main admin building has been retrofitted with solar power and halogen lights replaced with LED. Other buildings will be assessed for potential improvements.

Pledge Three Work Together and Influence

Implement an education and behavior change program to influence the behavior of council officers, residents and businesses within the municipality to drive the shift to renewable energy, energy efficiency and sustainable transport.

How: Develop an education and behavior change program.

Pledge Four Energy Efficiency

Public lighting can use a large proportion of a city's energy budget – roll out energy efficiency lighting (particularly street lighting) across the municipality.

How: In process. As older street lights fail they are replaced with LED

Pledge Five
Work Together and Influence

Promote knowledge sharing and strengthen the local community's capacity and skills in renewable energy, energy efficiency and sustainable transport.

How: Develop communication and promotion strategies to share knowledge and seek opportunities to continue strengthening the capacity and skills of the local community in relevant ways.

Statutory Implications

Not applicable

Budget Implications

NA

Recommendations

Council endorses the selection of the five proposed Climate Change Action Pledges.

8. Motion Tracking Document

Last updated 21/02/2018

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

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	8.7	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	Community survey complete and report to OMC December 2017. Minister Gutwein has requested Council's advice by December 2017. Decision by Council not to proceed with Local Government Board Review.	Complete

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

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
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
12 th December	7.3	163/17	Voluntary Council Amalgamations – Community Consultation	GM	Matter deferred to January 2018. Decision to not participate in Local Government Board Review.	Complete
9 th January (Special Meeting)	2.0	2/18	Voluntary Council Amalgamations – Community Consultation	GM	Matter deferred to January 30, 2018 OMC. Decision to not participate in Local Government Board Review.	Complete
30 th January	7.1	14/18	Voluntary Council Amalgamations – Community Consultation	GM	Decision to not participate in Local Government Board Review.	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. Close

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

The live streaming and recording of meetings will now be switched off. Mayor to check that the streaming has been terminated.

CONFIRMED as a true and correct record.

Date:

Mayor, Cllr Michael Kent AM